LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,649,948	£3,963,324	£3,910,322	£3,804,009	£3,215,319	-£1,604,231	-£4,082,152
60% LAR : 40% CIR	5%	£9,681,167	£2,178,017	£2,125,217	£2,019,259	£1,431,457	-£3,408,897	-£5,883,611
60% LAR : 40% CIR	10%	£7,702,135	£382,374	£329,761	£224,130	-£368,390	-£5,224,290	-£7,696,432
60% LAR : 40% CIR	15%	£5,712,947	-£1,445,223	-£1,498,470	-£1,605,407	-£2,200,586	-£7,050,903	-£9,520,508
60% LAR : 40% CIR	20%	£3,713,227	-£3,288,950	-£3,342,042	-£3,448,703	-£4,043,189	-£8,888,433	-£11,355,731
60% LAR : 40% CIR	25%	£1,677,797	-£5,142,871	-£5,195,825	-£5,302,237	-£5,896,100	-£10,736,774	-£13,201,995
60% LAR : 40% CIR	30%	-£373,259	-£7,006,887	-£7,059,721	-£7,165,911	-£7,759,219	-£12,595,822	-£15,059,192
60% LAR : 40% CIR	35%	-£2,459,981	-£8,880,899	-£8,933,629	-£9,039,625	-£9,632,445	-£14,465,469	-£16,927,214
60% LAR : 40% CIR	40%	-£4,556,671	-£10,764,809	-£10,817,452	-£10,923,278	-£11,515,677	-£16,345,615	-£18,805,956
60% LAR : 40% CIR	45%	-£6,663,229	-£12,658,516	-£12,711,088	-£12,816,773	-£13,408,816	-£18,236,149	-£20,695,307
60% LAR : 40% CIR	50%	-£8,779,555	-£14,561,922	-£14,614,439	-£14,720,008	-£15,311,762	-£20,136,971	-£22,595,163

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£75,983,770	-£83,670,394	-£83,723,396	-£83,829,709	-£84,418,399	-£89,237,949	-£91,715,870
60% LAR : 40% CIR	5%	-£77,992,551	-£85,455,701	-£85,508,501	-£85,614,459	-£86,202,251	-£91,042,415	-£93,517,229
60% LAR : 40% CIR	10%	-£79,931,583	-£87,251,344	-£87,303,957	-£87,409,588	-£88,002,108	-£92,856,008	-£95,330,150
60% LAR : 40% CIR	15%	-£81,920,771	-£89,079,941	-£89,132,188	-£89,239,125	-£89,834,303	-£94,684,820	-£97,154,226
60% LAR : 40% CIR	20%	-£83,920,491	-£90,922,668	-£90,975,760	-£91,082,421	-£91,676,907	-£96,522,151	-£98,989,449
60% LAR : 40% CIR	25%	-£85,955,921	-£92,776,589	-£92,829,543	-£92,936,955	-£93,529,818	-£98,370,492	-£100,835,713
60% LAR : 40% CIR	30%	-£88,006,977	-£94,640,605	-£94,693,439	-£94,799,629	-£95,392,837	-£100,229,540	-£102,692,910
60% LAR : 40% CIR	35%	-£90,093,699	-£96,514,617	-£96,567,347	-£96,673,343	-£97,266,163	-£102,099,187	-£104,560,932
60% LAR : 40% CIR	40%	-£92,190,389	-£98,398,527	-£98,451,169	-£98,556,996	-£99,149,995	-£103,979,333	-£106,439,674
60% LAR : 40% CIR	45%	-£94,296,947	-£100,292,234	-£100,344,806	-£100,450,491	-£101,042,534	-£105,869,867	-£108,329,025
60% LAR : 40% CIR	50%	-£96,413,273	-£102,195,640	-£102,248,157	-£102,353,726	-£102,945,480	-£107,770,689	-£110,228,881

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,570,353	-£47,257,040	-£47,310,042	-£47,416,355	-£48,005,045	-£52,824,595	-£55,302,517
60% LAR : 40% CIR	5%	-£41,639,602	-£49,142,753	-£49,195,552	-£49,301,511	-£49,889,312	-£54,729,467	-£57,204,280
60% LAR : 40% CIR	10%	-£43,618,634	-£50,938,395	-£50,991,009	-£51,096,640	-£51,689,159	-£56,545,059	-£59,017,201
60% LAR : 40% CIR	15%	-£45,607,822	-£52,766,992	-£52,819,239	-£52,926,177	-£53,521,355	-£58,371,872	-£60,841,277
60% LAR : 40% CIR	20%	-£47,607,542	-£54,609,720	-£54,662,811	-£54,769,473	-£55,363,958	-£60,209,202	-£62,676,500
60% LAR : 40% CIR	25%	-£49,642,973	-£56,463,640	-£56,516,594	-£56,623,006	-£57,215,869	-£62,057,543	-£64,522,764
60% LAR : 40% CIR	30%	-£51,694,028	-£58,327,656	-£58,380,490	-£58,486,680	-£59,079,888	-£63,916,591	-£66,379,962
60% LAR : 40% CIR	35%	-£53,780,750	-£60,201,668	-£60,254,399	-£60,360,394	-£60,953,214	-£65,786,238	-£68,247,984
60% LAR : 40% CIR	40%	-£55,877,440	-£62,085,578	-£62,138,221	-£62,244,048	-£62,836,046	-£67,666,384	-£70,126,725
60% LAR : 40% CIR	45%	-£57,983,999	-£63,979,285	-£64,031,857	-£64,137,542	-£64,729,585	-£69,556,918	-£72,016,076
60% LAR : 40% CIR	50%	-£60,100,325	-£65,882,692	-£65,935,208	-£66,040,777	-£66,632,532	-£71,457,740	-£73,915,932

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,624,411	-£32,311,055	-£32,364,037	-£32,470,350	-£33,059,040	-£37,878,590	-£40,356,511
60% LAR : 40% CIR	5%	-£26,693,192	-£34,096,342	-£34,149,142	-£34,255,100	-£34,842,902	-£39,683,056	-£42,157,870
60% LAR : 40% CIR	10%	-£28,572,224	-£35,891,985	-£35,944,598	-£36,050,229	-£36,642,749	-£41,498,649	-£43,970,791
60% LAR : 40% CIR	15%	-£30,561,412	-£37,719,582	-£37,772,829	-£37,879,766	-£38,474,945	-£43,325,461	-£45,794,867
60% LAR : 40% CIR	20%	-£32,561,132	-£39,563,309	-£39,616,401	-£39,723,062	-£40,317,548	-£45,162,792	-£47,630,090
60% LAR : 40% CIR	25%	-£34,596,562	-£41,417,230	-£41,470,184	-£41,576,596	-£42,170,459	-£47,011,133	-£49,476,354
60% LAR : 40% CIR	30%	-£36,647,618	-£43,281,246	-£43,334,080	-£43,440,270	-£44,033,478	-£48,870,181	-£51,333,551
60% LAR : 40% CIR	35%	-£38,734,340	-£45,155,258	-£45,207,988	-£45,313,984	-£45,906,804	-£50,739,828	-£53,201,573
60% LAR : 40% CIR	40%	-£40,831,030	-£47,039,168	-£47,091,811	-£47,197,637	-£47,789,636	-£52,619,974	-£55,080,315
60% LAR : 40% CIR	45%	-£42,937,588	-£48,932,875	-£48,985,447	-£49,091,132	-£49,683,175	-£54,510,508	-£56,969,666
60% LAR : 40% CIR	50%	-£45,053,914	-£50,836,281	-£50,888,798	-£50,994,367	-£51,586,121	-£56,411,330	-£58,869,522

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,838,129	-£14,524,753	-£14,577,755	-£14,684,068	-£15,272,758	-£20,092,308	-£22,570,229
60% LAR : 40% CIR	5%	-£8,806,910	-£16,310,060	-£16,362,860	-£16,468,818	-£17,056,620	-£21,896,774	-£24,371,588
60% LAR : 40% CIR	10%	-£10,785,942	-£18,105,703	-£18,158,316	-£18,263,947	-£18,856,467	-£23,712,367	-£26,184,509
60% LAR : 40% CIR	15%	-£12,775,130	-£19,933,300	-£19,986,547	-£20,093,484	-£20,688,662	-£25,539,179	-£28,008,585
60% LAR : 40% CIR	20%	-£14,774,850	-£21,777,027	-£21,830,119	-£21,936,780	-£22,531,266	-£27,376,510	-£29,843,808
60% LAR : 40% CIR	25%	-£16,810,280	-£23,630,948	-£23,683,902	-£23,790,314	-£24,384,177	-£29,224,851	-£31,690,072
60% LAR : 40% CIR	30%	-£18,861,336	-£25,494,964	-£25,547,798	-£25,653,988	-£26,247,196	-£31,083,899	-£33,547,269
60% LAR : 40% CIR	35%	-£20,948,058	-£27,368,976	-£27,421,706	-£27,527,702	-£28,120,522	-£32,953,546	-£35,415,291
60% LAR : 40% CIR	40%	-£23,044,748	-£29,252,886	-£29,305,528	-£29,411,355	-£30,003,754	-£34,833,692	-£37,294,033
60% LAR : 40% CIR	45%	-£25,151,306	-£31,146,593	-£31,199,165	-£31,304,850	-£31,896,893	-£36,724,226	-£39,183,384
60% LAR : 40% CIR	50%	-£27,267,632	-£33,049,999	-£33,102,516	-£33,208,085	-£33,799,839	-£38,625,048	-£41,083,240

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£20,610,445	£12,793,537	£12,741,332	£12,636,616	£12,096,773	£7,333,403	£4,919,817
60% LAR : 40% CIR	5%	£18,193,638	£10,589,905	£10,537,899	£10,433,533	£9,854,565	£5,135,930	£2,698,212
60% LAR : 40% CIR	10%	£15,766,582	£8,376,095	£8,324,271	£8,220,228	£7,642,066	£2,900,602	£469,614
60% LAR : 40% CIR	15%	£13,329,370	£6,152,201	£6,100,544	£5,996,796	£5,419,373	£654,420	-£1,805,199
60% LAR : 40% CIR	20%	£10,882,101	£3,912,814	£3,860,520	£3,755,461	£3,169,910	-£1,626,966	-£4,094,265
60% LAR : 40% CIR	25%	£8,424,871	£1,639,735	£1,587,576	£1,482,763	£897,625	-£3,929,149	-£6,384,370
60% LAR : 40% CIR	30%	£5,957,777	-£653,104	-£705,938	-£812,128	-£1,405,435	-£6,242,038	-£8,705,408
60% LAR : 40% CIR	35%	£3,480,917	-£2,980,957	-£3,033,688	-£3,139,682	-£3,732,503	-£8,565,528	-£11,027,273
60% LAR : 40% CIR	40%	£963,230	-£5,318,709	-£5,371,352	-£5,477,179	-£6,069,577	-£10,899,514	-£13,359,856
60% LAR : 40% CIR	45%	-£1,589,847	-£7,666,257	-£7,718,830	-£7,824,514	-£8,416,558	-£13,243,892	-£15,703,049
60% LAR : 40% CIR	50%	-£4,167,390	-£10,023,506	-£10,076,023	-£10,181,591	-£10,773,346	-£15,598,554	-£18,056,746

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£67,023,273	-£74,840,181	-£74,892,386	-£74,997,102	-£75,576,945	-£80,300,315	-£82,714,101
60% LAR : 40% CIR	5%	-£69,440,080	-£77,050,813	-£77,095,819	-£77,200,185	-£77,779,153	-£82,497,788	-£84,935,506
60% LAR : 40% CIR	10%	-£71,867,136	-£79,297,623	-£79,309,447	-£79,413,490	-£79,991,652	-£84,733,116	-£87,168,104
60% LAR : 40% CIR	15%	-£74,304,348	-£81,481,517	-£81,533,174	-£81,636,922	-£82,214,345	-£86,979,298	-£89,438,917
60% LAR : 40% CIR	20%	-£76,751,617	-£83,720,904	-£83,773,198	-£83,879,257	-£84,463,808	-£89,260,684	-£91,727,953
60% LAR : 40% CIR	25%	-£79,208,847	-£85,993,983	-£86,046,142	-£86,150,955	-£86,735,893	-£91,562,887	-£94,028,088
60% LAR : 40% CIR	30%	-£81,675,941	-£88,286,822	-£88,339,856	-£88,445,846	-£89,039,153	-£93,875,756	-£96,339,126
60% LAR : 40% CIR	35%	-£84,152,800	-£90,614,675	-£90,667,406	-£90,773,400	-£91,366,220	-£96,199,246	-£98,660,991
60% LAR : 40% CIR	40%	-£86,670,488	-£92,952,427	-£93,005,070	-£93,110,896	-£93,703,296	-£98,533,232	-£100,993,574
60% LAR : 40% CIR	45%	-£89,223,585	-£95,298,975	-£95,352,548	-£95,458,232	-£96,050,276	-£100,877,610	-£103,336,767
60% LAR : 40% CIR	50%	-£91,801,108	-£97,657,224	-£97,709,741	-£97,815,309	-£98,407,064	-£103,232,272	-£105,690,464

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,780,982	-£38,598,124	-£38,650,870	-£38,756,154	-£39,336,027	-£43,967,268	-£46,401,356
60% LAR : 40% CIR	5%	-£33,127,131	-£40,730,864	-£40,782,870	-£40,887,236	-£41,466,204	-£46,184,840	-£48,622,558
60% LAR : 40% CIR	10%	-£35,554,188	-£42,944,674	-£42,996,498	-£43,100,541	-£43,678,703	-£48,420,167	-£50,855,156
60% LAR : 40% CIR	15%	-£37,991,399	-£45,168,568	-£45,220,225	-£45,323,973	-£45,901,396	-£50,666,349	-£53,125,969
60% LAR : 40% CIR	20%	-£40,438,668	-£47,407,955	-£47,460,249	-£47,566,308	-£48,150,859	-£52,947,735	-£55,415,034
60% LAR : 40% CIR	25%	-£42,895,898	-£49,681,034	-£49,733,194	-£49,838,006	-£50,422,945	-£55,249,938	-£57,715,140
60% LAR : 40% CIR	30%	-£45,362,992	-£51,973,873	-£52,026,707	-£52,132,897	-£52,726,205	-£57,562,807	-£60,026,178
60% LAR : 40% CIR	35%	-£47,839,852	-£54,301,726	-£54,354,457	-£54,460,452	-£55,053,272	-£59,886,297	-£62,348,042
60% LAR : 40% CIR	40%	-£50,357,539	-£56,639,478	-£56,692,121	-£56,797,948	-£57,390,348	-£62,220,283	-£64,680,625
60% LAR : 40% CIR	45%	-£52,910,636	-£58,987,027	-£59,039,599	-£59,145,284	-£59,737,327	-£64,564,661	-£67,023,818
60% LAR : 40% CIR	50%	-£55,488,159	-£61,344,275	-£61,396,792	-£61,502,360	-£62,094,115	-£66,919,323	-£69,377,515

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,663,914	-£23,480,822	-£23,533,027	-£23,637,743	-£24,217,586	-£28,940,956	-£31,354,742
60% LAR : 40% CIR	5%	-£18,080,721	-£25,684,454	-£25,736,460	-£25,840,826	-£26,419,794	-£31,138,429	-£33,576,147
60% LAR : 40% CIR	10%	-£20,507,777	-£27,898,264	-£27,950,088	-£28,054,131	-£28,632,293	-£33,373,757	-£35,808,745
60% LAR : 40% CIR	15%	-£22,944,989	-£30,122,158	-£30,173,815	-£30,277,563	-£30,854,986	-£35,619,939	-£38,079,558
60% LAR : 40% CIR	20%	-£25,392,258	-£32,361,545	-£32,413,839	-£32,518,898	-£33,104,449	-£37,901,325	-£40,368,624
60% LAR : 40% CIR	25%	-£27,849,488	-£34,634,624	-£34,686,783	-£34,791,596	-£35,376,534	-£40,203,528	-£42,668,729
60% LAR : 40% CIR	30%	-£30,316,582	-£36,927,463	-£36,980,297	-£37,086,487	-£37,679,794	-£42,516,397	-£44,979,767
60% LAR : 40% CIR	35%	-£32,793,442	-£39,255,316	-£39,308,047	-£39,414,041	-£40,006,861	-£44,839,887	-£47,301,632
60% LAR : 40% CIR	40%	-£35,311,129	-£41,593,068	-£41,645,711	-£41,751,538	-£42,343,936	-£47,173,873	-£49,634,215
60% LAR : 40% CIR	45%	-£37,864,226	-£43,940,616	-£43,993,189	-£44,098,873	-£44,690,917	-£49,518,251	-£51,977,408
60% LAR : 40% CIR	50%	-£40,441,749	-£46,297,865	-£46,350,382	-£46,455,950	-£47,047,705	-£51,872,913	-£54,331,105

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,122,368	-£5,694,546	-£5,746,745	-£5,851,461	-£6,431,304	-£11,154,674	-£13,568,459
60% LAR : 40% CIR	5%	-£294,439	-£7,896,172	-£7,950,178	-£8,054,544	-£8,633,512	-£13,352,147	-£15,789,865
60% LAR : 40% CIR	10%	-£2,721,495	-£10,111,982	-£10,163,805	-£10,267,849	-£10,846,011	-£15,587,474	-£18,022,463
60% LAR : 40% CIR	15%	-£5,158,707	-£12,335,876	-£12,387,533	-£12,491,281	-£13,068,704	-£17,833,657	-£20,293,276
60% LAR : 40% CIR	20%	-£7,605,976	-£14,575,263	-£14,627,557	-£14,732,616	-£15,318,167	-£20,115,043	-£22,582,342
60% LAR : 40% CIR	25%	-£10,063,206	-£16,848,342	-£16,900,501	-£17,005,313	-£17,590,252	-£22,417,246	-£24,882,447
60% LAR : 40% CIR	30%	-£12,530,300	-£19,141,181	-£19,194,015	-£19,300,205	-£19,893,512	-£24,730,115	-£27,193,485
60% LAR : 40% CIR	35%	-£15,007,159	-£21,469,034	-£21,521,765	-£21,627,759	-£22,220,579	-£27,053,605	-£29,515,350
60% LAR : 40% CIR	40%	-£17,524,847	-£23,806,786	-£23,859,429	-£23,965,255	-£24,557,654	-£29,387,591	-£31,847,933
60% LAR : 40% CIR	45%	-£20,077,944	-£26,154,334	-£26,206,907	-£26,312,591	-£26,904,635	-£31,731,969	-£34,191,126
60% LAR : 40% CIR	50%	-£22,655,467	-£28,511,583	-£28,564,100	-£28,669,668	-£29,261,423	-£34,086,631	-£36,544,823

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£31,786,500	£23,815,058	£23,762,853	£23,658,137	£23,078,294	£18,354,924	£15,950,926
60% LAR : 40% CIR	5%	£28,831,948	£21,960,350	£21,008,344	£20,903,978	£20,325,010	£15,608,058	£13,206,976
60% LAR : 40% CIR	10%	£25,847,140	£18,299,463	£18,243,640	£18,139,596	£17,561,436	£12,850,396	£10,452,003
60% LAR : 40% CIR	15%	£22,849,897	£15,520,493	£15,468,836	£15,365,089	£14,787,666	£10,082,043	£7,686,112
60% LAR : 40% CIR	20%	£19,842,598	£12,735,539	£12,684,031	£12,580,551	£12,003,799	£7,303,099	£4,907,686
60% LAR : 40% CIR	25%	£16,825,336	£9,940,692	£9,889,317	£9,786,079	£9,209,933	£4,511,544	£2,083,372
60% LAR : 40% CIR	30%	£13,798,212	£7,136,052	£7,084,794	£6,981,771	£6,406,164	£1,674,639	-£763,179
60% LAR : 40% CIR	35%	£10,761,320	£4,321,714	£4,270,556	£4,167,723	£3,587,683	-£1,190,601	-£3,652,346
60% LAR : 40% CIR	40%	£7,714,759	£1,466,539	£1,414,687	£1,310,452	£726,955	-£4,091,889	-£6,552,230
60% LAR : 40% CIR	45%	£4,658,623	-£1,425,935	-£1,478,507	-£1,584,191	-£2,176,235	-£7,003,568	-£9,462,727
60% LAR : 40% CIR	50%	£1,573,805	-£4,350,486	-£4,403,002	-£4,508,570	-£5,100,324	-£9,925,533	-£12,383,725

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£55,847,218	-£63,816,660	-£63,870,865	-£63,975,581	-£64,555,424	-£69,276,794	-£71,682,792
60% LAR : 40% CIR	5%	-£58,802,670	-£66,575,358	-£66,625,374	-£66,729,740	-£67,309,798	-£72,025,690	-£74,426,742
60% LAR : 40% CIR	10%	-£61,786,978	-£69,338,255	-£69,390,078	-£69,494,121	-£70,072,282	-£74,783,322	-£77,181,715
60% LAR : 40% CIR	15%	-£64,783,821	-£72,113,224	-£72,164,882	-£72,268,629	-£72,846,052	-£77,551,675	-£79,947,606
60% LAR : 40% CIR	20%	-£67,791,120	-£74,898,179	-£74,949,687	-£75,053,167	-£75,629,919	-£80,330,619	-£82,726,032
60% LAR : 40% CIR	25%	-£70,808,382	-£77,693,026	-£77,744,401	-£77,847,639	-£78,423,785	-£83,122,174	-£85,550,346
60% LAR : 40% CIR	30%	-£73,835,508	-£80,497,866	-£80,548,924	-£80,651,947	-£81,227,554	-£85,959,979	-£88,390,897
60% LAR : 40% CIR	35%	-£76,872,398	-£83,312,004	-£83,363,162	-£83,465,995	-£84,046,035	-£88,824,319	-£91,286,064
60% LAR : 40% CIR	40%	-£79,918,959	-£86,167,179	-£86,219,031	-£86,323,266	-£86,906,763	-£91,725,607	-£94,185,948
60% LAR : 40% CIR	45%	-£82,975,095	-£89,059,663	-£89,112,225	-£89,217,509	-£89,809,953	-£94,637,246	-£97,096,444
60% LAR : 40% CIR	50%	-£86,069,913	-£91,984,204	-£92,036,720	-£92,142,288	-£92,734,042	-£97,569,251	-£100,017,443

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,329,888	-£26,870,314	-£27,086,824	-£27,286,824	-£27,870,276	-£32,626,845	-£35,027,843
60% LAR : 40% CIR	5%	-£22,489,721	-£30,260,419	-£30,312,425	-£30,416,791	-£30,995,759	-£35,712,711	-£38,113,793
60% LAR : 40% CIR	10%	-£25,673,630	-£33,025,366	-£33,077,129	-£33,181,173	-£33,759,334	-£38,470,373	-£40,868,767
60% LAR : 40% CIR	15%	-£28,870,872	-£35,800,276	-£35,851,933	-£35,955,681	-£36,533,103	-£41,238,727	-£43,634,658
60% LAR : 40% CIR	20%	-£31,478,172	-£38,580,231	-£38,636,739	-£38,740,218	-£39,316,970	-£44,017,670	-£46,413,083
60% LAR : 40% CIR	25%	-£34,495,453	-£41,380,078	-£41,431,452	-£41,534,690	-£42,110,836	-£46,809,225	-£49,237,397
60% LAR : 40% CIR	30%	-£37,522,558	-£44,184,717	-£44,235,975	-£44,338,998	-£44,914,606	-£49,646,130	-£52,083,949
60% LAR : 40% CIR	35%	-£40,559,449	-£46,999,055	-£47,050,213	-£47,153,046	-£47,733,087	-£52,511,370	-£54,973,115
60% LAR : 40% CIR	40%	-£43,606,010	-£49,854,230	-£49,906,082	-£50,010,317	-£50,593,814	-£55,412,658	-£57,872,999
60% LAR : 40% CIR	45%	-£46,662,147	-£52,746,704	-£52,799,276	-£52,904,560	-£53,497,005	-£58,324,338	-£60,783,496
60% LAR : 40% CIR	50%	-£49,746,965	-£55,671,255	-£55,723,771	-£55,829,339	-£56,421,094	-£61,246,302	-£63,704,494

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,487,859	-£12,499,901	-£12,511,506	-£12,616,222	-£13,196,065	-£17,919,436	-£20,323,433
60% LAR : 40% CIR	5%	-£7,443,911	-£15,216,009	-£15,266,015	-£15,370,381	-£15,949,349	-£20,666,301	-£23,067,383
60% LAR : 40% CIR	10%	-£10,427,219	-£17,978,896	-£18,030,719	-£18,134,762	-£18,712,923	-£23,423,963	-£25,822,356
60% LAR : 40% CIR	15%	-£13,424,462	-£20,753,865	-£20,805,523	-£20,909,270	-£21,486,693	-£26,192,316	-£28,588,247
60% LAR : 40% CIR	20%	-£16,431,761	-£23,538,820	-£23,590,328	-£23,693,808	-£24,270,560	-£28,971,260	-£31,366,673
60% LAR : 40% CIR	25%	-£19,449,023	-£26,333,667	-£26,385,042	-£26,488,280	-£27,064,426	-£31,762,815	-£34,190,987
60% LAR : 40% CIR	30%	-£22,476,147	-£29,138,307	-£29,189,565	-£29,292,588	-£29,868,195	-£34,599,720	-£37,037,538
60% LAR : 40% CIR	35%	-£25,513,039	-£31,952,645	-£32,003,803	-£32,106,636	-£32,686,676	-£37,464,960	-£39,926,705
60% LAR : 40% CIR	40%	-£28,559,600	-£34,807,820	-£34,859,672	-£34,963,907	-£35,547,404	-£40,366,248	-£42,826,589
60% LAR : 40% CIR	45%	-£31,615,736	-£37,700,294	-£37,752,866	-£37,858,150	-£38,450,594	-£43,277,927	-£45,737,086
60% LAR : 40% CIR	50%	-£34,700,554	-£40,624,845	-£40,677,361	-£40,782,929	-£41,374,683	-£46,199,892	-£48,658,084

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,298,423	£5,326,982	£5,274,776	£5,170,060	£4,590,217	-£133,153	-£2,537,151
60% LAR : 40% CIR	5%	£10,342,971	£2,572,273	£2,520,267	£2,415,901	£1,836,933	-£2,880,019	-£5,281,101
60% LAR : 40% CIR	10%	£7,359,063	£182,514	£130,437	-£34,460	-£626,641	-£5,637,681	-£8,036,074
60% LAR : 40% CIR	15%	£4,361,820	-£2,967,583	-£3,019,241	-£3,122,988	-£3,700,411	-£8,406,034	-£10,801,965
60% LAR : 40% CIR	20%	£1,354,521	-£5,752,538	-£5,804,046	-£5,907,526	-£6,484,278	-£11,184,978	-£13,580,391
60% LAR : 40% CIR	25%	-£1,662,741	-£8,547,385	-£8,598,760	-£8,701,998	-£9,278,144	-£13,976,533	-£16,404,705
60% LAR : 40% CIR	30%	-£4,689,865	-£11,352,025	-£11,403,283	-£11,506,306	-£12,081,913	-£16,813,438	-£19,251,256
60% LAR : 40% CIR	35%	-£7,726,757	-£14,166,363	-£14,217,521	-£14,320,354	-£14,900,394	-£19,678,678	-£22,140,423
60% LAR : 40% CIR	40%	-£10,773,318	-£17,021,538	-£17,073,390	-£17,177,625	-£17,761,121	-£22,579,966	-£25,040,307
60% LAR : 40% CIR	45%	-£13,829,454	-£19,914,012	-£19,966,584	-£20,072,268	-£20,664,312	-£25,491,645	-£27,950,803
60% LAR : 40% CIR	50%	-£16,914,272	-£22,838,563	-£22,891,079	-£22,996,647	-£23,588,401	-£28,413,610	-£30,871,802

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - NO AW

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£38,444,746	£30,427,970	£30,375,765	£30,271,000	£29,691,207	£24,967,836	£22,563,838
60% LAR : 40% CIR	5%	£35,156,382	£27,342,617	£27,290,612	£27,186,245	£26,607,278	£21,890,325	£19,489,243
60% LAR : 40% CIR	10%	£31,857,921	£24,247,084	£24,195,261	£24,091,218	£23,513,057	£18,802,018	£16,403,624
60% LAR : 40% CIR	15%	£28,549,458	£21,141,469	£21,089,812	£20,986,064	£20,408,641	£15,703,019	£13,307,087
60% LAR : 40% CIR	20%	£25,218,896	£18,025,868	£17,974,360	£17,870,881	£17,294,130	£12,593,429	£10,199,734
60% LAR : 40% CIR	25%	£21,865,616	£14,900,376	£14,849,001	£14,745,764	£14,169,617	£9,473,350	£7,081,672
60% LAR : 40% CIR	30%	£18,502,473	£11,765,091	£11,713,833	£11,610,810	£11,035,202	£6,342,884	£3,942,010
60% LAR : 40% CIR	35%	£15,129,562	£8,620,107	£8,568,950	£8,466,117	£7,890,981	£3,185,747	£760,998
60% LAR : 40% CIR	40%	£11,746,982	£5,465,521	£5,414,448	£5,311,779	£4,737,052	-£7,314	-£2,467,655
60% LAR : 40% CIR	45%	£8,354,828	£2,283,418	£2,231,636	£2,127,540	£1,544,394	-£3,259,375	-£5,718,532
60% LAR : 40% CIR	50%	£4,953,197	-£946,672	-£999,190	-£1,104,758	-£1,696,512	-£6,521,721	-£8,979,913

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£49,188,971	-£57,205,748	-£57,257,953	-£57,362,668	-£57,942,511	-£62,665,882	-£65,069,880
60% LAR : 40% CIR	5%	-£52,477,326	-£60,291,101	-£60,343,106	-£60,447,473	-£61,026,640	-£65,743,380	-£68,144,475
60% LAR : 40% CIR	10%	-£55,776,787	-£63,386,634	-£63,438,457	-£63,542,500	-£64,120,661	-£68,831,700	-£71,230,094
60% LAR : 40% CIR	15%	-£59,084,260	-£66,492,249	-£66,543,906	-£66,647,654	-£67,225,077	-£71,930,699	-£74,326,631
60% LAR : 40% CIR	20%	-£62,414,822	-£69,607,850	-£69,659,358	-£69,762,837	-£70,339,588	-£75,040,289	-£77,433,984
60% LAR : 40% CIR	25%	-£65,768,102	-£72,733,341	-£72,784,717	-£72,887,954	-£73,464,101	-£78,160,368	-£80,552,046
60% LAR : 40% CIR	30%	-£69,131,245	-£75,868,627	-£75,919,885	-£76,022,908	-£76,598,516	-£81,290,834	-£83,681,708
60% LAR : 40% CIR	35%	-£72,504,156	-£79,013,611	-£79,064,768	-£79,167,601	-£79,742,737	-£84,447,971	-£86,872,720
60% LAR : 40% CIR	40%	-£75,886,736	-£82,168,197	-£82,219,270	-£82,321,939	-£82,896,666	-£87,641,032	-£90,101,373
60% LAR : 40% CIR	45%	-£79,278,890	-£85,350,300	-£85,402,082	-£85,506,176	-£86,089,324	-£90,893,093	-£93,352,250
60% LAR : 40% CIR	50%	-£82,680,521	-£88,580,390	-£88,632,908	-£88,738,476	-£89,330,230	-£94,155,439	-£96,613,631

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,876,788	-£20,893,565	-£20,945,808	-£21,050,523	-£21,630,366	-£26,353,737	-£28,757,735
60% LAR : 40% CIR	5%	-£16,164,387	-£23,978,152	-£24,030,158	-£24,134,524	-£24,713,691	-£29,430,445	-£31,831,527
60% LAR : 40% CIR	10%	-£19,462,840	-£27,073,683	-£27,125,508	-£27,229,551	-£27,807,713	-£32,518,751	-£34,917,145
60% LAR : 40% CIR	15%	-£22,771,312	-£30,179,300	-£30,230,957	-£30,334,705	-£30,912,128	-£35,617,751	-£38,013,682
60% LAR : 40% CIR	20%	-£26,101,874	-£33,294,901	-£33,346,409	-£33,449,888	-£34,026,640	-£38,727,341	-£41,121,035
60% LAR : 40% CIR	25%	-£29,455,153	-£36,420,393	-£36,471,768	-£36,575,005	-£37,151,153	-£41,847,419	-£44,239,098
60% LAR : 40% CIR	30%	-£32,818,297	-£39,555,678	-£39,606,936	-£39,709,959	-£40,285,567	-£44,977,885	-£47,368,759
60% LAR : 40% CIR	35%	-£36,191,207	-£42,700,663	-£42,751,819	-£42,854,652	-£43,429,788	-£48,135,023	-£50,559,771
60% LAR : 40% CIR	40%	-£39,573,787	-£45,855,248	-£45,906,321	-£46,008,991	-£46,583,717	-£51,328,083	-£53,788,424
60% LAR : 40% CIR	45%	-£42,965,942	-£49,037,351	-£49,089,133	-£49,193,229	-£49,776,375	-£54,580,144	-£57,039,302
60% LAR : 40% CIR	50%	-£46,367,572	-£52,267,442	-£52,319,959	-£52,425,527	-£53,017,281	-£57,842,490	-£60,300,682

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£2,170,387	-£5,845,389	-£5,898,584	-£6,003,309	-£6,583,152	-£11,306,523	-£13,710,521
60% LAR : 40% CIR	5%	-£1,117,077	-£8,931,742	-£8,983,747	-£9,088,114	-£9,667,281	-£14,384,034	-£16,785,116
60% LAR : 40% CIR	10%	-£4,416,438	-£12,027,275	-£12,079,098	-£12,183,141	-£12,761,302	-£17,472,341	-£19,870,735
60% LAR : 40% CIR	15%	-£7,724,901	-£15,132,890	-£15,184,547	-£15,288,295	-£15,865,718	-£20,571,340	-£22,967,272
60% LAR : 40% CIR	20%	-£11,055,463	-£18,248,491	-£18,299,999	-£18,403,478	-£18,980,229	-£23,680,930	-£26,074,625
60% LAR : 40% CIR	25%	-£14,408,743	-£21,373,982	-£21,425,358	-£21,528,595	-£22,104,742	-£26,801,009	-£29,192,687
60% LAR : 40% CIR	30%	-£17,771,886	-£24,509,268	-£24,560,526	-£24,663,549	-£25,239,157	-£29,931,475	-£32,322,349
60% LAR : 40% CIR	35%	-£21,144,797	-£27,654,252	-£27,705,409	-£27,808,242	-£28,383,378	-£33,088,612	-£35,513,361
60% LAR : 40% CIR	40%	-£24,527,377	-£30,808,838	-£30,859,911	-£30,962,580	-£31,537,307	-£36,281,673	-£38,742,014
60% LAR : 40% CIR	45%	-£27,919,531	-£33,990,941	-£34,042,723	-£34,146,819	-£34,729,965	-£39,533,734	-£41,992,891
60% LAR : 40% CIR	50%	-£31,321,162	-£37,221,031	-£37,273,549	-£37,379,117	-£37,970,871	-£42,796,080	-£45,254,272

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,956,670	£11,939,893	£11,887,688	£11,782,973	£11,203,130	£6,479,759	£4,075,761
60% LAR : 40% CIR	5%	£16,668,305	£8,854,540	£8,802,535	£8,698,168	£8,119,201	£3,402,248	£1,001,166
60% LAR : 40% CIR	10%	£13,369,844	£5,759,007	£5,707,184	£5,603,141	£5,024,980	£313,941	-£2,084,453
60% LAR : 40% CIR	15%	£10,061,381	£2,653,392	£2,601,735	£2,497,987	£1,920,564	-£2,785,058	-£5,180,990
60% LAR : 40% CIR	20%	£6,730,819	-£462,209	-£513,717	-£617,196	-£1,193,947	-£5,894,648	-£8,288,343
60% LAR : 40% CIR	25%	£3,377,539	-£3,587,700	-£3,639,076	-£3,742,313	-£4,318,460	-£9,014,727	-£11,406,405
60% LAR : 40% CIR	30%	£14,396	-£6,722,986	-£6,774,244	-£6,877,267	-£7,452,874	-£12,145,192	-£14,536,067
60% LAR : 40% CIR	35%	-£3,368,915	-£9,867,970	-£9,919,127	-£10,021,960	-£10,597,096	-£16,302,330	-£17,727,079
60% LAR : 40% CIR	40%	-£6,741,995	-£13,022,556	-£13,073,629	-£13,176,298	-£13,751,025	-£18,495,391	-£20,955,732
60% LAR : 40% CIR	45%	-£10,133,249	-£16,204,659	-£16,256,440	-£16,360,537	-£16,943,683	-£21,747,452	-£24,206,609
60% LAR : 40% CIR	50%	-£13,534,880	-£19,434,749	-£19,487,267	-£19,592,835	-£20,184,589	-£25,009,798	-£27,467,990

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp	Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	105	Sales value inflation	Base	
Site Area	0.9 Ha	Build cost inflation	Base	
		Tenure	LAR : CIR	

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,764,280	-£16,327,379	-£16,381,190	-£16,488,982	-£17,083,072	-£21,920,631	-£24,381,830
60% LAR : 40% CIR	5%	-£9,866,668	-£17,232,245	-£17,285,850	-£17,393,281	-£17,986,469	-£22,817,413	-£25,275,606
60% LAR : 40% CIR	10%	-£10,979,623	-£18,147,601	-£18,201,018	-£18,308,118	-£18,900,473	-£23,725,322	-£26,180,744
60% LAR : 40% CIR	15%	-£12,103,043	-£19,073,351	-£19,126,596	-£19,233,391	-£19,824,987	-£24,644,253	-£27,097,137
60% LAR : 40% CIR	20%	-£13,236,831	-£20,009,393	-£20,062,486	-£20,169,004	-£20,759,907	-£25,574,099	-£28,024,677
60% LAR : 40% CIR	25%	-£14,380,886	-£20,955,631	-£21,008,586	-£21,114,854	-£21,705,135	-£26,514,757	-£28,963,298
60% LAR : 40% CIR	30%	-£15,535,107	-£21,911,964	-£21,964,798	-£22,070,845	-£22,660,570	-£27,466,120	-£29,912,771
60% LAR : 40% CIR	35%	-£16,699,397	-£22,878,292	-£22,931,023	-£23,036,875	-£23,626,112	-£28,428,086	-£30,873,110
60% LAR : 40% CIR	40%	-£17,873,654	-£23,854,519	-£23,907,162	-£24,012,845	-£24,601,661	-£29,400,547	-£31,844,168
60% LAR : 40% CIR	45%	-£19,057,778	-£24,840,543	-£24,893,115	-£24,998,656	-£25,587,117	-£30,383,398	-£32,825,836
60% LAR : 40% CIR	50%	-£20,251,671	-£25,836,267	-£25,888,783	-£25,994,208	-£26,582,380	-£31,376,537	-£33,818,009

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£96,397,998	-£103,961,097	-£104,014,908	-£104,122,700	-£104,716,790	-£109,554,349	-£112,015,548
60% LAR : 40% CIR	5%	-£97,500,385	-£104,865,963	-£104,919,568	-£105,026,999	-£105,620,187	-£110,451,131	-£112,909,324
60% LAR : 40% CIR	10%	-£98,613,340	-£105,781,319	-£105,834,736	-£105,941,836	-£106,534,191	-£111,359,040	-£113,814,462
60% LAR : 40% CIR	15%	-£99,736,761	-£106,707,068	-£106,760,314	-£106,867,109	-£107,458,705	-£112,277,971	-£114,730,855
60% LAR : 40% CIR	20%	-£100,870,549	-£107,643,111	-£107,696,204	-£107,802,722	-£108,393,625	-£113,207,817	-£115,658,395
60% LAR : 40% CIR	25%	-£102,014,604	-£108,589,349	-£108,642,304	-£108,748,572	-£109,338,853	-£114,148,475	-£116,596,976
60% LAR : 40% CIR	30%	-£103,168,825	-£109,545,582	-£109,598,516	-£109,704,563	-£110,294,288	-£115,099,838	-£117,546,489
60% LAR : 40% CIR	35%	-£104,333,115	-£110,512,010	-£110,564,741	-£110,670,593	-£111,259,830	-£116,061,804	-£118,506,828
60% LAR : 40% CIR	40%	-£105,507,372	-£111,488,237	-£111,540,880	-£111,646,563	-£112,235,379	-£117,034,265	-£119,477,886
60% LAR : 40% CIR	45%	-£106,691,496	-£112,474,261	-£112,526,833	-£112,632,374	-£113,220,835	-£118,017,116	-£120,459,554
60% LAR : 40% CIR	50%	-£107,885,389	-£113,469,985	-£113,522,501	-£113,627,926	-£114,216,098	-£119,010,255	-£121,451,727

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£69,068,249	-£67,845,146	-£67,898,957	-£68,006,750	-£68,600,840	-£73,438,399	-£75,899,598
60% LAR : 40% CIR	5%	-£61,187,437	-£68,553,014	-£68,606,619	-£68,714,050	-£69,307,239	-£74,138,182	-£76,596,375
60% LAR : 40% CIR	10%	-£62,300,392	-£69,468,370	-£69,521,787	-£69,628,887	-£70,221,243	-£75,046,091	-£77,501,513
60% LAR : 40% CIR	15%	-£63,423,812	-£70,394,120	-£70,447,365	-£70,554,160	-£71,145,756	-£75,965,022	-£78,417,906
60% LAR : 40% CIR	20%	-£64,557,600	-£71,330,163	-£71,383,255	-£71,489,773	-£72,080,676	-£76,894,868	-£79,345,446
60% LAR : 40% CIR	25%	-£65,701,655	-£72,276,400	-£72,329,355	-£72,435,624	-£73,025,904	-£77,835,526	-£80,284,027
60% LAR : 40% CIR	30%	-£66,855,876	-£73,232,733	-£73,285,567	-£73,391,614	-£73,981,339	-£78,786,890	-£81,233,540
60% LAR : 40% CIR	35%	-£68,020,166	-£74,199,062	-£74,251,792	-£74,357,644	-£74,946,881	-£79,748,855	-£82,193,879
60% LAR : 40% CIR	40%	-£69,194,423	-£75,175,289	-£75,227,931	-£75,333,614	-£75,922,430	-£80,721,316	-£83,164,937
60% LAR : 40% CIR	45%	-£70,378,547	-£76,161,312	-£76,213,884	-£76,319,426	-£76,907,887	-£81,704,168	-£84,146,606
60% LAR : 40% CIR	50%	-£71,572,440	-£77,157,036	-£77,209,552	-£77,314,978	-£77,903,149	-£82,697,306	-£85,138,778

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£45,038,639	-£52,601,738	-£52,655,549	-£52,763,341	-£53,357,431	-£58,194,990	-£60,656,189
60% LAR : 40% CIR	5%	-£46,141,026	-£53,506,604	-£53,560,209	-£53,667,640	-£54,260,828	-£59,091,772	-£61,549,965
60% LAR : 40% CIR	10%	-£47,253,981	-£54,421,960	-£54,475,377	-£54,582,477	-£55,174,832	-£59,999,681	-£62,455,103
60% LAR : 40% CIR	15%	-£48,377,402	-£55,347,709	-£55,400,955	-£55,507,750	-£56,099,346	-£60,918,612	-£63,371,496
60% LAR : 40% CIR	20%	-£49,511,190	-£56,283,752	-£56,336,845	-£56,443,363	-£57,034,266	-£61,848,458	-£64,299,036
60% LAR : 40% CIR	25%	-£50,655,245	-£57,229,990	-£57,282,945	-£57,389,213	-£57,979,494	-£62,789,116	-£65,237,617
60% LAR : 40% CIR	30%	-£51,809,466	-£58,186,323	-£58,239,157	-£58,345,204	-£58,934,929	-£63,740,479	-£66,187,130
60% LAR : 40% CIR	35%	-£52,973,756	-£59,152,651	-£59,205,382	-£59,311,234	-£59,900,471	-£64,702,445	-£67,147,469
60% LAR : 40% CIR	40%	-£54,148,013	-£60,128,878	-£60,181,521	-£60,287,204	-£60,876,020	-£65,674,906	-£68,118,527
60% LAR : 40% CIR	45%	-£55,332,137	-£61,114,902	-£61,167,474	-£61,273,015	-£61,861,476	-£66,657,757	-£69,100,195
60% LAR : 40% CIR	50%	-£56,526,030	-£62,110,626	-£62,163,142	-£62,268,567	-£62,856,739	-£67,650,896	-£70,092,368

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,252,357	-£34,815,456	-£34,869,267	-£34,977,059	-£35,571,149	-£40,408,708	-£42,869,907
60% LAR : 40% CIR	5%	-£28,354,744	-£35,720,321	-£35,773,927	-£35,881,358	-£36,474,546	-£41,305,490	-£43,763,683
60% LAR : 40% CIR	10%	-£29,467,699	-£36,635,678	-£36,689,095	-£36,796,195	-£37,388,550	-£42,213,399	-£44,668,821
60% LAR : 40% CIR	15%	-£30,591,120	-£37,561,427	-£37,614,673	-£37,721,468	-£38,313,064	-£43,132,330	-£45,585,214
60% LAR : 40% CIR	20%	-£31,724,908	-£38,497,470	-£38,550,563	-£38,657,081	-£39,247,984	-£44,062,176	-£46,512,754
60% LAR : 40% CIR	25%	-£32,868,963	-£39,443,708	-£39,496,663	-£39,602,931	-£40,193,212	-£45,002,834	-£47,451,335
60% LAR : 40% CIR	30%	-£34,023,184	-£40,400,041	-£40,452,875	-£40,558,922	-£41,148,647	-£45,954,197	-£48,400,848
60% LAR : 40% CIR	35%	-£35,187,474	-£41,356,369	-£41,409,100	-£41,524,952	-£42,114,189	-£46,916,163	-£49,361,187
60% LAR : 40% CIR	40%	-£36,361,731	-£42,342,596	-£42,395,239	-£42,500,922	-£43,089,738	-£47,888,624	-£50,332,245
60% LAR : 40% CIR	45%	-£37,545,855	-£43,328,620	-£43,381,192	-£43,486,733	-£44,075,194	-£48,871,475	-£51,313,913
60% LAR : 40% CIR	50%	-£38,739,748	-£44,324,344	-£44,376,860	-£44,482,285	-£45,070,456	-£49,864,614	-£52,306,086

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone B -Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£4,152,114	-£11,788,963	-£11,842,773	-£11,950,565	-£12,544,656	-£17,382,214	-£19,843,413
60% LAR : 40% CIR	5%	-£5,485,110	-£12,920,748	-£12,974,353	-£13,081,785	-£13,674,973	-£18,505,917	-£20,964,111
60% LAR : 40% CIR	10%	-£6,828,673	-£14,063,026	-£14,116,443	-£14,223,543	-£14,815,899	-£19,640,747	-£22,096,169
60% LAR : 40% CIR	15%	-£8,182,702	-£15,215,697	-£15,268,942	-£15,375,737	-£15,967,332	-£20,786,598	-£23,239,482
60% LAR : 40% CIR	20%	-£9,547,099	-£16,378,660	-£16,431,752	-£16,538,270	-£17,129,174	-£21,943,366	-£24,393,944
60% LAR : 40% CIR	25%	-£10,921,761	-£17,551,818	-£17,604,774	-£17,711,042	-£18,301,322	-£23,110,944	-£25,559,446
60% LAR : 40% CIR	30%	-£12,306,591	-£18,735,072	-£18,787,907	-£18,893,953	-£19,483,678	-£24,289,228	-£26,735,879
60% LAR : 40% CIR	35%	-£13,701,489	-£19,928,322	-£19,981,062	-£20,086,904	-£20,676,141	-£25,478,115	-£27,923,139
60% LAR : 40% CIR	40%	-£15,106,354	-£21,131,469	-£21,184,112	-£21,289,795	-£21,878,611	-£26,677,497	-£29,121,118
60% LAR : 40% CIR	45%	-£16,521,087	-£22,344,414	-£22,396,986	-£22,502,527	-£23,090,988	-£27,887,270	-£30,329,707
60% LAR : 40% CIR	50%	-£17,945,588	-£23,567,058	-£23,619,574	-£23,725,000	-£24,313,172	-£29,107,328	-£31,548,800

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£91,785,832	-£99,422,680	-£99,476,491	-£99,584,283	-£100,178,374	-£105,015,932	-£107,477,131
60% LAR : 40% CIR	5%	-£93,118,828	-£100,554,466	-£100,608,077	-£100,715,503	-£101,308,591	-£106,139,635	-£108,597,829
60% LAR : 40% CIR	10%	-£94,462,391	-£101,696,744	-£101,750,161	-£101,857,261	-£102,449,617	-£107,274,465	-£109,729,887
60% LAR : 40% CIR	15%	-£95,816,420	-£102,849,415	-£102,902,660	-£103,009,455	-£103,601,050	-£108,420,316	-£110,873,200
60% LAR : 40% CIR	20%	-£97,180,816	-£104,012,378	-£104,065,470	-£104,171,988	-£104,762,892	-£109,577,084	-£112,027,662
60% LAR : 40% CIR	25%	-£98,555,479	-£105,185,536	-£105,238,492	-£105,344,760	-£105,935,040	-£110,744,662	-£113,193,164
60% LAR : 40% CIR	30%	-£99,940,309	-£106,368,790	-£106,421,625	-£106,527,671	-£107,117,396	-£111,922,946	-£114,369,597
60% LAR : 40% CIR	35%	-£101,335,207	-£107,562,040	-£107,614,770	-£107,720,622	-£108,309,859	-£113,111,833	-£115,556,857
60% LAR : 40% CIR	40%	-£102,740,072	-£108,765,187	-£108,817,830	-£108,923,513	-£109,512,329	-£114,311,215	-£116,754,836
60% LAR : 40% CIR	45%	-£104,154,805	-£109,978,132	-£110,030,703	-£110,136,245	-£110,724,706	-£115,520,989	-£117,963,425
60% LAR : 40% CIR	50%	-£105,579,306	-£111,200,776	-£111,253,292	-£111,358,718	-£111,946,890	-£116,741,046	-£119,182,518

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£59,374,855	-£66,196,706	-£66,250,522	-£66,358,314	-£66,952,405	-£68,760,983	-£71,184,180
60% LAR : 40% CIR	5%	-£56,805,880	-£64,241,517	-£64,295,122	-£64,402,555	-£64,995,742	-£69,826,687	-£72,284,880
60% LAR : 40% CIR	10%	-£58,149,443	-£65,383,795	-£65,437,212	-£65,544,312	-£66,136,668	-£70,961,516	-£73,416,938
60% LAR : 40% CIR	15%	-£59,503,472	-£66,536,466	-£66,589,712	-£66,696,506	-£67,288,101	-£72,107,367	-£74,560,252
60% LAR : 40% CIR	20%	-£60,867,868	-£67,699,429	-£67,752,522	-£67,859,039	-£68,449,943	-£73,264,136	-£75,714,713
60% LAR : 40% CIR	25%	-£62,242,530	-£68,872,588	-£68,925,543	-£69,031,811	-£69,622,091	-£74,431,714	-£76,880,215
60% LAR : 40% CIR	30%	-£63,627,360	-£70,055,841	-£70,108,676	-£70,214,722	-£70,804,447	-£75,609,998	-£78,056,648
60% LAR : 40% CIR	35%	-£65,022,259	-£71,249,091	-£71,301,822	-£71,407,673	-£71,996,910	-£76,798,884	-£79,243,908
60% LAR : 40% CIR	40%	-£66,427,124	-£72,452,238	-£72,504,881	-£72,610,564	-£73,199,380	-£77,998,266	-£80,441,887
60% LAR : 40% CIR	45%	-£67,841,857	-£73,665,183	-£73,717,755	-£73,823,296	-£74,411,757	-£79,208,039	-£81,650,477
60% LAR : 40% CIR	50%	-£69,266,357	-£74,887,827	-£74,940,343	-£75,045,769	-£75,633,941	-£80,428,097	-£82,869,569

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£40,426,473	-£48,063,321	-£48,117,132	-£48,224,924	-£48,819,015	-£53,656,573	-£56,117,772
60% LAR : 40% CIR	5%	-£41,759,469	-£49,195,107	-£49,248,712	-£49,356,144	-£49,949,332	-£54,780,276	-£57,238,470
60% LAR : 40% CIR	10%	-£43,103,032	-£50,337,385	-£50,390,802	-£50,497,902	-£51,090,258	-£55,915,106	-£58,370,528
60% LAR : 40% CIR	15%	-£44,457,061	-£51,490,056	-£51,543,301	-£51,650,096	-£52,241,691	-£57,060,957	-£59,513,841
60% LAR : 40% CIR	20%	-£45,821,457	-£52,653,019	-£52,706,111	-£52,812,629	-£53,403,533	-£58,217,725	-£60,668,303
60% LAR : 40% CIR	25%	-£47,196,120	-£53,826,177	-£53,879,133	-£53,985,401	-£54,575,681	-£59,385,303	-£61,833,805
60% LAR : 40% CIR	30%	-£48,580,950	-£55,009,431	-£55,062,266	-£55,168,312	-£55,758,037	-£60,563,587	-£63,010,238
60% LAR : 40% CIR	35%	-£49,975,848	-£56,202,681	-£56,255,411	-£56,361,263	-£56,950,500	-£61,752,474	-£64,197,498
60% LAR : 40% CIR	40%	-£51,380,713	-£57,405,828	-£57,458,471	-£57,564,154	-£58,152,970	-£62,951,856	-£65,395,477
60% LAR : 40% CIR	45%	-£52,795,446	-£58,618,773	-£58,671,344	-£58,776,886	-£59,365,347	-£64,161,629	-£66,604,066
60% LAR : 40% CIR	50%	-£54,219,947	-£59,841,417	-£59,893,933	-£59,999,359	-£60,587,531	-£65,381,687	-£67,823,159

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,940,191	-£30,277,039	-£30,330,850	-£30,438,642	-£31,032,733	-£35,870,291	-£38,331,490
60% LAR : 40% CIR	5%	-£23,973,187	-£31,408,825	-£31,462,430	-£31,569,862	-£32,163,050	-£36,993,994	-£39,452,188
60% LAR : 40% CIR	10%	-£25,016,750	-£32,561,103	-£32,614,520	-£32,721,620	-£33,313,976	-£38,128,824	-£40,584,246
60% LAR : 40% CIR	15%	-£26,070,779	-£33,703,774	-£33,757,019	-£33,863,814	-£34,455,409	-£39,274,675	-£41,727,559
60% LAR : 40% CIR	20%	-£27,135,175	-£34,856,737	-£34,909,829	-£35,016,347	-£35,617,251	-£40,431,442	-£42,882,021
60% LAR : 40% CIR	25%	-£28,209,838	-£36,039,895	-£36,092,851	-£36,199,119	-£36,789,399	-£41,599,021	-£44,047,523
60% LAR : 40% CIR	30%	-£30,794,668	-£37,223,149	-£37,276,984	-£37,382,030	-£37,971,755	-£42,777,305	-£45,223,956
60% LAR : 40% CIR	35%	-£32,189,566	-£38,416,399	-£38,469,129	-£38,574,981	-£39,164,218	-£43,966,192	-£46,411,216
60% LAR : 40% CIR	40%	-£33,594,431	-£39,619,546	-£39,672,189	-£39,777,872	-£40,366,688	-£45,165,574	-£47,609,195
60% LAR : 40% CIR	45%	-£35,009,164	-£40,832,491	-£40,885,062	-£40,990,604	-£41,579,065	-£46,375,347	-£48,817,784
60% LAR : 40% CIR	50%	-£36,433,665	-£42,055,135	-£42,107,651	-£42,213,077	-£42,801,249	-£47,595,405	-£50,036,877

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£1,846,691	-£9,519,755	-£9,573,565	-£9,681,358	-£10,275,447	-£15,113,005	-£17,574,206
60% LAR : 40% CIR	5%	-£3,294,331	-£10,765,001	-£10,818,606	-£10,926,037	-£11,519,226	-£16,350,169	-£18,808,362
60% LAR : 40% CIR	10%	-£4,753,198	-£12,020,738	-£12,074,166	-£12,181,255	-£12,773,612	-£17,598,459	-£20,053,881
60% LAR : 40% CIR	15%	-£6,222,532	-£13,286,870	-£13,340,115	-£13,446,910	-£14,038,505	-£18,857,771	-£21,310,655
60% LAR : 40% CIR	20%	-£7,702,232	-£14,563,294	-£14,616,385	-£14,722,904	-£15,313,807	-£20,127,999	-£22,578,577
60% LAR : 40% CIR	25%	-£9,192,199	-£15,849,913	-£15,902,867	-£16,009,135	-£16,599,416	-£21,409,038	-£23,857,539
60% LAR : 40% CIR	30%	-£10,692,334	-£17,146,627	-£17,199,461	-£17,305,507	-£17,895,232	-£22,700,783	-£25,147,434
60% LAR : 40% CIR	35%	-£12,202,535	-£18,453,336	-£18,506,067	-£18,611,919	-£19,201,156	-£24,003,130	-£26,448,154
60% LAR : 40% CIR	40%	-£13,722,705	-£19,769,944	-£19,822,587	-£19,928,270	-£20,517,086	-£25,315,972	-£27,759,593
60% LAR : 40% CIR	45%	-£15,252,742	-£21,096,349	-£21,148,921	-£21,254,462	-£21,842,923	-£26,639,205	-£29,081,642
60% LAR : 40% CIR	50%	-£16,792,547	-£22,432,453	-£22,484,971	-£22,590,396	-£23,178,567	-£27,972,725	-£30,414,196

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£89,479,749	-£97,153,473	-£97,207,283	-£97,315,076	-£97,909,165	-£102,746,723	-£105,207,924
60% LAR : 40% CIR	5%	-£90,928,049	-£98,396,719	-£98,450,324	-£98,559,755	-£99,153,944	-£103,983,887	-£106,442,080
60% LAR : 40% CIR	10%	-£92,386,916	-£99,654,456	-£99,707,873	-£99,814,973	-£100,407,330	-£105,232,177	-£107,687,599
60% LAR : 40% CIR	15%	-£93,856,250	-£100,920,588	-£100,973,833	-£101,080,628	-£101,672,223	-£106,491,489	-£108,944,373
60% LAR : 40% CIR	20%	-£95,335,950	-£102,197,012	-£102,250,103	-£102,356,622	-£102,947,525	-£107,761,717	-£110,212,295
60% LAR : 40% CIR	25%	-£96,825,917	-£103,483,631	-£103,536,585	-£103,642,853	-£104,233,134	-£109,042,756	-£111,491,257
60% LAR : 40% CIR	30%	-£98,326,052	-£104,780,345	-£104,833,179	-£104,939,225	-£105,528,950	-£110,334,501	-£112,781,152
60% LAR : 40% CIR	35%	-£99,836,253	-£106,087,054	-£106,139,765	-£106,245,637	-£106,834,873	-£111,636,848	-£114,081,872
60% LAR : 40% CIR	40%	-£101,356,423	-£107,403,662	-£107,456,305	-£107,561,988	-£108,150,804	-£112,949,690	-£115,393,311
60% LAR : 40% CIR	45%	-£102,886,459	-£108,730,067	-£108,782,639	-£108,888,180	-£109,476,641	-£114,272,923	-£116,715,360
60% LAR : 40% CIR	50%	-£104,426,265	-£110,066,171	-£110,118,689	-£110,224,114	-£110,812,285	-£115,606,443	-£118,047,914

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£53,126,888	-£60,846,272	-£60,899,938	-£61,007,272	-£61,599,776	-£66,438,775	-£68,894,975
60% LAR : 40% CIR	5%	-£54,615,101	-£62,085,770	-£62,139,375	-£62,246,806	-£62,839,995	-£67,670,938	-£70,129,132
60% LAR : 40% CIR	10%	-£56,073,967	-£63,341,509	-£63,394,925	-£63,502,024	-£64,094,381	-£68,919,228	-£71,374,651
60% LAR : 40% CIR	15%	-£57,543,301	-£64,607,639	-£64,660,885	-£64,767,679	-£65,359,274	-£70,178,540	-£72,631,425
60% LAR : 40% CIR	20%	-£59,023,001	-£65,884,063	-£65,937,154	-£66,043,673	-£66,634,577	-£71,448,769	-£73,899,347
60% LAR : 40% CIR	25%	-£60,512,969	-£67,170,682	-£67,223,636	-£67,329,905	-£67,920,185	-£72,729,807	-£75,178,308
60% LAR : 40% CIR	30%	-£62,013,103	-£68,467,396	-£68,520,230	-£68,626,276	-£69,216,001	-£74,021,553	-£76,468,203
60% LAR : 40% CIR	35%	-£63,523,304	-£69,774,106	-£69,826,836	-£69,932,688	-£70,521,925	-£75,323,899	-£77,768,923
60% LAR : 40% CIR	40%	-£65,043,474	-£71,090,713	-£71,143,356	-£71,249,039	-£71,837,855	-£76,636,741	-£79,080,362
60% LAR : 40% CIR	45%	-£66,573,511	-£72,417,118	-£72,469,691	-£72,575,231	-£73,163,692	-£77,959,974	-£80,402,411
60% LAR : 40% CIR	50%	-£68,113,316	-£73,753,223	-£73,805,740	-£73,911,165	-£74,499,337	-£79,293,494	-£81,734,965

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£38,120,990	-£45,794,114	-£45,847,924	-£45,955,717	-£46,549,806	-£51,387,364	-£53,848,565
60% LAR : 40% CIR	5%	-£39,568,690	-£47,039,360	-£47,092,965	-£47,200,396	-£47,793,585	-£52,624,528	-£55,082,721
60% LAR : 40% CIR	10%	-£41,027,557	-£48,295,097	-£48,348,514	-£48,455,614	-£49,047,971	-£53,872,818	-£56,328,240
60% LAR : 40% CIR	15%	-£42,496,891	-£49,561,229	-£49,614,474	-£49,721,269	-£50,312,864	-£55,132,130	-£57,585,014
60% LAR : 40% CIR	20%	-£43,976,591	-£50,837,653	-£50,890,744	-£50,997,263	-£51,588,166	-£56,402,358	-£58,852,936
60% LAR : 40% CIR	25%	-£45,466,558	-£52,124,272	-£52,177,226	-£52,283,494	-£52,873,775	-£57,683,397	-£60,131,898
60% LAR : 40% CIR	30%	-£46,966,693	-£53,420,986	-£53,473,820	-£53,579,866	-£54,169,591	-£58,975,142	-£61,421,793
60% LAR : 40% CIR	35%	-£48,476,894	-£54,727,695	-£54,780,426	-£54,886,278	-£55,475,515	-£60,277,489	-£62,722,513
60% LAR : 40% CIR	40%	-£49,997,064	-£56,044,303	-£56,096,946	-£56,202,629	-£56,791,445	-£61,590,331	-£64,033,952
60% LAR : 40% CIR	45%	-£51,527,101	-£57,370,708	-£57,423,280	-£57,528,821	-£58,117,282	-£62,913,564	-£65,356,001
60% LAR : 40% CIR	50%	-£53,066,906	-£58,706,812	-£58,759,330	-£58,864,755	-£59,452,926	-£64,247,084	-£66,688,555

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,334,109	-£28,007,832	-£28,061,642	-£28,169,435	-£28,763,524	-£33,601,082	-£36,062,283
60% LAR : 40% CIR	5%	-£21,782,408	-£29,253,078	-£29,306,683	-£29,414,114	-£30,007,303	-£34,838,246	-£37,296,439
60% LAR : 40% CIR	10%	-£23,241,275	-£30,508,815	-£30,562,232	-£30,669,332	-£31,261,689	-£36,086,536	-£38,541,958
60% LAR : 40% CIR	15%	-£24,710,609	-£31,774,947	-£31,828,192	-£31,934,987	-£32,526,582	-£37,345,848	-£39,798,732
60% LAR : 40% CIR	20%	-£26,190,309	-£33,051,371	-£33,104,462	-£33,210,981	-£33,801,884	-£38,616,076	-£41,066,654
60% LAR : 40% CIR	25%	-£27,680,276	-£34,337,990	-£34,390,944	-£34,497,212	-£35,087,493	-£39,897,115	-£42,345,616
60% LAR : 40% CIR	30%	-£29,180,410	-£35,634,704	-£35,687,538	-£35,793,584	-£36,383,309	-£41,188,860	-£43,635,511
60% LAR : 40% CIR	35%	-£30,690,612	-£36,941,413	-£36,994,144	-£37,099,996	-£37,689,232	-£42,491,207	-£44,936,231
60% LAR : 40% CIR	40%	-£32,210,782	-£38,258,021	-£38,310,664	-£38,416,347	-£39,005,163	-£43,804,049	-£46,247,670
60% LAR : 40% CIR	45%	-£33,740,818	-£39,584,426	-£39,636,998	-£39,742,539	-£40,330,999	-£45,127,282	-£47,569,719
60% LAR : 40% CIR	50%	-£35,280,624	-£40,920,530	-£40,973,048	-£41,078,473	-£41,666,644	-£46,460,802	-£48,902,273

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£453,137	-£7,250,546	-£7,304,356	-£7,412,149	-£8,006,238	-£12,843,798	-£15,304,997
60% LAR : 40% CIR	5%	-£1,103,552	-£8,609,253	-£8,662,858	-£8,770,290	-£9,363,478	-£14,194,422	-£16,652,614
60% LAR : 40% CIR	10%	-£2,617,724	-£9,978,451	-£10,031,868	-£10,138,967	-£10,731,324	-£15,556,172	-£18,011,594
60% LAR : 40% CIR	15%	-£4,262,361	-£11,358,043	-£11,411,288	-£11,518,083	-£12,109,678	-£16,928,944	-£19,381,829
60% LAR : 40% CIR	20%	-£5,857,366	-£12,747,927	-£12,801,019	-£12,907,537	-£13,498,440	-£18,312,632	-£20,763,211
60% LAR : 40% CIR	25%	-£7,462,637	-£14,148,006	-£14,200,960	-£14,307,230	-£14,897,510	-£19,707,132	-£22,155,633
60% LAR : 40% CIR	30%	-£9,078,075	-£15,558,181	-£15,611,015	-£15,717,062	-£16,306,786	-£21,112,337	-£23,558,988
60% LAR : 40% CIR	35%	-£10,703,581	-£16,978,351	-£17,031,082	-£17,136,933	-£17,726,170	-£22,528,144	-£24,973,169
60% LAR : 40% CIR	40%	-£12,339,055	-£18,408,418	-£18,461,062	-£18,566,745	-£19,155,561	-£23,954,447	-£26,398,068
60% LAR : 40% CIR	45%	-£13,984,396	-£19,848,285	-£19,900,856	-£20,006,398	-£20,594,859	-£25,391,141	-£27,833,578
60% LAR : 40% CIR	50%	-£15,639,505	-£21,297,850	-£21,350,366	-£21,455,792	-£22,043,963	-£26,838,120	-£29,279,592

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£87,180,581	-£94,884,264	-£94,938,074	-£95,045,867	-£95,639,957	-£100,477,515	-£102,938,715
60% LAR : 40% CIR	5%	-£88,732,270	-£96,242,971	-£96,296,576	-£96,404,008	-£96,997,196	-£101,826,140	-£104,286,332
60% LAR : 40% CIR	10%	-£90,311,442	-£97,612,169	-£97,665,586	-£97,772,685	-£98,365,042	-£103,189,890	-£105,645,312
60% LAR : 40% CIR	15%	-£91,896,079	-£98,991,761	-£99,045,006	-£99,151,801	-£99,743,996	-£104,562,662	-£107,015,546
60% LAR : 40% CIR	20%	-£93,491,084	-£100,381,645	-£100,434,737	-£100,541,255	-£101,132,158	-£105,946,350	-£108,396,929
60% LAR : 40% CIR	25%	-£95,096,355	-£101,781,724	-£101,834,678	-£101,940,948	-£102,531,228	-£107,340,850	-£109,789,351
60% LAR : 40% CIR	30%	-£96,711,793	-£103,191,899	-£103,244,733	-£103,350,780	-£103,940,504	-£108,746,053	-£111,192,706
60% LAR : 40% CIR	35%	-£98,337,299	-£104,612,069	-£104,664,800	-£104,770,651	-£105,359,888	-£110,161,862	-£112,606,886
60% LAR : 40% CIR	40%	-£99,972,773	-£106,042,136	-£106,094,780	-£106,200,463	-£106,789,279	-£111,588,165	-£114,031,786
60% LAR : 40% CIR	45%	-£101,618,114	-£107,482,003	-£107,534,574	-£107,640,116	-£108,228,577	-£113,024,859	-£115,467,296
60% LAR : 40% CIR	50%	-£103,273,223	-£108,931,568	-£108,984,084	-£109,089,510	-£109,677,681	-£114,471,838	-£116,913,310

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£59,387,825	-£59,237,519	-£59,238,826	-£59,136,518	-£59,730,608	-£64,568,567	-£66,925,766
60% LAR : 40% CIR	5%	-£52,424,322	-£59,930,022	-£59,983,627	-£60,091,059	-£60,684,247	-£65,515,191	-£67,973,383
60% LAR : 40% CIR	10%	-£53,999,493	-£61,299,220	-£61,350,637	-£61,459,737	-£62,052,093	-£66,876,941	-£69,332,363
60% LAR : 40% CIR	15%	-£55,583,130	-£62,678,812	-£62,732,058	-£62,838,852	-£63,430,447	-£68,249,713	-£70,702,598
60% LAR : 40% CIR	20%	-£57,178,135	-£64,068,697	-£64,121,788	-£64,228,306	-£64,819,209	-£69,633,401	-£72,083,980
60% LAR : 40% CIR	25%	-£58,783,406	-£65,468,775	-£65,521,730	-£65,627,999	-£66,218,279	-£71,027,901	-£73,476,403
60% LAR : 40% CIR	30%	-£60,398,844	-£66,879,950	-£66,931,784	-£67,037,831	-£67,627,555	-£72,433,107	-£74,879,757
60% LAR : 40% CIR	35%	-£62,024,350	-£68,299,120	-£68,351,851	-£68,457,703	-£69,046,939	-£73,848,914	-£76,293,938
60% LAR : 40% CIR	40%	-£63,659,824	-£69,729,188	-£69,781,832	-£69,887,515	-£70,476,331	-£75,275,216	-£77,718,837
60% LAR : 40% CIR	45%	-£65,305,165	-£71,169,054	-£71,221,626	-£71,327,167	-£71,915,628	-£76,711,910	-£79,154,347
60% LAR : 40% CIR	50%	-£66,960,274	-£72,618,619	-£72,671,136	-£72,776,561	-£73,364,732	-£78,158,890	-£80,600,362

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£35,821,222	-£43,524,905	-£43,578,715	-£43,686,508	-£44,280,598	-£49,118,157	-£51,579,356
60% LAR : 40% CIR	5%	-£37,377,811	-£44,883,512	-£44,937,117	-£45,044,549	-£45,637,737	-£50,468,681	-£52,926,873
60% LAR : 40% CIR	10%	-£38,952,983	-£46,252,710	-£46,306,127	-£46,413,226	-£47,005,583	-£51,830,431	-£54,285,853
60% LAR : 40% CIR	15%	-£40,536,620	-£47,632,302	-£47,685,547	-£47,792,342	-£48,383,937	-£53,203,203	-£55,656,088
60% LAR : 40% CIR	20%	-£42,131,625	-£49,022,186	-£49,075,278	-£49,181,796	-£49,772,699	-£54,586,891	-£57,037,470
60% LAR : 40% CIR	25%	-£43,736,896	-£50,422,265	-£50,475,219	-£50,581,489	-£51,171,769	-£55,981,391	-£58,429,892
60% LAR : 40% CIR	30%	-£45,352,434	-£51,832,540	-£51,885,374	-£51,991,421	-£52,581,145	-£57,386,696	-£59,833,347
60% LAR : 40% CIR	35%	-£46,977,940	-£53,252,710	-£53,305,441	-£53,411,292	-£54,000,529	-£58,802,503	-£61,247,528
60% LAR : 40% CIR	40%	-£48,613,414	-£54,682,777	-£54,735,421	-£54,841,104	-£55,429,920	-£60,228,806	-£62,672,427
60% LAR : 40% CIR	45%	-£50,258,755	-£56,122,644	-£56,175,215	-£56,280,757	-£56,869,218	-£61,665,500	-£64,107,937
60% LAR : 40% CIR	50%	-£51,913,864	-£57,572,209	-£57,624,725	-£57,730,151	-£58,318,322	-£63,112,479	-£65,553,951

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,934,949	-£25,738,823	-£25,792,433	-£25,900,226	-£26,494,316	-£31,331,874	-£33,793,074
60% LAR : 40% CIR	5%	-£19,591,629	-£27,097,330	-£27,150,935	-£27,258,367	-£27,851,555	-£32,682,499	-£35,140,691
60% LAR : 40% CIR	10%	-£21,165,801	-£28,465,528	-£28,519,945	-£28,627,044	-£29,219,401	-£34,044,249	-£36,499,671
60% LAR : 40% CIR	15%	-£22,750,438	-£29,846,120	-£29,899,365	-£30,006,160	-£30,597,755	-£35,417,021	-£37,869,905
60% LAR : 40% CIR	20%	-£24,345,443	-£31,236,004	-£31,289,096	-£31,395,614	-£31,986,517	-£36,800,709	-£39,251,288
60% LAR : 40% CIR	25%	-£25,950,714	-£32,636,083	-£32,689,037	-£32,795,307	-£33,385,587	-£38,195,209	-£40,643,710
60% LAR : 40% CIR	30%	-£27,566,152	-£34,046,258	-£34,099,092	-£34,205,139	-£34,794,863	-£39,600,414	-£42,047,065
60% LAR : 40% CIR	35%	-£29,191,658	-£35,466,428	-£35,519,159	-£35,625,010	-£36,214,247	-£41,016,221	-£43,461,245
60% LAR : 40% CIR	40%	-£30,827,132	-£36,896,495	-£36,949,139	-£37,054,822	-£37,643,638	-£42,442,524	-£44,886,145
60% LAR : 40% CIR	45%	-£32,472,473	-£38,336,362	-£38,388,933	-£38,494,475	-£39,082,936	-£43,879,218	-£46,321,655
60% LAR : 40% CIR	50%	-£34,127,582	-£39,785,927	-£39,838,443	-£39,943,869	-£40,532,040	-£45,326,197	-£47,767,669

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp	Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,988,971	£2,712,129	£2,765,940	£2,873,733	£3,467,822	£8,305,381	£10,766,580
60% LAR : 40% CIR	5%	£3,228,740	£4,297,757	£4,351,362	£4,458,794	£5,051,981	£9,882,926	£12,341,119
60% LAR : 40% CIR	10%	£1,451,085	£5,863,877	£5,947,293	£6,054,392	£6,646,749	£11,471,598	£13,927,020
60% LAR : 40% CIR	15%	-£342,020	£7,500,388	£7,553,634	£7,660,429	£8,252,024	£13,071,290	£15,524,175
60% LAR : 40% CIR	20%	-£2,167,633	£9,117,194	£9,170,285	£9,276,804	£9,867,708	£14,681,898	£17,132,478
60% LAR : 40% CIR	25%	-£4,003,512	£10,744,194	£10,797,148	£10,903,418	£11,493,697	£16,303,319	£18,751,820
60% LAR : 40% CIR	30%	-£5,849,559	£12,381,289	£12,434,123	£12,540,170	£13,129,895	£17,935,446	£20,382,096
60% LAR : 40% CIR	35%	-£7,705,673	£14,028,380	£14,081,111	£14,186,963	£14,776,199	£19,578,174	£22,023,198
60% LAR : 40% CIR	40%	-£9,571,755	£15,685,369	£15,738,012	£15,843,695	£16,432,511	£21,231,397	£23,675,018
60% LAR : 40% CIR	45%	-£11,447,705	£17,352,156	£17,404,727	£17,510,269	£18,098,730	£22,895,012	£25,337,449
60% LAR : 40% CIR	50%	-£13,333,422	£19,028,641	£19,081,159	£19,186,584	£19,774,755	£24,568,911	£27,010,383

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£92,644,747	-£90,345,847	-£90,399,658	-£90,507,451	-£91,101,540	-£95,939,099	-£98,400,298
60% LAR : 40% CIR	5%	-£94,494,978	-£91,931,475	-£91,985,080	-£92,092,512	-£92,685,699	-£97,516,644	-£99,974,837
60% LAR : 40% CIR	10%	-£96,192,633	-£93,527,595	-£93,581,011	-£93,688,110	-£94,280,467	-£99,105,316	-£101,560,738
60% LAR : 40% CIR	15%	-£97,975,738	-£95,134,106	-£95,187,352	-£95,294,147	-£95,885,742	-£100,705,008	-£103,157,893
60% LAR : 40% CIR	20%	-£99,801,351	-£96,750,912	-£96,804,003	-£96,910,522	-£97,501,429	-£102,315,616	-£104,768,195
60% LAR : 40% CIR	25%	-£91,637,230	-£98,377,912	-£98,430,866	-£98,537,135	-£99,127,415	-£103,937,037	-£106,385,538
60% LAR : 40% CIR	30%	-£93,483,277	-£100,015,007	-£100,067,841	-£100,173,688	-£100,763,613	-£105,569,163	-£108,015,814
60% LAR : 40% CIR	35%	-£95,339,391	-£101,662,088	-£101,714,828	-£101,820,681	-£102,409,917	-£107,211,892	-£109,656,916
60% LAR : 40% CIR	40%	-£97,205,473	-£103,319,087	-£103,371,736	-£103,477,413	-£104,066,229	-£108,865,115	-£111,308,736
60% LAR : 40% CIR	45%	-£99,081,423	-£104,985,974	-£105,038,445	-£105,143,987	-£105,732,448	-£110,529,730	-£112,971,187
60% LAR : 40% CIR	50%	-£100,967,140	-£106,662,359	-£106,714,876	-£106,820,302	-£107,408,473	-£112,202,629	-£114,644,101

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£46,391,988	-£44,092,988	-£44,146,800	-£44,254,592	-£44,848,682	-£49,686,240	-£52,147,439
60% LAR : 40% CIR	5%	-£48,092,029	-£55,618,527	-£55,672,132	-£55,779,563	-£56,372,750	-£61,203,695	-£63,661,888
60% LAR : 40% CIR	10%	-£49,869,664	-£57,214,648	-£57,268,062	-£57,375,162	-£57,967,518	-£62,792,367	-£65,247,789
60% LAR : 40% CIR	15%	-£51,662,790	-£58,821,157	-£58,874,403	-£58,981,199	-£59,572,793	-£64,392,059	-£66,844,944
60% LAR : 40% CIR	20%	-£53,488,402	-£60,437,963	-£60,491,054	-£60,597,573	-£61,188,477	-£66,002,668	-£68,453,247
60% LAR : 40% CIR	25%	-£55,324,281	-£62,064,963	-£62,117,917	-£62,224,187	-£62,814,467	-£67,624,088	-£70,072,589
60% LAR : 40% CIR	30%	-£57,170,328	-£63,702,058	-£63,754,892	-£63,860,939	-£64,450,664	-£69,256,215	-£71,702,865
60% LAR : 40% CIR	35%	-£59,026,442	-£65,349,149	-£65,401,889	-£65,507,732	-£66,096,969	-£70,898,943	-£73,343,967
60% LAR : 40% CIR	40%	-£60,892,525	-£67,006,139	-£67,058,781	-£67,164,464	-£67,753,280	-£72,552,166	-£74,995,787
60% LAR : 40% CIR	45%	-£62,768,474	-£68,672,025	-£68,725,496	-£68,831,038	-£69,419,499	-£74,215,781	-£76,658,218
60% LAR : 40% CIR	50%	-£64,654,191	-£70,349,410	-£70,401,928	-£70,507,353	-£71,095,524	-£75,889,681	-£78,331,153

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,285,988	-£38,986,988	-£39,040,299	-£39,148,092	-£39,742,181	-£44,579,740	-£47,040,939
60% LAR : 40% CIR	5%	-£33,045,619	-£40,572,116	-£40,625,721	-£40,733,153	-£41,326,340	-£46,157,285	-£48,615,478
60% LAR : 40% CIR	10%	-£34,823,274	-£42,168,236	-£42,221,652	-£42,328,751	-£42,921,108	-£47,745,957	-£50,201,379
60% LAR : 40% CIR	15%	-£36,616,379	-£43,774,747	-£43,827,993	-£43,934,788	-£44,526,383	-£49,345,649	-£51,798,534
60% LAR : 40% CIR	20%	-£38,441,992	-£45,391,553	-£45,444,644	-£45,551,163	-£46,142,067	-£50,956,257	-£53,406,836
60% LAR : 40% CIR	25%	-£40,277,871	-£47,018,553	-£47,071,507	-£47,177,776	-£47,768,056	-£52,577,678	-£55,026,179
60% LAR : 40% CIR	30%	-£42,123,918	-£48,655,648	-£48,708,482	-£48,814,529	-£49,404,254	-£54,209,804	-£56,656,455
60% LAR : 40% CIR	35%	-£43,980,032	-£50,302,739	-£50,355,470	-£50,461,322	-£51,050,558	-£55,852,533	-£58,297,557
60% LAR : 40% CIR	40%	-£45,846,114	-£51,959,728	-£52,012,371	-£52,118,054	-£52,706,870	-£57,505,756	-£59,949,377
60% LAR : 40% CIR	45%	-£47,722,064	-£53,626,615	-£53,679,086	-£53,784,628	-£54,373,089	-£59,169,371	-£61,611,808
60% LAR : 40% CIR	50%	-£49,607,781	-£55,303,000	-£55,355,518	-£55,460,943	-£56,049,114	-£60,843,270	-£63,284,742

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,499,109	-£21,200,206	-£21,254,017	-£21,361,810	-£21,955,899	-£26,793,458	-£29,254,657
60% LAR : 40% CIR	5%	-£15,259,337	-£22,785,834	-£22,839,439	-£22,946,871	-£23,540,058	-£28,371,002	-£30,829,196
60% LAR : 40% CIR	10%	-£17,036,992	-£24,381,954	-£24,435,370	-£24,542,469	-£25,134,826	-£29,959,674	-£32,415,097
60% LAR : 40% CIR	15%	-£18,830,097	-£25,988,465	-£26,041,711	-£26,148,506	-£25,740,101	-£31,559,367	-£34,012,252
60% LAR : 40% CIR	20%	-£20,655,710	-£27,605,271	-£27,658,362	-£27,764,881	-£28,355,784	-£33,169,975	-£35,620,554
60% LAR : 40% CIR	25%	-£22,491,589	-£29,232,271	-£29,285,225	-£29,391,494	-£29,981,774	-£34,791,396	-£37,239,897
60% LAR : 40% CIR	30%	-£24,337,636	-£30,869,366	-£30,922,200	-£31,028,247	-£31,617,972	-£36,423,522	-£38,870,173
60% LAR : 40% CIR	35%	-£26,193,750	-£32,516,457	-£32,569,188	-£32,675,040	-£33,264,276	-£38,066,251	-£40,511,275
60% LAR : 40% CIR	40%	-£28,059,832	-£34,173,446	-£34,226,089	-£34,331,772	-£34,920,588	-£39,719,474	-£42,163,095
60% LAR : 40% CIR	45%	-£29,935,782	-£35,840,333	-£35,892,804	-£35,998,346	-£36,586,807	-£41,383,089	-£43,825,526
60% LAR : 40% CIR	50%	-£31,821,499	-£37,516,718	-£37,569,235	-£37,674,661	-£38,262,832	-£43,056,988	-£45,498,460

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,469,219	£1,798,840	£1,745,838	£1,639,666	£1,054,505	-£3,768,964	-£6,228,164
60% LAR : 40% CIR	5%	£7,500,438	£13,533	-£39,866	-£147,298	-£740,486	-£5,571,430	-£8,029,623
60% LAR : 40% CIR	10%	£5,521,406	-£1,809,302	-£1,862,719	-£1,969,817	-£2,562,174	-£7,387,022	-£9,842,445
60% LAR : 40% CIR	15%	£3,524,543	-£3,642,734	-£3,695,980	-£3,802,775	-£4,394,370	-£9,213,635	-£11,666,521
60% LAR : 40% CIR	20%	£1,499,225	-£5,486,460	-£5,539,553	-£5,646,071	-£6,236,974	-£11,051,166	-£13,501,744
60% LAR : 40% CIR	25%	-£544,388	-£7,340,382	-£7,393,336	-£7,499,605	-£8,089,885	-£12,899,507	-£15,348,008
60% LAR : 40% CIR	30%	-£2,621,043	-£9,204,398	-£9,257,232	-£9,363,278	-£9,953,003	-£14,758,555	-£17,205,205
60% LAR : 40% CIR	35%	-£4,707,766	-£11,078,410	-£11,131,140	-£11,236,992	-£11,826,229	-£16,628,203	-£19,073,227
60% LAR : 40% CIR	40%	-£6,804,456	-£12,962,319	-£13,014,962	-£13,120,646	-£13,709,461	-£18,508,347	-£20,951,968
60% LAR : 40% CIR	45%	-£8,911,013	-£14,856,027	-£14,908,598	-£15,014,140	-£15,602,601	-£20,398,883	-£22,841,320
60% LAR : 40% CIR	50%	-£11,027,339	-£16,759,433	-£16,811,950	-£16,917,375	-£17,505,546	-£22,299,704	-£24,741,176

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£78,164,499	-£85,834,878	-£86,887,880	-£85,994,052	-£86,579,213	-£91,400,682	-£93,861,882
60% LAR : 40% CIR	5%	-£80,133,280	-£87,620,185	-£87,673,584	-£87,781,016	-£88,374,204	-£93,205,148	-£95,663,341
60% LAR : 40% CIR	10%	-£82,112,312	-£89,443,020	-£89,496,437	-£89,603,535	-£90,195,892	-£95,020,740	-£97,476,163
60% LAR : 40% CIR	15%	-£84,109,175	-£91,276,452	-£91,329,698	-£91,436,493	-£92,028,088	-£96,847,353	-£99,300,239
60% LAR : 40% CIR	20%	-£86,134,493	-£93,120,178	-£93,173,271	-£93,279,788	-£93,870,662	-£98,684,884	-£101,138,462
60% LAR : 40% CIR	25%	-£88,178,106	-£94,974,099	-£95,027,054	-£95,133,323	-£95,723,603	-£100,533,225	-£102,981,726
60% LAR : 40% CIR	30%	-£90,254,761	-£96,839,116	-£96,890,950	-£96,996,946	-£97,586,723	-£102,392,272	-£104,838,923
60% LAR : 40% CIR	35%	-£92,341,483	-£98,712,127	-£98,764,858	-£98,870,710	-£99,459,947	-£104,261,921	-£106,706,945
60% LAR : 40% CIR	40%	-£94,438,174	-£100,595,037	-£100,648,680	-£100,754,363	-£101,343,179	-£106,142,065	-£108,585,666
60% LAR : 40% CIR	45%	-£96,544,731	-£102,489,745	-£102,542,316	-£102,647,858	-£103,236,319	-£108,032,601	-£110,475,038
60% LAR : 40% CIR	50%	-£98,661,057	-£104,393,151	-£104,445,668	-£104,551,093	-£105,139,264	-£109,933,422	-£112,374,894

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,361,360	-£51,307,237	-£51,360,635	-£51,468,067	-£52,061,256	-£56,892,199	-£59,350,393
60% LAR : 40% CIR	5%	-£43,820,331	-£51,307,237	-£51,360,635	-£51,468,067	-£52,061,256	-£56,892,199	-£59,350,393
60% LAR : 40% CIR	10%	-£46,799,363	-£53,130,071	-£53,183,488	-£53,290,586	-£53,883,943	-£58,707,792	-£61,163,214
60% LAR : 40% CIR	15%	-£47,796,228	-£54,963,503	-£55,016,749	-£55,123,544	-£55,715,140	-£60,534,405	-£62,987,290
60% LAR : 40% CIR	20%	-£49,821,544	-£56,807,229	-£56,860,322	-£56,966,840	-£57,557,713	-£62,371,935	-£64,825,513
60% LAR : 40% CIR	25%	-£51,865,157	-£58,661,151	-£58,714,105	-£58,820,374	-£59,410,654	-£64,220,276	-£66,668,777
60% LAR : 40% CIR	30%	-£53,941,812	-£60,525,167	-£60,578,001	-£60,684,047	-£61,273,772	-£66,079,324	-£68,525,974
60% LAR : 40% CIR	35%	-£56,028,535	-£62,399,179	-£62,451,909	-£62,557,761	-£63,146,998	-£67,948,972	-£70,393,996
60% LAR : 40% CIR	40%	-£58,125,225	-£64,283,088	-£64,335,732	-£64,441,415	-£65,030,231	-£69,829,117	-£72,272,738
60% LAR : 40% CIR	45%	-£60,231,783	-£66,176,796	-£66,229,367	-£66,334,909	-£66,923,370	-£71,719,652	-£74,162,089
60% LAR : 40% CIR	50%	-£62,348,109	-£68,080,203	-£68,132,719	-£68,238,144	-£68,826,315	-£73,620,473	-£76,061,945

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,805,140	-£34,475,519	-£34,528,521	-£34,634,693	-£35,219,854	-£40,041,323	-£42,502,523
60% LAR : 40% CIR	5%	-£28,773,921	-£36,260,826	-£36,314,225	-£36,421,657	-£37,014,845	-£41,845,789	-£44,303,982
60% LAR : 40% CIR	10%	-£30,752,953	-£38,083,661	-£38,137,078	-£38,244,176	-£38,836,533	-£43,661,381	-£46,116,804
60% LAR : 40% CIR	15%	-£32,749,816	-£39,917,093	-£39,970,339	-£40,077,134	-£40,668,729	-£45,487,994	-£47,940,880
60% LAR : 40% CIR	20%	-£34,775,134	-£41,760,819	-£41,813,912	-£41,920,429	-£42,511,303	-£47,325,525	-£49,776,103
60% LAR : 40% CIR	25%	-£36,818,747	-£43,614,741	-£43,667,695	-£43,773,964	-£44,364,244	-£49,173,866	-£51,622,367
60% LAR : 40% CIR	30%	-£38,895,402	-£45,478,757	-£45,531,591	-£45,637,637	-£46,227,362	-£51,032,913	-£53,479,564
60% LAR : 40% CIR	35%	-£40,982,124	-£47,352,769	-£47,405,499	-£47,511,351	-£48,100,588	-£52,902,562	-£55,347,586
60% LAR : 40% CIR	40%	-£43,078,815	-£49,236,678	-£49,289,321	-£49,395,004	-£49,983,820	-£54,782,706	-£57,226,327
60% LAR : 40% CIR	45%	-£45,185,372	-£51,130,385	-£51,182,957	-£51,288,499	-£51,876,960	-£56,673,242	-£59,115,679
60% LAR : 40% CIR	50%	-£47,301,698	-£53,033,792	-£53,086,309	-£53,191,734	-£53,779,905	-£58,574,063	-£61,015,535

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,018,858	-£16,689,237	-£16,742,239	-£16,848,411	-£17,433,572	-£22,255,041	-£24,716,241
60% LAR : 40% CIR	5%	-£10,987,639	-£18,474,544	-£18,527,943	-£18,635,375	-£19,228,563	-£24,059,507	-£26,517,700
60% LAR : 40% CIR	10%	-£12,966,671	-£20,297,379	-£20,350,796	-£20,457,894	-£21,050,251	-£25,875,099	-£28,330,522
60% LAR : 40% CIR	15%	-£14,963,534	-£22,130,811	-£22,184,057	-£22,290,851	-£22,882,447	-£27,701,712	-£30,154,598
60% LAR : 40% CIR	20%	-£16,988,852	-£23,974,537	-£24,027,630	-£24,134,147	-£24,725,021	-£29,539,243	-£31,989,821
60% LAR : 40% CIR	25%	-£19,032,465	-£25,828,458	-£25,881,413	-£25,987,682	-£26,577,962	-£31,387,583	-£33,836,085
60% LAR : 40% CIR	30%	-£21,109,120	-£27,692,475	-£27,745,309	-£27,851,355	-£28,441,080	-£33,246,631	-£35,693,282
60% LAR : 40% CIR	35%	-£23,195,842	-£29,566,486	-£29,619,217	-£29,725,069	-£30,314,306	-£35,116,280	-£37,561,304
60% LAR : 40% CIR	40%	-£25,292,533	-£31,450,396	-£31,503,039	-£31,608,722	-£32,197,536	-£36,996,424	-£39,440,045
60% LAR : 40% CIR	45%	-£27,399,090	-£33,344,104	-£33,396,675	-£33,502,217	-£34,090,678	-£38,886,960	-£41,329,397
60% LAR : 40% CIR	50%	-£29,515,416	-£35,247,510	-£35,300,027	-£35,405,452	-£35,993,623	-£40,787,781	-£43,229,253

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£18,429,716	£10,661,582	£10,609,377	£10,504,800	£9,928,434	£5,230,067	£2,805,857
60% LAR : 40% CIR	5%	£16,012,910	£8,457,950	£8,405,945	£8,301,717	£7,726,226	£3,005,700	£584,451
60% LAR : 40% CIR	10%	£13,585,853	£6,244,140	£6,192,317	£6,088,412	£5,513,727	£770,374	-£1,673,294
60% LAR : 40% CIR	15%	£11,148,641	£4,011,368	£3,958,923	£3,853,732	£3,271,028	-£1,498,328	-£3,951,212
60% LAR : 40% CIR	20%	£8,701,372	£1,748,329	£1,696,036	£1,591,119	£1,009,096	-£3,789,699	-£6,240,278
60% LAR : 40% CIR	25%	£6,244,143	-£532,756	-£585,711	-£691,980	-£1,252,261	-£6,091,882	-£8,540,383
60% LAR : 40% CIR	30%	£3,777,049	-£2,850,614	-£2,903,448	-£3,009,495	-£3,599,220	-£8,404,771	-£10,851,421
60% LAR : 40% CIR	35%	£1,268,692	-£5,178,468	-£5,231,199	-£5,337,050	-£5,926,287	-£10,728,261	-£13,173,286
60% LAR : 40% CIR	40%	-£1,269,857	-£7,516,219	-£7,568,862	-£7,674,546	-£8,263,362	-£13,062,248	-£15,505,869
60% LAR : 40% CIR	45%	-£3,837,631	-£9,863,768	-£9,916,340	-£10,021,882	-£10,610,343	-£15,406,625	-£17,849,062
60% LAR : 40% CIR	50%	-£6,415,174	-£12,221,017	-£12,273,533	-£12,378,958	-£12,967,129	-£17,761,287	-£20,202,759

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£69,204,002	-£76,972,136	-£77,024,341	-£77,129,918	-£77,705,284	-£82,403,651	-£84,827,861
60% LAR : 40% CIR	5%	-£71,620,808	-£79,175,769	-£79,227,773	-£79,332,000	-£79,907,492	-£84,628,018	-£87,049,267
60% LAR : 40% CIR	10%	-£74,047,865	-£81,389,578	-£81,441,401	-£81,545,506	-£82,119,991	-£86,863,344	-£89,307,012
60% LAR : 40% CIR	15%	-£76,485,077	-£83,622,350	-£83,674,795	-£83,779,986	-£84,362,690	-£89,132,046	-£91,584,930
60% LAR : 40% CIR	20%	-£78,932,346	-£85,885,369	-£85,937,682	-£86,042,599	-£86,624,622	-£91,423,417	-£93,873,996
60% LAR : 40% CIR	25%	-£81,389,575	-£88,166,474	-£88,219,429	-£88,325,698	-£88,915,978	-£93,725,600	-£96,174,101
60% LAR : 40% CIR	30%	-£83,856,669	-£90,464,332	-£90,537,166	-£90,643,213	-£91,232,938	-£96,038,488	-£98,485,139
60% LAR : 40% CIR	35%	-£86,365,026	-£92,812,185	-£92,864,917	-£92,970,788	-£93,560,005	-£98,361,579	-£100,807,004
60% LAR : 40% CIR	40%	-£88,903,575	-£95,149,937	-£95,202,580	-£95,308,264	-£95,897,080	-£100,695,965	-£103,139,587
60% LAR : 40% CIR	45%	-£91,471,349	-£97,497,486	-£97,550,058	-£97,655,599	-£98,244,060	-£103,040,342	-£105,482,760
60% LAR : 40% CIR	50%	-£94,048,891	-£99,854,735	-£99,907,251	-£100,012,676	-£100,600,847	-£105,385,005	-£107,836,477

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,381,858	-£40,150,992	-£40,203,197	-£40,308,774	-£40,884,140	-£45,582,507	-£48,006,717
60% LAR : 40% CIR	5%	-£35,307,860	-£42,862,819	-£42,914,824	-£43,019,052	-£43,594,543	-£48,315,069	-£50,736,318
60% LAR : 40% CIR	10%	-£37,734,916	-£45,076,629	-£45,128,453	-£45,232,557	-£45,807,042	-£50,550,396	-£52,994,064
60% LAR : 40% CIR	15%	-£40,172,128	-£47,309,402	-£47,361,847	-£47,467,037	-£48,049,742	-£52,819,097	-£55,271,981
60% LAR : 40% CIR	20%	-£42,619,397	-£49,572,440	-£49,624,733	-£49,729,651	-£50,311,673	-£55,110,468	-£57,561,047
60% LAR : 40% CIR	25%	-£45,076,627	-£51,853,525	-£51,906,481	-£52,012,749	-£52,603,030	-£57,412,651	-£59,861,152
60% LAR : 40% CIR	30%	-£47,543,721	-£54,151,383	-£54,224,217	-£54,330,264	-£54,919,989	-£59,725,540	-£62,172,190
60% LAR : 40% CIR	35%	-£50,052,078	-£56,499,237	-£56,551,968	-£56,657,839	-£57,247,057	-£62,049,030	-£64,494,055
60% LAR : 40% CIR	40%	-£52,590,626	-£58,836,988	-£58,889,631	-£58,995,315	-£59,584,131	-£64,383,017	-£66,826,638
60% LAR : 40% CIR	45%	-£55,158,400	-£61,184,538	-£61,237,109	-£61,342,651	-£61,931,112	-£66,727,394	-£69,169,831
60% LAR : 40% CIR	50%	-£57,735,943	-£63,541,786	-£63,594,302	-£63,699,726	-£64,287,899	-£69,072,056	-£71,523,528

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,844,643	-£25,612,777	-£25,664,982	-£25,769,559	-£26,345,925	-£31,044,292	-£33,468,502
60% LAR : 40% CIR	5%	-£20,251,449	-£27,816,409	-£27,868,414	-£27,972,641	-£28,548,133	-£33,268,659	-£35,689,908
60% LAR : 40% CIR	10%	-£22,688,506	-£30,030,219	-£30,082,042	-£30,186,147	-£30,760,632	-£35,503,985	-£37,947,653
60% LAR : 40% CIR	15%	-£25,125,718	-£32,262,991	-£32,315,436	-£32,420,627	-£33,003,331	-£37,772,687	-£40,225,571
60% LAR : 40% CIR	20%	-£27,572,987	-£34,526,030	-£34,578,323	-£34,683,240	-£35,265,263	-£40,064,058	-£42,514,637
60% LAR : 40% CIR	25%	-£30,030,216	-£36,807,115	-£36,860,070	-£36,966,339	-£37,556,619	-£42,366,241	-£44,814,742
60% LAR : 40% CIR	30%	-£32,497,310	-£39,104,973	-£39,177,807	-£39,283,854	-£39,873,579	-£44,679,130	-£47,125,780
60% LAR : 40% CIR	35%	-£35,005,667	-£41,452,827	-£41,505,558	-£41,611,409	-£42,200,646	-£47,002,620	-£49,447,645
60% LAR : 40% CIR	40%	-£37,544,216	-£43,790,578	-£43,843,221	-£43,948,905	-£44,537,721	-£49,336,607	-£51,780,228
60% LAR : 40% CIR	45%	-£40,111,990	-£46,138,127	-£46,190,699	-£46,296,240	-£46,884,701	-£51,680,984	-£54,123,421
60% LAR : 40% CIR	50%	-£42,689,533	-£48,495,376	-£48,547,892	-£48,653,317	-£49,241,488	-£54,025,646	-£56,477,118

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£58,361	-£7,826,495	-£7,878,700	-£7,983,277	-£8,559,643	-£13,258,010	-£15,682,220
60% LAR : 40% CIR	5%	-£2,475,167	-£10,030,127	-£10,082,132	-£10,186,359	-£10,761,851	-£15,482,377	-£17,903,626
60% LAR : 40% CIR	10%	-£4,902,224	-£12,243,937	-£12,296,760	-£12,399,665	-£12,974,350	-£17,717,703	-£20,161,371
60% LAR : 40% CIR	15%	-£7,339,436	-£14,476,709	-£14,529,154	-£14,634,345	-£15,217,049	-£19,986,405	-£22,439,289
60% LAR : 40% CIR	20%	-£9,786,705	-£16,739,748	-£16,792,041	-£16,896,958	-£17,478,981	-£22,277,776	-£24,728,355
60% LAR : 40% CIR	25%	-£12,243,934	-£19,020,833	-£19,073,788	-£19,180,057	-£19,770,337	-£24,579,959	-£27,028,460
60% LAR : 40% CIR	30%	-£14,711,028	-£21,318,691	-£21,391,525	-£21,497,572	-£22,087,297	-£26,892,847	-£29,339,498
60% LAR : 40% CIR	35%	-£17,219,385	-£23,666,545	-£23,719,276	-£23,825,127	-£24,414,364	-£29,216,338	-£31,661,363
60% LAR : 40% CIR	40%	-£19,757,934	-£26,004,296	-£26,056,939	-£26,162,623	-£26,751,439	-£31,550,324	-£33,993,946
60% LAR : 40% CIR	45%	-£22,325,708	-£28,351,845	-£28,404,417	-£28,509,958	-£29,098,419	-£33,894,701	-£36,337,139
60% LAR : 40% CIR	50%	-£24,903,250	-£30,709,094	-£30,761,610	-£30,867,035	-£31,455,206	-£36,239,364	-£38,690,836

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£29,630,335	£21,683,104	£21,630,898	£21,526,321	£20,949,955	£16,256,710	£13,868,933
60% LAR ; 40% CIR	5%	£26,653,499	£18,928,395	£18,876,390	£18,772,162	£18,196,671	£13,509,843	£11,124,983
60% LAR ; 40% CIR	10%	£23,666,411	£16,163,509	£16,111,685	£16,007,781	£15,433,096	£10,752,182	£8,370,010
60% LAR ; 40% CIR	15%	£20,669,169	£13,388,540	£13,336,882	£13,233,273	£12,659,326	£7,983,829	£5,604,118
60% LAR ; 40% CIR	20%	£17,661,869	£10,603,584	£10,552,076	£10,448,735	£9,875,460	£5,204,884	£2,793,925
60% LAR ; 40% CIR	25%	£14,644,608	£7,808,738	£7,757,363	£7,654,264	£7,081,593	£2,381,315	-£30,852
60% LAR ; 40% CIR	30%	£11,617,483	£5,004,097	£4,952,839	£4,849,956	£4,277,738	-£462,542	-£2,909,192
60% LAR ; 40% CIR	35%	£8,580,592	£2,163,449	£2,111,510	£2,007,250	£1,426,868	-£3,353,334	-£5,798,359
60% LAR ; 40% CIR	40%	£5,534,030	-£708,594	-£761,237	-£866,920	-£1,455,736	-£6,254,622	-£8,698,243
60% LAR ; 40% CIR	45%	£2,466,463	-£3,623,445	-£3,676,018	-£3,781,558	-£4,370,019	-£9,166,301	-£11,608,738
60% LAR ; 40% CIR	50%	-£649,967	-£6,547,996	-£6,600,513	-£6,705,938	-£7,294,109	-£12,088,266	-£14,529,738

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£58,003,382	-£65,990,614	-£66,002,820	-£66,107,397	-£66,683,763	-£71,377,008	-£73,764,785
60% LAR ; 40% CIR	5%	-£60,990,219	-£68,705,323	-£68,757,328	-£68,861,555	-£69,437,047	-£74,123,875	-£76,508,735
60% LAR ; 40% CIR	10%	-£63,967,307	-£71,470,209	-£71,522,033	-£71,625,937	-£72,200,622	-£76,881,536	-£79,263,707
60% LAR ; 40% CIR	15%	-£66,964,549	-£74,245,178	-£74,296,836	-£74,400,445	-£74,974,392	-£79,649,889	-£82,029,600
60% LAR ; 40% CIR	20%	-£69,971,849	-£77,030,134	-£77,081,642	-£77,184,983	-£77,758,258	-£82,428,834	-£84,809,793
60% LAR ; 40% CIR	25%	-£72,989,110	-£79,824,980	-£79,876,355	-£79,979,454	-£80,552,125	-£85,252,403	-£87,664,570
60% LAR ; 40% CIR	30%	-£76,016,235	-£82,629,621	-£82,680,879	-£82,783,761	-£83,355,980	-£88,096,200	-£90,542,810
60% LAR ; 40% CIR	35%	-£79,053,126	-£85,470,269	-£85,522,208	-£85,626,468	-£86,208,850	-£90,987,052	-£93,432,077
60% LAR ; 40% CIR	40%	-£82,099,688	-£88,342,312	-£88,394,955	-£88,500,638	-£89,089,454	-£93,888,340	-£96,331,961
60% LAR ; 40% CIR	45%	-£85,167,255	-£91,297,163	-£91,309,735	-£91,415,276	-£92,003,737	-£96,800,019	-£99,242,456
60% LAR ; 40% CIR	50%	-£88,283,685	-£94,181,713	-£94,234,231	-£94,339,656	-£94,927,827	-£99,721,984	-£102,163,456

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,389,313	-£28,897,066	-£28,909,273	-£29,014,546	-£29,591,214	-£34,284,068	-£36,671,851
60% LAR ; 40% CIR	5%	-£24,367,270	-£32,392,374	-£32,444,379	-£32,548,607	-£33,124,098	-£37,810,926	-£40,195,786
60% LAR ; 40% CIR	10%	-£27,654,568	-£35,152,261	-£35,209,084	-£35,312,988	-£35,887,674	-£40,568,587	-£42,950,759
60% LAR ; 40% CIR	15%	-£30,651,601	-£37,932,230	-£37,983,887	-£38,087,496	-£38,661,443	-£43,336,940	-£45,716,651
60% LAR ; 40% CIR	20%	-£33,658,900	-£40,717,186	-£40,768,694	-£40,872,034	-£41,445,309	-£46,115,885	-£48,526,844
60% LAR ; 40% CIR	25%	-£36,676,161	-£43,512,031	-£43,563,407	-£43,666,506	-£44,239,178	-£48,939,455	-£51,351,621
60% LAR ; 40% CIR	30%	-£39,703,286	-£46,316,672	-£46,367,930	-£46,470,813	-£47,043,031	-£51,783,311	-£54,229,962
60% LAR ; 40% CIR	35%	-£42,740,178	-£49,157,320	-£49,209,259	-£49,313,520	-£49,895,901	-£54,674,103	-£57,119,128
60% LAR ; 40% CIR	40%	-£45,786,739	-£52,029,363	-£52,082,006	-£52,187,689	-£52,776,505	-£57,575,391	-£60,019,012
60% LAR ; 40% CIR	45%	-£48,854,307	-£54,944,214	-£54,996,787	-£55,102,327	-£55,690,788	-£60,487,070	-£62,929,508
60% LAR ; 40% CIR	50%	-£51,970,736	-£57,868,765	-£57,921,282	-£58,026,707	-£58,614,879	-£63,409,035	-£65,850,507

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,644,023	-£14,591,255	-£14,643,451	-£14,748,038	-£15,324,404	-£20,017,649	-£22,405,426
60% LAR ; 40% CIR	5%	-£8,620,850	-£17,345,964	-£17,397,969	-£17,502,197	-£18,077,688	-£22,764,516	-£25,149,376
60% LAR ; 40% CIR	10%	-£12,607,948	-£20,110,850	-£20,162,674	-£20,266,578	-£20,841,263	-£25,522,177	-£27,904,348
60% LAR ; 40% CIR	15%	-£15,605,190	-£22,885,819	-£22,937,477	-£23,041,086	-£23,615,033	-£28,290,530	-£30,670,241
60% LAR ; 40% CIR	20%	-£18,612,490	-£25,670,775	-£25,722,283	-£25,825,624	-£26,398,899	-£31,069,475	-£33,480,434
60% LAR ; 40% CIR	25%	-£21,629,751	-£28,465,621	-£28,516,996	-£28,620,095	-£29,192,766	-£33,893,044	-£36,305,211
60% LAR ; 40% CIR	30%	-£24,656,876	-£31,270,262	-£31,321,520	-£31,424,403	-£31,996,621	-£36,736,901	-£39,183,551
60% LAR ; 40% CIR	35%	-£27,693,767	-£34,110,910	-£34,162,849	-£34,267,109	-£34,847,491	-£39,627,693	-£42,072,718
60% LAR ; 40% CIR	40%	-£30,740,329	-£36,982,953	-£37,035,596	-£37,141,279	-£37,730,095	-£42,528,981	-£44,972,602
60% LAR ; 40% CIR	45%	-£33,807,896	-£39,897,804	-£39,950,376	-£40,055,917	-£40,644,378	-£45,440,660	-£47,883,097
60% LAR ; 40% CIR	50%	-£36,924,326	-£42,822,354	-£42,874,872	-£42,980,297	-£43,568,468	-£48,362,625	-£50,804,097

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,142,259	£3,195,027	£3,142,821	£3,038,244	£2,461,878	-£2,231,397	-£4,619,144
60% LAR ; 40% CIR	5%	£8,165,422	£440,318	£388,313	£284,086	-£291,406	-£4,978,234	-£7,363,094
60% LAR ; 40% CIR	10%	£5,178,334	-£2,304,568	-£2,356,392	-£2,460,296	-£3,054,981	-£7,736,896	-£10,118,066
60% LAR ; 40% CIR	15%	£2,181,092	-£5,099,537	-£5,151,195	-£5,254,804	-£5,828,751	-£10,504,248	-£12,883,959
60% LAR ; 40% CIR	20%	-£826,208	-£7,884,493	-£7,936,001	-£8,039,342	-£8,612,617	-£13,283,193	-£15,694,152
60% LAR ; 40% CIR	25%	-£3,843,469	-£10,679,339	-£10,730,714	-£10,833,813	-£11,406,484	-£16,106,762	-£18,518,929
60% LAR ; 40% CIR	30%	-£6,870,594	-£13,483,980	-£13,535,238	-£13,638,120	-£14,210,339	-£18,950,618	-£21,397,269
60% LAR ; 40% CIR	35%	-£9,907,485	-£16,324,628	-£16,376,567	-£16,480,827	-£17,061,208	-£21,841,411	-£24,286,436
60% LAR ; 40% CIR	40%	-£12,954,047	-£19,196,671	-£19,249,314	-£19,354,997	-£19,943,813	-£24,742,699	-£27,186,320
60% LAR ; 40% CIR	45%	-£16,021,614	-£22,111,522	-£22,164,094	-£22,269,635	-£22,858,096	-£27,654,378	-£30,096,815
60% LAR ; 40% CIR	50%	-£19,138,044	-£25,036,072	-£25,088,590	-£25,194,015	-£25,782,186	-£30,576,343	-£33,017,815

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£36,296,791	£28,296,016	£28,243,811	£28,139,234	£27,562,867	£22,869,622	£20,481,844
60% LAR : 40% CIR	5%	£33,008,427	£25,210,662	£25,158,657	£25,054,429	£24,478,938	£19,792,110	£17,407,250
60% LAR : 40% CIR	10%	£29,709,966	£22,115,130	£22,063,307	£21,959,403	£21,384,717	£16,703,804	£14,321,631
60% LAR : 40% CIR	15%	£26,381,486	£19,009,515	£18,957,858	£18,854,249	£18,280,302	£13,604,805	£11,225,094
60% LAR : 40% CIR	20%	£23,038,167	£15,893,913	£15,842,405	£15,739,065	£15,165,790	£10,495,215	£8,117,741
60% LAR : 40% CIR	25%	£19,684,888	£12,768,422	£12,717,047	£12,613,948	£12,041,278	£7,375,136	£4,998,597
60% LAR : 40% CIR	30%	£16,321,744	£9,633,136	£9,581,878	£9,478,995	£8,906,862	£4,238,129	£1,828,249
60% LAR : 40% CIR	35%	£12,948,834	£6,488,153	£6,436,995	£6,334,301	£5,762,642	£1,055,517	-£1,373,403
60% LAR : 40% CIR	40%	£9,566,253	£3,325,244	£3,273,392	£3,169,297	£2,589,330	-£2,170,047	-£4,613,668
60% LAR : 40% CIR	45%	£6,174,099	£118,933	£67,152	-£37,365	-£625,826	-£5,422,108	-£7,864,545
60% LAR : 40% CIR	50%	£2,766,939	-£3,144,183	-£3,196,700	-£3,302,125	-£3,890,297	-£8,684,454	-£11,125,925

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£51,336,927	-£59,337,702	-£59,389,907	-£59,494,484	-£60,070,851	-£64,764,096	-£67,151,874
60% LAR : 40% CIR	5%	-£54,625,290	-£62,423,055	-£62,475,061	-£62,579,289	-£63,154,780	-£67,841,608	-£70,226,468
60% LAR : 40% CIR	10%	-£57,923,752	-£65,518,588	-£65,570,411	-£65,674,315	-£66,249,001	-£70,929,914	-£73,312,087
60% LAR : 40% CIR	15%	-£61,252,232	-£68,624,203	-£68,675,860	-£68,779,469	-£69,353,416	-£74,028,913	-£76,408,624
60% LAR : 40% CIR	20%	-£64,595,551	-£71,739,804	-£71,791,312	-£71,894,653	-£72,467,928	-£77,138,503	-£79,515,977
60% LAR : 40% CIR	25%	-£67,948,830	-£74,865,296	-£74,916,671	-£75,019,770	-£75,592,440	-£80,258,582	-£82,635,121
60% LAR : 40% CIR	30%	-£71,311,974	-£78,000,582	-£78,051,840	-£78,154,723	-£78,726,856	-£83,395,589	-£85,835,469
60% LAR : 40% CIR	35%	-£74,684,884	-£81,146,565	-£81,196,723	-£81,299,417	-£81,871,076	-£86,578,201	-£89,007,121
60% LAR : 40% CIR	40%	-£78,067,465	-£84,308,474	-£84,360,326	-£84,464,421	-£85,044,388	-£89,803,765	-£92,247,386
60% LAR : 40% CIR	45%	-£81,459,619	-£87,514,785	-£87,566,566	-£97,671,083	-£98,259,544	-£93,055,829	-£95,498,253
60% LAR : 40% CIR	50%	-£84,866,779	-£90,777,901	-£90,830,418	-£90,935,843	-£91,524,015	-£96,318,171	-£98,759,643

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,160,784	-£25,420,559	-£23,678,808	-£23,791,536	-£24,367,053	-£28,401,147	-£30,826,325
60% LAR : 40% CIR	5%	-£18,312,342	-£25,110,107	-£26,162,112	-£26,266,340	-£25,841,831	-£31,528,659	-£33,913,520
60% LAR : 40% CIR	10%	-£21,610,803	-£29,205,639	-£29,257,462	-£29,361,367	-£29,936,052	-£34,616,966	-£36,999,138
60% LAR : 40% CIR	15%	-£24,939,284	-£32,311,254	-£32,362,911	-£32,466,521	-£33,040,467	-£37,715,965	-£40,095,675
60% LAR : 40% CIR	20%	-£28,282,602	-£35,426,855	-£35,478,364	-£35,581,704	-£36,154,980	-£40,825,554	-£43,203,028
60% LAR : 40% CIR	25%	-£31,635,881	-£38,552,348	-£38,603,722	-£38,706,821	-£39,279,492	-£43,945,633	-£46,322,172
60% LAR : 40% CIR	30%	-£34,999,025	-£41,687,633	-£41,738,891	-£41,841,774	-£42,413,907	-£47,082,640	-£49,492,521
60% LAR : 40% CIR	35%	-£38,371,936	-£44,833,616	-£44,883,774	-£44,986,468	-£45,558,127	-£50,265,252	-£52,694,172
60% LAR : 40% CIR	40%	-£41,754,516	-£47,995,525	-£48,047,377	-£48,151,472	-£48,731,439	-£53,490,816	-£55,934,437
60% LAR : 40% CIR	45%	-£45,146,670	-£51,201,836	-£51,253,617	-£51,358,134	-£51,946,595	-£56,742,877	-£59,185,314
60% LAR : 40% CIR	50%	-£48,553,830	-£54,464,952	-£54,517,469	-£54,622,894	-£55,211,066	-£60,006,223	-£62,446,695

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£22,432	-£7,976,343	-£8,690,948	-£8,135,125	-£8,711,492	-£13,404,737	-£15,792,515
60% LAR : 40% CIR	5%	-£3,265,952	-£11,060,687	-£11,116,792	-£11,219,930	-£11,795,421	-£16,482,249	-£18,867,109
60% LAR : 40% CIR	10%	-£6,564,393	-£14,159,229	-£14,211,052	-£14,314,956	-£14,889,642	-£19,570,555	-£21,952,728
60% LAR : 40% CIR	15%	-£9,892,873	-£17,264,844	-£17,316,501	-£17,420,110	-£17,994,057	-£22,669,554	-£25,049,265
60% LAR : 40% CIR	20%	-£13,236,192	-£20,380,445	-£20,431,953	-£20,535,294	-£21,108,569	-£25,779,144	-£28,156,618
60% LAR : 40% CIR	25%	-£16,589,471	-£23,505,937	-£23,557,312	-£23,660,411	-£24,233,081	-£28,899,223	-£31,275,762
60% LAR : 40% CIR	30%	-£19,952,615	-£26,641,223	-£26,692,481	-£26,795,364	-£27,367,497	-£32,036,230	-£34,446,110
60% LAR : 40% CIR	35%	-£23,325,525	-£29,786,206	-£29,837,364	-£29,940,058	-£30,511,717	-£35,218,842	-£37,647,762
60% LAR : 40% CIR	40%	-£26,708,106	-£32,949,115	-£33,000,967	-£33,105,062	-£33,685,029	-£38,444,406	-£40,888,027
60% LAR : 40% CIR	45%	-£30,100,260	-£36,155,426	-£36,207,207	-£36,311,724	-£36,900,185	-£41,696,467	-£44,138,904
60% LAR : 40% CIR	50%	-£33,507,420	-£39,418,542	-£39,471,059	-£39,576,484	-£40,164,656	-£44,958,813	-£47,400,284

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£17,808,714	£9,807,939	£9,755,734	£9,651,157	£9,074,790	£4,381,545	£1,993,768
60% LAR : 40% CIR	5%	£14,520,351	£6,722,585	£6,670,580	£6,566,352	£5,990,861	£1,304,033	-£1,080,827
60% LAR : 40% CIR	10%	£11,221,889	£3,627,053	£3,575,230	£3,471,326	£2,896,641	-£1,784,273	-£4,166,446
60% LAR : 40% CIR	15%	£7,893,409	£521,439	£469,781	£366,172	-£207,775	-£4,883,272	-£7,262,983
60% LAR : 40% CIR	20%	£4,550,090	-£2,594,163	-£2,645,671	-£2,749,012	-£3,322,287	-£7,992,862	-£10,370,336
60% LAR : 40% CIR	25%	£1,196,811	-£5,719,655	-£5,771,030	-£5,874,128	-£6,446,798	-£11,112,941	-£13,489,479
60% LAR : 40% CIR	30%	-£2,166,333	-£8,854,941	-£8,906,199	-£9,009,082	-£9,581,215	-£14,249,948	-£16,659,828
60% LAR : 40% CIR	35%	-£5,539,243	-£11,999,924	-£12,051,082	-£12,153,776	-£12,725,435	-£17,432,560	-£19,861,480
60% LAR : 40% CIR	40%	-£8,921,824	-£15,162,833	-£15,214,685	-£15,318,780	-£15,898,747	-£20,658,124	-£23,101,745
60% LAR : 40% CIR	45%	-£12,313,978	-£18,369,144	-£18,420,925	-£18,525,442	-£19,113,903	-£23,910,185	-£26,352,622
60% LAR : 40% CIR	50%	-£15,721,138	-£21,632,260	-£21,684,777	-£21,790,202	-£22,378,374	-£27,172,530	-£29,614,002

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft
No Units	105	Sales value inflation	Base
Site Area	0.9 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£10,971,237	-£18,499,047	-£18,552,858	-£18,660,690	-£19,254,740	-£24,092,299	-£26,553,498
60% LAR : 40% CIR	5%	-£12,073,626	-£19,403,913	-£19,457,518	-£19,564,949	-£20,158,137	-£24,989,081	-£27,447,274
60% LAR : 40% CIR	10%	-£13,186,580	-£20,319,269	-£20,372,686	-£20,479,786	-£21,072,142	-£25,896,990	-£28,352,412
60% LAR : 40% CIR	15%	-£14,310,001	-£21,245,019	-£21,298,264	-£21,405,059	-£21,996,655	-£26,815,921	-£29,268,805
60% LAR : 40% CIR	20%	-£15,443,789	-£22,181,061	-£22,234,154	-£22,340,672	-£22,931,575	-£27,745,767	-£30,196,345
60% LAR : 40% CIR	25%	-£16,587,843	-£23,127,299	-£23,180,254	-£23,286,522	-£23,876,803	-£28,686,425	-£31,134,926
60% LAR : 40% CIR	30%	-£17,742,066	-£24,083,632	-£24,136,466	-£24,242,513	-£24,832,238	-£29,637,788	-£32,084,439
60% LAR : 40% CIR	35%	-£18,906,354	-£25,049,960	-£25,102,691	-£25,208,543	-£25,797,781	-£30,599,754	-£33,044,779
60% LAR : 40% CIR	40%	-£20,080,611	-£26,026,187	-£26,078,830	-£26,184,513	-£26,773,329	-£31,572,215	-£34,015,836
60% LAR : 40% CIR	45%	-£21,264,736	-£27,012,211	-£27,064,783	-£27,170,324	-£27,758,785	-£32,555,067	-£34,997,504
60% LAR : 40% CIR	50%	-£22,458,629	-£28,007,935	-£28,060,451	-£28,165,876	-£28,754,048	-£33,548,205	-£35,989,677

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£98,604,955	-£106,132,765	-£106,186,576	-£106,294,368	-£106,888,458	-£111,726,017	-£114,187,216
60% LAR : 40% CIR	5%	-£99,707,344	-£107,037,630	-£107,091,236	-£107,198,667	-£107,791,855	-£112,622,799	-£115,080,992
60% LAR : 40% CIR	10%	-£100,820,298	-£107,952,987	-£108,006,404	-£108,113,504	-£108,705,860	-£113,530,708	-£115,986,130
60% LAR : 40% CIR	15%	-£101,943,719	-£108,878,736	-£108,931,982	-£109,038,777	-£109,630,373	-£114,449,639	-£116,902,523
60% LAR : 40% CIR	20%	-£103,077,506	-£109,814,779	-£109,867,872	-£109,974,390	-£110,565,293	-£115,379,485	-£117,830,063
60% LAR : 40% CIR	25%	-£104,221,561	-£110,761,017	-£110,813,972	-£110,920,240	-£111,510,521	-£116,320,143	-£118,768,644
60% LAR : 40% CIR	30%	-£105,375,783	-£111,717,300	-£111,770,184	-£111,876,231	-£112,465,956	-£117,271,506	-£119,718,157
60% LAR : 40% CIR	35%	-£106,540,072	-£112,683,676	-£112,736,409	-£112,842,261	-£113,431,499	-£118,233,472	-£120,678,497
60% LAR : 40% CIR	40%	-£107,714,329	-£113,659,905	-£113,712,548	-£113,818,231	-£114,407,047	-£119,205,933	-£121,649,554
60% LAR : 40% CIR	45%	-£108,898,454	-£114,645,929	-£114,698,501	-£114,804,042	-£115,392,503	-£120,188,785	-£122,631,222
60% LAR : 40% CIR	50%	-£110,092,347	-£115,641,653	-£115,694,169	-£115,799,594	-£116,387,765	-£121,181,923	-£123,623,385

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£69,256,295	-£69,810,816	-£69,864,628	-£69,980,418	-£70,574,468	-£75,418,028	-£77,874,227
60% LAR : 40% CIR	5%	-£69,394,395	-£70,724,682	-£70,778,287	-£70,885,718	-£71,478,907	-£76,309,850	-£78,768,043
60% LAR : 40% CIR	10%	-£64,507,349	-£71,640,038	-£71,693,455	-£71,800,555	-£72,392,912	-£77,217,759	-£79,673,181
60% LAR : 40% CIR	15%	-£65,630,770	-£72,565,788	-£72,619,033	-£72,725,828	-£73,317,424	-£78,136,690	-£80,589,574
60% LAR : 40% CIR	20%	-£66,764,558	-£73,501,831	-£73,554,923	-£73,661,441	-£74,252,344	-£79,066,536	-£81,517,114
60% LAR : 40% CIR	25%	-£67,908,612	-£74,448,068	-£74,501,023	-£74,607,292	-£75,197,572	-£80,007,194	-£82,455,695
60% LAR : 40% CIR	30%	-£69,062,835	-£75,404,401	-£75,457,235	-£75,563,282	-£76,153,007	-£80,958,558	-£83,405,208
60% LAR : 40% CIR	35%	-£70,227,123	-£76,370,730	-£76,423,460	-£76,529,312	-£77,118,550	-£81,920,523	-£84,365,548
60% LAR : 40% CIR	40%	-£71,401,381	-£77,346,956	-£77,399,599	-£77,505,282	-£78,094,098	-£82,892,984	-£85,336,605
60% LAR : 40% CIR	45%	-£72,585,506	-£78,332,980	-£78,385,552	-£78,491,094	-£79,079,555	-£83,875,837	-£86,318,274
60% LAR : 40% CIR	50%	-£73,779,399	-£79,329,704	-£79,381,220	-£79,486,646	-£80,074,817	-£84,868,974	-£87,310,446

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£47,245,596	-£54,773,406	-£54,827,217	-£54,935,009	-£55,529,099	-£60,366,658	-£62,827,857
60% LAR : 40% CIR	5%	-£48,347,985	-£55,678,272	-£55,731,877	-£55,839,308	-£56,432,496	-£61,263,440	-£63,721,633
60% LAR : 40% CIR	10%	-£49,460,939	-£56,593,628	-£56,647,045	-£56,754,145	-£57,346,501	-£62,171,349	-£64,626,771
60% LAR : 40% CIR	15%	-£50,584,360	-£57,519,377	-£57,572,623	-£57,679,418	-£58,271,014	-£63,090,280	-£65,543,164
60% LAR : 40% CIR	20%	-£51,718,148	-£58,455,420	-£58,508,513	-£58,615,031	-£59,205,934	-£64,020,126	-£66,470,704
60% LAR : 40% CIR	25%	-£52,862,202	-£59,401,658	-£59,454,613	-£59,560,881	-£60,151,162	-£64,960,784	-£67,409,285
60% LAR : 40% CIR	30%	-£54,016,425	-£60,357,991	-£60,410,825	-£60,516,872	-£61,106,597	-£65,912,147	-£68,358,798
60% LAR : 40% CIR	35%	-£55,180,713	-£61,324,319	-£61,377,050	-£61,482,902	-£62,072,140	-£66,874,113	-£69,319,138
60% LAR : 40% CIR	40%	-£56,354,970	-£62,300,546	-£62,353,189	-£62,458,872	-£63,047,688	-£67,845,574	-£70,290,195
60% LAR : 40% CIR	45%	-£57,539,095	-£63,286,570	-£63,339,142	-£63,444,683	-£64,033,144	-£68,829,426	-£71,271,863
60% LAR : 40% CIR	50%	-£58,732,988	-£64,282,294	-£64,334,810	-£64,440,235	-£65,028,407	-£69,822,564	-£72,264,036

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,459,314	-£36,987,124	-£37,040,935	-£37,148,727	-£37,742,817	-£42,580,376	-£45,041,575
60% LAR : 40% CIR	5%	-£30,561,703	-£37,891,989	-£37,945,594	-£38,053,026	-£38,646,214	-£43,477,158	-£45,935,351
60% LAR : 40% CIR	10%	-£31,674,657	-£38,807,346	-£38,860,763	-£38,967,863	-£39,560,219	-£44,385,067	-£46,840,489
60% LAR : 40% CIR	15%	-£32,798,078	-£39,733,095	-£39,786,341	-£39,893,136	-£40,484,732	-£45,303,998	-£47,756,882
60% LAR : 40% CIR	20%	-£33,931,866	-£40,669,138	-£40,722,231	-£40,828,749	-£41,419,652	-£46,233,844	-£48,684,422
60% LAR : 40% CIR	25%	-£35,075,920	-£41,615,376	-£41,668,331	-£41,774,599	-£42,364,880	-£47,174,502	-£49,623,003
60% LAR : 40% CIR	30%	-£36,230,142	-£42,571,709	-£42,624,543	-£42,730,590	-£43,320,315	-£48,125,865	-£50,572,516
60% LAR : 40% CIR	35%	-£37,394,431	-£43,538,037	-£43,590,768	-£43,696,620	-£44,285,858	-£49,087,831	-£51,532,856
60% LAR : 40% CIR	40%	-£38,568,688	-£44,514,264	-£44,566,907	-£44,672,590	-£45,261,406	-£50,060,292	-£52,503,913
60% LAR : 40% CIR	45%	-£39,752,813	-£45,500,288	-£45,552,860	-£45,658,401	-£46,246,862	-£51,043,144	-£53,485,581
60% LAR : 40% CIR	50%	-£40,946,706	-£46,496,012	-£46,548,528	-£46,653,953	-£47,242,124	-£52,036,282	-£54,477,754

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone B -Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£6,359,071	-£13,960,630	-£14,014,441	-£14,122,233	-£14,716,324	-£19,553,882	-£22,015,081
60% LAR : 40% CIR	5%	-£7,892,068	-£15,092,417	-£15,146,021	-£15,253,453	-£15,846,641	-£20,677,585	-£23,135,779
60% LAR : 40% CIR	10%	-£9,035,631	-£16,234,694	-£16,288,111	-£16,396,211	-£16,987,567	-£21,812,415	-£24,267,837
60% LAR : 40% CIR	15%	-£10,389,660	-£17,387,365	-£17,440,610	-£17,547,405	-£18,139,001	-£22,958,266	-£25,411,151
60% LAR : 40% CIR	20%	-£11,754,056	-£18,550,329	-£18,603,420	-£18,709,938	-£19,300,842	-£24,115,034	-£26,565,612
60% LAR : 40% CIR	25%	-£13,128,719	-£19,723,486	-£19,776,442	-£19,882,710	-£20,472,991	-£25,282,612	-£27,731,114
60% LAR : 40% CIR	30%	-£14,513,549	-£20,906,741	-£20,959,575	-£21,065,621	-£21,655,346	-£26,460,897	-£28,907,548
60% LAR : 40% CIR	35%	-£15,908,447	-£22,099,990	-£22,152,720	-£22,258,572	-£22,847,809	-£27,649,783	-£30,094,807
60% LAR : 40% CIR	40%	-£17,313,312	-£23,303,137	-£23,355,780	-£23,461,463	-£24,050,280	-£28,849,165	-£31,292,786
60% LAR : 40% CIR	45%	-£18,728,045	-£24,516,082	-£24,568,653	-£24,674,195	-£25,262,656	-£30,058,938	-£32,501,375
60% LAR : 40% CIR	50%	-£20,152,546	-£25,738,726	-£25,791,243	-£25,896,669	-£26,484,840	-£31,278,996	-£33,720,468

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£93,992,789	-£101,594,348	-£101,648,159	-£101,755,951	-£102,350,042	-£107,187,600	-£109,648,799
60% LAR : 40% CIR	5%	-£95,325,786	-£102,726,135	-£102,779,739	-£102,887,121	-£103,480,359	-£108,311,303	-£110,769,497
60% LAR : 40% CIR	10%	-£96,669,349	-£103,868,412	-£103,921,829	-£104,028,929	-£104,621,285	-£109,446,133	-£111,901,555
60% LAR : 40% CIR	15%	-£98,023,378	-£105,021,083	-£105,074,326	-£105,181,123	-£105,772,719	-£110,591,984	-£113,044,869
60% LAR : 40% CIR	20%	-£99,387,774	-£106,184,047	-£106,237,136	-£106,343,656	-£106,934,560	-£111,748,751	-£114,199,330
60% LAR : 40% CIR	25%	-£100,762,437	-£107,357,204	-£107,410,160	-£107,516,428	-£108,106,709	-£112,916,330	-£115,364,832
60% LAR : 40% CIR	30%	-£102,147,267	-£108,540,459	-£108,593,293	-£108,699,339	-£109,289,064	-£114,094,615	-£116,541,266
60% LAR : 40% CIR	35%	-£103,542,165	-£109,733,708	-£109,786,438	-£109,892,290	-£110,481,527	-£115,283,501	-£117,728,525
60% LAR : 40% CIR	40%	-£104,947,030	-£110,936,855	-£110,989,498	-£111,095,181	-£111,683,998	-£116,482,883	-£118,926,504
60% LAR : 40% CIR	45%	-£106,361,763	-£112,149,800	-£112,202,371	-£112,307,913	-£112,896,374	-£117,692,656	-£120,135,093
60% LAR : 40% CIR	50%	-£107,786,264	-£113,372,444	-£113,424,961	-£113,530,387	-£114,118,558	-£118,912,714	-£121,354,188

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£57,324,841	-£65,281,206	-£65,335,018	-£65,440,809	-£66,034,900	-£70,874,458	-£73,335,657
60% LAR : 40% CIR	5%	-£59,012,837	-£66,413,186	-£66,466,790	-£66,574,223	-£67,167,410	-£71,998,355	-£74,456,548
60% LAR : 40% CIR	10%	-£60,356,400	-£67,555,463	-£67,608,880	-£67,715,980	-£68,308,336	-£73,133,184	-£75,588,606
60% LAR : 40% CIR	15%	-£61,710,429	-£68,708,134	-£68,761,380	-£68,868,174	-£69,459,770	-£74,279,035	-£76,731,921
60% LAR : 40% CIR	20%	-£63,074,825	-£69,871,098	-£69,924,186	-£70,030,707	-£70,621,611	-£75,435,803	-£77,886,381
60% LAR : 40% CIR	25%	-£64,449,488	-£71,044,256	-£71,097,211	-£71,203,479	-£71,793,760	-£76,603,382	-£79,051,883
60% LAR : 40% CIR	30%	-£65,834,319	-£72,227,510	-£72,280,344	-£72,386,390	-£72,976,115	-£77,781,667	-£80,228,317
60% LAR : 40% CIR	35%	-£67,229,216	-£73,420,759	-£73,473,490	-£73,579,341	-£74,168,578	-£78,970,552	-£81,415,576
60% LAR : 40% CIR	40%	-£68,634,081	-£74,623,906	-£74,676,549	-£74,782,232	-£75,371,040	-£80,169,934	-£82,613,555
60% LAR : 40% CIR	45%	-£70,048,814	-£75,836,851	-£75,889,423	-£75,994,964	-£76,583,425	-£81,379,707	-£83,822,145
60% LAR : 40% CIR	50%	-£71,473,316	-£77,059,495	-£77,112,012	-£77,217,436	-£77,805,609	-£82,599,765	-£85,041,237

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£42,633,430	-£50,234,989	-£50,288,800	-£50,396,592	-£50,990,683	-£55,828,241	-£58,289,440
60% LAR : 40% CIR	5%	-£43,966,427	-£51,366,776	-£51,420,380	-£51,527,812	-£52,121,050	-£56,951,944	-£59,410,138
60% LAR : 40% CIR	10%	-£45,309,990	-£52,509,053	-£52,562,470	-£52,669,570	-£53,261,926	-£58,086,774	-£60,542,196
60% LAR : 40% CIR	15%	-£46,664,019	-£53,661,724	-£53,714,969	-£53,821,764	-£54,413,360	-£59,232,625	-£61,685,510
60% LAR : 40% CIR	20%	-£48,028,415	-£54,824,688	-£54,877,776	-£54,984,297	-£55,575,201	-£60,389,393	-£62,839,971
60% LAR : 40% CIR	25%	-£49,403,078	-£55,997,845	-£56,050,801	-£56,157,069	-£56,747,350	-£61,556,971	-£64,005,473
60% LAR : 40% CIR	30%	-£50,787,908	-£57,181,100	-£57,233,934	-£57,339,980	-£57,929,705	-£62,735,256	-£65,181,907
60% LAR : 40% CIR	35%	-£52,182,806	-£58,374,349	-£58,427,079	-£58,532,931	-£59,122,168	-£63,924,142	-£66,369,166
60% LAR : 40% CIR	40%	-£53,587,671	-£59,577,496	-£59,630,139	-£59,736,822	-£60,324,639	-£65,123,524	-£67,567,145
60% LAR : 40% CIR	45%	-£55,002,404	-£60,790,441	-£60,843,012	-£60,948,554	-£61,537,015	-£66,333,297	-£68,775,734
60% LAR : 40% CIR	50%	-£56,426,905	-£62,013,085	-£62,065,602	-£62,171,026	-£62,759,199	-£67,553,355	-£69,994,827

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,847,149	-£32,448,707	-£32,502,518	-£32,610,310	-£33,204,401	-£38,041,959	-£40,503,158
60% LAR : 40% CIR	5%	-£26,180,145	-£33,580,494	-£33,634,098	-£33,741,530	-£34,334,718	-£39,165,662	-£41,623,856
60% LAR : 40% CIR	10%	-£27,523,709	-£34,722,771	-£34,776,188	-£34,883,288	-£35,475,644	-£40,300,492	-£42,755,914
60% LAR : 40% CIR	15%	-£28,877,737	-£35,875,442	-£35,928,687	-£36,035,482	-£36,627,078	-£41,446,343	-£43,899,228
60% LAR : 40% CIR	20%	-£30,242,133	-£37,039,406	-£37,092,495	-£37,199,015	-£37,789,919	-£42,603,110	-£45,053,689
60% LAR : 40% CIR	25%	-£31,616,796	-£38,211,563	-£38,264,519	-£38,370,787	-£38,961,068	-£43,770,689	-£46,219,191
60% LAR : 40% CIR	30%	-£33,001,626	-£39,394,818	-£39,447,652	-£39,553,698	-£40,143,423	-£44,948,974	-£47,395,625
60% LAR : 40% CIR	35%	-£34,396,524	-£40,588,067	-£40,640,797	-£40,746,649	-£41,335,886	-£46,137,860	-£48,582,884
60% LAR : 40% CIR	40%	-£35,801,389	-£41,791,214	-£41,843,857	-£41,949,540	-£42,538,357	-£47,337,242	-£49,780,863
60% LAR : 40% CIR	45%	-£37,216,122	-£43,004,159	-£43,056,730	-£43,162,272	-£43,750,733	-£48,547,015	-£50,989,452
60% LAR : 40% CIR	50%	-£38,640,623	-£44,226,803	-£44,279,320	-£44,384,745	-£44,972,917	-£49,767,073	-£52,208,545

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£4,052,868	-£11,691,423	-£11,745,233	-£11,853,026	-£12,447,115	-£17,284,673	-£19,745,874
60% LAR : 40% CIR	5%	-£5,501,289	-£12,936,669	-£12,990,274	-£13,097,705	-£13,690,894	-£18,521,837	-£20,980,030
60% LAR : 40% CIR	10%	-£6,960,156	-£14,192,407	-£14,245,823	-£14,352,923	-£14,945,280	-£19,770,127	-£22,225,549
60% LAR : 40% CIR	15%	-£8,429,489	-£15,458,538	-£15,511,783	-£15,618,578	-£16,210,173	-£21,029,439	-£23,482,323
60% LAR : 40% CIR	20%	-£9,909,190	-£16,734,962	-£16,788,054	-£16,894,572	-£17,485,475	-£22,299,667	-£24,750,245
60% LAR : 40% CIR	25%	-£11,399,157	-£18,021,581	-£18,074,535	-£18,180,804	-£18,771,084	-£23,580,706	-£26,029,207
60% LAR : 40% CIR	30%	-£12,899,291	-£19,318,295	-£19,371,129	-£19,477,176	-£20,066,900	-£24,872,451	-£27,319,102
60% LAR : 40% CIR	35%	-£14,409,493	-£20,625,004	-£20,677,735	-£20,783,587	-£21,372,824	-£26,174,798	-£28,619,822
60% LAR : 40% CIR	40%	-£15,929,662	-£21,941,612	-£21,994,255	-£22,099,938	-£22,688,754	-£27,487,640	-£29,931,261
60% LAR : 40% CIR	45%	-£17,459,699	-£23,268,017	-£23,320,589	-£23,426,130	-£24,014,591	-£28,810,873	-£31,253,311
60% LAR : 40% CIR	50%	-£18,999,504	-£24,604,121	-£24,656,639	-£24,762,064	-£25,350,235	-£30,144,393	-£32,585,865

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£91,886,709	-£99,325,141	-£99,378,951	-£99,486,744	-£100,080,833	-£104,918,391	-£107,379,592
60% LAR : 40% CIR	5%	-£93,135,007	-£100,570,387	-£100,623,992	-£100,731,423	-£101,324,512	-£106,155,553	-£108,613,748
60% LAR : 40% CIR	10%	-£94,393,873	-£101,826,125	-£101,879,541	-£101,986,641	-£102,578,998	-£107,403,845	-£109,859,267
60% LAR : 40% CIR	15%	-£96,663,207	-£103,092,256	-£103,145,501	-£103,252,296	-£103,843,891	-£108,663,197	-£111,116,041
60% LAR : 40% CIR	20%	-£97,942,908	-£104,368,680	-£104,421,772	-£104,528,290	-£105,119,193	-£109,933,385	-£112,383,963
60% LAR : 40% CIR	25%	-£99,032,875	-£105,655,299	-£105,708,253	-£105,814,522	-£106,404,802	-£111,214,424	-£113,662,925
60% LAR : 40% CIR	30%	-£100,533,009	-£106,952,013	-£107,004,847	-£107,110,894	-£107,700,618	-£112,506,169	-£114,952,820
60% LAR : 40% CIR	35%	-£102,043,211	-£108,258,722	-£108,311,453	-£108,417,305	-£109,006,541	-£113,808,516	-£116,253,540
60% LAR : 40% CIR	40%	-£103,563,380	-£109,575,330	-£109,627,973	-£109,733,656	-£110,322,472	-£115,121,358	-£117,564,979
60% LAR : 40% CIR	45%	-£105,093,417	-£110,901,725	-£110,954,307	-£111,059,848	-£111,648,309	-£116,444,591	-£118,887,029
60% LAR : 40% CIR	50%	-£106,633,222	-£112,237,839	-£112,290,357	-£112,395,782	-£112,983,953	-£117,778,111	-£120,219,583

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£55,393,756	-£63,016,182	-£63,069,992	-£63,177,785	-£63,771,874	-£68,609,432	-£71,068,633
60% LAR : 40% CIR	5%	-£56,822,058	-£64,257,438	-£64,311,043	-£64,418,474	-£65,011,563	-£69,842,606	-£72,300,800
60% LAR : 40% CIR	10%	-£58,260,925	-£65,513,177	-£65,566,593	-£65,673,692	-£66,266,049	-£71,090,896	-£73,546,319
60% LAR : 40% CIR	15%	-£59,750,259	-£66,779,307	-£66,832,553	-£66,939,347	-£67,530,942	-£72,350,208	-£74,803,093
60% LAR : 40% CIR	20%	-£61,229,959	-£68,055,731	-£68,108,823	-£68,215,341	-£68,806,245	-£73,620,437	-£76,071,015
60% LAR : 40% CIR	25%	-£62,719,926	-£69,342,350	-£69,395,304	-£69,501,574	-£70,091,853	-£74,901,475	-£77,349,976
60% LAR : 40% CIR	30%	-£64,220,060	-£70,639,064	-£70,691,898	-£70,797,945	-£71,387,669	-£76,193,221	-£78,639,871
60% LAR : 40% CIR	35%	-£65,730,262	-£71,945,774	-£71,998,504	-£72,104,356	-£72,693,593	-£77,495,567	-£79,940,591
60% LAR : 40% CIR	40%	-£67,250,431	-£73,262,381	-£73,315,024	-£73,420,707	-£74,009,523	-£78,808,409	-£81,252,030
60% LAR : 40% CIR	45%	-£68,780,468	-£74,588,786	-£74,641,359	-£74,746,899	-£75,335,360	-£80,131,642	-£82,574,080
60% LAR : 40% CIR	50%	-£70,320,274	-£75,924,891	-£75,977,408	-£76,082,833	-£76,671,005	-£81,465,162	-£83,906,634

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£40,327,347	-£47,965,782	-£48,019,592	-£48,127,385	-£48,721,474	-£53,559,032	-£56,020,233
60% LAR : 40% CIR	5%	-£41,776,648	-£49,211,028	-£49,264,633	-£49,372,064	-£49,965,153	-£54,796,196	-£57,254,389
60% LAR : 40% CIR	10%	-£43,234,515	-£50,466,766	-£50,520,182	-£50,627,282	-£51,219,639	-£56,044,486	-£58,499,908
60% LAR : 40% CIR	15%	-£44,703,849	-£51,732,897	-£51,786,142	-£51,892,937	-£52,484,532	-£57,303,798	-£59,756,682
60% LAR : 40% CIR	20%	-£46,183,549	-£53,009,321	-£53,062,413	-£53,168,931	-£53,759,834	-£58,574,026	-£61,024,604
60% LAR : 40% CIR	25%	-£47,673,516	-£54,295,940	-£54,348,894	-£54,455,163	-£55,045,443	-£59,855,065	-£62,303,566
60% LAR : 40% CIR	30%	-£49,173,650	-£55,592,654	-£55,645,488	-£55,751,535	-£56,341,259	-£61,146,810	-£63,593,461
60% LAR : 40% CIR	35%	-£50,683,852	-£56,899,363	-£56,952,094	-£57,057,946	-£57,647,183	-£62,449,157	-£64,894,181
60% LAR : 40% CIR	40%	-£52,204,021	-£58,215,971	-£58,268,614	-£58,374,297	-£58,963,113	-£63,761,999	-£66,205,620
60% LAR : 40% CIR	45%	-£53,734,058	-£59,542,376	-£59,594,948	-£59,700,489	-£60,288,950	-£65,085,232	-£67,527,670
60% LAR : 40% CIR	50%	-£55,273,863	-£60,878,480	-£60,930,998	-£61,036,423	-£61,624,594	-£66,418,752	-£68,860,224

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,541,069	-£30,179,500	-£30,233,310	-£30,341,103	-£30,935,192	-£35,772,750	-£38,233,951
60% LAR : 40% CIR	5%	-£23,989,366	-£31,424,746	-£31,478,351	-£31,585,782	-£32,178,871	-£37,009,914	-£39,468,107
60% LAR : 40% CIR	10%	-£25,448,232	-£32,680,484	-£32,733,900	-£32,841,000	-£33,433,357	-£38,258,204	-£40,713,626
60% LAR : 40% CIR	15%	-£26,917,566	-£33,946,615	-£33,999,860	-£34,106,655	-£34,698,250	-£39,517,516	-£41,970,400
60% LAR : 40% CIR	20%	-£28,397,266	-£35,223,039	-£35,276,131	-£35,382,649	-£35,973,552	-£40,787,744	-£43,238,322
60% LAR : 40% CIR	25%	-£29,887,234	-£36,509,658	-£36,562,612	-£36,668,881	-£37,259,161	-£42,068,783	-£44,517,284
60% LAR : 40% CIR	30%	-£31,387,368	-£37,806,372	-£37,859,206	-£37,965,253	-£38,554,977	-£43,360,528	-£45,807,179
60% LAR : 40% CIR	35%	-£32,897,570	-£39,113,081	-£39,165,812	-£39,271,664	-£39,860,900	-£44,662,875	-£47,107,899
60% LAR : 40% CIR	40%	-£34,417,739	-£40,429,689	-£40,482,332	-£40,588,015	-£41,176,831	-£45,975,717	-£48,419,338
60% LAR : 40% CIR	45%	-£35,947,776	-£41,756,094	-£41,808,666	-£41,914,207	-£42,502,668	-£47,298,950	-£49,741,388
60% LAR : 40% CIR	50%	-£37,487,581	-£43,092,198	-£43,144,716	-£43,250,141	-£43,838,312	-£48,632,470	-£51,073,942

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£1,746,906	-£9,422,214	-£9,476,024	-£9,583,818	-£10,177,907	-£15,015,466	-£17,476,666
60% LAR : 40% CIR	5%	-£3,310,511	-£10,780,921	-£10,834,526	-£10,941,958	-£11,535,146	-£16,366,090	-£18,824,282
60% LAR : 40% CIR	10%	-£4,884,681	-£12,150,120	-£12,203,536	-£12,310,635	-£12,902,992	-£17,727,840	-£20,183,262
60% LAR : 40% CIR	15%	-£6,469,319	-£13,529,711	-£13,582,956	-£13,089,751	-£14,281,346	-£19,100,612	-£21,553,497
60% LAR : 40% CIR	20%	-£8,064,323	-£14,919,595	-£14,972,687	-£15,079,205	-£15,670,108	-£20,484,300	-£22,934,879
60% LAR : 40% CIR	25%	-£9,669,594	-£16,319,674	-£16,372,629	-£16,479,898	-£17,069,178	-£21,878,800	-£24,327,301
60% LAR : 40% CIR	30%	-£11,285,033	-£17,729,849	-£17,782,683	-£17,888,730	-£18,478,455	-£23,284,005	-£25,730,656
60% LAR : 40% CIR	35%	-£12,910,538	-£19,150,019	-£19,202,750	-£19,308,601	-£19,897,838	-£24,699,812	-£27,144,837
60% LAR : 40% CIR	40%	-£14,546,012	-£20,580,087	-£20,632,730	-£20,738,413	-£21,327,229	-£26,126,115	-£28,569,736
60% LAR : 40% CIR	45%	-£16,191,354	-£22,019,953	-£22,072,524	-£22,178,066	-£22,766,527	-£27,562,809	-£30,005,246
60% LAR : 40% CIR	50%	-£17,846,464	-£23,469,518	-£23,522,034	-£23,627,460	-£24,215,631	-£29,009,788	-£31,451,260

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£89,360,624	-£97,055,932	-£97,109,742	-£97,217,536	-£97,811,625	-£102,649,183	-£105,110,364
60% LAR : 40% CIR	5%	-£90,944,229	-£98,414,639	-£98,468,244	-£98,575,676	-£99,168,864	-£103,999,808	-£106,458,000
60% LAR : 40% CIR	10%	-£92,518,599	-£99,783,838	-£99,837,254	-£99,944,353	-£100,536,710	-£105,361,568	-£107,816,980
60% LAR : 40% CIR	15%	-£94,103,037	-£101,163,429	-£101,216,674	-£101,323,469	-£101,915,064	-£106,734,330	-£109,187,214
60% LAR : 40% CIR	20%	-£95,698,041	-£102,553,313	-£102,606,405	-£102,712,923	-£103,303,826	-£108,118,018	-£110,568,597
60% LAR : 40% CIR	25%	-£97,303,312	-£103,953,392	-£104,006,347	-£104,112,616	-£104,702,896	-£109,512,518	-£111,961,019
60% LAR : 40% CIR	30%	-£98,918,751	-£105,363,567	-£105,416,401	-£105,522,448	-£106,112,173	-£110,917,723	-£113,364,374
60% LAR : 40% CIR	35%	-£100,544,256	-£106,783,737	-£106,836,468	-£106,942,319	-£107,531,556	-£112,333,530	-£114,778,554
60% LAR : 40% CIR	40%	-£102,179,730	-£108,213,805	-£108,266,448	-£108,372,131	-£108,960,947	-£113,759,833	-£116,203,454
60% LAR : 40% CIR	45%	-£103,825,072	-£109,653,671	-£109,706,242	-£109,811,784	-£110,400,245	-£115,196,527	-£117,638,964
60% LAR : 40% CIR	50%	-£105,480,181	-£111,103,236	-£111,155,752	-£111,261,178	-£111,849,349	-£116,643,506	-£119,084,978

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£53,080,892	-£60,776,200	-£60,830,010	-£60,937,804	-£61,531,893	-£66,369,451	-£68,830,632
60% LAR : 40% CIR	5%	-£54,631,280	-£62,101,690	-£62,155,295	-£62,262,727	-£62,855,915	-£67,686,859	-£70,145,051
60% LAR : 40% CIR	10%	-£56,209,451	-£63,474,689	-£63,528,105	-£63,635,205	-£64,227,561	-£69,048,509	-£71,504,031
60% LAR : 40% CIR	15%	-£57,790,088	-£64,850,480	-£64,903,726	-£65,010,520	-£65,602,115	-£70,421,381	-£72,874,266
60% LAR : 40% CIR	20%	-£59,385,092	-£66,240,365	-£66,293,456	-£66,399,974	-£66,990,877	-£71,805,069	-£74,255,648
60% LAR : 40% CIR	25%	-£60,990,364	-£67,640,443	-£67,693,398	-£67,799,667	-£68,389,947	-£73,199,569	-£75,648,071
60% LAR : 40% CIR	30%	-£62,605,803	-£69,050,618	-£69,103,452	-£69,209,499	-£69,799,224	-£74,604,775	-£77,051,425
60% LAR : 40% CIR	35%	-£64,231,308	-£70,470,788	-£70,523,519	-£70,629,371	-£71,218,607	-£76,020,582	-£78,465,606
60% LAR : 40% CIR	40%	-£65,866,782	-£71,900,857	-£71,953,500	-£72,059,183	-£72,647,999	-£77,446,884	-£79,890,505
60% LAR : 40% CIR	45%	-£67,512,123	-£73,340,722	-£73,393,294	-£73,498,835	-£74,087,296	-£78,883,578	-£81,326,015
60% LAR : 40% CIR	50%	-£69,167,233	-£74,790,287	-£74,842,804	-£74,948,229	-£75,536,400	-£80,330,558	-£82,772,029

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£38,021,265	-£45,686,873	-£45,750,383	-£45,858,177	-£46,452,266	-£51,289,825	-£53,751,005
60% LAR : 40% CIR	5%	-£39,584,870	-£47,055,280	-£47,108,885	-£47,216,317	-£47,809,505	-£52,640,449	-£55,098,641
60% LAR : 40% CIR	10%	-£41,159,040	-£48,424,479	-£48,477,895	-£48,584,994	-£49,177,351	-£54,002,199	-£56,457,621
60% LAR : 40% CIR	15%	-£42,743,678	-£49,804,070	-£49,857,315	-£49,964,110	-£50,555,705	-£55,374,971	-£57,827,856
60% LAR : 40% CIR	20%	-£44,338,682	-£51,193,954	-£51,247,046	-£51,353,564	-£51,944,467	-£56,758,659	-£59,209,238
60% LAR : 40% CIR	25%	-£45,943,953	-£52,594,033	-£52,646,988	-£52,753,257	-£53,343,537	-£58,153,159	-£60,601,660
60% LAR : 40% CIR	30%	-£47,559,392	-£54,004,208	-£54,057,042	-£54,163,089	-£54,752,814	-£59,558,364	-£62,005,015
60% LAR : 40% CIR	35%	-£49,184,897	-£55,424,378	-£55,477,109	-£55,582,960	-£56,172,197	-£60,974,171	-£63,419,196
60% LAR : 40% CIR	40%	-£50,820,371	-£56,854,446	-£56,907,089	-£57,012,772	-£57,601,588	-£62,400,474	-£64,844,095
60% LAR : 40% CIR	45%	-£52,465,713	-£58,294,312	-£58,346,883	-£58,452,425	-£59,040,886	-£63,837,168	-£66,279,605
60% LAR : 40% CIR	50%	-£54,120,823	-£59,743,877	-£59,796,393	-£59,901,819	-£60,489,990	-£65,284,147	-£67,725,619

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,234,983	-£27,910,291	-£27,964,101	-£28,071,895	-£28,666,984	-£33,503,542	-£35,964,743
60% LAR : 40% CIR	5%	-£21,786,588	-£29,256,998	-£29,322,603	-£29,430,035	-£30,023,222	-£34,854,167	-£37,312,359
60% LAR : 40% CIR	10%	-£23,372,758	-£30,638,197	-£30,691,613	-£30,798,712	-£31,391,069	-£36,215,917	-£38,671,339
60% LAR : 40% CIR	15%	-£24,957,396	-£32,017,788	-£32,071,033	-£32,177,828	-£32,769,423	-£37,588,689	-£40,041,573
60% LAR : 40% CIR	20%	-£26,552,400	-£33,407,672	-£33,460,764	-£33,567,282	-£34,158,185	-£38,972,377	-£41,422,956
60% LAR : 40% CIR	25%	-£28,157,671	-£34,807,751	-£34,860,706	-£34,966,975	-£35,557,255	-£40,366,877	-£42,815,378
60% LAR : 40% CIR	30%	-£29,773,110	-£36,217,926	-£36,270,760	-£36,376,807	-£36,966,532	-£41,772,082	-£44,218,733
60% LAR : 40% CIR	35%	-£31,398,615	-£37,638,096	-£37,690,827	-£37,796,678	-£38,385,915	-£43,187,889	-£45,632,913
60% LAR : 40% CIR	40%	-£33,034,089	-£39,068,164	-£39,120,807	-£39,226,490	-£39,815,306	-£44,614,192	-£47,057,813
60% LAR : 40% CIR	45%	-£34,679,431	-£40,508,030	-£40,560,601	-£40,666,143	-£41,254,604	-£46,050,886	-£48,493,323
60% LAR : 40% CIR	50%	-£36,334,540	-£41,957,595	-£42,010,111	-£42,115,537	-£42,703,708	-£47,497,865	-£49,939,337

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,822,196	£4,883,797	£4,937,608	£5,046,401	£5,639,490	£10,477,049	£12,938,249
60% LAR : 40% CIR	5%	£1,054,950	£6,469,425	£6,523,030	£6,630,462	£7,223,650	£12,054,594	£14,512,787
60% LAR : 40% CIR	10%	-£733,732	£4,063,545	£4,118,961	£4,228,060	£4,818,417	£13,643,266	£16,099,688
60% LAR : 40% CIR	15%	-£2,548,978	£9,672,056	£9,725,303	£9,832,097	£10,423,692	£15,242,958	£17,695,843
60% LAR : 40% CIR	20%	-£4,374,591	£11,288,862	£11,341,953	£11,448,472	£12,039,376	£16,853,567	£19,304,145
60% LAR : 40% CIR	25%	-£6,210,470	£12,915,862	£12,968,816	£13,075,085	£13,665,365	£18,474,988	£20,923,489
60% LAR : 40% CIR	30%	-£8,056,516	£14,552,957	£14,605,791	£14,711,838	£15,301,563	£20,107,113	£22,553,764
60% LAR : 40% CIR	35%	-£9,912,631	£16,200,048	£16,252,779	£16,358,631	£16,947,867	£21,749,842	£24,194,866
60% LAR : 40% CIR	40%	-£11,778,713	£17,857,037	£17,909,680	£18,015,363	£18,604,180	£23,403,065	£25,846,686
60% LAR : 40% CIR	45%	-£13,654,662	£19,523,824	£19,576,395	£19,681,937	£20,270,398	£25,066,680	£27,509,117
60% LAR : 40% CIR	50%	-£15,540,381	£21,200,309	£21,252,827	£21,358,252	£21,946,423	£26,740,580	£29,182,051

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£84,811,519	-£92,517,515	-£92,571,326	-£92,679,119	-£93,273,208	-£98,110,767	-£100,571,957
60% LAR : 40% CIR	5%	-£86,579,768	-£94,103,143	-£94,156,748	-£94,264,190	-£94,857,368	-£99,588,311	-£102,146,505
60% LAR : 40% CIR	10%	-£88,367,450	-£95,699,263	-£95,752,679	-£95,859,778	-£96,452,135	-£101,276,983	-£103,732,406
60% LAR : 40% CIR	15%	-£90,162,696	-£97,309,774	-£97,359,021	-£97,465,815	-£98,057,410	-£102,876,676	-£105,329,561
60% LAR : 40% CIR	20%	-£92,008,309	-£98,902,580	-£98,975,671	-£99,082,190	-£99,673,093	-£104,487,285	-£106,937,863
60% LAR : 40% CIR	25%	-£93,844,188	-£100,549,580	-£100,602,534	-£100,708,803	-£101,299,083	-£106,108,706	-£108,557,207
60% LAR : 40% CIR	30%	-£95,690,234	-£102,186,676	-£102,239,509	-£102,345,556	-£102,935,281	-£107,740,831	-£110,187,482
60% LAR : 40% CIR	35%	-£97,546,349	-£103,833,766	-£103,886,497	-£103,992,349	-£104,581,585	-£109,383,560	-£111,828,584
60% LAR : 40% CIR	40%	-£99,412,431	-£105,490,755	-£105,543,398	-£105,649,081	-£106,237,898	-£111,036,783	-£113,480,404
60% LAR : 40% CIR	45%	-£101,288,380	-£107,157,542	-£107,210,113	-£107,315,655	-£107,904,116	-£112,700,398	-£115,142,835
60% LAR : 40% CIR	50%	-£103,174,099	-£108,834,027	-£108,886,544	-£108,991,970	-£109,580,141	-£114,374,298	-£116,815,769

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£49,384,571	-£56,208,267	-£56,261,870	-£56,369,570	-£56,963,208	-£61,797,818	-£64,259,018
60% LAR : 40% CIR	5%	-£50,265,819	-£57,790,195	-£57,843,800	-£57,951,231	-£58,544,419	-£63,375,363	-£65,833,556
60% LAR : 40% CIR	10%	-£52,054,501	-£59,386,314	-£59,439,730	-£59,546,830	-£60,139,188	-£64,964,036	-£67,419,457
60% LAR : 40% CIR	15%	-£53,869,747	-£60,992,825	-£61,046,072	-£61,152,867	-£61,744,461	-£66,563,727	-£69,016,612
60% LAR : 40% CIR	20%	-£55,695,360	-£62,609,631	-£62,662,722	-£62,769,241	-£63,360,145	-£68,174,337	-£70,624,915
60% LAR : 40% CIR	25%	-£57,531,240	-£64,236,631	-£64,289,585	-£64,395,855	-£64,986,135	-£69,795,757	-£72,244,258
60% LAR : 40% CIR	30%	-£59,377,286	-£65,873,726	-£65,926,560	-£66,032,607	-£66,622,332	-£71,427,883	-£73,874,533
60% LAR : 40% CIR	35%	-£61,233,400	-£67,520,817	-£67,573,548	-£67,679,400	-£68,268,637	-£73,070,611	-£75,515,635
60% LAR : 40% CIR	40%	-£63,099,482	-£69,177,805	-£69,230,449	-£69,336,132	-£69,924,949	-£74,723,834	-£77,167,455
60% LAR : 40% CIR	45%	-£64,975,432	-£70,844,593	-£70,897,164	-£71,002,706	-£71,591,167	-£76,387,449	-£78,829,886
60% LAR : 40% CIR	50%	-£66,861,150	-£72,521,078	-£72,573,596	-£72,679,021	-£73,267,192	-£78,061,350	-£80,502,821

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£33,452,160	-£41,158,156	-£41,211,967	-£41,319,760	-£41,913,849	-£46,751,408	-£49,212,608
60% LAR : 40% CIR	5%	-£35,219,409	-£42,743,784	-£42,797,389	-£42,904,821	-£43,498,009	-£48,328,953	-£50,787,146
60% LAR : 40% CIR	10%	-£37,008,091	-£44,339,904	-£44,393,320	-£44,500,419	-£45,092,776	-£49,917,625	-£52,373,047
60% LAR : 40% CIR	15%	-£38,823,337	-£45,946,415	-£45,999,662	-£46,106,456	-£46,698,051	-£51,517,317	-£53,970,202
60% LAR : 40% CIR	20%	-£40,648,950	-£47,563,221	-£47,616,312	-£47,722,831	-£48,313,734	-£53,127,926	-£55,578,504
60% LAR : 40% CIR	25%	-£42,484,829	-£49,190,221	-£49,243,175	-£49,349,444	-£49,939,724	-£54,749,347	-£57,197,848
60% LAR : 40% CIR	30%	-£44,330,875	-£50,827,316	-£50,880,150	-£50,986,197	-£51,575,922	-£56,381,472	-£58,828,123
60% LAR : 40% CIR	35%	-£46,186,990	-£52,474,407	-£52,527,138	-£52,632,990	-£53,222,226	-£58,024,201	-£60,469,225
60% LAR : 40% CIR	40%	-£48,053,072	-£54,131,395	-£54,184,039	-£54,289,722	-£54,878,539	-£59,677,424	-£62,121,045
60% LAR : 40% CIR	45%	-£49,929,021	-£55,798,183	-£55,850,754	-£55,956,296	-£56,544,757	-£61,341,039	-£63,783,476
60% LAR : 40% CIR	50%	-£51,814,740	-£57,474,668	-£57,527,186	-£57,632,611	-£58,220,782	-£63,014,939	-£65,456,410

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,865,879	-£23,371,874	-£23,425,685	-£23,533,478	-£24,127,567	-£28,965,126	-£31,426,326
60% LAR : 40% CIR	5%	-£17,433,127	-£24,957,502	-£25,011,107	-£25,118,539	-£25,711,727	-£30,542,670	-£33,000,864
60% LAR : 40% CIR	10%	-£19,221,809	-£26,553,622	-£26,607,038	-£26,714,137	-£27,306,494	-£32,131,342	-£34,586,765
60% LAR : 40% CIR	15%	-£21,037,055	-£28,160,133	-£28,213,380	-£28,320,174	-£28,911,769	-£33,731,035	-£36,183,920
60% LAR : 40% CIR	20%	-£22,862,668	-£29,776,939	-£29,830,030	-£29,936,549	-£30,527,452	-£35,341,644	-£37,792,222
60% LAR : 40% CIR	25%	-£24,698,547	-£31,403,939	-£31,456,893	-£31,563,162	-£32,153,442	-£36,963,065	-£39,411,566
60% LAR : 40% CIR	30%	-£26,544,593	-£33,041,034	-£33,093,868	-£33,199,915	-£33,789,640	-£38,595,190	-£41,041,841
60% LAR : 40% CIR	35%	-£28,400,708	-£34,688,125	-£34,740,856	-£34,846,708	-£35,435,944	-£40,237,919	-£42,682,943
60% LAR : 40% CIR	40%	-£30,266,790	-£36,345,114	-£36,397,757	-£36,503,440	-£37,092,257	-£41,891,142	-£44,334,763
60% LAR : 40% CIR	45%	-£32,142,739	-£38,011,901	-£38,064,472	-£38,170,014	-£38,758,475	-£43,554,757	-£45,997,194
60% LAR : 40% CIR	50%	-£34,028,458	-£39,688,386	-£39,740,903	-£39,846,329	-£40,434,500	-£45,228,657	-£47,670,128

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£7,328,099	-£345,381	-£399,191	-£506,964	-£1,101,074	-£5,938,632	-£8,399,832
60% LAR : 40% CIR	5%	£5,359,318	-£2,157,930	-£2,211,534	-£2,318,966	-£2,912,154	-£7,743,098	-£10,201,291
60% LAR : 40% CIR	10%	£3,365,860	-£3,960,970	-£4,034,387	-£4,141,486	-£4,733,842	-£9,558,690	-£12,014,113
60% LAR : 40% CIR	15%	£1,350,753	-£5,814,402	-£5,867,648	-£5,974,443	-£6,566,038	-£11,385,304	-£13,838,189
60% LAR : 40% CIR	20%	-£684,858	-£7,658,128	-£7,711,221	-£7,817,738	-£8,408,642	-£13,222,834	-£15,673,412
60% LAR : 40% CIR	25%	-£2,751,346	-£9,512,050	-£9,565,004	-£9,671,273	-£10,261,553	-£15,071,175	-£17,519,676
60% LAR : 40% CIR	30%	-£4,828,000	-£11,376,066	-£11,428,900	-£11,534,946	-£12,124,671	-£16,930,222	-£19,376,873
60% LAR : 40% CIR	35%	-£6,914,723	-£13,250,078	-£13,302,808	-£13,408,660	-£13,997,897	-£18,799,871	-£21,244,895
60% LAR : 40% CIR	40%	-£9,011,413	-£15,133,988	-£15,186,630	-£15,292,314	-£15,881,129	-£20,680,015	-£23,123,636
60% LAR : 40% CIR	45%	-£11,117,972	-£17,027,695	-£17,080,266	-£17,185,808	-£17,774,269	-£22,570,551	-£25,012,988
60% LAR : 40% CIR	50%	-£13,234,297	-£18,931,101	-£18,983,618	-£19,089,043	-£19,677,214	-£24,471,372	-£26,912,844

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£80,305,619	-£87,979,099	-£88,032,909	-£88,140,702	-£88,734,792	-£93,572,350	-£96,033,550
60% LAR : 40% CIR	5%	-£82,274,400	-£89,791,548	-£89,845,252	-£89,952,884	-£90,545,872	-£95,376,816	-£97,835,009
60% LAR : 40% CIR	10%	-£84,267,858	-£91,614,688	-£91,668,105	-£91,775,204	-£92,367,560	-£97,192,408	-£99,647,831
60% LAR : 40% CIR	15%	-£86,282,965	-£93,448,120	-£93,501,366	-£93,608,161	-£94,199,756	-£99,019,022	-£101,471,907
60% LAR : 40% CIR	20%	-£88,318,576	-£95,291,846	-£95,344,939	-£95,451,456	-£96,042,360	-£100,856,552	-£103,307,130
60% LAR : 40% CIR	25%	-£90,385,064	-£97,145,767	-£97,198,722	-£97,304,991	-£97,895,271	-£102,704,892	-£105,153,394
60% LAR : 40% CIR	30%	-£92,481,718	-£99,059,784	-£99,082,618	-£99,188,664	-£99,758,389	-£104,563,940	-£107,010,591
60% LAR : 40% CIR	35%	-£94,548,441	-£100,883,755	-£100,936,526	-£101,042,376	-£101,631,615	-£106,433,589	-£108,878,613
60% LAR : 40% CIR	40%	-£96,645,131	-£102,767,706	-£102,820,348	-£102,926,031	-£103,514,847	-£108,313,733	-£110,757,354
60% LAR : 40% CIR	45%	-£98,751,690	-£104,661,413	-£104,713,984	-£104,819,526	-£105,407,987	-£110,204,269	-£112,646,706
60% LAR : 40% CIR	50%	-£100,868,015	-£106,564,819	-£106,617,336	-£106,722,761	-£107,310,932	-£112,105,090	-£114,546,562

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£43,366,809	-£51,040,289	-£51,094,099	-£51,201,892	-£51,795,982	-£56,633,540	-£59,094,740
60% LAR : 40% CIR	5%	-£45,961,451	-£53,478,599	-£53,532,303	-£53,639,735	-£54,232,923	-£59,063,867	-£61,522,061
60% LAR : 40% CIR	10%	-£47,954,909	-£55,301,739	-£55,355,156	-£55,462,255	-£56,054,611	-£60,879,460	-£63,334,882
60% LAR : 40% CIR	15%	-£49,970,016	-£57,135,171	-£57,188,417	-£57,295,212	-£57,886,808	-£62,706,073	-£65,158,958
60% LAR : 40% CIR	20%	-£52,005,627	-£58,978,897	-£59,031,990	-£59,138,508	-£59,729,411	-£64,543,603	-£66,994,181
60% LAR : 40% CIR	25%	-£54,072,115	-£60,832,819	-£60,885,773	-£60,992,042	-£61,582,322	-£66,391,944	-£68,840,445
60% LAR : 40% CIR	30%	-£56,148,769	-£62,696,835	-£62,749,669	-£62,855,715	-£63,445,440	-£68,250,992	-£70,697,642
60% LAR : 40% CIR	35%	-£58,230,492	-£64,570,847	-£64,623,577	-£64,729,429	-£65,318,666	-£70,120,640	-£72,565,664
60% LAR : 40% CIR	40%	-£60,332,183	-£66,454,757	-£66,507,400	-£66,613,083	-£67,201,899	-£72,000,785	-£74,444,406
60% LAR : 40% CIR	45%	-£62,438,741	-£68,348,464	-£68,401,035	-£68,506,577	-£69,095,038	-£73,891,320	-£76,333,757
60% LAR : 40% CIR	50%	-£64,555,066	-£70,251,871	-£70,304,387	-£70,409,812	-£70,997,983	-£75,792,141	-£78,233,613

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,946,260	-£36,619,740	-£36,673,550	-£36,781,343	-£37,375,433	-£42,212,991	-£44,674,191
60% LAR : 40% CIR	5%	-£30,915,041	-£38,432,289	-£38,486,893	-£38,593,525	-£39,186,513	-£44,017,457	-£46,475,650
60% LAR : 40% CIR	10%	-£32,908,499	-£40,255,329	-£40,308,746	-£40,415,845	-£41,008,201	-£45,833,049	-£48,288,472
60% LAR : 40% CIR	15%	-£34,923,606	-£42,088,761	-£42,142,007	-£42,248,802	-£42,840,397	-£47,659,663	-£50,112,548
60% LAR : 40% CIR	20%	-£36,959,217	-£43,932,487	-£43,985,580	-£44,092,097	-£44,683,001	-£49,497,193	-£51,947,771
60% LAR : 40% CIR	25%	-£39,025,705	-£45,786,408	-£45,839,363	-£45,945,632	-£46,535,912	-£51,345,534	-£53,794,035
60% LAR : 40% CIR	30%	-£41,102,359	-£47,650,425	-£47,703,259	-£47,809,305	-£48,399,030	-£53,204,581	-£55,651,232
60% LAR : 40% CIR	35%	-£43,189,082	-£49,524,436	-£49,577,167	-£49,683,019	-£50,272,256	-£55,074,230	-£57,519,254
60% LAR : 40% CIR	40%	-£45,285,772	-£51,408,347	-£51,460,989	-£51,566,672	-£52,155,488	-£56,954,374	-£59,397,995
60% LAR : 40% CIR	45%	-£47,392,331	-£53,302,054	-£53,354,625	-£53,460,167	-£54,048,628	-£58,844,910	-£61,287,347
60% LAR : 40% CIR	50%	-£49,508,656	-£55,205,460	-£55,257,977	-£55,363,402	-£55,951,573	-£60,745,731	-£63,187,203

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,159,978	-£18,833,458	-£18,887,268	-£18,995,061	-£19,589,151	-£24,426,709	-£26,887,909
60% LAR : 40% CIR	5%	-£13,125,759	-£20,646,007	-£20,699,611	-£20,807,043	-£21,400,231	-£26,231,175	-£28,689,368
60% LAR : 40% CIR	10%	-£15,122,217	-£22,469,047	-£22,522,464	-£22,629,563	-£23,221,919	-£28,046,767	-£30,502,190
60% LAR : 40% CIR	15%	-£17,137,324	-£24,302,479	-£24,355,725	-£24,462,519	-£25,054,115	-£29,873,381	-£32,326,266
60% LAR : 40% CIR	20%	-£19,172,935	-£26,146,205	-£26,199,298	-£26,305,815	-£26,896,719	-£31,710,911	-£34,161,489
60% LAR : 40% CIR	25%	-£21,239,423	-£28,000,126	-£28,053,081	-£28,159,350	-£28,749,630	-£33,559,251	-£36,007,753
60% LAR : 40% CIR	30%	-£23,316,077	-£29,864,143	-£29,916,977	-£30,023,023	-£30,612,748	-£35,418,299	-£37,864,950
60% LAR : 40% CIR	35%	-£25,402,800	-£31,738,154	-£31,790,885	-£31,896,737	-£32,486,974	-£37,287,948	-£39,732,972
60% LAR : 40% CIR	40%	-£27,499,490	-£33,622,065	-£33,674,707	-£33,780,390	-£34,369,206	-£39,168,092	-£41,611,713
60% LAR : 40% CIR	45%	-£29,606,049	-£35,515,772	-£35,568,343	-£35,673,885	-£36,262,346	-£41,058,628	-£43,501,065
60% LAR : 40% CIR	50%	-£31,722,374	-£37,419,178	-£37,471,695	-£37,577,120	-£38,165,291	-£42,959,449	-£45,400,920

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£16,288,599	£8,554,699	£8,502,494	£8,397,917	£7,821,500	£3,091,037	£669,826
60% LAR : 40% CIR	5%	£13,871,790	£6,351,067	£6,299,062	£6,194,834	£5,619,343	£866,670	-£1,578,300
60% LAR : 40% CIR	10%	£11,444,733	£4,125,236	£4,072,623	£3,967,133	£3,383,679	-£1,389,540	-£3,844,962
60% LAR : 40% CIR	15%	£9,007,521	£1,872,338	£1,819,892	£1,714,702	£1,131,998	-£3,669,996	-£6,122,880
60% LAR : 40% CIR	20%	£6,560,252	-£396,662	-£449,754	-£556,272	-£1,147,176	-£5,961,367	-£8,411,946
60% LAR : 40% CIR	25%	£4,103,023	-£2,794,424	-£2,757,379	-£2,863,648	-£3,453,928	-£8,263,550	-£10,712,051
60% LAR : 40% CIR	30%	£1,604,549	-£5,022,282	-£5,075,117	-£5,181,163	-£5,770,888	-£10,576,439	-£13,023,089
60% LAR : 40% CIR	35%	-£918,907	-£7,350,136	-£7,402,867	-£7,508,719	-£8,097,955	-£12,899,929	-£15,344,954
60% LAR : 40% CIR	40%	-£3,476,814	-£9,687,887	-£9,740,531	-£9,846,214	-£10,435,030	-£15,233,916	-£17,677,537
60% LAR : 40% CIR	45%	-£6,044,589	-£12,035,436	-£12,088,008	-£12,193,550	-£12,782,010	-£17,578,293	-£20,020,730
60% LAR : 40% CIR	50%	-£8,622,131	-£14,392,685	-£14,445,201	-£14,550,626	-£15,138,798	-£19,932,955	-£22,374,427

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£71,348,122	-£79,079,019	-£79,131,224	-£79,235,801	-£79,812,167	-£84,542,681	-£86,966,892
60% LAR : 40% CIR	5%	-£73,761,926	-£81,282,651	-£81,334,856	-£81,438,894	-£82,014,375	-£86,787,048	-£89,212,018
60% LAR : 40% CIR	10%	-£76,188,985	-£83,508,481	-£83,561,095	-£83,666,585	-£84,250,039	-£89,023,258	-£91,478,680
60% LAR : 40% CIR	15%	-£78,626,197	-£85,761,380	-£85,813,826	-£85,919,016	-£86,501,720	-£91,303,714	-£93,766,598
60% LAR : 40% CIR	20%	-£81,073,466	-£88,030,380	-£88,083,471	-£88,189,990	-£88,780,894	-£93,595,085	-£96,045,664
60% LAR : 40% CIR	25%	-£83,530,695	-£90,338,142	-£90,391,097	-£90,497,366	-£91,087,646	-£95,897,268	-£98,345,769
60% LAR : 40% CIR	30%	-£86,029,169	-£92,656,950	-£92,708,835	-£92,814,881	-£93,404,606	-£98,210,156	-£100,656,807
60% LAR : 40% CIR	35%	-£88,552,625	-£94,983,854	-£95,036,585	-£95,142,437	-£95,731,673	-£100,533,647	-£102,978,072
60% LAR : 40% CIR	40%	-£91,110,532	-£97,321,605	-£97,374,249	-£97,479,932	-£98,068,748	-£102,867,633	-£105,311,255
60% LAR : 40% CIR	45%	-£93,678,107	-£99,669,154	-£99,721,726	-£99,827,297	-£100,415,728	-£105,212,010	-£107,654,448
60% LAR : 40% CIR	50%	-£96,255,649	-£102,026,463	-£102,078,919	-£102,184,344	-£102,772,516	-£107,566,673	-£110,008,145

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,393,184	-£42,760,077	-£42,812,282	-£42,916,859	-£43,493,225	-£48,223,738	-£50,647,949
60% LAR : 40% CIR	5%	-£37,448,980	-£44,969,702	-£45,021,707	-£45,125,935	-£45,701,426	-£50,454,099	-£52,899,069
60% LAR : 40% CIR	10%	-£39,876,039	-£47,195,533	-£47,248,146	-£47,353,636	-£47,937,091	-£52,710,309	-£55,165,732
60% LAR : 40% CIR	15%	-£42,313,248	-£49,449,432	-£49,500,878	-£49,606,067	-£50,188,771	-£54,990,765	-£57,443,649
60% LAR : 40% CIR	20%	-£44,760,517	-£51,717,431	-£51,770,523	-£51,877,042	-£52,467,945	-£57,282,136	-£59,732,715
60% LAR : 40% CIR	25%	-£47,217,746	-£54,025,193	-£54,078,148	-£54,184,417	-£54,774,698	-£59,584,319	-£62,032,820
60% LAR : 40% CIR	30%	-£49,716,220	-£56,343,051	-£56,395,886	-£56,501,932	-£57,091,657	-£61,897,208	-£64,343,858
60% LAR : 40% CIR	35%	-£52,239,677	-£58,670,905	-£58,723,636	-£58,829,488	-£59,418,725	-£64,220,698	-£66,665,123
60% LAR : 40% CIR	40%	-£54,797,584	-£61,008,656	-£61,061,300	-£61,166,983	-£61,755,799	-£66,554,685	-£68,998,306
60% LAR : 40% CIR	45%	-£57,365,359	-£63,356,206	-£63,408,777	-£63,514,319	-£64,102,780	-£68,899,062	-£71,341,499
60% LAR : 40% CIR	50%	-£59,942,900	-£65,713,454	-£65,765,970	-£65,871,396	-£66,459,568	-£71,253,724	-£73,695,196

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,985,763	-£27,719,660	-£27,771,865	-£27,876,442	-£28,452,808	-£33,183,322	-£35,607,533
60% LAR : 40% CIR	5%	-£22,402,569	-£29,923,292	-£29,975,297	-£30,079,525	-£30,655,016	-£35,407,689	-£37,852,659
60% LAR : 40% CIR	10%	-£24,829,626	-£32,149,123	-£32,201,736	-£32,307,226	-£32,890,680	-£37,663,899	-£40,119,321
60% LAR : 40% CIR	15%	-£27,266,838	-£34,402,021	-£34,454,467	-£34,559,657	-£35,142,361	-£39,944,355	-£42,397,239
60% LAR : 40% CIR	20%	-£29,714,107	-£36,671,021	-£36,724,112	-£36,830,631	-£37,421,535	-£42,235,726	-£44,686,305
60% LAR : 40% CIR	25%	-£32,171,336	-£38,978,783	-£39,031,738	-£39,138,007	-£39,728,287	-£44,537,909	-£46,986,410
60% LAR : 40% CIR	30%	-£34,669,810	-£41,296,641	-£41,349,476	-£41,455,522	-£42,045,247	-£46,850,797	-£49,297,448
60% LAR : 40% CIR	35%	-£37,193,266	-£43,624,495	-£43,677,226	-£43,783,078	-£44,372,314	-£49,174,288	-£51,619,713
60% LAR : 40% CIR	40%	-£39,751,173	-£45,962,246	-£46,014,890	-£46,120,573	-£46,709,389	-£51,508,274	-£53,951,896
60% LAR : 40% CIR	45%	-£42,318,948	-£48,309,795	-£48,362,367	-£48,467,908	-£49,056,369	-£53,852,652	-£56,295,089
60% LAR : 40% CIR	50%	-£44,896,490	-£50,667,044	-£50,719,560	-£50,824,985	-£51,413,157	-£56,207,314	-£58,648,786

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,199,461	-£9,933,378	-£9,985,583	-£10,090,160	-£10,666,526	-£15,397,040	-£17,821,251
60% LAR : 40% CIR	5%	-£4,616,267	-£12,137,010	-£12,189,015	-£12,293,243	-£12,868,734	-£17,621,407	-£20,066,376
60% LAR : 40% CIR	10%	-£7,043,344	-£14,362,840	-£14,415,454	-£14,520,944	-£15,104,398	-£19,877,617	-£22,333,039
60% LAR : 40% CIR	15%	-£9,480,556	-£16,615,739	-£16,668,185	-£16,773,375	-£17,356,079	-£22,158,072	-£24,610,957
60% LAR : 40% CIR	20%	-£11,927,825	-£18,884,739	-£18,937,830	-£19,044,349	-£19,635,253	-£24,449,444	-£26,900,023
60% LAR : 40% CIR	25%	-£14,385,054	-£21,192,501	-£21,245,456	-£21,351,725	-£21,942,005	-£26,751,627	-£29,200,128
60% LAR : 40% CIR	30%	-£16,883,528	-£23,510,359	-£23,563,194	-£23,669,240	-£24,258,965	-£29,064,515	-£31,511,166
60% LAR : 40% CIR	35%	-£19,406,984	-£25,838,213	-£25,890,944	-£25,996,796	-£26,586,032	-£31,388,006	-£33,833,031
60% LAR : 40% CIR	40%	-£21,964,891	-£28,175,964	-£28,228,608	-£28,334,291	-£28,923,107	-£33,721,992	-£36,165,613
60% LAR : 40% CIR	45%	-£24,532,666	-£30,523,513	-£30,576,085	-£30,681,626	-£31,270,087	-£36,066,369	-£38,508,807
60% LAR : 40% CIR	50%	-£27,110,208	-£32,880,762	-£32,933,278	-£33,038,703	-£33,626,875	-£38,421,032	-£40,862,504

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£27,489,216	£19,576,220	£19,524,015	£19,419,436	£18,843,072	£14,149,826	£11,762,050
60% LAR : 40% CIR	5%	£24,512,379	£16,821,512	£16,769,507	£16,665,279	£16,089,788	£11,402,960	£9,018,100
60% LAR : 40% CIR	10%	£21,525,291	£14,056,625	£14,004,802	£13,900,898	£13,326,213	£8,645,299	£6,263,127
60% LAR : 40% CIR	15%	£18,528,049	£11,281,657	£11,229,999	£11,126,390	£10,552,443	£5,876,946	£3,468,335
60% LAR : 40% CIR	20%	£15,520,749	£8,496,701	£8,445,193	£8,341,852	£7,768,577	£3,068,644	£654,895
60% LAR : 40% CIR	25%	£12,503,488	£5,701,855	£5,650,479	£5,547,380	£4,974,710	£242,285	-£2,202,520
60% LAR : 40% CIR	30%	£9,476,363	£2,876,063	£2,824,023	£2,719,570	£2,138,708	-£2,634,210	-£5,080,860
60% LAR : 40% CIR	35%	£6,439,472	£24,418	-£27,939	-£133,791	-£723,029	-£5,525,002	-£7,970,027
60% LAR : 40% CIR	40%	£3,389,714	-£2,880,262	-£2,932,905	-£3,038,588	-£3,627,405	-£8,426,290	-£10,869,911
60% LAR : 40% CIR	45%	£292,673	-£5,795,114	-£5,847,685	-£5,953,226	-£6,541,687	-£11,337,969	-£13,780,407
60% LAR : 40% CIR	50%	-£2,856,924	-£8,719,863	-£8,772,181	-£8,877,606	-£9,465,777	-£14,259,935	-£16,701,406

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£60,144,502	-£68,097,497	-£68,109,703	-£68,214,280	-£68,790,646	-£73,483,892	-£75,871,668
60% LAR : 40% CIR	5%	-£63,121,209	-£70,812,206	-£70,864,211	-£70,968,439	-£71,543,810	-£76,230,758	-£78,615,618
60% LAR : 40% CIR	10%	-£66,108,427	-£73,577,093	-£73,628,916	-£73,732,820	-£74,307,505	-£76,988,419	-£81,370,591
60% LAR : 40% CIR	15%	-£69,105,669	-£76,352,061	-£76,403,719	-£76,507,328	-£77,081,275	-£81,796,772	-£84,165,383
60% LAR : 40% CIR	20%	-£72,112,969	-£79,137,017	-£79,188,525	-£79,291,866	-£79,865,141	-£84,565,074	-£86,978,823
60% LAR : 40% CIR	25%	-£75,130,230	-£81,931,863	-£81,983,239	-£82,086,337	-£82,659,008	-£87,391,433	-£89,836,238
60% LAR : 40% CIR	30%	-£78,157,355	-£84,757,655	-£84,809,895	-£84,914,148	-£85,486,010	-£90,267,926	-£92,714,578
60% LAR : 40% CIR	35%	-£81,194,246	-£87,609,300	-£87,661,657	-£87,767,509	-£88,356,747	-£93,168,720	-£95,603,745
60% LAR : 40% CIR	40%	-£84,244,004	-£90,513,980	-£90,566,623	-£90,672,306	-£91,261,123	-£96,060,008	-£98,503,829
60% LAR : 40% CIR	45%	-£87,341,044	-£93,428,832	-£93,481,403	-£93,586,944	-£94,175,405	-£98,971,667	-£101,414,125
60% LAR : 40% CIR	50%	-£90,490,642	-£96,363,381	-£96,405,899	-£96,511,324	-£97,099,496	-£101,893,663	-£104,335,124

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,381,353	-£31,796,726	-£31,807,313	-£31,901,511	-£32,477,227	-£37,170,945	-£39,558,720
60% LAR : 40% CIR	5%	-£26,808,390	-£34,499,257	-£34,551,262	-£34,655,490	-£35,230,861	-£39,917,809	-£42,302,670
60% LAR : 40% CIR	10%	-£29,799,479	-£37,264,144	-£37,315,967	-£37,419,872	-£37,994,557	-£40,675,470	-£45,057,642
60% LAR : 40% CIR	15%	-£32,792,720	-£40,030,113	-£40,090,770	-£40,194,379	-£40,768,326	-£45,443,824	-£47,852,435
60% LAR : 40% CIR	20%	-£35,800,020	-£42,804,069	-£42,875,577	-£42,978,917	-£43,552,193	-£48,252,125	-£50,665,874
60% LAR : 40% CIR	25%	-£38,817,281	-£45,618,915	-£45,670,290	-£45,773,389	-£46,346,060	-£51,078,485	-£53,523,289
60% LAR : 40% CIR	30%	-£41,844,406	-£48,444,706	-£48,496,747	-£48,601,200	-£49,182,061	-£53,964,979	-£56,401,629
60% LAR : 40% CIR	35%	-£44,881,298	-£51,296,351	-£51,348,708	-£51,454,560	-£52,043,798	-£56,845,771	-£59,280,796
60% LAR : 40% CIR	40%	-£47,931,056	-£54,201,031	-£54,253,674	-£54,359,357	-£54,948,174	-£59,747,059	-£62,190,880
60% LAR : 40% CIR	45%	-£51,028,096	-£57,115,883	-£57,168,455	-£57,273,995	-£57,862,456	-£62,658,718	-£65,101,177
60% LAR : 40% CIR	50%	-£54,177,693	-£60,050,433	-£60,092,950	-£60,198,375	-£60,786,547	-£65,580,714	-£68,022,175

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,785,143	-£16,699,339	-£16,750,344	-£16,854,921	-£17,431,287	-£22,124,533	-£24,512,309
60% LAR : 40% CIR	5%	-£11,761,980	-£19,452,847	-£19,504,852	-£19,609,080	-£20,184,571	-£24,871,399	-£27,256,259
60% LAR : 40% CIR	10%	-£14,749,068	-£22,217,734	-£22,269,557	-£22,373,461	-£22,948,146	-£27,629,060	-£30,011,232
60% LAR : 40% CIR	15%	-£17,746,310	-£24,982,702	-£25,044,360	-£25,147,969	-£25,721,916	-£30,397,413	-£32,806,024
60% LAR : 40% CIR	20%	-£20,753,610	-£27,777,658	-£27,829,166	-£27,932,507	-£28,505,782	-£33,205,715	-£35,619,464
60% LAR : 40% CIR	25%	-£23,770,871	-£30,572,504	-£30,623,880	-£30,726,978	-£31,299,649	-£36,032,074	-£38,476,879
60% LAR : 40% CIR	30%	-£26,797,996	-£33,398,296	-£33,450,336	-£33,554,789	-£34,135,651	-£38,908,569	-£41,355,219
60% LAR : 40% CIR	35%	-£29,834,887	-£36,249,941	-£36,302,298	-£36,408,150	-£36,997,388	-£41,799,361	-£44,244,386
60% LAR : 40% CIR	40%	-£32,884,645	-£39,154,621	-£39,207,264	-£39,312,947	-£39,901,764	-£44,700,649	-£47,144,470
60% LAR : 40% CIR	45%	-£35,981,686	-£42,069,473	-£42,122,044	-£42,227,585	-£42,816,046	-£47,612,308	-£50,054,766
60% LAR : 40% CIR	50%	-£39,131,283	-£44,894,022	-£45,046,540	-£45,151,965	-£45,740,136	-£50,534,304	-£52,975,765

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,001,139	£1,088,144	£1,035,938	£931,361	£354,995	-£4,338,251	-£6,726,027
60% LAR : 40% CIR	5%	£6,024,302	-£1,666,965	-£1,718,970	-£1,822,798	-£2,398,289	-£7,085,117	-£9,469,977
60% LAR : 40% CIR	10%	£3,037,214	-£4,431,451	-£4,483,275	-£4,587,179	-£5,161,864	-£9,842,778	-£12,224,950
60% LAR : 40% CIR	15%	£39,972	-£7,208,420	-£7,258,978	-£7,361,687	-£7,935,634	-£12,611,131	-£15,019,742
60% LAR : 40% CIR	20%	-£2,967,828	-£9,991,876	-£10,042,884	-£10,146,225	-£10,719,500	-£15,419,433	-£17,833,182
60% LAR : 40% CIR	25%	-£5,984,589	-£12,786,222	-£12,837,598	-£12,940,696	-£13,513,367	-£18,245,792	-£20,690,597
60% LAR : 40% CIR	30%	-£9,011,714	-£15,612,014	-£15,664,054	-£15,768,507	-£16,349,369	-£21,122,286	-£23,568,937
60% LAR : 40% CIR	35%	-£12,048,605	-£18,463,659	-£18,516,016	-£18,621,868	-£19,211,106	-£24,013,079	-£26,458,104
60% LAR : 40% CIR	40%	-£15,098,363	-£21,368,339	-£21,420,982	-£21,526,665	-£22,115,482	-£26,914,367	-£29,357,988
60% LAR : 40% CIR	45%	-£18,195,403	-£24,283,191	-£24,335,762	-£24,441,303	-£25,029,764	-£29,826,026	-£32,268,484
60% LAR : 40% CIR	50%	-£21,345,001	-£27,207,740	-£27,260,258	-£27,365,683	-£27,953,854	-£32,748,022	-£35,189,483

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£34,187,851	£26,189,133	£26,136,928	£26,032,351	£25,455,984	£20,762,739	£18,374,962
60% LAR : 40% CIR	5%	£30,896,733	£23,103,780	£23,051,774	£22,947,546	£22,372,055	£17,685,228	£15,300,366
60% LAR : 40% CIR	10%	£27,573,626	£20,008,247	£19,956,424	£19,852,519	£19,277,834	£14,596,921	£12,214,748
60% LAR : 40% CIR	15%	£24,240,366	£16,902,632	£16,850,975	£16,747,366	£16,173,419	£11,497,921	£9,118,211
60% LAR : 40% CIR	20%	£20,897,047	£13,787,030	£13,735,522	£13,632,182	£13,058,906	£8,388,332	£6,010,859
60% LAR : 40% CIR	25%	£17,543,768	£10,661,539	£10,610,164	£10,507,065	£9,934,394	£5,268,253	£2,859,567
60% LAR : 40% CIR	30%	£14,180,624	£7,526,253	£7,474,995	£7,372,112	£6,799,979	£2,099,099	-£315,523
60% LAR : 40% CIR	35%	£10,807,714	£4,381,270	£4,330,112	£4,226,673	£3,646,292	-£1,100,046	-£3,545,071
60% LAR : 40% CIR	40%	£7,425,133	£1,186,213	£1,134,361	£1,030,266	£450,300	-£4,341,715	-£6,785,337
60% LAR : 40% CIR	45%	£4,032,979	-£2,050,920	-£2,103,491	-£2,209,033	-£2,797,494	-£7,593,776	-£10,036,213
60% LAR : 40% CIR	50%	£993,150	-£5,315,851	-£5,368,368	-£5,473,794	-£6,061,965	-£10,856,122	-£13,297,593

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£53,445,867	-£61,444,585	-£61,496,790	-£61,601,367	-£62,177,734	-£66,870,979	-£69,258,755
60% LAR : 40% CIR	5%	-£56,736,985	-£64,529,938	-£64,581,944	-£64,686,172	-£65,261,663	-£69,948,490	-£72,333,351
60% LAR : 40% CIR	10%	-£60,060,092	-£67,625,471	-£67,677,294	-£67,781,198	-£68,355,884	-£73,036,797	-£75,418,970
60% LAR : 40% CIR	15%	-£63,393,352	-£70,731,086	-£70,782,743	-£70,886,352	-£71,460,299	-£76,135,796	-£78,515,507
60% LAR : 40% CIR	20%	-£66,736,671	-£73,846,688	-£73,898,196	-£74,001,536	-£74,574,811	-£79,245,386	-£81,622,859
60% LAR : 40% CIR	25%	-£70,089,950	-£76,972,179	-£77,023,554	-£77,126,653	-£77,699,323	-£82,360,465	-£84,774,151
60% LAR : 40% CIR	30%	-£73,453,094	-£80,107,465	-£80,158,723	-£80,261,606	-£80,833,739	-£85,934,619	-£87,949,241
60% LAR : 40% CIR	35%	-£76,826,004	-£83,252,448	-£83,303,606	-£83,407,045	-£83,987,426	-£88,733,764	-£91,178,789
60% LAR : 40% CIR	40%	-£80,208,585	-£86,447,505	-£86,499,357	-£86,603,452	-£87,183,418	-£91,975,433	-£94,419,055
60% LAR : 40% CIR	45%	-£83,600,739	-£89,684,638	-£89,737,209	-£89,842,751	-£90,431,212	-£95,227,494	-£97,669,931
60% LAR : 40% CIR	50%	-£87,040,568	-£92,949,569	-£93,002,080	-£93,107,512	-£93,695,683	-£98,489,839	-£100,931,311

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£31,192,519	-£25,210,989	-£25,262,794	-£25,366,416	-£25,939,746	-£30,628,028	-£32,925,807
60% LAR : 40% CIR	5%	-£20,424,036	-£25,216,989	-£28,268,996	-£28,373,223	-£25,948,715	-£33,635,542	-£36,020,403
60% LAR : 40% CIR	10%	-£23,747,143	-£31,312,522	-£31,364,345	-£31,468,250	-£32,042,935	-£36,723,848	-£39,106,021
60% LAR : 40% CIR	15%	-£27,080,403	-£34,418,137	-£34,469,794	-£34,573,404	-£35,147,350	-£39,822,848	-£42,202,558
60% LAR : 40% CIR	20%	-£30,423,722	-£37,533,739	-£37,585,247	-£37,688,587	-£38,261,863	-£42,932,438	-£45,309,910
60% LAR : 40% CIR	25%	-£33,777,001	-£40,659,231	-£40,710,605	-£40,813,704	-£41,386,375	-£46,047,516	-£48,461,203
60% LAR : 40% CIR	30%	-£37,140,145	-£43,794,516	-£43,845,774	-£43,948,657	-£44,520,790	-£49,621,670	-£51,636,293
60% LAR : 40% CIR	35%	-£40,513,056	-£46,939,500	-£46,990,657	-£47,094,096	-£47,674,477	-£52,420,815	-£54,865,840
60% LAR : 40% CIR	40%	-£43,895,636	-£50,134,556	-£50,186,408	-£50,290,503	-£50,870,469	-£55,662,484	-£58,106,106
60% LAR : 40% CIR	45%	-£47,287,790	-£53,371,689	-£53,424,261	-£53,529,802	-£54,118,263	-£58,914,545	-£61,356,982
60% LAR : 40% CIR	50%	-£50,727,619	-£56,636,620	-£56,689,137	-£56,794,563	-£57,382,734	-£62,176,891	-£64,618,363

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£2,086,508	-£10,085,226	-£10,137,431	-£10,242,008	-£10,818,375	-£15,511,620	-£17,899,397
60% LAR : 40% CIR	5%	-£5,377,626	-£13,170,579	-£13,222,585	-£13,326,813	-£13,902,304	-£18,589,131	-£20,973,992
60% LAR : 40% CIR	10%	-£8,700,733	-£16,266,112	-£16,317,935	-£16,421,839	-£16,996,525	-£21,677,438	-£24,059,611
60% LAR : 40% CIR	15%	-£12,033,993	-£19,371,727	-£19,423,384	-£19,526,993	-£20,100,940	-£24,776,437	-£27,156,148
60% LAR : 40% CIR	20%	-£15,377,312	-£22,487,329	-£22,538,837	-£22,642,177	-£23,215,453	-£27,886,027	-£30,263,500
60% LAR : 40% CIR	25%	-£18,730,591	-£25,612,820	-£25,664,195	-£25,767,294	-£26,339,964	-£31,001,106	-£33,414,792
60% LAR : 40% CIR	30%	-£22,093,735	-£28,748,106	-£28,799,364	-£28,902,247	-£29,474,380	-£34,575,260	-£36,589,882
60% LAR : 40% CIR	35%	-£25,466,645	-£31,893,089	-£31,944,247	-£32,047,686	-£32,628,067	-£37,374,405	-£39,819,430
60% LAR : 40% CIR	40%	-£28,849,226	-£35,088,146	-£35,139,998	-£35,244,093	-£35,824,059	-£40,616,074	-£43,059,696
60% LAR : 40% CIR	45%	-£32,241,380	-£38,325,279	-£38,377,850	-£38,483,392	-£39,071,853	-£43,868,135	-£46,310,572
60% LAR : 40% CIR	50%	-£35,681,209	-£41,590,210	-£41,642,727	-£41,748,153	-£42,336,324	-£47,130,481	-£49,571,952

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£15,699,774	£7,701,056	£7,648,851	£7,544,274	£6,967,907	£2,274,662	-£113,115
60% LAR : 40% CIR	5%	£12,408,656	£4,615,703	£4,563,697	£4,459,469	£3,883,978	-£802,849	-£3,187,710
60% LAR : 40% CIR	10%	£9,085,549	£1,520,170	£1,468,347	£1,364,443	£789,757	-£3,891,156	-£6,273,329
60% LAR : 40% CIR	15%	£5,752,289	-£1,585,445	-£1,637,102	-£1,740,711	-£2,314,658	-£6,990,155	-£9,369,866
60% LAR : 40% CIR	20%	£2,408,970	-£4,701,047	-£4,752,555	-£4,855,895	-£5,429,170	-£10,099,745	-£12,477,218
60% LAR : 40% CIR	25%	-£945,307	-£7,826,538	-£7,877,913	-£7,981,012	-£8,553,682	-£13,215,824	-£15,629,510
60% LAR : 40% CIR	30%	-£4,307,453	-£10,961,824	-£11,013,082	-£11,115,965	-£11,688,098	-£16,788,978	-£18,803,600
60% LAR : 40% CIR	35%	-£7,680,363	-£14,106,807	-£14,157,965	-£14,261,404	-£14,841,785	-£19,588,123	-£22,033,148
60% LAR : 40% CIR	40%	-£11,062,944	-£17,301,864	-£17,353,716	-£17,457,811	-£18,037,777	-£22,829,792	-£25,273,414
60% LAR : 40% CIR	45%	-£14,455,098	-£20,538,997	-£20,591,568	-£20,697,110	-£21,285,571	-£26,081,853	-£28,524,290
60% LAR : 40% CIR	50%	-£17,894,927	-£23,803,928	-£23,856,445	-£23,961,871	-£24,550,042	-£29,344,198	-£31,785,670

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years	Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	105	Sales value inflation		Base
Site Area	0.9 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,755,712	-£14,350,929	-£14,404,738	-£14,512,532	-£15,106,621	-£19,944,180	-£22,405,380
60% LAR : 40% CIR	5%	-£7,858,100	-£15,255,793	-£15,309,398	-£15,416,831	-£16,010,018	-£20,840,962	-£23,299,156
60% LAR : 40% CIR	10%	-£8,971,055	-£16,171,151	-£16,224,567	-£16,331,666	-£16,924,023	-£21,746,871	-£24,204,294
60% LAR : 40% CIR	15%	-£10,094,475	-£17,096,900	-£17,150,146	-£17,256,941	-£17,848,535	-£22,667,801	-£25,120,686
60% LAR : 40% CIR	20%	-£11,228,263	-£18,032,943	-£18,086,035	-£18,192,552	-£18,783,456	-£23,597,648	-£26,048,227
60% LAR : 40% CIR	25%	-£12,372,318	-£18,979,180	-£19,032,135	-£19,138,404	-£19,728,684	-£24,538,306	-£26,986,807
60% LAR : 40% CIR	30%	-£13,526,539	-£19,935,513	-£19,988,347	-£20,094,394	-£20,684,119	-£25,489,670	-£27,936,321
60% LAR : 40% CIR	35%	-£14,690,829	-£20,901,842	-£20,954,573	-£21,060,425	-£21,649,661	-£26,451,635	-£28,896,660
60% LAR : 40% CIR	40%	-£15,865,086	-£21,878,068	-£21,930,711	-£22,036,394	-£22,625,211	-£27,424,096	-£29,867,717
60% LAR : 40% CIR	45%	-£17,049,210	-£22,864,092	-£22,916,664	-£23,022,205	-£23,610,666	-£28,406,948	-£30,849,385
60% LAR : 40% CIR	50%	-£18,243,103	-£23,859,815	-£23,912,332	-£24,017,757	-£24,605,929	-£29,400,086	-£31,841,558

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£94,389,430	-£101,984,647	-£102,038,456	-£102,146,250	-£102,740,339	-£107,577,898	-£110,039,098
60% LAR : 40% CIR	5%	-£95,481,818	-£102,889,511	-£102,943,116	-£103,050,549	-£103,643,736	-£108,474,680	-£110,932,874
60% LAR : 40% CIR	10%	-£96,604,773	-£103,804,869	-£103,858,285	-£103,965,384	-£104,557,741	-£109,382,589	-£111,838,012
60% LAR : 40% CIR	15%	-£97,728,193	-£104,730,618	-£104,783,864	-£104,890,659	-£105,482,253	-£110,301,519	-£112,754,404
60% LAR : 40% CIR	20%	-£98,861,981	-£105,666,661	-£105,719,753	-£105,826,270	-£106,417,174	-£111,231,366	-£113,681,945
60% LAR : 40% CIR	25%	-£100,006,036	-£106,612,898	-£106,665,853	-£106,772,122	-£107,362,402	-£112,172,024	-£114,620,525
60% LAR : 40% CIR	30%	-£101,160,257	-£107,569,231	-£107,622,065	-£107,728,112	-£108,317,837	-£113,123,388	-£115,570,039
60% LAR : 40% CIR	35%	-£102,324,547	-£108,535,560	-£108,588,291	-£108,694,142	-£109,283,379	-£114,085,352	-£116,530,378
60% LAR : 40% CIR	40%	-£103,498,804	-£109,511,786	-£109,564,429	-£109,670,112	-£110,258,929	-£115,057,814	-£117,501,435
60% LAR : 40% CIR	45%	-£104,682,928	-£110,497,810	-£110,550,382	-£110,655,923	-£111,244,394	-£116,040,666	-£118,483,103
60% LAR : 40% CIR	50%	-£105,876,821	-£111,493,533	-£111,546,050	-£111,651,475	-£112,239,647	-£117,033,804	-£119,475,276

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£68,074,441	-£66,601,886	-£66,655,695	-£66,763,489	-£67,357,578	-£72,249,345	-£74,726,545
60% LAR : 40% CIR	5%	-£69,178,869	-£66,576,562	-£66,630,168	-£66,737,600	-£67,330,787	-£72,161,732	-£74,619,925
60% LAR : 40% CIR	10%	-£60,291,830	-£67,491,920	-£67,545,336	-£67,652,435	-£68,244,792	-£73,069,640	-£75,526,063
60% LAR : 40% CIR	15%	-£61,415,244	-£68,417,669	-£68,470,915	-£68,577,710	-£69,169,305	-£73,988,571	-£76,441,455
60% LAR : 40% CIR	20%	-£62,549,032	-£69,353,712	-£69,406,804	-£69,513,322	-£70,104,225	-£74,918,417	-£77,368,996
60% LAR : 40% CIR	25%	-£63,693,087	-£70,299,950	-£70,352,904	-£70,459,173	-£71,049,453	-£75,859,076	-£78,307,576
60% LAR : 40% CIR	30%	-£64,847,308	-£71,256,283	-£71,309,117	-£71,415,163	-£72,004,888	-£76,810,439	-£79,257,090
60% LAR : 40% CIR	35%	-£66,011,598	-£72,222,611	-£72,275,342	-£72,381,194	-£72,970,431	-£77,772,404	-£80,217,429
60% LAR : 40% CIR	40%	-£67,185,855	-£73,188,837	-£73,241,480	-£73,347,163	-£73,935,980	-£78,734,865	-£81,188,486
60% LAR : 40% CIR	45%	-£68,369,979	-£74,184,861	-£74,237,434	-£74,342,974	-£74,931,435	-£79,727,717	-£82,170,154
60% LAR : 40% CIR	50%	-£69,563,872	-£75,180,585	-£75,233,101	-£75,338,526	-£75,926,699	-£80,720,855	-£83,162,327

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£43,030,071	-£50,625,288	-£50,679,097	-£50,786,891	-£51,380,980	-£56,218,539	-£58,679,739
60% LAR : 40% CIR	5%	-£44,132,459	-£51,530,152	-£51,583,757	-£51,691,190	-£52,284,377	-£57,115,321	-£59,573,515
60% LAR : 40% CIR	10%	-£45,245,414	-£52,445,510	-£52,498,926	-£52,606,025	-£53,198,382	-£58,023,230	-£60,478,653
60% LAR : 40% CIR	15%	-£46,368,834	-£53,371,259	-£53,424,505	-£53,531,300	-£54,122,894	-£58,942,160	-£61,395,045
60% LAR : 40% CIR	20%	-£47,502,622	-£54,307,302	-£54,360,394	-£54,466,911	-£55,057,815	-£59,872,007	-£62,322,586
60% LAR : 40% CIR	25%	-£48,646,677	-£55,253,539	-£55,306,494	-£55,412,763	-£56,003,043	-£60,812,665	-£63,261,166
60% LAR : 40% CIR	30%	-£49,800,898	-£56,209,872	-£56,262,706	-£56,368,753	-£56,958,478	-£61,764,029	-£64,210,680
60% LAR : 40% CIR	35%	-£50,965,188	-£57,176,201	-£57,228,932	-£57,334,783	-£57,924,020	-£62,725,994	-£65,171,019
60% LAR : 40% CIR	40%	-£52,139,445	-£58,152,427	-£58,205,070	-£58,310,753	-£58,899,570	-£63,698,455	-£66,142,076
60% LAR : 40% CIR	45%	-£53,323,569	-£59,138,451	-£59,191,023	-£59,296,564	-£59,885,025	-£64,681,307	-£67,123,744
60% LAR : 40% CIR	50%	-£54,517,462	-£60,134,174	-£60,186,691	-£60,292,116	-£60,880,288	-£65,674,445	-£68,115,917

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£25,243,789	-£32,839,006	-£32,892,815	-£33,000,609	-£33,594,698	-£38,432,257	-£40,893,457
60% LAR : 40% CIR	5%	-£26,346,176	-£33,743,870	-£33,797,475	-£33,904,908	-£34,498,095	-£39,329,039	-£41,787,233
60% LAR : 40% CIR	10%	-£27,459,131	-£34,659,228	-£34,712,644	-£34,819,743	-£35,412,100	-£40,236,948	-£42,692,371
60% LAR : 40% CIR	15%	-£28,582,552	-£35,584,977	-£35,638,223	-£35,745,018	-£36,336,612	-£41,155,878	-£43,608,763
60% LAR : 40% CIR	20%	-£29,716,340	-£36,521,020	-£36,574,111	-£36,680,629	-£37,271,533	-£42,085,725	-£44,536,304
60% LAR : 40% CIR	25%	-£30,860,395	-£37,467,257	-£37,520,212	-£37,626,481	-£38,216,761	-£43,026,383	-£45,474,884
60% LAR : 40% CIR	30%	-£32,014,616	-£38,423,590	-£38,476,424	-£38,582,471	-£39,172,196	-£43,977,747	-£46,424,398
60% LAR : 40% CIR	35%	-£33,178,906	-£39,389,919	-£39,442,650	-£39,548,501	-£40,137,738	-£44,939,711	-£47,384,737
60% LAR : 40% CIR	40%	-£34,353,163	-£40,366,145	-£40,418,788	-£40,524,471	-£41,113,288	-£45,912,173	-£48,355,794
60% LAR : 40% CIR	45%	-£35,537,287	-£41,352,169	-£41,404,741	-£41,510,282	-£42,098,743	-£46,895,025	-£49,337,462
60% LAR : 40% CIR	50%	-£36,731,180	-£42,347,892	-£42,400,409	-£42,505,834	-£43,094,006	-£47,888,163	-£50,329,635

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone B -Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£2,143,546	-£9,812,512	-£9,866,323	-£9,974,115	-£10,568,204	-£15,405,763	-£17,866,963
60% LAR : 40% CIR	5%	-£3,476,543	-£10,944,298	-£10,997,903	-£11,105,335	-£11,698,523	-£16,529,466	-£18,987,659
60% LAR : 40% CIR	10%	-£4,820,105	-£12,086,576	-£12,139,992	-£12,247,091	-£12,839,448	-£17,664,297	-£20,119,719
60% LAR : 40% CIR	15%	-£6,174,134	-£13,239,245	-£13,292,492	-£13,399,287	-£13,990,882	-£18,810,148	-£21,263,032
60% LAR : 40% CIR	20%	-£7,538,530	-£14,402,210	-£14,455,301	-£14,561,820	-£15,152,723	-£19,966,914	-£22,417,493
60% LAR : 40% CIR	25%	-£8,913,193	-£15,575,368	-£15,628,322	-£15,734,592	-£16,324,872	-£21,134,493	-£23,582,894
60% LAR : 40% CIR	30%	-£10,298,023	-£16,758,621	-£16,811,456	-£16,917,503	-£17,507,228	-£22,312,778	-£24,759,429
60% LAR : 40% CIR	35%	-£11,692,920	-£17,951,871	-£18,004,602	-£18,110,453	-£18,699,691	-£23,501,664	-£25,946,689
60% LAR : 40% CIR	40%	-£13,097,787	-£19,155,019	-£19,207,661	-£19,313,344	-£19,902,160	-£24,701,046	-£27,144,667
60% LAR : 40% CIR	45%	-£14,512,519	-£20,367,963	-£20,420,535	-£20,526,076	-£21,114,537	-£25,910,819	-£28,353,256
60% LAR : 40% CIR	50%	-£15,937,020	-£21,590,608	-£21,643,124	-£21,748,549	-£22,336,720	-£27,130,878	-£29,572,390

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£89,777,264	-£97,446,230	-£97,500,041	-£97,607,833	-£98,201,922	-£103,039,481	-£105,500,681
60% LAR : 40% CIR	5%	-£91,110,260	-£98,578,016	-£98,631,621	-£98,739,053	-£99,332,241	-£104,163,184	-£106,621,327
60% LAR : 40% CIR	10%	-£92,453,823	-£99,720,294	-£99,773,710	-£99,880,809	-£100,473,166	-£105,298,014	-£107,753,437
60% LAR : 40% CIR	15%	-£93,807,852	-£100,872,963	-£100,926,210	-£101,033,005	-£101,624,600	-£106,443,805	-£108,896,750
60% LAR : 40% CIR	20%	-£95,172,248	-£102,035,928	-£102,089,019	-£102,195,538	-£102,786,441	-£107,600,632	-£110,051,211
60% LAR : 40% CIR	25%	-£96,546,911	-£103,209,086	-£103,262,040	-£103,368,310	-£103,958,590	-£108,768,211	-£111,216,712
60% LAR : 40% CIR	30%	-£97,931,741	-£104,392,339	-£104,445,173	-£104,551,221	-£105,140,946	-£109,946,496	-£112,393,147
60% LAR : 40% CIR	35%	-£99,326,638	-£105,585,589	-£105,638,320	-£105,744,171	-£106,333,409	-£111,135,382	-£113,580,407
60% LAR : 40% CIR	40%	-£100,731,504	-£106,788,737	-£106,841,379	-£106,947,062	-£107,535,878	-£112,334,764	-£114,778,385
60% LAR : 40% CIR	45%	-£102,146,237	-£108,001,681	-£108,054,253	-£108,159,794	-£108,748,255	-£113,544,537	-£115,986,974
60% LAR : 40% CIR	50%	-£103,570,738	-£109,224,326	-£109,276,842	-£109,382,267	-£109,970,438	-£114,764,598	-£117,206,068

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£53,384,935	-£61,136,267	-£61,190,078	-£61,297,870	-£61,890,215	-£66,727,526	-£69,187,726
60% LAR : 40% CIR	5%	-£54,797,312	-£62,265,067	-£62,318,672	-£62,426,104	-£63,019,292	-£67,850,235	-£70,308,429
60% LAR : 40% CIR	10%	-£56,140,875	-£63,407,345	-£63,460,761	-£63,567,861	-£64,160,217	-£68,985,066	-£71,440,488
60% LAR : 40% CIR	15%	-£57,494,904	-£64,560,015	-£64,613,261	-£64,720,056	-£65,311,651	-£70,130,917	-£72,583,801
60% LAR : 40% CIR	20%	-£58,859,299	-£65,722,979	-£65,776,070	-£65,882,589	-£66,473,493	-£71,287,684	-£73,738,263
60% LAR : 40% CIR	25%	-£60,233,962	-£66,896,137	-£66,949,092	-£67,055,361	-£67,645,641	-£72,455,262	-£74,903,764
60% LAR : 40% CIR	30%	-£61,618,792	-£68,079,391	-£68,132,225	-£68,238,272	-£68,827,997	-£73,633,547	-£76,080,198
60% LAR : 40% CIR	35%	-£63,013,690	-£69,272,641	-£69,325,371	-£69,431,222	-£70,020,460	-£74,822,433	-£77,267,458
60% LAR : 40% CIR	40%	-£64,418,556	-£70,475,788	-£70,528,431	-£70,634,114	-£71,222,930	-£76,021,816	-£78,465,437
60% LAR : 40% CIR	45%	-£65,833,289	-£71,688,732	-£71,741,304	-£71,846,845	-£72,435,306	-£77,231,588	-£79,674,025
60% LAR : 40% CIR	50%	-£67,257,789	-£72,911,377	-£72,963,893	-£73,069,319	-£73,657,490	-£78,451,647	-£80,893,119

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£38,417,905	-£46,086,871	-£46,140,682	-£46,248,474	-£46,842,563	-£51,680,122	-£54,141,322
60% LAR : 40% CIR	5%	-£39,750,902	-£47,218,657	-£47,272,262	-£47,379,694	-£47,972,882	-£52,803,825	-£55,262,018
60% LAR : 40% CIR	10%	-£41,094,464	-£48,360,935	-£48,414,351	-£48,521,450	-£49,113,807	-£53,938,655	-£56,394,078
60% LAR : 40% CIR	15%	-£42,448,493	-£49,513,604	-£49,566,851	-£49,673,646	-£50,265,241	-£55,084,506	-£57,537,391
60% LAR : 40% CIR	20%	-£43,812,889	-£50,676,569	-£50,729,660	-£50,836,179	-£51,427,082	-£56,241,273	-£58,691,852
60% LAR : 40% CIR	25%	-£45,187,552	-£51,849,727	-£51,902,681	-£52,008,951	-£52,599,231	-£57,408,852	-£59,857,353
60% LAR : 40% CIR	30%	-£46,572,382	-£53,032,980	-£53,085,814	-£53,191,862	-£53,781,587	-£58,587,137	-£61,033,788
60% LAR : 40% CIR	35%	-£47,967,279	-£54,226,230	-£54,278,961	-£54,384,812	-£54,974,050	-£59,776,023	-£62,221,048
60% LAR : 40% CIR	40%	-£49,372,146	-£55,429,378	-£55,482,020	-£55,587,703	-£56,176,519	-£60,975,406	-£63,419,026
60% LAR : 40% CIR	45%	-£50,786,879	-£56,642,322	-£56,694,894	-£56,800,435	-£57,388,896	-£62,185,178	-£64,627,615
60% LAR : 40% CIR	50%	-£52,211,379	-£57,864,967	-£57,917,483	-£58,022,908	-£58,611,079	-£63,405,237	-£65,846,709

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,831,623	-£28,300,589	-£28,354,400	-£28,462,192	-£29,056,281	-£33,893,840	-£36,355,040
60% LAR : 40% CIR	5%	-£21,964,619	-£29,432,375	-£29,485,980	-£29,593,412	-£30,186,600	-£35,017,543	-£37,475,736
60% LAR : 40% CIR	10%	-£23,108,182	-£30,374,653	-£30,428,069	-£30,735,168	-£31,327,525	-£36,152,373	-£38,607,796
60% LAR : 40% CIR	15%	-£24,262,211	-£31,727,322	-£31,780,569	-£31,887,364	-£32,478,959	-£37,298,224	-£39,751,109
60% LAR : 40% CIR	20%	-£25,426,606	-£32,890,287	-£32,943,378	-£33,049,897	-£33,640,800	-£38,454,991	-£40,905,570
60% LAR : 40% CIR	25%	-£27,401,270	-£34,063,445	-£34,116,399	-£34,222,669	-£34,812,948	-£39,622,570	-£42,071,071
60% LAR : 40% CIR	30%	-£28,786,100	-£35,246,698	-£35,299,532	-£35,405,580	-£35,995,305	-£40,800,855	-£43,247,506
60% LAR : 40% CIR	35%	-£30,180,997	-£36,439,948	-£36,492,679	-£36,598,530	-£37,187,768	-£41,989,741	-£44,434,766
60% LAR : 40% CIR	40%	-£31,585,863	-£37,643,095	-£37,695,738	-£37,801,421	-£38,390,237	-£43,189,123	-£45,632,744
60% LAR : 40% CIR	45%	-£33,000,596	-£38,856,040	-£38,908,612	-£39,014,153	-£39,602,614	-£44,398,896	-£46,841,333
60% LAR : 40% CIR	50%	-£34,425,097	-£40,078,684	-£40,131,201	-£40,236,626	-£40,824,797	-£45,618,955	-£48,060,427

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years	Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£160,094	-£7,543,303	-£7,597,114	-£7,704,906	-£8,298,997	-£13,136,555	-£15,597,754
60% LAR : 40% CIR	5%	-£1,285,764	-£8,788,550	-£8,842,155	-£8,949,587	-£9,542,774	-£14,373,719	-£16,831,912
60% LAR : 40% CIR	10%	-£2,744,630	-£10,044,288	-£10,097,705	-£10,204,804	-£10,797,160	-£15,622,009	-£18,077,431
60% LAR : 40% CIR	15%	-£4,213,863	-£11,310,418	-£11,363,664	-£11,470,460	-£12,062,055	-£16,881,321	-£19,334,205
60% LAR : 40% CIR	20%	-£5,693,663	-£12,586,843	-£12,639,935	-£12,746,453	-£13,337,356	-£18,151,548	-£20,602,127
60% LAR : 40% CIR	25%	-£7,183,630	-£13,873,461	-£13,926,417	-£14,032,685	-£14,622,965	-£19,432,587	-£21,881,089
60% LAR : 40% CIR	30%	-£8,683,766	-£15,170,175	-£15,223,010	-£15,329,057	-£15,918,782	-£20,724,332	-£23,170,983
60% LAR : 40% CIR	35%	-£10,193,967	-£16,476,886	-£16,529,617	-£16,635,467	-£17,224,705	-£22,026,678	-£24,471,704
60% LAR : 40% CIR	40%	-£11,714,137	-£17,793,493	-£17,846,136	-£17,951,820	-£18,540,636	-£23,339,521	-£25,783,143
60% LAR : 40% CIR	45%	-£13,244,174	-£19,119,899	-£19,172,470	-£19,278,012	-£19,866,473	-£24,662,755	-£27,105,192
60% LAR : 40% CIR	50%	-£14,783,979	-£20,456,003	-£20,508,520	-£20,613,945	-£21,202,116	-£25,996,273	-£28,437,745

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£97,473,624	-£95,177,021	-£95,230,832	-£95,338,624	-£95,932,715	-£100,770,273	-£103,231,472
60% LAR : 40% CIR	5%	-£98,919,681	-£96,422,268	-£96,475,873	-£96,583,335	-£97,176,492	-£102,007,437	-£104,465,630
60% LAR : 40% CIR	10%	-£99,378,348	-£97,678,006	-£97,731,423	-£97,838,522	-£98,430,876	-£103,255,727	-£105,711,149
60% LAR : 40% CIR	15%	-£97,847,681	-£98,944,136	-£98,997,382	-£99,104,178	-£99,695,773	-£104,515,039	-£106,967,923
60% LAR : 40% CIR	20%	-£93,327,581	-£100,220,561	-£100,273,653	-£100,380,171	-£100,971,074	-£105,785,266	-£108,235,845
60% LAR : 40% CIR	25%	-£94,817,348	-£101,507,179	-£101,560,135	-£101,666,403	-£102,256,683	-£107,066,305	-£109,514,807
60% LAR : 40% CIR	30%	-£96,317,484	-£102,803,893	-£102,856,727	-£102,962,775	-£103,552,500	-£108,358,050	-£110,804,701
60% LAR : 40% CIR	35%	-£97,827,685	-£104,110,604	-£104,163,335	-£104,269,185	-£104,858,423	-£109,660,396	-£112,105,422
60% LAR : 40% CIR	40%	-£99,347,855	-£105,427,211	-£105,479,854	-£105,585,538	-£106,174,354	-£110,973,239	-£113,416,861
60% LAR : 40% CIR	45%	-£100,877,892	-£106,753,617	-£106,806,188	-£106,911,730	-£107,500,191	-£112,296,473	-£114,738,910
60% LAR : 40% CIR	50%	-£102,417,697	-£108,089,721	-£108,142,237	-£108,247,663	-£108,835,834	-£113,629,991	-£116,071,463

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£51,189,675	-£56,482,276	-£56,517,883	-£56,589,676	-£56,987,262	-£64,467,324	-£68,318,324
60% LAR : 40% CIR	5%	-£52,606,533	-£60,109,319	-£60,162,924	-£60,270,356	-£60,663,544	-£655,694,488	-£68,152,681
60% LAR : 40% CIR	10%	-£54,955,399	-£61,366,067	-£61,419,474	-£61,526,573	-£62,117,930	-£66,942,778	-£69,398,200
60% LAR : 40% CIR	15%	-£55,534,732	-£62,631,188	-£62,684,433	-£62,791,229	-£63,382,824	-£68,202,090	-£70,654,974
60% LAR : 40% CIR	20%	-£57,014,432	-£63,907,613	-£63,960,704	-£64,067,222	-£64,658,125	-£69,472,317	-£71,922,896
60% LAR : 40% CIR	25%	-£58,504,400	-£65,194,231	-£65,247,186	-£65,353,454	-£65,943,734	-£70,753,357	-£73,201,858
60% LAR : 40% CIR	30%	-£60,004,535	-£66,490,945	-£66,543,779	-£66,649,826	-£67,239,551	-£72,045,101	-£74,491,752
60% LAR : 40% CIR	35%	-£61,514,736	-£67,797,655	-£67,850,386	-£67,956,237	-£68,545,474	-£73,347,448	-£75,792,473
60% LAR : 40% CIR	40%	-£63,034,906	-£69,114,262	-£69,166,905	-£69,272,589	-£69,861,405	-£74,660,290	-£77,103,912
60% LAR : 40% CIR	45%	-£64,564,943	-£70,440,668	-£70,493,239	-£70,598,781	-£71,187,242	-£75,983,524	-£78,425,961
60% LAR : 40% CIR	50%	-£66,104,748	-£71,776,772	-£71,829,289	-£71,934,714	-£72,522,885	-£77,317,043	-£79,758,515

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,114,265	-£43,817,662	-£43,871,473	-£43,979,265	-£44,573,356	-£49,410,914	-£51,872,113
60% LAR : 40% CIR	5%	-£37,560,123	-£45,062,909	-£45,116,514	-£45,223,946	-£45,817,133	-£50,648,078	-£53,106,271
60% LAR : 40% CIR	10%	-£39,018,989	-£46,318,647	-£46,372,064	-£46,479,163	-£47,071,519	-£51,896,368	-£54,351,790
60% LAR : 40% CIR	15%	-£40,488,322	-£47,584,777	-£47,638,023	-£47,744,819	-£48,336,414	-£53,155,680	-£55,608,564
60% LAR : 40% CIR	20%	-£41,968,022	-£48,861,202	-£48,914,294	-£49,020,812	-£49,611,715	-£54,425,907	-£56,876,486
60% LAR : 40% CIR	25%	-£43,457,989	-£50,147,820	-£50,200,776	-£50,307,044	-£50,897,324	-£55,706,946	-£58,155,448
60% LAR : 40% CIR	30%	-£44,958,125	-£51,444,534	-£51,497,368	-£51,603,416	-£52,193,141	-£56,998,691	-£59,445,342
60% LAR : 40% CIR	35%	-£46,468,326	-£52,751,245	-£52,803,976	-£52,909,826	-£53,499,064	-£58,301,037	-£60,746,063
60% LAR : 40% CIR	40%	-£47,988,496	-£54,067,852	-£54,120,495	-£54,226,179	-£54,814,995	-£59,613,880	-£62,057,502
60% LAR : 40% CIR	45%	-£49,518,533	-£55,394,258	-£55,446,829	-£55,552,371	-£56,140,832	-£60,937,114	-£63,379,551
60% LAR : 40% CIR	50%	-£51,058,338	-£56,730,362	-£56,782,879	-£56,888,304	-£57,476,475	-£62,270,632	-£64,712,104

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,327,923	-£26,031,380	-£26,085,191	-£26,192,983	-£26,787,074	-£31,624,632	-£34,085,831
60% LAR : 40% CIR	5%	-£19,773,840	-£27,276,627	-£27,330,232	-£27,437,664	-£28,030,851	-£32,861,796	-£35,319,989
60% LAR : 40% CIR	10%	-£21,232,707	-£28,532,365	-£28,585,782	-£28,692,881	-£29,285,237	-£34,110,086	-£36,565,508
60% LAR : 40% CIR	15%	-£22,702,040	-£29,798,495	-£29,851,741	-£29,958,537	-£30,550,132	-£35,369,398	-£37,822,282
60% LAR : 40% CIR	20%	-£24,181,740	-£31,074,920	-£31,128,012	-£31,234,530	-£31,825,433	-£36,639,625	-£39,090,204
60% LAR : 40% CIR	25%	-£25,671,707	-£32,361,538	-£32,414,494	-£32,520,762	-£33,111,042	-£37,920,664	-£40,369,166
60% LAR : 40% CIR	30%	-£27,171,843	-£33,658,252	-£33,711,086	-£33,817,134	-£34,406,859	-£39,212,409	-£41,659,060
60% LAR : 40% CIR	35%	-£28,682,044	-£34,964,963	-£35,017,694	-£35,123,544	-£35,712,782	-£40,514,755	-£42,959,781
60% LAR : 40% CIR	40%	-£30,202,214	-£36,281,570	-£36,334,213	-£36,439,897	-£37,028,713	-£41,827,598	-£44,271,220
60% LAR : 40% CIR	45%	-£31,732,251	-£37,607,976	-£37,660,547	-£37,766,089	-£38,354,550	-£43,150,832	-£45,593,269
60% LAR : 40% CIR	50%	-£33,272,056	-£38,944,080	-£38,996,596	-£39,102,022	-£39,690,193	-£44,484,350	-£46,925,822

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,431,519	-£5,274,096	-£5,327,906	-£5,435,698	-£6,029,788	-£10,867,346	-£13,328,546
60% LAR ; 40% CIR	5%	£891,414	-£6,632,802	-£6,686,407	-£6,793,839	-£7,387,026	-£12,217,971	-£14,676,164
60% LAR ; 40% CIR	10%	-£669,155	-£8,002,001	-£8,055,418	-£8,162,517	-£8,754,873	-£13,579,721	-£16,035,144
60% LAR ; 40% CIR	15%	-£2,253,793	-£9,381,592	-£9,434,837	-£9,541,632	-£10,133,228	-£14,952,494	-£17,405,378
60% LAR ; 40% CIR	20%	-£3,848,797	-£10,771,476	-£10,824,568	-£10,931,086	-£11,521,990	-£16,336,182	-£18,786,760
60% LAR ; 40% CIR	25%	-£5,454,069	-£12,171,556	-£12,224,510	-£12,330,778	-£12,921,059	-£17,730,681	-£20,179,182
60% LAR ; 40% CIR	30%	-£7,069,507	-£13,581,729	-£13,634,564	-£13,740,611	-£14,330,336	-£19,135,886	-£21,582,537
60% LAR ; 40% CIR	35%	-£8,695,013	-£15,001,901	-£15,054,630	-£15,160,482	-£15,749,720	-£20,551,693	-£22,996,718
60% LAR ; 40% CIR	40%	-£10,330,487	-£16,431,968	-£16,484,611	-£16,590,294	-£17,179,111	-£21,977,996	-£24,421,617
60% LAR ; 40% CIR	45%	-£11,975,828	-£17,871,834	-£17,924,406	-£18,029,947	-£18,618,408	-£23,414,690	-£25,857,127
60% LAR ; 40% CIR	50%	-£13,630,937	-£19,321,399	-£19,373,916	-£19,479,341	-£20,067,513	-£24,861,669	-£27,303,141

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£85,202,199	-£92,907,813	-£92,961,624	-£93,069,416	-£93,663,506	-£98,501,064	-£100,962,264
60% LAR ; 40% CIR	5%	-£86,742,304	-£94,268,520	-£94,322,125	-£94,427,557	-£95,020,744	-£99,851,589	-£102,309,882
60% LAR ; 40% CIR	10%	-£88,302,873	-£95,639,719	-£95,689,136	-£95,796,235	-£96,388,591	-£101,213,439	-£103,668,902
60% LAR ; 40% CIR	15%	-£89,887,511	-£97,015,309	-£97,068,555	-£97,175,350	-£97,766,946	-£102,586,212	-£105,039,096
60% LAR ; 40% CIR	20%	-£91,482,515	-£98,405,194	-£98,458,286	-£98,564,804	-£99,155,708	-£103,969,900	-£106,420,478
60% LAR ; 40% CIR	25%	-£93,087,787	-£99,805,274	-£99,858,228	-£99,964,496	-£100,554,777	-£105,364,399	-£107,812,900
60% LAR ; 40% CIR	30%	-£94,703,225	-£101,215,447	-£101,268,281	-£101,374,329	-£101,964,994	-£106,769,544	-£109,216,255
60% LAR ; 40% CIR	35%	-£96,328,731	-£102,635,619	-£102,688,348	-£102,794,200	-£103,383,438	-£108,185,411	-£110,630,436
60% LAR ; 40% CIR	40%	-£97,964,205	-£104,065,686	-£104,118,329	-£104,224,012	-£104,812,829	-£109,611,714	-£112,055,335
60% LAR ; 40% CIR	45%	-£99,609,546	-£105,505,552	-£105,558,124	-£105,663,665	-£106,252,126	-£111,048,408	-£113,490,845
60% LAR ; 40% CIR	50%	-£101,264,655	-£106,955,117	-£107,007,634	-£107,113,059	-£107,701,231	-£112,495,387	-£114,936,859

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£49,380,364	-£56,286,008	-£56,248,878	-£56,156,556	-£56,750,647	-£62,108,116	-£64,582,316
60% LAR ; 40% CIR	5%	-£50,429,356	-£57,953,572	-£58,007,177	-£58,114,608	-£58,707,796	-£63,538,740	-£65,996,933
60% LAR ; 40% CIR	10%	-£51,989,924	-£59,322,770	-£59,376,187	-£59,483,286	-£60,075,642	-£64,900,491	-£67,355,513
60% LAR ; 40% CIR	15%	-£53,574,562	-£60,702,361	-£60,755,606	-£60,862,401	-£61,453,997	-£66,273,263	-£68,726,147
60% LAR ; 40% CIR	20%	-£55,169,566	-£62,092,245	-£62,145,338	-£62,251,856	-£62,842,759	-£67,656,951	-£70,107,529
60% LAR ; 40% CIR	25%	-£56,774,838	-£63,492,325	-£63,545,279	-£63,651,548	-£64,241,829	-£69,051,450	-£71,499,951
60% LAR ; 40% CIR	30%	-£58,390,276	-£64,902,498	-£64,955,333	-£65,061,380	-£65,651,045	-£70,456,595	-£72,903,306
60% LAR ; 40% CIR	35%	-£60,015,782	-£66,322,670	-£66,375,400	-£66,481,251	-£67,070,489	-£71,872,462	-£74,317,487
60% LAR ; 40% CIR	40%	-£61,651,256	-£67,752,737	-£67,805,380	-£67,911,063	-£68,499,880	-£73,298,765	-£75,742,386
60% LAR ; 40% CIR	45%	-£63,296,597	-£69,192,603	-£69,245,175	-£69,350,716	-£69,939,177	-£74,735,459	-£77,177,896
60% LAR ; 40% CIR	50%	-£64,951,706	-£70,642,168	-£70,694,685	-£70,800,111	-£71,388,282	-£76,182,438	-£78,623,910

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£33,842,840	-£41,548,454	-£41,602,265	-£41,710,057	-£42,304,147	-£47,141,705	-£49,602,905
60% LAR ; 40% CIR	5%	-£35,382,945	-£42,907,161	-£42,960,766	-£43,068,198	-£43,661,385	-£48,492,330	-£50,950,523
60% LAR ; 40% CIR	10%	-£36,943,514	-£44,276,360	-£44,329,777	-£44,436,876	-£45,029,232	-£49,854,080	-£52,309,503
60% LAR ; 40% CIR	15%	-£38,528,152	-£45,655,951	-£45,709,196	-£45,815,991	-£46,407,587	-£51,226,853	-£53,679,737
60% LAR ; 40% CIR	20%	-£40,123,156	-£47,045,835	-£47,098,927	-£47,205,445	-£47,796,349	-£52,610,541	-£55,061,119
60% LAR ; 40% CIR	25%	-£41,728,428	-£48,445,915	-£48,498,869	-£48,605,137	-£49,195,418	-£54,005,040	-£56,453,541
60% LAR ; 40% CIR	30%	-£43,343,866	-£49,856,088	-£49,908,922	-£50,014,970	-£50,604,685	-£55,410,235	-£57,856,896
60% LAR ; 40% CIR	35%	-£44,969,372	-£51,276,260	-£51,328,989	-£51,434,841	-£52,024,079	-£56,826,052	-£59,271,077
60% LAR ; 40% CIR	40%	-£46,604,846	-£52,705,327	-£52,758,970	-£52,864,653	-£53,453,470	-£58,252,355	-£60,695,976
60% LAR ; 40% CIR	45%	-£48,250,187	-£54,146,193	-£54,198,765	-£54,304,306	-£54,892,767	-£59,689,049	-£62,131,486
60% LAR ; 40% CIR	50%	-£49,905,296	-£55,595,758	-£55,648,275	-£55,753,700	-£56,341,872	-£61,136,028	-£63,577,500

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,956,558	-£23,762,172	-£23,815,983	-£23,923,775	-£24,517,865	-£29,355,423	-£31,816,623
60% LAR ; 40% CIR	5%	-£17,896,663	-£25,120,879	-£25,174,484	-£25,281,916	-£25,875,103	-£30,706,048	-£33,164,241
60% LAR ; 40% CIR	10%	-£19,157,232	-£26,490,077	-£26,543,495	-£26,650,594	-£27,242,950	-£32,067,798	-£34,523,221
60% LAR ; 40% CIR	15%	-£20,741,870	-£27,869,668	-£27,922,914	-£28,029,709	-£28,621,305	-£33,440,571	-£35,893,455
60% LAR ; 40% CIR	20%	-£22,336,874	-£29,259,553	-£29,312,645	-£29,419,163	-£30,010,067	-£34,824,259	-£37,274,837
60% LAR ; 40% CIR	25%	-£23,942,146	-£30,659,633	-£30,712,587	-£30,818,855	-£31,409,136	-£36,218,758	-£38,667,259
60% LAR ; 40% CIR	30%	-£25,557,584	-£32,069,806	-£32,122,640	-£32,228,688	-£32,818,413	-£37,623,963	-£40,070,614
60% LAR ; 40% CIR	35%	-£27,183,090	-£33,489,978	-£33,542,707	-£33,648,559	-£34,237,797	-£39,039,770	-£41,484,795
60% LAR ; 40% CIR	40%	-£28,818,564	-£34,920,045	-£34,972,688	-£35,078,371	-£35,667,188	-£40,466,073	-£42,909,694
60% LAR ; 40% CIR	45%	-£30,463,905	-£36,359,911	-£36,412,483	-£36,518,024	-£37,106,485	-£41,902,767	-£44,345,204
60% LAR ; 40% CIR	50%	-£32,119,014	-£37,809,476	-£37,861,993	-£37,967,418	-£38,555,589	-£43,349,746	-£45,791,218

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,937,620	-£735,679	-£789,489	-£897,282	-£1,491,371	-£6,328,931	-£8,790,130
60% LAR : 40% CIR	5%	£5,192,850	-£2,321,306	-£2,374,911	-£2,482,343	-£3,075,531	-£7,906,475	-£10,364,669
60% LAR : 40% CIR	10%	£3,429,466	-£3,917,425	-£3,970,843	-£4,077,942	-£4,670,299	-£9,495,146	-£11,950,568
60% LAR : 40% CIR	15%	£1,641,502	-£5,523,938	-£5,577,183	-£5,683,978	-£6,275,574	-£11,094,839	-£13,547,723
60% LAR : 40% CIR	20%	-£159,064	-£7,140,744	-£7,193,835	-£7,300,353	-£7,891,256	-£12,705,448	-£15,156,026
60% LAR : 40% CIR	25%	-£1,994,944	-£8,767,743	-£8,820,698	-£8,926,966	-£9,517,247	-£14,326,669	-£16,775,370
60% LAR : 40% CIR	30%	-£3,840,991	-£10,404,838	-£10,457,673	-£10,563,720	-£11,153,444	-£15,958,995	-£18,405,646
60% LAR : 40% CIR	35%	-£5,697,105	-£12,051,930	-£12,104,660	-£12,210,511	-£12,799,749	-£17,601,722	-£20,046,748
60% LAR : 40% CIR	40%	-£7,563,187	-£13,708,918	-£13,761,562	-£13,867,245	-£14,456,061	-£19,254,946	-£21,698,568
60% LAR : 40% CIR	45%	-£9,439,137	-£15,375,704	-£15,428,277	-£15,533,818	-£16,122,279	-£20,918,561	-£23,360,998
60% LAR : 40% CIR	50%	-£11,324,854	-£17,052,191	-£17,104,707	-£17,210,133	-£17,798,304	-£22,592,461	-£25,033,933

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£89,696,098	-£88,369,397	-£88,423,207	-£88,531,000	-£89,125,089	-£93,962,649	-£96,423,848
60% LAR : 40% CIR	5%	-£92,440,868	-£89,955,024	-£90,008,829	-£90,116,661	-£90,709,249	-£95,540,160	-£97,998,356
60% LAR : 40% CIR	10%	-£94,204,252	-£91,551,143	-£91,604,560	-£91,711,660	-£92,304,017	-£97,128,864	-£99,584,266
60% LAR : 40% CIR	15%	-£95,992,216	-£93,157,656	-£93,210,901	-£93,317,696	-£93,909,292	-£98,728,557	-£101,181,441
60% LAR : 40% CIR	20%	-£97,792,792	-£94,774,461	-£94,827,553	-£94,934,071	-£95,524,974	-£100,339,166	-£102,789,744
60% LAR : 40% CIR	25%	-£89,628,662	-£96,401,460	-£96,454,416	-£96,560,684	-£97,150,965	-£101,960,586	-£104,409,088
60% LAR : 40% CIR	30%	-£91,474,709	-£98,038,556	-£98,091,390	-£98,197,438	-£98,787,162	-£103,592,713	-£106,039,364
60% LAR : 40% CIR	35%	-£93,330,823	-£99,685,648	-£99,738,378	-£99,844,229	-£100,433,467	-£105,235,440	-£107,680,466
60% LAR : 40% CIR	40%	-£95,196,905	-£101,342,636	-£101,395,280	-£101,500,963	-£102,089,779	-£106,888,664	-£109,332,285
60% LAR : 40% CIR	45%	-£97,072,855	-£103,009,422	-£103,061,996	-£103,167,536	-£103,755,997	-£108,552,279	-£110,994,716
60% LAR : 40% CIR	50%	-£98,958,572	-£104,685,909	-£104,738,425	-£104,843,851	-£105,432,022	-£110,226,179	-£112,667,651

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£44,383,556	-£52,056,354	-£52,110,163	-£52,218,000	-£52,812,245	-£57,649,708	-£60,110,906
60% LAR : 40% CIR	5%	-£46,127,919	-£53,642,075	-£53,695,680	-£53,803,113	-£54,396,300	-£59,227,244	-£61,685,438
60% LAR : 40% CIR	10%	-£47,891,304	-£53,239,195	-£53,292,612	-£53,399,711	-£53,991,069	-£58,815,916	-£61,271,318
60% LAR : 40% CIR	15%	-£49,679,268	-£56,844,707	-£56,897,953	-£57,004,747	-£57,596,343	-£62,415,608	-£64,868,493
60% LAR : 40% CIR	20%	-£51,479,833	-£58,461,513	-£58,514,604	-£58,621,122	-£59,212,025	-£64,026,217	-£66,476,795
60% LAR : 40% CIR	25%	-£53,315,713	-£60,088,512	-£60,141,467	-£60,247,735	-£60,838,016	-£65,647,638	-£68,096,139
60% LAR : 40% CIR	30%	-£55,161,760	-£61,725,608	-£61,778,442	-£61,884,489	-£62,474,213	-£67,279,764	-£69,726,415
60% LAR : 40% CIR	35%	-£57,017,874	-£63,372,699	-£63,425,429	-£63,531,281	-£64,120,518	-£68,922,492	-£71,367,517
60% LAR : 40% CIR	40%	-£58,883,956	-£65,029,687	-£65,082,331	-£65,188,014	-£65,776,830	-£70,575,716	-£73,019,337
60% LAR : 40% CIR	45%	-£60,759,906	-£66,696,474	-£66,749,048	-£66,854,587	-£67,443,048	-£72,239,330	-£74,681,767
60% LAR : 40% CIR	50%	-£62,645,624	-£68,372,960	-£68,425,476	-£68,530,902	-£69,119,073	-£73,913,230	-£76,354,702

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,336,739	-£37,010,038	-£37,063,848	-£37,171,641	-£37,765,730	-£42,603,290	-£45,064,489
60% LAR : 40% CIR	5%	-£31,081,509	-£38,595,665	-£38,649,270	-£38,756,702	-£39,349,890	-£44,180,834	-£46,639,028
60% LAR : 40% CIR	10%	-£32,844,893	-£40,191,784	-£40,245,202	-£40,352,301	-£40,944,658	-£45,769,505	-£48,224,907
60% LAR : 40% CIR	15%	-£34,632,857	-£41,798,297	-£41,851,542	-£41,958,337	-£42,549,933	-£47,369,198	-£49,822,082
60% LAR : 40% CIR	20%	-£36,433,423	-£43,415,102	-£43,468,194	-£43,574,712	-£44,165,615	-£48,979,807	-£51,430,385
60% LAR : 40% CIR	25%	-£38,269,303	-£45,042,101	-£45,095,057	-£45,201,325	-£45,791,606	-£50,601,228	-£53,049,729
60% LAR : 40% CIR	30%	-£40,115,350	-£46,679,197	-£46,732,032	-£46,838,079	-£47,427,803	-£52,233,354	-£54,680,005
60% LAR : 40% CIR	35%	-£41,971,464	-£48,326,289	-£48,379,019	-£48,484,870	-£49,074,108	-£53,876,081	-£56,321,107
60% LAR : 40% CIR	40%	-£43,837,546	-£49,983,277	-£50,035,921	-£50,141,604	-£50,730,420	-£55,529,305	-£57,972,927
60% LAR : 40% CIR	45%	-£45,713,496	-£51,650,063	-£51,702,636	-£51,808,177	-£52,396,638	-£57,192,920	-£59,635,357
60% LAR : 40% CIR	50%	-£47,599,213	-£53,326,550	-£53,379,066	-£53,484,492	-£54,072,663	-£58,866,820	-£61,308,292

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£11,550,427	-£19,223,756	-£19,277,566	-£19,385,359	-£19,979,448	-£24,817,007	-£27,278,207
60% LAR : 40% CIR	5%	-£13,295,227	-£20,809,383	-£20,862,988	-£20,970,420	-£21,563,608	-£26,394,552	-£28,852,745
60% LAR : 40% CIR	10%	-£15,058,611	-£22,405,502	-£22,458,919	-£22,566,019	-£23,158,376	-£27,983,223	-£30,438,625
60% LAR : 40% CIR	15%	-£16,846,575	-£24,012,015	-£24,065,260	-£24,172,055	-£24,763,651	-£29,582,916	-£32,035,800
60% LAR : 40% CIR	20%	-£18,647,141	-£25,628,820	-£25,681,912	-£25,788,430	-£26,379,333	-£31,193,525	-£33,644,103
60% LAR : 40% CIR	25%	-£20,483,021	-£27,255,819	-£27,308,775	-£27,415,043	-£28,005,324	-£32,814,945	-£35,263,447
60% LAR : 40% CIR	30%	-£22,329,068	-£28,892,915	-£28,945,749	-£29,051,797	-£29,641,521	-£34,447,072	-£36,893,723
60% LAR : 40% CIR	35%	-£24,185,182	-£30,540,007	-£30,592,737	-£30,698,588	-£31,287,826	-£36,089,799	-£38,534,824
60% LAR : 40% CIR	40%	-£26,051,263	-£32,196,995	-£32,249,639	-£32,355,322	-£32,944,138	-£37,743,023	-£40,186,644
60% LAR : 40% CIR	45%	-£27,927,214	-£33,863,781	-£33,916,354	-£34,021,895	-£34,610,356	-£39,406,638	-£41,849,075
60% LAR : 40% CIR	50%	-£29,812,931	-£35,540,268	-£35,592,784	-£35,698,210	-£36,286,381	-£41,080,538	-£43,522,010

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£11,417,868	£3,745,587	£3,692,585	£3,586,412	£3,001,252	-£1,790,514	-£4,251,713
60% LAR : 40% CIR	5%	£9,449,087	£1,960,279	£1,907,480	£1,801,662	£1,217,390	-£3,594,979	-£6,053,172
60% LAR : 40% CIR	10%	£7,470,055	£164,637	£112,024	£6,533	-£585,724	-£5,410,571	-£7,865,993
60% LAR : 40% CIR	15%	£5,480,867	-£1,666,284	-£1,719,529	-£1,826,324	-£2,417,919	-£7,237,185	-£9,690,070
60% LAR : 40% CIR	20%	£3,477,606	-£3,510,010	-£3,563,101	-£3,669,620	-£4,260,523	-£9,074,715	-£11,525,294
60% LAR : 40% CIR	25%	£1,442,175	-£5,363,930	-£5,416,886	-£5,523,154	-£6,113,434	-£10,923,056	-£13,371,557
60% LAR : 40% CIR	30%	-£612,475	-£7,227,946	-£7,280,781	-£7,386,828	-£7,976,553	-£12,782,103	-£15,228,754
60% LAR : 40% CIR	35%	-£2,699,198	-£9,101,959	-£9,154,689	-£9,260,541	-£9,849,778	-£14,651,752	-£17,096,777
60% LAR : 40% CIR	40%	-£4,795,887	-£10,985,868	-£11,038,511	-£11,144,194	-£11,733,010	-£16,531,896	-£18,975,517
60% LAR : 40% CIR	45%	-£6,902,445	-£12,879,575	-£12,932,148	-£13,037,688	-£13,626,149	-£18,422,432	-£20,864,869
60% LAR : 40% CIR	50%	-£9,018,771	-£14,782,982	-£14,835,499	-£14,940,925	-£15,529,096	-£20,323,253	-£22,764,724

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£76,215,850	-£83,886,131	-£83,941,133	-£84,047,306	-£84,632,466	-£89,424,232	-£91,885,431
60% LAR : 40% CIR	5%	-£78,184,631	-£85,673,439	-£85,726,238	-£85,832,056	-£86,419,328	-£91,208,597	-£93,666,890
60% LAR : 40% CIR	10%	-£80,163,683	-£87,469,081	-£87,521,694	-£87,627,185	-£88,219,441	-£93,044,289	-£95,499,711
60% LAR : 40% CIR	15%	-£82,152,851	-£89,300,002	-£89,353,247	-£89,460,042	-£90,051,637	-£94,870,903	-£97,323,788
60% LAR : 40% CIR	20%	-£84,156,112	-£91,143,728	-£91,196,819	-£91,303,338	-£91,894,241	-£96,708,433	-£99,159,012
60% LAR : 40% CIR	25%	-£86,191,543	-£92,997,648	-£93,050,603	-£93,156,872	-£93,747,162	-£98,556,774	-£101,005,275
60% LAR : 40% CIR	30%	-£88,246,193	-£94,861,664	-£94,914,488	-£95,020,546	-£95,610,271	-£100,415,821	-£102,862,472
60% LAR : 40% CIR	35%	-£90,332,916	-£96,736,677	-£96,788,407	-£96,894,259	-£97,483,495	-£102,285,470	-£104,730,495
60% LAR : 40% CIR	40%	-£92,429,605	-£98,619,586	-£98,672,229	-£98,777,912	-£99,366,728	-£104,165,614	-£106,609,235
60% LAR : 40% CIR	45%	-£94,536,163	-£100,513,293	-£100,565,866	-£100,671,406	-£101,259,867	-£106,056,149	-£108,498,587
60% LAR : 40% CIR	50%	-£96,652,489	-£102,416,700	-£102,469,217	-£102,574,643	-£103,162,814	-£107,956,971	-£110,398,442

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,364,855	-£47,035,136	-£47,090,138	-£47,196,312	-£47,781,472	-£53,110,085	-£55,572,286
60% LAR : 40% CIR	5%	-£41,871,682	-£49,360,491	-£49,413,289	-£49,519,107	-£50,105,379	-£54,915,748	-£57,373,941
60% LAR : 40% CIR	10%	-£43,950,715	-£51,256,112	-£51,308,726	-£51,414,216	-£51,996,473	-£56,731,340	-£59,186,763
60% LAR : 40% CIR	15%	-£46,039,902	-£52,987,053	-£53,040,299	-£53,147,094	-£53,738,688	-£58,557,954	-£61,010,839
60% LAR : 40% CIR	20%	-£47,843,163	-£54,830,779	-£54,883,871	-£54,990,389	-£55,581,292	-£60,395,484	-£62,846,063
60% LAR : 40% CIR	25%	-£49,879,594	-£56,684,699	-£56,737,655	-£56,843,923	-£57,434,213	-£62,243,825	-£64,692,327
60% LAR : 40% CIR	30%	-£51,933,244	-£58,548,716	-£58,601,550	-£58,707,597	-£59,297,322	-£64,102,872	-£66,549,523
60% LAR : 40% CIR	35%	-£54,019,967	-£60,423,728	-£60,475,458	-£60,581,310	-£61,170,546	-£65,972,521	-£68,417,546
60% LAR : 40% CIR	40%	-£56,116,656	-£62,306,638	-£62,359,280	-£62,464,963	-£63,053,779	-£67,852,665	-£70,296,286
60% LAR : 40% CIR	45%	-£58,223,215	-£64,200,345	-£64,252,917	-£64,358,458	-£64,946,919	-£69,743,201	-£72,185,638
60% LAR : 40% CIR	50%	-£60,339,541	-£66,103,751	-£66,156,269	-£66,261,694	-£66,849,865	-£71,644,023	-£74,085,494

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,856,491	-£32,526,772	-£32,581,774	-£32,687,947	-£33,273,107	-£38,064,873	-£40,526,072
60% LAR : 40% CIR	5%	-£26,825,272	-£34,314,080	-£34,366,879	-£34,472,697	-£35,058,969	-£39,869,338	-£42,327,531
60% LAR : 40% CIR	10%	-£28,804,304	-£36,109,722	-£36,162,335	-£36,267,826	-£36,860,083	-£41,684,930	-£44,140,352
60% LAR : 40% CIR	15%	-£30,793,492	-£37,940,643	-£37,993,888	-£38,100,683	-£38,692,278	-£43,511,544	-£45,964,429
60% LAR : 40% CIR	20%	-£32,796,753	-£39,784,369	-£39,837,460	-£39,943,979	-£40,534,882	-£45,349,074	-£47,799,653
60% LAR : 40% CIR	25%	-£34,832,184	-£41,638,289	-£41,691,245	-£41,797,513	-£42,387,793	-£47,197,415	-£49,645,916
60% LAR : 40% CIR	30%	-£36,886,834	-£43,502,305	-£43,555,140	-£43,661,187	-£44,250,912	-£49,056,462	-£51,503,113
60% LAR : 40% CIR	35%	-£38,973,557	-£45,376,318	-£45,429,048	-£45,534,900	-£46,124,137	-£50,926,111	-£53,371,136
60% LAR : 40% CIR	40%	-£41,070,246	-£47,260,227	-£47,312,870	-£47,418,553	-£48,007,369	-£52,806,255	-£55,249,876
60% LAR : 40% CIR	45%	-£43,176,804	-£49,153,934	-£49,206,507	-£49,312,047	-£49,900,508	-£54,696,790	-£57,139,228
60% LAR : 40% CIR	50%	-£45,293,130	-£51,057,341	-£51,109,858	-£51,215,284	-£51,803,455	-£56,597,612	-£59,039,083

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,070,269	-£14,742,490	-£14,795,492	-£14,901,665	-£15,486,825	-£20,278,591	-£22,739,790
60% LAR : 40% CIR	5%	-£9,038,990	-£16,527,798	-£16,580,597	-£16,686,415	-£17,270,687	-£22,083,056	-£24,541,249
60% LAR : 40% CIR	10%	-£11,018,022	-£18,323,440	-£18,376,053	-£18,481,544	-£19,073,800	-£23,898,648	-£26,354,070
60% LAR : 40% CIR	15%	-£13,007,210	-£20,154,361	-£20,207,606	-£20,314,401	-£20,905,996	-£25,725,262	-£28,178,146
60% LAR : 40% CIR	20%	-£15,010,471	-£21,998,087	-£22,051,178	-£22,157,697	-£22,748,600	-£27,562,792	-£30,013,371
60% LAR : 40% CIR	25%	-£17,046,902	-£23,852,007	-£23,904,962	-£24,011,231	-£24,601,511	-£29,411,133	-£31,859,634
60% LAR : 40% CIR	30%	-£19,100,552	-£25,716,023	-£25,768,857	-£25,874,905	-£26,464,630	-£31,270,180	-£33,716,831
60% LAR : 40% CIR	35%	-£21,187,274	-£27,590,036	-£27,642,766	-£27,748,618	-£28,337,855	-£33,139,829	-£35,584,854
60% LAR : 40% CIR	40%	-£23,283,964	-£29,473,945	-£29,526,588	-£29,632,271	-£30,221,087	-£35,019,973	-£37,463,594
60% LAR : 40% CIR	45%	-£25,390,522	-£31,367,652	-£31,420,225	-£31,525,765	-£32,114,226	-£36,910,508	-£39,352,946
60% LAR : 40% CIR	50%	-£27,506,848	-£33,271,059	-£33,323,576	-£33,429,002	-£34,017,173	-£38,811,330	-£41,252,801

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years	Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	105	Sales value inflation	Base
Site Area	0.9 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£20,378,365	£12,579,072	£12,526,867	£12,422,290	£11,845,923	£7,152,678	£4,752,604
60% LAR : 40% CIR	5%	£17,961,558	£10,375,440	£10,323,434	£10,219,208	£9,643,715	£4,952,447	£2,531,197
60% LAR : 40% CIR	10%	£15,534,501	£8,161,629	£8,109,806	£8,005,901	£7,431,216	£2,717,120	£298,600
60% LAR : 40% CIR	15%	£13,097,290	£5,937,736	£5,886,079	£5,782,470	£5,208,523	£470,938	-£1,974,762
60% LAR : 40% CIR	20%	£10,650,021	£3,695,076	£3,642,783	£3,537,865	£2,955,843	-£1,813,248	-£4,263,827
60% LAR : 40% CIR	25%	£8,192,791	£1,421,997	£1,369,839	£1,265,167	£683,758	-£4,115,431	-£6,563,932
60% LAR : 40% CIR	30%	£5,725,697	-£874,163	-£926,998	-£1,033,045	-£1,622,770	-£6,428,320	-£8,874,971
60% LAR : 40% CIR	35%	£3,247,074	-£3,202,017	-£3,254,748	-£3,360,599	-£3,949,836	-£8,751,810	-£11,196,835
60% LAR : 40% CIR	40%	£727,610	-£5,539,768	-£5,592,411	-£5,698,094	-£6,286,910	-£11,085,796	-£13,529,417
60% LAR : 40% CIR	45%	-£1,829,063	-£7,887,317	-£7,939,890	-£8,045,430	-£8,633,891	-£13,430,173	-£15,872,611
60% LAR : 40% CIR	50%	-£4,406,606	-£10,244,565	-£10,297,083	-£10,402,508	-£10,990,679	-£15,784,837	-£18,226,309

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£67,255,353	-£75,054,646	-£75,106,851	-£75,211,428	-£75,787,795	-£80,481,040	-£82,881,114
60% LAR : 40% CIR	5%	-£69,672,160	-£77,259,278	-£77,310,284	-£77,414,510	-£77,990,003	-£82,681,271	-£85,102,521
60% LAR : 40% CIR	10%	-£72,099,217	-£79,472,980	-£79,523,912	-£79,627,817	-£80,202,502	-£84,916,598	-£87,335,118
60% LAR : 40% CIR	15%	-£74,536,428	-£81,695,982	-£81,747,639	-£81,851,248	-£82,425,195	-£87,162,780	-£89,608,480
60% LAR : 40% CIR	20%	-£76,983,697	-£83,938,642	-£83,990,935	-£84,095,853	-£84,677,875	-£89,446,966	-£91,897,544
60% LAR : 40% CIR	25%	-£79,440,927	-£86,211,721	-£86,263,879	-£86,368,551	-£86,949,960	-£91,749,149	-£94,197,650
60% LAR : 40% CIR	30%	-£81,908,021	-£88,507,861	-£88,560,716	-£88,666,763	-£89,259,488	-£94,062,038	-£96,598,689
60% LAR : 40% CIR	35%	-£84,386,044	-£90,835,735	-£90,888,465	-£90,994,317	-£91,583,554	-£96,385,528	-£98,830,553
60% LAR : 40% CIR	40%	-£86,906,108	-£93,173,486	-£93,226,129	-£93,331,812	-£93,920,628	-£98,719,514	-£101,163,135
60% LAR : 40% CIR	45%	-£89,462,781	-£95,521,035	-£95,573,607	-£95,679,148	-£96,267,609	-£101,063,891	-£103,506,329
60% LAR : 40% CIR	50%	-£92,040,324	-£97,878,283	-£97,930,801	-£98,036,226	-£98,624,397	-£103,418,555	-£105,860,027

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,382,460	-£46,276,679	-£46,328,883	-£46,434,247	-£46,999,847	-£44,988,091	-£46,388,196
60% LAR : 40% CIR	5%	-£33,359,211	-£40,945,329	-£40,997,335	-£41,101,562	-£41,677,054	-£46,368,322	-£48,789,572
60% LAR : 40% CIR	10%	-£36,786,269	-£43,159,140	-£43,210,964	-£43,314,868	-£43,889,553	-£48,603,649	-£51,022,169
60% LAR : 40% CIR	15%	-£38,223,479	-£45,382,033	-£45,434,690	-£45,538,300	-£46,112,246	-£50,849,831	-£53,295,531
60% LAR : 40% CIR	20%	-£40,670,748	-£47,625,693	-£47,677,986	-£47,782,904	-£48,364,926	-£53,134,018	-£55,584,596
60% LAR : 40% CIR	25%	-£43,127,978	-£49,898,772	-£49,950,930	-£50,055,602	-£50,637,012	-£55,436,200	-£57,884,701
60% LAR : 40% CIR	30%	-£45,595,072	-£52,194,933	-£52,247,767	-£52,353,814	-£52,943,539	-£57,749,089	-£60,195,740
60% LAR : 40% CIR	35%	-£48,073,096	-£54,522,786	-£54,575,517	-£54,681,369	-£55,270,605	-£60,072,580	-£62,517,605
60% LAR : 40% CIR	40%	-£50,593,159	-£56,860,538	-£56,913,181	-£57,018,864	-£57,607,680	-£62,406,565	-£64,850,187
60% LAR : 40% CIR	45%	-£53,149,832	-£59,208,086	-£59,260,659	-£59,366,199	-£59,954,660	-£64,750,942	-£67,193,381
60% LAR : 40% CIR	50%	-£55,727,375	-£61,565,335	-£61,617,852	-£61,723,277	-£62,311,448	-£67,105,606	-£69,547,078

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£15,895,994	-£23,695,287	-£23,747,492	-£23,852,069	-£24,428,436	-£29,121,681	-£31,521,755
60% LAR : 40% CIR	5%	-£18,312,801	-£25,898,919	-£25,950,925	-£26,055,151	-£26,630,644	-£31,321,912	-£33,743,162
60% LAR : 40% CIR	10%	-£20,739,858	-£28,112,730	-£28,164,553	-£28,268,458	-£28,843,143	-£33,557,239	-£35,975,759
60% LAR : 40% CIR	15%	-£23,177,069	-£30,336,623	-£30,388,280	-£30,491,889	-£31,065,836	-£35,803,421	-£38,249,121
60% LAR : 40% CIR	20%	-£25,624,338	-£32,579,283	-£32,631,576	-£32,736,494	-£33,318,516	-£38,087,607	-£40,538,186
60% LAR : 40% CIR	25%	-£28,081,568	-£34,852,362	-£34,904,520	-£35,009,192	-£35,590,601	-£40,389,790	-£42,838,291
60% LAR : 40% CIR	30%	-£30,548,662	-£37,148,502	-£37,201,357	-£37,307,404	-£37,897,129	-£42,702,679	-£45,149,330
60% LAR : 40% CIR	35%	-£33,027,685	-£39,476,376	-£39,529,106	-£39,634,958	-£40,224,195	-£45,026,169	-£47,471,194
60% LAR : 40% CIR	40%	-£35,546,749	-£41,814,127	-£41,866,770	-£41,972,453	-£42,561,269	-£47,360,155	-£49,803,776
60% LAR : 40% CIR	45%	-£38,103,422	-£44,161,676	-£44,214,249	-£44,319,789	-£44,908,250	-£49,704,532	-£52,146,970
60% LAR : 40% CIR	50%	-£40,680,965	-£46,518,924	-£46,571,442	-£46,676,867	-£47,265,038	-£52,059,196	-£54,500,668

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,890,288	-£5,909,005	-£5,961,210	-£6,065,787	-£6,642,154	-£11,335,399	-£13,735,473
60% LAR : 40% CIR	5%	-£525,519	-£8,112,637	-£8,164,643	-£8,268,869	-£8,844,362	-£13,535,630	-£15,956,880
60% LAR : 40% CIR	10%	-£2,953,576	-£10,326,448	-£10,378,271	-£10,482,176	-£11,056,861	-£15,770,957	-£18,189,477
60% LAR : 40% CIR	15%	-£5,390,787	-£12,550,341	-£12,601,998	-£12,705,607	-£13,279,554	-£18,017,139	-£20,462,839
60% LAR : 40% CIR	20%	-£7,838,056	-£14,793,001	-£14,845,294	-£14,950,212	-£15,532,234	-£20,301,326	-£22,751,903
60% LAR : 40% CIR	25%	-£10,295,286	-£17,066,080	-£17,118,238	-£17,222,910	-£17,804,319	-£22,603,508	-£25,052,009
60% LAR : 40% CIR	30%	-£12,762,380	-£19,362,220	-£19,415,074	-£19,521,122	-£20,110,847	-£24,916,397	-£27,363,048
60% LAR : 40% CIR	35%	-£15,241,003	-£21,690,094	-£21,742,824	-£21,848,676	-£22,437,913	-£27,239,887	-£29,684,912
60% LAR : 40% CIR	40%	-£17,760,467	-£24,027,845	-£24,080,488	-£24,186,171	-£24,774,987	-£29,573,873	-£32,017,494
60% LAR : 40% CIR	45%	-£20,317,140	-£26,375,394	-£26,427,966	-£26,533,507	-£27,121,968	-£31,918,250	-£34,360,688
60% LAR : 40% CIR	50%	-£22,894,683	-£28,732,642	-£28,785,160	-£28,890,585	-£29,478,756	-£34,272,914	-£36,714,386

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£31,557,908	£23,600,593	£23,548,387	£23,443,810	£22,867,444	£18,174,199	£15,786,422
60% LAR : 40% CIR	5%	£28,602,148	£20,845,885	£20,793,879	£20,689,653	£20,114,160	£15,427,333	£13,042,472
60% LAR : 40% CIR	10%	£25,615,060	£18,080,999	£18,029,175	£17,925,271	£17,350,585	£12,669,671	£10,287,500
60% LAR : 40% CIR	15%	£22,617,817	£15,306,029	£15,254,371	£15,150,763	£14,576,816	£9,901,318	£7,521,607
60% LAR : 40% CIR	20%	£19,610,518	£12,521,073	£12,469,565	£12,366,224	£11,792,949	£7,122,374	£4,740,672
60% LAR : 40% CIR	25%	£16,593,256	£9,726,227	£9,674,853	£9,571,754	£8,999,083	£4,328,062	£1,916,359
60% LAR : 40% CIR	30%	£13,566,132	£6,921,587	£6,870,328	£6,767,445	£6,195,313	£1,491,156	-£932,742
60% LAR : 40% CIR	35%	£10,529,240	£4,107,249	£4,056,091	£3,953,397	£3,373,615	-£1,376,884	-£3,821,908
60% LAR : 40% CIR	40%	£7,482,679	£1,248,802	£1,196,950	£1,092,855	£512,888	-£4,278,172	-£6,721,793
60% LAR : 40% CIR	45%	£4,426,543	-£1,646,995	-£1,899,566	-£1,805,108	-£2,393,569	-£7,189,851	-£9,632,288
60% LAR : 40% CIR	50%	£1,338,183	-£4,571,545	-£4,624,062	-£4,729,487	-£5,317,658	-£10,111,816	-£12,553,287

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£56,075,810	-£64,033,125	-£64,085,331	-£64,189,908	-£64,766,274	-£69,459,519	-£71,847,296
60% LAR : 40% CIR	5%	-£59,031,570	-£66,787,833	-£66,839,639	-£66,944,095	-£67,519,558	-£72,206,385	-£74,591,246
60% LAR : 40% CIR	10%	-£62,018,658	-£69,502,719	-£69,554,543	-£69,708,447	-£70,283,133	-£74,964,047	-£77,346,218
60% LAR : 40% CIR	15%	-£65,015,901	-£72,307,689	-£72,379,347	-£72,482,955	-£73,056,992	-£77,732,400	-£80,112,111
60% LAR : 40% CIR	20%	-£68,023,200	-£75,112,645	-£76,164,153	-£75,267,494	-£75,840,769	-£80,511,344	-£82,893,046
60% LAR : 40% CIR	25%	-£71,040,462	-£77,907,491	-£77,958,865	-£78,061,964	-£78,634,635	-£83,305,656	-£85,717,359
60% LAR : 40% CIR	30%	-£74,067,588	-£80,712,151	-£80,763,390	-£80,866,272	-£81,438,405	-£86,142,542	-£88,660,460
60% LAR : 40% CIR	35%	-£77,104,478	-£83,526,469	-£83,577,627	-£83,680,321	-£84,250,103	-£89,010,602	-£91,455,626
60% LAR : 40% CIR	40%	-£80,151,039	-£86,384,916	-£86,436,768	-£86,540,862	-£87,120,829	-£91,911,890	-£94,355,511
60% LAR : 40% CIR	45%	-£83,207,175	-£89,280,713	-£89,333,284	-£89,438,626	-£90,027,297	-£94,823,569	-£97,266,006
60% LAR : 40% CIR	50%	-£86,296,535	-£92,206,263	-£92,257,780	-£92,363,205	-£92,951,376	-£97,745,533	-£100,187,005

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,780,884	-£30,276,599	-£27,276,599	-£27,380,956	-£27,956,274	-£33,149,571	-£35,534,346
60% LAR : 40% CIR	5%	-£22,718,621	-£30,474,884	-£30,526,690	-£30,631,117	-£31,206,609	-£35,893,436	-£38,278,297
60% LAR : 40% CIR	10%	-£26,009,709	-£33,239,771	-£33,291,594	-£33,396,498	-£33,970,185	-£38,651,098	-£41,033,270
60% LAR : 40% CIR	15%	-£28,702,952	-£36,014,741	-£36,066,398	-£36,170,006	-£36,743,953	-£41,419,451	-£43,799,162
60% LAR : 40% CIR	20%	-£31,710,252	-£38,799,697	-£38,851,205	-£38,954,545	-£39,527,820	-£44,198,395	-£46,580,097
60% LAR : 40% CIR	25%	-£34,727,513	-£41,594,542	-£41,645,917	-£41,749,016	-£42,321,686	-£46,992,708	-£49,404,411
60% LAR : 40% CIR	30%	-£37,754,638	-£44,399,182	-£44,450,441	-£44,553,324	-£45,125,457	-£49,829,613	-£52,253,511
60% LAR : 40% CIR	35%	-£40,791,529	-£47,213,520	-£47,264,678	-£47,367,372	-£47,947,155	-£52,697,653	-£55,142,677
60% LAR : 40% CIR	40%	-£43,838,090	-£50,071,967	-£50,123,819	-£50,227,914	-£50,807,881	-£55,568,941	-£58,042,562
60% LAR : 40% CIR	45%	-£46,894,227	-£52,967,764	-£53,020,335	-£53,125,677	-£53,714,348	-£58,510,620	-£60,953,057
60% LAR : 40% CIR	50%	-£49,982,586	-£55,892,314	-£55,944,831	-£56,050,256	-£56,638,427	-£61,432,585	-£63,874,057

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£4,716,451	-£12,673,766	-£12,725,972	-£12,830,549	-£13,406,915	-£18,100,160	-£20,487,937
60% LAR : 40% CIR	5%	-£7,672,211	-£15,428,474	-£15,480,280	-£15,584,736	-£16,160,199	-£20,847,026	-£23,231,887
60% LAR : 40% CIR	10%	-£10,659,299	-£18,193,360	-£18,245,184	-£18,349,088	-£18,923,774	-£23,604,688	-£25,986,859
60% LAR : 40% CIR	15%	-£13,656,542	-£20,948,330	-£21,019,988	-£21,123,596	-£21,697,633	-£26,373,041	-£28,752,752
60% LAR : 40% CIR	20%	-£16,663,841	-£23,753,286	-£23,804,794	-£23,908,135	-£24,481,410	-£29,151,985	-£31,533,687
60% LAR : 40% CIR	25%	-£19,681,103	-£26,548,132	-£26,599,506	-£26,702,605	-£27,275,276	-£31,946,297	-£34,358,000
60% LAR : 40% CIR	30%	-£22,708,227	-£29,352,772	-£29,404,031	-£29,506,913	-£30,079,046	-£34,783,203	-£37,207,101
60% LAR : 40% CIR	35%	-£25,745,119	-£32,167,110	-£32,218,268	-£32,320,962	-£32,900,744	-£37,651,243	-£40,096,267
60% LAR : 40% CIR	40%	-£28,791,680	-£35,025,557	-£35,077,409	-£35,181,503	-£35,761,471	-£40,522,531	-£42,996,152
60% LAR : 40% CIR	45%	-£31,847,816	-£37,921,354	-£37,973,925	-£38,079,267	-£38,667,938	-£43,464,210	-£45,906,647
60% LAR : 40% CIR	50%	-£34,936,176	-£40,845,904	-£40,898,421	-£41,003,846	-£41,592,017	-£46,386,175	-£48,827,646

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£13,069,831	£5,112,516	£5,060,311	£4,955,733	£4,379,367	-£313,879	-£2,701,655
60% LAR : 40% CIR	5%	£10,114,071	£2,357,808	£2,305,802	£2,201,576	£1,626,083	-£3,060,744	-£5,445,605
60% LAR : 40% CIR	10%	£7,126,983	£407,078	£355,202	£562,806	-£13,137,492	-£5,818,406	-£8,200,577
60% LAR : 40% CIR	15%	£4,129,740	-£3,162,048	-£3,233,706	-£3,337,314	-£3,911,261	-£8,586,759	-£10,966,469
60% LAR : 40% CIR	20%	£1,122,441	-£5,967,004	-£6,018,512	-£6,121,853	-£6,695,128	-£11,365,703	-£13,747,405
60% LAR : 40% CIR	25%	-£1,894,821	-£8,761,850	-£8,813,224	-£8,916,323	-£9,488,994	-£14,160,015	-£16,571,718
60% LAR : 40% CIR	30%	-£4,921,945	-£11,566,490	-£11,617,749	-£11,720,631	-£12,292,764	-£16,996,921	-£19,420,819
60% LAR : 40% CIR	35%	-£7,958,837	-£14,380,828	-£14,431,986	-£14,534,679	-£15,114,462	-£19,864,960	-£22,309,985
60% LAR : 40% CIR	40%	-£11,005,398	-£17,239,275	-£17,291,127	-£17,395,221	-£17,975,188	-£22,766,249	-£25,209,870
60% LAR : 40% CIR	45%	-£14,061,534	-£20,135,072	-£20,187,643	-£20,293,185	-£20,881,856	-£25,677,928	-£28,120,365
60% LAR : 40% CIR	50%	-£17,149,894	-£23,059,622	-£23,112,139	-£23,217,564	-£23,805,735	-£28,599,892	-£31,041,364

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 80% MR for 15 Years	Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£38,216,154	£30,213,505	£30,161,300	£30,056,723	£25,480,357	£24,787,111	£22,399,334
60% LAR : 40% CIR	5%	£34,927,789	£27,128,152	£27,076,146	£26,971,919	£26,396,427	£21,709,600	£19,324,739
60% LAR : 40% CIR	10%	£31,629,329	£24,032,619	£23,980,796	£23,876,892	£23,302,206	£18,621,293	£16,239,120
60% LAR : 40% CIR	15%	£28,320,866	£20,927,004	£20,875,347	£20,771,738	£20,197,791	£15,522,294	£13,142,583
60% LAR : 40% CIR	20%	£24,986,816	£17,811,404	£17,759,896	£17,656,555	£17,083,279	£12,412,704	£10,035,231
60% LAR : 40% CIR	25%	£21,633,536	£14,685,912	£14,634,536	£14,531,437	£13,958,767	£9,292,625	£6,917,168
60% LAR : 40% CIR	30%	£18,270,393	£11,550,625	£11,499,367	£11,396,484	£10,824,351	£6,162,160	£3,774,996
60% LAR : 40% CIR	35%	£14,897,482	£8,405,642	£8,354,484	£8,251,790	£7,680,131	£3,002,264	£593,985
60% LAR : 40% CIR	40%	£11,514,902	£5,251,056	£5,199,983	£5,097,453	£4,526,202	-£193,597	-£2,637,218
60% LAR : 40% CIR	45%	£8,122,748	£2,065,680	£2,013,898	£1,909,944	£1,330,327	-£3,445,657	-£5,888,095
60% LAR : 40% CIR	50%	£4,721,117	-£1,167,733	-£1,220,249	-£1,325,675	-£1,913,846	-£6,708,003	-£9,149,475

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£49,417,564	-£57,420,213	-£57,472,418	-£57,576,995	-£58,153,361	-£62,846,607	-£65,234,383
60% LAR : 40% CIR	5%	-£52,705,929	-£60,505,566	-£60,557,572	-£60,661,799	-£61,237,291	-£65,924,118	-£68,308,979
60% LAR : 40% CIR	10%	-£56,004,389	-£63,601,099	-£63,652,922	-£63,756,826	-£64,331,511	-£69,012,425	-£71,394,598
60% LAR : 40% CIR	15%	-£59,312,852	-£66,706,713	-£66,758,371	-£66,861,980	-£67,435,927	-£72,111,424	-£74,491,135
60% LAR : 40% CIR	20%	-£62,646,902	-£69,822,314	-£69,873,822	-£69,977,163	-£70,550,439	-£75,221,014	-£77,598,487
60% LAR : 40% CIR	25%	-£66,000,182	-£72,947,806	-£72,999,182	-£73,102,280	-£73,674,951	-£78,341,093	-£80,716,550
60% LAR : 40% CIR	30%	-£69,363,325	-£76,083,093	-£76,134,351	-£76,237,234	-£76,809,367	-£81,471,556	-£83,858,722
60% LAR : 40% CIR	35%	-£72,736,236	-£79,228,075	-£79,279,234	-£79,381,926	-£79,953,587	-£84,631,454	-£87,039,733
60% LAR : 40% CIR	40%	-£76,118,816	-£82,382,662	-£82,433,735	-£82,536,265	-£83,107,516	-£87,827,315	-£90,270,936
60% LAR : 40% CIR	45%	-£79,510,970	-£85,569,038	-£85,619,919	-£85,723,774	-£86,303,391	-£91,079,370	-£93,521,813
60% LAR : 40% CIR	50%	-£82,912,601	-£88,801,451	-£88,853,987	-£88,959,393	-£89,547,564	-£94,341,721	-£96,783,193

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,394,870	-£20,992,046	-£21,044,252	-£21,148,829	-£21,725,195	-£26,503,958	-£28,921,736
60% LAR : 40% CIR	5%	-£16,392,980	-£24,192,617	-£24,244,623	-£24,348,850	-£24,924,342	-£29,611,169	-£31,996,031
60% LAR : 40% CIR	10%	-£19,691,440	-£27,288,150	-£27,339,973	-£27,443,878	-£28,018,563	-£32,699,476	-£35,081,649
60% LAR : 40% CIR	15%	-£22,999,903	-£30,393,765	-£30,445,422	-£30,549,032	-£31,122,978	-£35,798,476	-£38,178,186
60% LAR : 40% CIR	20%	-£26,333,954	-£33,509,366	-£33,560,874	-£33,664,214	-£34,237,491	-£38,908,066	-£41,285,538
60% LAR : 40% CIR	25%	-£29,687,233	-£36,634,858	-£36,686,233	-£36,789,332	-£37,362,003	-£42,028,144	-£44,403,602
60% LAR : 40% CIR	30%	-£33,050,377	-£39,770,144	-£39,821,402	-£39,924,285	-£40,496,418	-£45,158,610	-£47,545,773
60% LAR : 40% CIR	35%	-£36,423,287	-£42,915,127	-£42,966,285	-£43,068,979	-£43,640,638	-£48,318,505	-£50,726,784
60% LAR : 40% CIR	40%	-£39,805,867	-£46,069,713	-£46,120,786	-£46,223,316	-£46,794,567	-£51,514,366	-£53,957,987
60% LAR : 40% CIR	45%	-£43,198,022	-£49,255,089	-£49,306,071	-£49,410,826	-£49,990,442	-£54,766,426	-£57,208,864
60% LAR : 40% CIR	50%	-£46,599,652	-£52,488,502	-£52,541,039	-£52,646,444	-£53,234,615	-£58,028,772	-£60,470,244

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£1,941,795	-£6,060,804	-£6,113,059	-£6,217,636	-£6,794,002	-£11,487,248	-£13,875,025
60% LAR : 40% CIR	5%	-£3,946,670	-£9,146,207	-£9,198,213	-£9,302,440	-£9,877,932	-£14,564,759	-£16,949,620
60% LAR : 40% CIR	10%	-£4,645,030	-£12,241,740	-£12,293,563	-£12,397,467	-£12,972,152	-£17,653,066	-£20,035,239
60% LAR : 40% CIR	15%	-£7,953,493	-£15,347,354	-£15,399,012	-£15,502,621	-£16,076,568	-£20,752,065	-£23,131,776
60% LAR : 40% CIR	20%	-£11,287,543	-£18,462,955	-£18,514,463	-£18,617,804	-£19,191,080	-£23,861,655	-£26,239,128
60% LAR : 40% CIR	25%	-£14,640,823	-£21,588,447	-£21,639,823	-£21,742,921	-£22,315,592	-£26,981,734	-£29,357,191
60% LAR : 40% CIR	30%	-£18,003,966	-£24,723,734	-£24,774,992	-£24,877,875	-£25,450,008	-£30,112,199	-£32,499,363
60% LAR : 40% CIR	35%	-£21,376,877	-£27,868,717	-£27,919,875	-£28,022,569	-£28,594,228	-£33,272,095	-£35,680,374
60% LAR : 40% CIR	40%	-£24,759,457	-£31,023,303	-£31,074,376	-£31,176,906	-£31,748,157	-£36,467,956	-£38,911,577
60% LAR : 40% CIR	45%	-£28,151,611	-£34,208,679	-£34,260,460	-£34,364,415	-£34,944,032	-£39,720,016	-£42,162,454
60% LAR : 40% CIR	50%	-£31,553,242	-£37,442,092	-£37,494,608	-£37,600,014	-£38,188,205	-£42,982,362	-£45,423,834

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£19,728,077	£11,725,428	£11,673,223	£11,568,646	£10,992,280	£6,299,034	£3,911,258
60% LAR : 40% CIR	5%	£16,439,712	£8,640,075	£8,588,069	£8,483,842	£7,908,350	£3,221,523	£836,662
60% LAR : 40% CIR	10%	£13,141,252	£5,544,542	£5,492,719	£5,388,815	£4,814,130	£133,216	-£2,248,957
60% LAR : 40% CIR	15%	£9,832,789	£2,438,928	£2,387,270	£2,283,661	£1,709,714	-£2,965,783	-£5,345,494
60% LAR : 40% CIR	20%	£6,498,739	-£676,671	-£728,181	-£831,522	-£1,404,798	-£6,075,373	-£8,452,846
60% LAR : 40% CIR	25%	£3,145,460	-£3,802,165	-£3,853,541	-£3,956,639	-£4,529,310	-£9,195,452	-£11,570,909
60% LAR : 40% CIR	30%	-£217,684	-£6,937,452	-£6,988,710	-£7,091,593	-£7,663,726	-£12,325,917	-£14,713,081
60% LAR : 40% CIR	35%	-£3,580,595	-£10,082,435	-£10,133,593	-£10,236,287	-£10,807,946	-£15,485,813	-£17,894,092
60% LAR : 40% CIR	40%	-£6,973,175	-£13,237,021	-£13,288,094	-£13,390,624	-£13,961,875	-£18,681,673	-£21,125,295
60% LAR : 40% CIR	45%	-£10,365,329	-£16,422,397	-£16,474,178	-£16,578,133	-£17,157,750	-£21,933,734	-£24,376,172
60% LAR : 40% CIR	50%	-£13,756,960	-£19,645,810	-£19,698,326	-£19,803,732	-£20,391,923	-£25,186,080	-£27,627,552

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years	Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	105	Sales value inflation		Base
Site Area	0.9 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,436,717	-£16,005,054	-£16,058,864	-£16,166,657	-£16,760,747	-£21,598,305	-£24,059,506
60% LAR : 40% CIR	5%	-£9,539,105	-£16,909,919	-£16,963,524	-£17,070,956	-£17,664,144	-£22,495,088	-£24,953,281
60% LAR : 40% CIR	10%	-£10,652,059	-£17,825,276	-£17,878,993	-£17,986,792	-£18,578,149	-£23,402,996	-£25,858,419
60% LAR : 40% CIR	15%	-£11,775,480	-£18,751,025	-£18,804,272	-£18,911,066	-£19,502,661	-£24,321,927	-£26,774,812
60% LAR : 40% CIR	20%	-£12,909,268	-£19,687,068	-£19,740,160	-£19,846,678	-£20,437,582	-£25,251,774	-£27,702,352
60% LAR : 40% CIR	25%	-£14,053,322	-£20,633,306	-£20,686,260	-£20,792,530	-£21,382,810	-£26,182,431	-£28,640,932
60% LAR : 40% CIR	30%	-£15,207,545	-£21,589,638	-£21,642,472	-£21,748,519	-£22,338,245	-£27,143,795	-£29,590,446
60% LAR : 40% CIR	35%	-£16,371,834	-£22,555,968	-£22,608,697	-£22,714,549	-£23,303,787	-£28,105,760	-£30,550,785
60% LAR : 40% CIR	40%	-£17,546,090	-£23,532,194	-£23,584,837	-£23,690,520	-£24,279,336	-£29,078,222	-£31,521,843
60% LAR : 40% CIR	45%	-£18,730,216	-£24,518,218	-£24,570,789	-£24,676,331	-£25,264,792	-£30,061,074	-£32,503,511
60% LAR : 40% CIR	50%	-£19,924,109	-£25,513,941	-£25,566,458	-£25,671,883	-£26,260,054	-£31,054,211	-£33,495,683

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£96,070,435	-£103,638,772	-£103,692,582	-£103,800,375	-£104,394,465	-£109,232,023	-£111,693,223
60% LAR : 40% CIR	5%	-£97,172,823	-£104,543,637	-£104,597,242	-£104,704,674	-£105,297,862	-£110,128,806	-£112,586,999
60% LAR : 40% CIR	10%	-£98,285,777	-£105,458,994	-£105,512,711	-£105,619,510	-£106,211,867	-£111,036,714	-£113,492,137
60% LAR : 40% CIR	15%	-£99,409,198	-£106,384,743	-£106,437,990	-£106,544,784	-£107,136,379	-£111,955,645	-£114,408,530
60% LAR : 40% CIR	20%	-£100,542,986	-£107,320,786	-£107,373,878	-£107,480,396	-£108,071,300	-£112,885,492	-£115,336,070
60% LAR : 40% CIR	25%	-£101,687,040	-£108,267,024	-£108,319,978	-£108,426,248	-£109,016,528	-£113,826,149	-£116,274,650
60% LAR : 40% CIR	30%	-£102,841,263	-£109,223,356	-£109,276,190	-£109,382,237	-£109,971,963	-£114,777,513	-£117,224,164
60% LAR : 40% CIR	35%	-£104,005,552	-£110,189,686	-£110,242,415	-£110,348,267	-£110,937,505	-£115,739,478	-£118,184,503
60% LAR : 40% CIR	40%	-£105,179,808	-£111,165,912	-£111,218,555	-£111,324,238	-£111,913,054	-£116,711,939	-£119,155,560
60% LAR : 40% CIR	45%	-£106,363,934	-£112,151,936	-£112,204,507	-£112,310,048	-£112,898,510	-£117,694,792	-£120,137,229
60% LAR : 40% CIR	50%	-£107,557,826	-£113,147,659	-£113,200,176	-£113,305,601	-£113,893,772	-£118,687,929	-£121,129,401

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£68,859,874	-£68,230,888	-£68,284,293	-£68,391,726	-£68,984,913	-£73,815,857	-£76,274,050
60% LAR : 40% CIR	5%	-£61,972,820	-£69,146,045	-£69,199,462	-£69,306,561	-£69,899,018	-£74,729,765	-£77,179,188
60% LAR : 40% CIR	10%	-£63,096,249	-£70,071,794	-£70,125,041	-£70,231,836	-£70,823,430	-£75,642,696	-£78,090,581
60% LAR : 40% CIR	20%	-£64,230,037	-£71,007,837	-£71,060,930	-£71,167,447	-£71,758,351	-£76,572,543	-£79,023,121
60% LAR : 40% CIR	25%	-£65,374,091	-£71,954,075	-£72,007,030	-£72,113,299	-£72,703,579	-£77,513,200	-£79,961,702
60% LAR : 40% CIR	30%	-£66,528,314	-£72,910,407	-£72,963,241	-£73,069,289	-£73,659,014	-£78,464,564	-£80,911,215
60% LAR : 40% CIR	35%	-£67,692,603	-£73,876,737	-£73,929,467	-£74,035,319	-£74,624,556	-£79,426,530	-£81,871,555
60% LAR : 40% CIR	40%	-£68,866,860	-£74,852,963	-£74,905,606	-£75,011,289	-£75,600,105	-£80,398,991	-£82,842,612
60% LAR : 40% CIR	45%	-£70,050,985	-£75,838,987	-£75,891,558	-£75,997,100	-£76,585,561	-£81,381,843	-£83,824,280
60% LAR : 40% CIR	50%	-£71,244,878	-£76,834,710	-£76,887,227	-£76,992,652	-£77,580,823	-£82,374,981	-£84,816,453

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£44,711,076	-£52,279,413	-£52,333,223	-£52,441,016	-£53,035,106	-£57,872,664	-£60,333,864
60% LAR : 40% CIR	5%	-£45,813,464	-£53,184,278	-£53,237,883	-£53,345,315	-£53,938,503	-£58,769,447	-£61,227,639
60% LAR : 40% CIR	10%	-£46,926,418	-£54,099,635	-£54,153,352	-£54,260,151	-£54,852,508	-£59,677,355	-£62,132,778
60% LAR : 40% CIR	15%	-£48,049,839	-£55,025,384	-£55,078,631	-£55,185,425	-£55,777,020	-£60,596,286	-£63,049,171
60% LAR : 40% CIR	20%	-£49,183,627	-£55,961,427	-£56,014,519	-£56,121,037	-£56,711,941	-£61,526,133	-£63,976,711
60% LAR : 40% CIR	25%	-£50,327,681	-£56,907,665	-£56,960,619	-£57,066,889	-£57,657,169	-£62,466,790	-£64,915,291
60% LAR : 40% CIR	30%	-£51,481,904	-£57,863,997	-£57,916,831	-£58,022,878	-£58,612,604	-£63,418,154	-£65,864,805
60% LAR : 40% CIR	35%	-£52,646,193	-£58,830,327	-£58,883,056	-£58,988,908	-£59,578,146	-£64,380,119	-£66,825,144
60% LAR : 40% CIR	40%	-£53,820,449	-£59,806,553	-£59,859,196	-£59,964,879	-£60,553,695	-£65,352,580	-£67,796,202
60% LAR : 40% CIR	45%	-£55,004,575	-£60,792,577	-£60,845,148	-£60,950,690	-£61,539,151	-£66,335,433	-£68,777,870
60% LAR : 40% CIR	50%	-£56,198,467	-£61,788,300	-£61,840,817	-£61,946,242	-£62,534,413	-£67,328,570	-£69,770,042

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,924,794	-£34,493,131	-£34,546,941	-£34,654,734	-£35,248,824	-£40,086,382	-£42,547,582
60% LAR : 40% CIR	5%	-£26,027,182	-£35,397,996	-£35,451,601	-£35,559,033	-£36,152,221	-£40,983,165	-£43,441,357
60% LAR : 40% CIR	10%	-£29,140,136	-£36,313,352	-£36,366,770	-£36,473,869	-£37,066,226	-£41,891,073	-£44,346,496
60% LAR : 40% CIR	15%	-£30,263,557	-£37,239,102	-£37,292,349	-£37,399,143	-£37,990,738	-£42,810,004	-£45,262,889
60% LAR : 40% CIR	20%	-£31,397,345	-£38,175,145	-£38,228,237	-£38,334,755	-£38,925,659	-£43,739,851	-£46,190,429
60% LAR : 40% CIR	25%	-£32,541,399	-£39,121,383	-£39,174,337	-£39,280,607	-£39,870,887	-£44,680,508	-£47,129,009
60% LAR : 40% CIR	30%	-£33,695,622	-£40,077,715	-£40,130,549	-£40,236,596	-£40,826,321	-£45,631,872	-£48,078,523
60% LAR : 40% CIR	35%	-£34,859,911	-£41,044,045	-£41,096,774	-£41,202,626	-£41,791,864	-£46,593,837	-£49,038,862
60% LAR : 40% CIR	40%	-£36,034,167	-£42,020,271	-£42,072,914	-£42,178,597	-£42,767,413	-£47,566,298	-£50,009,919
60% LAR : 40% CIR	45%	-£37,218,293	-£43,006,295	-£43,058,866	-£43,164,408	-£43,752,869	-£48,549,151	-£50,991,588
60% LAR : 40% CIR	50%	-£38,412,185	-£44,002,018	-£44,054,534	-£44,159,960	-£44,748,131	-£49,542,288	-£51,983,760

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone B -Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£3,824,552	-£11,466,637	-£11,520,448	-£11,628,241	-£12,222,330	-£17,059,889	-£19,521,089
60% LAR : 40% CIR	5%	-£5,157,547	-£12,598,424	-£12,652,029	-£12,759,460	-£13,352,647	-£18,183,592	-£20,641,785
60% LAR : 40% CIR	10%	-£6,501,110	-£13,740,701	-£13,794,118	-£13,901,217	-£14,493,574	-£19,318,421	-£21,773,843
60% LAR : 40% CIR	15%	-£7,855,139	-£14,893,371	-£14,946,617	-£15,053,412	-£15,645,007	-£20,464,273	-£22,917,158
60% LAR : 40% CIR	20%	-£9,219,535	-£16,056,335	-£16,109,427	-£16,215,945	-£16,806,848	-£21,621,040	-£24,071,619
60% LAR : 40% CIR	25%	-£10,594,198	-£17,229,494	-£17,282,448	-£17,388,717	-£17,978,997	-£22,788,619	-£25,237,120
60% LAR : 40% CIR	30%	-£11,979,029	-£18,412,747	-£18,465,581	-£18,571,628	-£19,161,353	-£23,966,904	-£26,413,555
60% LAR : 40% CIR	35%	-£13,373,926	-£19,605,997	-£19,658,727	-£19,764,579	-£20,353,816	-£25,155,790	-£27,600,815
60% LAR : 40% CIR	40%	-£14,778,791	-£20,809,143	-£20,861,786	-£20,967,470	-£21,556,286	-£26,355,171	-£28,798,793
60% LAR : 40% CIR	45%	-£16,193,524	-£22,022,088	-£22,074,660	-£22,180,202	-£22,768,663	-£27,564,945	-£30,007,382
60% LAR : 40% CIR	50%	-£17,618,026	-£23,244,732	-£23,297,250	-£23,402,675	-£23,990,846	-£28,785,004	-£31,226,475

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£91,468,269	-£99,100,305	-£99,154,165	-£99,261,899	-£99,856,048	-£104,693,607	-£107,154,807
60% LAR : 40% CIR	5%	-£92,791,755	-£100,232,142	-£100,285,747	-£100,393,178	-£100,986,755	-£105,817,310	-£108,275,503
60% LAR : 40% CIR	10%	-£94,134,828	-£101,374,419	-£101,427,835	-£101,534,935	-£102,127,252	-£106,952,139	-£109,407,561
60% LAR : 40% CIR	15%	-£95,488,857	-£102,527,089	-£102,580,335	-£102,687,130	-£103,278,725	-£108,097,991	-£110,550,876
60% LAR : 40% CIR	20%	-£96,853,253	-£103,690,053	-£103,743,145	-£103,849,663	-£104,440,566	-£109,254,758	-£111,705,337
60% LAR : 40% CIR	25%	-£98,227,916	-£104,863,212	-£104,916,166	-£105,022,434	-£105,612,715	-£110,422,337	-£112,870,838
60% LAR : 40% CIR	30%	-£99,612,747	-£106,046,466	-£106,099,299	-£106,205,346	-£106,795,071	-£111,600,622	-£114,047,273
60% LAR : 40% CIR	35%	-£101,007,644	-£107,239,715	-£107,292,445	-£107,398,297	-£107,987,534	-£112,789,508	-£115,234,533
60% LAR : 40% CIR	40%	-£102,412,509	-£108,442,861	-£108,495,504	-£108,601,188	-£109,190,004	-£113,988,889	-£116,432,511
60% LAR : 40% CIR	45%	-£103,827,242	-£109,655,806	-£109,708,378	-£109,813,920	-£110,402,381	-£115,198,663	-£117,641,100
60% LAR : 40% CIR	50%	-£105,251,744	-£110,878,450	-£110,930,968	-£111,036,393	-£111,624,564	-£116,418,722	-£118,860,193

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£55,787,466	-£62,787,466	-£62,841,327	-£62,949,010	-£63,543,208	-£68,380,858	-£70,841,996
60% LAR : 40% CIR	5%	-£56,478,316	-£63,919,193	-£63,972,798	-£64,080,229	-£64,673,417	-£69,504,361	-£71,962,554
60% LAR : 40% CIR	10%	-£57,821,879	-£65,061,471	-£65,114,887	-£65,221,986	-£65,814,343	-£70,639,191	-£73,094,613
60% LAR : 40% CIR	15%	-£59,175,908	-£66,214,140	-£66,267,386	-£66,374,181	-£66,965,777	-£71,785,042	-£74,237,927
60% LAR : 40% CIR	20%	-£60,540,304	-£67,377,105	-£67,430,196	-£67,536,714	-£68,127,617	-£72,941,809	-£75,392,388
60% LAR : 40% CIR	25%	-£61,914,968	-£68,550,263	-£68,603,217	-£68,709,486	-£69,299,767	-£74,109,388	-£76,557,889
60% LAR : 40% CIR	30%	-£63,299,798	-£69,733,516	-£69,786,350	-£69,892,398	-£70,482,122	-£75,287,673	-£77,734,324
60% LAR : 40% CIR	35%	-£64,694,695	-£70,926,766	-£70,979,496	-£71,085,348	-£71,674,586	-£76,476,559	-£78,921,584
60% LAR : 40% CIR	40%	-£66,099,560	-£72,129,913	-£72,182,555	-£72,288,239	-£72,877,055	-£77,675,940	-£80,119,562
60% LAR : 40% CIR	45%	-£67,514,293	-£73,342,858	-£73,395,429	-£73,500,971	-£74,089,432	-£78,885,714	-£81,328,151
60% LAR : 40% CIR	50%	-£68,938,795	-£74,565,502	-£74,618,019	-£74,723,444	-£75,311,615	-£80,105,773	-£82,547,244

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£40,088,911	-£47,740,996	-£47,794,806	-£47,902,600	-£48,496,669	-£53,334,248	-£55,795,448
60% LAR : 40% CIR	5%	-£41,431,806	-£48,872,783	-£48,926,388	-£49,033,819	-£49,627,006	-£54,457,951	-£56,916,144
60% LAR : 40% CIR	10%	-£42,775,469	-£50,015,060	-£50,068,477	-£50,175,576	-£50,767,933	-£55,592,780	-£58,048,202
60% LAR : 40% CIR	15%	-£44,129,498	-£51,167,730	-£51,220,976	-£51,327,771	-£51,919,366	-£56,738,632	-£59,191,517
60% LAR : 40% CIR	20%	-£45,493,894	-£52,330,694	-£52,383,786	-£52,490,304	-£53,081,207	-£57,895,399	-£60,345,978
60% LAR : 40% CIR	25%	-£46,868,557	-£53,503,853	-£53,556,807	-£53,663,075	-£54,253,356	-£59,062,978	-£61,511,479
60% LAR : 40% CIR	30%	-£48,253,388	-£54,687,106	-£54,739,940	-£54,845,987	-£55,435,712	-£60,241,263	-£62,687,914
60% LAR : 40% CIR	35%	-£49,648,285	-£55,880,356	-£55,933,086	-£56,038,938	-£56,628,175	-£61,430,149	-£63,875,174
60% LAR : 40% CIR	40%	-£51,053,150	-£57,083,502	-£57,136,145	-£57,241,829	-£57,830,645	-£62,629,530	-£65,073,152
60% LAR : 40% CIR	45%	-£52,467,883	-£58,296,447	-£58,349,019	-£58,454,561	-£59,043,022	-£63,839,304	-£66,281,741
60% LAR : 40% CIR	50%	-£53,892,385	-£59,519,091	-£59,571,609	-£59,677,034	-£60,265,205	-£65,059,363	-£67,500,834

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,312,629	-£29,954,714	-£30,008,524	-£30,116,318	-£30,710,407	-£35,547,966	-£38,009,166
60% LAR : 40% CIR	5%	-£23,645,624	-£31,086,601	-£31,140,106	-£31,247,537	-£31,840,724	-£36,671,669	-£39,129,862
60% LAR : 40% CIR	10%	-£24,989,187	-£32,228,778	-£32,282,194	-£32,389,294	-£32,981,651	-£37,806,498	-£40,261,920
60% LAR : 40% CIR	15%	-£26,343,216	-£33,381,448	-£33,434,694	-£33,541,488	-£34,133,084	-£38,952,350	-£41,405,235
60% LAR : 40% CIR	20%	-£27,707,612	-£34,544,412	-£34,597,504	-£34,704,022	-£35,294,925	-£40,109,117	-£42,559,696
60% LAR : 40% CIR	25%	-£29,082,275	-£35,717,571	-£35,770,525	-£35,876,793	-£36,467,074	-£41,276,696	-£43,725,197
60% LAR : 40% CIR	30%	-£30,467,106	-£36,900,824	-£36,953,658	-£37,059,705	-£37,649,429	-£42,454,981	-£44,901,632
60% LAR : 40% CIR	35%	-£31,862,003	-£38,094,074	-£38,146,804	-£38,252,655	-£38,841,893	-£43,643,867	-£46,088,892
60% LAR : 40% CIR	40%	-£33,266,868	-£39,297,220	-£39,349,863	-£39,455,547	-£40,044,363	-£44,843,248	-£47,286,870
60% LAR : 40% CIR	45%	-£34,681,601	-£40,510,165	-£40,562,737	-£40,668,279	-£41,256,740	-£46,053,022	-£48,495,459
60% LAR : 40% CIR	50%	-£36,106,103	-£41,732,809	-£41,785,327	-£41,890,752	-£42,478,923	-£47,273,081	-£49,714,552

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£1,518,468	-£9,197,429	-£9,251,240	-£9,359,032	-£9,953,122	-£14,790,681	-£17,251,880
60% LAR : 40% CIR	5%	-£2,966,768	-£10,442,675	-£10,496,280	-£10,603,713	-£11,196,900	-£16,027,844	-£18,486,037
60% LAR : 40% CIR	10%	-£4,425,636	-£11,696,414	-£11,751,830	-£11,858,929	-£12,451,286	-£17,276,135	-£19,731,557
60% LAR : 40% CIR	15%	-£5,894,969	-£12,964,544	-£13,017,790	-£13,124,585	-£13,716,180	-£18,535,445	-£20,988,331
60% LAR : 40% CIR	20%	-£7,374,669	-£14,240,968	-£14,294,060	-£14,400,578	-£14,991,482	-£19,805,674	-£22,256,252
60% LAR : 40% CIR	25%	-£8,864,636	-£15,527,587	-£15,580,541	-£15,686,811	-£16,277,091	-£21,086,712	-£23,535,213
60% LAR : 40% CIR	30%	-£10,364,770	-£16,824,301	-£16,877,135	-£16,983,182	-£17,572,908	-£22,378,458	-£24,825,109
60% LAR : 40% CIR	35%	-£11,874,972	-£18,131,012	-£18,183,741	-£18,289,593	-£18,878,831	-£23,680,804	-£26,125,829
60% LAR : 40% CIR	40%	-£13,395,141	-£19,447,619	-£19,500,261	-£19,606,045	-£20,194,761	-£24,993,646	-£27,437,267
60% LAR : 40% CIR	45%	-£14,925,178	-£20,774,024	-£20,826,596	-£20,932,138	-£21,520,599	-£26,316,880	-£28,759,318
60% LAR : 40% CIR	50%	-£16,464,984	-£22,110,129	-£22,162,645	-£22,268,071	-£22,856,242	-£27,650,399	-£30,091,871

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£89,152,186	-£96,831,147	-£96,884,958	-£96,992,750	-£97,586,840	-£102,424,399	-£104,885,598
60% LAR : 40% CIR	5%	-£90,600,686	-£98,079,393	-£98,129,998	-£98,237,431	-£98,830,618	-£103,661,562	-£106,119,755
60% LAR : 40% CIR	10%	-£92,059,354	-£99,332,132	-£99,385,548	-£99,492,647	-£100,085,004	-£104,909,853	-£107,365,275
60% LAR : 40% CIR	15%	-£93,528,687	-£100,598,262	-£100,651,508	-£100,758,303	-£101,349,898	-£106,169,163	-£108,622,049
60% LAR : 40% CIR	20%	-£95,008,387	-£101,874,686	-£101,927,776	-£102,034,296	-£102,625,200	-£107,439,392	-£109,889,970
60% LAR : 40% CIR	25%	-£96,498,354	-£103,161,305	-£103,214,259	-£103,320,529	-£103,910,809	-£108,720,430	-£111,168,931
60% LAR : 40% CIR	30%	-£97,998,488	-£104,458,019	-£104,510,853	-£104,616,900	-£105,206,626	-£110,012,176	-£112,458,827
60% LAR : 40% CIR	35%	-£99,508,690	-£105,764,730	-£105,817,459	-£105,923,311	-£106,512,549	-£111,314,522	-£113,759,547
60% LAR : 40% CIR	40%	-£101,028,859	-£107,081,337	-£107,133,979	-£107,239,662	-£107,828,479	-£112,627,364	-£115,070,985
60% LAR : 40% CIR	45%	-£102,558,896	-£108,407,742	-£108,460,314	-£108,565,856	-£109,154,317	-£113,950,598	-£116,393,036
60% LAR : 40% CIR	50%	-£104,098,702	-£109,743,847	-£109,796,363	-£109,901,789	-£110,489,950	-£115,284,117	-£117,725,589

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£52,589,537	-£60,618,186	-£60,672,008	-£60,779,800	-£61,373,890	-£66,211,449	-£68,672,648
60% LAR : 40% CIR	5%	-£54,287,537	-£61,763,445	-£61,817,050	-£61,924,482	-£62,517,669	-£67,348,613	-£69,806,806
60% LAR : 40% CIR	10%	-£55,746,405	-£63,019,183	-£63,072,599	-£63,179,698	-£63,772,055	-£68,596,904	-£71,052,326
60% LAR : 40% CIR	15%	-£57,215,738	-£64,285,313	-£64,338,559	-£64,445,354	-£65,036,950	-£69,856,215	-£72,309,100
60% LAR : 40% CIR	20%	-£58,695,438	-£65,561,737	-£65,614,830	-£65,721,348	-£66,312,251	-£71,126,443	-£73,577,021
60% LAR : 40% CIR	25%	-£60,185,405	-£66,848,356	-£66,901,311	-£67,007,580	-£67,597,860	-£72,407,481	-£74,855,983
60% LAR : 40% CIR	30%	-£61,685,539	-£68,145,070	-£68,197,904	-£68,303,952	-£68,893,677	-£73,699,227	-£76,145,878
60% LAR : 40% CIR	35%	-£63,195,741	-£69,451,781	-£69,504,511	-£69,610,362	-£70,199,600	-£75,001,573	-£77,446,599
60% LAR : 40% CIR	40%	-£64,715,910	-£70,768,388	-£70,821,031	-£70,926,714	-£71,515,531	-£76,314,416	-£78,758,037
60% LAR : 40% CIR	45%	-£66,245,947	-£72,094,794	-£72,147,365	-£72,252,907	-£72,841,368	-£77,637,649	-£80,080,087
60% LAR : 40% CIR	50%	-£67,785,753	-£73,430,898	-£73,483,415	-£73,588,840	-£74,177,011	-£78,971,168	-£81,412,640

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£37,792,827	-£45,471,788	-£45,525,599	-£45,633,391	-£46,227,481	-£51,065,040	-£53,526,239
60% LAR : 40% CIR	5%	-£39,241,127	-£46,717,034	-£46,770,639	-£46,878,072	-£47,471,259	-£52,302,203	-£54,760,396
60% LAR : 40% CIR	10%	-£40,699,995	-£47,972,773	-£48,026,189	-£48,133,288	-£48,725,645	-£53,550,494	-£56,005,916
60% LAR : 40% CIR	15%	-£42,169,328	-£49,238,903	-£49,292,149	-£49,398,944	-£49,990,539	-£54,809,804	-£57,262,690
60% LAR : 40% CIR	20%	-£43,649,028	-£50,515,327	-£50,568,419	-£50,674,937	-£51,265,841	-£56,080,033	-£58,530,611
60% LAR : 40% CIR	25%	-£45,138,995	-£51,801,946	-£51,854,900	-£51,961,170	-£52,551,450	-£57,361,071	-£59,809,572
60% LAR : 40% CIR	30%	-£46,639,129	-£53,098,660	-£53,151,494	-£53,257,541	-£53,847,267	-£58,652,817	-£61,099,468
60% LAR : 40% CIR	35%	-£48,149,331	-£54,405,371	-£54,458,100	-£54,563,952	-£55,153,190	-£59,955,163	-£62,400,188
60% LAR : 40% CIR	40%	-£49,669,500	-£55,721,978	-£55,774,620	-£55,880,303	-£56,469,120	-£61,268,005	-£63,711,626
60% LAR : 40% CIR	45%	-£51,199,537	-£57,048,383	-£57,100,955	-£57,206,497	-£57,794,958	-£62,591,239	-£65,033,677
60% LAR : 40% CIR	50%	-£52,739,343	-£58,384,488	-£58,437,004	-£58,542,430	-£59,130,601	-£63,924,758	-£66,366,230

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,906,545	-£27,685,506	-£27,739,317	-£27,847,109	-£28,441,199	-£33,278,758	-£35,739,957
60% LAR : 40% CIR	5%	-£21,494,845	-£28,930,752	-£28,984,357	-£29,091,790	-£29,684,977	-£34,519,921	-£36,974,114
60% LAR : 40% CIR	10%	-£22,953,713	-£30,186,491	-£30,239,907	-£30,347,006	-£30,939,363	-£35,764,212	-£38,219,634
60% LAR : 40% CIR	15%	-£24,383,046	-£31,452,621	-£31,505,867	-£31,612,662	-£32,204,257	-£37,023,522	-£39,476,408
60% LAR : 40% CIR	20%	-£25,852,746	-£32,719,045	-£32,772,137	-£32,878,656	-£33,469,559	-£38,283,751	-£40,744,329
60% LAR : 40% CIR	25%	-£27,352,713	-£34,015,664	-£34,068,618	-£34,174,888	-£34,765,168	-£39,574,789	-£42,023,290
60% LAR : 40% CIR	30%	-£28,852,847	-£35,312,378	-£35,365,212	-£35,471,259	-£36,060,985	-£40,866,535	-£43,313,186
60% LAR : 40% CIR	35%	-£30,363,049	-£36,619,089	-£36,671,818	-£36,777,670	-£37,366,908	-£42,168,881	-£44,613,906
60% LAR : 40% CIR	40%	-£31,883,218	-£37,935,696	-£37,988,338	-£38,094,021	-£38,682,838	-£43,481,723	-£45,925,344
60% LAR : 40% CIR	45%	-£33,413,255	-£39,262,101	-£39,314,673	-£39,420,214	-£40,008,675	-£44,804,957	-£47,247,395
60% LAR : 40% CIR	50%	-£34,953,061	-£40,598,206	-£40,650,722	-£40,756,148	-£41,344,319	-£46,138,476	-£48,579,948

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£775,778	£6,928,220	£8,982,031	£7,089,824	£7,883,914	£12,521,472	£14,982,672
60% LAR : 40% CIR	5%	-£775,990	-£8,286,927	-£8,340,532	-£8,447,965	-£9,041,152	-£13,872,096	-£16,330,290
60% LAR : 40% CIR	10%	-£2,350,161	-£9,856,126	-£9,709,542	-£9,816,642	-£10,408,999	-£15,233,847	-£17,689,269
60% LAR : 40% CIR	15%	-£3,934,798	-£11,035,717	-£11,088,963	-£11,195,758	-£11,787,354	-£16,606,618	-£19,059,503
60% LAR : 40% CIR	20%	-£5,529,802	-£12,425,602	-£12,478,693	-£12,585,212	-£13,176,116	-£17,990,306	-£20,440,886
60% LAR : 40% CIR	25%	-£7,135,073	-£13,825,681	-£13,878,636	-£13,984,904	-£14,575,185	-£19,384,807	-£21,833,308
60% LAR : 40% CIR	30%	-£8,750,513	-£15,235,855	-£15,288,689	-£15,394,736	-£15,984,462	-£20,790,012	-£23,236,663
60% LAR : 40% CIR	35%	-£10,376,018	-£16,656,025	-£16,708,756	-£16,814,808	-£17,403,846	-£22,205,819	-£24,650,844
60% LAR : 40% CIR	40%	-£12,011,491	-£18,086,094	-£18,138,737	-£18,244,420	-£18,833,236	-£23,632,122	-£26,075,743
60% LAR : 40% CIR	45%	-£13,656,833	-£19,525,959	-£19,578,531	-£19,684,073	-£20,272,533	-£25,068,816	-£27,511,253
60% LAR : 40% CIR	50%	-£15,311,943	-£20,975,524	-£21,028,041	-£21,133,466	-£21,721,637	-£26,515,795	-£28,957,267

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£89,897,940	-£94,561,938	-£94,815,749	-£94,723,542	-£95,317,631	-£100,155,190	-£102,616,390
60% LAR : 40% CIR	5%	-£89,409,708	-£95,920,645	-£95,974,250	-£96,081,692	-£96,674,870	-£101,509,814	-£103,964,008
60% LAR : 40% CIR	10%	-£89,983,879	-£97,289,844	-£97,343,260	-£97,450,560	-£98,042,716	-£102,867,565	-£105,322,987
60% LAR : 40% CIR	15%	-£91,568,516	-£98,669,435	-£98,722,681	-£98,829,476	-£99,421,071	-£104,240,336	-£106,693,221
60% LAR : 40% CIR	20%	-£93,163,520	-£100,059,320	-£100,112,411	-£100,218,930	-£100,809,833	-£105,624,024	-£108,074,603
60% LAR : 40% CIR	25%	-£94,768,791	-£101,459,398	-£101,512,354	-£101,618,622	-£102,208,903	-£107,018,525	-£109,467,026
60% LAR : 40% CIR	30%	-£96,384,230	-£102,869,573	-£102,922,407	-£103,028,454	-£103,618,180	-£108,423,730	-£110,870,381
60% LAR : 40% CIR	35%	-£98,009,736	-£104,289,743	-£104,342,474	-£104,448,226	-£105,037,564	-£109,839,537	-£112,284,562
60% LAR : 40% CIR	40%	-£99,645,209	-£105,719,812	-£105,772,455	-£105,878,138	-£106,466,954	-£111,265,840	-£113,709,461
60% LAR : 40% CIR	45%	-£101,290,551	-£107,159,677	-£107,212,249	-£107,317,790	-£107,906,251	-£112,702,533	-£115,144,971
60% LAR : 40% CIR	50%	-£102,945,661	-£108,609,242	-£108,661,759	-£108,767,184	-£109,355,355	-£114,149,513	-£116,590,985

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£59,344,766	-£59,208,808	-£59,462,619	-£59,370,412	-£59,964,501	-£64,802,061	-£67,263,261
60% LAR : 40% CIR	5%	-£52,096,759	-£59,607,696	-£59,661,301	-£59,768,734	-£60,361,921	-£65,192,866	-£67,651,059
60% LAR : 40% CIR	10%	-£53,670,930	-£60,976,895	-£61,030,312	-£61,137,611	-£61,729,768	-£66,554,616	-£69,010,039
60% LAR : 40% CIR	15%	-£55,255,568	-£62,356,487	-£62,409,732	-£62,516,527	-£63,108,123	-£67,927,388	-£70,380,272
60% LAR : 40% CIR	20%	-£56,850,572	-£63,746,371	-£63,799,462	-£63,905,981	-£64,496,885	-£69,311,076	-£71,761,655
60% LAR : 40% CIR	25%	-£58,455,843	-£65,146,450	-£65,199,405	-£65,305,673	-£65,895,954	-£70,705,576	-£73,154,077
60% LAR : 40% CIR	30%	-£60,071,282	-£66,556,624	-£66,609,459	-£66,715,506	-£67,305,231	-£72,110,781	-£74,557,432
60% LAR : 40% CIR	35%	-£61,696,787	-£67,976,795	-£68,029,525	-£68,135,277	-£68,724,615	-£73,526,588	-£75,971,613
60% LAR : 40% CIR	40%	-£63,332,261	-£69,406,863	-£69,459,506	-£69,565,189	-£70,154,005	-£74,952,891	-£77,396,512
60% LAR : 40% CIR	45%	-£64,977,602	-£70,846,729	-£70,899,300	-£71,004,842	-£71,593,303	-£76,389,585	-£78,832,022
60% LAR : 40% CIR	50%	-£66,632,712	-£72,296,294	-£72,348,810	-£72,454,235	-£73,042,407	-£77,836,564	-£80,278,036

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£35,498,981	-£43,202,879	-£43,256,390	-£43,364,183	-£43,956,273	-£48,795,831	-£51,257,031
60% LAR : 40% CIR	5%	-£37,050,349	-£44,561,286	-£44,614,891	-£44,722,323	-£45,315,511	-£50,146,455	-£52,604,649
60% LAR : 40% CIR	10%	-£38,624,520	-£45,930,485	-£45,983,901	-£46,091,201	-£46,683,358	-£51,508,206	-£53,963,628
60% LAR : 40% CIR	15%	-£40,209,157	-£47,310,076	-£47,363,322	-£47,470,117	-£48,061,713	-£52,880,977	-£55,333,862
60% LAR : 40% CIR	20%	-£41,804,161	-£48,699,961	-£48,753,052	-£48,859,571	-£49,450,475	-£54,264,665	-£56,715,244
60% LAR : 40% CIR	25%	-£43,409,432	-£50,100,040	-£50,152,995	-£50,259,263	-£50,849,544	-£55,659,166	-£58,107,667
60% LAR : 40% CIR	30%	-£45,024,872	-£51,510,214	-£51,563,048	-£51,669,095	-£52,258,821	-£57,064,371	-£59,511,022
60% LAR : 40% CIR	35%	-£46,650,377	-£52,930,384	-£52,983,115	-£53,088,867	-£53,678,205	-£58,480,178	-£60,925,203
60% LAR : 40% CIR	40%	-£48,285,850	-£54,360,453	-£54,413,096	-£54,518,779	-£55,107,595	-£59,906,481	-£62,350,102
60% LAR : 40% CIR	45%	-£49,931,192	-£55,800,318	-£55,852,890	-£55,958,431	-£56,546,892	-£61,343,175	-£63,785,612
60% LAR : 40% CIR	50%	-£51,586,302	-£57,249,883	-£57,302,400	-£57,407,825	-£57,995,996	-£62,790,154	-£65,231,626

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,712,269	-£25,416,297	-£25,470,108	-£25,577,901	-£26,171,990	-£31,009,549	-£33,470,749
60% LAR : 40% CIR	5%	-£19,264,067	-£26,775,004	-£26,828,609	-£26,936,041	-£27,529,229	-£32,360,173	-£34,818,367
60% LAR : 40% CIR	10%	-£20,838,237	-£28,144,203	-£28,197,618	-£28,304,919	-£28,897,075	-£33,721,924	-£36,177,346
60% LAR : 40% CIR	15%	-£22,422,875	-£29,523,794	-£29,577,040	-£29,683,835	-£30,275,430	-£35,094,695	-£37,547,580
60% LAR : 40% CIR	20%	-£24,017,879	-£30,913,679	-£30,966,770	-£31,073,289	-£31,664,192	-£36,478,383	-£38,928,962
60% LAR : 40% CIR	25%	-£25,623,150	-£32,313,757	-£32,366,713	-£32,472,981	-£33,063,262	-£37,872,883	-£40,321,385
60% LAR : 40% CIR	30%	-£27,238,589	-£33,723,932	-£33,776,766	-£33,882,813	-£34,472,539	-£39,278,089	-£41,724,740
60% LAR : 40% CIR	35%	-£28,864,095	-£35,144,102	-£35,196,833	-£35,302,585	-£35,891,923	-£40,693,896	-£43,138,921
60% LAR : 40% CIR	40%	-£30,499,568	-£36,574,171	-£36,626,814	-£36,732,497	-£37,321,313	-£42,120,199	-£44,563,820
60% LAR : 40% CIR	45%	-£32,144,910	-£38,014,036	-£38,066,608	-£38,172,149	-£38,760,610	-£43,556,892	-£45,999,330
60% LAR : 40% CIR	50%	-£33,800,020	-£39,463,601	-£39,516,118	-£39,621,543	-£40,209,714	-£45,003,872	-£47,445,344

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years	Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,306,762	£2,389,805	£2,443,815	£2,551,408	£5,145,497	£7,983,055	£10,444,256
60% LAR : 40% CIR	5%	£3,551,380	£3,975,432	£4,029,037	£4,136,469	£4,729,657	£9,560,600	£12,018,793
60% LAR : 40% CIR	10%	£1,773,725	£5,571,551	£5,624,968	£5,732,067	£9,324,423	£11,149,272	£13,604,694
60% LAR : 40% CIR	15%	£14,457	£7,178,063	£7,231,309	£7,338,104	£7,929,699	£12,748,965	£15,201,849
60% LAR : 40% CIR	20%	£1,840,070	£8,784,868	£8,847,961	£8,954,479	£9,545,382	£14,359,574	£16,810,152
60% LAR : 40% CIR	25%	£3,675,950	£10,421,868	£10,474,824	£10,581,092	£11,171,372	£15,980,994	£18,429,496
60% LAR : 40% CIR	30%	£5,521,996	£12,058,963	£12,111,798	£12,217,844	£12,807,570	£17,613,121	£20,059,772
60% LAR : 40% CIR	35%	£7,378,110	£13,706,055	£13,758,785	£13,864,637	£14,453,874	£19,255,848	£21,700,873
60% LAR : 40% CIR	40%	£9,244,192	£15,363,043	£15,415,686	£15,521,370	£16,116,186	£20,909,071	£23,352,692
60% LAR : 40% CIR	45%	£11,120,142	£17,029,830	£17,082,402	£17,187,943	£17,776,404	£22,572,686	£25,015,124
60% LAR : 40% CIR	50%	£13,005,860	£18,706,316	£18,758,833	£18,864,258	£19,452,429	£24,246,587	£26,688,059

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£92,326,956	-£90,023,523	-£90,077,333	-£90,185,125	-£90,779,215	-£95,616,773	-£98,077,973
60% LAR : 40% CIR	5%	-£94,092,238	-£91,809,150	-£91,860,755	-£91,770,187	-£92,363,375	-£97,194,318	-£99,652,511
60% LAR : 40% CIR	10%	-£86,859,993	-£93,205,269	-£93,258,686	-£93,365,785	-£93,958,141	-£98,782,990	-£101,238,412
60% LAR : 40% CIR	15%	-£87,648,175	-£94,811,781	-£94,865,027	-£94,971,822	-£95,563,417	-£100,382,683	-£102,835,567
60% LAR : 40% CIR	20%	-£89,473,788	-£96,428,586	-£96,481,679	-£96,588,196	-£97,179,160	-£101,992,292	-£104,443,970
60% LAR : 40% CIR	25%	-£91,309,668	-£98,055,586	-£98,108,541	-£98,214,810	-£98,805,090	-£103,614,712	-£106,063,213
60% LAR : 40% CIR	30%	-£93,155,714	-£99,692,661	-£99,745,516	-£99,851,562	-£100,441,288	-£105,246,839	-£107,693,490
60% LAR : 40% CIR	35%	-£95,011,828	-£101,339,773	-£101,392,503	-£101,498,355	-£102,087,592	-£106,885,566	-£109,334,591
60% LAR : 40% CIR	40%	-£96,877,910	-£102,996,761	-£103,049,404	-£103,155,088	-£103,743,904	-£108,542,789	-£110,986,410
60% LAR : 40% CIR	45%	-£98,753,859	-£104,663,548	-£104,716,120	-£104,821,561	-£105,410,122	-£110,206,404	-£112,648,841
60% LAR : 40% CIR	50%	-£100,639,578	-£106,340,034	-£106,392,551	-£106,497,976	-£107,086,147	-£111,880,305	-£114,321,777

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£66,314,556	-£63,710,577	-£63,764,388	-£63,870,177	-£64,465,256	-£69,302,825	-£71,762,025
60% LAR : 40% CIR	5%	-£47,769,390	-£55,296,201	-£55,349,806	-£55,457,238	-£56,050,426	-£60,881,369	-£63,339,563
60% LAR : 40% CIR	10%	-£49,547,044	-£56,892,320	-£56,945,738	-£57,052,836	-£57,645,193	-£62,470,041	-£64,925,463
60% LAR : 40% CIR	15%	-£51,335,226	-£58,498,833	-£58,552,078	-£58,658,873	-£59,250,468	-£64,069,734	-£66,522,618
60% LAR : 40% CIR	20%	-£53,160,839	-£60,115,637	-£60,168,730	-£60,275,248	-£60,866,151	-£65,680,343	-£68,130,921
60% LAR : 40% CIR	25%	-£54,996,719	-£61,742,638	-£61,795,593	-£61,901,861	-£62,492,141	-£67,301,764	-£69,750,265
60% LAR : 40% CIR	30%	-£56,842,766	-£63,379,732	-£63,432,568	-£63,538,614	-£64,126,339	-£68,933,890	-£71,380,541
60% LAR : 40% CIR	35%	-£58,698,880	-£65,026,824	-£65,079,555	-£65,185,406	-£65,774,643	-£70,576,617	-£73,025,643
60% LAR : 40% CIR	40%	-£60,564,961	-£66,683,813	-£66,736,456	-£66,842,140	-£67,430,955	-£72,229,840	-£74,673,462
60% LAR : 40% CIR	45%	-£62,440,911	-£68,350,599	-£68,403,171	-£68,508,713	-£69,097,174	-£73,893,456	-£76,335,893
60% LAR : 40% CIR	50%	-£64,326,629	-£70,027,085	-£70,079,602	-£70,185,028	-£70,773,199	-£75,567,356	-£78,008,828

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,967,597	-£38,664,164	-£38,717,974	-£38,825,767	-£39,419,896	-£44,257,414	-£46,718,614
60% LAR : 40% CIR	5%	-£32,722,979	-£40,249,791	-£40,303,396	-£40,410,828	-£41,004,016	-£45,834,959	-£48,293,152
60% LAR : 40% CIR	10%	-£34,500,634	-£41,845,910	-£41,899,327	-£42,006,426	-£42,598,782	-£47,423,631	-£49,879,053
60% LAR : 40% CIR	15%	-£36,288,816	-£43,452,422	-£43,505,668	-£43,612,463	-£44,204,058	-£49,023,324	-£51,476,208
60% LAR : 40% CIR	20%	-£38,114,429	-£45,069,227	-£45,122,320	-£45,228,837	-£45,819,741	-£50,633,933	-£53,084,511
60% LAR : 40% CIR	25%	-£39,950,309	-£46,696,227	-£46,749,183	-£46,855,451	-£47,445,731	-£52,255,353	-£54,703,854
60% LAR : 40% CIR	30%	-£41,796,355	-£48,333,322	-£48,386,157	-£48,492,203	-£49,081,929	-£53,887,480	-£56,334,131
60% LAR : 40% CIR	35%	-£43,652,469	-£49,980,414	-£50,033,144	-£50,138,996	-£50,726,233	-£55,530,207	-£57,975,232
60% LAR : 40% CIR	40%	-£45,518,551	-£51,637,402	-£51,690,045	-£51,795,729	-£52,384,545	-£57,183,430	-£59,627,051
60% LAR : 40% CIR	45%	-£47,394,500	-£53,304,189	-£53,356,761	-£53,462,302	-£54,050,763	-£58,847,045	-£61,289,482
60% LAR : 40% CIR	50%	-£49,280,219	-£54,980,675	-£55,033,192	-£55,138,617	-£55,726,788	-£60,520,946	-£62,962,418

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,181,315	-£20,877,881	-£20,931,692	-£21,039,484	-£21,633,574	-£26,471,132	-£28,932,332
60% LAR : 40% CIR	5%	-£14,936,697	-£22,463,509	-£22,517,114	-£22,624,546	-£23,217,734	-£28,048,677	-£30,506,870
60% LAR : 40% CIR	10%	-£16,714,352	-£24,059,628	-£24,113,045	-£24,220,144	-£24,812,500	-£29,637,349	-£32,092,771
60% LAR : 40% CIR	15%	-£18,502,534	-£25,666,140	-£25,719,386	-£25,826,181	-£26,417,776	-£31,237,041	-£33,689,926
60% LAR : 40% CIR	20%	-£20,328,147	-£27,282,945	-£27,336,038	-£27,442,555	-£28,033,459	-£32,847,651	-£35,298,229
60% LAR : 40% CIR	25%	-£22,164,027	-£29,909,945	-£29,962,900	-£30,069,169	-£29,659,449	-£34,469,071	-£36,917,572
60% LAR : 40% CIR	30%	-£24,010,073	-£30,547,040	-£30,599,875	-£30,705,921	-£31,295,647	-£36,101,198	-£38,547,849
60% LAR : 40% CIR	35%	-£25,866,187	-£32,194,132	-£32,246,862	-£32,352,714	-£32,941,951	-£37,743,925	-£40,188,950
60% LAR : 40% CIR	40%	-£27,732,269	-£33,851,120	-£33,903,763	-£34,009,447	-£34,598,263	-£39,397,148	-£41,840,769
60% LAR : 40% CIR	45%	-£29,608,218	-£35,517,907	-£35,570,479	-£35,676,020	-£36,264,481	-£41,060,763	-£43,503,200
60% LAR : 40% CIR	50%	-£31,493,937	-£37,194,393	-£37,246,910	-£37,352,335	-£37,940,506	-£42,734,664	-£45,176,136

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,787,010	£2,116,321	£2,063,319	£1,957,147	£1,371,985	-£3,444,639	-£3,905,839
60% LAR : 40% CIR	5%	£7,818,229	£331,013	£278,214	£172,397	-£418,160	-£5,249,105	-£7,707,298
60% LAR : 40% CIR	10%	£5,839,197	-£1,486,976	-£1,540,393	-£1,647,493	-£2,239,849	-£7,064,697	-£9,520,119
60% LAR : 40% CIR	15%	£3,847,182	-£3,320,409	-£3,373,655	-£3,480,450	-£4,072,045	-£8,891,311	-£11,344,195
60% LAR : 40% CIR	20%	£1,821,864	-£5,164,136	-£5,217,227	-£5,323,745	-£5,914,648	-£10,728,840	-£13,179,418
60% LAR : 40% CIR	25%	-£216,825	-£7,018,056	-£7,071,010	-£7,177,280	-£7,767,560	-£12,577,182	-£15,025,683
60% LAR : 40% CIR	30%	-£2,293,480	-£8,882,072	-£8,934,906	-£9,040,953	-£9,630,678	-£14,436,229	-£16,882,880
60% LAR : 40% CIR	35%	-£4,380,202	-£10,756,084	-£10,808,815	-£10,914,666	-£11,503,903	-£16,305,877	-£18,750,902
60% LAR : 40% CIR	40%	-£6,476,893	-£12,639,994	-£12,692,637	-£12,798,320	-£13,387,136	-£18,186,022	-£20,629,643
60% LAR : 40% CIR	45%	-£8,583,451	-£14,533,701	-£14,586,273	-£14,691,814	-£15,280,275	-£20,076,557	-£22,518,994
60% LAR : 40% CIR	50%	-£10,699,777	-£16,437,108	-£16,489,624	-£16,595,049	-£17,183,222	-£21,977,378	-£24,418,850

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£77,846,708	-£85,517,397	-£85,570,399	-£85,676,571	-£86,261,733	-£91,078,357	-£93,539,557
60% LAR : 40% CIR	5%	-£79,815,489	-£87,302,704	-£87,355,504	-£87,461,321	-£88,051,878	-£92,860,823	-£95,341,016
60% LAR : 40% CIR	10%	-£81,794,521	-£89,120,694	-£89,174,111	-£89,281,211	-£89,873,567	-£94,698,415	-£97,153,837
60% LAR : 40% CIR	15%	-£83,786,636	-£90,954,127	-£91,007,373	-£91,114,168	-£91,705,763	-£96,525,029	-£98,977,913
60% LAR : 40% CIR	20%	-£85,811,854	-£92,797,854	-£92,850,945	-£92,957,463	-£93,548,366	-£98,362,556	-£100,813,136
60% LAR : 40% CIR	25%	-£87,850,543	-£94,651,774	-£94,704,728	-£94,810,998	-£95,401,277	-£100,210,900	-£102,659,401
60% LAR : 40% CIR	30%	-£89,927,198	-£96,515,780	-£96,568,624	-£96,674,671	-£97,264,396	-£102,069,947	-£104,516,598
60% LAR : 40% CIR	35%	-£92,013,920	-£98,389,802	-£98,442,533	-£98,548,394	-£99,137,921	-£103,939,569	-£106,384,020
60% LAR : 40% CIR	40%	-£94,110,610	-£100,273,712	-£100,326,355	-£100,432,038	-£101,020,854	-£105,819,740	-£108,263,361
60% LAR : 40% CIR	45%	-£96,217,169	-£102,167,419	-£102,219,991	-£102,325,532	-£102,913,993	-£107,710,275	-£110,152,712
60% LAR : 40% CIR	50%	-£98,333,495	-£104,070,826	-£104,123,342	-£104,228,767	-£104,816,940	-£109,611,096	-£112,052,568

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,393,588	-£49,207,466	-£49,260,468	-£49,366,640	-£49,951,802	-£54,768,426	-£57,229,626
60% LAR : 40% CIR	5%	-£43,502,540	-£50,989,756	-£51,042,555	-£51,148,372	-£51,738,929	-£56,569,874	-£59,028,067
60% LAR : 40% CIR	10%	-£45,491,573	-£52,807,745	-£52,861,162	-£52,968,262	-£53,560,618	-£58,385,466	-£60,840,888
60% LAR : 40% CIR	15%	-£47,473,587	-£54,641,178	-£54,694,424	-£54,801,219	-£55,392,814	-£60,212,080	-£62,664,965
60% LAR : 40% CIR	20%	-£49,498,805	-£56,484,805	-£56,537,896	-£56,644,414	-£57,235,418	-£62,049,610	-£64,500,188
60% LAR : 40% CIR	25%	-£51,537,494	-£58,338,725	-£58,391,680	-£58,498,049	-£59,088,329	-£63,897,951	-£66,346,452
60% LAR : 40% CIR	30%	-£53,614,250	-£60,202,841	-£60,255,676	-£60,361,723	-£60,951,447	-£65,756,998	-£68,203,649
60% LAR : 40% CIR	35%	-£55,700,971	-£62,076,853	-£62,129,584	-£62,235,436	-£62,824,972	-£67,626,647	-£70,071,071
60% LAR : 40% CIR	40%	-£57,797,662	-£63,960,763	-£64,013,406	-£64,119,089	-£64,707,905	-£69,506,791	-£71,950,412
60% LAR : 40% CIR	45%	-£59,904,220	-£65,854,470	-£65,907,042	-£66,012,583	-£66,601,044	-£71,397,327	-£73,839,764
60% LAR : 40% CIR	50%	-£62,020,546	-£67,757,877	-£67,810,393	-£67,915,819	-£68,503,991	-£73,298,147	-£75,739,619

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,487,349	-£34,158,038	-£34,211,040	-£34,317,212	-£34,902,374	-£39,718,998	-£42,180,198
60% LAR : 40% CIR	5%	-£28,456,130	-£35,943,345	-£35,996,145	-£36,101,962	-£36,692,519	-£41,523,464	-£43,981,657
60% LAR : 40% CIR	10%	-£30,435,162	-£37,761,335	-£37,814,752	-£37,921,852	-£38,514,208	-£43,339,056	-£45,794,478
60% LAR : 40% CIR	15%	-£32,427,177	-£39,594,768	-£39,648,014	-£39,754,809	-£40,346,404	-£45,165,670	-£47,618,554
60% LAR : 40% CIR	20%	-£34,452,395	-£41,438,395	-£41,491,486	-£41,598,004	-£42,189,007	-£47,003,199	-£49,453,777
60% LAR : 40% CIR	25%	-£36,491,184	-£43,292,415	-£43,345,369	-£43,451,639	-£44,041,918	-£48,851,541	-£51,300,042
60% LAR : 40% CIR	30%	-£38,567,839	-£45,156,431	-£45,209,265	-£45,315,312	-£45,905,037	-£50,710,588	-£53,157,239
60% LAR : 40% CIR	35%	-£40,654,561	-£47,030,443	-£47,083,174	-£47,189,025	-£47,778,562	-£52,580,236	-£55,025,261
60% LAR : 40% CIR	40%	-£42,751,251	-£48,914,353	-£48,966,996	-£49,072,679	-£49,661,495	-£54,460,381	-£56,904,002
60% LAR : 40% CIR	45%	-£44,857,810	-£50,808,060	-£50,860,632	-£50,966,173	-£51,554,634	-£56,350,916	-£58,793,353
60% LAR : 40% CIR	50%	-£46,974,136	-£52,711,467	-£52,763,983	-£52,869,408	-£53,457,581	-£58,251,737	-£60,693,209

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,791,067	-£16,371,756	-£16,424,758	-£16,530,930	-£17,116,092	-£21,932,716	-£24,393,916
60% LAR : 40% CIR	5%	-£10,669,848	-£18,157,063	-£18,209,863	-£18,315,680	-£18,906,237	-£23,737,182	-£26,195,375
60% LAR : 40% CIR	10%	-£12,648,880	-£19,975,053	-£20,028,470	-£20,135,570	-£20,727,926	-£25,552,774	-£28,008,196
60% LAR : 40% CIR	15%	-£14,640,894	-£21,808,486	-£21,861,732	-£21,968,527	-£22,560,122	-£27,379,388	-£29,832,272
60% LAR : 40% CIR	20%	-£16,666,013	-£23,652,013	-£23,705,304	-£23,811,822	-£24,402,725	-£29,216,917	-£31,667,495
60% LAR : 40% CIR	25%	-£18,704,902	-£25,506,133	-£25,559,087	-£25,665,357	-£26,255,636	-£31,065,259	-£33,513,760
60% LAR : 40% CIR	30%	-£20,781,557	-£27,370,149	-£27,422,983	-£27,529,030	-£28,118,755	-£32,924,306	-£35,370,957
60% LAR : 40% CIR	35%	-£22,868,279	-£29,244,161	-£29,296,892	-£29,402,743	-£29,991,980	-£34,793,954	-£37,238,979
60% LAR : 40% CIR	40%	-£24,964,969	-£31,128,071	-£31,180,714	-£31,286,397	-£31,875,213	-£36,674,099	-£39,117,720
60% LAR : 40% CIR	45%	-£27,071,528	-£33,021,778	-£33,074,349	-£33,179,891	-£33,768,352	-£38,564,634	-£41,007,071
60% LAR : 40% CIR	50%	-£29,187,854	-£34,925,185	-£34,977,701	-£35,083,126	-£35,671,299	-£40,465,455	-£42,906,927

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£18,747,507	£10,974,293	£10,922,087	£10,817,510	£10,241,143	£5,547,548	£3,123,338
60% LAR : 40% CIR	5%	£16,330,701	£8,770,661	£8,718,654	£8,614,428	£8,038,935	£3,323,181	£901,932
60% LAR : 40% CIR	10%	£13,903,644	£6,556,849	£6,505,026	£6,401,122	£5,826,436	£1,087,855	-£1,350,969
60% LAR : 40% CIR	15%	£11,466,432	£4,328,848	£4,276,403	£4,171,214	£3,588,509	-£1,176,002	-£3,628,887
60% LAR : 40% CIR	20%	£9,019,163	£2,065,811	£2,013,517	£1,908,600	£1,326,577	-£3,467,374	-£5,917,952
60% LAR : 40% CIR	25%	£6,561,933	-£210,431	-£263,386	-£369,654	-£956,935	-£5,769,556	-£8,218,058
60% LAR : 40% CIR	30%	£4,094,840	-£2,528,289	-£2,581,123	-£2,687,169	-£3,276,895	-£8,082,446	-£10,529,097
60% LAR : 40% CIR	35%	£1,591,332	-£4,856,143	-£4,908,873	-£5,014,725	-£5,603,962	-£10,405,936	-£12,850,960
60% LAR : 40% CIR	40%	-£942,294	-£7,193,894	-£7,246,537	-£7,352,220	-£7,941,036	-£12,739,922	-£15,183,543
60% LAR : 40% CIR	45%	-£3,510,068	-£9,541,443	-£9,594,015	-£9,699,556	-£10,288,017	-£15,084,299	-£17,526,736
60% LAR : 40% CIR	50%	-£6,087,611	-£11,898,691	-£11,951,207	-£12,056,633	-£12,644,805	-£17,438,961	-£19,880,433

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£68,899,211	-£76,699,425	-£76,711,630	-£76,816,208	-£77,392,575	-£92,086,170	-£84,510,380
60% LAR : 40% CIR	5%	-£71,303,017	-£78,863,057	-£78,915,054	-£79,019,290	-£79,594,783	-£94,310,537	-£86,731,786
60% LAR : 40% CIR	10%	-£73,730,074	-£81,076,869	-£81,128,692	-£81,232,596	-£81,807,282	-£96,545,863	-£88,984,687
60% LAR : 40% CIR	15%	-£76,167,286	-£83,304,870	-£83,357,319	-£83,462,504	-£84,045,209	-£98,809,720	-£91,262,605
60% LAR : 40% CIR	20%	-£78,614,555	-£85,567,807	-£85,620,201	-£85,725,118	-£86,307,141	-£91,101,092	-£93,551,670
60% LAR : 40% CIR	25%	-£81,071,785	-£87,844,149	-£87,897,104	-£88,003,372	-£88,593,653	-£93,403,274	-£95,851,776
60% LAR : 40% CIR	30%	-£83,538,878	-£90,162,057	-£90,214,841	-£90,320,887	-£90,910,613	-£95,716,164	-£98,162,815
60% LAR : 40% CIR	35%	-£86,042,386	-£92,489,861	-£92,542,591	-£92,648,443	-£93,237,680	-£98,039,654	-£100,484,678
60% LAR : 40% CIR	40%	-£88,576,011	-£94,827,612	-£94,880,255	-£94,985,938	-£95,574,754	-£100,373,640	-£102,817,261
60% LAR : 40% CIR	45%	-£91,143,796	-£97,175,161	-£97,227,733	-£97,333,274	-£97,921,736	-£102,718,017	-£105,160,454
60% LAR : 40% CIR	50%	-£93,721,329	-£99,532,409	-£99,584,925	-£99,690,351	-£100,278,523	-£105,072,679	-£107,514,151

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,373,955	-£40,882,470	-£40,894,675	-£40,999,253	-£41,575,620	-£49,772,021	-£46,197,331
60% LAR : 40% CIR	5%	-£34,990,068	-£42,550,109	-£42,602,115	-£42,706,341	-£43,281,834	-£47,997,588	-£50,418,837
60% LAR : 40% CIR	10%	-£37,417,126	-£44,763,920	-£44,815,743	-£44,919,648	-£45,494,333	-£50,232,915	-£52,671,738
60% LAR : 40% CIR	15%	-£39,854,337	-£46,991,921	-£47,044,366	-£47,149,555	-£47,732,261	-£52,496,771	-£54,949,656
60% LAR : 40% CIR	20%	-£42,301,606	-£49,254,858	-£49,307,252	-£49,412,170	-£49,994,193	-£54,788,143	-£57,238,722
60% LAR : 40% CIR	25%	-£44,758,836	-£51,531,201	-£51,584,155	-£51,690,423	-£52,280,704	-£57,090,326	-£59,538,827
60% LAR : 40% CIR	30%	-£47,225,929	-£53,849,058	-£53,901,893	-£54,007,939	-£54,597,664	-£59,403,215	-£61,849,866
60% LAR : 40% CIR	35%	-£49,729,437	-£56,176,912	-£56,229,642	-£56,335,494	-£56,924,731	-£61,726,705	-£64,171,729
60% LAR : 40% CIR	40%	-£52,263,063	-£58,514,663	-£58,567,306	-£58,672,989	-£59,261,805	-£64,060,691	-£66,504,312
60% LAR : 40% CIR	45%	-£54,830,838	-£60,862,212	-£60,914,785	-£61,020,325	-£61,608,786	-£66,405,068	-£68,847,505
60% LAR : 40% CIR	50%	-£57,408,380	-£63,219,460	-£63,271,977	-£63,377,402	-£63,965,574	-£68,759,731	-£71,201,203

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,526,852	-£25,300,066	-£25,352,271	-£25,456,849	-£26,033,216	-£30,726,811	-£33,151,021
60% LAR : 40% CIR	5%	-£19,943,658	-£27,503,698	-£27,555,705	-£27,659,931	-£28,235,424	-£32,951,178	-£35,372,427
60% LAR : 40% CIR	10%	-£22,370,715	-£29,717,510	-£29,769,333	-£29,873,237	-£30,447,923	-£35,186,504	-£37,625,328
60% LAR : 40% CIR	15%	-£24,807,927	-£31,945,511	-£31,997,956	-£32,103,145	-£32,685,850	-£37,450,361	-£39,903,246
60% LAR : 40% CIR	20%	-£27,255,196	-£34,208,448	-£34,260,842	-£34,365,759	-£34,947,782	-£39,741,733	-£42,192,311
60% LAR : 40% CIR	25%	-£29,712,426	-£36,484,790	-£36,537,745	-£36,644,013	-£37,234,294	-£42,043,915	-£44,492,417
60% LAR : 40% CIR	30%	-£32,179,519	-£38,802,648	-£38,855,482	-£38,961,528	-£39,551,254	-£44,356,805	-£46,803,456
60% LAR : 40% CIR	35%	-£34,683,027	-£41,130,502	-£41,183,232	-£41,289,084	-£41,876,321	-£46,680,295	-£49,125,319
60% LAR : 40% CIR	40%	-£37,216,653	-£43,468,253	-£43,520,896	-£43,626,579	-£44,215,395	-£49,014,281	-£51,457,902
60% LAR : 40% CIR	45%	-£39,784,427	-£45,816,802	-£45,868,374	-£45,973,915	-£46,562,376	-£51,358,658	-£53,801,095
60% LAR : 40% CIR	50%	-£42,361,970	-£48,173,050	-£48,225,566	-£48,330,992	-£48,919,164	-£53,713,320	-£56,154,792

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£259,430	-£7,513,784	-£7,565,989	-£7,670,567	-£8,246,934	-£12,940,529	-£10,364,739
60% LAR : 40% CIR	5%	-£2,157,376	-£9,717,416	-£9,769,422	-£9,873,649	-£10,449,142	-£15,164,896	-£17,586,145
60% LAR : 40% CIR	10%	-£4,584,433	-£11,931,228	-£11,983,051	-£12,086,955	-£12,661,641	-£17,400,222	-£19,839,046
60% LAR : 40% CIR	15%	-£7,021,645	-£14,159,228	-£14,211,673	-£14,316,863	-£14,899,568	-£19,664,079	-£22,116,964
60% LAR : 40% CIR	20%	-£9,468,914	-£16,422,166	-£16,474,560	-£16,579,477	-£17,161,500	-£21,955,451	-£24,406,029
60% LAR : 40% CIR	25%	-£11,926,144	-£18,698,508	-£18,751,463	-£18,857,731	-£19,448,012	-£24,257,633	-£26,706,135
60% LAR : 40% CIR	30%	-£14,393,237	-£21,016,366	-£21,069,200	-£21,175,246	-£21,764,972	-£26,570,523	-£29,017,174
60% LAR : 40% CIR	35%	-£16,896,745	-£23,344,220	-£23,396,950	-£23,502,802	-£24,092,039	-£28,894,013	-£31,339,037
60% LAR : 40% CIR	40%	-£19,430,370	-£25,681,971	-£25,734,614	-£25,840,297	-£26,429,113	-£31,227,999	-£33,671,620
60% LAR : 40% CIR	45%	-£21,998,145	-£28,029,520	-£28,082,092	-£28,187,633	-£28,776,094	-£33,572,376	-£36,014,813
60% LAR : 40% CIR	50%	-£24,575,688	-£30,386,768	-£30,439,284	-£30,544,710	-£31,132,882	-£35,927,038	-£38,368,510

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£29,948,127	£21,995,813	£21,943,608	£21,839,031	£21,262,664	£16,569,419	£14,181,642
60% LAR : 40% CIR	5%	£26,971,291	£19,241,106	£19,189,099	£19,084,873	£18,509,380	£13,822,553	£11,437,692
60% LAR : 40% CIR	10%	£23,984,203	£16,476,218	£16,424,396	£16,320,491	£15,745,805	£11,064,892	£8,682,720
60% LAR : 40% CIR	15%	£20,986,960	£13,701,249	£13,649,592	£13,545,982	£12,972,036	£8,296,538	£5,916,828
60% LAR : 40% CIR	20%	£17,979,660	£10,916,293	£10,864,785	£10,761,445	£10,188,169	£5,517,594	£3,111,407
60% LAR : 40% CIR	25%	£14,962,399	£8,121,447	£8,070,072	£7,966,974	£7,394,303	£2,698,795	£287,092
60% LAR : 40% CIR	30%	£11,935,275	£5,316,807	£5,265,549	£5,162,666	£4,590,533	-£140,217	-£2,586,868
60% LAR : 40% CIR	35%	£8,898,383	£2,480,930	£2,428,991	£2,324,730	£1,744,349	-£3,031,008	-£5,476,033
60% LAR : 40% CIR	40%	£5,851,821	-£386,269	-£438,912	-£544,596	-£1,133,412	-£5,932,296	-£8,375,918
60% LAR : 40% CIR	45%	£2,789,103	-£3,301,120	-£3,353,692	-£3,459,234	-£4,047,695	-£8,843,976	-£11,286,414
60% LAR : 40% CIR	50%	-£322,403	-£6,225,671	-£6,278,187	-£6,383,613	-£6,971,784	-£11,765,841	-£14,207,413

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£57,665,491	-£65,637,905	-£65,690,110	-£65,794,687	-£66,371,054	-£71,064,299	-£73,452,076
60% LAR : 40% CIR	5%	-£60,652,427	-£68,392,612	-£68,444,619	-£68,548,845	-£69,124,338	-£73,811,165	-£76,196,026
60% LAR : 40% CIR	10%	-£63,649,515	-£71,157,500	-£71,209,322	-£71,313,227	-£71,887,913	-£76,568,826	-£78,950,998
60% LAR : 40% CIR	15%	-£66,646,758	-£73,932,469	-£73,984,126	-£74,087,736	-£74,661,682	-£79,337,180	-£81,716,890
60% LAR : 40% CIR	20%	-£69,654,058	-£76,717,425	-£76,768,933	-£76,872,273	-£77,445,549	-£82,116,124	-£84,522,311
60% LAR : 40% CIR	25%	-£72,671,319	-£79,512,271	-£79,563,648	-£79,666,744	-£80,239,415	-£84,934,923	-£87,346,626
60% LAR : 40% CIR	30%	-£75,698,443	-£82,316,911	-£82,368,169	-£82,471,092	-£83,043,185	-£87,773,935	-£90,220,566
60% LAR : 40% CIR	35%	-£78,735,335	-£85,152,788	-£85,204,727	-£85,308,988	-£85,889,369	-£90,664,725	-£93,109,751
60% LAR : 40% CIR	40%	-£81,781,897	-£88,019,987	-£88,072,629	-£88,178,314	-£88,767,130	-£93,566,614	-£96,009,636
60% LAR : 40% CIR	45%	-£84,844,615	-£90,934,828	-£90,987,410	-£91,092,892	-£91,681,413	-£96,477,694	-£98,920,132
60% LAR : 40% CIR	50%	-£87,956,121	-£93,859,389	-£93,911,905	-£94,017,331	-£94,605,502	-£99,399,659	-£101,841,131

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,392,865	-£29,365,279	-£29,417,484	-£29,521,061	-£30,097,428	-£34,790,673	-£37,178,450
60% LAR : 40% CIR	5%	-£24,349,478	-£32,079,664	-£32,131,670	-£32,235,896	-£32,811,389	-£37,498,216	-£39,883,077
60% LAR : 40% CIR	10%	-£27,336,566	-£34,844,551	-£34,896,374	-£35,000,278	-£35,574,964	-£40,255,878	-£42,638,049
60% LAR : 40% CIR	15%	-£30,333,809	-£37,619,520	-£37,671,178	-£37,774,787	-£38,348,734	-£43,024,231	-£45,403,941
60% LAR : 40% CIR	20%	-£33,341,110	-£40,404,476	-£40,455,984	-£40,559,325	-£41,132,600	-£45,803,175	-£48,209,362
60% LAR : 40% CIR	25%	-£36,358,370	-£43,199,322	-£43,250,697	-£43,353,795	-£43,926,466	-£48,621,974	-£51,033,677
60% LAR : 40% CIR	30%	-£39,385,495	-£46,003,963	-£46,055,221	-£46,158,103	-£46,730,236	-£51,460,986	-£53,907,617
60% LAR : 40% CIR	35%	-£42,422,386	-£48,839,840	-£48,891,778	-£48,996,039	-£49,576,420	-£54,351,776	-£56,796,803
60% LAR : 40% CIR	40%	-£45,468,948	-£51,707,038	-£51,759,681	-£51,865,365	-£52,454,181	-£57,253,666	-£59,696,688
60% LAR : 40% CIR	45%	-£48,531,666	-£54,621,880	-£54,674,461	-£54,780,003	-£55,368,464	-£60,164,745	-£62,607,183
60% LAR : 40% CIR	50%	-£51,643,173	-£57,546,440	-£57,598,957	-£57,704,382	-£58,292,553	-£63,086,711	-£65,528,182

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£6,926,232	-£14,278,946	-£14,330,751	-£14,435,328	-£15,011,695	-£19,704,940	-£22,092,717
60% LAR : 40% CIR	5%	-£9,969,668	-£17,699,253	-£17,086,260	-£17,189,486	-£17,764,979	-£22,451,806	-£24,836,667
60% LAR : 40% CIR	10%	-£12,290,156	-£19,798,141	-£19,849,963	-£19,953,868	-£20,528,554	-£25,209,467	-£27,591,639
60% LAR : 40% CIR	15%	-£15,287,399	-£22,573,110	-£22,624,767	-£22,728,377	-£23,302,323	-£27,977,821	-£30,357,531
60% LAR : 40% CIR	20%	-£18,294,699	-£25,358,066	-£25,409,574	-£25,512,914	-£26,086,190	-£30,756,765	-£33,162,952
60% LAR : 40% CIR	25%	-£21,311,960	-£28,152,912	-£28,204,287	-£28,307,385	-£28,880,056	-£33,575,564	-£35,987,267
60% LAR : 40% CIR	30%	-£24,339,084	-£30,957,552	-£31,008,810	-£31,111,693	-£31,683,826	-£36,414,576	-£38,861,227
60% LAR : 40% CIR	35%	-£27,375,976	-£33,793,429	-£33,845,368	-£33,949,629	-£34,530,010	-£39,305,367	-£41,750,392
60% LAR : 40% CIR	40%	-£30,422,538	-£36,660,628	-£36,713,271	-£36,818,955	-£37,407,771	-£42,206,255	-£44,650,277
60% LAR : 40% CIR	45%	-£33,485,256	-£39,575,470	-£39,628,051	-£39,733,593	-£40,322,054	-£45,118,335	-£47,560,773
60% LAR : 40% CIR	50%	-£36,596,762	-£42,500,030	-£42,552,546	-£42,657,972	-£43,246,143	-£48,040,300	-£50,481,772

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,460,050	£3,507,736	£3,455,531	£3,350,954	£2,774,587	-£1,918,658	-£4,306,435
60% LAR : 40% CIR	5%	£8,483,214	£753,029	£701,022	£596,796	£21,303	-£4,665,524	-£7,050,385
60% LAR : 40% CIR	10%	£5,496,126	-£2,011,859	-£2,063,681	-£2,167,586	-£2,742,272	-£7,423,186	-£9,805,357
60% LAR : 40% CIR	15%	£2,498,883	-£4,788,828	-£4,838,485	-£4,942,095	-£5,516,041	-£10,191,539	-£12,571,249
60% LAR : 40% CIR	20%	-£509,417	-£7,571,784	-£7,623,292	-£7,726,632	-£8,299,908	-£12,970,483	-£15,376,670
60% LAR : 40% CIR	25%	-£3,525,677	-£10,366,630	-£10,418,005	-£10,521,103	-£11,093,774	-£15,789,281	-£18,200,985
60% LAR : 40% CIR	30%	-£6,552,802	-£13,171,270	-£13,222,528	-£13,325,411	-£13,897,544	-£18,628,294	-£21,074,945
60% LAR : 40% CIR	35%	-£9,589,694	-£16,007,147	-£16,059,086	-£16,163,346	-£16,743,728	-£21,519,085	-£23,964,110
60% LAR : 40% CIR	40%	-£12,636,256	-£18,874,346	-£18,926,988	-£19,032,673	-£19,621,488	-£24,420,373	-£26,863,995
60% LAR : 40% CIR	45%	-£15,698,974	-£21,789,187	-£21,841,769	-£21,947,311	-£22,535,772	-£27,332,053	-£29,774,491
60% LAR : 40% CIR	50%	-£18,810,480	-£24,713,748	-£24,766,264	-£24,871,690	-£25,459,861	-£30,254,018	-£32,695,490

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 20% AW @ 50% MR for 15 Years	Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£36,609,805	£28,608,726	£28,556,521	£28,451,943	£27,875,577	£23,182,332	£20,794,555
60% LAR : 40% CIR	5%	£33,321,443	£25,523,372	£25,471,366	£25,367,140	£24,791,647	£20,104,820	£17,719,959
60% LAR : 40% CIR	10%	£30,022,981	£22,427,840	£22,376,016	£22,272,112	£21,697,427	£17,016,513	£14,634,341
60% LAR : 40% CIR	15%	£26,099,276	£19,322,225	£19,270,568	£19,166,958	£18,593,011	£13,917,514	£11,537,804
60% LAR : 40% CIR	20%	£23,355,958	£16,206,624	£16,155,116	£16,051,774	£15,478,499	£10,807,924	£8,430,451
60% LAR : 40% CIR	25%	£20,002,678	£13,081,132	£13,029,757	£12,926,658	£12,353,987	£7,687,845	£5,312,388
60% LAR : 40% CIR	30%	£16,639,536	£9,945,845	£9,894,587	£9,791,705	£9,219,572	£4,555,610	£2,145,730
60% LAR : 40% CIR	35%	£13,266,625	£6,800,862	£6,749,704	£6,647,011	£6,075,351	£1,372,998	-£1,051,077
60% LAR : 40% CIR	40%	£9,884,045	£3,642,725	£3,590,873	£3,486,778	£2,906,811	-£1,847,722	-£4,291,343
60% LAR : 40% CIR	45%	£6,491,891	£436,415	£384,633	£280,677	-£303,500	-£5,099,782	-£7,542,220
60% LAR : 40% CIR	50%	£3,089,580	-£2,821,858	-£2,874,375	-£2,979,800	-£3,567,972	-£8,362,129	-£10,803,600

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£51,023,912	-£59,024,992	-£59,077,197	-£59,181,774	-£59,758,141	-£64,451,386	-£66,839,163
60% LAR : 40% CIR	5%	-£54,312,275	-£62,110,346	-£62,162,352	-£62,266,578	-£62,842,071	-£67,528,898	-£69,913,759
60% LAR : 40% CIR	10%	-£57,610,737	-£65,206,878	-£65,257,702	-£65,361,606	-£65,936,291	-£70,617,204	-£72,999,377
60% LAR : 40% CIR	15%	-£60,934,442	-£68,311,493	-£68,363,150	-£68,466,760	-£69,040,707	-£73,716,204	-£76,095,914
60% LAR : 40% CIR	20%	-£64,277,760	-£71,427,094	-£71,478,602	-£71,581,943	-£72,155,219	-£76,825,794	-£79,203,206
60% LAR : 40% CIR	25%	-£67,631,039	-£74,552,586	-£74,603,961	-£74,707,060	-£75,279,731	-£79,945,873	-£82,321,330
60% LAR : 40% CIR	30%	-£70,994,182	-£77,687,873	-£77,739,131	-£77,842,013	-£78,414,148	-£83,078,108	-£85,487,867
60% LAR : 40% CIR	35%	-£74,367,093	-£80,832,855	-£80,884,014	-£80,986,707	-£81,558,366	-£86,260,720	-£88,684,795
60% LAR : 40% CIR	40%	-£77,749,673	-£83,990,993	-£84,042,845	-£84,146,940	-£84,726,907	-£89,481,440	-£91,925,061
60% LAR : 40% CIR	45%	-£81,141,827	-£87,197,303	-£87,249,085	-£87,353,041	-£87,937,218	-£92,733,500	-£95,175,936
60% LAR : 40% CIR	50%	-£84,544,138	-£90,456,576	-£90,508,093	-£90,613,518	-£91,201,689	-£95,995,847	-£98,437,318

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,310,953	-£25,297,997	-£25,349,403	-£25,453,630	-£26,029,782	-£28,128,438	-£30,525,314
60% LAR : 40% CIR	5%	-£17,999,327	-£25,797,397	-£25,849,403	-£25,953,630	-£26,529,122	-£31,215,949	-£33,600,810
60% LAR : 40% CIR	10%	-£21,297,788	-£29,892,929	-£29,944,753	-£30,048,657	-£29,613,342	-£34,304,256	-£36,686,429
60% LAR : 40% CIR	15%	-£24,621,493	-£31,998,544	-£32,050,202	-£32,153,811	-£32,727,758	-£37,403,255	-£39,782,966
60% LAR : 40% CIR	20%	-£27,964,812	-£35,114,145	-£35,165,653	-£35,268,995	-£35,842,270	-£40,512,845	-£42,890,318
60% LAR : 40% CIR	25%	-£31,318,091	-£38,239,637	-£38,291,012	-£38,394,111	-£38,966,782	-£43,632,924	-£46,008,381
60% LAR : 40% CIR	30%	-£34,681,234	-£41,374,924	-£41,426,182	-£41,529,065	-£42,101,197	-£46,765,159	-£49,175,039
60% LAR : 40% CIR	35%	-£38,054,144	-£44,519,907	-£44,571,065	-£44,673,759	-£45,245,418	-£49,947,772	-£52,371,847
60% LAR : 40% CIR	40%	-£41,436,724	-£47,678,045	-£47,729,897	-£47,833,991	-£48,413,958	-£53,168,492	-£55,612,113
60% LAR : 40% CIR	45%	-£44,828,879	-£50,844,354	-£50,896,136	-£51,040,092	-£51,624,270	-£56,420,552	-£58,862,989
60% LAR : 40% CIR	50%	-£48,231,190	-£54,142,627	-£54,196,144	-£54,300,570	-£54,888,741	-£59,682,898	-£62,124,369

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£335,447	-£7,665,693	-£7,717,838	-£7,822,416	-£8,398,782	-£13,092,027	-£15,479,804
60% LAR : 40% CIR	5%	-£2,952,916	-£10,750,987	-£10,802,993	-£10,907,219	-£11,482,712	-£16,169,539	-£18,554,400
60% LAR : 40% CIR	10%	-£6,251,378	-£13,846,519	-£13,898,343	-£14,002,247	-£14,576,932	-£19,257,846	-£21,640,018
60% LAR : 40% CIR	15%	-£9,575,083	-£16,952,134	-£17,003,791	-£17,107,401	-£17,681,348	-£22,356,845	-£24,736,555
60% LAR : 40% CIR	20%	-£12,918,401	-£20,067,735	-£20,119,243	-£20,222,584	-£20,795,860	-£25,466,435	-£27,843,907
60% LAR : 40% CIR	25%	-£16,271,681	-£23,193,227	-£23,244,602	-£23,347,701	-£23,920,372	-£28,586,514	-£30,961,971
60% LAR : 40% CIR	30%	-£19,634,823	-£26,328,514	-£26,379,772	-£26,482,654	-£27,054,787	-£31,718,749	-£34,128,628
60% LAR : 40% CIR	35%	-£23,007,734	-£29,473,497	-£29,524,655	-£29,627,348	-£30,199,008	-£34,901,361	-£37,325,436
60% LAR : 40% CIR	40%	-£26,390,314	-£32,631,634	-£32,683,486	-£32,787,581	-£33,367,548	-£38,122,081	-£40,565,702
60% LAR : 40% CIR	45%	-£29,782,468	-£35,797,944	-£35,849,725	-£35,993,682	-£36,577,859	-£41,374,141	-£43,816,579
60% LAR : 40% CIR	50%	-£33,184,779	-£39,096,217	-£39,148,734	-£39,254,159	-£39,842,331	-£44,636,488	-£47,077,959

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,121,729	£10,120,649	£10,068,444	£9,963,867	£9,387,500	£4,694,255	£2,306,478
60% LAR : 40% CIR	5%	£14,833,366	£7,035,295	£6,983,289	£6,879,063	£6,303,570	£1,616,743	-£768,118
60% LAR : 40% CIR	10%	£11,534,904	£3,939,763	£3,887,940	£3,784,035	£3,208,350	-£1,471,561	-£3,853,736
60% LAR : 40% CIR	15%	£8,211,199	£834,148	£782,491	£678,881	£104,934	-£4,570,563	-£6,950,273
60% LAR : 40% CIR	20%	£4,867,881	-£2,281,462	-£2,333,261	-£2,436,922	-£3,009,819	-£7,680,153	-£10,057,626
60% LAR : 40% CIR	25%	£1,514,602	-£5,405,945	-£5,458,320	-£5,561,419	-£6,134,090	-£10,800,232	-£13,175,689
60% LAR : 40% CIR	30%	-£1,848,541	-£8,542,232	-£8,593,489	-£8,696,372	-£9,268,505	-£13,932,467	-£16,342,346
60% LAR : 40% CIR	35%	-£5,221,452	-£11,687,215	-£11,738,373	-£11,841,066	-£12,412,725	-£17,115,079	-£19,539,154
60% LAR : 40% CIR	40%	-£8,604,032	-£14,845,352	-£14,897,204	-£15,001,299	-£15,581,266	-£20,335,799	-£22,779,420
60% LAR : 40% CIR	45%	-£11,996,186	-£18,011,662	-£18,063,444	-£18,207,399	-£18,791,577	-£23,587,859	-£26,030,297
60% LAR : 40% CIR	50%	-£15,398,497	-£21,309,935	-£21,362,452	-£21,467,877	-£22,056,048	-£26,850,205	-£29,291,677

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp	Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	105	Sales value inflation		Base
Site Area	0.9 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,947,428	-£17,798,868	-£17,852,679	-£17,961,528	-£18,592,444	-£23,745,693	-£26,376,880
60% LAR : 40% CIR	5%	-£11,049,816	-£18,703,733	-£18,757,338	-£18,866,227	-£19,495,841	-£24,642,475	-£27,270,655
60% LAR : 40% CIR	10%	-£12,162,771	-£19,619,090	-£19,672,507	-£19,781,063	-£20,409,846	-£25,550,384	-£28,175,793
60% LAR : 40% CIR	15%	-£13,286,191	-£20,544,839	-£20,598,065	-£20,706,337	-£21,334,358	-£26,469,314	-£29,092,186
60% LAR : 40% CIR	20%	-£14,419,979	-£21,480,882	-£21,533,975	-£21,641,950	-£22,269,279	-£27,399,162	-£30,019,726
60% LAR : 40% CIR	25%	-£15,564,034	-£22,427,120	-£22,480,075	-£22,587,801	-£23,214,507	-£28,339,819	-£30,958,307
60% LAR : 40% CIR	30%	-£16,718,255	-£23,383,453	-£23,436,287	-£23,543,791	-£24,169,942	-£29,291,183	-£31,907,821
60% LAR : 40% CIR	35%	-£17,882,545	-£24,349,781	-£24,402,512	-£24,509,821	-£25,135,484	-£30,253,148	-£32,868,160
60% LAR : 40% CIR	40%	-£19,056,802	-£25,326,008	-£25,378,651	-£25,485,791	-£26,111,033	-£31,225,610	-£33,839,217
60% LAR : 40% CIR	45%	-£20,240,926	-£26,312,032	-£26,364,603	-£26,471,602	-£27,096,489	-£32,208,461	-£34,820,886
60% LAR : 40% CIR	50%	-£21,434,819	-£27,307,756	-£27,360,272	-£27,467,155	-£28,091,751	-£33,201,600	-£35,813,058

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£97,581,146.06	-£105,432,586	-£105,486,397	-£105,595,646	-£106,226,162	-£111,379,411	-£114,010,998
60% LAR : 40% CIR	5%	-£98,683,534	-£106,337,451	-£106,391,056	-£106,499,945	-£107,129,559	-£112,276,193	-£114,904,373
60% LAR : 40% CIR	10%	-£99,796,489	-£107,252,808	-£107,306,225	-£107,414,781	-£108,043,564	-£113,184,102	-£115,809,511
60% LAR : 40% CIR	15%	-£100,919,909	-£108,178,557	-£108,231,803	-£108,340,055	-£108,968,076	-£114,103,032	-£116,725,904
60% LAR : 40% CIR	20%	-£102,053,697	-£109,114,600	-£109,167,693	-£109,275,668	-£109,902,997	-£115,032,880	-£117,653,444
60% LAR : 40% CIR	25%	-£103,197,752	-£110,060,838	-£110,113,793	-£110,221,518	-£110,848,225	-£115,973,537	-£118,592,025
60% LAR : 40% CIR	30%	-£104,351,973	-£111,017,170	-£111,070,005	-£111,177,509	-£111,803,660	-£116,924,901	-£119,541,639
60% LAR : 40% CIR	35%	-£105,516,263	-£111,983,499	-£112,036,220	-£112,143,539	-£112,769,202	-£117,886,656	-£120,501,878
60% LAR : 40% CIR	40%	-£106,690,520	-£112,959,726	-£113,012,369	-£113,119,509	-£113,744,751	-£118,859,327	-£121,472,935
60% LAR : 40% CIR	45%	-£107,874,644	-£113,945,760	-£113,998,321	-£114,105,320	-£114,730,207	-£119,842,179	-£122,454,604
60% LAR : 40% CIR	50%	-£109,068,537	-£114,941,474	-£114,993,990	-£115,100,873	-£115,725,469	-£120,835,317	-£123,445,776

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£69,268,197	-£69,120,801	-£69,172,445	-£69,280,508	-£70,013,213	-£74,046,462	-£77,697,553
60% LAR : 40% CIR	5%	-£69,370,585	-£70,024,503	-£70,076,108	-£70,186,996	-£70,816,610	-£75,963,245	-£78,591,425
60% LAR : 40% CIR	10%	-£83,483,140	-£70,939,459	-£70,991,776	-£71,101,332	-£71,730,615	-£76,871,154	-£79,496,563
60% LAR : 40% CIR	15%	-£84,606,960	-£71,865,609	-£71,918,854	-£72,027,106	-£72,655,128	-£77,790,083	-£80,412,956
60% LAR : 40% CIR	20%	-£85,740,749	-£72,801,652	-£72,854,744	-£72,962,719	-£73,590,048	-£78,719,931	-£81,340,496
60% LAR : 40% CIR	25%	-£86,884,803	-£73,747,890	-£73,800,844	-£73,908,570	-£74,535,276	-£79,660,588	-£82,279,076
60% LAR : 40% CIR	30%	-£88,039,025	-£74,704,222	-£74,757,056	-£74,864,560	-£75,490,711	-£80,611,952	-£83,228,591
60% LAR : 40% CIR	35%	-£89,203,314	-£75,670,559	-£75,723,281	-£75,830,580	-£76,456,254	-£81,573,918	-£84,188,929
60% LAR : 40% CIR	40%	-£70,377,571	-£76,646,777	-£76,699,420	-£76,806,561	-£77,431,802	-£82,546,379	-£85,159,987
60% LAR : 40% CIR	45%	-£71,561,696	-£77,632,801	-£77,685,373	-£77,792,372	-£78,417,258	-£83,529,230	-£86,141,655
60% LAR : 40% CIR	50%	-£72,755,588	-£78,629,525	-£78,681,041	-£78,787,924	-£79,412,520	-£84,522,369	-£87,133,827

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£48,221,787	-£54,073,227	-£54,127,038	-£54,236,287	-£54,866,803	-£60,020,052	-£62,651,239
60% LAR : 40% CIR	5%	-£47,324,175	-£54,978,092	-£55,031,697	-£55,140,586	-£55,770,200	-£60,916,834	-£63,545,014
60% LAR : 40% CIR	10%	-£48,437,130	-£55,893,449	-£55,946,866	-£56,055,422	-£56,684,205	-£61,824,743	-£64,450,152
60% LAR : 40% CIR	15%	-£49,560,550	-£56,819,198	-£56,872,444	-£56,980,696	-£57,608,717	-£62,743,673	-£65,366,545
60% LAR : 40% CIR	20%	-£50,694,338	-£57,755,241	-£57,808,334	-£57,916,309	-£58,543,638	-£63,673,521	-£66,294,085
60% LAR : 40% CIR	25%	-£51,838,393	-£58,701,479	-£58,754,434	-£58,862,159	-£59,488,866	-£64,614,178	-£67,232,666
60% LAR : 40% CIR	30%	-£52,992,614	-£59,657,812	-£59,710,646	-£59,818,150	-£60,444,301	-£65,565,542	-£68,182,180
60% LAR : 40% CIR	35%	-£54,156,904	-£60,624,140	-£60,676,871	-£60,784,180	-£61,409,843	-£66,527,507	-£69,142,519
60% LAR : 40% CIR	40%	-£55,331,161	-£61,600,367	-£61,653,010	-£61,760,150	-£62,385,392	-£67,499,969	-£70,113,376
60% LAR : 40% CIR	45%	-£56,515,285	-£62,586,391	-£62,638,962	-£62,745,961	-£63,370,848	-£68,482,820	-£71,095,245
60% LAR : 40% CIR	50%	-£57,709,178	-£63,582,115	-£63,634,631	-£63,741,514	-£64,366,110	-£69,475,959	-£72,087,417

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£28,435,955	-£36,286,945	-£36,340,756	-£36,450,005	-£37,080,521	-£42,233,770	-£44,864,957
60% LAR : 40% CIR	5%	-£29,537,893	-£37,191,810	-£37,245,415	-£37,354,304	-£37,983,918	-£43,130,552	-£45,758,732
60% LAR : 40% CIR	10%	-£30,650,848	-£38,107,167	-£38,160,584	-£38,269,140	-£38,897,923	-£44,038,461	-£46,663,870
60% LAR : 40% CIR	15%	-£31,774,268	-£39,032,916	-£39,086,162	-£39,194,414	-£39,822,435	-£44,957,391	-£47,580,263
60% LAR : 40% CIR	20%	-£32,908,056	-£39,968,959	-£40,022,052	-£40,130,027	-£40,757,356	-£45,887,239	-£48,507,803
60% LAR : 40% CIR	25%	-£34,052,111	-£40,916,197	-£40,968,152	-£41,075,877	-£41,702,584	-£46,827,896	-£49,446,384
60% LAR : 40% CIR	30%	-£35,206,332	-£41,871,529	-£41,924,364	-£42,031,868	-£42,658,019	-£47,779,260	-£50,395,898
60% LAR : 40% CIR	35%	-£36,370,622	-£42,837,858	-£42,890,589	-£42,997,898	-£43,623,561	-£48,741,225	-£51,356,237
60% LAR : 40% CIR	40%	-£37,544,879	-£43,814,085	-£43,866,728	-£43,973,868	-£44,599,110	-£49,713,686	-£52,327,294
60% LAR : 40% CIR	45%	-£38,729,003	-£44,800,109	-£44,852,680	-£44,959,679	-£45,584,566	-£50,696,538	-£53,308,963
60% LAR : 40% CIR	50%	-£39,922,896	-£45,795,832	-£45,848,349	-£45,955,232	-£46,579,828	-£51,689,676	-£54,301,135

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp	Value Area	Zone B -Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£5,395,262	-£13,260,451	-£13,314,262	-£13,423,512	-£14,054,027	-£19,207,277	-£21,838,464
60% LAR : 40% CIR	5%	-£6,668,259	-£14,392,238	-£14,445,842	-£14,554,732	-£15,184,345	-£20,330,980	-£22,959,160
60% LAR : 40% CIR	10%	-£8,011,822	-£15,534,515	-£15,587,932	-£15,696,489	-£16,325,271	-£21,465,809	-£24,091,219
60% LAR : 40% CIR	15%	-£9,365,851	-£16,687,186	-£16,740,431	-£16,848,683	-£17,476,705	-£22,611,660	-£25,234,533
60% LAR : 40% CIR	20%	-£10,730,246	-£17,850,150	-£17,903,241	-£18,011,216	-£18,638,545	-£23,768,428	-£26,388,994
60% LAR : 40% CIR	25%	-£12,104,909	-£19,023,307	-£19,076,262	-£19,183,988	-£19,810,695	-£24,936,007	-£27,554,495
60% LAR : 40% CIR	30%	-£13,489,739	-£20,206,562	-£20,259,396	-£20,366,899	-£20,993,050	-£26,114,291	-£28,730,929
60% LAR : 40% CIR	35%	-£14,884,637	-£21,399,810	-£21,452,541	-£21,559,850	-£22,185,513	-£27,303,178	-£29,918,189
60% LAR : 40% CIR	40%	-£16,289,503	-£22,602,958	-£22,655,601	-£22,762,741	-£23,387,983	-£28,502,559	-£31,116,168
60% LAR : 40% CIR	45%	-£17,704,236	-£23,815,903	-£23,868,474	-£23,975,473	-£24,600,360	-£29,712,332	-£32,324,757
60% LAR : 40% CIR	50%	-£19,128,736	-£25,038,547	-£25,091,064	-£25,197,946	-£25,822,543	-£30,932,391	-£33,543,850

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£92,968,980	-£100,894,169	-£100,947,980	-£101,057,230	-£101,687,745	-£106,840,995	-£109,472,182
60% LAR : 40% CIR	5%	-£94,391,977	-£102,025,958	-£102,079,582	-£102,188,450	-£102,818,063	-£107,964,698	-£110,592,878
60% LAR : 40% CIR	10%	-£95,845,539	-£103,168,233	-£103,221,650	-£103,330,207	-£103,958,989	-£109,099,527	-£111,724,937
60% LAR : 40% CIR	15%	-£96,999,569	-£104,320,903	-£104,374,149	-£104,482,401	-£105,110,423	-£110,245,378	-£112,868,251
60% LAR : 40% CIR	20%	-£98,363,964	-£105,483,868	-£105,536,959	-£105,644,934	-£106,272,263	-£111,402,146	-£114,022,712
60% LAR : 40% CIR	25%	-£99,738,627	-£106,657,025	-£106,709,980	-£106,817,706	-£107,444,413	-£112,569,725	-£115,188,213
60% LAR : 40% CIR	30%	-£101,123,457	-£107,840,280	-£107,893,114	-£108,000,617	-£108,626,768	-£113,748,009	-£116,364,647
60% LAR : 40% CIR	35%	-£102,518,355	-£109,033,528	-£109,086,259	-£109,193,568	-£109,819,231	-£114,936,896	-£117,551,907
60% LAR : 40% CIR	40%	-£103,923,221	-£110,236,676	-£110,289,318	-£110,396,459	-£111,021,701	-£116,136,277	-£118,749,886
60% LAR : 40% CIR	45%	-£105,337,954	-£111,449,621	-£111,502,192	-£111,609,191	-£112,234,078	-£117,346,050	-£119,958,476
60% LAR : 40% CIR	50%	-£106,762,454	-£112,672,265	-£112,724,782	-£112,831,664	-£113,456,261	-£118,566,109	-£121,177,568

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£59,984,856	-£66,287,044	-£66,340,853	-£66,444,291	-£67,044,787	-£70,928,946	-£72,592,293
60% LAR : 40% CIR	5%	-£57,869,028	-£65,713,007	-£65,766,611	-£65,875,501	-£66,505,114	-£71,651,749	-£74,279,929
60% LAR : 40% CIR	10%	-£59,332,591	-£66,850,264	-£66,908,701	-£67,017,256	-£67,646,040	-£72,786,579	-£75,411,988
60% LAR : 40% CIR	15%	-£60,686,620	-£68,007,955	-£68,061,200	-£68,169,453	-£68,797,474	-£73,932,430	-£76,555,302
60% LAR : 40% CIR	20%	-£62,051,015	-£69,170,919	-£69,224,010	-£69,331,986	-£69,959,315	-£75,089,197	-£77,709,763
60% LAR : 40% CIR	25%	-£63,425,679	-£70,344,076	-£70,397,032	-£70,504,757	-£71,131,464	-£76,256,776	-£78,875,264
60% LAR : 40% CIR	30%	-£64,810,509	-£71,527,331	-£71,580,165	-£71,687,668	-£72,313,819	-£77,435,060	-£80,051,699
60% LAR : 40% CIR	35%	-£66,205,406	-£72,720,580	-£72,773,310	-£72,880,620	-£73,506,282	-£78,623,947	-£81,238,959
60% LAR : 40% CIR	40%	-£67,610,272	-£73,923,727	-£73,976,370	-£74,083,510	-£74,708,753	-£79,823,328	-£82,436,937
60% LAR : 40% CIR	45%	-£69,025,005	-£75,136,672	-£75,189,244	-£75,296,243	-£75,921,129	-£81,033,101	-£83,645,526
60% LAR : 40% CIR	50%	-£70,449,506	-£76,359,316	-£76,411,833	-£76,518,715	-£77,143,313	-£82,253,160	-£84,864,620

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,609,621	-£49,534,810	-£49,588,621	-£49,697,871	-£50,328,386	-£55,481,636	-£58,112,823
60% LAR : 40% CIR	5%	-£42,942,618	-£50,666,597	-£50,720,201	-£50,829,091	-£51,458,704	-£56,605,339	-£59,233,519
60% LAR : 40% CIR	10%	-£44,286,181	-£51,808,874	-£51,862,291	-£51,970,848	-£52,599,630	-£57,740,168	-£60,365,578
60% LAR : 40% CIR	15%	-£45,640,210	-£52,961,544	-£53,014,790	-£53,123,042	-£53,751,064	-£58,886,019	-£61,508,892
60% LAR : 40% CIR	20%	-£47,004,605	-£54,124,509	-£54,177,600	-£54,285,575	-£54,912,904	-£60,042,787	-£62,663,353
60% LAR : 40% CIR	25%	-£48,379,268	-£55,297,666	-£55,350,621	-£55,458,347	-£56,085,054	-£61,210,366	-£63,828,854
60% LAR : 40% CIR	30%	-£49,764,098	-£56,480,921	-£56,533,755	-£56,641,258	-£57,267,409	-£62,389,650	-£65,005,289
60% LAR : 40% CIR	35%	-£51,158,996	-£57,674,169	-£57,726,900	-£57,834,209	-£58,459,872	-£63,577,537	-£66,192,548
60% LAR : 40% CIR	40%	-£52,563,862	-£58,877,317	-£58,929,960	-£59,037,100	-£59,662,342	-£64,776,918	-£67,390,527
60% LAR : 40% CIR	45%	-£53,978,595	-£60,090,262	-£60,142,833	-£60,249,832	-£60,874,719	-£65,986,691	-£68,599,116
60% LAR : 40% CIR	50%	-£55,403,095	-£61,312,906	-£61,365,423	-£61,472,305	-£62,096,902	-£67,206,750	-£69,818,209

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,823,339	-£31,748,528	-£31,802,339	-£31,911,589	-£32,542,104	-£37,695,354	-£40,326,541
60% LAR : 40% CIR	5%	-£25,156,336	-£32,880,315	-£32,933,919	-£33,042,809	-£33,672,422	-£38,819,057	-£41,447,237
60% LAR : 40% CIR	10%	-£26,499,899	-£34,022,592	-£34,076,009	-£34,184,566	-£34,813,348	-£39,953,886	-£42,579,296
60% LAR : 40% CIR	15%	-£27,853,928	-£35,175,262	-£35,228,508	-£35,336,760	-£35,964,782	-£41,099,737	-£43,722,610
60% LAR : 40% CIR	20%	-£29,218,323	-£36,338,227	-£36,391,318	-£36,499,293	-£37,126,622	-£42,256,505	-£44,877,071
60% LAR : 40% CIR	25%	-£30,592,986	-£37,511,384	-£37,564,339	-£37,672,065	-£38,298,771	-£43,424,084	-£46,042,572
60% LAR : 40% CIR	30%	-£31,977,816	-£38,694,638	-£38,747,473	-£38,854,976	-£39,481,127	-£44,602,368	-£47,219,006
60% LAR : 40% CIR	35%	-£33,372,714	-£39,887,887	-£39,940,618	-£40,047,927	-£40,673,590	-£45,791,255	-£48,406,266
60% LAR : 40% CIR	40%	-£34,777,580	-£41,091,035	-£41,143,677	-£41,250,818	-£41,876,060	-£46,990,636	-£49,604,245
60% LAR : 40% CIR	45%	-£36,192,313	-£42,303,980	-£42,356,551	-£42,463,550	-£43,088,437	-£48,200,409	-£50,812,833
60% LAR : 40% CIR	50%	-£37,616,813	-£43,526,624	-£43,579,141	-£43,686,023	-£44,310,620	-£49,420,468	-£52,031,927

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	-£4,477,480	-£12,236,490	-£12,290,095	-£12,398,983	-£13,028,597	-£18,175,232	-£20,803,412
60% LAR : 40% CIR	10%	-£5,936,346	-£13,482,228	-£13,545,644	-£13,654,201	-£14,282,983	-£19,423,522	-£22,048,932
60% LAR : 40% CIR	15%	-£7,405,679	-£14,758,359	-£14,811,604	-£14,919,856	-£15,547,878	-£20,682,833	-£23,305,706
60% LAR : 40% CIR	20%	-£8,885,379	-£16,034,782	-£16,087,875	-£16,195,850	-£16,823,179	-£21,953,061	-£24,573,627
60% LAR : 40% CIR	25%	-£10,375,347	-£17,321,402	-£17,374,356	-£17,482,082	-£18,108,788	-£23,234,100	-£25,852,589
60% LAR : 40% CIR	30%	-£11,875,482	-£18,618,116	-£18,670,950	-£18,778,453	-£19,404,604	-£24,525,846	-£27,142,483
60% LAR : 40% CIR	35%	-£13,385,683	-£19,924,825	-£19,977,556	-£20,084,865	-£20,710,527	-£25,828,192	-£28,443,204
60% LAR : 40% CIR	40%	-£14,905,853	-£21,241,433	-£21,294,076	-£21,401,216	-£22,026,458	-£27,141,034	-£29,754,642
60% LAR : 40% CIR	45%	-£16,435,890	-£22,567,839	-£22,620,410	-£22,727,408	-£23,352,295	-£28,464,268	-£31,076,693
60% LAR : 40% CIR	50%	-£17,975,695	-£23,903,943	-£23,956,460	-£24,063,342	-£24,687,939	-£29,797,787	-£32,409,246

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£90,662,897	-£98,624,961	-£98,676,772	-£98,788,022	-£99,418,537	-£104,571,786	-£107,202,973
60% LAR : 40% CIR	5%	-£92,151,196	-£99,870,208	-£99,923,813	-£100,032,701	-£100,662,315	-£105,809,950	-£108,437,130
60% LAR : 40% CIR	10%	-£93,570,064	-£101,125,946	-£101,179,362	-£101,287,919	-£101,916,701	-£107,057,240	-£109,682,650
60% LAR : 40% CIR	15%	-£95,039,397	-£102,392,077	-£102,445,322	-£102,553,574	-£103,181,596	-£108,316,551	-£110,939,424
60% LAR : 40% CIR	20%	-£96,519,097	-£103,668,500	-£103,721,593	-£103,829,568	-£104,456,897	-£109,586,775	-£112,207,345
60% LAR : 40% CIR	25%	-£98,009,065	-£104,955,120	-£105,008,074	-£105,115,800	-£105,742,506	-£110,867,818	-£113,486,307
60% LAR : 40% CIR	30%	-£99,509,200	-£106,251,834	-£106,304,668	-£106,412,171	-£107,038,322	-£112,159,564	-£114,776,201
60% LAR : 40% CIR	35%	-£101,019,401	-£107,558,543	-£107,611,274	-£107,718,583	-£108,344,245	-£113,461,910	-£116,076,922
60% LAR : 40% CIR	40%	-£102,539,571	-£108,875,151	-£108,927,794	-£109,034,934	-£109,660,176	-£114,774,752	-£117,388,360
60% LAR : 40% CIR	45%	-£104,069,608	-£110,201,557	-£110,254,128	-£110,361,126	-£110,986,013	-£116,097,986	-£118,710,410
60% LAR : 40% CIR	50%	-£105,609,413	-£111,537,661	-£111,590,178	-£111,697,060	-£112,321,657	-£117,431,505	-£120,042,964

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£54,349,969	-£62,310,033	-£62,361,844	-£62,473,094	-£63,103,609	-£68,256,858	-£70,888,045
60% LAR : 40% CIR	5%	-£55,798,249	-£63,557,259	-£63,610,864	-£63,719,753	-£64,349,367	-£69,496,001	-£72,124,181
60% LAR : 40% CIR	10%	-£57,257,116	-£64,812,997	-£64,866,414	-£64,974,970	-£65,603,753	-£70,744,291	-£73,369,701
60% LAR : 40% CIR	15%	-£58,726,449	-£66,079,128	-£66,132,373	-£66,240,626	-£66,868,647	-£72,003,603	-£74,626,475
60% LAR : 40% CIR	20%	-£60,206,149	-£67,355,552	-£67,408,644	-£67,516,619	-£68,143,948	-£73,273,826	-£75,894,396
60% LAR : 40% CIR	25%	-£61,696,116	-£68,642,171	-£68,695,125	-£68,802,851	-£69,429,557	-£74,554,869	-£77,173,358
60% LAR : 40% CIR	30%	-£63,196,251	-£69,938,885	-£69,991,719	-£70,099,222	-£70,725,373	-£75,846,615	-£78,463,253
60% LAR : 40% CIR	35%	-£64,706,452	-£71,245,594	-£71,298,325	-£71,405,634	-£72,031,296	-£77,148,962	-£79,763,973
60% LAR : 40% CIR	40%	-£66,226,622	-£72,562,202	-£72,614,845	-£72,721,985	-£73,347,227	-£78,461,804	-£81,075,411
60% LAR : 40% CIR	45%	-£67,756,659	-£73,888,608	-£73,941,180	-£74,048,178	-£74,673,064	-£79,785,037	-£82,397,462
60% LAR : 40% CIR	50%	-£69,296,465	-£75,224,713	-£75,277,229	-£75,384,112	-£76,008,708	-£81,118,556	-£83,730,015

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,803,538	-£47,265,602	-£47,319,413	-£47,428,663	-£48,059,178	-£53,212,427	-£55,843,614
60% LAR : 40% CIR	5%	-£40,751,839	-£48,510,849	-£48,564,454	-£48,673,342	-£49,302,956	-£54,449,591	-£57,077,771
60% LAR : 40% CIR	10%	-£42,210,705	-£49,766,587	-£49,820,003	-£49,928,560	-£50,557,342	-£55,697,881	-£58,323,291
60% LAR : 40% CIR	15%	-£43,680,038	-£51,032,718	-£51,085,963	-£51,194,215	-£51,822,237	-£56,957,192	-£59,580,065
60% LAR : 40% CIR	20%	-£45,159,738	-£52,309,141	-£52,362,234	-£52,470,209	-£53,097,538	-£58,227,416	-£60,847,986
60% LAR : 40% CIR	25%	-£46,649,706	-£53,595,761	-£53,648,715	-£53,756,441	-£54,383,147	-£59,508,459	-£62,126,948
60% LAR : 40% CIR	30%	-£48,149,841	-£54,892,475	-£54,945,309	-£55,052,812	-£55,678,963	-£60,800,205	-£63,416,842
60% LAR : 40% CIR	35%	-£49,660,042	-£56,199,184	-£56,251,915	-£56,359,224	-£56,984,886	-£62,102,551	-£64,717,563
60% LAR : 40% CIR	40%	-£51,180,212	-£57,515,792	-£57,568,435	-£57,675,575	-£58,300,817	-£63,415,393	-£66,029,001
60% LAR : 40% CIR	45%	-£52,710,249	-£58,842,198	-£58,894,769	-£59,001,767	-£59,626,654	-£64,738,627	-£67,351,051
60% LAR : 40% CIR	50%	-£54,250,054	-£60,178,302	-£60,230,819	-£60,337,701	-£60,962,298	-£66,072,146	-£68,683,605

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,517,259	-£29,479,320	-£29,533,131	-£29,642,381	-£30,272,896	-£35,426,145	-£38,057,332
60% LAR : 40% CIR	5%	-£22,965,557	-£30,724,567	-£30,778,172	-£30,887,060	-£31,516,674	-£36,663,309	-£39,291,489
60% LAR : 40% CIR	10%	-£24,424,423	-£31,980,305	-£32,033,721	-£32,142,278	-£32,771,060	-£37,911,599	-£40,537,009
60% LAR : 40% CIR	15%	-£25,893,756	-£33,246,436	-£33,299,681	-£33,407,933	-£34,035,955	-£39,170,910	-£41,793,783
60% LAR : 40% CIR	20%	-£27,373,456	-£34,522,859	-£34,575,952	-£34,683,927	-£35,311,256	-£40,441,134	-£43,061,704
60% LAR : 40% CIR	25%	-£28,863,424	-£35,809,479	-£35,862,433	-£35,970,159	-£36,596,865	-£41,722,177	-£44,340,666
60% LAR : 40% CIR	30%	-£30,363,559	-£37,106,192	-£37,159,027	-£37,266,530	-£37,892,681	-£43,013,923	-£45,630,560
60% LAR : 40% CIR	35%	-£31,873,760	-£38,412,902	-£38,465,633	-£38,572,942	-£39,198,604	-£44,316,269	-£46,931,281
60% LAR : 40% CIR	40%	-£33,393,930	-£39,729,510	-£39,782,153	-£39,889,293	-£40,514,535	-£45,629,111	-£48,242,719
60% LAR : 40% CIR	45%	-£34,923,967	-£41,055,916	-£41,108,487	-£41,215,485	-£41,840,372	-£46,952,345	-£49,564,769
60% LAR : 40% CIR	50%	-£36,463,772	-£42,392,020	-£42,444,537	-£42,551,419	-£43,176,016	-£48,285,864	-£50,897,323

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£723,096	-£8,722,035	-£8,775,845	-£8,885,095	-£9,515,611	-£14,668,860	-£17,300,047
60% LAR : 40% CIR	5%	-£2,286,701	-£10,080,742	-£10,134,347	-£10,243,235	-£10,872,849	-£16,019,483	-£18,647,664
60% LAR : 40% CIR	10%	-£3,860,871	-£11,449,941	-£11,503,357	-£11,611,914	-£12,240,696	-£17,381,234	-£20,006,644
60% LAR : 40% CIR	15%	-£5,445,509	-£12,829,532	-£12,882,777	-£12,991,029	-£13,619,050	-£18,754,006	-£21,376,879
60% LAR : 40% CIR	20%	-£7,040,513	-£14,219,416	-£14,272,508	-£14,380,483	-£15,007,812	-£20,137,695	-£22,758,260
60% LAR : 40% CIR	25%	-£8,645,785	-£15,619,495	-£15,672,450	-£15,780,176	-£16,406,881	-£21,532,195	-£24,150,683
60% LAR : 40% CIR	30%	-£10,261,223	-£17,029,670	-£17,082,504	-£17,190,007	-£17,816,159	-£22,937,400	-£25,554,037
60% LAR : 40% CIR	35%	-£11,886,729	-£18,449,840	-£18,502,570	-£18,609,880	-£19,235,542	-£24,353,207	-£26,968,219
60% LAR : 40% CIR	40%	-£13,522,203	-£19,879,908	-£19,932,551	-£20,039,692	-£20,664,933	-£25,779,510	-£28,393,117
60% LAR : 40% CIR	45%	-£15,167,544	-£21,319,774	-£21,372,345	-£21,479,344	-£22,104,231	-£27,216,203	-£29,828,627
60% LAR : 40% CIR	50%	-£16,822,653	-£22,769,339	-£22,821,855	-£22,928,738	-£23,553,335	-£28,663,183	-£31,274,642

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£88,356,814	-£96,355,753	-£96,409,563	-£96,518,813	-£97,149,329	-£102,302,578	-£104,933,765
60% LAR : 40% CIR	5%	-£89,920,619	-£97,714,460	-£97,768,065	-£97,876,953	-£98,506,567	-£103,653,201	-£106,281,382
60% LAR : 40% CIR	10%	-£91,494,589	-£99,083,659	-£99,137,075	-£99,245,832	-£99,874,414	-£105,014,962	-£107,640,362
60% LAR : 40% CIR	15%	-£93,079,227	-£100,463,250	-£100,516,495	-£100,624,747	-£101,252,768	-£106,387,724	-£109,010,597
60% LAR : 40% CIR	20%	-£94,674,231	-£101,853,134	-£101,906,226	-£102,014,201	-£102,641,530	-£107,771,412	-£110,391,978
60% LAR : 40% CIR	25%	-£96,279,503	-£103,253,213	-£103,306,168	-£103,413,894	-£104,040,599	-£109,165,913	-£111,784,401
60% LAR : 40% CIR	30%	-£97,894,941	-£104,663,388	-£104,716,222	-£104,823,725	-£105,449,877	-£110,571,118	-£113,187,755
60% LAR : 40% CIR	35%	-£99,520,447	-£106,083,558	-£106,136,288	-£106,243,598	-£106,869,260	-£111,986,925	-£114,601,937
60% LAR : 40% CIR	40%	-£101,155,921	-£107,513,626	-£107,566,269	-£107,673,409	-£108,298,651	-£113,413,228	-£116,026,835
60% LAR : 40% CIR	45%	-£102,801,262	-£108,953,492	-£109,006,063	-£109,113,062	-£109,737,949	-£114,849,921	-£117,462,345
60% LAR : 40% CIR	50%	-£104,456,371	-£110,403,057	-£110,455,573	-£110,562,456	-£111,187,053	-£116,296,901	-£118,908,359

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£52,393,864	-£60,392,804	-£60,446,614	-£60,555,864	-£61,186,380	-£66,339,629	-£68,970,816
60% LAR : 40% CIR	5%	-£53,607,470	-£61,401,511	-£61,455,116	-£61,564,004	-£62,193,618	-£67,340,253	-£69,968,434
60% LAR : 40% CIR	10%	-£55,181,641	-£62,770,710	-£62,824,126	-£62,932,883	-£63,561,465	-£68,702,013	-£71,327,413
60% LAR : 40% CIR	15%	-£56,766,278	-£64,150,301	-£64,203,547	-£64,311,799	-£64,939,819	-£70,074,776	-£72,697,648
60% LAR : 40% CIR	20%	-£58,361,282	-£65,540,185	-£65,593,277	-£65,701,252	-£66,328,581	-£71,458,464	-£74,079,030
60% LAR : 40% CIR	25%	-£59,966,554	-£66,940,264	-£66,993,219	-£67,100,945	-£67,727,651	-£72,852,964	-£75,471,452
60% LAR : 40% CIR	30%	-£61,581,993	-£68,350,439	-£68,403,273	-£68,510,776	-£69,136,928	-£74,258,169	-£76,874,807
60% LAR : 40% CIR	35%	-£63,207,499	-£69,770,609	-£69,823,340	-£69,930,649	-£70,556,311	-£75,673,976	-£78,288,988
60% LAR : 40% CIR	40%	-£64,842,972	-£71,200,678	-£71,253,320	-£71,360,461	-£71,985,702	-£77,100,279	-£79,713,887
60% LAR : 40% CIR	45%	-£66,488,313	-£72,640,543	-£72,693,114	-£72,800,113	-£73,425,000	-£78,536,972	-£81,149,397
60% LAR : 40% CIR	50%	-£68,143,423	-£74,090,108	-£74,142,624	-£74,249,507	-£74,874,104	-£79,983,952	-£82,595,411

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,997,455	-£44,996,394	-£45,050,204	-£45,159,454	-£45,789,970	-£50,943,219	-£53,574,406
60% LAR : 40% CIR	5%	-£38,561,060	-£46,355,101	-£46,408,706	-£46,517,594	-£47,147,208	-£52,293,842	-£54,922,023
60% LAR : 40% CIR	10%	-£40,135,230	-£47,724,300	-£47,777,716	-£47,886,273	-£48,515,055	-£53,655,593	-£56,281,003
60% LAR : 40% CIR	15%	-£41,719,868	-£49,103,891	-£49,157,136	-£49,265,388	-£49,893,409	-£55,028,365	-£57,651,238
60% LAR : 40% CIR	20%	-£43,314,872	-£50,493,775	-£50,546,867	-£50,654,842	-£51,282,171	-£56,412,053	-£59,032,619
60% LAR : 40% CIR	25%	-£44,920,144	-£51,893,854	-£51,946,809	-£52,054,535	-£52,681,240	-£57,806,554	-£60,425,042
60% LAR : 40% CIR	30%	-£46,535,582	-£53,304,029	-£53,356,863	-£53,464,366	-£54,090,518	-£59,211,759	-£61,828,396
60% LAR : 40% CIR	35%	-£48,161,088	-£54,724,199	-£54,776,929	-£54,884,239	-£55,509,901	-£60,627,566	-£63,242,578
60% LAR : 40% CIR	40%	-£49,796,562	-£56,154,267	-£56,206,910	-£56,314,051	-£56,939,292	-£62,053,869	-£64,667,476
60% LAR : 40% CIR	45%	-£51,441,903	-£57,594,133	-£57,646,704	-£57,753,703	-£58,378,590	-£63,490,562	-£66,102,986
60% LAR : 40% CIR	50%	-£53,097,012	-£59,043,698	-£59,096,214	-£59,203,097	-£59,827,694	-£64,937,542	-£67,549,000

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,211,173	-£27,210,112	-£27,263,922	-£27,373,172	-£28,003,688	-£33,156,937	-£35,788,124
60% LAR : 40% CIR	5%	-£20,774,778	-£28,569,819	-£28,622,424	-£28,731,312	-£29,360,926	-£34,507,560	-£37,135,741
60% LAR : 40% CIR	10%	-£22,348,948	-£29,938,018	-£29,991,434	-£30,099,991	-£30,728,773	-£35,869,311	-£38,494,721
60% LAR : 40% CIR	15%	-£23,933,586	-£31,317,609	-£31,370,854	-£31,479,106	-£32,107,127	-£37,242,083	-£39,864,956
60% LAR : 40% CIR	20%	-£25,528,590	-£32,707,493	-£32,760,585	-£32,868,560	-£33,495,889	-£38,625,771	-£41,246,337
60% LAR : 40% CIR	25%	-£27,133,862	-£34,107,572	-£34,160,527	-£34,268,253	-£34,894,958	-£40,020,272	-£42,638,759
60% LAR : 40% CIR	30%	-£28,749,300	-£35,517,746	-£35,570,581	-£35,678,084	-£36,304,236	-£41,425,477	-£44,042,114
60% LAR : 40% CIR	35%	-£30,374,806	-£36,937,917	-£36,990,647	-£37,097,957	-£37,723,619	-£42,841,284	-£45,456,296
60% LAR : 40% CIR	40%	-£32,010,280	-£38,367,985	-£38,420,628	-£38,527,768	-£39,153,010	-£44,267,587	-£46,881,194
60% LAR : 40% CIR	45%	-£33,655,621	-£39,807,851	-£39,860,422	-£39,967,421	-£40,592,308	-£45,704,280	-£48,316,704
60% LAR : 40% CIR	50%	-£35,310,730	-£41,257,416	-£41,309,932	-£41,416,815	-£42,041,411	-£47,151,260	-£49,762,718

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£3,830,621	£4,183,618	£4,237,429	£4,346,678	£4,977,194	£10,130,443	£12,761,630
60% LAR : 40% CIR	5%	£2,053,373	£5,769,246	£5,822,851	£5,931,740	£6,561,354	£11,707,988	£14,336,168
60% LAR : 40% CIR	10%	£265,718	£7,365,366	£7,418,782	£7,527,339	£8,156,121	£13,296,659	£15,922,069
60% LAR : 40% CIR	15%	£1,525,169	£8,971,878	£9,025,123	£9,133,375	£9,761,396	£14,896,353	£17,519,224
60% LAR : 40% CIR	20%	£3,350,780	£10,588,683	£10,641,775	£10,749,749	£11,377,079	£16,506,961	£19,127,527
60% LAR : 40% CIR	25%	£5,186,660	£12,215,683	£12,268,637	£12,376,364	£13,003,069	£18,128,381	£20,746,870
60% LAR : 40% CIR	30%	£7,032,707	£13,852,778	£13,905,612	£14,013,116	£14,639,267	£19,760,508	£22,377,146
60% LAR : 40% CIR	35%	£8,888,821	£15,499,869	£15,552,600	£15,659,909	£16,285,571	£21,403,236	£24,018,248
60% LAR : 40% CIR	40%	£10,754,903	£17,156,858	£17,209,501	£17,316,641	£17,941,884	£23,056,459	£25,670,068
60% LAR : 40% CIR	45%	£12,630,853	£18,823,645	£18,876,216	£18,983,215	£19,608,102	£24,720,073	£27,332,498
60% LAR : 40% CIR	50%	£14,516,571	£20,500,130	£20,552,647	£20,659,529	£21,284,127	£26,393,974	£29,005,434

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£83,803,097	-£91,817,336	-£91,871,146	-£91,980,396	-£92,610,912	-£97,764,161	-£100,395,348
60% LAR : 40% CIR	5%	-£85,570,345	-£93,402,964	-£93,456,456	-£93,565,456	-£94,196,072	-£99,341,706	-£101,969,886
60% LAR : 40% CIR	10%	-£87,348,000	-£94,999,084	-£95,052,500	-£95,161,056	-£95,789,830	-£100,930,377	-£103,555,787
60% LAR : 40% CIR	15%	-£89,158,887	-£96,605,596	-£96,658,841	-£96,767,093	-£97,395,114	-£102,530,071	-£105,152,942
60% LAR : 40% CIR	20%	-£90,984,498	-£98,222,401	-£98,275,493	-£98,383,497	-£99,010,797	-£104,140,678	-£106,761,245
60% LAR : 40% CIR	25%	-£92,820,378	-£99,849,401	-£99,902,355	-£100,010,082	-£100,636,787	-£105,762,099	-£108,380,588
60% LAR : 40% CIR	30%	-£94,666,423	-£101,486,496	-£101,539,330	-£101,646,834	-£102,272,585	-£107,394,226	-£110,010,864
60% LAR : 40% CIR	35%	-£96,522,539	-£103,133,587	-£103,186,318	-£103,293,627	-£103,919,289	-£109,036,964	-£111,651,966
60% LAR : 40% CIR	40%	-£98,388,621	-£104,790,576	-£104,843,219	-£104,950,359	-£105,575,602	-£110,690,177	-£113,303,786
60% LAR : 40% CIR	45%	-£100,264,571	-£106,457,363	-£106,509,934	-£106,616,933	-£107,241,820	-£112,353,791	-£114,966,216
60% LAR : 40% CIR	50%	-£102,150,288	-£108,133,848	-£108,186,365	-£108,293,247	-£108,917,845	-£114,027,692	-£116,639,152

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£47,360,346	-£55,262,360	-£55,316,170	-£55,425,420	-£56,055,937	-£61,209,213	-£63,842,399
60% LAR : 40% CIR	5%	-£49,257,396	-£57,099,015	-£57,143,620	-£57,252,509	-£57,882,123	-£63,028,757	-£65,656,937
60% LAR : 40% CIR	10%	-£51,039,051	-£58,890,135	-£58,939,551	-£59,048,108	-£59,676,880	-£64,817,428	-£67,442,838
60% LAR : 40% CIR	15%	-£52,845,938	-£60,692,647	-£60,745,893	-£60,854,144	-£61,482,165	-£66,617,122	-£69,239,993
60% LAR : 40% CIR	20%	-£54,671,550	-£61,909,452	-£61,962,544	-£62,070,518	-£62,697,848	-£67,827,730	-£70,448,296
60% LAR : 40% CIR	25%	-£56,507,430	-£63,536,452	-£63,589,406	-£63,697,133	-£64,323,838	-£69,449,151	-£72,067,640
60% LAR : 40% CIR	30%	-£58,353,476	-£65,173,547	-£65,226,381	-£65,333,885	-£65,960,036	-£71,081,277	-£73,697,916
60% LAR : 40% CIR	35%	-£60,209,590	-£66,820,638	-£66,873,369	-£66,980,678	-£67,606,340	-£72,724,015	-£75,339,017
60% LAR : 40% CIR	40%	-£62,075,672	-£68,477,627	-£68,530,270	-£68,637,410	-£69,262,653	-£74,377,228	-£76,990,837
60% LAR : 40% CIR	45%	-£63,951,623	-£70,144,414	-£70,196,985	-£70,303,984	-£70,928,871	-£76,040,843	-£78,653,268
60% LAR : 40% CIR	50%	-£65,837,340	-£71,820,899	-£71,873,417	-£71,980,298	-£72,604,896	-£77,714,743	-£80,326,203

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,443,738	-£40,457,977	-£40,511,787	-£40,621,037	-£41,251,553	-£46,404,802	-£49,035,989
60% LAR : 40% CIR	5%	-£34,210,986	-£42,043,605	-£42,097,210	-£42,206,099	-£42,835,713	-£47,982,347	-£50,610,527
60% LAR : 40% CIR	10%	-£35,988,641	-£43,639,725	-£43,693,141	-£43,801,698	-£44,430,480	-£49,571,018	-£52,196,428
60% LAR : 40% CIR	15%	-£37,799,529	-£45,246,237	-£45,299,482	-£45,407,734	-£46,035,755	-£51,170,712	-£53,793,583
60% LAR : 40% CIR	20%	-£39,625,139	-£46,863,042	-£46,916,134	-£47,024,108	-£47,651,438	-£52,781,320	-£55,401,886
60% LAR : 40% CIR	25%	-£41,461,019	-£48,490,042	-£48,542,996	-£48,650,723	-£49,277,428	-£54,402,740	-£57,021,229
60% LAR : 40% CIR	30%	-£43,307,066	-£50,127,137	-£50,179,971	-£50,287,475	-£50,913,626	-£56,034,867	-£58,651,505
60% LAR : 40% CIR	35%	-£45,163,180	-£51,774,228	-£51,826,959	-£51,934,268	-£52,559,930	-£57,677,595	-£60,292,607
60% LAR : 40% CIR	40%	-£47,029,262	-£53,431,217	-£53,483,860	-£53,591,000	-£54,216,243	-£59,330,818	-£61,944,427
60% LAR : 40% CIR	45%	-£48,905,212	-£55,098,004	-£55,150,575	-£55,257,574	-£55,882,461	-£60,994,432	-£63,606,857
60% LAR : 40% CIR	50%	-£50,790,930	-£56,774,489	-£56,827,006	-£56,933,888	-£57,558,486	-£62,668,333	-£65,279,793

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,857,469	-£22,871,695	-£22,725,505	-£22,834,755	-£23,465,271	-£28,618,520	-£31,249,707
60% LAR : 40% CIR	5%	-£16,424,704	-£24,257,323	-£24,310,928	-£24,419,817	-£25,049,431	-£30,196,065	-£32,824,245
60% LAR : 40% CIR	10%	-£18,202,359	-£25,853,442	-£25,906,858	-£26,015,415	-£26,644,198	-£31,784,736	-£34,410,146
60% LAR : 40% CIR	15%	-£20,013,246	-£27,459,955	-£27,513,200	-£27,621,452	-£28,249,473	-£33,384,430	-£36,007,301
60% LAR : 40% CIR	20%	-£21,838,857	-£29,076,760	-£29,129,852	-£29,237,826	-£29,865,156	-£34,995,038	-£37,615,604
60% LAR : 40% CIR	25%	-£23,674,737	-£30,703,760	-£30,756,714	-£30,864,441	-£31,491,146	-£36,616,458	-£39,234,947
60% LAR : 40% CIR	30%	-£25,520,784	-£32,340,854	-£32,393,689	-£32,501,193	-£33,127,344	-£38,248,585	-£40,865,223
60% LAR : 40% CIR	35%	-£27,376,898	-£33,987,946	-£34,040,677	-£34,147,986	-£34,773,648	-£39,891,313	-£42,506,325
60% LAR : 40% CIR	40%	-£29,242,980	-£35,644,935	-£35,697,578	-£35,804,718	-£36,429,961	-£41,544,536	-£44,158,145
60% LAR : 40% CIR	45%	-£31,118,930	-£37,311,722	-£37,364,293	-£37,471,292	-£38,096,179	-£43,208,150	-£45,820,575
60% LAR : 40% CIR	50%	-£33,004,647	-£38,988,207	-£39,040,724	-£39,147,606	-£39,772,204	-£44,882,051	-£47,493,511

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,321,367	£349,465	£296,465	£188,857	-£438,777	-£5,592,027	-£8,223,214
60% LAR : 40% CIR	5%	£6,352,586	-£1,457,751	-£1,511,355	-£1,620,244	-£2,249,857	-£7,396,493	-£10,024,673
60% LAR : 40% CIR	10%	£4,373,504	-£3,260,760	-£3,334,208	-£3,442,763	-£4,071,546	-£9,212,085	-£11,837,494
60% LAR : 40% CIR	15%	£2,359,176	-£5,114,223	-£5,167,469	-£5,275,721	-£5,903,742	-£11,038,698	-£13,661,570
60% LAR : 40% CIR	20%	£333,857	-£6,957,949	-£7,011,041	-£7,119,017	-£7,746,346	-£12,876,228	-£15,496,794
60% LAR : 40% CIR	25%	-£1,727,536	-£8,811,870	-£8,864,825	-£8,972,550	-£9,599,257	-£14,724,569	-£17,343,058
60% LAR : 40% CIR	30%	-£3,804,191	-£10,675,887	-£10,728,721	-£10,836,224	-£11,462,375	-£16,583,617	-£19,200,254
60% LAR : 40% CIR	35%	-£5,890,914	-£12,549,898	-£12,602,629	-£12,709,937	-£13,335,600	-£18,453,265	-£21,068,277
60% LAR : 40% CIR	40%	-£7,987,603	-£14,433,808	-£14,486,451	-£14,593,592	-£15,218,833	-£20,333,410	-£22,947,018
60% LAR : 40% CIR	45%	-£10,094,162	-£16,327,515	-£16,380,087	-£16,487,086	-£17,111,972	-£22,223,944	-£24,836,369
60% LAR : 40% CIR	50%	-£12,210,488	-£18,230,922	-£18,283,439	-£18,390,321	-£19,014,918	-£24,124,766	-£26,736,225

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£79,312,351	-£87,284,252	-£87,337,253	-£87,444,861	-£88,072,495	-£93,225,745	-£95,856,932
60% LAR : 40% CIR	5%	-£81,281,132	-£89,091,469	-£89,145,073	-£89,253,992	-£89,883,575	-£95,030,211	-£97,658,391
60% LAR : 40% CIR	10%	-£83,260,164	-£90,914,508	-£90,967,925	-£91,076,481	-£91,705,263	-£96,845,803	-£99,471,212
60% LAR : 40% CIR	15%	-£85,274,542	-£92,747,941	-£92,801,187	-£92,909,439	-£93,537,460	-£98,672,416	-£101,295,288
60% LAR : 40% CIR	20%	-£87,299,861	-£94,591,667	-£94,644,759	-£94,752,735	-£95,380,064	-£100,509,946	-£103,130,012
60% LAR : 40% CIR	25%	-£89,361,254	-£96,445,588	-£96,498,543	-£96,606,268	-£97,232,975	-£102,358,287	-£104,976,776
60% LAR : 40% CIR	30%	-£91,437,809	-£98,309,609	-£98,362,439	-£98,469,942	-£99,096,093	-£104,217,033	-£106,833,972
60% LAR : 40% CIR	35%	-£93,524,632	-£100,183,616	-£100,236,347	-£100,343,655	-£100,969,318	-£106,086,982	-£108,701,995
60% LAR : 40% CIR	40%	-£95,621,321	-£102,067,526	-£102,120,169	-£102,227,310	-£102,852,551	-£107,967,128	-£110,580,736
60% LAR : 40% CIR	45%	-£97,727,880	-£103,961,233	-£104,013,805	-£104,120,804	-£104,745,690	-£109,857,662	-£112,470,087
60% LAR : 40% CIR	50%	-£99,844,206	-£105,864,640	-£105,917,156	-£106,024,039	-£106,648,836	-£111,758,484	-£114,369,943

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£42,389,502	-£50,087,510	-£50,224,826	-£50,331,510	-£50,957,547	-£56,012,796	-£58,643,983
60% LAR : 40% CIR	5%	-£44,968,184	-£52,778,520	-£52,832,124	-£52,941,014	-£53,570,627	-£58,717,262	-£61,345,442
60% LAR : 40% CIR	10%	-£46,947,216	-£54,601,560	-£54,654,977	-£54,763,533	-£55,392,315	-£60,532,854	-£63,158,263
60% LAR : 40% CIR	15%	-£48,961,594	-£56,434,992	-£56,488,238	-£56,596,490	-£57,224,511	-£62,359,467	-£64,982,339
60% LAR : 40% CIR	20%	-£50,986,912	-£58,278,718	-£58,331,811	-£58,439,786	-£59,067,115	-£64,196,998	-£66,817,063
60% LAR : 40% CIR	25%	-£53,048,306	-£60,132,640	-£60,185,594	-£60,293,320	-£60,920,026	-£66,045,338	-£68,663,827
60% LAR : 40% CIR	30%	-£55,124,860	-£61,996,656	-£62,049,490	-£62,156,993	-£62,783,144	-£67,904,388	-£70,521,024
60% LAR : 40% CIR	35%	-£57,211,683	-£63,870,668	-£63,923,398	-£64,030,706	-£64,656,370	-£69,774,034	-£72,389,047
60% LAR : 40% CIR	40%	-£59,308,373	-£65,754,578	-£65,807,221	-£65,914,361	-£66,539,602	-£71,654,179	-£74,267,787
60% LAR : 40% CIR	45%	-£61,414,931	-£67,648,285	-£67,700,856	-£67,807,855	-£68,432,742	-£73,544,714	-£76,157,138
60% LAR : 40% CIR	50%	-£63,531,257	-£69,551,691	-£69,604,208	-£69,711,090	-£70,335,887	-£75,445,535	-£78,056,994

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,952,992	-£35,924,894	-£35,977,894	-£36,085,502	-£36,713,136	-£41,866,386	-£44,497,573
60% LAR : 40% CIR	5%	-£29,921,773	-£37,732,110	-£37,785,714	-£37,894,603	-£38,524,216	-£43,670,852	-£46,299,032
60% LAR : 40% CIR	10%	-£31,900,805	-£39,555,149	-£39,608,567	-£39,717,122	-£40,345,904	-£45,486,444	-£48,111,853
60% LAR : 40% CIR	15%	-£33,915,183	-£41,388,582	-£41,441,828	-£41,550,080	-£42,178,101	-£47,313,057	-£49,935,929
60% LAR : 40% CIR	20%	-£35,940,502	-£43,232,308	-£43,285,400	-£43,393,376	-£44,020,705	-£49,150,587	-£51,771,153
60% LAR : 40% CIR	25%	-£38,001,895	-£45,086,229	-£45,139,184	-£45,246,909	-£45,873,616	-£50,998,928	-£53,617,417
60% LAR : 40% CIR	30%	-£40,078,450	-£46,950,246	-£47,003,080	-£47,110,583	-£47,736,734	-£52,857,978	-£55,474,613
60% LAR : 40% CIR	35%	-£42,165,273	-£48,824,257	-£48,876,988	-£48,984,296	-£49,609,959	-£54,727,624	-£57,342,636
60% LAR : 40% CIR	40%	-£44,261,962	-£50,708,167	-£50,760,810	-£50,867,951	-£51,493,192	-£56,607,769	-£59,221,377
60% LAR : 40% CIR	45%	-£46,368,521	-£52,601,874	-£52,654,445	-£52,761,445	-£53,386,331	-£58,498,303	-£61,110,728
60% LAR : 40% CIR	50%	-£48,484,847	-£54,505,281	-£54,557,798	-£54,664,680	-£55,289,277	-£60,399,125	-£63,010,584

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£20,166,719	-£18,138,611	-£18,191,612	-£18,299,220	-£18,926,854	-£24,080,104	-£26,711,291
60% LAR : 40% CIR	5%	-£12,135,491	-£19,945,828	-£19,999,432	-£20,108,321	-£20,737,934	-£25,884,570	-£28,512,750
60% LAR : 40% CIR	10%	-£14,114,523	-£21,768,867	-£21,822,284	-£21,930,840	-£22,559,622	-£27,700,162	-£30,325,571
60% LAR : 40% CIR	15%	-£16,128,901	-£23,602,300	-£23,655,546	-£23,763,798	-£24,391,819	-£29,526,775	-£32,149,647
60% LAR : 40% CIR	20%	-£18,154,219	-£25,446,026	-£25,499,118	-£25,607,094	-£26,234,423	-£31,364,305	-£33,984,871
60% LAR : 40% CIR	25%	-£20,215,613	-£27,299,947	-£27,352,902	-£27,460,627	-£28,087,334	-£33,212,646	-£35,831,135
60% LAR : 40% CIR	30%	-£22,292,268	-£29,163,964	-£29,216,798	-£29,324,301	-£29,950,452	-£35,071,694	-£37,688,331
60% LAR : 40% CIR	35%	-£24,379,991	-£31,037,975	-£31,090,706	-£31,198,014	-£31,823,677	-£36,941,341	-£39,556,354
60% LAR : 40% CIR	40%	-£26,475,680	-£32,921,885	-£32,974,528	-£33,081,669	-£33,706,910	-£38,821,487	-£41,435,095
60% LAR : 40% CIR	45%	-£28,582,239	-£34,815,592	-£34,868,164	-£34,975,163	-£35,600,049	-£40,712,021	-£43,324,446
60% LAR : 40% CIR	50%	-£30,698,565	-£36,718,999	-£36,771,515	-£36,878,398	-£37,503,995	-£42,612,843	-£45,224,302

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp	Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£17,281,863	£9,233,991	£9,181,785	£9,075,796	£8,464,089	£3,432,434	£840,791
60% LAR : 40% CIR	5%	£14,865,057	£7,030,359	£6,978,353	£6,872,712	£6,261,882	£1,208,066	-£1,401,681
60% LAR : 40% CIR	10%	£12,438,000	£4,814,893	£4,762,279	£4,655,354	£4,036,021	-£1,042,935	-£3,668,345
60% LAR : 40% CIR	15%	£10,000,789	£2,561,993	£2,509,548	£2,402,923	£1,784,340	-£3,323,390	-£5,946,262
60% LAR : 40% CIR	20%	£7,553,520	£298,956	£246,661	£140,309	-£484,880	-£5,614,761	-£8,235,327
60% LAR : 40% CIR	25%	£5,096,290	-£2,004,246	-£2,057,200	-£2,164,926	-£2,791,632	-£7,916,945	-£10,535,432
60% LAR : 40% CIR	30%	£2,612,972	-£4,322,103	-£4,374,938	-£4,482,441	-£5,108,592	-£10,229,833	-£12,846,471
60% LAR : 40% CIR	35%	£103,325	-£6,649,957	-£6,702,688	-£6,809,996	-£7,435,659	-£12,553,323	-£15,168,335
60% LAR : 40% CIR	40%	-£2,453,004	-£8,987,708	-£9,040,351	-£9,147,491	-£9,772,733	-£14,887,309	-£17,500,918
60% LAR : 40% CIR	45%	-£5,020,779	-£11,335,257	-£11,387,829	-£11,494,828	-£12,119,714	-£17,231,686	-£19,844,111
60% LAR : 40% CIR	50%	-£7,598,322	-£13,692,505	-£13,745,022	-£13,851,905	-£14,476,502	-£19,586,349	-£22,197,808

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£70,351,855	-£78,399,727	-£78,451,933	-£78,557,922	-£79,169,629	-£84,201,254	-£86,792,927
60% LAR : 40% CIR	5%	-£72,756,661	-£80,803,359	-£80,855,365	-£80,781,006	-£81,371,876	-£86,425,652	-£89,035,399
60% LAR : 40% CIR	10%	-£75,195,718	-£82,818,825	-£82,871,439	-£82,978,394	-£83,597,697	-£88,676,653	-£91,302,063
60% LAR : 40% CIR	15%	-£77,632,929	-£85,071,725	-£85,124,170	-£85,230,795	-£85,849,378	-£90,957,108	-£93,579,980
60% LAR : 40% CIR	20%	-£80,080,198	-£87,334,762	-£87,387,057	-£87,493,409	-£88,118,598	-£93,248,479	-£95,869,045
60% LAR : 40% CIR	25%	-£82,537,428	-£89,637,964	-£89,690,918	-£89,798,044	-£90,425,350	-£95,550,662	-£98,169,150
60% LAR : 40% CIR	30%	-£85,020,746	-£91,955,821	-£92,008,656	-£92,116,169	-£92,743,310	-£97,863,551	-£100,480,189
60% LAR : 40% CIR	35%	-£87,530,393	-£94,283,675	-£94,336,406	-£94,443,714	-£95,069,377	-£100,187,041	-£102,802,053
60% LAR : 40% CIR	40%	-£90,086,722	-£96,621,426	-£96,674,069	-£96,781,209	-£97,406,451	-£102,521,027	-£105,134,836
60% LAR : 40% CIR	45%	-£92,654,497	-£98,968,975	-£99,021,547	-£99,128,546	-£99,753,432	-£104,865,404	-£107,477,629
60% LAR : 40% CIR	50%	-£95,232,040	-£101,326,223	-£101,378,740	-£101,485,622	-£102,110,220	-£107,220,067	-£109,831,528

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,088,866	-£42,080,359	-£42,132,565	-£42,244,574	-£42,856,281	-£47,888,326	-£50,479,979
60% LAR : 40% CIR	5%	-£36,455,712	-£44,290,411	-£44,342,416	-£44,448,057	-£45,058,887	-£50,112,703	-£52,722,450
60% LAR : 40% CIR	10%	-£38,862,770	-£46,505,876	-£46,558,490	-£46,665,445	-£47,284,748	-£52,363,704	-£54,989,114
60% LAR : 40% CIR	15%	-£41,319,980	-£48,758,776	-£48,811,221	-£48,917,847	-£49,536,429	-£54,644,159	-£57,267,032
60% LAR : 40% CIR	20%	-£43,767,249	-£51,021,814	-£51,074,108	-£51,180,460	-£51,805,649	-£56,935,531	-£59,556,096
60% LAR : 40% CIR	25%	-£46,224,479	-£53,325,015	-£53,377,969	-£53,485,095	-£54,112,401	-£59,237,714	-£61,856,202
60% LAR : 40% CIR	30%	-£48,707,797	-£55,642,872	-£55,695,707	-£55,803,210	-£56,429,361	-£61,550,602	-£64,167,241
60% LAR : 40% CIR	35%	-£51,217,444	-£57,970,726	-£58,023,457	-£58,130,765	-£58,756,428	-£63,874,092	-£66,489,104
60% LAR : 40% CIR	40%	-£53,773,774	-£60,308,477	-£60,361,121	-£60,468,260	-£61,093,503	-£66,208,078	-£68,821,887
60% LAR : 40% CIR	45%	-£56,341,548	-£62,656,026	-£62,708,598	-£62,815,597	-£63,440,483	-£68,552,455	-£71,164,680
60% LAR : 40% CIR	50%	-£58,919,091	-£65,013,275	-£65,065,791	-£65,172,674	-£65,797,271	-£70,907,118	-£73,518,577

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,992,496	-£27,040,368	-£27,092,574	-£27,198,563	-£27,810,270	-£32,841,925	-£35,433,668
60% LAR : 40% CIR	5%	-£21,409,852	-£29,244,000	-£29,296,006	-£29,401,647	-£30,012,477	-£35,066,293	-£37,676,040
60% LAR : 40% CIR	10%	-£23,836,359	-£31,459,466	-£31,512,080	-£31,619,035	-£32,238,338	-£37,317,294	-£39,942,704
60% LAR : 40% CIR	15%	-£26,273,570	-£33,712,366	-£33,764,811	-£33,871,436	-£34,490,019	-£39,597,749	-£42,220,621
60% LAR : 40% CIR	20%	-£28,720,839	-£35,975,403	-£36,027,698	-£36,134,050	-£36,759,239	-£41,889,120	-£44,509,686
60% LAR : 40% CIR	25%	-£31,178,069	-£38,278,605	-£38,331,559	-£38,439,285	-£39,066,991	-£44,191,303	-£46,809,791
60% LAR : 40% CIR	30%	-£33,661,387	-£40,596,462	-£40,649,297	-£40,756,800	-£41,382,951	-£46,504,192	-£49,120,830
60% LAR : 40% CIR	35%	-£36,171,034	-£42,924,316	-£42,977,047	-£43,084,355	-£43,710,018	-£48,827,682	-£51,442,694
60% LAR : 40% CIR	40%	-£38,727,363	-£45,262,067	-£45,314,710	-£45,421,850	-£46,047,092	-£51,161,668	-£53,775,477
60% LAR : 40% CIR	45%	-£41,295,138	-£47,609,616	-£47,662,188	-£47,769,187	-£48,394,073	-£53,506,045	-£56,118,270
60% LAR : 40% CIR	50%	-£43,872,681	-£49,966,864	-£50,019,381	-£50,126,263	-£50,750,861	-£55,860,708	-£58,472,167

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,266,213	-£9,254,086	-£9,306,291	-£9,412,281	-£10,023,988	-£15,055,643	-£17,647,288
60% LAR : 40% CIR	5%	-£3,623,020	-£11,457,718	-£11,509,724	-£11,615,365	-£12,226,195	-£17,280,011	-£19,889,758
60% LAR : 40% CIR	10%	-£6,050,077	-£13,673,184	-£13,725,798	-£13,832,753	-£14,452,056	-£19,531,012	-£22,156,422
60% LAR : 40% CIR	15%	-£8,487,288	-£15,926,084	-£15,978,529	-£16,085,154	-£16,703,737	-£21,811,467	-£24,434,339
60% LAR : 40% CIR	20%	-£10,934,557	-£18,189,121	-£18,241,415	-£18,347,768	-£18,972,956	-£24,102,838	-£26,723,404
60% LAR : 40% CIR	25%	-£13,391,787	-£20,492,323	-£20,545,277	-£20,653,003	-£21,279,709	-£26,405,021	-£29,023,509
60% LAR : 40% CIR	30%	-£15,875,105	-£22,810,180	-£22,863,015	-£22,970,518	-£23,596,669	-£28,717,910	-£31,334,548
60% LAR : 40% CIR	35%	-£18,384,752	-£25,138,034	-£25,190,765	-£25,298,073	-£25,923,736	-£31,041,400	-£33,656,412
60% LAR : 40% CIR	40%	-£20,941,081	-£27,475,785	-£27,528,428	-£27,635,568	-£28,260,810	-£33,375,386	-£35,989,195
60% LAR : 40% CIR	45%	-£23,508,856	-£29,823,334	-£29,875,906	-£29,982,905	-£30,607,791	-£35,719,763	-£38,332,188
60% LAR : 40% CIR	50%	-£26,086,399	-£32,180,582	-£32,233,099	-£32,339,981	-£32,964,579	-£38,074,426	-£40,685,885

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£28,482,484	£20,255,512	£20,203,307	£20,097,316	£19,485,610	£14,486,093	£11,933,399
60% LAR : 40% CIR	5%	£25,505,647	£17,500,804	£17,448,798	£17,343,157	£16,732,326	£11,739,226	£9,189,449
60% LAR : 40% CIR	10%	£22,518,559	£14,735,917	£14,684,094	£14,578,775	£13,968,752	£8,981,565	£6,434,477
60% LAR : 40% CIR	15%	£19,521,316	£11,960,948	£11,909,291	£11,804,267	£11,194,882	£6,213,212	£3,642,298
60% LAR : 40% CIR	20%	£16,514,016	£9,175,992	£9,124,484	£9,019,730	£8,411,115	£3,410,041	£828,859
60% LAR : 40% CIR	25%	£13,496,755	£6,381,146	£6,329,771	£6,225,259	£5,617,249	£563,681	-£2,025,901
60% LAR : 40% CIR	30%	£10,469,631	£3,565,719	£3,513,679	£3,407,791	£2,791,050	-£2,287,604	-£4,904,243
60% LAR : 40% CIR	35%	£7,432,739	£714,074	£662,137	£556,440	-£60,732	-£5,178,396	-£7,793,408
60% LAR : 40% CIR	40%	£4,386,177	-£2,180,083	-£2,232,726	-£2,339,866	-£2,965,109	-£8,079,684	-£10,693,293
60% LAR : 40% CIR	45%	£1,301,096	-£5,094,935	-£5,147,506	-£5,254,504	-£5,879,392	-£10,991,364	-£13,603,789
60% LAR : 40% CIR	50%	-£1,833,114	-£8,019,484	-£8,072,002	-£8,178,883	-£8,803,481	-£13,913,328	-£16,524,788

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£59,151,234	-£67,378,206	-£67,430,411	-£67,536,402	-£68,148,108	-£73,147,625	-£75,700,319
60% LAR : 40% CIR	5%	-£62,128,071	-£70,132,914	-£70,185,920	-£70,290,561	-£70,901,392	-£75,894,492	-£78,444,269
60% LAR : 40% CIR	10%	-£65,115,159	-£72,897,801	-£72,949,624	-£73,054,943	-£73,664,966	-£76,652,153	-£81,199,241
60% LAR : 40% CIR	15%	-£68,112,402	-£75,672,770	-£75,724,427	-£75,829,450	-£76,438,736	-£81,420,506	-£83,991,420
60% LAR : 40% CIR	20%	-£71,119,701	-£78,457,726	-£78,509,234	-£78,613,988	-£79,222,603	-£84,223,677	-£86,804,859
60% LAR : 40% CIR	25%	-£74,136,963	-£81,252,572	-£81,303,947	-£81,408,459	-£82,016,469	-£87,050,037	-£89,659,619
60% LAR : 40% CIR	30%	-£77,164,087	-£84,067,959	-£84,120,039	-£84,225,927	-£84,842,667	-£89,921,322	-£92,537,960
60% LAR : 40% CIR	35%	-£80,200,979	-£86,919,644	-£86,971,581	-£87,077,278	-£87,694,450	-£92,812,114	-£95,427,126
60% LAR : 40% CIR	40%	-£83,247,541	-£89,813,801	-£89,866,444	-£89,973,584	-£90,598,827	-£96,715,402	-£98,327,011
60% LAR : 40% CIR	45%	-£86,332,622	-£92,728,663	-£92,781,224	-£92,888,222	-£93,513,110	-£98,826,082	-£101,237,507
60% LAR : 40% CIR	50%	-£89,466,832	-£95,653,202	-£95,705,720	-£95,812,601	-£96,437,199	-£101,547,046	-£104,158,506

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,329,389	-£30,556,361	-£30,608,566	-£30,714,557	-£31,326,263	-£36,324,780	-£38,877,474
60% LAR : 40% CIR	5%	-£25,815,122	-£33,819,966	-£33,871,971	-£33,977,612	-£34,588,443	-£39,581,543	-£42,131,320
60% LAR : 40% CIR	10%	-£29,302,211	-£36,984,852	-£37,036,676	-£37,141,994	-£37,752,018	-£40,739,204	-£44,986,292
60% LAR : 40% CIR	15%	-£31,799,453	-£39,359,821	-£39,411,479	-£39,516,502	-£40,125,787	-£45,107,557	-£47,678,471
60% LAR : 40% CIR	20%	-£34,806,753	-£42,144,777	-£42,196,285	-£42,301,039	-£42,909,654	-£47,910,729	-£50,491,911
60% LAR : 40% CIR	25%	-£37,824,014	-£44,939,623	-£44,990,998	-£45,095,510	-£45,703,520	-£50,737,088	-£53,346,671
60% LAR : 40% CIR	30%	-£40,851,139	-£47,755,050	-£47,807,090	-£47,912,978	-£48,529,719	-£53,608,373	-£56,225,012
60% LAR : 40% CIR	35%	-£43,888,030	-£50,606,695	-£50,658,632	-£50,764,329	-£51,381,502	-£56,499,166	-£59,114,177
60% LAR : 40% CIR	40%	-£46,934,592	-£53,500,852	-£53,553,495	-£53,660,636	-£54,285,878	-£59,400,454	-£62,014,063
60% LAR : 40% CIR	45%	-£50,019,673	-£56,415,704	-£56,468,276	-£56,575,274	-£57,200,161	-£62,312,133	-£64,924,558
60% LAR : 40% CIR	50%	-£53,153,883	-£59,340,254	-£59,392,771	-£59,499,653	-£60,124,250	-£65,234,098	-£67,845,557

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,791,875	-£16,019,847	-£16,071,052	-£16,177,043	-£16,788,749	-£21,788,266	-£24,340,960
60% LAR : 40% CIR	5%	-£10,768,712	-£18,773,555	-£18,825,561	-£18,931,202	-£19,542,033	-£24,535,133	-£27,084,910
60% LAR : 40% CIR	10%	-£13,755,800	-£21,538,442	-£21,590,265	-£21,695,584	-£22,305,607	-£27,292,794	-£29,839,882
60% LAR : 40% CIR	15%	-£16,753,043	-£24,313,411	-£24,365,068	-£24,470,091	-£25,079,377	-£30,061,147	-£32,632,061
60% LAR : 40% CIR	20%	-£19,760,342	-£27,098,367	-£27,149,875	-£27,254,629	-£27,863,244	-£32,864,318	-£35,445,500
60% LAR : 40% CIR	25%	-£22,777,604	-£29,893,213	-£29,944,588	-£30,049,100	-£30,657,110	-£35,690,678	-£38,300,260
60% LAR : 40% CIR	30%	-£25,804,728	-£32,708,640	-£32,760,680	-£32,866,568	-£33,483,308	-£38,561,963	-£41,178,601
60% LAR : 40% CIR	35%	-£28,841,620	-£35,560,285	-£35,612,222	-£35,717,919	-£36,335,091	-£41,452,755	-£44,067,767
60% LAR : 40% CIR	40%	-£31,888,182	-£38,454,442	-£38,507,085	-£38,614,225	-£39,239,468	-£44,354,043	-£46,967,652
60% LAR : 40% CIR	45%	-£34,973,263	-£41,369,294	-£41,421,865	-£41,528,863	-£42,153,751	-£47,265,723	-£49,878,148
60% LAR : 40% CIR	50%	-£38,107,473	-£44,293,843	-£44,346,361	-£44,453,242	-£45,077,840	-£50,187,687	-£52,799,147

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£9,994,407	£1,767,435	£1,715,230	£1,609,239	£997,533	-£4,001,984	-£6,554,678
60% LAR : 40% CIR	5%	£7,017,570	-£987,273	-£1,039,279	-£1,144,920	-£1,755,751	-£6,749,851	-£9,298,628
60% LAR : 40% CIR	10%	£4,030,482	-£3,752,160	-£3,803,983	-£3,909,301	-£4,519,325	-£9,506,512	-£12,053,600
60% LAR : 40% CIR	15%	£1,033,239	-£6,527,129	-£6,578,786	-£6,683,809	-£7,293,095	-£12,274,865	-£14,845,779
60% LAR : 40% CIR	20%	-£1,974,060	-£9,312,085	-£9,363,593	-£9,468,347	-£10,076,962	-£15,078,036	-£17,659,218
60% LAR : 40% CIR	25%	-£4,991,322	-£12,106,931	-£12,158,306	-£12,262,818	-£12,870,828	-£17,904,396	-£20,513,978
60% LAR : 40% CIR	30%	-£8,018,446	-£14,922,358	-£14,974,398	-£15,080,286	-£15,697,026	-£20,775,681	-£23,392,319
60% LAR : 40% CIR	35%	-£11,055,338	-£17,774,003	-£17,825,940	-£17,931,637	-£18,548,809	-£23,666,473	-£26,281,485
60% LAR : 40% CIR	40%	-£14,101,900	-£20,668,160	-£20,720,803	-£20,827,943	-£21,453,186	-£26,567,761	-£29,181,370
60% LAR : 40% CIR	45%	-£17,186,981	-£23,583,012	-£23,635,583	-£23,742,581	-£24,367,469	-£29,479,441	-£32,091,865
60% LAR : 40% CIR	50%	-£20,321,191	-£26,507,561	-£26,560,079	-£26,666,960	-£27,291,558	-£32,401,405	-£35,012,865

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£35,166,190	£26,868,425	£26,816,220	£26,710,229	£26,098,523	£21,099,005	£18,546,312
60% LAR : 40% CIR	5%	£31,877,826	£23,783,070	£23,731,065	£23,625,425	£23,014,594	£18,021,493	£15,471,716
60% LAR : 40% CIR	10%	£28,566,894	£20,687,539	£20,635,715	£20,530,397	£19,920,373	£14,933,186	£12,386,098
60% LAR : 40% CIR	15%	£25,233,632	£17,581,924	£17,530,266	£17,425,243	£16,815,958	£11,834,187	£9,289,561
60% LAR : 40% CIR	20%	£21,890,315	£14,466,322	£14,414,814	£14,310,060	£13,701,446	£8,724,597	£6,182,208
60% LAR : 40% CIR	25%	£18,537,034	£11,340,830	£11,289,456	£11,184,943	£10,576,933	£5,604,519	£3,033,530
60% LAR : 40% CIR	30%	£15,173,892	£8,205,544	£8,154,286	£8,049,990	£7,442,518	£2,440,495	-£138,905
60% LAR : 40% CIR	35%	£11,800,981	£5,060,561	£5,009,403	£4,905,296	£4,298,297	-£753,440	-£3,368,452
60% LAR : 40% CIR	40%	£8,418,401	£1,875,869	£1,824,017	£1,719,488	£1,102,642	-£3,995,109	-£6,608,718
60% LAR : 40% CIR	45%	£5,026,247	-£1,350,741	-£1,403,312	-£1,510,311	-£2,135,198	-£7,247,171	-£9,859,594
60% LAR : 40% CIR	50%	£1,601,573	-£4,615,672	-£4,668,189	-£4,775,071	-£5,399,869	-£10,509,516	-£13,120,976

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£52,467,528	-£60,765,293	-£60,817,498	-£60,923,489	-£61,535,195	-£66,534,713	-£69,087,406
60% LAR : 40% CIR	5%	-£56,756,892	-£60,850,648	-£60,902,653	-£61,008,293	-£61,619,124	-£66,612,225	-£72,162,002
60% LAR : 40% CIR	10%	-£59,068,824	-£66,946,179	-£66,998,003	-£67,103,321	-£67,713,345	-£72,700,532	-£76,247,620
60% LAR : 40% CIR	15%	-£62,400,086	-£70,051,794	-£70,103,451	-£70,208,475	-£70,817,760	-£75,799,531	-£78,344,157
60% LAR : 40% CIR	20%	-£65,743,403	-£73,167,396	-£73,218,904	-£73,323,658	-£73,932,272	-£78,909,121	-£81,451,510
60% LAR : 40% CIR	25%	-£69,096,684	-£76,292,888	-£76,344,262	-£76,448,775	-£77,056,785	-£82,029,199	-£84,600,188
60% LAR : 40% CIR	30%	-£72,459,826	-£79,429,174	-£79,479,432	-£79,583,728	-£80,191,200	-£85,193,223	-£87,772,622
60% LAR : 40% CIR	35%	-£75,832,737	-£82,573,157	-£82,624,315	-£82,728,422	-£83,335,421	-£88,387,156	-£91,002,170
60% LAR : 40% CIR	40%	-£79,215,317	-£85,757,849	-£85,809,701	-£85,915,230	-£86,531,076	-£91,628,827	-£94,242,436
60% LAR : 40% CIR	45%	-£82,607,471	-£89,184,459	-£89,037,030	-£89,144,029	-£89,768,916	-£94,880,888	-£97,493,312
60% LAR : 40% CIR	50%	-£86,032,145	-£92,249,390	-£92,301,907	-£92,408,789	-£93,033,387	-£98,143,234	-£100,764,694

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,186,859	-£26,482,364	-£26,534,569	-£26,640,560	-£27,252,267	-£32,251,784	-£34,804,477
60% LAR : 40% CIR	5%	-£19,442,944	-£27,537,699	-£27,589,704	-£27,695,344	-£28,306,175	-£33,299,276	-£38,849,053
60% LAR : 40% CIR	10%	-£22,753,876	-£30,632,251	-£30,684,054	-£30,790,372	-£31,400,397	-£36,387,583	-£39,934,672
60% LAR : 40% CIR	15%	-£26,087,137	-£33,738,845	-£33,790,503	-£33,895,526	-£34,504,811	-£39,486,583	-£42,031,209
60% LAR : 40% CIR	20%	-£29,430,455	-£36,854,447	-£36,905,955	-£37,010,710	-£37,619,324	-£42,596,172	-£45,138,561
60% LAR : 40% CIR	25%	-£32,783,735	-£39,979,939	-£40,031,314	-£40,135,826	-£40,743,837	-£45,716,250	-£48,287,239
60% LAR : 40% CIR	30%	-£36,146,878	-£43,116,225	-£43,166,483	-£43,270,779	-£43,878,251	-£48,880,274	-£51,459,674
60% LAR : 40% CIR	35%	-£39,519,788	-£46,260,208	-£46,311,366	-£46,415,473	-£47,022,472	-£52,074,210	-£54,689,221
60% LAR : 40% CIR	40%	-£42,902,368	-£49,444,900	-£49,496,752	-£49,602,282	-£50,218,127	-£55,315,879	-£57,929,487
60% LAR : 40% CIR	45%	-£46,294,523	-£52,671,510	-£52,724,081	-£52,831,080	-£53,455,967	-£58,567,940	-£61,180,364
60% LAR : 40% CIR	50%	-£49,719,197	-£55,936,441	-£55,988,959	-£56,095,840	-£56,720,438	-£61,830,285	-£64,441,745

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£1,106,169	-£9,405,934	-£9,458,139	-£9,564,130	-£10,175,836	-£15,175,354	-£17,728,047
60% LAR : 40% CIR	5%	-£4,396,533	-£12,491,289	-£12,543,294	-£12,648,934	-£13,259,765	-£18,252,866	-£20,802,643
60% LAR : 40% CIR	10%	-£7,707,465	-£15,586,820	-£15,638,644	-£15,743,962	-£16,353,986	-£21,341,173	-£23,888,261
60% LAR : 40% CIR	15%	-£11,040,727	-£18,692,435	-£18,744,093	-£18,849,116	-£19,458,401	-£24,440,172	-£26,984,798
60% LAR : 40% CIR	20%	-£14,384,044	-£21,808,037	-£21,859,545	-£21,964,299	-£22,572,913	-£27,549,762	-£30,092,151
60% LAR : 40% CIR	25%	-£17,737,325	-£24,933,529	-£24,984,903	-£25,089,416	-£25,697,426	-£30,669,840	-£33,240,829
60% LAR : 40% CIR	30%	-£21,100,467	-£28,068,815	-£28,120,073	-£28,224,369	-£28,831,841	-£33,833,864	-£36,413,264
60% LAR : 40% CIR	35%	-£24,473,378	-£31,213,798	-£31,264,956	-£31,369,063	-£31,976,062	-£37,027,799	-£39,642,811
60% LAR : 40% CIR	40%	-£27,855,958	-£34,398,490	-£34,450,342	-£34,555,871	-£35,170,717	-£40,269,466	-£42,883,077
60% LAR : 40% CIR	45%	-£31,248,112	-£37,625,100	-£37,677,671	-£37,784,670	-£38,409,557	-£43,521,529	-£46,133,953
60% LAR : 40% CIR	50%	-£34,672,786	-£40,890,031	-£40,942,548	-£41,049,430	-£41,674,028	-£46,783,875	-£49,395,335

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,678,113	£8,380,348	£8,328,143	£8,222,152	£7,610,446	£2,610,928	£58,235
60% LAR : 40% CIR	5%	£13,389,749	£5,294,993	£5,242,988	£5,137,348	£4,526,517	-£466,584	-£3,016,361
60% LAR : 40% CIR	10%	£10,078,817	£2,199,462	£2,147,638	£2,042,320	£1,432,296	-£3,554,891	-£6,101,979
60% LAR : 40% CIR	15%	£6,745,555	-£906,153	-£957,810	-£1,062,834	-£1,672,119	-£6,653,890	-£9,198,516
60% LAR : 40% CIR	20%	£3,402,238	-£4,021,750	-£4,073,263	-£4,178,017	-£4,786,631	-£9,763,480	-£12,305,868
60% LAR : 40% CIR	25%	£48,957	-£7,147,247	-£7,198,621	-£7,303,134	-£7,911,144	-£12,883,558	-£15,454,547
60% LAR : 40% CIR	30%	-£3,314,185	-£10,282,533	-£10,333,791	-£10,438,087	-£11,045,559	-£16,047,582	-£18,626,981
60% LAR : 40% CIR	35%	-£6,687,096	-£13,427,516	-£13,478,674	-£13,582,781	-£14,189,780	-£19,241,517	-£21,856,529
60% LAR : 40% CIR	40%	-£10,069,676	-£16,612,208	-£16,664,060	-£16,769,589	-£17,385,434	-£22,483,186	-£25,096,795
60% LAR : 40% CIR	45%	-£13,461,830	-£19,838,818	-£19,891,389	-£19,998,388	-£20,623,275	-£25,735,247	-£28,347,671
60% LAR : 40% CIR	50%	-£16,886,504	-£23,103,749	-£23,156,266	-£23,263,148	-£23,887,746	-£28,997,593	-£31,609,053

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp	Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	105	Sales value inflation		Base
Site Area	0.9 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,154,385	-£19,970,536	-£20,024,347	-£20,133,596	-£20,764,112	-£25,917,361	-£28,548,548
60% LAR : 40% CIR	5%	-£13,256,774	-£20,875,401	-£20,929,006	-£21,037,895	-£21,667,509	-£26,814,143	-£29,442,324
60% LAR : 40% CIR	10%	-£14,369,728	-£21,790,758	-£21,844,175	-£21,952,732	-£22,581,514	-£27,722,052	-£30,347,462
60% LAR : 40% CIR	15%	-£15,493,149	-£22,716,507	-£22,769,754	-£22,878,005	-£23,506,026	-£28,640,983	-£31,263,854
60% LAR : 40% CIR	20%	-£16,626,937	-£23,652,550	-£23,705,643	-£23,813,618	-£24,440,947	-£29,570,830	-£32,191,395
60% LAR : 40% CIR	25%	-£17,770,991	-£24,598,788	-£24,651,743	-£24,759,468	-£25,386,175	-£30,511,487	-£33,129,975
60% LAR : 40% CIR	30%	-£18,925,213	-£25,555,121	-£25,607,955	-£25,715,459	-£26,341,610	-£31,462,851	-£34,079,489
60% LAR : 40% CIR	35%	-£20,089,502	-£26,521,450	-£26,574,180	-£26,681,489	-£27,307,152	-£32,424,816	-£35,039,828
60% LAR : 40% CIR	40%	-£21,263,760	-£27,497,676	-£27,550,319	-£27,657,459	-£28,282,701	-£33,397,278	-£36,010,885
60% LAR : 40% CIR	45%	-£22,447,885	-£28,483,700	-£28,536,271	-£28,643,270	-£29,268,157	-£34,380,130	-£36,992,554
60% LAR : 40% CIR	50%	-£23,641,777	-£29,479,424	-£29,531,940	-£29,638,823	-£30,263,419	-£35,373,268	-£37,984,726

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£99,788,103	-£107,604,254	-£107,658,065	-£107,767,314	-£108,397,830	-£113,551,079	-£116,182,266
60% LAR : 40% CIR	5%	-£100,890,492	-£108,509,119	-£108,562,724	-£108,671,613	-£109,301,227	-£114,447,861	-£117,076,042
60% LAR : 40% CIR	10%	-£102,003,446	-£109,424,476	-£109,477,893	-£109,586,450	-£110,215,232	-£115,355,770	-£117,981,180
60% LAR : 40% CIR	15%	-£103,126,867	-£110,350,225	-£110,403,472	-£110,511,723	-£111,139,744	-£116,274,701	-£118,897,572
60% LAR : 40% CIR	20%	-£104,260,655	-£111,286,268	-£111,339,361	-£111,447,336	-£112,074,665	-£117,204,548	-£119,825,113
60% LAR : 40% CIR	25%	-£105,404,709	-£112,232,506	-£112,285,461	-£112,393,186	-£113,019,893	-£118,145,205	-£120,763,693
60% LAR : 40% CIR	30%	-£106,558,931	-£113,188,839	-£113,241,673	-£113,349,177	-£113,975,328	-£119,096,569	-£121,713,207
60% LAR : 40% CIR	35%	-£107,723,220	-£114,155,168	-£114,207,898	-£114,315,207	-£114,940,870	-£120,058,534	-£122,673,546
60% LAR : 40% CIR	40%	-£108,897,478	-£115,131,394	-£115,184,037	-£115,291,177	-£115,916,419	-£121,030,995	-£123,644,603
60% LAR : 40% CIR	45%	-£110,081,603	-£116,117,418	-£116,169,989	-£116,276,988	-£116,901,875	-£122,013,948	-£124,626,272
60% LAR : 40% CIR	50%	-£111,275,495	-£117,113,141	-£117,165,658	-£117,272,541	-£117,897,137	-£123,006,985	-£125,618,444

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£63,875,146	-£71,391,296	-£71,445,108	-£71,554,356	-£72,184,873	-£77,338,121	-£79,969,308
60% LAR : 40% CIR	5%	-£64,577,543	-£72,196,171	-£72,249,776	-£72,358,664	-£72,988,278	-£78,134,913	-£80,763,094
60% LAR : 40% CIR	10%	-£65,680,497	-£73,111,527	-£73,164,944	-£73,273,501	-£73,902,283	-£79,042,822	-£81,668,232
60% LAR : 40% CIR	15%	-£66,813,919	-£74,037,277	-£74,090,523	-£74,198,774	-£74,826,796	-£79,961,752	-£82,584,624
60% LAR : 40% CIR	20%	-£67,947,706	-£74,973,320	-£75,026,412	-£75,134,387	-£75,761,716	-£80,891,599	-£83,512,165
60% LAR : 40% CIR	25%	-£69,091,761	-£75,919,558	-£75,972,512	-£76,080,238	-£76,706,944	-£81,832,256	-£84,450,744
60% LAR : 40% CIR	30%	-£70,245,982	-£76,875,890	-£76,928,724	-£77,036,228	-£77,662,379	-£82,783,620	-£85,400,259
60% LAR : 40% CIR	35%	-£71,410,272	-£77,842,219	-£77,894,949	-£78,002,258	-£78,627,922	-£83,745,586	-£86,360,597
60% LAR : 40% CIR	40%	-£72,584,529	-£78,818,445	-£78,871,068	-£78,978,229	-£79,603,470	-£84,716,047	-£87,331,655
60% LAR : 40% CIR	45%	-£73,768,654	-£79,804,469	-£79,857,041	-£79,964,040	-£80,588,926	-£85,700,899	-£88,313,323
60% LAR : 40% CIR	50%	-£74,962,546	-£80,800,193	-£80,852,709	-£80,959,592	-£81,584,186	-£86,694,037	-£89,306,495

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£48,428,744	-£56,244,895	-£56,298,706	-£56,407,955	-£57,038,471	-£62,191,720	-£64,822,907
60% LAR : 40% CIR	5%	-£49,531,133	-£57,149,760	-£57,203,365	-£57,312,254	-£57,941,868	-£63,088,502	-£65,716,683
60% LAR : 40% CIR	10%	-£50,644,087	-£58,065,117	-£58,118,534	-£58,227,091	-£58,855,873	-£63,996,411	-£66,621,821
60% LAR : 40% CIR	15%	-£51,767,508	-£58,990,866	-£59,044,113	-£59,152,364	-£59,780,385	-£64,915,342	-£67,538,213
60% LAR : 40% CIR	20%	-£52,901,296	-£59,926,909	-£59,980,002	-£60,087,977	-£60,715,306	-£65,845,189	-£68,465,754
60% LAR : 40% CIR	25%	-£54,045,350	-£60,873,147	-£60,926,102	-£61,033,827	-£61,660,534	-£66,785,846	-£69,404,334
60% LAR : 40% CIR	30%	-£55,199,572	-£61,829,479	-£61,882,314	-£61,989,816	-£62,615,969	-£67,737,210	-£70,353,848
60% LAR : 40% CIR	35%	-£56,363,861	-£62,795,809	-£62,848,539	-£62,955,848	-£63,581,511	-£68,699,175	-£71,314,187
60% LAR : 40% CIR	40%	-£57,538,119	-£63,772,035	-£63,824,676	-£63,931,816	-£64,557,060	-£69,671,637	-£72,285,244
60% LAR : 40% CIR	45%	-£58,722,244	-£64,758,059	-£64,810,630	-£64,917,629	-£65,542,516	-£70,654,489	-£73,266,913
60% LAR : 40% CIR	50%	-£59,916,136	-£65,753,783	-£65,806,299	-£65,913,182	-£66,537,778	-£71,647,626	-£74,259,085

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,642,462	-£38,458,613	-£38,512,424	-£38,621,673	-£39,252,189	-£44,405,436	-£47,036,625
60% LAR : 40% CIR	5%	-£31,744,851	-£39,363,478	-£39,417,083	-£39,525,972	-£40,155,586	-£45,302,220	-£47,930,401
60% LAR : 40% CIR	10%	-£32,857,805	-£40,278,835	-£40,332,252	-£40,440,809	-£41,069,591	-£46,210,129	-£48,835,539
60% LAR : 40% CIR	15%	-£33,981,226	-£41,204,584	-£41,257,831	-£41,366,082	-£41,994,103	-£47,129,060	-£49,751,931
60% LAR : 40% CIR	20%	-£35,115,014	-£42,140,627	-£42,193,720	-£42,301,695	-£42,929,024	-£48,058,907	-£50,679,472
60% LAR : 40% CIR	25%	-£36,259,068	-£43,086,865	-£43,139,820	-£43,247,545	-£43,874,252	-£48,999,564	-£51,618,052
60% LAR : 40% CIR	30%	-£37,413,290	-£44,043,197	-£44,096,032	-£44,203,536	-£44,829,687	-£49,950,928	-£52,567,566
60% LAR : 40% CIR	35%	-£38,577,579	-£45,009,527	-£45,062,257	-£45,169,566	-£45,795,229	-£50,912,893	-£53,527,905
60% LAR : 40% CIR	40%	-£39,751,837	-£45,985,753	-£46,038,396	-£46,145,536	-£46,770,778	-£51,885,354	-£54,498,962
60% LAR : 40% CIR	45%	-£40,935,962	-£46,971,777	-£47,024,348	-£47,131,347	-£47,756,234	-£52,868,207	-£55,480,631
60% LAR : 40% CIR	50%	-£42,129,854	-£47,967,600	-£48,020,017	-£48,126,900	-£48,751,496	-£53,861,344	-£56,472,803

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp	Value Area	Zone B -Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£7,542,220	-£18,432,119	-£15,480,930	-£15,595,180	-£16,226,695	-£21,378,945	-£24,010,132
60% LAR : 40% CIR	5%	-£8,875,216	-£16,563,906	-£16,617,511	-£16,726,400	-£17,356,013	-£22,502,648	-£25,130,828
60% LAR : 40% CIR	10%	-£10,218,779	-£17,706,184	-£17,759,600	-£17,868,157	-£18,496,939	-£23,637,477	-£26,262,887
60% LAR : 40% CIR	15%	-£11,572,808	-£18,856,854	-£18,912,099	-£19,020,351	-£19,648,373	-£24,783,328	-£27,406,201
60% LAR : 40% CIR	20%	-£12,937,204	-£20,021,818	-£20,074,909	-£20,182,884	-£20,810,213	-£25,940,096	-£28,560,662
60% LAR : 40% CIR	25%	-£14,311,867	-£21,194,975	-£21,247,930	-£21,356,656	-£21,982,363	-£27,107,675	-£29,726,163
60% LAR : 40% CIR	30%	-£15,696,697	-£22,378,230	-£22,431,064	-£22,538,567	-£23,164,718	-£28,285,960	-£30,902,597
60% LAR : 40% CIR	35%	-£17,091,595	-£23,571,479	-£23,624,209	-£23,731,518	-£24,357,182	-£29,474,846	-£32,089,857
60% LAR : 40% CIR	40%	-£18,496,460	-£24,774,626	-£24,827,269	-£24,934,409	-£25,559,651	-£30,674,227	-£33,287,836
60% LAR : 40% CIR	45%	-£19,911,193	-£25,987,571	-£26,040,142	-£26,147,141	-£26,772,028	-£31,884,001	-£34,496,425
60% LAR : 40% CIR	50%	-£21,335,694	-£27,210,215	-£27,262,732	-£27,369,614	-£27,994,211	-£33,104,059	-£35,715,518

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£95,175,938	-£103,065,837	-£103,119,648	-£103,228,898	-£103,859,413	-£109,012,663	-£111,643,850
60% LAR : 40% CIR	5%	-£96,508,934	-£104,157,824	-£104,211,229	-£104,320,118	-£104,989,731	-£110,136,366	-£112,764,546
60% LAR : 40% CIR	10%	-£97,852,497	-£105,339,902	-£105,393,318	-£105,501,875	-£106,130,657	-£111,271,195	-£113,896,605
60% LAR : 40% CIR	15%	-£99,206,526	-£106,492,571	-£106,545,817	-£106,654,069	-£107,282,091	-£112,417,046	-£115,039,919
60% LAR : 40% CIR	20%	-£100,570,922	-£107,655,536	-£107,708,627	-£107,816,602	-£108,443,931	-£113,573,814	-£116,194,380
60% LAR : 40% CIR	25%	-£101,945,585	-£108,828,693	-£108,881,648	-£108,989,374	-£109,616,080	-£114,741,393	-£117,359,881
60% LAR : 40% CIR	30%	-£103,330,415	-£110,011,947	-£110,064,782	-£110,172,285	-£110,798,436	-£115,919,678	-£118,536,315
60% LAR : 40% CIR	35%	-£104,725,313	-£111,205,167	-£111,257,927	-£111,365,236	-£111,990,900	-£117,108,564	-£119,723,575
60% LAR : 40% CIR	40%	-£106,130,178	-£112,408,344	-£112,460,986	-£112,568,127	-£113,193,369	-£118,307,945	-£120,921,554
60% LAR : 40% CIR	45%	-£107,544,911	-£113,621,289	-£113,673,860	-£113,780,859	-£114,405,746	-£119,517,719	-£122,130,143
60% LAR : 40% CIR	50%	-£108,969,412	-£114,843,933	-£114,896,450	-£115,003,332	-£115,627,929	-£120,737,777	-£123,349,238

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£59,362,599	-£66,732,464	-£66,286,828	-£66,319,949	-£66,946,245	-£72,098,714	-£76,320,901
60% LAR : 40% CIR	5%	-£60,195,985	-£67,884,675	-£67,938,280	-£68,047,169	-£68,676,782	-£73,823,417	-£76,451,597
60% LAR : 40% CIR	10%	-£61,039,548	-£69,026,953	-£69,080,369	-£69,188,926	-£69,817,708	-£74,958,247	-£77,583,656
60% LAR : 40% CIR	15%	-£62,893,577	-£70,179,623	-£70,232,868	-£70,341,120	-£70,969,142	-£76,104,098	-£78,726,970
60% LAR : 40% CIR	20%	-£64,257,973	-£71,342,587	-£71,395,678	-£71,503,654	-£72,130,983	-£77,260,866	-£79,881,431
60% LAR : 40% CIR	25%	-£65,632,637	-£72,515,744	-£72,568,700	-£72,676,425	-£73,303,132	-£78,428,444	-£81,046,932
60% LAR : 40% CIR	30%	-£67,017,466	-£73,698,999	-£73,751,833	-£73,859,336	-£74,485,487	-£79,606,729	-£82,223,367
60% LAR : 40% CIR	35%	-£68,412,364	-£74,892,249	-£74,944,978	-£75,052,288	-£75,677,951	-£80,795,615	-£83,410,627
60% LAR : 40% CIR	40%	-£69,817,229	-£76,095,395	-£76,148,038	-£76,255,178	-£76,880,421	-£81,994,996	-£84,608,605
60% LAR : 40% CIR	45%	-£71,231,962	-£77,308,340	-£77,360,912	-£77,467,911	-£78,092,797	-£83,204,770	-£85,817,194
60% LAR : 40% CIR	50%	-£72,656,463	-£78,530,984	-£78,583,501	-£78,690,383	-£79,314,981	-£84,424,828	-£87,036,288

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£43,816,579	-£51,706,478	-£51,760,289	-£51,869,539	-£52,500,054	-£57,653,304	-£60,284,491
60% LAR : 40% CIR	5%	-£45,149,575	-£52,838,265	-£52,891,870	-£53,000,759	-£53,630,372	-£58,777,007	-£61,405,187
60% LAR : 40% CIR	10%	-£46,493,138	-£53,980,543	-£54,033,959	-£54,142,516	-£54,771,298	-£59,911,836	-£62,537,246
60% LAR : 40% CIR	15%	-£47,847,167	-£55,133,212	-£55,186,458	-£55,294,710	-£55,922,732	-£61,057,687	-£63,680,560
60% LAR : 40% CIR	20%	-£49,211,563	-£56,296,177	-£56,349,268	-£56,457,243	-£57,084,572	-£62,214,455	-£64,835,021
60% LAR : 40% CIR	25%	-£50,586,226	-£57,469,334	-£57,522,289	-£57,630,015	-£58,256,722	-£63,382,034	-£66,000,522
60% LAR : 40% CIR	30%	-£51,971,056	-£58,652,589	-£58,705,423	-£58,812,926	-£59,439,077	-£64,560,319	-£67,176,956
60% LAR : 40% CIR	35%	-£53,365,954	-£59,845,838	-£59,898,568	-£60,005,877	-£60,631,541	-£65,749,205	-£68,364,216
60% LAR : 40% CIR	40%	-£54,770,819	-£61,048,985	-£61,101,628	-£61,208,768	-£61,834,010	-£66,948,586	-£69,562,195
60% LAR : 40% CIR	45%	-£56,185,552	-£62,261,930	-£62,314,501	-£62,421,500	-£63,046,387	-£68,158,360	-£70,770,784
60% LAR : 40% CIR	50%	-£57,610,053	-£63,484,574	-£63,537,091	-£63,643,973	-£64,268,570	-£69,378,418	-£71,989,877

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£28,930,227	-£33,920,196	-£33,974,007	-£34,083,257	-£34,713,772	-£39,867,022	-£42,498,209
60% LAR : 40% CIR	5%	-£27,363,293	-£35,051,983	-£35,105,588	-£35,214,477	-£35,844,090	-£40,990,725	-£43,618,905
60% LAR : 40% CIR	10%	-£28,706,856	-£36,194,261	-£36,247,677	-£36,356,234	-£36,985,016	-£42,125,554	-£44,750,964
60% LAR : 40% CIR	15%	-£30,060,885	-£37,346,930	-£37,400,176	-£37,508,428	-£38,136,450	-£43,271,405	-£45,894,278
60% LAR : 40% CIR	20%	-£31,425,281	-£38,509,895	-£38,562,986	-£38,670,961	-£39,298,290	-£44,428,173	-£47,048,739
60% LAR : 40% CIR	25%	-£32,799,944	-£39,683,052	-£39,736,007	-£39,843,733	-£40,470,439	-£45,595,752	-£48,214,240
60% LAR : 40% CIR	30%	-£34,184,774	-£40,866,306	-£40,919,141	-£41,026,644	-£41,652,795	-£46,774,037	-£49,390,674
60% LAR : 40% CIR	35%	-£35,579,672	-£42,059,556	-£42,112,286	-£42,219,595	-£42,845,259	-£47,962,923	-£50,577,934
60% LAR : 40% CIR	40%	-£36,984,537	-£43,262,703	-£43,315,345	-£43,422,486	-£44,047,728	-£49,162,304	-£51,775,913
60% LAR : 40% CIR	45%	-£38,399,270	-£44,475,648	-£44,528,219	-£44,635,218	-£45,260,105	-£50,372,078	-£52,984,501
60% LAR : 40% CIR	50%	-£39,823,771	-£45,698,292	-£45,750,809	-£45,857,691	-£46,482,288	-£51,592,136	-£54,203,595

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,236,137	£13,162,911	£13,216,722	£13,325,972	£13,996,488	£19,109,736	£21,740,923
60% LAR : 40% CIR	5%	£6,684,437	£14,408,158	£14,461,763	£14,570,651	£15,200,265	£20,346,900	£22,975,081
60% LAR : 40% CIR	10%	£8,143,304	£15,663,896	£15,717,312	£15,825,869	£16,454,651	£21,595,190	£24,220,600
60% LAR : 40% CIR	15%	£9,612,638	£16,930,027	£16,983,272	£17,091,524	£17,719,546	£22,854,501	£25,477,374
60% LAR : 40% CIR	20%	£11,092,338	£18,206,450	£18,259,543	£18,367,518	£18,994,847	£24,124,730	£26,745,296
60% LAR : 40% CIR	25%	£12,582,305	£19,493,070	£19,546,024	£19,653,750	£20,280,456	£25,405,768	£28,024,257
60% LAR : 40% CIR	30%	£14,082,439	£20,789,784	£20,842,618	£20,950,121	£21,576,273	£26,697,514	£29,314,151
60% LAR : 40% CIR	35%	£15,592,641	£22,096,493	£22,149,224	£22,256,533	£22,882,196	£27,999,860	£30,614,872
60% LAR : 40% CIR	40%	£17,112,810	£23,413,101	£23,465,744	£23,572,884	£24,198,126	£29,312,702	£31,926,311
60% LAR : 40% CIR	45%	£18,642,847	£24,739,507	£24,792,078	£24,899,076	£25,523,964	£30,635,936	£33,248,360
60% LAR : 40% CIR	50%	£20,182,653	£26,075,611	£26,128,128	£26,235,010	£26,859,607	£31,969,455	£34,580,914

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£92,869,855	-£100,796,629	-£100,850,440	-£100,959,690	-£101,590,206	-£106,743,454	-£109,374,641
60% LAR : 40% CIR	5%	-£94,318,155	-£102,041,876	-£102,095,451	-£102,204,369	-£102,833,963	-£107,980,615	-£110,608,799
60% LAR : 40% CIR	10%	-£95,777,022	-£103,297,614	-£103,351,030	-£103,459,587	-£104,088,369	-£109,228,908	-£111,854,318
60% LAR : 40% CIR	15%	-£97,246,356	-£104,563,745	-£104,616,990	-£104,725,242	-£105,353,264	-£110,488,219	-£113,111,092
60% LAR : 40% CIR	20%	-£98,726,056	-£105,840,168	-£105,893,261	-£106,001,236	-£106,628,565	-£111,758,446	-£114,379,014
60% LAR : 40% CIR	25%	-£100,216,023	-£107,126,787	-£107,179,742	-£107,287,468	-£107,914,174	-£113,039,486	-£115,657,975
60% LAR : 40% CIR	30%	-£101,716,157	-£108,423,501	-£108,476,336	-£108,583,839	-£109,209,991	-£114,331,232	-£116,947,869
60% LAR : 40% CIR	35%	-£103,226,359	-£109,730,211	-£109,782,942	-£109,890,251	-£110,515,914	-£115,633,578	-£118,248,590
60% LAR : 40% CIR	40%	-£104,746,528	-£111,046,819	-£111,099,462	-£111,206,602	-£111,831,844	-£116,946,420	-£119,560,029
60% LAR : 40% CIR	45%	-£106,276,565	-£112,373,225	-£112,425,796	-£112,532,794	-£113,157,682	-£118,269,654	-£120,882,078
60% LAR : 40% CIR	50%	-£107,816,371	-£113,709,329	-£113,761,846	-£113,868,728	-£114,493,325	-£119,603,173	-£122,214,632

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£59,384,858	-£64,482,063	-£64,537,883	-£64,646,241	-£65,277,227	-£70,435,928	-£73,061,896
60% LAR : 40% CIR	5%	-£58,005,206	-£65,728,927	-£65,782,532	-£65,891,421	-£66,521,035	-£71,667,669	-£74,295,850
60% LAR : 40% CIR	10%	-£59,464,073	-£66,984,665	-£67,038,082	-£67,146,638	-£67,775,421	-£72,915,959	-£75,541,369
60% LAR : 40% CIR	15%	-£60,933,407	-£68,250,796	-£68,304,041	-£68,412,294	-£69,040,315	-£74,175,271	-£76,798,143
60% LAR : 40% CIR	20%	-£62,413,107	-£69,527,220	-£69,580,312	-£69,688,287	-£70,315,616	-£75,445,499	-£78,066,065
60% LAR : 40% CIR	25%	-£63,903,074	-£70,813,839	-£70,866,793	-£70,974,519	-£71,601,225	-£76,726,537	-£79,345,026
60% LAR : 40% CIR	30%	-£65,403,208	-£72,110,553	-£72,163,387	-£72,270,890	-£72,897,042	-£78,018,283	-£80,634,921
60% LAR : 40% CIR	35%	-£66,913,411	-£73,417,262	-£73,469,993	-£73,577,302	-£74,202,965	-£79,320,630	-£81,935,641
60% LAR : 40% CIR	40%	-£68,433,580	-£74,733,870	-£74,786,513	-£74,893,653	-£75,518,895	-£80,633,472	-£83,247,080
60% LAR : 40% CIR	45%	-£69,963,616	-£76,060,276	-£76,112,847	-£76,219,846	-£76,844,733	-£81,956,705	-£84,569,130
60% LAR : 40% CIR	50%	-£71,503,422	-£77,396,380	-£77,448,897	-£77,555,780	-£78,180,376	-£83,290,224	-£85,901,683

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,810,496	-£49,437,270	-£49,491,081	-£49,600,331	-£50,230,847	-£55,384,096	-£58,015,282
60% LAR : 40% CIR	5%	-£42,958,796	-£50,682,517	-£50,736,122	-£50,845,010	-£51,474,604	-£56,621,259	-£59,249,440
60% LAR : 40% CIR	10%	-£44,417,663	-£51,938,255	-£51,991,671	-£52,100,228	-£52,729,010	-£57,869,549	-£60,494,959
60% LAR : 40% CIR	15%	-£45,886,997	-£53,204,386	-£53,257,631	-£53,365,883	-£53,993,905	-£59,128,860	-£61,751,733
60% LAR : 40% CIR	20%	-£47,366,697	-£54,480,809	-£54,533,902	-£54,641,877	-£55,269,206	-£60,399,089	-£63,019,655
60% LAR : 40% CIR	25%	-£48,856,664	-£55,767,429	-£55,820,383	-£55,928,109	-£56,554,815	-£61,680,127	-£64,298,616
60% LAR : 40% CIR	30%	-£50,356,798	-£57,064,143	-£57,116,977	-£57,224,480	-£57,850,632	-£62,971,873	-£65,588,510
60% LAR : 40% CIR	35%	-£51,867,000	-£58,370,852	-£58,423,583	-£58,530,892	-£59,156,555	-£64,274,219	-£66,889,231
60% LAR : 40% CIR	40%	-£53,387,169	-£59,687,460	-£59,740,103	-£59,847,243	-£60,472,485	-£65,587,061	-£68,200,670
60% LAR : 40% CIR	45%	-£54,917,206	-£61,013,866	-£61,066,437	-£61,173,436	-£61,798,323	-£66,910,295	-£69,522,719
60% LAR : 40% CIR	50%	-£56,457,012	-£62,349,970	-£62,402,487	-£62,509,369	-£63,133,966	-£68,243,814	-£70,855,273

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,724,214	-£31,650,988	-£31,704,799	-£31,814,049	-£32,444,565	-£37,597,813	-£40,229,000
60% LAR : 40% CIR	5%	-£25,172,514	-£32,896,235	-£32,949,840	-£33,058,728	-£33,688,322	-£38,834,977	-£41,463,158
60% LAR : 40% CIR	10%	-£26,631,381	-£34,151,973	-£34,205,389	-£34,313,946	-£34,942,728	-£40,083,267	-£42,708,677
60% LAR : 40% CIR	15%	-£28,100,715	-£35,418,104	-£35,471,349	-£35,579,601	-£36,207,623	-£41,342,578	-£43,965,451
60% LAR : 40% CIR	20%	-£29,580,415	-£36,694,527	-£36,747,620	-£36,855,595	-£37,482,924	-£42,612,807	-£45,233,372
60% LAR : 40% CIR	25%	-£31,070,382	-£37,981,146	-£38,034,101	-£38,141,827	-£38,768,533	-£43,893,845	-£46,512,334
60% LAR : 40% CIR	30%	-£32,570,516	-£39,277,860	-£39,330,695	-£39,438,198	-£40,064,350	-£45,185,591	-£47,802,228
60% LAR : 40% CIR	35%	-£34,080,718	-£40,584,570	-£40,637,301	-£40,744,610	-£41,370,273	-£46,487,937	-£49,102,949
60% LAR : 40% CIR	40%	-£35,600,887	-£41,901,178	-£41,953,821	-£42,060,961	-£42,686,203	-£47,800,779	-£50,414,388
60% LAR : 40% CIR	45%	-£37,130,924	-£43,227,584	-£43,280,155	-£43,387,153	-£44,012,041	-£49,124,013	-£51,736,437
60% LAR : 40% CIR	50%	-£38,670,730	-£44,563,688	-£44,616,205	-£44,723,087	-£45,347,684	-£50,457,532	-£53,068,991

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp	

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£2,930,054	£10,893,703	£10,947,513	£11,056,763	£11,687,279	£16,840,528	£19,471,715
60% LAR : 40% CIR	5%	£4,493,658	£12,252,410	£12,306,015	£12,414,904	£13,044,517	£18,191,152	£20,819,332
60% LAR : 40% CIR	10%	£8,067,830	£13,621,609	£13,675,025	£13,783,582	£14,412,364	£19,552,902	£22,178,312
60% LAR : 40% CIR	15%	£7,652,467	£15,001,200	£15,054,445	£15,162,697	£15,790,719	£20,925,674	£23,548,547
60% LAR : 40% CIR	20%	£9,247,472	£16,391,084	£16,444,176	£16,552,151	£17,179,481	£22,309,362	£24,929,928
60% LAR : 40% CIR	25%	£10,852,743	£17,791,163	£17,844,118	£17,951,844	£18,578,549	£23,703,863	£26,322,351
60% LAR : 40% CIR	30%	£12,468,181	£19,201,338	£19,254,172	£19,361,676	£19,987,827	£25,109,068	£27,725,705
60% LAR : 40% CIR	35%	£14,093,687	£20,621,508	£20,674,238	£20,781,548	£21,407,211	£26,524,875	£29,139,887
60% LAR : 40% CIR	40%	£15,729,161	£22,051,576	£22,104,219	£22,211,360	£22,836,601	£27,951,178	£30,564,785
60% LAR : 40% CIR	45%	£17,374,501	£23,491,442	£23,544,013	£23,651,012	£24,275,899	£29,387,872	£32,000,295
60% LAR : 40% CIR	50%	£19,029,611	£24,941,007	£24,993,523	£25,100,406	£25,725,003	£30,834,851	£33,446,309

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£90,563,772	-£98,527,421	-£98,581,231	-£98,690,481	-£99,320,997	-£104,474,248	-£107,105,433
60% LAR : 40% CIR	5%	-£92,127,376	-£99,889,128	-£99,939,733	-£100,048,622	-£100,678,755	-£105,824,870	-£108,453,090
60% LAR : 40% CIR	10%	-£93,701,548	-£101,265,327	-£101,308,743	-£101,417,300	-£102,046,082	-£107,186,620	-£109,812,030
60% LAR : 40% CIR	15%	-£95,286,184	-£102,634,918	-£102,688,163	-£102,796,419	-£103,424,437	-£108,559,392	-£111,182,265
60% LAR : 40% CIR	20%	-£96,881,189	-£104,024,802	-£104,077,894	-£104,185,869	-£104,813,199	-£109,943,080	-£112,563,646
60% LAR : 40% CIR	25%	-£98,486,461	-£105,424,881	-£105,477,836	-£105,585,582	-£106,212,267	-£111,337,581	-£113,956,089
60% LAR : 40% CIR	30%	-£100,101,899	-£106,836,056	-£106,887,890	-£106,995,394	-£107,621,546	-£112,742,786	-£115,359,423
60% LAR : 40% CIR	35%	-£101,727,405	-£108,259,226	-£108,307,956	-£108,415,266	-£109,040,929	-£114,158,593	-£116,773,005
60% LAR : 40% CIR	40%	-£103,362,879	-£109,685,294	-£109,737,937	-£109,845,077	-£110,470,319	-£115,584,896	-£118,198,503
60% LAR : 40% CIR	45%	-£105,008,219	-£111,125,160	-£111,177,731	-£111,284,730	-£111,909,657	-£117,021,590	-£119,634,013
60% LAR : 40% CIR	50%	-£106,663,329	-£112,574,725	-£112,627,241	-£112,734,124	-£113,358,720	-£118,468,968	-£121,080,027

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£59,280,564	-£63,242,213	-£63,296,023	-£63,405,273	-£64,035,789	-£69,189,040	-£71,820,225
60% LAR : 40% CIR	5%	-£55,814,427	-£63,575,179	-£63,625,784	-£63,735,673	-£64,365,286	-£69,511,922	-£72,140,102
60% LAR : 40% CIR	10%	-£57,388,599	-£64,952,378	-£64,995,794	-£65,104,351	-£65,733,133	-£70,873,671	-£73,499,081
60% LAR : 40% CIR	15%	-£58,973,236	-£66,321,969	-£66,375,215	-£66,483,467	-£67,111,488	-£72,246,444	-£74,869,316
60% LAR : 40% CIR	20%	-£60,568,241	-£67,711,853	-£67,764,945	-£67,872,920	-£68,500,250	-£73,630,132	-£76,250,698
60% LAR : 40% CIR	25%	-£62,173,512	-£69,111,932	-£69,164,887	-£69,272,633	-£69,899,319	-£75,024,632	-£77,643,140
60% LAR : 40% CIR	30%	-£63,788,950	-£70,522,107	-£70,573,941	-£70,682,445	-£71,308,596	-£76,429,837	-£79,046,475
60% LAR : 40% CIR	35%	-£65,414,456	-£71,942,277	-£71,990,008	-£72,097,317	-£72,722,980	-£77,845,644	-£80,460,056
60% LAR : 40% CIR	40%	-£67,049,930	-£73,372,345	-£73,424,988	-£73,532,129	-£74,157,370	-£79,271,947	-£81,885,555
60% LAR : 40% CIR	45%	-£68,695,271	-£74,812,211	-£74,864,782	-£74,971,781	-£75,596,668	-£80,708,641	-£83,321,065
60% LAR : 40% CIR	50%	-£70,350,380	-£76,261,776	-£76,314,292	-£76,421,175	-£77,045,772	-£82,155,020	-£84,767,079

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,204,413	-£47,166,062	-£47,221,872	-£47,331,122	-£47,961,638	-£53,114,887	-£55,746,074
60% LAR : 40% CIR	5%	-£40,768,017	-£48,529,769	-£48,580,374	-£48,689,263	-£49,318,876	-£54,465,511	-£57,093,691
60% LAR : 40% CIR	10%	-£42,342,189	-£49,895,968	-£49,939,384	-£50,047,941	-£50,676,723	-£55,827,261	-£58,452,671
60% LAR : 40% CIR	15%	-£43,926,825	-£51,275,559	-£51,328,804	-£51,437,056	-£52,065,078	-£57,200,033	-£59,822,906
60% LAR : 40% CIR	20%	-£45,521,830	-£52,665,443	-£52,718,535	-£52,826,510	-£53,453,840	-£58,583,721	-£61,204,287
60% LAR : 40% CIR	25%	-£47,127,102	-£54,065,522	-£54,118,477	-£54,226,223	-£54,852,908	-£59,978,222	-£62,596,730
60% LAR : 40% CIR	30%	-£48,742,540	-£55,476,697	-£55,528,531	-£55,636,035	-£56,262,186	-£61,383,427	-£64,000,064
60% LAR : 40% CIR	35%	-£50,368,046	-£56,895,867	-£56,948,597	-£57,055,907	-£57,681,570	-£62,799,234	-£65,414,646
60% LAR : 40% CIR	40%	-£52,003,520	-£58,325,935	-£58,378,578	-£58,485,719	-£59,110,960	-£64,225,537	-£66,839,144
60% LAR : 40% CIR	45%	-£53,648,860	-£59,765,801	-£59,818,372	-£59,925,371	-£60,550,258	-£65,662,231	-£68,274,654
60% LAR : 40% CIR	50%	-£55,303,970	-£61,215,368	-£61,267,882	-£61,374,765	-£61,999,362	-£67,109,210	-£69,720,668

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,418,131	-£29,381,780	-£29,435,590	-£29,544,840	-£30,175,356	-£35,328,605	-£37,959,792
60% LAR : 40% CIR	5%	-£22,981,735	-£30,740,486	-£30,794,092	-£30,902,981	-£31,532,594	-£36,679,229	-£39,307,409
60% LAR : 40% CIR	10%	-£24,555,907	-£32,109,686	-£32,153,102	-£32,261,659	-£32,890,441	-£38,040,979	-£40,666,389
60% LAR : 40% CIR	15%	-£26,140,543	-£33,489,277	-£33,542,522	-£33,650,774	-£34,278,796	-£39,413,751	-£42,036,624
60% LAR : 40% CIR	20%	-£27,735,548	-£34,879,161	-£34,932,253	-£35,040,228	-£35,667,558	-£40,797,439	-£43,418,005
60% LAR : 40% CIR	25%	-£29,340,820	-£36,279,240	-£36,332,195	-£36,439,941	-£37,066,626	-£42,191,940	-£44,810,447
60% LAR : 40% CIR	30%	-£30,956,258	-£37,689,414	-£37,742,249	-£37,849,753	-£38,475,904	-£43,597,145	-£46,213,782
60% LAR : 40% CIR	35%	-£32,581,764	-£39,109,585	-£39,162,315	-£39,269,625	-£39,895,288	-£45,012,952	-£47,627,964
60% LAR : 40% CIR	40%	-£34,217,238	-£40,539,653	-£40,592,296	-£40,699,436	-£41,324,678	-£46,439,255	-£49,052,862
60% LAR : 40% CIR	45%	-£35,862,578	-£41,979,519	-£42,032,090	-£42,139,089	-£42,763,976	-£47,875,948	-£50,488,372
60% LAR : 40% CIR	50%	-£37,517,688	-£43,429,084	-£43,481,600	-£43,588,483	-£44,213,079	-£49,322,928	-£51,934,386

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp	Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,656,831	-£6,355,287	-£6,409,096	-£6,518,346	-£7,148,862	-£12,302,111	-£14,933,298
60% LAR : 40% CIR	5%	-£112,101	-£7,940,914	-£7,994,519	-£8,103,408	-£8,733,022	-£13,879,656	-£16,507,837
60% LAR : 40% CIR	10%	-£1,916,880	-£9,537,034	-£9,590,451	-£9,699,007	-£10,327,789	-£15,468,328	-£18,093,737
60% LAR : 40% CIR	15%	-£3,732,126	-£11,143,546	-£11,196,791	-£11,305,044	-£11,933,064	-£17,068,021	-£19,690,892
60% LAR : 40% CIR	20%	-£5,557,739	-£12,760,351	-£12,813,443	-£12,921,418	-£13,548,747	-£18,678,630	-£21,299,195
60% LAR : 40% CIR	25%	-£7,393,618	-£14,387,351	-£14,440,305	-£14,548,032	-£15,174,737	-£20,300,049	-£22,918,538
60% LAR : 40% CIR	30%	-£9,239,665	-£16,024,446	-£16,077,281	-£16,184,784	-£16,810,935	-£21,932,176	-£24,548,814
60% LAR : 40% CIR	35%	-£11,095,779	-£17,671,537	-£17,724,268	-£17,831,577	-£18,457,239	-£23,574,904	-£26,189,916
60% LAR : 40% CIR	40%	-£12,961,861	-£19,328,526	-£19,381,169	-£19,488,309	-£20,113,552	-£25,228,127	-£27,841,736
60% LAR : 40% CIR	45%	-£14,837,811	-£20,995,313	-£21,047,884	-£21,154,883	-£21,779,770	-£26,891,742	-£29,504,166
60% LAR : 40% CIR	50%	-£16,723,528	-£22,671,798	-£22,724,315	-£22,831,197	-£23,455,795	-£28,565,642	-£31,177,102

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£85,976,887	-£93,989,005	-£94,042,814	-£94,152,064	-£94,762,580	-£99,935,829	-£102,567,016
60% LAR : 40% CIR	5%	-£87,745,819	-£96,574,632	-£96,628,227	-£96,737,126	-£96,366,740	-£101,513,374	-£104,141,555
60% LAR : 40% CIR	10%	-£89,550,598	-£97,170,762	-£97,224,169	-£97,332,724	-£97,961,507	-£103,102,046	-£105,727,455
60% LAR : 40% CIR	15%	-£91,365,844	-£98,777,264	-£98,830,509	-£98,938,762	-£99,566,782	-£104,701,739	-£107,324,610
60% LAR : 40% CIR	20%	-£93,191,457	-£100,394,069	-£100,447,161	-£100,555,136	-£101,182,465	-£106,312,348	-£108,932,913
60% LAR : 40% CIR	25%	-£95,027,336	-£102,021,069	-£102,074,023	-£102,181,750	-£102,808,455	-£107,933,767	-£110,552,256
60% LAR : 40% CIR	30%	-£96,873,383	-£103,658,164	-£103,710,999	-£103,818,502	-£104,444,653	-£109,565,894	-£112,182,532
60% LAR : 40% CIR	35%	-£98,729,497	-£105,305,255	-£105,357,986	-£105,465,295	-£106,090,957	-£111,208,622	-£113,823,634
60% LAR : 40% CIR	40%	-£100,595,579	-£106,962,244	-£107,014,887	-£107,122,027	-£107,747,270	-£112,861,845	-£115,475,454
60% LAR : 40% CIR	45%	-£102,471,529	-£108,629,031	-£108,681,602	-£108,788,601	-£109,413,488	-£114,525,460	-£117,137,884
60% LAR : 40% CIR	50%	-£104,357,246	-£110,305,516	-£110,358,033	-£110,464,915	-£111,089,513	-£116,199,360	-£118,810,820

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£89,883,888	-£97,896,006	-£97,949,815	-£98,059,065	-£98,669,581	-£103,842,830	-£106,474,017
60% LAR : 40% CIR	5%	-£51,432,870	-£59,201,683	-£59,315,288	-£59,424,177	-£60,053,791	-£65,200,425	-£67,828,606
60% LAR : 40% CIR	10%	-£53,237,650	-£60,857,813	-£60,911,220	-£61,019,776	-£61,648,558	-£66,789,097	-£69,414,506
60% LAR : 40% CIR	15%	-£55,052,895	-£62,464,315	-£62,517,561	-£62,625,813	-£63,253,833	-£68,388,790	-£71,011,661
60% LAR : 40% CIR	20%	-£56,878,508	-£64,081,120	-£64,134,212	-£64,242,187	-£64,869,516	-£69,999,399	-£72,619,964
60% LAR : 40% CIR	25%	-£58,714,387	-£65,708,120	-£65,761,074	-£65,868,801	-£66,495,506	-£71,620,818	-£74,239,308
60% LAR : 40% CIR	30%	-£60,560,434	-£67,345,215	-£67,398,050	-£67,505,553	-£68,131,704	-£73,252,945	-£75,869,584
60% LAR : 40% CIR	35%	-£62,416,549	-£69,092,306	-£69,145,037	-£69,252,346	-£69,878,008	-£74,995,673	-£77,510,685
60% LAR : 40% CIR	40%	-£64,282,630	-£70,649,295	-£70,701,938	-£70,809,078	-£71,434,321	-£76,548,897	-£79,162,505
60% LAR : 40% CIR	45%	-£66,158,580	-£72,316,082	-£72,368,653	-£72,475,652	-£73,100,539	-£78,212,512	-£80,824,936
60% LAR : 40% CIR	50%	-£68,044,297	-£73,992,567	-£74,045,085	-£74,151,966	-£74,776,564	-£79,886,411	-£82,497,871

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£34,617,528	-£42,609,646	-£42,663,455	-£42,792,705	-£43,423,221	-£48,576,470	-£51,207,657
60% LAR : 40% CIR	5%	-£36,386,460	-£44,215,273	-£44,268,878	-£44,377,767	-£45,007,381	-£50,154,015	-£52,782,196
60% LAR : 40% CIR	10%	-£38,191,239	-£45,811,393	-£45,864,810	-£45,973,365	-£46,602,148	-£51,742,687	-£54,368,096
60% LAR : 40% CIR	15%	-£40,006,485	-£47,417,905	-£47,471,150	-£47,579,403	-£48,207,423	-£53,342,380	-£55,965,251
60% LAR : 40% CIR	20%	-£41,832,098	-£49,034,710	-£49,087,802	-£49,195,777	-£49,823,106	-£54,952,989	-£57,573,554
60% LAR : 40% CIR	25%	-£43,667,977	-£50,661,710	-£50,714,664	-£50,822,391	-£51,449,096	-£56,574,408	-£59,192,897
60% LAR : 40% CIR	30%	-£45,514,024	-£52,298,805	-£52,351,640	-£52,459,143	-£53,085,294	-£58,206,535	-£60,823,173
60% LAR : 40% CIR	35%	-£47,370,138	-£53,945,896	-£53,998,627	-£54,105,936	-£54,731,598	-£59,849,263	-£62,464,275
60% LAR : 40% CIR	40%	-£49,236,220	-£55,602,885	-£55,655,528	-£55,762,668	-£56,387,910	-£61,502,486	-£64,116,095
60% LAR : 40% CIR	45%	-£51,112,170	-£57,269,672	-£57,322,243	-£57,429,242	-£58,054,129	-£63,166,101	-£65,778,525
60% LAR : 40% CIR	50%	-£52,997,887	-£58,946,157	-£58,998,674	-£59,105,556	-£59,730,154	-£64,840,001	-£67,451,461

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£16,831,249	-£24,843,364	-£24,897,173	-£25,006,423	-£25,636,939	-£30,790,188	-£33,421,375
60% LAR : 40% CIR	5%	-£18,600,178	-£26,429,991	-£26,482,596	-£26,591,485	-£27,221,099	-£32,367,733	-£34,995,914
60% LAR : 40% CIR	10%	-£20,404,957	-£28,025,110	-£28,078,528	-£28,187,083	-£28,815,866	-£33,956,405	-£36,581,814
60% LAR : 40% CIR	15%	-£22,220,203	-£29,631,623	-£29,684,868	-£29,793,121	-£30,421,141	-£35,556,098	-£38,178,969
60% LAR : 40% CIR	20%	-£24,045,816	-£31,248,428	-£31,301,520	-£31,409,495	-£32,036,824	-£37,166,707	-£39,787,272
60% LAR : 40% CIR	25%	-£25,881,695	-£32,875,428	-£32,928,382	-£33,036,109	-£33,662,814	-£38,788,126	-£41,406,615
60% LAR : 40% CIR	30%	-£27,727,742	-£34,512,522	-£34,565,358	-£34,672,861	-£35,299,012	-£40,420,253	-£43,036,891
60% LAR : 40% CIR	35%	-£29,583,856	-£36,159,614	-£36,212,345	-£36,319,654	-£36,945,316	-£42,062,981	-£44,677,993
60% LAR : 40% CIR	40%	-£31,449,938	-£37,816,603	-£37,869,246	-£37,976,386	-£38,601,629	-£43,716,204	-£46,329,813
60% LAR : 40% CIR	45%	-£33,325,888	-£39,483,390	-£39,535,961	-£39,642,960	-£40,267,847	-£45,379,819	-£47,992,243
60% LAR : 40% CIR	50%	-£35,211,605	-£41,159,875	-£41,212,392	-£41,319,274	-£41,943,872	-£47,053,719	-£49,665,179

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp	Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£6,180,247	-£1,816,870	-£1,870,681	-£1,979,931	-£2,610,445	-£7,763,695	-£10,394,882
60% LAR : 40% CIR	5%	£4,205,291	-£3,629,419	-£3,683,024	-£3,791,912	-£4,421,525	-£9,568,161	-£12,196,341
60% LAR : 40% CIR	10%	£2,200,493	-£5,452,458	-£5,505,876	-£5,614,431	-£6,243,215	-£11,383,753	-£14,009,162
60% LAR : 40% CIR	15%	£185,386	-£7,285,891	-£7,339,137	-£7,447,389	-£8,075,410	-£13,210,367	-£15,833,238
60% LAR : 40% CIR	20%	-£1,868,006	-£9,129,618	-£9,182,709	-£9,290,685	-£9,918,014	-£15,047,896	-£17,668,462
60% LAR : 40% CIR	25%	-£3,934,494	-£10,983,538	-£11,036,493	-£11,144,218	-£11,770,925	-£16,896,237	-£19,514,726
60% LAR : 40% CIR	30%	-£6,011,149	-£12,847,555	-£12,900,389	-£13,007,892	-£13,634,043	-£18,755,285	-£21,371,922
60% LAR : 40% CIR	35%	-£8,097,871	-£14,721,566	-£14,774,297	-£14,881,606	-£15,507,268	-£20,624,934	-£23,239,945
60% LAR : 40% CIR	40%	-£10,194,562	-£16,605,476	-£16,658,119	-£16,765,260	-£17,390,501	-£22,505,078	-£25,118,686
60% LAR : 40% CIR	45%	-£12,301,119	-£18,499,183	-£18,551,755	-£18,658,754	-£19,283,640	-£24,395,613	-£27,008,037
60% LAR : 40% CIR	50%	-£14,417,445	-£20,402,590	-£20,455,107	-£20,561,989	-£21,186,587	-£26,296,434	-£28,907,893

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£91,453,471	-£89,450,588	-£89,504,399	-£89,613,649	-£90,244,163	-£95,397,413	-£98,028,600
60% LAR : 40% CIR	5%	-£93,428,427	-£91,253,137	-£91,306,742	-£91,425,630	-£92,055,243	-£97,201,979	-£99,830,059
60% LAR : 40% CIR	10%	-£95,433,224	-£93,086,176	-£93,139,593	-£93,248,149	-£93,876,932	-£99,017,471	-£101,642,880
60% LAR : 40% CIR	15%	-£97,448,332	-£94,919,609	-£94,972,855	-£95,081,107	-£95,709,128	-£100,844,085	-£103,466,956
60% LAR : 40% CIR	20%	-£99,501,724	-£96,763,336	-£96,816,427	-£96,924,403	-£97,551,732	-£102,681,614	-£105,302,180
60% LAR : 40% CIR	25%	-£91,568,212	-£98,617,256	-£98,670,211	-£98,777,936	-£99,404,643	-£104,529,955	-£107,148,444
60% LAR : 40% CIR	30%	-£93,644,866	-£100,481,273	-£100,534,107	-£100,641,610	-£101,267,761	-£106,389,003	-£109,005,640
60% LAR : 40% CIR	35%	-£95,731,589	-£102,355,284	-£102,408,015	-£102,515,324	-£103,140,986	-£108,258,651	-£110,873,663
60% LAR : 40% CIR	40%	-£97,828,280	-£104,239,194	-£104,291,837	-£104,398,978	-£105,024,219	-£110,138,796	-£112,752,404
60% LAR : 40% CIR	45%	-£99,934,837	-£106,132,901	-£106,185,473	-£106,292,472	-£106,917,358	-£112,029,331	-£114,641,755
60% LAR : 40% CIR	50%	-£102,051,163	-£108,036,308	-£108,088,824	-£108,195,707	-£108,820,305	-£113,930,152	-£116,541,611

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£55,180,465	-£53,177,582	-£53,231,393	-£53,340,643	-£53,971,157	-£59,084,464	-£61,715,651
60% LAR : 40% CIR	5%	-£47,119,478	-£54,950,188	-£55,003,793	-£55,112,682	-£55,742,295	-£60,888,930	-£63,517,110
60% LAR : 40% CIR	10%	-£49,120,276	-£56,773,228	-£56,826,645	-£56,935,201	-£57,563,984	-£62,704,522	-£65,329,931
60% LAR : 40% CIR	15%	-£51,135,383	-£58,606,660	-£58,659,906	-£58,768,158	-£59,396,179	-£64,531,136	-£67,154,007
60% LAR : 40% CIR	20%	-£53,188,775	-£60,450,387	-£60,503,479	-£60,611,454	-£61,238,783	-£66,368,666	-£68,989,231
60% LAR : 40% CIR	25%	-£55,255,263	-£62,304,308	-£62,357,262	-£62,464,988	-£63,091,694	-£68,217,006	-£70,835,495
60% LAR : 40% CIR	30%	-£57,331,918	-£64,168,324	-£64,221,158	-£64,328,661	-£64,954,812	-£70,076,054	-£72,692,692
60% LAR : 40% CIR	35%	-£59,418,640	-£66,042,336	-£66,095,066	-£66,202,375	-£66,828,038	-£71,945,703	-£74,560,715
60% LAR : 40% CIR	40%	-£61,515,331	-£67,926,245	-£67,978,889	-£68,086,029	-£68,711,270	-£73,825,847	-£76,439,455
60% LAR : 40% CIR	45%	-£63,621,888	-£69,819,953	-£69,872,524	-£69,979,523	-£70,604,410	-£75,716,383	-£78,328,806
60% LAR : 40% CIR	50%	-£65,738,214	-£71,723,359	-£71,775,876	-£71,882,758	-£72,507,356	-£77,617,203	-£80,228,662

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,094,112	-£38,091,229	-£38,145,040	-£38,254,290	-£38,884,804	-£44,038,054	-£46,669,241
60% LAR : 40% CIR	5%	-£32,069,068	-£39,903,778	-£39,957,383	-£40,066,271	-£40,695,884	-£45,842,520	-£48,470,700
60% LAR : 40% CIR	10%	-£34,073,866	-£41,726,817	-£41,780,234	-£41,888,790	-£42,517,573	-£47,658,112	-£50,283,521
60% LAR : 40% CIR	15%	-£36,088,973	-£43,560,250	-£43,613,496	-£43,721,748	-£44,349,769	-£49,484,726	-£52,107,597
60% LAR : 40% CIR	20%	-£38,142,365	-£45,403,977	-£45,457,068	-£45,565,044	-£46,192,373	-£51,322,255	-£53,942,821
60% LAR : 40% CIR	25%	-£40,208,853	-£47,257,897	-£47,310,852	-£47,418,577	-£48,045,284	-£53,170,596	-£55,789,085
60% LAR : 40% CIR	30%	-£42,285,508	-£49,121,914	-£49,174,748	-£49,282,251	-£49,908,402	-£55,029,644	-£57,646,281
60% LAR : 40% CIR	35%	-£44,372,230	-£50,995,925	-£51,048,656	-£51,155,965	-£51,781,627	-£56,899,292	-£59,514,304
60% LAR : 40% CIR	40%	-£46,468,921	-£52,879,835	-£52,932,478	-£53,039,619	-£53,664,860	-£58,779,437	-£61,393,045
60% LAR : 40% CIR	45%	-£48,575,478	-£54,773,542	-£54,826,114	-£54,933,113	-£55,557,999	-£60,669,972	-£63,282,396
60% LAR : 40% CIR	50%	-£50,691,804	-£56,676,949	-£56,729,466	-£56,836,348	-£57,460,946	-£62,570,793	-£65,182,252

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,307,839	-£20,304,947	-£20,358,758	-£20,468,007	-£21,098,522	-£26,251,772	-£28,882,959
60% LAR : 40% CIR	5%	-£14,282,786	-£22,117,496	-£22,171,101	-£22,279,989	-£22,909,602	-£28,056,238	-£30,684,418
60% LAR : 40% CIR	10%	-£16,287,583	-£23,940,535	-£23,993,952	-£24,102,508	-£24,731,291	-£29,871,830	-£32,497,239
60% LAR : 40% CIR	15%	-£18,302,691	-£25,773,968	-£25,827,214	-£25,935,466	-£26,563,487	-£31,698,444	-£34,321,315
60% LAR : 40% CIR	20%	-£20,356,083	-£27,617,695	-£27,670,786	-£27,778,762	-£28,406,091	-£33,535,973	-£36,156,539
60% LAR : 40% CIR	25%	-£22,422,571	-£29,471,615	-£29,524,570	-£29,632,295	-£30,259,002	-£35,384,314	-£38,002,803
60% LAR : 40% CIR	30%	-£24,499,225	-£31,335,631	-£31,388,466	-£31,495,969	-£32,122,120	-£37,243,362	-£39,859,999
60% LAR : 40% CIR	35%	-£26,585,948	-£33,209,643	-£33,262,374	-£33,369,683	-£33,995,345	-£39,113,010	-£41,728,022
60% LAR : 40% CIR	40%	-£28,682,639	-£35,093,553	-£35,146,196	-£35,253,337	-£35,878,578	-£40,993,155	-£43,606,763
60% LAR : 40% CIR	45%	-£30,789,196	-£36,987,260	-£37,039,832	-£37,146,831	-£37,771,717	-£42,883,690	-£45,496,114
60% LAR : 40% CIR	50%	-£32,905,522	-£38,890,667	-£38,943,183	-£39,050,066	-£39,674,664	-£44,784,511	-£47,395,970

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£15,140,744	£7,127,107	£7,074,902	£6,968,912	£6,357,207	£1,293,404	-£1,318,048
60% LAR : 40% CIR	5%	£12,723,937	£4,918,526	£4,865,726	£4,758,473	£4,138,322	-£945,169	-£3,573,350
60% LAR : 40% CIR	10%	£10,296,880	£2,675,842	£2,623,248	£2,516,324	£1,896,991	-£3,214,603	-£5,940,013
60% LAR : 40% CIR	15%	£7,859,669	£422,963	£370,518	£263,893	-£360,101	-£5,495,058	-£8,117,930
60% LAR : 40% CIR	20%	£5,412,400	-£1,868,151	-£1,921,242	-£2,029,218	-£2,656,548	-£7,786,429	-£10,406,995
60% LAR : 40% CIR	25%	£2,938,913	-£4,175,914	-£4,228,868	-£4,336,594	-£4,963,300	-£10,088,612	-£12,707,100
60% LAR : 40% CIR	30%	£439,183	-£6,493,772	-£6,546,606	-£6,654,109	-£7,280,260	-£12,401,501	-£15,018,139
60% LAR : 40% CIR	35%	-£2,102,056	-£8,821,625	-£8,874,356	-£8,981,664	-£9,607,327	-£14,724,991	-£17,340,004
60% LAR : 40% CIR	40%	-£4,659,963	-£11,159,377	-£11,212,019	-£11,319,160	-£11,944,401	-£17,058,978	-£19,672,586
60% LAR : 40% CIR	45%	-£7,227,737	-£13,506,925	-£13,559,497	-£13,666,496	-£14,291,382	-£19,403,355	-£22,015,779
60% LAR : 40% CIR	50%	-£9,805,279	-£15,864,173	-£15,916,690	-£16,023,573	-£16,648,170	-£21,758,017	-£24,369,477

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£72,492,974	-£80,506,610	-£80,558,816	-£80,664,805	-£81,276,511	-£86,340,314	-£88,951,766
60% LAR : 40% CIR	5%	-£74,909,781	-£82,715,192	-£82,767,992	-£82,879,245	-£83,490,396	-£88,578,987	-£91,207,068
60% LAR : 40% CIR	10%	-£77,336,838	-£84,957,856	-£85,010,470	-£85,117,394	-£85,730,727	-£90,848,321	-£93,473,731
60% LAR : 40% CIR	15%	-£79,774,049	-£87,210,755	-£87,263,200	-£87,369,825	-£87,993,819	-£93,128,776	-£95,751,648
60% LAR : 40% CIR	20%	-£82,221,318	-£89,501,859	-£89,554,960	-£89,662,636	-£90,290,265	-£95,420,147	-£98,040,713
60% LAR : 40% CIR	25%	-£84,694,805	-£91,809,632	-£91,862,586	-£91,970,312	-£92,597,018	-£97,722,330	-£100,340,818
60% LAR : 40% CIR	30%	-£87,194,935	-£94,127,490	-£94,180,324	-£94,287,827	-£94,913,978	-£100,035,219	-£102,651,857
60% LAR : 40% CIR	35%	-£89,735,774	-£96,456,343	-£96,508,974	-£96,615,382	-£97,241,045	-£102,358,709	-£104,973,722
60% LAR : 40% CIR	40%	-£92,293,681	-£98,793,095	-£98,845,737	-£98,952,878	-£99,578,119	-£104,692,696	-£107,306,304
60% LAR : 40% CIR	45%	-£94,861,455	-£101,140,643	-£101,193,215	-£101,300,214	-£101,925,100	-£107,037,073	-£109,649,497
60% LAR : 40% CIR	50%	-£97,438,997	-£103,497,891	-£103,550,408	-£103,657,290	-£104,281,888	-£109,391,735	-£112,003,195

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,180,884	-£46,219,662	-£44,248,860	-£44,351,572	-£44,963,263	-£50,027,066	-£52,638,517
60% LAR : 40% CIR	5%	-£38,596,832	-£46,402,244	-£46,455,043	-£46,562,296	-£47,182,447	-£52,265,938	-£54,894,119
60% LAR : 40% CIR	10%	-£41,023,890	-£48,644,907	-£48,697,521	-£48,804,445	-£49,430,778	-£54,538,372	-£57,160,782
60% LAR : 40% CIR	15%	-£43,461,100	-£50,897,806	-£50,950,251	-£51,056,877	-£51,680,871	-£56,815,827	-£59,438,700
60% LAR : 40% CIR	20%	-£45,908,369	-£53,188,910	-£53,242,012	-£53,349,687	-£53,977,317	-£59,107,198	-£61,727,764
60% LAR : 40% CIR	25%	-£48,381,857	-£55,496,683	-£55,549,637	-£55,657,363	-£56,284,069	-£61,409,382	-£64,027,870
60% LAR : 40% CIR	30%	-£50,881,987	-£57,814,541	-£57,867,375	-£57,974,878	-£58,601,029	-£63,722,270	-£66,338,909
60% LAR : 40% CIR	35%	-£53,422,825	-£60,143,394	-£60,196,025	-£60,302,433	-£60,928,096	-£66,045,760	-£68,660,773
60% LAR : 40% CIR	40%	-£55,980,732	-£62,480,146	-£62,532,789	-£62,639,929	-£63,265,170	-£68,379,747	-£70,993,355
60% LAR : 40% CIR	45%	-£58,548,506	-£64,827,694	-£64,880,266	-£64,987,265	-£65,612,151	-£70,724,124	-£73,336,548
60% LAR : 40% CIR	50%	-£61,126,048	-£67,184,943	-£67,237,459	-£67,344,342	-£67,968,939	-£73,078,787	-£75,690,246

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,133,615	-£29,147,251	-£29,199,457	-£29,305,446	-£29,917,152	-£34,980,955	-£37,592,407
60% LAR : 40% CIR	5%	-£23,550,422	-£31,355,833	-£31,408,633	-£31,519,886	-£32,136,037	-£37,219,528	-£39,847,709
60% LAR : 40% CIR	10%	-£25,977,479	-£33,598,497	-£33,651,111	-£33,758,035	-£34,377,368	-£39,488,962	-£42,114,372
60% LAR : 40% CIR	15%	-£28,414,690	-£35,851,396	-£35,903,841	-£36,010,466	-£36,634,460	-£41,769,417	-£44,392,289
60% LAR : 40% CIR	20%	-£30,861,959	-£38,142,510	-£38,195,601	-£38,303,277	-£38,930,907	-£44,060,788	-£46,681,354
60% LAR : 40% CIR	25%	-£33,335,446	-£40,450,273	-£40,503,227	-£40,610,953	-£41,237,659	-£46,362,971	-£48,981,459
60% LAR : 40% CIR	30%	-£35,835,576	-£42,768,131	-£42,820,965	-£42,928,468	-£43,554,619	-£48,675,860	-£51,292,498
60% LAR : 40% CIR	35%	-£38,376,415	-£45,096,984	-£45,148,715	-£45,256,023	-£45,881,686	-£50,999,350	-£53,614,363
60% LAR : 40% CIR	40%	-£40,934,322	-£47,433,736	-£47,486,378	-£47,593,519	-£48,218,760	-£53,333,337	-£55,946,945
60% LAR : 40% CIR	45%	-£43,502,096	-£49,781,284	-£49,833,856	-£49,940,855	-£50,565,741	-£55,677,714	-£58,290,138
60% LAR : 40% CIR	50%	-£46,079,638	-£52,138,532	-£52,191,049	-£52,297,931	-£52,922,529	-£58,032,376	-£60,643,836

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,347,333	-£11,360,969	-£11,413,175	-£11,519,164	-£12,130,870	-£17,194,673	-£19,806,125
60% LAR : 40% CIR	5%	-£5,764,140	-£13,569,551	-£13,622,351	-£13,733,604	-£14,349,755	-£19,433,246	-£22,061,427
60% LAR : 40% CIR	10%	-£8,191,197	-£15,812,215	-£15,864,829	-£15,971,753	-£16,591,086	-£21,702,680	-£24,328,090
60% LAR : 40% CIR	15%	-£10,628,408	-£18,065,114	-£18,117,559	-£18,224,184	-£18,848,178	-£23,983,135	-£26,606,007
60% LAR : 40% CIR	20%	-£13,076,677	-£20,356,228	-£20,409,319	-£20,517,094	-£21,144,624	-£26,274,506	-£28,895,072
60% LAR : 40% CIR	25%	-£15,549,164	-£22,663,991	-£22,716,945	-£22,824,671	-£23,451,377	-£28,576,689	-£31,195,177
60% LAR : 40% CIR	30%	-£18,048,894	-£24,981,849	-£25,034,683	-£25,142,186	-£25,768,337	-£30,889,578	-£33,506,216
60% LAR : 40% CIR	35%	-£20,590,133	-£27,309,702	-£27,362,433	-£27,469,741	-£28,095,404	-£33,213,068	-£35,828,081
60% LAR : 40% CIR	40%	-£23,148,040	-£29,647,454	-£29,700,096	-£29,807,237	-£30,432,478	-£35,547,055	-£38,160,663
60% LAR : 40% CIR	45%	-£25,715,813	-£31,995,002	-£32,047,574	-£32,154,573	-£32,779,459	-£37,891,432	-£40,503,856
60% LAR : 40% CIR	50%	-£28,293,356	-£34,352,250	-£34,404,767	-£34,511,649	-£35,136,247	-£40,246,094	-£42,857,554

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£26,341,364	£18,148,629	£18,096,424	£17,990,433	£17,378,727	£12,379,209	£9,826,516
60% LAR : 40% CIR	5%	£23,364,527	£15,393,920	£15,341,915	£15,236,274	£14,625,444	£9,632,343	£7,082,566
60% LAR : 40% CIR	10%	£20,377,439	£12,629,034	£12,577,210	£12,471,893	£11,861,869	£6,874,682	£4,305,727
60% LAR : 40% CIR	15%	£17,380,196	£9,854,065	£9,802,408	£9,697,384	£9,088,099	£4,086,721	£1,503,268
60% LAR : 40% CIR	20%	£14,372,897	£7,069,109	£7,017,601	£6,912,847	£6,304,233	£1,271,010	-£1,330,163
60% LAR : 40% CIR	25%	£11,355,635	£4,268,488	£4,216,330	£4,110,223	£3,492,935	-£1,579,081	-£4,197,570
60% LAR : 40% CIR	30%	£8,328,511	£1,426,689	£1,374,649	£1,268,760	£652,021	-£4,459,272	-£7,075,911
60% LAR : 40% CIR	35%	£5,291,619	-£1,446,698	-£1,499,429	-£1,606,737	-£2,232,400	-£7,350,064	-£9,965,076
60% LAR : 40% CIR	40%	£2,224,347	-£4,351,751	-£4,404,394	-£4,511,534	-£5,136,777	-£10,251,352	-£12,864,961
60% LAR : 40% CIR	45%	-£886,009	-£7,266,603	-£7,319,174	-£7,426,172	-£8,051,060	-£13,163,032	-£15,775,457
60% LAR : 40% CIR	50%	-£4,040,072	-£10,191,152	-£10,243,670	-£10,350,552	-£10,975,149	-£16,084,997	-£18,696,456

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£61,292,354	-£69,485,089	-£69,537,294	-£69,643,285	-£70,254,991	-£75,254,509	-£77,807,202
60% LAR : 40% CIR	5%	-£64,269,191	-£72,239,797	-£72,291,803	-£72,397,444	-£73,008,274	-£78,001,375	-£80,551,152
60% LAR : 40% CIR	10%	-£67,256,279	-£75,004,684	-£75,056,507	-£75,161,825	-£75,771,849	-£80,759,036	-£83,327,991
60% LAR : 40% CIR	15%	-£70,253,522	-£77,779,653	-£77,831,310	-£77,936,334	-£78,545,619	-£83,546,997	-£86,130,449
60% LAR : 40% CIR	20%	-£73,260,821	-£80,564,609	-£80,616,117	-£80,720,871	-£81,329,485	-£86,362,708	-£88,963,851
60% LAR : 40% CIR	25%	-£76,278,083	-£83,365,230	-£83,417,388	-£83,523,495	-£84,140,782	-£89,212,799	-£91,851,288
60% LAR : 40% CIR	30%	-£79,305,207	-£86,207,029	-£86,259,089	-£86,364,998	-£86,981,697	-£92,092,990	-£94,799,628
60% LAR : 40% CIR	35%	-£82,342,099	-£89,080,416	-£89,133,147	-£89,240,455	-£89,866,118	-£94,983,782	-£97,598,794
60% LAR : 40% CIR	40%	-£85,409,371	-£91,985,469	-£92,038,112	-£92,145,252	-£92,770,495	-£97,885,070	-£100,498,679
60% LAR : 40% CIR	45%	-£88,519,727	-£94,900,321	-£94,952,892	-£95,059,890	-£95,684,778	-£100,796,750	-£103,408,175
60% LAR : 40% CIR	50%	-£91,673,790	-£97,824,870	-£97,877,388	-£97,984,270	-£98,608,867	-£103,718,715	-£106,330,174

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£24,379,864	-£33,224,598	-£33,276,803	-£33,382,794	-£33,994,500	-£38,994,018	-£41,546,711
60% LAR : 40% CIR	5%	-£27,356,242	-£35,326,849	-£35,378,854	-£36,084,495	-£36,695,325	-£41,688,426	-£44,238,203
60% LAR : 40% CIR	10%	-£30,343,331	-£38,091,735	-£38,143,559	-£38,248,876	-£38,858,901	-£44,446,087	-£47,015,042
60% LAR : 40% CIR	15%	-£33,340,573	-£41,466,704	-£41,518,362	-£41,623,385	-£42,232,670	-£47,234,048	-£49,817,501
60% LAR : 40% CIR	20%	-£36,347,873	-£44,251,660	-£44,303,168	-£44,407,922	-£45,016,537	-£50,049,759	-£52,650,902
60% LAR : 40% CIR	25%	-£39,365,134	-£47,052,281	-£47,104,440	-£47,210,546	-£47,827,834	-£52,899,851	-£55,538,340
60% LAR : 40% CIR	30%	-£42,392,259	-£49,894,080	-£49,946,120	-£50,052,009	-£50,668,748	-£55,780,041	-£58,486,680
60% LAR : 40% CIR	35%	-£46,029,159	-£52,767,467	-£52,820,198	-£52,927,506	-£53,553,170	-£58,670,834	-£61,285,845
60% LAR : 40% CIR	40%	-£49,096,422	-£55,672,520	-£55,725,163	-£55,832,304	-£56,457,546	-£61,572,122	-£64,185,730
60% LAR : 40% CIR	45%	-£52,206,779	-£58,587,372	-£58,639,944	-£58,746,942	-£59,371,829	-£64,483,801	-£67,096,226
60% LAR : 40% CIR	50%	-£55,360,842	-£61,511,922	-£61,564,439	-£61,671,322	-£62,295,918	-£67,405,767	-£70,017,225

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,912,995	-£16,125,730	-£16,177,935	-£16,283,926	-£16,895,632	-£23,895,150	-£26,447,843
60% LAR : 40% CIR	5%	-£12,909,832	-£20,880,439	-£20,932,444	-£21,038,085	-£21,648,915	-£26,642,016	-£29,191,793
60% LAR : 40% CIR	10%	-£15,896,920	-£23,645,325	-£23,697,149	-£23,802,466	-£24,412,490	-£29,399,677	-£31,968,632
60% LAR : 40% CIR	15%	-£18,894,163	-£26,471,961	-£26,523,618	-£26,628,675	-£27,190,260	-£32,187,638	-£34,771,090
60% LAR : 40% CIR	20%	-£21,901,462	-£29,205,250	-£29,256,758	-£29,361,512	-£29,970,126	-£35,003,349	-£37,604,522
60% LAR : 40% CIR	25%	-£24,918,724	-£32,006,871	-£32,058,029	-£32,164,136	-£32,781,423	-£37,853,440	-£40,471,929
60% LAR : 40% CIR	30%	-£27,945,848	-£34,847,670	-£34,899,710	-£35,005,599	-£35,622,338	-£40,733,631	-£43,350,269
60% LAR : 40% CIR	35%	-£30,982,740	-£37,721,057	-£37,773,788	-£37,881,096	-£38,506,759	-£43,624,423	-£46,239,435
60% LAR : 40% CIR	40%	-£34,050,012	-£40,626,110	-£40,678,753	-£40,785,893	-£41,411,136	-£46,525,711	-£49,139,320
60% LAR : 40% CIR	45%	-£37,160,368	-£43,540,962	-£43,593,533	-£43,700,531	-£44,325,419	-£49,437,391	-£52,049,816
60% LAR : 40% CIR	50%	-£40,314,431	-£46,465,511	-£46,518,029	-£46,624,911	-£47,249,508	-£52,359,356	-£54,970,815

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£7,853,287	-£339,448	-£391,653	-£497,644	-£1,109,350	-£6,108,867	-£8,661,561
60% LAR : 40% CIR	5%	£4,876,450	-£3,094,156	-£3,146,162	-£3,251,803	-£3,862,633	-£8,855,734	-£11,405,511
60% LAR : 40% CIR	10%	£1,889,362	-£5,859,943	-£5,910,866	-£6,016,184	-£6,626,208	-£11,613,395	-£14,182,350
60% LAR : 40% CIR	15%	-£1,107,881	-£8,634,012	-£8,685,669	-£8,790,693	-£9,399,978	-£14,401,356	-£16,984,808
60% LAR : 40% CIR	20%	-£4,115,180	-£11,419,968	-£11,470,476	-£11,575,230	-£12,183,844	-£17,217,067	-£19,818,240
60% LAR : 40% CIR	25%	-£7,132,442	-£14,219,589	-£14,271,747	-£14,377,854	-£14,995,141	-£20,067,158	-£22,685,647
60% LAR : 40% CIR	30%	-£10,159,566	-£17,061,388	-£17,113,428	-£17,219,317	-£17,836,056	-£22,947,349	-£25,563,987
60% LAR : 40% CIR	35%	-£13,196,458	-£19,934,775	-£19,987,506	-£20,094,814	-£20,720,477	-£25,838,141	-£28,453,153
60% LAR : 40% CIR	40%	-£16,263,730	-£22,839,828	-£22,892,471	-£22,999,611	-£23,624,854	-£28,739,429	-£31,353,038
60% LAR : 40% CIR	45%	-£19,374,086	-£25,754,680	-£25,807,251	-£25,914,249	-£26,539,137	-£31,651,109	-£34,263,533
60% LAR : 40% CIR	50%	-£22,528,149	-£28,679,229	-£28,731,747	-£28,838,629	-£29,463,226	-£34,573,074	-£37,184,533

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR in Perp	Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£33,057,249	£24,761,542	£24,709,336	£24,603,346	£23,991,640	£18,992,122	£16,439,429
60% LAR : 40% CIR	5%	£29,748,881	£21,676,188	£21,624,182	£21,518,542	£20,907,711	£15,914,610	£13,364,833
60% LAR : 40% CIR	10%	£26,425,774	£18,580,656	£18,528,832	£18,423,514	£17,813,489	£12,826,303	£10,279,215
60% LAR : 40% CIR	15%	£23,092,513	£15,475,041	£15,423,383	£15,318,360	£14,709,075	£9,727,305	£7,182,677
60% LAR : 40% CIR	20%	£19,749,195	£12,359,439	£12,307,931	£12,203,177	£11,594,563	£6,617,714	£4,054,080
60% LAR : 40% CIR	25%	£16,395,915	£9,233,948	£9,182,573	£9,078,060	£8,470,051	£3,473,636	£894,500
60% LAR : 40% CIR	30%	£13,032,772	£6,098,661	£6,047,403	£5,943,107	£5,335,635	£301,465	-£2,310,573
60% LAR : 40% CIR	35%	£9,659,861	£2,933,498	£2,881,560	£2,775,864	£2,159,604	-£2,925,108	-£5,540,120
60% LAR : 40% CIR	40%	£6,277,281	-£267,176	-£319,820	-£426,959	-£1,052,202	-£6,166,777	-£8,780,386
60% LAR : 40% CIR	45%	£2,875,159	-£3,522,409	-£3,574,981	-£3,681,979	-£4,306,866	-£9,418,839	-£12,031,263
60% LAR : 40% CIR	50%	-£580,948	-£6,787,340	-£6,839,857	-£6,946,739	-£7,571,337	-£12,681,184	-£15,292,644

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£54,576,469	-£62,872,176	-£62,924,382	-£63,030,372	-£63,642,078	-£68,641,596	-£71,194,289
60% LAR : 40% CIR	5%	-£57,884,837	-£65,957,530	-£66,009,536	-£66,115,176	-£66,726,007	-£71,719,108	-£74,268,885
60% LAR : 40% CIR	10%	-£61,207,944	-£69,053,062	-£69,104,886	-£69,210,204	-£69,820,229	-£74,807,415	-£77,354,503
60% LAR : 40% CIR	15%	-£64,541,205	-£72,158,677	-£72,210,335	-£72,315,358	-£72,924,643	-£77,906,413	-£80,451,041
60% LAR : 40% CIR	20%	-£67,884,523	-£75,274,279	-£75,325,787	-£75,430,541	-£76,039,155	-£81,016,004	-£83,579,638
60% LAR : 40% CIR	25%	-£71,237,803	-£78,399,770	-£78,451,145	-£78,555,658	-£79,163,667	-£84,160,082	-£86,739,218
60% LAR : 40% CIR	30%	-£74,600,944	-£81,535,057	-£81,586,315	-£81,690,611	-£82,299,083	-£87,332,252	-£89,944,290
60% LAR : 40% CIR	35%	-£77,973,857	-£84,700,220	-£84,752,158	-£84,857,854	-£85,474,114	-£90,568,826	-£93,173,838
60% LAR : 40% CIR	40%	-£81,356,437	-£87,900,894	-£87,953,538	-£88,060,677	-£88,685,920	-£93,800,495	-£96,414,104
60% LAR : 40% CIR	45%	-£84,758,559	-£91,196,127	-£91,208,699	-£91,315,697	-£91,940,584	-£97,052,556	-£99,664,981
60% LAR : 40% CIR	50%	-£88,214,666	-£94,421,058	-£94,473,575	-£94,580,457	-£95,205,055	-£100,314,902	-£102,926,362

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,380,883	-£26,882,586	-£26,811,838	-£26,707,504	-£27,320,782	-£32,326,647	-£34,881,341
60% LAR : 40% CIR	5%	-£21,571,888	-£29,644,581	-£29,696,587	-£29,802,227	-£30,413,059	-£35,406,160	-£37,955,936
60% LAR : 40% CIR	10%	-£24,994,996	-£32,740,114	-£32,791,937	-£32,897,255	-£33,507,280	-£38,494,466	-£41,041,555
60% LAR : 40% CIR	15%	-£28,228,256	-£35,845,728	-£35,897,386	-£36,002,409	-£36,611,694	-£41,593,465	-£44,138,092
60% LAR : 40% CIR	20%	-£31,571,575	-£38,961,331	-£39,012,839	-£39,117,593	-£39,726,207	-£44,703,056	-£47,266,689
60% LAR : 40% CIR	25%	-£34,924,854	-£42,086,821	-£42,138,197	-£42,242,709	-£42,850,719	-£47,847,133	-£50,426,269
60% LAR : 40% CIR	30%	-£38,287,998	-£45,222,108	-£45,273,366	-£45,377,662	-£45,986,134	-£51,019,304	-£53,631,342
60% LAR : 40% CIR	35%	-£41,660,908	-£48,387,271	-£48,439,209	-£48,544,905	-£49,161,165	-£54,245,878	-£56,850,889
60% LAR : 40% CIR	40%	-£45,043,488	-£51,587,945	-£51,640,589	-£51,747,728	-£52,372,971	-£57,487,547	-£60,101,155
60% LAR : 40% CIR	45%	-£48,445,611	-£54,883,178	-£54,895,750	-£55,002,748	-£55,627,635	-£60,739,608	-£63,352,033
60% LAR : 40% CIR	50%	-£51,901,717	-£58,108,109	-£58,160,627	-£58,267,508	-£58,892,106	-£64,001,953	-£66,613,413

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£3,217,110	-£11,512,817	-£11,565,023	-£11,671,013	-£12,282,719	-£17,282,237	-£19,834,930
60% LAR : 40% CIR	5%	-£6,525,478	-£14,598,171	-£14,650,177	-£14,755,817	-£15,366,648	-£20,359,749	-£22,909,526
60% LAR : 40% CIR	10%	-£9,848,585	-£17,693,703	-£17,745,527	-£17,850,845	-£18,460,870	-£23,448,056	-£25,995,144
60% LAR : 40% CIR	15%	-£13,181,846	-£20,799,318	-£20,850,976	-£20,955,999	-£21,565,284	-£26,547,054	-£29,091,682
60% LAR : 40% CIR	20%	-£16,525,164	-£23,914,920	-£23,966,428	-£24,071,182	-£24,679,796	-£29,656,645	-£32,220,278
60% LAR : 40% CIR	25%	-£19,878,444	-£27,040,411	-£27,091,786	-£27,196,299	-£27,804,308	-£32,800,723	-£35,379,859
60% LAR : 40% CIR	30%	-£23,241,587	-£30,175,698	-£30,226,956	-£30,331,252	-£30,939,724	-£35,972,893	-£38,584,931
60% LAR : 40% CIR	35%	-£26,614,498	-£33,340,861	-£33,392,799	-£33,498,495	-£34,114,755	-£39,199,467	-£41,804,479
60% LAR : 40% CIR	40%	-£29,997,078	-£36,541,535	-£36,594,179	-£36,701,318	-£37,326,561	-£42,441,136	-£45,054,745
60% LAR : 40% CIR	45%	-£33,399,200	-£39,836,768	-£39,848,340	-£39,956,338	-£40,581,225	-£45,693,197	-£48,305,622
60% LAR : 40% CIR	50%	-£36,855,307	-£43,061,699	-£43,114,216	-£43,221,098	-£43,845,696	-£48,955,543	-£51,567,003

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£14,569,172	£6,273,465	£6,221,259	£6,115,269	£5,503,563	£504,045	-£2,048,648
60% LAR : 40% CIR	5%	£11,260,804	£3,188,111	£3,136,105	£3,030,465	£2,419,634	-£2,573,467	-£5,123,244
60% LAR : 40% CIR	10%	£7,937,697	£92,579	£40,755	-£64,563	-£674,588	-£5,661,774	-£8,208,862
60% LAR : 40% CIR	15%	£4,604,436	-£3,013,038	-£3,064,694	-£3,169,717	-£3,779,002	-£8,760,772	-£11,305,399
60% LAR : 40% CIR	20%	£1,261,118	-£5,128,638	-£5,180,146	-£5,284,900	-£5,893,514	-£11,870,363	-£14,433,997
60% LAR : 40% CIR	25%	-£2,092,155	-£9,254,129	-£9,305,504	-£9,410,017	-£10,018,026	-£15,014,441	-£17,593,577
60% LAR : 40% CIR	30%	-£5,455,305	-£12,389,416	-£12,440,674	-£12,544,970	-£13,152,442	-£18,186,611	-£20,798,649
60% LAR : 40% CIR	35%	-£8,828,218	-£15,554,579	-£15,606,517	-£15,712,213	-£16,328,473	-£21,413,185	-£24,028,197
60% LAR : 40% CIR	40%	-£12,210,796	-£18,755,253	-£18,807,897	-£18,915,036	-£19,540,279	-£24,654,854	-£27,268,463
60% LAR : 40% CIR	45%	-£15,612,918	-£22,050,486	-£22,063,058	-£22,170,056	-£22,794,943	-£27,906,915	-£30,519,340
60% LAR : 40% CIR	50%	-£19,069,024	-£25,275,417	-£25,327,934	-£25,434,816	-£26,059,414	-£31,169,261	-£33,780,721

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years	Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£7,938,860	-£15,822,418	-£15,876,228	-£15,985,478	-£16,015,993	-£21,769,242	-£24,400,429
60% LAR : 40% CIR	5%	-£9,041,248	-£16,727,282	-£16,780,887	-£16,889,777	-£17,519,390	-£22,666,025	-£25,294,205
60% LAR : 40% CIR	10%	-£10,154,202	-£17,642,640	-£17,696,056	-£17,804,613	-£18,433,395	-£23,573,933	-£26,199,343
60% LAR : 40% CIR	15%	-£11,277,623	-£18,568,389	-£18,621,635	-£18,729,887	-£19,357,907	-£24,492,864	-£27,115,736
60% LAR : 40% CIR	20%	-£12,411,410	-£19,504,432	-£19,557,523	-£19,665,499	-£20,292,828	-£25,422,710	-£28,043,276
60% LAR : 40% CIR	25%	-£13,555,466	-£20,450,669	-£20,503,623	-£20,611,350	-£21,238,056	-£26,363,368	-£28,981,857
60% LAR : 40% CIR	30%	-£14,709,688	-£21,407,002	-£21,459,836	-£21,567,340	-£22,193,491	-£27,314,733	-£29,931,370
60% LAR : 40% CIR	35%	-£15,873,977	-£22,373,331	-£22,426,062	-£22,533,370	-£23,159,033	-£28,276,697	-£30,891,709
60% LAR : 40% CIR	40%	-£17,048,233	-£23,349,557	-£23,402,200	-£23,509,340	-£24,134,583	-£29,249,158	-£31,862,767
60% LAR : 40% CIR	45%	-£18,232,358	-£24,335,582	-£24,388,153	-£24,495,151	-£25,120,039	-£30,232,011	-£32,844,435
60% LAR : 40% CIR	50%	-£19,426,251	-£25,331,304	-£25,383,822	-£25,490,703	-£26,115,301	-£31,225,148	-£33,836,608

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£95,572,578	-£103,456,136	-£103,509,946	-£103,619,196	-£104,249,711	-£109,402,960	-£112,034,147
60% LAR : 40% CIR	5%	-£96,674,966	-£104,361,000	-£104,414,605	-£104,523,495	-£105,153,108	-£110,299,743	-£112,927,923
60% LAR : 40% CIR	10%	-£97,787,920	-£105,276,358	-£105,329,774	-£105,438,331	-£106,067,113	-£111,207,651	-£113,833,061
60% LAR : 40% CIR	15%	-£98,911,341	-£106,202,107	-£106,255,353	-£106,363,605	-£106,991,625	-£112,126,582	-£114,749,454
60% LAR : 40% CIR	20%	-£100,045,128	-£107,138,150	-£107,191,241	-£107,299,217	-£107,926,546	-£113,056,428	-£115,676,994
60% LAR : 40% CIR	25%	-£101,189,184	-£108,084,387	-£108,137,341	-£108,245,068	-£108,871,773	-£113,997,086	-£116,615,575
60% LAR : 40% CIR	30%	-£102,343,405	-£109,040,720	-£109,093,554	-£109,201,058	-£109,827,208	-£114,948,451	-£117,565,088
60% LAR : 40% CIR	35%	-£103,507,695	-£110,007,049	-£110,059,780	-£110,167,088	-£110,792,751	-£115,910,415	-£118,525,427
60% LAR : 40% CIR	40%	-£104,681,951	-£110,983,275	-£111,035,918	-£111,143,058	-£111,768,301	-£116,882,676	-£119,496,485
60% LAR : 40% CIR	45%	-£105,866,076	-£111,960,300	-£112,012,871	-£112,120,869	-£112,753,757	-£117,865,729	-£120,478,153
60% LAR : 40% CIR	50%	-£107,059,969	-£112,965,022	-£113,017,540	-£113,124,421	-£113,749,019	-£118,858,866	-£121,470,326

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£67,229,625	-£74,143,183	-£74,196,993	-£74,306,243	-£74,936,758	-£80,089,007	-£82,720,194
60% LAR : 40% CIR	5%	-£60,362,017	-£68,048,051	-£68,101,656	-£68,210,546	-£68,840,159	-£73,986,794	-£76,614,974
60% LAR : 40% CIR	10%	-£61,474,971	-£68,963,409	-£69,016,825	-£69,125,382	-£69,754,164	-£74,894,702	-£77,520,112
60% LAR : 40% CIR	15%	-£62,598,392	-£69,889,158	-£69,942,404	-£70,050,656	-£70,678,676	-£75,813,633	-£78,436,505
60% LAR : 40% CIR	20%	-£63,732,180	-£70,825,201	-£70,878,293	-£70,986,268	-£71,613,597	-£76,743,480	-£79,364,045
60% LAR : 40% CIR	25%	-£64,876,235	-£71,771,438	-£71,824,393	-£71,932,119	-£72,558,824	-£77,684,137	-£80,302,626
60% LAR : 40% CIR	30%	-£66,030,457	-£72,727,771	-£72,780,606	-£72,888,109	-£73,514,260	-£78,635,502	-£81,252,139
60% LAR : 40% CIR	35%	-£67,194,746	-£73,694,100	-£73,746,831	-£73,854,139	-£74,479,802	-£79,597,466	-£82,212,478
60% LAR : 40% CIR	40%	-£68,369,003	-£74,670,326	-£74,722,969	-£74,830,109	-£75,455,352	-£80,569,727	-£83,183,536
60% LAR : 40% CIR	45%	-£69,553,128	-£75,656,351	-£75,708,922	-£75,815,920	-£76,440,808	-£81,552,780	-£84,165,205
60% LAR : 40% CIR	50%	-£70,747,021	-£76,652,073	-£76,704,591	-£76,811,473	-£77,436,070	-£82,545,917	-£85,157,377

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£44,213,219	-£52,096,777	-£52,150,587	-£52,259,837	-£52,890,352	-£58,043,601	-£60,674,788
60% LAR : 40% CIR	5%	-£45,315,607	-£53,001,641	-£53,055,246	-£53,164,136	-£53,793,749	-£58,940,384	-£61,568,564
60% LAR : 40% CIR	10%	-£46,428,561	-£53,916,999	-£53,970,415	-£54,078,972	-£54,707,754	-£59,848,292	-£62,473,702
60% LAR : 40% CIR	15%	-£47,551,982	-£54,842,748	-£54,895,994	-£55,004,246	-£55,632,266	-£60,767,223	-£63,390,095
60% LAR : 40% CIR	20%	-£48,685,769	-£55,778,791	-£55,831,882	-£55,939,858	-£56,567,187	-£61,697,069	-£64,317,635
60% LAR : 40% CIR	25%	-£49,829,825	-£56,725,028	-£56,777,982	-£56,885,709	-£57,512,415	-£62,637,727	-£65,256,216
60% LAR : 40% CIR	30%	-£50,984,046	-£57,681,361	-£57,734,195	-£57,841,699	-£58,467,849	-£63,589,092	-£66,205,729
60% LAR : 40% CIR	35%	-£52,148,336	-£58,647,690	-£58,700,421	-£58,807,729	-£59,433,392	-£64,551,056	-£67,166,068
60% LAR : 40% CIR	40%	-£53,322,592	-£59,623,916	-£59,676,559	-£59,783,699	-£60,408,942	-£65,523,317	-£68,137,126
60% LAR : 40% CIR	45%	-£54,506,717	-£60,609,941	-£60,662,512	-£60,769,510	-£61,394,398	-£66,506,370	-£69,118,794
60% LAR : 40% CIR	50%	-£55,700,610	-£61,605,663	-£61,658,181	-£61,765,062	-£62,389,660	-£67,499,507	-£70,110,967

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£26,426,937	-£34,310,495	-£34,364,305	-£34,473,555	-£35,104,070	-£40,257,319	-£42,888,506
60% LAR : 40% CIR	5%	-£27,529,325	-£35,215,359	-£35,268,964	-£35,377,854	-£36,007,467	-£41,154,102	-£43,782,282
60% LAR : 40% CIR	10%	-£28,642,279	-£36,130,717	-£36,184,133	-£36,292,690	-£36,921,472	-£42,062,010	-£44,687,420
60% LAR : 40% CIR	15%	-£29,765,700	-£37,056,466	-£37,109,712	-£37,217,964	-£37,845,984	-£42,980,941	-£45,603,813
60% LAR : 40% CIR	20%	-£30,899,487	-£37,992,509	-£38,045,600	-£38,153,576	-£38,780,905	-£43,910,787	-£46,531,353
60% LAR : 40% CIR	25%	-£32,043,543	-£38,938,746	-£38,991,700	-£39,099,427	-£39,726,132	-£44,851,445	-£47,469,934
60% LAR : 40% CIR	30%	-£33,197,764	-£39,895,079	-£39,947,913	-£40,055,417	-£40,681,567	-£45,802,810	-£48,419,447
60% LAR : 40% CIR	35%	-£34,362,054	-£40,861,408	-£40,914,138	-£41,021,447	-£41,647,110	-£46,764,774	-£49,379,786
60% LAR : 40% CIR	40%	-£35,536,310	-£41,837,634	-£41,890,277	-£41,997,417	-£42,622,659	-£47,737,035	-£50,350,844
60% LAR : 40% CIR	45%	-£36,720,435	-£42,823,659	-£42,876,230	-£42,983,228	-£43,608,116	-£48,720,087	-£51,332,512
60% LAR : 40% CIR	50%	-£37,914,328	-£43,819,381	-£43,871,899	-£43,978,780	-£44,603,378	-£49,713,225	-£52,324,685

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone B -Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£3,326,694	-£11,284,001	-£11,337,812	-£11,447,061	-£12,077,576	-£17,230,825	-£19,862,012
60% LAR : 40% CIR	5%	-£4,659,691	-£12,415,787	-£12,469,392	-£12,578,280	-£13,207,894	-£18,354,529	-£20,982,710
60% LAR : 40% CIR	10%	-£6,003,253	-£13,558,065	-£13,611,482	-£13,720,037	-£14,348,820	-£19,489,359	-£22,114,768
60% LAR : 40% CIR	15%	-£7,357,283	-£14,710,735	-£14,763,981	-£14,872,232	-£15,500,233	-£20,635,210	-£23,258,081
60% LAR : 40% CIR	20%	-£8,721,678	-£15,873,698	-£15,926,791	-£16,034,765	-£16,662,095	-£21,791,977	-£24,412,543
60% LAR : 40% CIR	25%	-£10,096,341	-£17,046,857	-£17,099,811	-£17,207,537	-£17,834,243	-£22,959,556	-£25,578,045
60% LAR : 40% CIR	30%	-£11,481,171	-£18,230,110	-£18,282,944	-£18,390,449	-£19,016,600	-£24,137,841	-£26,754,478
60% LAR : 40% CIR	35%	-£12,876,069	-£19,423,360	-£19,476,091	-£19,583,399	-£20,209,062	-£25,326,726	-£27,941,738
60% LAR : 40% CIR	40%	-£14,280,934	-£20,626,507	-£20,679,150	-£20,786,291	-£21,411,532	-£26,526,109	-£29,139,717
60% LAR : 40% CIR	45%	-£15,695,668	-£21,839,453	-£21,892,024	-£21,999,022	-£22,623,910	-£27,735,881	-£30,348,306
60% LAR : 40% CIR	50%	-£17,120,168	-£23,062,096	-£23,114,613	-£23,221,495	-£23,846,092	-£28,955,940	-£31,567,399

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£90,960,412	-£98,917,719	-£98,971,530	-£99,080,779	-£99,711,294	-£104,864,543	-£107,495,730
60% LAR : 40% CIR	5%	-£92,293,409	-£100,049,505	-£100,103,110	-£100,211,995	-£100,843,512	-£105,988,247	-£108,616,428
60% LAR : 40% CIR	10%	-£93,636,971	-£101,191,782	-£101,245,200	-£101,353,735	-£101,982,538	-£107,123,077	-£109,748,488
60% LAR : 40% CIR	15%	-£94,991,001	-£102,344,453	-£102,397,699	-£102,505,950	-£103,133,971	-£108,268,928	-£110,891,799
60% LAR : 40% CIR	20%	-£96,355,399	-£103,507,416	-£103,560,509	-£103,668,483	-£104,295,813	-£109,425,695	-£112,046,261
60% LAR : 40% CIR	25%	-£97,730,059	-£104,680,575	-£104,733,529	-£104,841,255	-£105,467,961	-£110,593,274	-£113,211,762
60% LAR : 40% CIR	30%	-£99,114,889	-£105,863,928	-£105,916,652	-£106,024,167	-£106,650,317	-£111,771,555	-£114,388,196
60% LAR : 40% CIR	35%	-£100,509,787	-£107,057,078	-£107,109,809	-£107,217,117	-£107,842,780	-£112,960,444	-£115,575,456
60% LAR : 40% CIR	40%	-£101,914,652	-£108,260,225	-£108,312,868	-£108,420,009	-£109,045,250	-£114,159,827	-£116,773,435
60% LAR : 40% CIR	45%	-£103,329,386	-£109,473,171	-£109,525,742	-£109,632,740	-£110,257,628	-£115,369,599	-£117,982,024
60% LAR : 40% CIR	50%	-£104,753,886	-£110,695,814	-£110,748,331	-£110,855,213	-£111,479,810	-£116,589,668	-£119,201,117

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£54,941,464	-£62,898,770	-£62,952,581	-£63,061,830	-£63,692,345	-£68,845,594	-£71,476,781
60% LAR : 40% CIR	5%	-£55,960,460	-£63,796,556	-£63,790,161	-£63,899,050	-£64,525,664	-£69,675,298	-£72,303,479
60% LAR : 40% CIR	10%	-£57,324,022	-£64,879,834	-£64,932,251	-£65,040,807	-£65,669,589	-£70,810,128	-£73,435,537
60% LAR : 40% CIR	15%	-£58,678,052	-£66,031,504	-£66,084,750	-£66,193,001	-£66,821,023	-£71,955,979	-£74,578,851
60% LAR : 40% CIR	20%	-£60,042,447	-£67,194,468	-£67,247,560	-£67,355,534	-£67,982,864	-£73,112,746	-£75,733,312
60% LAR : 40% CIR	25%	-£61,417,110	-£68,367,626	-£68,420,580	-£68,528,306	-£69,155,013	-£74,280,325	-£76,898,814
60% LAR : 40% CIR	30%	-£62,801,941	-£69,550,979	-£69,603,714	-£69,711,218	-£70,337,369	-£75,458,610	-£78,075,247
60% LAR : 40% CIR	35%	-£64,196,838	-£70,744,129	-£70,796,860	-£70,904,168	-£71,529,832	-£76,647,496	-£79,262,507
60% LAR : 40% CIR	40%	-£65,601,703	-£71,947,277	-£71,999,919	-£72,107,060	-£72,732,301	-£77,846,878	-£80,460,486
60% LAR : 40% CIR	45%	-£67,016,437	-£73,160,222	-£73,212,793	-£73,319,791	-£73,944,679	-£79,056,651	-£81,669,076
60% LAR : 40% CIR	50%	-£68,440,938	-£74,382,866	-£74,435,382	-£74,542,265	-£75,166,861	-£80,276,719	-£82,888,168

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£39,601,053	-£47,558,360	-£47,612,171	-£47,721,420	-£48,351,935	-£53,505,184	-£56,136,371
60% LAR : 40% CIR	5%	-£40,934,050	-£48,690,146	-£48,743,751	-£48,852,639	-£49,482,253	-£54,628,888	-£57,257,069
60% LAR : 40% CIR	10%	-£42,277,612	-£49,832,424	-£49,885,841	-£49,994,396	-£50,623,179	-£55,763,718	-£58,389,127
60% LAR : 40% CIR	15%	-£43,631,642	-£50,985,094	-£51,038,340	-£51,146,591	-£51,774,612	-£56,909,569	-£59,532,440
60% LAR : 40% CIR	20%	-£44,996,037	-£52,148,057	-£52,201,150	-£52,309,124	-£52,936,454	-£58,066,336	-£60,686,902
60% LAR : 40% CIR	25%	-£46,370,700	-£53,321,216	-£53,374,170	-£53,481,896	-£54,108,602	-£59,233,915	-£61,852,404
60% LAR : 40% CIR	30%	-£47,755,530	-£54,504,569	-£54,557,303	-£54,664,808	-£55,290,958	-£60,412,200	-£63,028,837
60% LAR : 40% CIR	35%	-£49,150,428	-£55,697,719	-£55,750,450	-£55,857,758	-£56,483,421	-£61,601,085	-£64,216,097
60% LAR : 40% CIR	40%	-£50,555,293	-£56,900,866	-£56,953,509	-£57,060,650	-£57,685,891	-£62,800,468	-£65,414,076
60% LAR : 40% CIR	45%	-£51,970,027	-£58,113,812	-£58,166,383	-£58,273,381	-£58,898,269	-£64,010,240	-£66,622,665
60% LAR : 40% CIR	50%	-£53,394,527	-£59,336,455	-£59,388,972	-£59,495,854	-£60,120,451	-£65,230,309	-£67,841,758

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,814,771	-£29,772,078	-£29,825,889	-£29,935,138	-£30,565,653	-£35,718,902	-£38,350,089
60% LAR : 40% CIR	5%	-£23,147,768	-£30,903,864	-£30,957,469	-£31,066,357	-£31,695,971	-£36,842,606	-£39,470,787
60% LAR : 40% CIR	10%	-£24,491,330	-£32,046,141	-£32,099,559	-£32,208,114	-£32,836,897	-£37,977,436	-£40,602,845
60% LAR : 40% CIR	15%	-£25,845,360	-£33,198,812	-£33,252,058	-£33,360,309	-£33,988,330	-£39,123,287	-£41,746,158
60% LAR : 40% CIR	20%	-£27,209,755	-£34,361,775	-£34,414,868	-£34,522,842	-£35,150,172	-£40,280,054	-£42,900,619
60% LAR : 40% CIR	25%	-£28,584,418	-£35,534,934	-£35,587,888	-£35,695,614	-£36,322,320	-£41,447,633	-£44,066,121
60% LAR : 40% CIR	30%	-£29,969,248	-£36,718,187	-£36,771,021	-£36,878,526	-£37,504,676	-£42,625,918	-£45,242,555
60% LAR : 40% CIR	35%	-£31,364,146	-£37,911,437	-£37,964,168	-£38,071,476	-£38,697,139	-£43,814,803	-£46,429,815
60% LAR : 40% CIR	40%	-£32,769,011	-£39,114,584	-£39,167,227	-£39,274,368	-£39,899,609	-£45,014,186	-£47,627,794
60% LAR : 40% CIR	45%	-£34,183,745	-£40,327,530	-£40,380,101	-£40,487,099	-£41,111,988	-£46,223,958	-£48,836,383
60% LAR : 40% CIR	50%	-£35,608,245	-£41,550,173	-£41,602,690	-£41,709,572	-£42,334,169	-£47,444,027	-£50,055,476

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£1,020,611	-£9,014,792	-£9,068,603	-£9,177,853	-£9,806,368	-£14,961,618	-£17,592,805
60% LAR : 40% CIR	5%	-£2,468,912	-£10,260,038	-£10,313,644	-£10,422,533	-£11,052,146	-£16,198,781	-£18,826,961
60% LAR : 40% CIR	10%	-£3,927,778	-£11,515,777	-£11,569,194	-£11,677,750	-£12,306,532	-£17,447,071	-£20,072,480
60% LAR : 40% CIR	15%	-£5,397,111	-£12,781,907	-£12,835,154	-£12,943,405	-£13,571,426	-£18,706,383	-£21,329,254
60% LAR : 40% CIR	20%	-£6,876,812	-£14,058,332	-£14,111,424	-£14,219,399	-£14,846,728	-£19,976,610	-£22,597,176
60% LAR : 40% CIR	25%	-£8,366,779	-£15,344,950	-£15,397,906	-£15,505,631	-£16,132,338	-£21,257,650	-£23,876,138
60% LAR : 40% CIR	30%	-£9,866,913	-£16,641,664	-£16,694,498	-£16,802,003	-£17,428,154	-£22,549,395	-£25,166,033
60% LAR : 40% CIR	35%	-£11,377,115	-£17,948,375	-£18,001,106	-£18,108,414	-£18,734,077	-£23,851,741	-£26,466,753
60% LAR : 40% CIR	40%	-£12,897,284	-£19,254,982	-£19,317,626	-£19,424,765	-£20,050,007	-£25,164,583	-£27,778,192
60% LAR : 40% CIR	45%	-£14,427,322	-£20,591,388	-£20,643,959	-£20,750,958	-£21,375,845	-£26,487,817	-£29,100,241
60% LAR : 40% CIR	50%	-£15,967,126	-£21,927,492	-£21,980,008	-£22,086,891	-£22,711,489	-£27,821,336	-£30,432,795

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£88,654,329	-£96,648,510	-£96,702,321	-£96,811,570	-£97,442,086	-£102,595,336	-£105,226,522
60% LAR : 40% CIR	5%	-£90,102,630	-£97,893,756	-£97,947,361	-£98,056,251	-£98,686,854	-£103,832,499	-£106,460,679
60% LAR : 40% CIR	10%	-£91,561,496	-£99,149,495	-£99,202,912	-£99,311,468	-£99,940,250	-£105,080,789	-£107,706,198
60% LAR : 40% CIR	15%	-£93,030,829	-£100,415,625	-£100,468,872	-£100,577,123	-£101,205,144	-£106,340,101	-£108,962,972
60% LAR : 40% CIR	20%	-£94,510,529	-£101,692,050	-£101,745,142	-£101,853,117	-£102,480,446	-£107,610,328	-£110,230,894
60% LAR : 40% CIR	25%	-£96,000,497	-£102,978,668	-£103,031,623	-£103,139,349	-£103,766,056	-£108,891,368	-£111,509,856
60% LAR : 40% CIR	30%	-£97,500,631	-£104,275,392	-£104,328,216	-£104,435,721	-£105,061,871	-£110,183,113	-£112,799,751
60% LAR : 40% CIR	35%	-£99,010,833	-£105,582,093	-£105,634,823	-£105,742,132	-£106,367,795	-£111,485,459	-£114,100,471
60% LAR : 40% CIR	40%	-£100,531,002	-£106,898,700	-£106,961,343	-£107,068,483	-£107,693,725	-£112,798,301	-£115,411,910
60% LAR : 40% CIR	45%	-£102,061,040	-£108,225,105	-£108,277,677	-£108,384,676	-£109,009,562	-£114,121,535	-£116,733,959
60% LAR : 40% CIR	50%	-£103,600,844	-£109,561,210	-£109,613,726	-£109,720,609	-£110,345,207	-£115,455,054	-£118,066,513

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£52,381,353	-£60,375,534	-£60,429,345	-£60,538,594	-£61,169,110	-£66,322,360	-£68,953,546
60% LAR : 40% CIR	5%	-£53,789,681	-£61,580,808	-£61,634,413	-£61,743,302	-£62,372,915	-£67,519,551	-£70,147,731
60% LAR : 40% CIR	10%	-£55,248,548	-£62,836,548	-£62,889,963	-£62,998,519	-£63,627,301	-£68,767,841	-£71,393,250
60% LAR : 40% CIR	15%	-£56,717,881	-£64,102,677	-£64,155,923	-£64,264,174	-£64,892,196	-£70,027,152	-£72,650,024
60% LAR : 40% CIR	20%	-£58,197,581	-£65,379,101	-£65,432,193	-£65,540,168	-£66,167,497	-£71,297,380	-£73,917,946
60% LAR : 40% CIR	25%	-£59,687,548	-£66,665,720	-£66,718,675	-£66,826,401	-£67,453,107	-£72,578,419	-£75,196,907
60% LAR : 40% CIR	30%	-£61,187,682	-£67,962,433	-£68,015,268	-£68,122,772	-£68,748,923	-£73,870,164	-£76,486,802
60% LAR : 40% CIR	35%	-£62,697,884	-£69,269,144	-£69,321,875	-£69,429,183	-£70,054,846	-£75,172,510	-£77,787,522
60% LAR : 40% CIR	40%	-£64,218,053	-£70,585,751	-£70,638,395	-£70,745,534	-£71,370,777	-£76,485,352	-£79,098,961
60% LAR : 40% CIR	45%	-£65,748,091	-£71,912,157	-£71,964,728	-£72,071,727	-£72,696,614	-£77,808,587	-£80,421,010
60% LAR : 40% CIR	50%	-£67,287,896	-£73,248,261	-£73,300,778	-£73,407,660	-£74,032,258	-£79,142,105	-£81,753,564

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£37,294,970	-£45,289,151	-£45,342,962	-£45,452,211	-£46,082,727	-£51,235,977	-£53,867,164
60% LAR : 40% CIR	5%	-£38,743,271	-£46,534,397	-£46,588,002	-£46,696,892	-£47,326,505	-£52,473,140	-£55,101,320
60% LAR : 40% CIR	10%	-£40,202,137	-£47,790,136	-£47,843,553	-£47,952,109	-£48,580,891	-£53,721,430	-£56,346,839
60% LAR : 40% CIR	15%	-£41,671,470	-£49,056,266	-£49,109,513	-£49,217,764	-£49,845,785	-£54,980,742	-£57,603,613
60% LAR : 40% CIR	20%	-£43,151,170	-£50,332,691	-£50,385,783	-£50,493,758	-£51,121,087	-£56,250,969	-£58,871,535
60% LAR : 40% CIR	25%	-£44,641,138	-£51,619,309	-£51,672,265	-£51,779,990	-£52,406,697	-£57,532,009	-£60,150,497
60% LAR : 40% CIR	30%	-£46,141,272	-£52,916,023	-£52,968,857	-£53,076,362	-£53,702,513	-£58,823,754	-£61,440,392
60% LAR : 40% CIR	35%	-£47,651,474	-£54,222,734	-£54,275,464	-£54,382,773	-£55,008,436	-£60,126,100	-£62,741,112
60% LAR : 40% CIR	40%	-£49,171,643	-£55,539,341	-£55,591,985	-£55,699,124	-£56,324,366	-£61,438,942	-£64,052,551
60% LAR : 40% CIR	45%	-£50,701,681	-£56,865,746	-£56,918,318	-£57,025,317	-£57,650,203	-£62,762,176	-£65,374,600
60% LAR : 40% CIR	50%	-£52,241,485	-£58,201,851	-£58,254,367	-£58,361,250	-£58,985,848	-£64,095,695	-£66,707,154

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£19,508,689	-£27,502,869	-£27,556,680	-£27,665,929	-£28,296,445	-£33,449,695	-£36,080,881
60% LAR : 40% CIR	5%	-£20,956,989	-£28,748,115	-£28,801,720	-£28,910,610	-£29,540,223	-£34,686,858	-£37,315,038
60% LAR : 40% CIR	10%	-£22,415,855	-£30,003,854	-£30,057,271	-£30,165,827	-£30,794,609	-£35,935,148	-£38,560,557
60% LAR : 40% CIR	15%	-£23,885,188	-£31,269,984	-£31,323,231	-£31,431,482	-£32,059,503	-£37,194,460	-£39,817,331
60% LAR : 40% CIR	20%	-£25,364,888	-£32,546,409	-£32,599,500	-£32,707,476	-£33,334,805	-£38,464,687	-£41,085,253
60% LAR : 40% CIR	25%	-£26,854,856	-£33,833,027	-£33,885,982	-£33,993,708	-£34,620,415	-£39,745,727	-£42,364,215
60% LAR : 40% CIR	30%	-£28,354,990	-£35,129,741	-£35,182,575	-£35,290,080	-£35,916,230	-£41,037,472	-£43,654,110
60% LAR : 40% CIR	35%	-£29,865,192	-£36,436,452	-£36,489,182	-£36,596,491	-£37,222,154	-£42,339,818	-£44,954,830
60% LAR : 40% CIR	40%	-£31,385,361	-£37,753,059	-£37,805,702	-£37,912,842	-£38,538,084	-£43,652,660	-£46,266,269
60% LAR : 40% CIR	45%	-£32,915,399	-£39,079,464	-£39,132,036	-£39,239,035	-£39,863,921	-£44,975,894	-£47,588,318
60% LAR : 40% CIR	50%	-£34,455,203	-£40,415,569	-£40,468,085	-£40,574,968	-£41,199,566	-£46,309,413	-£48,920,872

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£1,266,153	-£6,745,584	-£6,799,395	-£6,908,645	-£7,539,160	-£12,692,409	-£15,323,596
60% LAR : 40% CIR	5%	-£278,133	-£8,104,291	-£8,157,896	-£8,266,785	-£8,896,399	-£14,043,033	-£16,671,213
60% LAR : 40% CIR	10%	-£1,852,303	-£9,473,489	-£9,526,906	-£9,635,462	-£10,264,245	-£15,404,784	-£18,030,193
60% LAR : 40% CIR	15%	-£3,436,941	-£10,853,080	-£10,906,326	-£11,014,578	-£11,642,599	-£16,777,555	-£19,400,427
60% LAR : 40% CIR	20%	-£5,031,945	-£12,242,965	-£12,296,057	-£12,404,033	-£13,031,361	-£18,161,244	-£20,781,810
60% LAR : 40% CIR	25%	-£6,637,217	-£13,643,045	-£13,695,999	-£13,803,725	-£14,430,431	-£19,555,743	-£22,174,232
60% LAR : 40% CIR	30%	-£8,252,655	-£15,053,218	-£15,106,053	-£15,213,557	-£15,839,708	-£20,960,949	-£23,577,587
60% LAR : 40% CIR	35%	-£9,878,161	-£16,473,389	-£16,526,120	-£16,633,428	-£17,259,092	-£22,376,756	-£24,991,767
60% LAR : 40% CIR	40%	-£11,513,634	-£17,903,457	-£17,956,100	-£18,063,240	-£18,688,483	-£23,803,058	-£26,416,667
60% LAR : 40% CIR	45%	-£13,158,976	-£19,343,323	-£19,395,895	-£19,502,893	-£20,127,780	-£25,239,752	-£27,852,177
60% LAR : 40% CIR	50%	-£14,814,086	-£20,792,888	-£20,845,405	-£20,952,287	-£21,576,884	-£26,686,732	-£29,298,191

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£89,367,565	-£94,379,302	-£94,433,113	-£94,542,363	-£95,172,878	-£100,326,127	-£102,957,314
60% LAR : 40% CIR	5%	-£92,911,551	-£96,738,009	-£96,791,614	-£96,900,503	-£97,530,117	-£102,676,751	-£105,304,931
60% LAR : 40% CIR	10%	-£89,486,021	-£97,107,207	-£97,160,624	-£97,269,180	-£97,897,963	-£103,038,502	-£105,663,911
60% LAR : 40% CIR	15%	-£91,070,659	-£98,486,798	-£98,540,044	-£98,648,296	-£99,276,317	-£104,411,273	-£107,034,146
60% LAR : 40% CIR	20%	-£92,665,663	-£99,876,683	-£99,929,775	-£100,037,750	-£100,665,079	-£105,794,962	-£108,415,528
60% LAR : 40% CIR	25%	-£94,270,935	-£101,276,763	-£101,329,717	-£101,437,443	-£102,064,149	-£107,189,461	-£109,807,950
60% LAR : 40% CIR	30%	-£95,886,373	-£102,686,936	-£102,739,771	-£102,847,275	-£103,473,425	-£108,594,667	-£111,211,305
60% LAR : 40% CIR	35%	-£97,511,879	-£104,107,107	-£104,159,838	-£104,267,146	-£104,892,810	-£110,010,474	-£112,625,485
60% LAR : 40% CIR	40%	-£99,147,352	-£105,537,175	-£105,589,818	-£105,696,958	-£106,322,201	-£111,436,776	-£114,050,385
60% LAR : 40% CIR	45%	-£100,792,694	-£106,977,041	-£107,029,615	-£107,136,611	-£107,761,498	-£112,873,470	-£115,485,895
60% LAR : 40% CIR	50%	-£102,447,803	-£108,426,606	-£108,479,123	-£108,586,005	-£109,210,602	-£114,320,449	-£116,931,909

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£92,084,861	-£96,796,598	-£96,850,409	-£96,959,659	-£97,590,174	-£102,743,423	-£105,374,610
60% LAR : 40% CIR	5%	-£51,598,902	-£59,425,061	-£59,478,666	-£59,587,554	-£60,217,168	-£65,363,802	-£67,991,982
60% LAR : 40% CIR	10%	-£53,173,672	-£60,794,259	-£60,847,676	-£60,956,232	-£61,585,015	-£66,725,553	-£69,350,962
60% LAR : 40% CIR	15%	-£54,757,710	-£62,173,850	-£62,227,096	-£62,335,347	-£62,963,369	-£68,098,324	-£70,721,197
60% LAR : 40% CIR	20%	-£56,352,714	-£63,563,734	-£63,616,827	-£63,724,802	-£64,352,131	-£69,482,013	-£72,102,579
60% LAR : 40% CIR	25%	-£57,957,987	-£64,963,814	-£65,016,768	-£65,124,494	-£65,751,200	-£70,876,513	-£73,495,002
60% LAR : 40% CIR	30%	-£59,573,425	-£66,373,988	-£66,426,823	-£66,534,326	-£67,160,477	-£72,281,718	-£74,898,356
60% LAR : 40% CIR	35%	-£61,198,931	-£67,794,159	-£67,846,889	-£67,954,198	-£68,579,861	-£73,697,525	-£76,312,537
60% LAR : 40% CIR	40%	-£62,834,404	-£69,224,226	-£69,276,869	-£69,384,009	-£70,009,252	-£75,123,828	-£77,737,436
60% LAR : 40% CIR	45%	-£64,479,745	-£70,664,093	-£70,716,664	-£70,823,662	-£71,448,550	-£76,560,522	-£79,172,946
60% LAR : 40% CIR	50%	-£66,134,855	-£72,113,657	-£72,166,174	-£72,273,056	-£72,897,654	-£78,007,501	-£80,618,960

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£35,008,205	-£43,019,943	-£43,073,754	-£43,183,004	-£43,813,519	-£48,966,768	-£51,597,955
60% LAR : 40% CIR	5%	-£36,552,492	-£44,378,650	-£44,432,255	-£44,541,144	-£45,170,758	-£50,317,392	-£52,945,572
60% LAR : 40% CIR	10%	-£38,126,662	-£45,747,848	-£45,801,265	-£45,909,821	-£46,538,604	-£51,679,143	-£54,304,552
60% LAR : 40% CIR	15%	-£39,711,300	-£47,127,439	-£47,180,685	-£47,288,937	-£47,916,958	-£53,051,914	-£55,674,786
60% LAR : 40% CIR	20%	-£41,306,304	-£48,517,324	-£48,570,416	-£48,678,391	-£49,305,720	-£54,435,603	-£57,056,169
60% LAR : 40% CIR	25%	-£42,911,576	-£49,917,404	-£49,970,358	-£50,078,084	-£50,704,790	-£55,830,102	-£58,448,591
60% LAR : 40% CIR	30%	-£44,527,014	-£51,327,577	-£51,380,412	-£51,487,916	-£52,114,067	-£57,235,308	-£59,851,946
60% LAR : 40% CIR	35%	-£46,152,520	-£52,747,748	-£52,800,479	-£52,907,787	-£53,533,451	-£58,651,115	-£61,266,126
60% LAR : 40% CIR	40%	-£47,787,993	-£54,177,816	-£54,230,459	-£54,337,599	-£54,962,842	-£60,077,417	-£62,691,026
60% LAR : 40% CIR	45%	-£49,433,335	-£55,617,682	-£55,670,254	-£55,777,252	-£56,402,139	-£61,514,111	-£64,126,536
60% LAR : 40% CIR	50%	-£51,088,444	-£57,067,247	-£57,119,764	-£57,226,646	-£57,851,243	-£62,961,091	-£65,572,550

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,221,924	-£25,233,661	-£25,287,472	-£25,396,722	-£26,027,237	-£31,180,486	-£33,811,673
60% LAR : 40% CIR	5%	-£18,766,210	-£26,592,368	-£26,645,973	-£26,754,862	-£27,384,476	-£32,531,110	-£35,159,290
60% LAR : 40% CIR	10%	-£20,340,380	-£27,961,566	-£28,014,983	-£28,123,539	-£28,752,322	-£33,892,861	-£36,518,270
60% LAR : 40% CIR	15%	-£21,925,018	-£29,341,157	-£29,394,403	-£29,502,655	-£30,130,676	-£35,265,632	-£37,888,504
60% LAR : 40% CIR	20%	-£23,520,022	-£30,731,042	-£30,784,134	-£30,892,109	-£31,519,438	-£36,649,321	-£39,269,887
60% LAR : 40% CIR	25%	-£25,125,294	-£32,131,122	-£32,184,076	-£32,291,802	-£32,918,508	-£38,043,820	-£40,662,309
60% LAR : 40% CIR	30%	-£26,740,732	-£33,541,295	-£33,594,130	-£33,701,634	-£34,327,784	-£39,449,026	-£42,065,664
60% LAR : 40% CIR	35%	-£28,366,238	-£34,961,466	-£35,014,197	-£35,121,505	-£35,747,169	-£40,864,833	-£43,479,844
60% LAR : 40% CIR	40%	-£30,001,711	-£36,391,534	-£36,444,177	-£36,551,317	-£37,176,560	-£42,291,135	-£44,904,744
60% LAR : 40% CIR	45%	-£31,647,053	-£37,831,400	-£37,883,972	-£37,990,970	-£38,615,857	-£43,727,829	-£46,340,254
60% LAR : 40% CIR	50%	-£33,302,162	-£39,280,964	-£39,333,482	-£39,440,364	-£40,064,961	-£45,174,808	-£47,786,268

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,789,767	-£2,207,168	-£2,260,978	-£2,370,228	-£5,000,744	-£8,153,993	-£10,785,179
60% LAR : 40% CIR	5%	£4,041,755	-£3,792,795	-£3,846,400	-£3,955,290	-£4,584,903	-£9,731,538	-£12,359,718
60% LAR : 40% CIR	10%	£2,264,099	-£5,368,914	-£5,442,331	-£5,550,888	-£6,179,670	-£11,320,209	-£13,945,619
60% LAR : 40% CIR	15%	£476,135	-£6,995,427	-£7,048,672	-£7,156,924	-£7,784,946	-£12,919,901	-£15,542,774
60% LAR : 40% CIR	20%	-£1,342,213	-£8,612,232	-£8,665,324	-£8,773,299	-£9,400,628	-£14,530,511	-£17,151,076
60% LAR : 40% CIR	25%	-£3,178,092	-£10,239,232	-£10,292,187	-£10,399,912	-£11,026,619	-£16,151,931	-£18,770,419
60% LAR : 40% CIR	30%	-£5,024,139	-£11,876,327	-£11,929,161	-£12,036,665	-£12,662,817	-£17,784,058	-£20,400,695
60% LAR : 40% CIR	35%	-£6,880,253	-£13,523,419	-£13,576,149	-£13,683,458	-£14,309,121	-£19,426,785	-£22,041,797
60% LAR : 40% CIR	40%	-£8,746,335	-£15,180,408	-£15,233,050	-£15,340,191	-£15,965,432	-£21,080,009	-£23,693,617
60% LAR : 40% CIR	45%	-£10,622,285	-£16,847,194	-£16,899,766	-£17,006,764	-£17,631,651	-£22,743,623	-£25,356,048
60% LAR : 40% CIR	50%	-£12,508,003	-£18,523,680	-£18,576,196	-£18,683,079	-£19,307,675	-£24,417,524	-£27,028,982

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£91,843,951	-£89,840,886	-£89,894,696	-£90,003,946	-£90,634,462	-£95,787,711	-£98,418,897
60% LAR : 40% CIR	5%	-£93,591,963	-£91,436,513	-£91,490,118	-£91,599,607	-£92,218,621	-£97,365,256	-£99,993,436
60% LAR : 40% CIR	10%	-£95,369,619	-£93,022,632	-£93,076,049	-£93,184,606	-£93,813,388	-£98,953,927	-£101,579,337
60% LAR : 40% CIR	15%	-£97,157,583	-£94,629,144	-£94,682,390	-£94,790,642	-£95,418,664	-£100,553,619	-£103,176,492
60% LAR : 40% CIR	20%	-£98,975,930	-£96,246,950	-£96,299,942	-£96,407,617	-£97,034,346	-£102,164,229	-£104,784,794
60% LAR : 40% CIR	25%	-£99,811,810	-£97,872,950	-£97,925,905	-£98,033,630	-£98,660,337	-£103,785,649	-£106,404,137
60% LAR : 40% CIR	30%	-£92,697,897	-£99,510,945	-£99,562,875	-£99,670,593	-£100,296,534	-£105,417,776	-£108,034,413
60% LAR : 40% CIR	35%	-£94,513,971	-£101,157,137	-£101,209,867	-£101,317,176	-£101,942,839	-£107,060,503	-£109,675,515
60% LAR : 40% CIR	40%	-£96,360,053	-£102,814,126	-£102,866,768	-£102,973,909	-£103,599,150	-£108,713,727	-£111,327,335
60% LAR : 40% CIR	45%	-£98,256,003	-£104,480,912	-£104,533,484	-£104,640,482	-£105,265,369	-£110,377,341	-£112,989,766
60% LAR : 40% CIR	50%	-£100,141,721	-£106,157,398	-£106,209,914	-£106,316,797	-£106,941,393	-£112,051,242	-£114,662,700

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£53,391,966	-£53,487,206	-£53,541,020	-£53,650,270	-£54,279,313	-£59,474,768	-£62,105,954
60% LAR : 40% CIR	5%	-£47,279,014	-£55,113,564	-£55,167,169	-£55,276,059	-£55,905,072	-£61,052,307	-£63,680,487
60% LAR : 40% CIR	10%	-£49,056,670	-£56,769,684	-£56,823,101	-£56,931,657	-£57,560,440	-£62,640,978	-£65,266,388
60% LAR : 40% CIR	15%	-£50,844,634	-£58,316,196	-£58,369,441	-£58,477,694	-£59,105,716	-£64,240,671	-£66,863,543
60% LAR : 40% CIR	20%	-£52,662,982	-£59,933,002	-£59,986,093	-£60,094,068	-£60,721,397	-£65,851,280	-£68,471,846
60% LAR : 40% CIR	25%	-£54,498,862	-£61,560,002	-£61,612,956	-£61,720,682	-£62,347,388	-£67,472,700	-£70,091,188
60% LAR : 40% CIR	30%	-£56,344,909	-£63,197,097	-£63,249,931	-£63,357,434	-£63,983,686	-£69,104,927	-£71,721,464
60% LAR : 40% CIR	35%	-£58,201,022	-£64,844,188	-£64,896,919	-£65,004,227	-£65,629,890	-£70,747,554	-£73,362,566
60% LAR : 40% CIR	40%	-£60,067,104	-£66,501,177	-£66,553,820	-£66,660,960	-£67,286,202	-£72,400,778	-£75,014,386
60% LAR : 40% CIR	45%	-£61,943,055	-£68,167,964	-£68,220,535	-£68,327,533	-£68,952,421	-£74,064,392	-£76,676,817
60% LAR : 40% CIR	50%	-£63,828,772	-£69,844,449	-£69,896,965	-£70,003,848	-£70,628,445	-£75,738,293	-£78,349,752

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£30,464,592	-£38,481,527	-£38,535,337	-£38,644,587	-£39,275,103	-£44,428,352	-£47,059,538
60% LAR : 40% CIR	5%	-£32,232,604	-£40,067,154	-£40,120,759	-£40,229,649	-£40,859,262	-£46,005,897	-£48,634,077
60% LAR : 40% CIR	10%	-£34,010,260	-£41,663,273	-£41,716,690	-£41,825,247	-£42,454,029	-£47,594,568	-£50,219,978
60% LAR : 40% CIR	15%	-£35,798,224	-£43,269,786	-£43,323,031	-£43,431,283	-£44,059,305	-£49,194,260	-£51,817,133
60% LAR : 40% CIR	20%	-£37,616,572	-£44,886,591	-£44,939,683	-£45,047,658	-£45,674,987	-£50,804,870	-£53,425,435
60% LAR : 40% CIR	25%	-£39,452,451	-£46,513,591	-£46,566,546	-£46,674,271	-£47,300,978	-£52,426,290	-£55,044,778
60% LAR : 40% CIR	30%	-£41,298,498	-£48,150,686	-£48,203,520	-£48,311,024	-£48,937,276	-£54,058,517	-£56,675,054
60% LAR : 40% CIR	35%	-£43,154,612	-£49,797,778	-£49,850,508	-£49,957,817	-£50,583,480	-£55,701,144	-£58,316,156
60% LAR : 40% CIR	40%	-£45,020,694	-£51,454,767	-£51,507,409	-£51,614,550	-£52,239,791	-£57,354,368	-£59,967,976
60% LAR : 40% CIR	45%	-£46,896,644	-£53,121,553	-£53,174,125	-£53,281,123	-£53,906,010	-£59,017,982	-£61,630,407
60% LAR : 40% CIR	50%	-£48,782,362	-£54,798,039	-£54,850,555	-£54,957,438	-£55,582,034	-£60,691,883	-£63,303,341

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£12,898,319	-£20,095,245	-£20,749,055	-£20,858,305	-£21,488,821	-£26,642,070	-£29,273,256
60% LAR : 40% CIR	5%	-£14,446,322	-£22,280,872	-£22,334,477	-£22,443,366	-£23,072,979	-£28,219,615	-£30,847,795
60% LAR : 40% CIR	10%	-£16,223,978	-£23,876,991	-£23,930,408	-£24,038,965	-£24,667,747	-£29,808,286	-£32,433,696
60% LAR : 40% CIR	15%	-£18,011,942	-£25,483,503	-£25,536,749	-£25,645,001	-£26,273,023	-£31,407,978	-£34,030,851
60% LAR : 40% CIR	20%	-£19,830,289	-£27,100,309	-£27,153,401	-£27,261,376	-£27,888,705	-£33,018,588	-£35,639,153
60% LAR : 40% CIR	25%	-£21,666,169	-£28,727,309	-£28,780,264	-£28,887,989	-£29,514,696	-£34,640,008	-£37,258,496
60% LAR : 40% CIR	30%	-£23,512,216	-£30,364,404	-£30,417,238	-£30,524,742	-£31,150,993	-£36,272,135	-£38,888,772
60% LAR : 40% CIR	35%	-£25,368,330	-£32,011,496	-£32,064,226	-£32,171,535	-£32,797,198	-£37,914,862	-£40,529,874
60% LAR : 40% CIR	40%	-£27,234,412	-£33,668,484	-£33,721,127	-£33,828,268	-£34,453,509	-£39,568,086	-£42,181,694
60% LAR : 40% CIR	45%	-£29,110,362	-£35,335,271	-£35,387,843	-£35,494,841	-£36,119,728	-£41,231,700	-£43,844,125
60% LAR : 40% CIR	50%	-£30,996,080	-£37,011,757	-£37,064,273	-£37,171,156	-£37,795,752	-£42,905,601	-£45,517,059

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,270,015	£2,296,213	£2,243,211	£2,135,603	£1,814,563	-£3,615,576	-£6,246,763
60% LAR : 40% CIR	5%	£8,301,234	£510,905	£458,106	£350,853	-£273,407	-£5,420,041	-£8,048,222
60% LAR : 40% CIR	10%	£6,322,201	-£1,304,340	-£1,357,756	-£1,466,313	-£2,095,095	-£7,235,634	-£9,861,044
60% LAR : 40% CIR	15%	£4,333,015	-£3,137,773	-£3,191,018	-£3,299,270	-£3,927,291	-£9,062,247	-£11,685,120
60% LAR : 40% CIR	20%	£2,312,239	-£4,981,499	-£5,034,580	-£5,142,565	-£5,769,895	-£10,899,777	-£13,520,343
60% LAR : 40% CIR	25%	£276,809	-£6,835,419	-£6,888,374	-£6,996,100	-£7,622,806	-£12,748,119	-£15,366,607
60% LAR : 40% CIR	30%	-£1,795,623	-£8,699,435	-£8,752,269	-£8,859,774	-£9,485,925	-£14,607,166	-£17,223,804
60% LAR : 40% CIR	35%	-£3,882,346	-£10,573,448	-£10,626,178	-£10,733,487	-£11,359,150	-£16,476,814	-£19,091,826
60% LAR : 40% CIR	40%	-£5,979,035	-£12,457,357	-£12,510,000	-£12,617,140	-£13,242,383	-£18,356,959	-£20,970,567
60% LAR : 40% CIR	45%	-£8,085,594	-£14,351,065	-£14,403,637	-£14,510,635	-£15,135,522	-£20,247,494	-£22,859,919
60% LAR : 40% CIR	50%	-£10,201,920	-£16,254,471	-£16,306,988	-£16,413,870	-£17,038,468	-£22,148,315	-£24,759,775

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£77,363,703	-£85,337,505	-£85,390,507	-£85,498,115	-£86,119,155	-£91,249,294	-£93,860,481
60% LAR : 40% CIR	5%	-£79,332,484	-£87,122,813	-£87,175,812	-£87,282,865	-£87,907,125	-£93,053,759	-£95,681,940
60% LAR : 40% CIR	10%	-£81,311,517	-£89,038,058	-£89,091,474	-£89,199,031	-£89,726,813	-£94,869,352	-£97,494,762
60% LAR : 40% CIR	15%	-£83,300,703	-£90,771,491	-£90,824,736	-£90,932,988	-£91,561,009	-£96,695,965	-£99,318,838
60% LAR : 40% CIR	20%	-£85,321,479	-£92,818,217	-£92,868,308	-£92,776,283	-£93,403,813	-£98,533,495	-£101,154,061
60% LAR : 40% CIR	25%	-£87,356,909	-£94,469,137	-£94,522,092	-£94,629,818	-£95,256,524	-£100,381,837	-£103,000,325
60% LAR : 40% CIR	30%	-£89,429,341	-£96,333,153	-£96,385,987	-£96,493,492	-£97,119,643	-£102,240,884	-£104,857,522
60% LAR : 40% CIR	35%	-£91,516,064	-£98,207,165	-£98,259,896	-£98,367,205	-£98,992,868	-£104,110,532	-£106,725,544
60% LAR : 40% CIR	40%	-£93,612,753	-£100,091,075	-£100,143,718	-£100,250,858	-£100,876,101	-£105,990,677	-£108,604,285
60% LAR : 40% CIR	45%	-£95,719,312	-£101,984,783	-£102,037,356	-£102,144,353	-£102,769,240	-£107,881,212	-£110,493,637
60% LAR : 40% CIR	50%	-£97,835,638	-£103,888,189	-£103,940,706	-£104,047,588	-£104,672,186	-£109,782,033	-£112,393,492

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,380,984	-£49,077,808	-£49,077,808	-£49,186,196	-£49,808,236	-£54,938,946	-£57,557,530
60% LAR : 40% CIR	5%	-£43,019,535	-£50,809,864	-£50,862,664	-£50,969,916	-£51,594,176	-£56,740,811	-£59,368,992
60% LAR : 40% CIR	10%	-£44,998,568	-£52,625,109	-£52,678,525	-£52,787,082	-£53,415,864	-£58,556,403	-£61,181,813
60% LAR : 40% CIR	15%	-£46,987,754	-£54,458,542	-£54,511,788	-£54,620,040	-£55,248,060	-£60,383,017	-£63,005,889
60% LAR : 40% CIR	20%	-£49,008,530	-£56,302,268	-£56,355,359	-£56,463,335	-£57,090,865	-£62,220,546	-£64,841,112
60% LAR : 40% CIR	25%	-£51,043,961	-£58,156,188	-£58,209,144	-£58,316,869	-£58,943,576	-£64,068,888	-£66,687,376
60% LAR : 40% CIR	30%	-£53,116,392	-£60,020,205	-£60,073,039	-£60,180,543	-£60,806,694	-£65,927,935	-£68,544,573
60% LAR : 40% CIR	35%	-£55,203,115	-£61,894,217	-£61,946,947	-£62,054,256	-£62,679,919	-£67,797,583	-£70,412,595
60% LAR : 40% CIR	40%	-£57,299,805	-£63,778,126	-£63,830,769	-£63,937,910	-£64,563,152	-£69,677,728	-£72,291,337
60% LAR : 40% CIR	45%	-£59,406,363	-£65,671,834	-£65,724,406	-£65,831,404	-£66,456,291	-£71,568,263	-£74,180,688
60% LAR : 40% CIR	50%	-£61,522,689	-£67,575,240	-£67,627,757	-£67,734,639	-£68,359,237	-£73,469,084	-£76,080,544

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£26,004,444	-£33,976,146	-£34,031,148	-£34,136,756	-£34,759,796	-£39,889,935	-£42,521,122
60% LAR : 40% CIR	5%	-£27,973,125	-£35,763,454	-£35,816,253	-£35,923,506	-£36,547,765	-£41,694,400	-£44,322,581
60% LAR : 40% CIR	10%	-£29,952,158	-£37,578,699	-£37,632,115	-£37,740,672	-£38,369,454	-£43,509,993	-£46,135,403
60% LAR : 40% CIR	15%	-£31,941,344	-£39,412,132	-£39,465,377	-£39,573,629	-£40,201,650	-£45,336,606	-£47,959,479
60% LAR : 40% CIR	20%	-£33,962,120	-£41,255,858	-£41,308,949	-£41,416,924	-£42,044,454	-£47,174,136	-£49,794,702
60% LAR : 40% CIR	25%	-£35,997,550	-£43,109,778	-£43,162,733	-£43,270,459	-£43,897,165	-£49,022,478	-£51,640,966
60% LAR : 40% CIR	30%	-£38,069,982	-£44,973,794	-£45,026,628	-£45,134,133	-£45,760,284	-£50,881,525	-£53,498,163
60% LAR : 40% CIR	35%	-£40,156,705	-£46,847,807	-£46,900,537	-£47,007,846	-£47,633,509	-£52,751,173	-£55,366,185
60% LAR : 40% CIR	40%	-£42,253,394	-£48,731,716	-£48,784,359	-£48,891,499	-£49,516,742	-£54,631,318	-£57,244,926
60% LAR : 40% CIR	45%	-£44,359,953	-£50,625,424	-£50,677,996	-£50,784,994	-£51,409,881	-£56,521,853	-£59,134,278
60% LAR : 40% CIR	50%	-£46,476,279	-£52,528,830	-£52,581,347	-£52,688,229	-£53,312,827	-£58,422,674	-£61,034,133

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£8,218,062	-£16,191,864	-£16,244,866	-£16,352,474	-£16,973,514	-£22,103,653	-£24,734,840
60% LAR : 40% CIR	5%	-£10,186,843	-£17,977,172	-£18,029,971	-£18,137,224	-£18,761,484	-£23,908,118	-£26,536,299
60% LAR : 40% CIR	10%	-£12,165,876	-£19,792,417	-£19,845,833	-£19,954,390	-£20,583,172	-£25,723,711	-£28,349,120
60% LAR : 40% CIR	15%	-£14,155,062	-£21,625,850	-£21,679,095	-£21,787,347	-£22,415,368	-£27,550,324	-£30,173,197
60% LAR : 40% CIR	20%	-£16,175,838	-£23,469,576	-£23,522,667	-£23,630,642	-£24,257,972	-£29,387,654	-£32,008,220
60% LAR : 40% CIR	25%	-£18,211,268	-£25,323,496	-£25,376,451	-£25,484,177	-£26,110,883	-£31,236,196	-£33,854,684
60% LAR : 40% CIR	30%	-£20,283,700	-£27,187,512	-£27,240,346	-£27,347,851	-£27,974,001	-£33,095,243	-£35,711,881
60% LAR : 40% CIR	35%	-£22,370,423	-£29,061,525	-£29,114,255	-£29,221,564	-£29,847,227	-£34,964,891	-£37,579,903
60% LAR : 40% CIR	40%	-£24,467,112	-£30,945,434	-£30,998,077	-£31,105,217	-£31,730,460	-£36,845,036	-£39,458,644
60% LAR : 40% CIR	45%	-£26,573,671	-£32,839,142	-£32,891,714	-£32,998,712	-£33,623,599	-£38,735,571	-£41,347,996
60% LAR : 40% CIR	50%	-£28,689,997	-£34,742,548	-£34,795,065	-£34,901,947	-£35,526,544	-£40,636,392	-£43,247,851

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£19,230,511	£11,151,481	£11,099,275	£10,993,285	£10,381,579	£5,379,181	£2,787,537
60% LAR : 40% CIR	5%	£16,813,706	£8,947,849	£8,895,842	£8,790,202	£8,179,371	£3,154,814	£566,131
60% LAR : 40% CIR	10%	£14,386,648	£6,734,037	£6,682,214	£6,576,897	£5,966,872	£919,486	-£1,691,893
60% LAR : 40% CIR	15%	£11,949,438	£4,508,740	£4,456,295	£4,349,670	£3,731,087	-£1,346,939	-£3,969,811
60% LAR : 40% CIR	20%	£9,502,168	£2,245,702	£2,193,409	£2,087,057	£1,469,155	-£3,638,311	-£6,258,877
60% LAR : 40% CIR	25%	£7,044,939	-£27,795	-£80,749	-£183,476	-£815,181	-£5,940,493	-£8,558,982
60% LAR : 40% CIR	30%	£4,577,845	-£2,345,652	-£2,398,486	-£2,505,990	-£3,132,142	-£8,253,383	-£10,870,020
60% LAR : 40% CIR	35%	£2,081,707	-£4,673,507	-£4,726,236	-£4,833,545	-£5,459,209	-£10,576,873	-£13,191,885
60% LAR : 40% CIR	40%	-£444,436	-£7,011,267	-£7,063,900	-£7,171,041	-£7,796,283	-£12,910,859	-£15,524,468
60% LAR : 40% CIR	45%	-£3,012,211	-£9,358,807	-£9,411,378	-£9,518,376	-£10,143,264	-£15,255,236	-£17,867,661
60% LAR : 40% CIR	50%	-£5,589,754	-£11,716,055	-£11,768,572	-£11,875,454	-£12,500,051	-£17,609,899	-£20,221,358

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£68,403,207	-£76,482,237	-£76,534,442	-£76,640,433	-£77,252,139	-£82,254,537	-£84,846,181
60% LAR : 40% CIR	5%	-£70,820,012	-£78,695,869	-£78,737,876	-£78,843,516	-£79,454,347	-£84,478,904	-£87,067,597
60% LAR : 40% CIR	10%	-£73,247,070	-£80,899,681	-£80,951,504	-£81,056,821	-£81,666,846	-£86,714,232	-£89,326,611
60% LAR : 40% CIR	15%	-£75,684,280	-£83,124,978	-£83,177,423	-£83,284,048	-£83,892,630	-£88,980,607	-£91,603,529
60% LAR : 40% CIR	20%	-£78,131,650	-£85,388,016	-£85,440,309	-£85,546,661	-£86,164,563	-£91,272,029	-£93,892,595
60% LAR : 40% CIR	25%	-£80,588,779	-£87,661,512	-£87,714,467	-£87,822,194	-£88,448,896	-£93,574,211	-£96,192,700
60% LAR : 40% CIR	30%	-£83,055,873	-£89,979,370	-£90,032,204	-£90,139,708	-£90,765,860	-£95,887,101	-£98,503,738
60% LAR : 40% CIR	35%	-£85,552,011	-£92,307,225	-£92,359,954	-£92,467,263	-£93,093,927	-£98,210,591	-£100,825,603
60% LAR : 40% CIR	40%	-£88,078,154	-£94,644,975	-£94,697,618	-£94,804,759	-£95,430,001	-£100,544,577	-£103,158,185
60% LAR : 40% CIR	45%	-£90,645,929	-£96,992,525	-£97,045,096	-£97,152,094	-£97,778,982	-£102,889,954	-£105,501,379
60% LAR : 40% CIR	50%	-£93,223,472	-£99,349,773	-£99,402,290	-£99,509,172	-£100,133,769	-£105,243,617	-£107,855,076

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,380,356	-£40,460,386	-£40,512,591	-£40,618,582	-£41,230,288	-£46,232,686	-£48,824,330
60% LAR : 40% CIR	5%	-£34,507,064	-£42,372,921	-£42,424,927	-£42,530,567	-£43,141,398	-£48,165,956	-£50,754,638
60% LAR : 40% CIR	10%	-£36,934,121	-£44,586,732	-£44,638,555	-£44,743,872	-£45,353,897	-£50,401,283	-£53,013,663
60% LAR : 40% CIR	15%	-£39,371,332	-£46,812,029	-£46,864,474	-£46,971,100	-£47,589,682	-£52,667,708	-£55,290,580
60% LAR : 40% CIR	20%	-£41,818,701	-£49,075,067	-£49,127,361	-£49,233,713	-£49,851,615	-£54,959,080	-£57,579,646
60% LAR : 40% CIR	25%	-£44,275,830	-£51,348,564	-£51,401,518	-£51,509,245	-£52,135,950	-£57,261,262	-£59,879,751
60% LAR : 40% CIR	30%	-£46,742,924	-£53,666,422	-£53,719,256	-£53,826,759	-£54,452,911	-£59,574,152	-£62,190,789
60% LAR : 40% CIR	35%	-£49,239,062	-£55,994,276	-£56,047,006	-£56,154,315	-£56,779,978	-£61,897,642	-£64,512,654
60% LAR : 40% CIR	40%	-£51,765,206	-£58,332,027	-£58,384,669	-£58,491,810	-£59,117,052	-£64,231,628	-£66,845,237
60% LAR : 40% CIR	45%	-£54,332,980	-£60,679,576	-£60,732,148	-£60,839,146	-£61,464,033	-£66,576,005	-£69,188,430
60% LAR : 40% CIR	50%	-£56,910,523	-£63,036,824	-£63,089,341	-£63,196,223	-£63,820,820	-£68,930,668	-£71,542,127

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£17,043,848	-£25,122,878	-£25,175,084	-£25,281,074	-£25,892,780	-£30,895,178	-£33,486,822
60% LAR : 40% CIR	5%	-£19,460,653	-£27,326,510	-£27,378,517	-£27,484,157	-£28,094,988	-£33,119,546	-£35,708,228
60% LAR : 40% CIR	10%	-£21,887,711	-£29,540,322	-£29,592,145	-£29,697,462	-£30,307,487	-£35,354,873	-£37,966,252
60% LAR : 40% CIR	15%	-£24,324,921	-£31,765,619	-£31,818,064	-£31,924,690	-£32,543,271	-£37,621,298	-£40,244,170
60% LAR : 40% CIR	20%	-£26,772,291	-£34,028,657	-£34,080,950	-£34,187,302	-£34,805,204	-£39,912,670	-£42,533,236
60% LAR : 40% CIR	25%	-£29,229,420	-£36,302,154	-£36,355,108	-£36,462,835	-£37,089,540	-£42,214,852	-£44,833,341
60% LAR : 40% CIR	30%	-£31,696,514	-£38,620,011	-£38,672,845	-£38,780,349	-£39,406,501	-£44,527,742	-£47,144,379
60% LAR : 40% CIR	35%	-£34,192,652	-£40,947,866	-£41,000,595	-£41,107,904	-£41,733,568	-£46,851,232	-£49,466,244
60% LAR : 40% CIR	40%	-£36,718,795	-£43,285,616	-£43,338,259	-£43,445,400	-£44,070,642	-£49,185,218	-£51,798,827
60% LAR : 40% CIR	45%	-£39,286,570	-£45,633,166	-£45,685,737	-£45,792,735	-£46,417,623	-£51,529,595	-£54,142,020
60% LAR : 40% CIR	50%	-£41,864,113	-£47,990,414	-£48,042,931	-£48,149,813	-£48,774,410	-£53,884,258	-£56,495,717

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£742,434	-£7,336,596	-£7,388,801	-£7,494,792	-£8,106,498	-£13,108,896	-£15,700,540
60% LAR : 40% CIR	5%	-£1,674,371	-£9,540,228	-£9,592,235	-£9,697,875	-£10,308,706	-£15,333,263	-£17,921,945
60% LAR : 40% CIR	10%	-£4,101,429	-£11,754,040	-£11,805,863	-£11,911,180	-£12,521,205	-£17,568,591	-£20,179,970
60% LAR : 40% CIR	15%	-£6,538,639	-£13,979,337	-£14,031,782	-£14,138,407	-£14,756,989	-£19,835,016	-£22,457,888
60% LAR : 40% CIR	20%	-£8,985,909	-£16,242,275	-£16,294,568	-£16,401,020	-£17,018,922	-£22,126,388	-£24,746,954
60% LAR : 40% CIR	25%	-£11,443,138	-£18,515,871	-£18,568,826	-£18,676,552	-£19,303,258	-£24,428,570	-£27,047,059
60% LAR : 40% CIR	30%	-£13,910,232	-£20,833,729	-£20,886,563	-£20,994,067	-£21,620,219	-£26,741,460	-£29,358,097
60% LAR : 40% CIR	35%	-£16,406,370	-£23,161,584	-£23,214,313	-£23,321,622	-£23,947,286	-£29,064,950	-£31,679,962
60% LAR : 40% CIR	40%	-£18,932,513	-£25,499,334	-£25,551,977	-£25,659,117	-£26,284,360	-£31,398,936	-£34,012,544
60% LAR : 40% CIR	45%	-£21,500,288	-£27,846,884	-£27,899,455	-£28,006,453	-£28,631,341	-£33,743,313	-£36,355,738
60% LAR : 40% CIR	50%	-£24,077,831	-£30,204,132	-£30,256,648	-£30,363,531	-£30,988,128	-£36,097,976	-£38,709,435

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years	Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£30,427,305	£22,173,001	£22,120,796	£22,014,806	£21,403,098	£16,403,582	£13,850,888
60% LAR : 40% CIR	5%	£27,454,295	£19,418,294	£19,366,287	£19,260,647	£18,649,816	£13,656,715	£11,106,938
60% LAR : 40% CIR	10%	£24,467,207	£16,653,407	£16,601,584	£16,496,265	£15,886,241	£10,899,054	£8,351,966
60% LAR : 40% CIR	15%	£21,469,965	£13,878,437	£13,826,780	£13,721,758	£13,112,471	£8,130,701	£5,586,074
60% LAR : 40% CIR	20%	£18,462,665	£11,093,481	£11,041,973	£10,937,219	£10,328,605	£5,351,756	£2,775,606
60% LAR : 40% CIR	25%	£15,445,404	£8,298,635	£8,247,261	£8,142,748	£7,534,738	£2,530,428	£49,451
60% LAR : 40% CIR	30%	£12,418,279	£5,493,996	£5,442,737	£5,338,440	£4,730,969	-£311,154	-£2,927,791
60% LAR : 40% CIR	35%	£9,381,388	£2,660,822	£2,608,883	£2,503,187	£1,886,927	-£3,201,946	-£5,816,958
60% LAR : 40% CIR	40%	£6,334,825	-£203,633	-£256,276	-£363,416	-£988,658	-£6,103,234	-£8,716,842
60% LAR : 40% CIR	45%	£3,278,690	-£3,118,484	-£3,171,055	-£3,278,054	-£3,902,941	-£9,014,913	-£11,627,337
60% LAR : 40% CIR	50%	£172,817	-£6,043,034	-£6,095,550	-£6,202,433	-£6,827,030	-£11,936,878	-£14,548,337

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£57,200,411	-£65,460,717	-£65,512,922	-£65,618,912	-£66,230,619	-£71,230,136	-£73,782,830
60% LAR : 40% CIR	5%	-£60,179,423	-£68,215,424	-£68,267,431	-£68,373,071	-£68,983,902	-£73,977,003	-£76,528,790
60% LAR : 40% CIR	10%	-£63,168,511	-£70,980,311	-£71,032,134	-£71,137,452	-£71,747,477	-£76,734,664	-£79,281,752
60% LAR : 40% CIR	15%	-£66,163,753	-£73,755,281	-£73,806,938	-£73,911,960	-£74,521,247	-£79,503,017	-£82,047,644
60% LAR : 40% CIR	20%	-£69,171,053	-£76,540,237	-£76,591,745	-£76,696,499	-£77,305,113	-£82,281,982	-£84,858,112
60% LAR : 40% CIR	25%	-£72,188,314	-£79,335,083	-£79,386,457	-£79,490,970	-£80,098,980	-£85,103,290	-£87,683,169
60% LAR : 40% CIR	30%	-£75,215,439	-£82,139,722	-£82,190,981	-£82,295,278	-£82,902,749	-£87,944,872	-£90,561,509
60% LAR : 40% CIR	35%	-£78,252,330	-£84,972,895	-£85,024,835	-£85,130,531	-£85,746,791	-£90,835,664	-£93,450,676
60% LAR : 40% CIR	40%	-£81,298,893	-£87,837,351	-£87,889,994	-£87,997,134	-£88,622,375	-£93,736,952	-£96,350,560
60% LAR : 40% CIR	45%	-£84,355,028	-£90,752,202	-£90,804,773	-£90,911,772	-£91,536,659	-£96,648,631	-£99,261,055
60% LAR : 40% CIR	50%	-£87,460,901	-£93,676,752	-£93,729,268	-£93,836,191	-£94,460,748	-£99,570,596	-£102,182,055

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£29,387,853	-£29,387,853	-£29,387,853	-£29,387,853	-£29,387,853	-£34,910,188	-£37,462,881
60% LAR : 40% CIR	5%	-£23,866,474	-£31,902,476	-£31,954,482	-£32,060,122	-£32,670,953	-£37,664,054	-£40,213,831
60% LAR : 40% CIR	10%	-£26,853,562	-£34,667,362	-£34,719,186	-£34,824,504	-£35,434,528	-£40,421,715	-£42,968,803
60% LAR : 40% CIR	15%	-£29,850,804	-£37,442,332	-£37,493,990	-£37,599,012	-£38,208,298	-£43,190,068	-£45,734,695
60% LAR : 40% CIR	20%	-£32,858,104	-£40,227,288	-£40,278,796	-£40,383,550	-£40,992,164	-£45,969,033	-£48,545,163
60% LAR : 40% CIR	25%	-£35,875,365	-£43,022,134	-£43,073,508	-£43,178,021	-£43,786,031	-£48,790,341	-£51,370,220
60% LAR : 40% CIR	30%	-£38,902,490	-£45,826,774	-£45,878,033	-£45,982,329	-£46,589,801	-£51,631,923	-£54,248,560
60% LAR : 40% CIR	35%	-£41,939,382	-£48,659,948	-£48,711,888	-£48,817,582	-£49,433,842	-£54,522,715	-£57,137,727
60% LAR : 40% CIR	40%	-£44,985,944	-£51,524,402	-£51,577,045	-£51,684,185	-£52,309,427	-£57,424,003	-£60,037,611
60% LAR : 40% CIR	45%	-£48,042,079	-£54,439,253	-£54,491,824	-£54,598,823	-£55,223,710	-£60,335,683	-£62,948,107
60% LAR : 40% CIR	50%	-£51,147,953	-£57,363,803	-£57,416,320	-£57,523,242	-£58,147,799	-£63,257,647	-£65,869,106

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£5,847,052	-£14,101,358	-£14,153,563	-£14,259,553	-£14,871,260	-£19,870,777	-£22,423,471
60% LAR : 40% CIR	5%	-£8,820,064	-£16,856,065	-£16,908,072	-£17,013,712	-£17,624,543	-£22,617,644	-£25,167,421
60% LAR : 40% CIR	10%	-£11,807,152	-£19,620,952	-£19,672,775	-£19,778,094	-£20,388,118	-£25,375,305	-£27,922,393
60% LAR : 40% CIR	15%	-£14,804,394	-£22,395,922	-£22,447,579	-£22,552,601	-£23,161,888	-£28,143,658	-£30,688,285
60% LAR : 40% CIR	20%	-£17,811,694	-£25,180,878	-£25,232,386	-£25,337,140	-£25,945,754	-£30,922,623	-£33,498,753
60% LAR : 40% CIR	25%	-£20,828,955	-£27,975,724	-£28,027,098	-£28,131,611	-£28,739,621	-£33,743,931	-£36,323,810
60% LAR : 40% CIR	30%	-£23,856,080	-£30,780,363	-£30,831,622	-£30,935,919	-£31,543,390	-£36,585,513	-£39,202,150
60% LAR : 40% CIR	35%	-£26,892,971	-£33,613,537	-£33,665,476	-£33,771,172	-£34,387,432	-£39,476,305	-£42,091,317
60% LAR : 40% CIR	40%	-£29,939,534	-£36,477,992	-£36,530,635	-£36,637,775	-£37,263,016	-£42,377,593	-£44,991,201
60% LAR : 40% CIR	45%	-£32,995,669	-£39,392,843	-£39,445,414	-£39,552,413	-£40,177,300	-£45,289,272	-£47,901,696
60% LAR : 40% CIR	50%	-£36,101,542	-£42,317,393	-£42,369,909	-£42,476,832	-£43,101,389	-£48,211,237	-£50,822,696

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£11,939,230	£3,684,924	£3,632,719	£3,526,729	£2,915,022	-£2,084,495	-£4,637,189
60% LAR : 40% CIR	5%	£8,966,219	£930,217	£878,210	£772,570	£161,739	-£4,831,362	-£7,381,139
60% LAR : 40% CIR	10%	£5,979,130	-£1,834,070	-£1,886,051	-£1,991,691	-£2,601,836	-£7,589,023	-£10,136,111
60% LAR : 40% CIR	15%	£2,981,888	-£4,609,640	-£4,661,297	-£4,766,319	-£5,375,606	-£10,357,376	-£12,902,003
60% LAR : 40% CIR	20%	-£26,412	-£7,394,596	-£7,446,104	-£7,550,858	-£8,159,472	-£13,136,341	-£15,712,471
60% LAR : 40% CIR	25%	-£3,042,673	-£10,189,442	-£10,240,816	-£10,345,329	-£10,953,339	-£15,957,649	-£18,537,528
60% LAR : 40% CIR	30%	-£6,069,798	-£12,994,081	-£13,045,340	-£13,149,637	-£13,757,108	-£18,799,231	-£21,415,868
60% LAR : 40% CIR	35%	-£9,106,689	-£15,827,255	-£15,879,194	-£15,984,890	-£16,601,150	-£21,690,023	-£24,305,035
60% LAR : 40% CIR	40%	-£12,153,251	-£18,691,710	-£18,744,353	-£18,851,493	-£19,476,734	-£24,591,311	-£27,204,919
60% LAR : 40% CIR	45%	-£15,209,387	-£21,606,561	-£21,659,132	-£21,766,131	-£22,391,017	-£27,502,990	-£30,115,414
60% LAR : 40% CIR	50%	-£18,315,260	-£24,531,111	-£24,583,627	-£24,690,550	-£25,315,107	-£30,424,955	-£33,036,414

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£97,085,552	£28,785,914	£28,733,709	£28,627,718	£28,016,012	£23,016,494	£20,463,801
60% LAR : 40% CIR	5%	£33,797,188	£25,700,560	£25,648,554	£25,542,914	£24,932,083	£19,938,982	£17,389,206
60% LAR : 40% CIR	10%	£30,498,727	£22,605,028	£22,553,204	£22,447,886	£21,837,863	£16,850,676	£14,303,588
60% LAR : 40% CIR	15%	£27,182,281	£19,499,413	£19,447,756	£19,342,733	£18,733,447	£13,751,677	£11,207,050
60% LAR : 40% CIR	20%	£23,838,963	£16,383,812	£16,332,304	£16,227,550	£15,618,935	£10,642,087	£8,099,697
60% LAR : 40% CIR	25%	£20,485,683	£13,258,320	£13,206,945	£13,102,433	£12,494,423	£7,522,008	£4,980,277
60% LAR : 40% CIR	30%	£17,122,540	£10,123,034	£10,071,775	£9,967,479	£9,360,007	£4,387,243	£1,809,930
60% LAR : 40% CIR	35%	£13,749,630	£6,978,050	£6,926,892	£6,822,785	£6,215,787	£1,204,630	-£1,392,002
60% LAR : 40% CIR	40%	£10,367,049	£3,822,616	£3,770,765	£3,665,234	£3,049,389	-£2,018,659	-£4,632,267
60% LAR : 40% CIR	45%	£6,974,895	£616,306	£564,525	£459,134	-£158,747	-£5,270,719	-£7,883,144
60% LAR : 40% CIR	50%	£3,573,265	-£2,639,222	-£2,691,738	-£2,798,621	-£3,423,217	-£8,533,066	-£11,144,524

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£50,548,166	-£58,847,804	-£58,900,009	-£59,006,000	-£59,617,706	-£64,617,224	-£67,169,917
60% LAR : 40% CIR	5%	-£53,836,529	-£61,933,158	-£61,985,164	-£62,090,804	-£62,701,635	-£67,694,736	-£70,244,512
60% LAR : 40% CIR	10%	-£57,134,991	-£65,028,690	-£65,080,514	-£65,185,832	-£65,795,855	-£70,783,042	-£73,330,130
60% LAR : 40% CIR	15%	-£60,451,437	-£68,134,305	-£68,185,962	-£68,290,985	-£68,900,271	-£73,882,041	-£76,426,668
60% LAR : 40% CIR	20%	-£63,794,755	-£71,249,906	-£71,301,414	-£71,406,168	-£72,014,783	-£76,991,631	-£79,534,020
60% LAR : 40% CIR	25%	-£67,148,035	-£74,375,398	-£74,426,773	-£74,531,285	-£75,139,295	-£80,111,710	-£82,653,441
60% LAR : 40% CIR	30%	-£70,511,178	-£77,510,664	-£77,561,843	-£77,666,239	-£78,273,710	-£83,246,475	-£85,823,788
60% LAR : 40% CIR	35%	-£73,884,088	-£80,655,668	-£80,706,626	-£80,810,933	-£81,417,931	-£86,429,088	-£89,025,720
60% LAR : 40% CIR	40%	-£77,266,668	-£83,811,101	-£83,862,853	-£83,968,484	-£84,584,929	-£89,652,377	-£92,265,985
60% LAR : 40% CIR	45%	-£80,658,823	-£87,017,412	-£87,069,193	-£87,174,594	-£87,792,465	-£92,904,437	-£95,516,862
60% LAR : 40% CIR	50%	-£84,060,453	-£90,272,940	-£90,325,456	-£90,432,339	-£91,056,935	-£96,166,784	-£98,778,242

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£13,329,817	-£22,087,883	-£22,140,088	-£22,246,079	-£22,857,785	-£28,024,676	-£30,576,369
60% LAR : 40% CIR	5%	-£17,523,581	-£25,620,209	-£25,672,215	-£25,777,855	-£26,388,686	-£31,381,787	-£33,931,563
60% LAR : 40% CIR	10%	-£20,822,042	-£28,715,742	-£28,767,565	-£28,872,883	-£29,482,907	-£34,470,093	-£37,017,182
60% LAR : 40% CIR	15%	-£24,138,488	-£31,821,356	-£31,873,014	-£31,978,036	-£32,587,322	-£37,569,093	-£40,113,720
60% LAR : 40% CIR	20%	-£27,481,806	-£34,936,957	-£34,988,465	-£35,093,219	-£35,701,835	-£40,678,682	-£43,221,072
60% LAR : 40% CIR	25%	-£30,835,086	-£38,062,449	-£38,113,825	-£38,218,336	-£38,826,347	-£43,798,761	-£46,340,492
60% LAR : 40% CIR	30%	-£34,198,229	-£41,197,715	-£41,248,894	-£41,353,290	-£41,960,762	-£46,933,527	-£49,510,840
60% LAR : 40% CIR	35%	-£37,571,139	-£44,342,719	-£44,393,677	-£44,497,984	-£45,104,982	-£50,116,139	-£52,712,771
60% LAR : 40% CIR	40%	-£40,953,720	-£47,498,153	-£47,550,005	-£47,655,535	-£48,271,981	-£53,339,428	-£55,953,036
60% LAR : 40% CIR	45%	-£44,345,874	-£50,704,463	-£50,756,244	-£50,861,635	-£51,479,517	-£56,591,488	-£59,203,913
60% LAR : 40% CIR	50%	-£47,747,504	-£53,959,991	-£54,012,507	-£54,119,390	-£54,743,987	-£59,853,835	-£62,465,294

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£811,193	-£7,486,445	-£7,540,650	-£7,646,641	-£8,258,347	-£13,257,865	-£15,810,558
60% LAR : 40% CIR	5%	-£2,417,070	-£10,579,789	-£10,629,805	-£10,731,445	-£11,342,276	-£16,335,377	-£18,885,153
60% LAR : 40% CIR	10%	-£5,775,632	-£13,669,331	-£13,721,155	-£13,826,473	-£14,436,496	-£19,423,683	-£21,970,771
60% LAR : 40% CIR	15%	-£9,092,078	-£16,774,946	-£16,826,603	-£16,931,626	-£17,540,912	-£22,522,682	-£25,067,309
60% LAR : 40% CIR	20%	-£12,435,396	-£19,890,547	-£19,942,055	-£20,046,809	-£20,655,424	-£25,632,272	-£28,174,662
60% LAR : 40% CIR	25%	-£15,788,676	-£23,016,039	-£23,067,414	-£23,171,926	-£23,779,936	-£28,752,351	-£31,294,082
60% LAR : 40% CIR	30%	-£19,151,819	-£26,151,305	-£26,202,484	-£26,306,880	-£26,914,352	-£31,887,116	-£34,464,429
60% LAR : 40% CIR	35%	-£22,524,729	-£29,296,309	-£29,347,467	-£29,451,574	-£30,058,572	-£35,069,729	-£37,666,361
60% LAR : 40% CIR	40%	-£25,907,310	-£32,451,742	-£32,503,594	-£32,609,125	-£33,224,570	-£38,293,018	-£40,906,626
60% LAR : 40% CIR	45%	-£29,299,464	-£35,658,053	-£35,709,834	-£35,815,225	-£36,433,106	-£41,545,078	-£44,157,503
60% LAR : 40% CIR	50%	-£32,701,094	-£38,913,581	-£38,966,097	-£39,072,980	-£39,697,576	-£44,807,425	-£47,418,883

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£18,597,475	£10,297,837	£10,245,632	£10,139,641	£9,527,935	£4,528,417	£1,975,724
60% LAR : 40% CIR	5%	£15,309,112	£7,212,483	£7,160,477	£7,054,837	£6,444,006	£1,450,905	-£1,098,871
60% LAR : 40% CIR	10%	£12,010,650	£4,116,951	£4,065,127	£3,959,809	£3,349,786	-£1,637,401	-£4,184,489
60% LAR : 40% CIR	15%	£8,694,204	£1,011,336	£959,679	£854,656	£245,370	-£4,736,400	-£7,281,027
60% LAR : 40% CIR	20%	£5,350,886	-£2,104,265	-£2,155,773	-£2,260,527	-£2,869,142	-£7,845,990	-£10,388,379
60% LAR : 40% CIR	25%	£1,997,606	-£5,229,757	-£5,281,132	-£5,385,644	-£5,993,654	-£10,966,069	-£13,507,800
60% LAR : 40% CIR	30%	-£1,365,537	-£8,365,043	-£8,416,302	-£8,520,598	-£9,128,069	-£14,100,834	-£16,678,147
60% LAR : 40% CIR	35%	-£4,738,447	-£11,510,027	-£11,561,185	-£11,665,292	-£12,272,290	-£17,283,447	-£19,880,079
60% LAR : 40% CIR	40%	-£8,121,027	-£14,665,460	-£14,717,312	-£14,822,843	-£15,438,288	-£20,506,736	-£23,120,344
60% LAR : 40% CIR	45%	-£11,513,182	-£17,871,771	-£17,923,552	-£18,028,943	-£18,646,824	-£23,758,796	-£26,371,221
60% LAR : 40% CIR	50%	-£14,914,812	-£21,127,299	-£21,179,815	-£21,286,698	-£21,911,294	-£27,021,143	-£29,632,601

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone B - Finchley Road/Swiss Cottage Office & Resi £900 per sq ft

No Units	105	Sales value inflation		Base
Site Area	0.9 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,619,865	-£17,583,716	-£17,530,353	-£17,639,603	-£18,270,119	-£23,423,368	-£26,054,555
60% LAR : 40% CIR	5%	-£10,722,253	-£18,468,248	-£18,435,013	-£18,543,902	-£19,173,516	-£24,320,150	-£26,948,331
60% LAR : 40% CIR	10%	-£11,835,207	-£19,383,300	-£19,350,182	-£19,458,738	-£20,087,520	-£25,228,059	-£27,853,469
60% LAR : 40% CIR	15%	-£12,958,629	-£20,308,772	-£20,275,760	-£20,384,012	-£21,012,033	-£26,146,990	-£28,769,861
60% LAR : 40% CIR	20%	-£14,092,416	-£21,244,566	-£21,211,649	-£21,319,624	-£21,946,953	-£27,076,836	-£29,697,402
60% LAR : 40% CIR	25%	-£15,236,470	-£22,190,582	-£22,157,749	-£22,265,475	-£22,892,181	-£28,017,494	-£30,635,983
60% LAR : 40% CIR	30%	-£16,390,693	-£23,146,719	-£23,113,962	-£23,221,466	-£23,847,616	-£28,968,857	-£31,585,496
60% LAR : 40% CIR	35%	-£17,554,981	-£24,112,879	-£24,080,186	-£24,187,495	-£24,813,159	-£29,930,823	-£32,545,835
60% LAR : 40% CIR	40%	-£18,729,239	-£25,088,964	-£25,056,325	-£25,163,466	-£25,788,707	-£30,903,284	-£33,516,893
60% LAR : 40% CIR	45%	-£19,913,364	-£26,074,873	-£26,042,279	-£26,149,277	-£26,774,163	-£31,886,136	-£34,498,561
60% LAR : 40% CIR	50%	-£21,107,257	-£27,070,507	-£27,037,946	-£27,144,829	-£27,769,427	-£32,879,274	-£35,490,733

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£97,253,583	-£105,197,434	-£105,164,071	-£105,273,321	-£105,903,837	-£111,057,086	-£113,688,273
60% LAR : 40% CIR	5%	-£98,355,971	-£106,101,966	-£106,068,731	-£106,177,519	-£106,807,134	-£111,953,768	-£114,582,049
60% LAR : 40% CIR	10%	-£99,468,925	-£107,017,018	-£106,983,899	-£107,092,456	-£107,721,238	-£112,861,777	-£115,487,187
60% LAR : 40% CIR	15%	-£100,592,346	-£107,942,490	-£107,909,478	-£108,017,730	-£108,645,751	-£113,780,708	-£116,403,579
60% LAR : 40% CIR	20%	-£101,726,134	-£108,878,284	-£108,845,367	-£108,953,342	-£109,580,671	-£114,710,554	-£117,331,120
60% LAR : 40% CIR	25%	-£102,870,188	-£109,824,299	-£109,791,467	-£109,899,193	-£110,525,899	-£115,651,212	-£118,269,701
60% LAR : 40% CIR	30%	-£104,024,411	-£110,780,437	-£110,747,680	-£110,855,184	-£111,481,334	-£116,602,575	-£119,219,214
60% LAR : 40% CIR	35%	-£105,188,699	-£111,746,597	-£111,713,904	-£111,821,213	-£112,446,877	-£117,564,541	-£120,179,553
60% LAR : 40% CIR	40%	-£106,362,957	-£112,722,682	-£112,690,043	-£112,797,184	-£113,422,425	-£118,537,002	-£121,150,611
60% LAR : 40% CIR	45%	-£107,547,082	-£113,708,591	-£113,675,997	-£113,782,995	-£114,407,881	-£119,519,854	-£122,132,279
60% LAR : 40% CIR	50%	-£108,740,975	-£114,704,225	-£114,671,664	-£114,778,547	-£115,403,145	-£120,512,992	-£123,124,451

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£60,940,243	-£69,884,480	-£69,851,116	-£69,960,372	-£70,590,888	-£75,744,137	-£77,375,324
60% LAR : 40% CIR	5%	-£62,043,023	-£69,789,017	-£69,755,782	-£69,864,571	-£70,494,285	-£75,640,919	-£78,269,100
60% LAR : 40% CIR	10%	-£63,155,977	-£70,704,069	-£70,670,950	-£70,779,508	-£71,408,289	-£76,548,828	-£79,174,238
60% LAR : 40% CIR	15%	-£64,279,398	-£71,629,542	-£71,596,530	-£71,704,781	-£72,332,802	-£77,467,759	-£80,090,630
60% LAR : 40% CIR	20%	-£65,413,185	-£72,565,335	-£72,532,418	-£72,640,394	-£73,267,723	-£78,397,605	-£81,018,171
60% LAR : 40% CIR	25%	-£66,557,240	-£73,511,351	-£73,478,518	-£73,586,244	-£74,212,951	-£79,338,263	-£81,956,752
60% LAR : 40% CIR	30%	-£67,711,462	-£74,467,489	-£74,434,731	-£74,542,235	-£75,168,385	-£80,289,627	-£82,906,265
60% LAR : 40% CIR	35%	-£68,875,751	-£75,433,649	-£75,400,956	-£75,508,265	-£76,133,928	-£81,251,592	-£83,866,604
60% LAR : 40% CIR	40%	-£70,050,008	-£76,409,734	-£76,377,095	-£76,484,235	-£77,109,477	-£82,224,053	-£84,837,662
60% LAR : 40% CIR	45%	-£71,234,133	-£77,395,642	-£77,363,048	-£77,470,046	-£78,094,933	-£83,206,906	-£85,819,330
60% LAR : 40% CIR	50%	-£72,428,026	-£78,391,277	-£78,358,716	-£78,465,598	-£79,090,196	-£84,200,043	-£86,811,502

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£45,894,224	-£53,838,075	-£53,804,712	-£53,913,962	-£54,544,478	-£59,697,727	-£62,328,914
60% LAR : 40% CIR	5%	-£46,996,612	-£54,742,607	-£54,709,372	-£54,818,160	-£55,447,875	-£60,594,509	-£63,222,690
60% LAR : 40% CIR	10%	-£48,109,566	-£55,657,659	-£55,624,540	-£55,733,097	-£56,361,879	-£61,502,418	-£64,127,828
60% LAR : 40% CIR	15%	-£49,232,987	-£56,582,131	-£56,550,119	-£56,658,371	-£57,286,392	-£62,421,349	-£65,044,220
60% LAR : 40% CIR	20%	-£50,366,775	-£57,518,925	-£57,486,008	-£57,593,983	-£58,221,312	-£63,351,195	-£65,971,761
60% LAR : 40% CIR	25%	-£51,510,829	-£58,464,941	-£58,432,108	-£58,539,834	-£59,166,540	-£64,291,853	-£66,910,342
60% LAR : 40% CIR	30%	-£52,665,052	-£59,421,079	-£59,388,321	-£59,495,825	-£60,121,975	-£65,243,216	-£67,859,855
60% LAR : 40% CIR	35%	-£53,829,340	-£60,387,238	-£60,354,545	-£60,461,854	-£61,087,518	-£66,205,182	-£68,820,194
60% LAR : 40% CIR	40%	-£55,003,598	-£61,363,323	-£61,330,694	-£61,437,825	-£62,063,066	-£67,177,643	-£69,791,252
60% LAR : 40% CIR	45%	-£56,187,723	-£62,349,232	-£62,316,638	-£62,423,636	-£63,048,523	-£68,160,495	-£70,772,920
60% LAR : 40% CIR	50%	-£57,381,616	-£63,344,866	-£63,312,305	-£63,419,188	-£64,043,786	-£69,153,633	-£71,765,092

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£28,107,842	-£36,051,793	-£36,018,430	-£36,127,680	-£36,758,196	-£41,911,445	-£44,542,632
60% LAR : 40% CIR	5%	-£29,210,330	-£36,956,325	-£36,923,090	-£37,031,878	-£37,661,592	-£42,808,227	-£45,436,408
60% LAR : 40% CIR	10%	-£30,323,284	-£37,871,377	-£37,838,258	-£37,946,815	-£38,575,597	-£43,716,136	-£46,341,546
60% LAR : 40% CIR	15%	-£31,446,705	-£38,796,849	-£38,763,837	-£38,872,089	-£39,500,110	-£44,635,067	-£47,257,938
60% LAR : 40% CIR	20%	-£32,580,493	-£39,732,643	-£39,699,726	-£39,807,701	-£40,435,030	-£45,564,913	-£48,185,479
60% LAR : 40% CIR	25%	-£33,724,547	-£40,678,658	-£40,645,826	-£40,753,552	-£41,380,258	-£46,505,571	-£49,124,059
60% LAR : 40% CIR	30%	-£34,878,770	-£41,634,796	-£41,602,039	-£41,709,543	-£42,335,693	-£47,456,934	-£50,073,573
60% LAR : 40% CIR	35%	-£36,043,058	-£42,600,956	-£42,568,263	-£42,675,572	-£43,301,236	-£48,418,900	-£51,033,912
60% LAR : 40% CIR	40%	-£37,217,316	-£43,577,041	-£43,544,402	-£43,651,543	-£44,276,784	-£49,391,361	-£52,004,970
60% LAR : 40% CIR	45%	-£38,401,441	-£44,562,949	-£44,530,356	-£44,637,354	-£45,262,240	-£50,374,213	-£52,986,638
60% LAR : 40% CIR	50%	-£39,595,334	-£45,558,584	-£45,526,023	-£45,632,906	-£46,257,504	-£51,367,351	-£53,978,810

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years		Value Area	Zone B -Finchley Road/Swiss Cottage Office & Resi £1,000 per sq ft
No Units	105	Sales value inflation	Base
Site Area	0.9 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£5,007,699	£13,025,299	£12,991,936	£13,181,186	£13,731,702	£18,884,951	£21,516,138
60% LAR : 40% CIR	5%	£6,340,695	£14,156,752	£14,123,517	£14,232,406	£14,862,020	£20,008,654	£22,636,834
60% LAR : 40% CIR	10%	£7,684,258	£15,296,725	£15,269,606	£15,374,163	£16,002,945	£21,143,484	£23,768,894
60% LAR : 40% CIR	15%	£9,038,287	£16,451,119	£16,418,106	£16,526,358	£17,154,379	£22,289,335	£24,912,207
60% LAR : 40% CIR	20%	£10,402,683	£17,613,833	£17,580,916	£17,688,891	£18,316,220	£23,446,103	£26,066,668
60% LAR : 40% CIR	25%	£11,777,347	£18,786,769	£18,753,937	£18,861,663	£19,488,369	£24,613,681	£27,232,169
60% LAR : 40% CIR	30%	£13,162,177	£19,969,827	£19,937,070	£20,044,574	£20,670,725	£25,791,966	£28,408,604
60% LAR : 40% CIR	35%	£14,557,074	£21,162,909	£21,130,216	£21,237,525	£21,863,188	£26,980,852	£29,595,864
60% LAR : 40% CIR	40%	£15,961,939	£22,365,914	£22,333,276	£22,440,415	£23,065,658	£28,180,234	£30,793,842
60% LAR : 40% CIR	45%	£17,376,672	£23,578,743	£23,546,150	£23,653,148	£24,278,034	£29,390,007	£32,002,432
60% LAR : 40% CIR	50%	£18,801,174	£24,801,299	£24,768,739	£24,875,621	£25,500,218	£30,610,066	£33,221,525

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£92,641,417	-£100,639,017	-£100,623,654	-£100,734,904	-£101,365,420	-£106,518,669	-£109,149,856
60% LAR : 40% CIR	5%	-£93,974,413	-£101,790,420	-£101,757,235	-£101,865,124	-£102,495,738	-£107,642,372	-£110,270,552
60% LAR : 40% CIR	10%	-£95,317,976	-£102,932,443	-£102,899,324	-£103,007,881	-£103,636,663	-£108,777,202	-£111,402,612
60% LAR : 40% CIR	15%	-£96,672,005	-£104,084,837	-£104,051,824	-£104,160,076	-£104,788,097	-£109,923,053	-£112,545,925
60% LAR : 40% CIR	20%	-£98,036,401	-£105,247,551	-£105,214,634	-£105,322,609	-£105,949,938	-£111,079,820	-£113,700,388
60% LAR : 40% CIR	25%	-£99,411,065	-£106,420,467	-£106,387,655	-£106,495,381	-£107,122,087	-£112,247,399	-£114,865,887
60% LAR : 40% CIR	30%	-£100,795,895	-£107,603,545	-£107,570,788	-£107,678,292	-£108,304,443	-£113,426,684	-£116,042,322
60% LAR : 40% CIR	35%	-£102,190,792	-£108,796,627	-£108,763,934	-£108,871,243	-£109,496,936	-£114,614,570	-£117,229,582
60% LAR : 40% CIR	40%	-£103,595,657	-£109,999,632	-£109,966,994	-£110,074,133	-£110,699,376	-£115,813,952	-£118,427,560
60% LAR : 40% CIR	45%	-£105,010,390	-£111,212,461	-£111,179,868	-£111,286,866	-£111,911,752	-£117,023,725	-£119,636,150
60% LAR : 40% CIR	50%	-£106,434,892	-£112,435,016	-£112,402,456	-£112,509,339	-£113,133,936	-£118,243,784	-£120,855,243

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£59,384,998	-£66,382,598	-£66,312,026	-£66,421,276	-£67,051,211	-£70,606,728	-£72,936,917
60% LAR : 40% CIR	5%	-£57,661,465	-£65,477,522	-£65,444,287	-£65,553,175	-£66,182,789	-£71,329,424	-£73,957,604
60% LAR : 40% CIR	10%	-£59,005,027	-£66,619,494	-£66,586,376	-£66,694,932	-£67,323,715	-£72,464,253	-£75,089,663
60% LAR : 40% CIR	15%	-£60,359,056	-£67,771,888	-£67,738,875	-£67,847,127	-£68,475,148	-£73,610,104	-£76,232,976
60% LAR : 40% CIR	20%	-£61,723,453	-£68,934,602	-£68,901,685	-£69,009,660	-£69,636,989	-£74,766,872	-£77,387,438
60% LAR : 40% CIR	25%	-£63,098,116	-£70,107,518	-£70,074,706	-£70,182,432	-£70,809,138	-£75,934,451	-£78,552,939
60% LAR : 40% CIR	30%	-£64,482,946	-£71,290,597	-£71,257,839	-£71,365,343	-£71,991,495	-£77,112,736	-£79,729,373
60% LAR : 40% CIR	35%	-£65,877,843	-£72,483,678	-£72,450,985	-£72,558,294	-£73,183,957	-£78,301,621	-£80,916,633
60% LAR : 40% CIR	40%	-£67,282,708	-£73,686,683	-£73,654,045	-£73,761,185	-£74,386,427	-£79,501,003	-£82,114,612
60% LAR : 40% CIR	45%	-£68,697,441	-£74,899,513	-£74,866,919	-£74,973,917	-£75,598,804	-£80,710,776	-£83,323,201
60% LAR : 40% CIR	50%	-£70,121,943	-£76,122,068	-£76,089,508	-£76,196,390	-£76,820,987	-£81,930,835	-£84,542,294

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£41,282,058	-£49,299,658	-£49,266,295	-£49,375,545	-£50,006,061	-£55,159,310	-£57,790,497
60% LAR : 40% CIR	5%	-£42,615,054	-£50,431,111	-£50,397,876	-£50,506,765	-£51,136,379	-£56,283,013	-£58,911,193
60% LAR : 40% CIR	10%	-£43,958,617	-£51,573,084	-£51,539,965	-£51,648,522	-£52,277,304	-£57,417,843	-£60,043,253
60% LAR : 40% CIR	15%	-£45,312,646	-£52,725,478	-£52,692,465	-£52,800,717	-£53,428,738	-£58,563,694	-£61,186,566
60% LAR : 40% CIR	20%	-£46,677,042	-£53,888,192	-£53,855,275	-£53,963,250	-£54,590,579	-£59,720,461	-£62,341,027
60% LAR : 40% CIR	25%	-£48,051,706	-£55,061,108	-£55,028,296	-£55,136,022	-£55,762,728	-£60,888,040	-£63,506,528
60% LAR : 40% CIR	30%	-£49,436,536	-£56,244,186	-£56,211,429	-£56,318,933	-£56,945,084	-£62,066,325	-£64,682,963
60% LAR : 40% CIR	35%	-£50,831,433	-£57,437,268	-£57,404,575	-£57,511,884	-£58,137,547	-£63,255,211	-£65,870,223
60% LAR : 40% CIR	40%	-£52,236,298	-£58,640,273	-£58,607,635	-£58,714,774	-£59,340,017	-£64,454,593	-£67,068,201
60% LAR : 40% CIR	45%	-£53,651,031	-£59,853,102	-£59,820,509	-£59,927,507	-£60,552,393	-£65,664,366	-£68,276,791
60% LAR : 40% CIR	50%	-£55,075,533	-£61,075,658	-£61,043,098	-£61,149,980	-£61,774,577	-£66,884,425	-£69,495,884

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£23,495,779	-£31,513,376	-£31,480,013	-£31,589,263	-£32,219,779	-£37,373,028	-£40,004,215
60% LAR : 40% CIR	5%	-£24,828,772	-£32,644,829	-£32,611,594	-£32,720,483	-£33,350,097	-£38,496,731	-£41,124,911
60% LAR : 40% CIR	10%	-£26,172,335	-£33,786,802	-£33,753,683	-£33,862,240	-£34,491,022	-£39,631,561	-£42,256,971
60% LAR : 40% CIR	15%	-£27,526,364	-£34,939,196	-£34,906,183	-£35,014,435	-£35,642,456	-£40,777,412	-£43,400,284
60% LAR : 40% CIR	20%	-£28,890,760	-£36,101,910	-£36,068,993	-£36,176,968	-£36,804,297	-£41,934,179	-£44,554,745
60% LAR : 40% CIR	25%	-£30,265,424	-£37,274,826	-£37,242,014	-£37,349,740	-£37,976,446	-£43,101,758	-£45,720,246
60% LAR : 40% CIR	30%	-£31,650,254	-£38,457,904	-£38,425,147	-£38,532,651	-£39,158,802	-£44,280,043	-£46,896,681
60% LAR : 40% CIR	35%	-£33,045,151	-£39,650,986	-£39,618,293	-£39,725,602	-£40,351,265	-£45,468,929	-£48,083,941
60% LAR : 40% CIR	40%	-£34,450,016	-£40,853,991	-£40,821,353	-£40,928,492	-£41,553,735	-£46,668,311	-£49,281,919
60% LAR : 40% CIR	45%	-£35,864,749	-£42,066,820	-£42,034,227	-£42,141,225	-£42,766,111	-£47,878,084	-£50,490,509
60% LAR : 40% CIR	50%	-£37,289,251	-£43,289,375	-£43,256,815	-£43,363,698	-£43,988,295	-£49,098,143	-£51,709,602

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,050 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£2,701,616	-£16,756,091	£10,722,729	-£10,831,978	-£11,462,494	-£16,615,743	-£19,246,930
60% LAR : 40% CIR	5%	-£4,149,916	-£12,001,004	-£11,967,769	-£12,076,658	-£12,706,272	-£17,852,906	-£20,481,087
60% LAR : 40% CIR	10%	-£5,608,783	-£13,256,438	-£13,223,319	-£13,331,876	-£13,960,658	-£19,101,196	-£21,726,606
60% LAR : 40% CIR	15%	-£7,078,117	-£14,522,292	-£14,489,279	-£14,597,531	-£15,225,552	-£20,360,506	-£22,983,390
60% LAR : 40% CIR	20%	-£8,557,817	-£15,798,466	-£15,765,549	-£15,873,525	-£16,500,854	-£21,630,736	-£24,251,302
60% LAR : 40% CIR	25%	-£10,047,784	-£17,084,863	-£17,052,030	-£17,159,757	-£17,786,462	-£22,911,775	-£25,530,264
60% LAR : 40% CIR	30%	-£11,547,918	-£18,381,381	-£18,348,624	-£18,456,129	-£19,082,279	-£24,203,520	-£26,820,158
60% LAR : 40% CIR	35%	-£13,058,120	-£19,687,923	-£19,655,230	-£19,762,539	-£20,388,203	-£25,505,867	-£28,120,879
60% LAR : 40% CIR	40%	-£14,578,290	-£21,004,389	-£20,971,750	-£21,078,891	-£21,704,133	-£26,818,709	-£29,432,318
60% LAR : 40% CIR	45%	-£16,108,326	-£22,330,679	-£22,298,085	-£22,405,083	-£23,029,970	-£28,141,942	-£30,754,367
60% LAR : 40% CIR	50%	-£17,648,132	-£23,666,694	-£23,634,134	-£23,741,017	-£24,365,613	-£29,475,462	-£32,086,920

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£90,335,334	-£98,389,809	-£98,356,446	-£98,465,696	-£99,096,212	-£104,249,461	-£106,880,648
60% LAR : 40% CIR	5%	-£91,783,634	-£99,834,722	-£99,801,487	-£99,910,376	-£100,539,950	-£105,686,624	-£108,314,895
60% LAR : 40% CIR	10%	-£93,242,501	-£100,890,155	-£100,857,037	-£100,965,594	-£101,594,376	-£106,734,914	-£109,360,324
60% LAR : 40% CIR	15%	-£94,711,835	-£102,156,010	-£102,122,997	-£102,231,249	-£102,859,270	-£107,994,226	-£110,617,068
60% LAR : 40% CIR	20%	-£96,191,535	-£103,432,184	-£103,399,267	-£103,507,242	-£104,134,571	-£109,264,454	-£111,885,020
60% LAR : 40% CIR	25%	-£97,681,502	-£104,718,581	-£104,685,748	-£104,793,475	-£105,420,180	-£110,545,493	-£113,163,982
60% LAR : 40% CIR	30%	-£99,181,636	-£106,015,099	-£105,982,342	-£106,089,847	-£106,715,997	-£111,837,238	-£114,453,876
60% LAR : 40% CIR	35%	-£100,691,836	-£107,321,641	-£107,288,948	-£107,396,257	-£108,021,921	-£113,139,585	-£115,754,597
60% LAR : 40% CIR	40%	-£102,212,007	-£108,638,107	-£108,605,468	-£108,712,609	-£109,337,851	-£114,452,427	-£117,066,036
60% LAR : 40% CIR	45%	-£103,742,044	-£109,964,397	-£109,931,803	-£110,038,801	-£110,663,688	-£115,775,660	-£118,388,085
60% LAR : 40% CIR	50%	-£105,281,850	-£111,300,412	-£111,267,852	-£111,374,735	-£111,999,331	-£117,109,180	-£119,720,638

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£54,352,855	-£62,076,990	-£62,043,838	-£62,152,727	-£62,781,243	-£67,936,513	-£70,567,700
60% LAR : 40% CIR	5%	-£55,470,685	-£63,321,773	-£63,288,538	-£63,397,427	-£64,027,041	-£69,173,675	-£71,801,856
60% LAR : 40% CIR	10%	-£56,929,552	-£64,577,207	-£64,544,088	-£64,652,645	-£65,281,427	-£70,421,965	-£73,047,375
60% LAR : 40% CIR	15%	-£58,398,886	-£65,843,061	-£65,810,048	-£65,918,300	-£66,546,321	-£71,681,277	-£74,304,119
60% LAR : 40% CIR	20%	-£59,878,586	-£67,119,235	-£67,086,319	-£67,194,294	-£67,821,623	-£72,951,506	-£75,572,071
60% LAR : 40% CIR	25%	-£61,368,553	-£68,405,632	-£68,372,800	-£68,480,526	-£69,107,232	-£74,232,544	-£76,851,033
60% LAR : 40% CIR	30%	-£62,868,688	-£69,702,151	-£69,669,393	-£69,776,898	-£70,403,049	-£75,524,290	-£78,140,927
60% LAR : 40% CIR	35%	-£64,378,889	-£71,008,693	-£70,975,999	-£71,083,309	-£71,708,972	-£76,826,636	-£79,441,648
60% LAR : 40% CIR	40%	-£65,899,059	-£72,325,159	-£72,292,520	-£72,399,660	-£73,024,902	-£78,139,478	-£80,753,087
60% LAR : 40% CIR	45%	-£67,429,096	-£73,651,449	-£73,618,854	-£73,725,852	-£74,350,739	-£79,462,711	-£82,075,136
60% LAR : 40% CIR	50%	-£68,968,901	-£74,987,463	-£74,954,903	-£75,061,786	-£75,686,383	-£80,796,231	-£83,407,690

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£38,975,975	-£47,090,460	-£46,997,087	-£47,106,337	-£47,736,853	-£52,890,102	-£55,521,289
60% LAR : 40% CIR	5%	-£40,424,275	-£48,275,363	-£48,242,128	-£48,351,017	-£48,980,631	-£54,127,265	-£56,755,446
60% LAR : 40% CIR	10%	-£41,883,142	-£49,530,797	-£49,497,678	-£49,606,235	-£50,235,017	-£55,375,555	-£58,000,965
60% LAR : 40% CIR	15%	-£43,352,476	-£50,796,651	-£50,763,638	-£50,871,890	-£51,499,911	-£56,634,867	-£59,257,709
60% LAR : 40% CIR	20%	-£44,832,176	-£52,072,825	-£52,039,908	-£52,147,884	-£52,775,212	-£57,905,095	-£60,525,661
60% LAR : 40% CIR	25%	-£46,322,143	-£53,359,222	-£53,326,389	-£53,434,116	-£54,060,821	-£59,186,134	-£61,804,623
60% LAR : 40% CIR	30%	-£47,822,277	-£54,655,740	-£54,622,983	-£54,730,488	-£55,356,638	-£60,477,879	-£63,094,517
60% LAR : 40% CIR	35%	-£49,332,479	-£55,962,282	-£55,929,589	-£56,036,898	-£56,662,562	-£61,780,226	-£64,395,238
60% LAR : 40% CIR	40%	-£50,852,648	-£57,278,748	-£57,246,109	-£57,353,250	-£57,978,492	-£63,093,068	-£65,706,677
60% LAR : 40% CIR	45%	-£52,382,685	-£58,605,038	-£58,572,444	-£58,679,442	-£59,304,329	-£64,416,301	-£67,028,726
60% LAR : 40% CIR	50%	-£53,922,491	-£59,941,053	-£59,908,493	-£60,015,376	-£60,639,972	-£65,749,821	-£68,361,279

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£21,189,693	-£29,244,168	-£29,210,805	-£29,320,055	-£29,950,571	-£35,103,820	-£37,735,007
60% LAR : 40% CIR	5%	-£22,637,993	-£30,489,081	-£30,455,846	-£30,564,735	-£31,194,349	-£36,340,983	-£38,969,164
60% LAR : 40% CIR	10%	-£24,096,860	-£31,744,514	-£31,711,396	-£31,819,953	-£32,448,735	-£37,589,273	-£40,214,683
60% LAR : 40% CIR	15%	-£25,566,194	-£33,010,369	-£32,977,356	-£33,085,608	-£33,713,629	-£38,848,585	-£41,471,457
60% LAR : 40% CIR	20%	-£27,045,894	-£34,286,543	-£34,253,626	-£34,361,601	-£34,988,930	-£40,118,813	-£42,739,379
60% LAR : 40% CIR	25%	-£28,535,861	-£35,572,940	-£35,540,107	-£35,647,834	-£36,274,539	-£41,399,852	-£44,018,341
60% LAR : 40% CIR	30%	-£30,035,995	-£36,869,458	-£36,836,701	-£36,944,206	-£37,570,356	-£42,691,597	-£45,308,235
60% LAR : 40% CIR	35%	-£31,546,197	-£38,176,000	-£38,143,307	-£38,250,616	-£38,876,280	-£43,993,944	-£46,608,956
60% LAR : 40% CIR	40%	-£33,066,366	-£39,492,466	-£39,459,827	-£39,566,968	-£40,192,210	-£45,306,786	-£47,920,395
60% LAR : 40% CIR	45%	-£34,596,403	-£40,818,756	-£40,786,162	-£40,893,160	-£41,518,047	-£46,630,019	-£49,242,444
60% LAR : 40% CIR	50%	-£36,136,209	-£42,154,771	-£42,122,211	-£42,229,094	-£42,853,690	-£47,963,539	-£50,574,997

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,100 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		-£395,533	-£8,486,882	-£8,453,521	-£8,562,770	-£9,193,285	-£14,346,535	-£16,977,721
60% LAR : 40% CIR	5%	-£1,959,138	-£9,845,257	-£9,812,021	-£9,920,911	-£10,550,524	-£15,697,159	-£18,325,339
60% LAR : 40% CIR	10%	-£3,533,309	-£11,214,150	-£11,181,032	-£11,289,588	-£11,918,370	-£17,058,910	-£19,684,319
60% LAR : 40% CIR	15%	-£5,117,947	-£12,593,465	-£12,560,452	-£12,668,704	-£13,296,725	-£18,431,681	-£21,054,553
60% LAR : 40% CIR	20%	-£6,712,951	-£13,983,100	-£13,950,183	-£14,058,158	-£14,685,487	-£19,815,369	-£22,435,935
60% LAR : 40% CIR	25%	-£8,318,222	-£15,382,966	-£15,350,125	-£15,457,850	-£16,084,557	-£21,209,869	-£23,828,357
60% LAR : 40% CIR	30%	-£9,933,661	-£16,792,935	-£16,760,178	-£16,867,683	-£17,493,833	-£22,615,074	-£25,231,713
60% LAR : 40% CIR	35%	-£11,559,166	-£18,212,938	-£18,180,245	-£18,287,554	-£18,913,217	-£24,030,881	-£26,645,893
60% LAR : 40% CIR	40%	-£13,194,640	-£19,642,865	-£19,610,226	-£19,717,366	-£20,342,607	-£25,457,184	-£28,070,792
60% LAR : 40% CIR	45%	-£14,839,981	-£21,082,614	-£21,050,021	-£21,157,019	-£21,781,905	-£26,893,878	-£29,506,303
60% LAR : 40% CIR	50%	-£16,495,091	-£22,532,091	-£22,499,530	-£22,606,412	-£23,231,010	-£28,340,857	-£30,952,316

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£88,029,251	-£96,120,600	-£96,087,239	-£96,196,488	-£96,827,003	-£101,980,252	-£104,611,439
60% LAR : 40% CIR	5%	-£89,592,856	-£97,479,975	-£97,445,739	-£97,554,629	-£98,184,242	-£103,330,877	-£105,959,087
60% LAR : 40% CIR	10%	-£91,167,027	-£98,847,868	-£98,814,750	-£98,923,306	-£99,552,088	-£104,692,628	-£107,318,037
60% LAR : 40% CIR	15%	-£92,751,665	-£100,227,183	-£100,194,176	-£100,302,422	-£100,930,443	-£106,065,399	-£108,688,271
60% LAR : 40% CIR	20%	-£94,346,669	-£101,616,818	-£101,583,901	-£101,691,876	-£102,319,205	-£107,449,087	-£110,069,653
60% LAR : 40% CIR	25%	-£95,951,940	-£103,016,674	-£102,983,843	-£103,091,569	-£103,718,275	-£108,843,587	-£111,462,075
60% LAR : 40% CIR	30%	-£97,567,379	-£104,426,653	-£104,393,896	-£104,501,401	-£105,127,561	-£110,248,792	-£112,865,431
60% LAR : 40% CIR	35%	-£99,192,884	-£105,846,656	-£105,813,963	-£105,921,272	-£106,546,935	-£111,664,569	-£114,279,611
60% LAR : 40% CIR	40%	-£100,828,358	-£107,276,583	-£107,243,944	-£107,351,084	-£107,976,325	-£113,090,902	-£115,704,510
60% LAR : 40% CIR	45%	-£102,473,699	-£108,716,332	-£108,683,736	-£108,790,737	-£109,415,623	-£114,527,596	-£117,140,021
60% LAR : 40% CIR	50%	-£104,128,809	-£110,165,809	-£110,133,248	-£110,240,130	-£110,864,728	-£115,974,575	-£118,586,034

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£51,376,359	-£60,467,708	-£60,434,347	-£60,543,596	-£61,174,111	-£66,327,360	-£68,958,547
60% LAR : 40% CIR	5%	-£53,279,907	-£61,166,026	-£61,132,790	-£61,241,680	-£61,871,293	-£67,017,928	-£69,646,138
60% LAR : 40% CIR	10%	-£54,954,078	-£62,634,919	-£62,601,801	-£62,710,357	-£63,339,139	-£68,479,679	-£71,105,088
60% LAR : 40% CIR	15%	-£56,438,716	-£63,914,234	-£63,881,221	-£63,989,473	-£64,617,494	-£69,752,450	-£72,375,322
60% LAR : 40% CIR	20%	-£58,033,720	-£65,303,869	-£65,270,952	-£65,378,927	-£66,006,256	-£71,136,138	-£73,756,704
60% LAR : 40% CIR	25%	-£59,638,991	-£66,703,725	-£66,670,894	-£66,778,620	-£67,405,326	-£72,530,638	-£75,149,126
60% LAR : 40% CIR	30%	-£61,254,430	-£68,113,705	-£68,080,947	-£68,188,452	-£68,814,603	-£73,935,844	-£76,552,482
60% LAR : 40% CIR	35%	-£62,879,935	-£69,533,707	-£69,501,014	-£69,608,323	-£70,233,987	-£75,351,651	-£77,966,662
60% LAR : 40% CIR	40%	-£64,515,409	-£70,963,634	-£70,930,995	-£71,038,135	-£71,663,377	-£76,777,953	-£79,391,561
60% LAR : 40% CIR	45%	-£66,160,751	-£72,403,384	-£72,370,790	-£72,477,788	-£73,102,674	-£78,214,647	-£80,827,072
60% LAR : 40% CIR	50%	-£67,815,860	-£73,852,860	-£73,820,299	-£73,927,182	-£74,551,779	-£79,661,627	-£82,273,085

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£36,669,892	-£44,761,241	-£44,727,880	-£44,837,129	-£45,467,644	-£50,620,893	-£53,252,080
60% LAR : 40% CIR	5%	-£38,233,497	-£46,119,616	-£46,086,380	-£46,195,270	-£46,824,883	-£51,971,518	-£54,599,728
60% LAR : 40% CIR	10%	-£39,807,668	-£47,488,509	-£47,455,391	-£47,563,947	-£48,192,729	-£53,333,269	-£55,958,678
60% LAR : 40% CIR	15%	-£41,392,306	-£48,867,824	-£48,834,811	-£48,943,063	-£49,571,084	-£54,706,040	-£57,328,912
60% LAR : 40% CIR	20%	-£42,987,310	-£50,257,459	-£50,224,542	-£50,332,517	-£50,959,846	-£56,089,728	-£58,710,294
60% LAR : 40% CIR	25%	-£44,592,581	-£51,657,315	-£51,624,484	-£51,732,209	-£52,358,916	-£57,484,228	-£60,102,716
60% LAR : 40% CIR	30%	-£46,208,020	-£53,067,294	-£53,034,537	-£53,142,042	-£53,768,192	-£58,889,433	-£61,506,072
60% LAR : 40% CIR	35%	-£47,833,525	-£54,487,297	-£54,454,604	-£54,561,913	-£55,187,576	-£60,305,240	-£62,920,252
60% LAR : 40% CIR	40%	-£49,468,999	-£55,917,224	-£55,884,585	-£55,991,725	-£56,616,966	-£61,731,543	-£64,345,151
60% LAR : 40% CIR	45%	-£51,114,340	-£57,356,973	-£57,324,380	-£57,431,378	-£58,056,264	-£63,168,237	-£65,780,662
60% LAR : 40% CIR	50%	-£52,769,450	-£58,806,450	-£58,773,889	-£58,880,771	-£59,505,369	-£64,615,216	-£67,226,675

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,883,619	-£26,974,969	-£26,941,608	-£27,050,847	-£27,681,362	-£32,834,611	-£35,465,798
60% LAR : 40% CIR	5%	-£20,447,215	-£28,333,334	-£28,300,098	-£28,408,988	-£29,038,601	-£34,185,236	-£36,813,446
60% LAR : 40% CIR	10%	-£22,021,386	-£29,702,227	-£29,669,109	-£29,777,665	-£30,406,447	-£35,546,987	-£38,172,395
60% LAR : 40% CIR	15%	-£23,606,024	-£31,081,542	-£31,048,529	-£31,156,781	-£31,784,802	-£36,919,758	-£39,542,630
60% LAR : 40% CIR	20%	-£25,201,028	-£32,471,177	-£32,438,260	-£32,546,235	-£33,173,564	-£38,303,446	-£40,924,012
60% LAR : 40% CIR	25%	-£26,806,299	-£33,871,033	-£33,838,202	-£33,945,927	-£34,572,634	-£39,697,946	-£42,316,434
60% LAR : 40% CIR	30%	-£28,421,738	-£35,281,012	-£35,248,255	-£35,355,760	-£35,981,910	-£41,103,151	-£43,719,790
60% LAR : 40% CIR	35%	-£30,047,243	-£36,701,015	-£36,668,322	-£36,775,631	-£37,401,294	-£42,518,958	-£45,133,970
60% LAR : 40% CIR	40%	-£31,682,717	-£38,130,942	-£38,098,303	-£38,205,443	-£38,830,684	-£43,945,261	-£46,558,869
60% LAR : 40% CIR	45%	-£33,328,058	-£39,570,691	-£39,538,098	-£39,645,096	-£40,269,982	-£45,381,955	-£47,994,380
60% LAR : 40% CIR	50%	-£34,983,168	-£41,020,168	-£40,987,607	-£41,094,489	-£41,719,087	-£46,828,934	-£49,440,393

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone B/C - Finchley Road/Swiss Cottage Office & Resi £1,200 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£4,153,261	-£3,948,466	-£3,915,104	-£4,024,354	-£4,654,869	-£9,808,118	-£12,439,305
60% LAR : 40% CIR	5%	£2,386,013	-£5,533,761	-£5,500,526	-£5,609,414	-£6,239,028	-£11,385,663	-£14,013,844
60% LAR : 40% CIR	10%	£608,356	-£7,129,575	-£7,096,457	-£7,205,013	-£7,833,796	-£12,974,335	-£15,599,743
60% LAR : 40% CIR	15%	-£1,197,605	-£8,735,810	-£8,702,798	-£8,811,050	-£9,439,070	-£14,574,027	-£17,196,899
60% LAR : 40% CIR	20%	-£3,023,218	-£10,352,366	-£10,319,449	-£10,427,425	-£11,054,754	-£16,184,636	-£18,805,202
60% LAR : 40% CIR	25%	-£4,859,098	-£11,979,144	-£11,946,312	-£12,054,038	-£12,680,744	-£17,806,057	-£20,424,545
60% LAR : 40% CIR	30%	-£6,705,144	-£13,616,044	-£13,583,287	-£13,690,791	-£14,316,941	-£19,438,182	-£22,054,821
60% LAR : 40% CIR	35%	-£8,561,259	-£15,262,967	-£15,230,274	-£15,337,583	-£15,963,247	-£21,080,911	-£23,695,923
60% LAR : 40% CIR	40%	-£10,427,340	-£16,919,814	-£16,887,175	-£16,994,316	-£17,619,558	-£22,734,134	-£25,347,743
60% LAR : 40% CIR	45%	-£12,303,290	-£18,586,485	-£18,553,892	-£18,660,890	-£19,285,776	-£24,397,749	-£27,010,174
60% LAR : 40% CIR	50%	-£14,189,008	-£20,262,882	-£20,230,322	-£20,337,205	-£20,961,801	-£26,071,649	-£28,683,108

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£93,460,457	-£91,562,184	-£91,548,822	-£91,658,072	-£92,288,586	-£97,441,836	-£100,073,023
60% LAR : 40% CIR	5%	-£95,347,705	-£93,167,479	-£93,134,244	-£93,243,132	-£93,872,746	-£99,019,380	-£101,647,561
60% LAR : 40% CIR	10%	-£97,025,360	-£94,763,293	-£94,730,175	-£94,838,731	-£95,467,514	-£100,608,052	-£103,233,461
60% LAR : 40% CIR	15%	-£98,831,323	-£96,369,528	-£96,336,516	-£96,444,768	-£97,072,788	-£102,207,745	-£104,830,617
60% LAR : 40% CIR	20%	-£90,656,936	-£97,986,084	-£97,953,167	-£98,061,143	-£98,688,472	-£103,818,354	-£106,438,920
60% LAR : 40% CIR	25%	-£92,492,816	-£99,612,862	-£99,580,030	-£99,687,756	-£100,314,462	-£105,439,775	-£108,058,263
60% LAR : 40% CIR	30%	-£94,338,862	-£101,249,762	-£101,217,005	-£101,324,509	-£101,950,659	-£107,071,900	-£109,688,539
60% LAR : 40% CIR	35%	-£96,194,977	-£102,896,685	-£102,863,992	-£102,971,301	-£103,596,965	-£108,714,629	-£111,329,640
60% LAR : 40% CIR	40%	-£98,061,058	-£104,553,532	-£104,520,893	-£104,628,034	-£105,253,276	-£110,367,852	-£112,981,460
60% LAR : 40% CIR	45%	-£99,937,008	-£106,220,203	-£106,187,609	-£106,294,608	-£106,919,494	-£112,031,467	-£114,643,892
60% LAR : 40% CIR	50%	-£101,822,726	-£107,896,600	-£107,864,040	-£107,970,922	-£108,595,519	-£113,705,367	-£116,316,826

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£47,167,556	-£55,256,253	-£55,236,823	-£55,346,104	-£55,974,548	-£61,126,887	-£63,760,074
60% LAR : 40% CIR	5%	-£48,934,756	-£56,854,530	-£56,821,295	-£56,930,184	-£57,559,798	-£62,706,432	-£65,334,613
60% LAR : 40% CIR	10%	-£50,712,414	-£58,450,344	-£58,417,226	-£58,525,782	-£59,154,565	-£64,296,104	-£66,920,513
60% LAR : 40% CIR	15%	-£52,518,374	-£60,056,579	-£60,023,567	-£60,131,819	-£60,759,840	-£65,894,796	-£68,517,669
60% LAR : 40% CIR	20%	-£54,343,987	-£61,673,135	-£61,640,219	-£61,748,194	-£62,375,523	-£67,505,406	-£70,125,971
60% LAR : 40% CIR	25%	-£56,179,867	-£63,299,913	-£63,267,082	-£63,374,807	-£64,001,514	-£69,126,826	-£71,745,314
60% LAR : 40% CIR	30%	-£58,025,913	-£64,936,814	-£64,904,058	-£65,011,560	-£65,637,711	-£70,758,952	-£73,375,590
60% LAR : 40% CIR	35%	-£59,882,028	-£66,583,737	-£66,551,043	-£66,658,353	-£67,284,016	-£72,401,680	-£75,016,692
60% LAR : 40% CIR	40%	-£61,748,110	-£68,240,583	-£68,207,944	-£68,315,085	-£68,940,327	-£74,054,903	-£76,668,512
60% LAR : 40% CIR	45%	-£63,624,059	-£69,907,254	-£69,874,661	-£69,981,659	-£70,606,545	-£75,718,518	-£78,330,943
60% LAR : 40% CIR	50%	-£65,509,777	-£71,583,651	-£71,551,091	-£71,657,974	-£72,282,570	-£77,392,418	-£80,003,877

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£32,121,098	-£40,222,825	-£40,189,463	-£40,298,713	-£40,929,228	-£46,082,477	-£48,713,664
60% LAR : 40% CIR	5%	-£33,888,946	-£41,808,120	-£41,774,885	-£41,883,773	-£42,513,387	-£47,660,021	-£50,288,202
60% LAR : 40% CIR	10%	-£35,666,001	-£43,403,934	-£43,370,816	-£43,479,372	-£44,108,155	-£49,248,693	-£51,874,102
60% LAR : 40% CIR	15%	-£37,471,964	-£45,010,169	-£44,977,157	-£45,085,409	-£45,713,429	-£50,848,386	-£53,471,258
60% LAR : 40% CIR	20%	-£39,297,577	-£46,626,725	-£46,593,808	-£46,701,784	-£47,329,113	-£52,458,995	-£55,079,561
60% LAR : 40% CIR	25%	-£41,133,457	-£48,253,503	-£48,220,671	-£48,328,397	-£48,955,103	-£54,080,416	-£56,698,904
60% LAR : 40% CIR	30%	-£42,979,503	-£49,890,403	-£49,857,646	-£49,965,150	-£50,591,300	-£55,712,541	-£58,329,180
60% LAR : 40% CIR	35%	-£44,835,618	-£51,537,326	-£51,504,633	-£51,611,942	-£52,237,606	-£57,355,270	-£59,970,282
60% LAR : 40% CIR	40%	-£46,701,699	-£53,194,173	-£53,161,534	-£53,268,675	-£53,893,917	-£59,008,493	-£61,622,102
60% LAR : 40% CIR	45%	-£48,577,649	-£54,860,844	-£54,828,251	-£54,935,249	-£55,560,135	-£60,672,108	-£63,284,533
60% LAR : 40% CIR	50%	-£50,463,367	-£56,537,241	-£56,504,681	-£56,611,564	-£57,236,160	-£62,346,008	-£64,957,467

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£14,334,819	-£22,436,543	-£22,403,181	-£22,512,431	-£23,142,945	-£28,296,195	-£30,927,382
60% LAR : 40% CIR	5%	-£16,102,664	-£24,021,837	-£23,988,603	-£24,097,491	-£24,727,105	-£29,873,739	-£32,501,920
60% LAR : 40% CIR	10%	-£17,879,719	-£25,617,652	-£25,584,534	-£25,693,090	-£26,321,873	-£31,462,411	-£34,087,820
60% LAR : 40% CIR	15%	-£19,685,682	-£27,223,887	-£27,190,875	-£27,299,127	-£27,927,147	-£33,062,104	-£35,684,976
60% LAR : 40% CIR	20%	-£21,511,295	-£28,840,443	-£28,807,526	-£28,915,502	-£29,543,831	-£34,673,713	-£37,293,279
60% LAR : 40% CIR	25%	-£23,347,175	-£30,467,221	-£30,434,389	-£30,542,115	-£31,168,821	-£36,294,134	-£38,912,622
60% LAR : 40% CIR	30%	-£25,193,221	-£32,104,121	-£32,071,364	-£32,178,868	-£32,805,018	-£37,926,259	-£40,542,898
60% LAR : 40% CIR	35%	-£27,049,336	-£33,751,044	-£33,718,351	-£33,825,660	-£34,451,324	-£39,568,988	-£42,183,999
60% LAR : 40% CIR	40%	-£28,915,417	-£35,407,891	-£35,375,252	-£35,482,393	-£36,107,635	-£41,222,211	-£43,835,819
60% LAR : 40% CIR	45%	-£30,791,367	-£37,074,562	-£37,041,968	-£37,148,966	-£37,773,853	-£42,885,826	-£45,498,251
60% LAR : 40% CIR	50%	-£32,677,085	-£38,750,959	-£38,718,399	-£38,825,281	-£39,449,878	-£44,559,726	-£47,171,185

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,300 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£8,639,157	£581,084	£613,946	£506,337	-£116,452	-£5,269,701	-£7,900,888
60% LAR : 40% CIR	5%	£6,670,376	-£1,222,265	-£1,189,030	-£1,297,919	-£1,927,533	-£7,074,167	-£9,702,347
60% LAR : 40% CIR	10%	£4,691,344	-£3,045,001	-£3,011,882	-£3,120,439	-£3,749,221	-£8,889,759	-£11,515,168
60% LAR : 40% CIR	15%	£2,681,816	-£4,878,156	-£4,845,144	-£4,953,395	-£5,581,417	-£10,716,373	-£13,339,245
60% LAR : 40% CIR	20%	£656,498	-£6,721,632	-£6,688,716	-£6,796,691	-£7,424,020	-£12,553,903	-£15,174,469
60% LAR : 40% CIR	25%	-£1,399,973	-£8,575,331	-£8,542,499	-£8,650,226	-£9,276,931	-£14,402,244	-£17,020,732
60% LAR : 40% CIR	30%	-£3,476,628	-£10,439,152	-£10,406,395	-£10,513,899	-£11,140,050	-£16,261,291	-£18,877,929
60% LAR : 40% CIR	35%	-£5,563,350	-£12,312,997	-£12,280,304	-£12,387,613	-£13,013,276	-£18,130,940	-£20,745,952
60% LAR : 40% CIR	40%	-£7,660,041	-£14,196,765	-£14,164,126	-£14,271,266	-£14,896,508	-£20,011,084	-£22,624,692
60% LAR : 40% CIR	45%	-£9,766,599	-£16,090,356	-£16,057,762	-£16,164,760	-£16,789,647	-£21,901,620	-£24,514,045
60% LAR : 40% CIR	50%	-£11,882,924	-£17,993,674	-£17,961,113	-£18,067,996	-£18,692,593	-£23,802,441	-£26,413,900

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£78,994,561	-£87,052,634	-£87,019,772	-£87,127,380	-£87,750,170	-£92,903,419	-£95,534,606
60% LAR : 40% CIR	5%	-£80,953,342	-£88,855,983	-£88,822,748	-£88,931,637	-£89,561,251	-£94,707,885	-£97,336,955
60% LAR : 40% CIR	10%	-£82,942,374	-£90,679,719	-£90,645,600	-£90,754,157	-£91,382,930	-£96,523,477	-£99,148,888
60% LAR : 40% CIR	15%	-£84,951,802	-£92,511,874	-£92,478,862	-£92,587,113	-£93,215,135	-£98,350,091	-£100,972,962
60% LAR : 40% CIR	20%	-£86,977,220	-£94,356,350	-£94,322,434	-£94,430,409	-£95,057,738	-£100,187,621	-£102,808,187
60% LAR : 40% CIR	25%	-£89,033,891	-£96,209,049	-£96,176,217	-£96,283,944	-£96,910,649	-£102,035,961	-£104,654,450
60% LAR : 40% CIR	30%	-£91,110,346	-£98,072,870	-£98,040,113	-£98,147,617	-£98,773,768	-£103,895,009	-£106,511,647
60% LAR : 40% CIR	35%	-£93,197,068	-£99,946,715	-£99,914,021	-£100,021,331	-£100,646,994	-£105,764,658	-£108,379,670
60% LAR : 40% CIR	40%	-£95,293,759	-£101,830,483	-£101,797,844	-£101,904,984	-£102,530,226	-£107,644,802	-£110,258,410
60% LAR : 40% CIR	45%	-£97,400,317	-£103,724,074	-£103,691,480	-£103,798,478	-£104,423,365	-£109,535,335	-£112,147,763
60% LAR : 40% CIR	50%	-£99,516,642	-£105,627,392	-£105,594,831	-£105,701,714	-£106,326,311	-£111,436,159	-£114,047,618

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£42,861,814	-£50,886,452	-£50,853,590	-£50,961,198	-£51,583,988	-£56,709,478	-£59,321,867
60% LAR : 40% CIR	5%	-£44,650,393	-£52,543,034	-£52,509,799	-£52,618,688	-£53,246,302	-£58,394,936	-£61,023,116
60% LAR : 40% CIR	10%	-£46,629,425	-£54,360,770	-£54,326,651	-£54,441,208	-£55,069,980	-£60,210,526	-£62,835,938
60% LAR : 40% CIR	15%	-£48,638,953	-£56,198,925	-£56,165,913	-£56,274,164	-£56,902,186	-£62,037,142	-£64,660,014
60% LAR : 40% CIR	20%	-£50,664,271	-£58,042,402	-£58,009,485	-£58,117,460	-£58,744,789	-£63,874,672	-£66,495,238
60% LAR : 40% CIR	25%	-£52,720,742	-£59,896,101	-£59,863,268	-£59,970,995	-£60,597,700	-£65,723,013	-£68,341,502
60% LAR : 40% CIR	30%	-£54,797,397	-£61,759,922	-£61,727,164	-£61,834,668	-£62,460,820	-£67,582,061	-£70,198,698
60% LAR : 40% CIR	35%	-£56,884,120	-£63,633,766	-£63,601,073	-£63,708,382	-£64,334,045	-£69,451,709	-£72,066,721
60% LAR : 40% CIR	40%	-£58,980,810	-£65,517,534	-£65,484,895	-£65,592,035	-£66,217,277	-£71,331,854	-£73,945,461
60% LAR : 40% CIR	45%	-£61,087,368	-£67,411,125	-£67,378,532	-£67,485,530	-£68,110,416	-£73,222,389	-£75,834,814
60% LAR : 40% CIR	50%	-£63,203,693	-£69,314,443	-£69,281,882	-£69,388,765	-£70,013,363	-£75,123,210	-£77,734,670

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£27,635,202	-£35,693,275	-£35,660,413	-£35,768,021	-£36,390,811	-£41,544,060	-£44,175,247
60% LAR : 40% CIR	5%	-£29,603,983	-£37,496,624	-£37,463,389	-£37,572,278	-£38,201,892	-£43,348,526	-£45,976,706
60% LAR : 40% CIR	10%	-£31,583,015	-£39,319,360	-£39,286,241	-£39,394,798	-£40,023,580	-£45,164,118	-£47,789,527
60% LAR : 40% CIR	15%	-£33,592,543	-£41,152,515	-£41,119,503	-£41,227,754	-£41,855,776	-£46,990,732	-£49,613,604
60% LAR : 40% CIR	20%	-£35,617,861	-£42,995,991	-£42,963,075	-£43,071,050	-£43,698,379	-£48,828,262	-£51,448,828
60% LAR : 40% CIR	25%	-£37,674,332	-£44,849,690	-£44,816,858	-£44,924,585	-£45,551,290	-£50,676,602	-£53,295,091
60% LAR : 40% CIR	30%	-£39,750,987	-£46,713,511	-£46,680,754	-£46,788,258	-£47,414,409	-£52,535,650	-£55,152,288
60% LAR : 40% CIR	35%	-£41,837,709	-£48,587,356	-£48,554,662	-£48,661,972	-£49,287,635	-£54,405,299	-£57,020,311
60% LAR : 40% CIR	40%	-£43,934,400	-£50,471,124	-£50,438,485	-£50,545,625	-£51,170,867	-£56,285,443	-£58,899,051
60% LAR : 40% CIR	45%	-£46,040,958	-£52,364,715	-£52,332,121	-£52,439,119	-£53,064,006	-£58,175,979	-£60,788,404
60% LAR : 40% CIR	50%	-£48,157,283	-£54,268,033	-£54,235,472	-£54,342,355	-£54,966,952	-£60,076,800	-£62,688,259

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£9,848,929	-£17,906,993	-£17,874,131	-£17,981,739	-£18,604,529	-£23,757,778	-£26,388,965
60% LAR : 40% CIR	5%	-£11,817,701	-£19,710,342	-£19,677,107	-£19,785,996	-£20,415,610	-£25,562,244	-£28,190,424
60% LAR : 40% CIR	10%	-£13,796,733	-£21,533,078	-£21,499,959	-£21,608,516	-£22,237,298	-£27,377,836	-£30,003,245
60% LAR : 40% CIR	15%	-£15,806,261	-£23,366,233	-£23,333,221	-£23,441,472	-£24,069,493	-£29,204,450	-£31,827,321
60% LAR : 40% CIR	20%	-£17,831,579	-£25,209,709	-£25,176,793	-£25,284,768	-£25,912,097	-£31,041,980	-£33,662,546
60% LAR : 40% CIR	25%	-£19,888,050	-£27,063,408	-£27,030,576	-£27,138,303	-£27,765,008	-£32,890,320	-£35,508,809
60% LAR : 40% CIR	30%	-£21,964,705	-£28,927,229	-£28,894,472	-£29,001,976	-£29,626,127	-£34,749,368	-£37,366,006
60% LAR : 40% CIR	35%	-£24,051,427	-£30,801,074	-£30,768,380	-£30,875,690	-£31,501,353	-£36,619,017	-£39,234,029
60% LAR : 40% CIR	40%	-£26,148,118	-£32,684,842	-£32,652,203	-£32,759,343	-£33,384,585	-£38,499,161	-£41,112,769
60% LAR : 40% CIR	45%	-£28,254,676	-£34,578,433	-£34,545,839	-£34,652,837	-£35,277,724	-£40,389,697	-£43,002,122
60% LAR : 40% CIR	50%	-£30,371,001	-£36,481,751	-£36,449,190	-£36,556,073	-£37,180,670	-£42,290,518	-£44,901,977

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,500 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£17,599,654	£9,462,128	£9,494,496	£9,388,505	£8,776,799	£3,749,915	£1,158,272
60% LAR : 40% CIR	5%	£15,182,849	£7,258,820	£7,291,063	£7,185,423	£6,574,591	£1,525,547	-£1,079,356
60% LAR : 40% CIR	10%	£12,755,791	£5,045,305	£5,077,434	£4,972,117	£4,353,502	-£720,609	-£3,346,019
60% LAR : 40% CIR	15%	£10,318,580	£2,794,513	£2,827,029	£2,720,404	£2,101,821	-£3,001,065	-£5,623,937
60% LAR : 40% CIR	20%	£7,871,310	£531,721	£564,142	£457,790	-£162,554	-£5,292,437	-£7,913,003
60% LAR : 40% CIR	25%	£5,414,081	-£1,767,707	-£1,734,875	-£1,842,600	-£2,469,307	-£7,594,619	-£10,213,108
60% LAR : 40% CIR	30%	£2,935,612	-£4,085,369	-£4,052,612	-£4,160,116	-£4,786,266	-£9,907,508	-£12,524,146
60% LAR : 40% CIR	35%	£425,968	-£6,413,055	-£6,380,362	-£6,487,671	-£7,113,334	-£12,230,999	-£14,846,010
60% LAR : 40% CIR	40%	-£2,125,442	-£8,750,665	-£8,718,026	-£8,825,166	-£9,450,408	-£14,564,984	-£17,178,592
60% LAR : 40% CIR	45%	-£4,693,217	-£11,098,099	-£11,065,504	-£11,172,502	-£11,797,389	-£16,909,362	-£19,521,786
60% LAR : 40% CIR	50%	-£7,270,758	-£13,455,257	-£13,422,697	-£13,529,579	-£14,154,177	-£19,264,024	-£21,875,484

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£70,034,064	-£78,171,590	-£76,139,222	-£78,245,213	-£75,856,919	-£83,883,803	-£86,473,446
60% LAR : 40% CIR	5%	-£72,450,869	-£80,374,899	-£80,342,655	-£80,448,295	-£81,059,126	-£86,108,171	-£88,713,074
60% LAR : 40% CIR	10%	-£74,877,927	-£82,588,413	-£82,556,284	-£82,661,691	-£83,280,216	-£88,354,327	-£90,978,737
60% LAR : 40% CIR	15%	-£77,315,138	-£84,839,205	-£84,806,689	-£84,913,314	-£85,531,897	-£90,634,762	-£93,257,855
60% LAR : 40% CIR	20%	-£79,762,407	-£87,101,997	-£87,069,576	-£87,175,928	-£87,798,272	-£92,926,155	-£95,546,720
60% LAR : 40% CIR	25%	-£82,219,637	-£89,401,425	-£89,368,593	-£89,476,318	-£90,103,025	-£95,228,337	-£97,846,826
60% LAR : 40% CIR	30%	-£84,686,106	-£91,719,067	-£91,686,330	-£91,793,834	-£92,419,864	-£97,541,226	-£100,157,864
60% LAR : 40% CIR	35%	-£87,207,752	-£94,046,773	-£94,014,080	-£94,121,389	-£94,747,951	-£99,864,717	-£102,479,728
60% LAR : 40% CIR	40%	-£89,759,160	-£96,384,383	-£96,351,744	-£96,458,884	-£97,084,126	-£102,198,702	-£104,812,310
60% LAR : 40% CIR	45%	-£92,326,935	-£98,731,817	-£98,699,222	-£98,806,220	-£99,431,107	-£104,543,079	-£107,155,504
60% LAR : 40% CIR	50%	-£94,904,476	-£101,088,975	-£101,056,415	-£101,163,297	-£101,787,895	-£106,897,742	-£109,509,202

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£33,781,318	-£40,987,670	-£41,025,276	-£41,132,294	-£40,745,978	-£47,078,868	-£50,162,296
60% LAR : 40% CIR	5%	-£36,137,920	-£44,061,950	-£44,029,706	-£44,135,347	-£44,746,178	-£49,795,222	-£52,400,126
60% LAR : 40% CIR	10%	-£38,564,978	-£46,275,465	-£46,243,335	-£46,348,652	-£46,967,267	-£52,041,378	-£54,666,788
60% LAR : 40% CIR	15%	-£41,002,190	-£48,526,256	-£48,493,740	-£48,600,365	-£49,218,948	-£54,321,834	-£56,944,706
60% LAR : 40% CIR	20%	-£43,449,459	-£50,789,049	-£50,756,627	-£50,862,979	-£51,485,323	-£56,613,206	-£59,233,772
60% LAR : 40% CIR	25%	-£45,906,688	-£53,088,476	-£53,055,644	-£53,163,370	-£53,790,076	-£58,915,388	-£61,533,877
60% LAR : 40% CIR	30%	-£48,385,157	-£55,406,139	-£55,373,381	-£55,480,885	-£56,107,036	-£61,228,278	-£63,844,915
60% LAR : 40% CIR	35%	-£50,894,804	-£57,733,824	-£57,701,131	-£57,808,440	-£58,434,103	-£63,551,768	-£66,166,780
60% LAR : 40% CIR	40%	-£53,446,211	-£60,071,434	-£60,038,795	-£60,145,936	-£60,771,177	-£65,885,754	-£68,499,362
60% LAR : 40% CIR	45%	-£56,013,986	-£62,418,868	-£62,386,273	-£62,493,271	-£63,118,158	-£68,230,131	-£70,842,556
60% LAR : 40% CIR	50%	-£58,591,526	-£64,776,027	-£64,743,467	-£64,850,349	-£65,474,946	-£70,584,793	-£73,196,253

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£18,674,705	-£26,812,231	-£26,779,863	-£26,885,854	-£27,497,560	-£32,924,444	-£35,116,087
60% LAR : 40% CIR	5%	-£21,091,510	-£29,015,539	-£28,983,296	-£29,088,936	-£29,699,768	-£34,748,812	-£37,353,715
60% LAR : 40% CIR	10%	-£23,518,568	-£31,229,054	-£31,196,925	-£31,302,242	-£31,920,857	-£36,994,968	-£39,620,378
60% LAR : 40% CIR	15%	-£25,955,779	-£33,479,846	-£33,447,330	-£33,553,955	-£34,172,538	-£39,275,424	-£41,898,296
60% LAR : 40% CIR	20%	-£28,403,049	-£35,742,638	-£35,710,217	-£35,816,569	-£36,438,913	-£41,566,796	-£44,187,362
60% LAR : 40% CIR	25%	-£30,860,278	-£38,042,066	-£38,009,234	-£38,116,959	-£38,743,666	-£43,868,978	-£46,487,467
60% LAR : 40% CIR	30%	-£33,338,747	-£40,359,729	-£40,326,971	-£40,434,475	-£41,060,625	-£46,181,867	-£48,798,505
60% LAR : 40% CIR	35%	-£35,848,393	-£42,687,414	-£42,654,721	-£42,762,030	-£43,387,693	-£48,505,358	-£51,120,369
60% LAR : 40% CIR	40%	-£38,399,801	-£45,025,024	-£44,992,385	-£45,099,525	-£45,724,767	-£50,839,343	-£53,452,951
60% LAR : 40% CIR	45%	-£40,967,576	-£47,372,458	-£47,339,863	-£47,446,861	-£48,071,748	-£53,183,720	-£55,796,145
60% LAR : 40% CIR	50%	-£43,545,117	-£49,729,616	-£49,697,056	-£49,803,938	-£50,428,536	-£55,538,383	-£58,149,843

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£886,423	-£9,025,946	-£8,993,581	-£9,099,572	-£9,711,278	-£14,738,162	-£17,329,805
60% LAR : 40% CIR	5%	-£3,305,228	-£11,229,257	-£11,197,014	-£11,302,654	-£11,913,485	-£16,962,530	-£19,567,433
60% LAR : 40% CIR	10%	-£5,732,286	-£13,442,772	-£13,410,643	-£13,515,960	-£14,134,575	-£19,208,686	-£21,834,096
60% LAR : 40% CIR	15%	-£8,169,497	-£15,693,564	-£15,661,048	-£15,767,672	-£16,386,256	-£21,489,141	-£24,112,014
60% LAR : 40% CIR	20%	-£10,616,766	-£17,956,356	-£17,923,935	-£18,030,287	-£18,652,631	-£23,780,514	-£26,401,079
60% LAR : 40% CIR	25%	-£13,073,996	-£20,255,784	-£20,222,951	-£20,330,677	-£20,957,384	-£26,082,696	-£28,701,185
60% LAR : 40% CIR	30%	-£15,552,465	-£22,573,446	-£22,540,689	-£22,648,193	-£23,274,343	-£28,395,585	-£31,012,223
60% LAR : 40% CIR	35%	-£18,062,111	-£24,901,132	-£24,868,439	-£24,975,748	-£25,601,410	-£30,719,076	-£33,334,087
60% LAR : 40% CIR	40%	-£20,613,519	-£27,238,742	-£27,206,103	-£27,313,243	-£27,938,485	-£33,053,061	-£35,666,669
60% LAR : 40% CIR	45%	-£23,181,294	-£29,586,176	-£29,553,581	-£29,660,579	-£30,285,466	-£35,397,438	-£38,009,863
60% LAR : 40% CIR	50%	-£25,758,835	-£31,943,334	-£31,910,774	-£32,017,656	-£32,642,254	-£37,752,101	-£40,363,561

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,750 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£28,800,275	£20,483,649	£20,516,016	£20,410,025	£19,798,319	£14,798,802	£12,246,108
60% LAR : 40% CIR	5%	£25,823,438	£17,729,265	£17,761,508	£17,655,867	£17,045,036	£12,051,935	£9,502,159
60% LAR : 40% CIR	10%	£22,836,350	£14,964,873	£14,996,804	£14,891,486	£14,281,461	£9,294,275	£6,747,186
60% LAR : 40% CIR	15%	£19,839,107	£12,189,973	£12,222,000	£12,116,978	£11,507,692	£6,525,921	£3,959,779
60% LAR : 40% CIR	20%	£16,831,807	£9,405,258	£9,437,193	£9,332,439	£8,723,825	£3,727,522	£1,146,340
60% LAR : 40% CIR	25%	£13,814,547	£6,610,628	£6,642,480	£6,537,969	£5,929,958	£901,162	-£1,703,577
60% LAR : 40% CIR	30%	£10,787,422	£3,798,895	£3,831,160	£3,725,272	£3,108,531	-£1,965,280	-£4,581,917
60% LAR : 40% CIR	35%	£7,750,531	£947,416	£979,618	£873,921	£257,662	-£4,856,071	-£7,471,084
60% LAR : 40% CIR	40%	£4,703,968	-£1,943,039	-£1,910,401	-£2,017,541	-£2,642,783	-£7,757,359	-£10,370,968
60% LAR : 40% CIR	45%	£1,623,737	-£4,857,775	-£4,825,181	-£4,932,179	-£5,557,066	-£10,669,038	-£13,281,463
60% LAR : 40% CIR	50%	-£1,505,552	-£7,782,236	-£7,749,676	-£7,856,559	-£8,481,156	-£13,591,004	-£16,202,462

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£58,833,443	-£67,150,069	-£67,117,702	-£67,223,693	-£67,835,390	-£72,834,916	-£75,387,610
60% LAR : 40% CIR	5%	-£61,810,279	-£69,964,453	-£69,972,210	-£69,977,850	-£70,589,682	-£75,561,783	-£78,131,559
60% LAR : 40% CIR	10%	-£64,797,368	-£72,869,045	-£72,836,914	-£72,742,232	-£73,352,257	-£78,339,443	-£80,886,532
60% LAR : 40% CIR	15%	-£67,794,611	-£75,443,745	-£75,411,718	-£75,516,740	-£76,126,026	-£81,107,797	-£83,673,939
60% LAR : 40% CIR	20%	-£70,801,911	-£78,228,459	-£78,196,525	-£78,301,279	-£78,909,893	-£83,906,196	-£86,467,378
60% LAR : 40% CIR	25%	-£73,819,171	-£81,023,090	-£80,991,238	-£81,095,749	-£81,703,760	-£86,732,556	-£89,337,295
60% LAR : 40% CIR	30%	-£76,846,296	-£83,834,823	-£83,802,558	-£83,908,446	-£84,525,167	-£89,598,997	-£92,215,635
60% LAR : 40% CIR	35%	-£79,883,187	-£86,686,302	-£86,654,100	-£86,759,797	-£87,376,095	-£92,489,780	-£95,104,802
60% LAR : 40% CIR	40%	-£82,929,749	-£89,576,757	-£89,544,119	-£89,651,259	-£90,276,501	-£95,391,077	-£98,004,686
60% LAR : 40% CIR	45%	-£86,009,981	-£92,491,493	-£92,458,999	-£92,565,597	-£93,190,784	-£98,302,756	-£100,915,181
60% LAR : 40% CIR	50%	-£89,139,270	-£95,415,954	-£95,383,394	-£95,490,277	-£96,114,873	-£101,224,722	-£103,836,160

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£22,380,356	-£30,697,041	-£30,664,726	-£30,770,644	-£31,382,402	-£36,382,060	-£38,934,851
60% LAR : 40% CIR	5%	-£25,497,331	-£33,691,505	-£33,659,261	-£33,664,902	-£34,275,733	-£39,268,834	-£41,818,611
60% LAR : 40% CIR	10%	-£28,484,419	-£36,356,096	-£36,323,965	-£36,229,283	-£36,839,308	-£41,826,496	-£44,373,583
60% LAR : 40% CIR	15%	-£31,481,662	-£39,130,796	-£39,098,769	-£39,203,791	-£39,813,078	-£44,794,848	-£47,360,990
60% LAR : 40% CIR	20%	-£34,488,962	-£41,915,511	-£41,883,576	-£41,988,330	-£42,596,944	-£47,593,248	-£50,174,430
60% LAR : 40% CIR	25%	-£37,506,222	-£44,710,141	-£44,678,289	-£44,782,801	-£45,390,811	-£50,419,607	-£53,024,346
60% LAR : 40% CIR	30%	-£40,533,347	-£47,521,874	-£47,489,609	-£47,595,497	-£48,212,238	-£53,286,049	-£55,902,686
60% LAR : 40% CIR	35%	-£43,570,238	-£50,373,353	-£50,341,151	-£50,446,848	-£51,063,167	-£56,176,840	-£58,791,853
60% LAR : 40% CIR	40%	-£46,616,801	-£53,263,809	-£53,231,171	-£53,338,310	-£53,963,552	-£59,078,128	-£61,691,737
60% LAR : 40% CIR	45%	-£49,697,033	-£56,178,545	-£56,145,950	-£56,252,948	-£56,877,836	-£61,989,807	-£64,602,232
60% LAR : 40% CIR	50%	-£52,826,321	-£59,103,005	-£59,070,445	-£59,177,328	-£59,801,925	-£64,911,773	-£67,523,232

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,474,064	-£15,790,710	-£15,758,343	-£15,864,334	-£16,476,040	-£21,475,557	-£24,028,251
60% LAR : 40% CIR	5%	-£10,450,621	-£18,645,084	-£18,612,851	-£18,618,491	-£19,229,323	-£24,222,424	-£26,772,200
60% LAR : 40% CIR	10%	-£13,438,009	-£21,309,686	-£21,277,555	-£21,182,873	-£21,792,898	-£26,780,084	-£29,327,173
60% LAR : 40% CIR	15%	-£16,435,252	-£24,084,386	-£24,052,359	-£24,157,381	-£24,766,667	-£29,748,438	-£32,314,580
60% LAR : 40% CIR	20%	-£19,442,552	-£26,869,101	-£26,837,166	-£26,941,920	-£27,550,534	-£32,546,837	-£35,128,019
60% LAR : 40% CIR	25%	-£22,459,812	-£29,663,731	-£29,631,879	-£29,736,390	-£30,344,401	-£35,373,197	-£37,977,936
60% LAR : 40% CIR	30%	-£25,486,937	-£32,475,464	-£32,443,199	-£32,549,087	-£33,165,828	-£38,239,639	-£40,856,276
60% LAR : 40% CIR	35%	-£28,523,828	-£35,326,943	-£35,294,741	-£35,400,438	-£36,016,697	-£41,130,430	-£43,745,443
60% LAR : 40% CIR	40%	-£31,570,391	-£38,217,398	-£38,184,760	-£38,291,900	-£38,917,142	-£44,031,718	-£46,645,327
60% LAR : 40% CIR	45%	-£34,650,622	-£41,132,134	-£41,099,540	-£41,206,538	-£41,831,425	-£46,943,397	-£49,555,822
60% LAR : 40% CIR	50%	-£37,779,911	-£44,056,595	-£44,024,035	-£44,130,918	-£44,755,514	-£49,865,363	-£52,476,821

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£10,312,198	£1,995,572	£2,027,939	£1,921,948	£1,310,242	-£3,689,275	-£6,241,969
60% LAR : 40% CIR	5%	£7,339,362	-£726,812	-£726,569	-£832,209	-£1,443,040	-£6,436,142	-£8,985,918
60% LAR : 40% CIR	10%	£4,348,273	-£3,523,404	-£3,491,273	-£3,596,591	-£4,206,616	-£9,193,802	-£11,740,891
60% LAR : 40% CIR	15%	£1,351,030	-£6,298,104	-£6,266,077	-£6,371,099	-£6,980,385	-£11,962,156	-£14,528,298
60% LAR : 40% CIR	20%	-£1,652,270	-£9,082,819	-£9,050,884	-£9,155,638	-£9,764,252	-£14,760,555	-£17,341,737
60% LAR : 40% CIR	25%	-£4,673,530	-£11,877,449	-£11,845,597	-£11,950,108	-£12,558,119	-£17,586,915	-£20,191,654
60% LAR : 40% CIR	30%	-£7,700,655	-£14,689,182	-£14,656,917	-£14,762,805	-£15,379,546	-£20,453,356	-£23,069,994
60% LAR : 40% CIR	35%	-£10,737,546	-£17,540,661	-£17,508,459	-£17,614,156	-£18,230,415	-£23,344,148	-£25,959,161
60% LAR : 40% CIR	40%	-£13,784,108	-£20,431,116	-£20,398,478	-£20,505,618	-£21,130,860	-£26,245,436	-£28,859,045
60% LAR : 40% CIR	45%	-£16,864,340	-£23,345,852	-£23,313,258	-£23,420,256	-£24,045,143	-£29,157,115	-£31,769,540
60% LAR : 40% CIR	50%	-£19,993,628	-£26,270,313	-£26,237,753	-£26,344,636	-£26,969,232	-£32,079,081	-£34,690,539

LB Camden
Local Plan Viability Testing 2025

C4 - 10,000 sq m Office and 105 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone C - Finchley Road/Swiss Cottage Office & Resi £1,950 per sq ft

No Units	105
Site Area	0.9 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£35,479,204	£27,096,562	£27,128,929	£27,022,938	£26,411,232	£21,411,715	£18,859,021
60% LAR : 40% CIR	5%	£32,190,841	£24,011,531	£24,043,775	£23,938,134	£23,327,303	£18,334,202	£15,784,426
60% LAR : 40% CIR	10%	£28,884,685	£20,916,294	£20,948,425	£20,843,107	£20,233,083	£15,245,895	£12,698,808
60% LAR : 40% CIR	15%	£25,551,424	£17,810,949	£17,842,976	£17,737,954	£17,128,667	£12,146,897	£9,602,270
60% LAR : 40% CIR	20%	£22,208,105	£14,695,589	£14,727,524	£14,622,770	£14,014,155	£9,037,307	£6,494,918
60% LAR : 40% CIR	25%	£18,854,826	£11,570,313	£11,602,165	£11,497,652	£10,889,643	£5,917,228	£3,351,012
60% LAR : 40% CIR	30%	£15,491,683	£8,435,216	£8,466,996	£8,362,699	£7,755,228	£2,757,976	£180,664
60% LAR : 40% CIR	35%	£12,118,773	£5,290,395	£5,322,113	£5,218,005	£4,611,008	-£431,115	-£3,046,127
60% LAR : 40% CIR	40%	£8,736,191	£2,109,351	£2,141,498	£2,035,969	£1,420,123	-£3,672,785	-£6,286,393
60% LAR : 40% CIR	45%	£5,344,038	-£1,113,582	-£1,080,988	-£1,187,986	-£1,812,872	-£6,924,845	-£9,537,270
60% LAR : 40% CIR	50%	£1,924,213	-£4,378,424	-£4,345,864	-£4,452,747	-£5,077,343	-£10,187,192	-£12,798,650

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£52,154,514	-£60,537,156	-£60,504,789	-£60,610,780	-£61,222,486	-£66,222,003	-£68,774,697
60% LAR : 40% CIR	5%	-£55,442,877	-£63,622,187	-£63,589,943	-£63,695,584	-£64,306,415	-£69,299,516	-£71,849,292
60% LAR : 40% CIR	10%	-£58,749,033	-£66,717,424	-£66,685,293	-£66,790,611	-£67,400,635	-£72,387,822	-£74,934,910
60% LAR : 40% CIR	15%	-£62,082,294	-£69,822,769	-£69,790,742	-£69,895,764	-£70,505,051	-£75,486,821	-£78,031,448
60% LAR : 40% CIR	20%	-£65,425,613	-£72,938,129	-£72,906,194	-£73,010,948	-£73,619,563	-£78,596,411	-£81,138,800
60% LAR : 40% CIR	25%	-£68,778,892	-£76,063,405	-£76,031,553	-£76,136,065	-£76,744,075	-£81,716,490	-£84,262,706
60% LAR : 40% CIR	30%	-£72,142,035	-£79,198,502	-£79,166,722	-£79,271,019	-£79,879,490	-£84,875,742	-£87,493,064
60% LAR : 40% CIR	35%	-£75,514,945	-£82,343,323	-£82,311,605	-£82,415,713	-£83,022,710	-£88,064,833	-£90,679,845
60% LAR : 40% CIR	40%	-£78,897,526	-£85,524,367	-£85,492,220	-£85,597,749	-£86,213,595	-£91,306,503	-£93,920,111
60% LAR : 40% CIR	45%	-£82,289,680	-£88,747,300	-£88,714,706	-£88,821,704	-£89,446,590	-£94,558,563	-£97,170,998
60% LAR : 40% CIR	50%	-£86,709,505	-£92,012,142	-£91,979,582	-£92,086,465	-£92,711,061	-£97,820,909	-£100,432,368

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£33,381,885	-£39,202,237	-£39,171,868	-£39,277,911	-£39,889,617	-£39,926,058	-£42,481,746
60% LAR : 40% CIR	5%	-£19,129,928	-£27,309,238	-£27,276,995	-£27,382,635	-£27,993,466	-£32,986,567	-£35,536,343
60% LAR : 40% CIR	10%	-£22,436,084	-£30,404,475	-£30,372,344	-£30,477,663	-£31,087,686	-£36,074,874	-£38,621,961
60% LAR : 40% CIR	15%	-£25,769,345	-£33,509,821	-£33,477,793	-£33,582,816	-£34,192,102	-£39,173,872	-£41,718,499
60% LAR : 40% CIR	20%	-£29,112,664	-£36,625,180	-£36,593,245	-£36,697,999	-£37,306,614	-£42,283,462	-£44,825,851
60% LAR : 40% CIR	25%	-£32,465,943	-£39,750,457	-£39,718,604	-£39,823,117	-£40,431,126	-£45,403,541	-£47,949,757
60% LAR : 40% CIR	30%	-£35,829,086	-£42,885,553	-£42,853,773	-£42,958,070	-£43,565,541	-£48,562,793	-£51,180,115
60% LAR : 40% CIR	35%	-£39,201,996	-£46,030,374	-£45,998,657	-£46,102,764	-£46,709,762	-£51,751,884	-£54,366,896
60% LAR : 40% CIR	40%	-£42,584,578	-£49,211,419	-£49,179,271	-£49,284,801	-£49,900,646	-£54,993,554	-£57,607,162
60% LAR : 40% CIR	45%	-£45,976,731	-£52,434,351	-£52,401,757	-£52,508,755	-£53,133,641	-£58,245,614	-£60,858,039
60% LAR : 40% CIR	50%	-£49,396,556	-£55,699,193	-£55,666,633	-£55,773,516	-£56,398,112	-£61,507,961	-£64,119,419

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	-£7,795,155	-£9,177,797	-£9,145,430	-£9,251,421	-£9,863,127	-£14,862,844	-£17,415,538
60% LAR : 40% CIR	5%	-£4,683,518	-£12,262,828	-£12,230,584	-£12,336,225	-£12,947,056	-£17,940,157	-£20,489,933
60% LAR : 40% CIR	10%	-£7,389,674	-£15,358,065	-£15,325,934	-£15,431,252	-£16,041,276	-£21,028,463	-£23,575,551
60% LAR : 40% CIR	15%	-£10,722,935	-£18,463,410	-£18,431,383	-£18,536,406	-£19,145,692	-£24,127,462	-£26,672,089
60% LAR : 40% CIR	20%	-£14,066,254	-£21,578,770	-£21,546,835	-£21,651,589	-£22,260,204	-£27,237,052	-£29,779,441
60% LAR : 40% CIR	25%	-£17,419,533	-£24,704,046	-£24,672,194	-£24,776,707	-£25,384,716	-£30,357,131	-£32,903,347
60% LAR : 40% CIR	30%	-£20,782,676	-£27,839,143	-£27,807,363	-£27,911,660	-£28,519,131	-£33,516,383	-£36,133,705
60% LAR : 40% CIR	35%	-£24,155,586	-£30,983,964	-£30,952,246	-£31,056,354	-£31,663,351	-£36,705,474	-£39,320,486
60% LAR : 40% CIR	40%	-£27,538,168	-£34,165,008	-£34,132,861	-£34,238,390	-£34,854,236	-£39,947,144	-£42,560,752
60% LAR : 40% CIR	45%	-£30,930,321	-£37,387,941	-£37,355,347	-£37,462,345	-£38,087,231	-£43,199,204	-£45,811,629
60% LAR : 40% CIR	50%	-£34,350,146	-£40,652,783	-£40,620,223	-£40,727,106	-£41,351,702	-£46,461,550	-£49,073,009

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£16,991,127	£8,608,485	£8,640,852	£8,534,861	£7,923,155	£2,923,638	£370,944
60% LAR : 40% CIR	5%	£13,702,764	£5,523,454	£5,555,698	£5,450,057	£4,839,226	-£153,875	-£2,703,651
60% LAR : 40% CIR	10%	£10,396,608	£2,428,217	£2,460,348	£2,355,030	£1,745,006	-£3,242,181	-£5,789,269
60% LAR : 40% CIR	15%	£7,063,347	-£677,128	-£645,101	-£750,123	-£1,359,410	-£8,341,180	-£8,885,807
60% LAR : 40% CIR	20%	£3,720,028	-£3,792,488	-£3,760,553	-£3,865,307	-£4,473,922	-£9,450,770	-£11,993,159
60% LAR : 40% CIR	25%	£366,749	-£6,917,764	-£6,885,912	-£6,990,424	-£7,598,434	-£12,570,849	-£15,137,065
60% LAR : 40% CIR	30%	-£2,986,394	-£10,052,861	-£10,021,081	-£10,125,378	-£10,732,849	-£15,730,101	-£18,307,413
60% LAR : 40% CIR	35%	-£6,369,304	-£13,197,682	-£13,165,964	-£13,270,072	-£13,877,069	-£18,919,192	-£21,534,204
60% LAR : 40% CIR	40%	-£9,751,885	-£16,378,726	-£16,346,579	-£16,452,108	-£17,067,954	-£22,160,862	-£24,774,470
60% LAR : 40% CIR	45%	-£13,144,039	-£19,601,659	-£19,569,065	-£19,676,063	-£20,300,949	-£25,412,922	-£28,025,347
60% LAR : 40% CIR	50%	-£16,563,864	-£22,866,501	-£22,833,941	-£22,940,824	-£23,565,420	-£28,675,268	-£31,286,727

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW		Value Area	Zone A - Zone 1 and Eastern Central Zone
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£232,509,782	£215,773,716	£215,694,314	£215,535,977	£214,677,278	£208,153,657	£204,605,614
60% LAR : 40% CIR	5%	£228,363,145	£211,874,442	£211,795,343	£211,637,539	£210,780,171	£204,264,536	£200,720,928
60% LAR : 40% CIR	10%	£224,200,918	£207,959,687	£207,880,866	£207,723,552	£206,867,411	£200,359,135	£196,819,616
60% LAR : 40% CIR	15%	£220,023,247	£204,029,597	£203,951,028	£203,794,164	£202,939,146	£196,437,609	£192,901,835
60% LAR : 40% CIR	20%	£215,830,278	£200,084,318	£200,005,977	£199,849,521	£198,995,524	£192,500,113	£188,967,742
60% LAR : 40% CIR	25%	£211,622,161	£196,123,998	£196,045,859	£195,889,770	£195,036,693	£188,546,800	£185,017,494
60% LAR : 40% CIR	30%	£207,399,041	£192,148,781	£192,070,820	£191,915,059	£191,062,801	£184,577,822	£181,051,246
60% LAR : 40% CIR	35%	£203,161,067	£188,158,814	£188,081,006	£187,925,534	£187,073,995	£180,593,334	£177,069,158
60% LAR : 40% CIR	40%	£198,908,385	£184,154,243	£184,076,565	£183,921,340	£183,070,423	£176,593,491	£173,071,386
60% LAR : 40% CIR	45%	£194,641,142	£180,135,216	£180,057,642	£179,902,627	£179,052,234	£172,578,446	£169,058,087
60% LAR : 40% CIR	50%	£190,359,486	£176,101,876	£176,024,384	£175,869,541	£175,019,574	£168,548,351	£165,029,417

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£145,139,624	£128,403,558	£128,324,156	£128,165,819	£127,307,120	£120,783,499	£117,235,456
60% LAR : 40% CIR	5%	£140,992,987	£124,504,284	£124,425,185	£124,267,381	£123,410,013	£116,894,378	£113,350,770
60% LAR : 40% CIR	10%	£136,830,760	£120,589,529	£120,510,708	£120,353,394	£119,497,253	£112,988,977	£109,449,458
60% LAR : 40% CIR	15%	£132,653,089	£116,659,439	£116,580,870	£116,424,006	£115,568,988	£109,067,451	£105,531,677
60% LAR : 40% CIR	20%	£128,460,120	£112,714,160	£112,635,819	£112,479,363	£111,625,366	£105,129,955	£101,597,584
60% LAR : 40% CIR	25%	£124,252,003	£108,753,840	£108,675,701	£108,519,612	£107,666,535	£101,176,642	£97,647,336
60% LAR : 40% CIR	30%	£120,028,883	£104,778,623	£104,700,662	£104,544,902	£103,692,643	£97,207,664	£93,681,088
60% LAR : 40% CIR	35%	£115,790,909	£100,788,656	£100,710,848	£100,555,376	£99,703,837	£93,223,176	£89,699,000
60% LAR : 40% CIR	40%	£111,538,227	£96,784,086	£96,706,407	£96,551,183	£95,700,265	£89,223,333	£85,701,228
60% LAR : 40% CIR	45%	£107,270,984	£92,765,058	£92,687,484	£92,532,469	£91,682,076	£85,208,288	£81,687,929
60% LAR : 40% CIR	50%	£102,989,328	£88,731,719	£88,654,226	£88,499,383	£87,649,416	£81,178,193	£77,659,259

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£181,343,361	£164,607,295	£164,527,893	£164,369,556	£163,510,857	£156,987,236	£153,439,193
60% LAR : 40% CIR	5%	£177,196,724	£160,708,021	£160,628,922	£160,471,118	£159,613,749	£153,098,115	£149,554,507
60% LAR : 40% CIR	10%	£173,034,497	£156,793,266	£156,714,445	£156,557,131	£155,700,990	£149,192,714	£145,653,195
60% LAR : 40% CIR	15%	£168,856,826	£152,863,176	£152,784,607	£152,627,743	£151,772,725	£145,271,188	£141,735,414
60% LAR : 40% CIR	20%	£164,663,857	£148,917,897	£148,839,556	£148,683,100	£147,829,103	£141,333,692	£137,801,321
60% LAR : 40% CIR	25%	£160,455,740	£144,957,577	£144,879,438	£144,723,349	£143,870,272	£137,380,379	£133,851,073
60% LAR : 40% CIR	30%	£156,232,620	£140,982,360	£140,904,398	£140,748,638	£139,896,380	£133,411,401	£129,884,825
60% LAR : 40% CIR	35%	£151,994,646	£136,992,393	£136,914,585	£136,759,113	£135,907,573	£129,426,913	£125,902,737
60% LAR : 40% CIR	40%	£147,741,963	£132,987,822	£132,910,144	£132,754,919	£131,904,002	£125,427,070	£121,904,965
60% LAR : 40% CIR	45%	£143,474,721	£128,968,795	£128,891,221	£128,736,206	£127,885,813	£121,412,025	£117,891,666
60% LAR : 40% CIR	50%	£139,193,064	£124,935,455	£124,857,963	£124,703,120	£123,853,153	£117,381,930	£113,862,996

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£196,344,519	£179,608,453	£179,529,051	£179,370,714	£178,512,015	£171,988,394	£168,440,351
60% LAR : 40% CIR	5%	£192,197,882	£175,709,179	£175,630,080	£175,472,276	£174,614,907	£168,099,272	£164,555,665
60% LAR : 40% CIR	10%	£188,035,655	£171,794,424	£171,715,603	£171,558,288	£170,702,148	£164,193,871	£160,654,353
60% LAR : 40% CIR	15%	£183,857,984	£167,864,334	£167,785,765	£167,628,901	£166,773,882	£160,272,346	£156,736,572
60% LAR : 40% CIR	20%	£179,665,015	£163,919,055	£163,840,714	£163,684,257	£162,830,261	£156,334,849	£152,802,479
60% LAR : 40% CIR	25%	£175,456,897	£159,958,735	£159,880,596	£159,724,507	£158,871,430	£152,381,537	£148,852,230
60% LAR : 40% CIR	30%	£171,233,778	£155,983,518	£155,905,556	£155,749,796	£154,897,538	£148,412,559	£144,885,983
60% LAR : 40% CIR	35%	£166,995,804	£151,993,551	£151,915,743	£151,760,270	£150,908,731	£144,428,071	£140,903,895
60% LAR : 40% CIR	40%	£162,743,121	£147,989,980	£147,911,302	£147,756,077	£146,905,160	£140,428,228	£136,906,123
60% LAR : 40% CIR	45%	£158,475,879	£143,969,953	£143,892,379	£143,737,364	£142,886,971	£136,413,183	£132,892,824
60% LAR : 40% CIR	50%	£154,194,222	£139,936,613	£139,859,121	£139,704,278	£138,854,311	£132,383,088	£128,864,154

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£214,077,308	£197,341,242	£197,261,840	£197,103,503	£196,244,805	£189,721,184	£186,173,140
60% LAR : 40% CIR	5%	£209,930,672	£193,441,969	£193,362,869	£193,205,065	£192,347,697	£185,832,062	£182,288,455
60% LAR : 40% CIR	10%	£205,768,444	£189,527,214	£189,448,392	£189,291,078	£188,434,937	£181,926,661	£178,387,142
60% LAR : 40% CIR	15%	£201,590,773	£185,597,123	£185,518,555	£185,361,690	£184,506,672	£178,005,136	£174,469,362
60% LAR : 40% CIR	20%	£197,397,804	£181,651,845	£181,573,503	£181,417,047	£180,563,050	£174,067,639	£170,535,268
60% LAR : 40% CIR	25%	£193,189,687	£177,691,525	£177,613,385	£177,457,297	£176,604,219	£170,114,326	£166,585,020
60% LAR : 40% CIR	30%	£188,966,568	£173,716,307	£173,638,346	£173,482,586	£172,630,327	£166,145,349	£162,618,772
60% LAR : 40% CIR	35%	£184,728,594	£169,726,340	£169,648,532	£169,493,060	£168,641,521	£162,160,861	£158,636,685
60% LAR : 40% CIR	40%	£180,475,911	£165,721,770	£165,644,091	£165,488,867	£164,637,949	£158,161,017	£154,638,912
60% LAR : 40% CIR	45%	£176,208,668	£161,702,742	£161,625,168	£161,470,154	£160,619,760	£154,145,972	£150,625,613
60% LAR : 40% CIR	50%	£171,927,012	£157,669,403	£157,591,910	£157,437,067	£156,587,101	£150,115,877	£146,596,943

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW

Value Area	Zone A - Kings Cross Lower

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£232,509,782	£215,773,716	£215,894,314	£215,535,977	£214,677,278	£208,153,657	£204,605,614
60% LAR : 40% CIR	5%	£228,363,145	£211,874,442	£211,795,343	£211,637,539	£210,780,171	£204,264,536	£200,720,928
60% LAR : 40% CIR	10%	£224,200,918	£207,959,687	£207,880,866	£207,723,552	£206,867,411	£200,359,135	£196,819,616
60% LAR : 40% CIR	15%	£220,023,247	£204,029,597	£203,951,028	£203,794,164	£202,939,146	£196,437,609	£192,901,835
60% LAR : 40% CIR	20%	£215,830,278	£200,084,318	£200,005,977	£199,849,521	£198,995,524	£192,500,113	£188,967,742
60% LAR : 40% CIR	25%	£211,622,161	£196,123,998	£196,045,859	£195,889,770	£195,036,693	£188,546,800	£185,017,494
60% LAR : 40% CIR	30%	£207,399,041	£192,148,781	£192,070,820	£191,915,059	£191,062,801	£184,577,822	£181,051,246
60% LAR : 40% CIR	35%	£203,161,067	£188,158,814	£188,081,006	£187,925,534	£187,073,995	£180,593,334	£177,069,158
60% LAR : 40% CIR	40%	£198,908,385	£184,154,243	£184,076,565	£183,921,340	£183,070,423	£176,593,491	£173,071,386
60% LAR : 40% CIR	45%	£194,641,142	£180,135,216	£180,057,642	£179,902,627	£179,052,234	£172,578,446	£169,058,087
60% LAR : 40% CIR	50%	£190,359,486	£176,101,876	£176,024,384	£175,869,541	£175,019,574	£168,548,351	£165,029,417

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£145,139,624	£128,403,558	£128,324,156	£128,165,819	£127,307,120	£120,783,499	£117,235,456
60% LAR : 40% CIR	5%	£140,992,987	£124,504,284	£124,425,185	£124,267,381	£123,410,013	£116,894,378	£113,350,770
60% LAR : 40% CIR	10%	£136,830,760	£120,589,529	£120,510,708	£120,353,394	£119,497,253	£112,988,977	£109,449,458
60% LAR : 40% CIR	15%	£132,653,089	£116,659,439	£116,580,870	£116,424,006	£115,568,988	£109,067,451	£105,531,677
60% LAR : 40% CIR	20%	£128,460,120	£112,714,160	£112,635,819	£112,479,363	£111,625,366	£105,129,955	£101,597,584
60% LAR : 40% CIR	25%	£124,252,003	£108,753,840	£108,675,701	£108,519,612	£107,666,535	£101,176,642	£97,647,336
60% LAR : 40% CIR	30%	£120,028,883	£104,778,623	£104,700,662	£104,544,902	£103,692,643	£97,207,664	£93,681,088
60% LAR : 40% CIR	35%	£115,790,909	£100,788,656	£100,710,848	£100,555,376	£99,703,837	£93,223,176	£89,699,000
60% LAR : 40% CIR	40%	£111,538,227	£96,784,086	£96,706,407	£96,551,183	£95,700,265	£89,223,333	£85,701,228
60% LAR : 40% CIR	45%	£107,270,984	£92,765,058	£92,687,484	£92,532,469	£91,682,076	£85,208,288	£81,687,929
60% LAR : 40% CIR	50%	£102,989,328	£88,731,719	£88,654,226	£88,499,383	£87,649,416	£81,178,193	£77,659,259

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£181,343,361	£164,607,295	£164,527,893	£164,369,556	£163,510,857	£156,987,236	£153,439,193
60% LAR : 40% CIR	5%	£177,196,724	£160,708,021	£160,628,922	£160,471,118	£159,613,749	£153,098,115	£149,554,507
60% LAR : 40% CIR	10%	£173,034,497	£156,793,266	£156,714,445	£156,557,131	£155,700,990	£149,192,714	£145,653,195
60% LAR : 40% CIR	15%	£168,856,826	£152,863,176	£152,784,607	£152,627,743	£151,772,725	£145,271,188	£141,735,414
60% LAR : 40% CIR	20%	£164,663,857	£148,917,897	£148,839,556	£148,683,100	£147,829,103	£141,333,692	£137,801,321
60% LAR : 40% CIR	25%	£160,455,740	£144,957,577	£144,879,438	£144,723,349	£143,870,272	£137,380,379	£133,851,073
60% LAR : 40% CIR	30%	£156,232,620	£140,982,360	£140,904,398	£140,748,638	£139,896,380	£133,411,401	£129,884,825
60% LAR : 40% CIR	35%	£151,994,646	£136,992,393	£136,914,585	£136,759,113	£135,907,573	£129,426,913	£125,902,737
60% LAR : 40% CIR	40%	£147,741,963	£132,987,822	£132,910,144	£132,754,919	£131,904,002	£125,427,070	£121,904,965
60% LAR : 40% CIR	45%	£143,474,721	£128,968,795	£128,891,221	£128,736,206	£127,885,813	£121,412,025	£117,891,666
60% LAR : 40% CIR	50%	£139,193,064	£124,935,455	£124,857,963	£124,703,120	£123,853,153	£117,381,930	£113,862,996

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£196,344,519	£179,608,453	£179,529,051	£179,370,714	£178,512,015	£171,988,394	£168,440,351
60% LAR : 40% CIR	5%	£192,197,882	£175,709,179	£175,630,080	£175,472,276	£174,614,907	£168,099,272	£164,555,665
60% LAR : 40% CIR	10%	£188,035,655	£171,794,424	£171,715,603	£171,558,288	£170,702,148	£164,193,871	£160,654,353
60% LAR : 40% CIR	15%	£183,857,984	£167,864,334	£167,785,765	£167,628,901	£166,773,882	£160,272,346	£156,736,572
60% LAR : 40% CIR	20%	£179,665,015	£163,919,055	£163,840,714	£163,684,257	£162,830,261	£156,334,849	£152,802,479
60% LAR : 40% CIR	25%	£175,456,897	£159,958,735	£159,880,596	£159,724,507	£158,871,430	£152,381,537	£148,852,230
60% LAR : 40% CIR	30%	£171,233,778	£155,983,518	£155,905,556	£155,749,796	£154,897,538	£148,412,559	£144,885,983
60% LAR : 40% CIR	35%	£166,995,804	£151,993,551	£151,915,743	£151,760,270	£150,908,731	£144,428,071	£140,903,895
60% LAR : 40% CIR	40%	£162,743,121	£147,988,980	£147,911,302	£147,756,077	£146,905,160	£140,428,228	£136,906,123
60% LAR : 40% CIR	45%	£158,475,879	£143,969,953	£143,892,379	£143,737,364	£142,886,971	£136,413,183	£132,892,824
60% LAR : 40% CIR	50%	£154,194,222	£139,936,613	£139,859,121	£139,704,278	£138,854,311	£132,383,088	£128,864,154

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£214,077,308	£197,341,242	£197,261,840	£197,103,503	£196,244,805	£189,721,184	£186,173,140
60% LAR : 40% CIR	5%	£209,930,672	£193,441,969	£193,362,869	£193,205,065	£192,347,697	£185,832,062	£182,288,455
60% LAR : 40% CIR	10%	£205,768,444	£189,527,214	£189,448,392	£189,291,078	£188,434,937	£181,926,661	£178,387,142
60% LAR : 40% CIR	15%	£201,590,773	£185,597,123	£185,518,555	£185,361,690	£184,506,672	£178,005,136	£174,469,362
60% LAR : 40% CIR	20%	£197,397,804	£181,651,845	£181,573,503	£181,417,047	£180,563,050	£174,067,639	£170,535,268
60% LAR : 40% CIR	25%	£193,189,687	£177,691,525	£177,613,385	£177,457,297	£176,604,219	£170,114,326	£166,585,020
60% LAR : 40% CIR	30%	£188,966,568	£173,716,307	£173,638,346	£173,482,586	£172,630,327	£166,145,349	£162,618,772
60% LAR : 40% CIR	35%	£184,728,594	£169,726,340	£169,648,532	£169,493,060	£168,641,521	£162,160,861	£158,636,685
60% LAR : 40% CIR	40%	£180,475,911	£165,721,770	£165,644,091	£165,488,867	£164,637,949	£158,161,017	£154,638,912
60% LAR : 40% CIR	45%	£176,208,668	£161,702,742	£161,625,168	£161,470,154	£160,619,760	£154,145,972	£150,625,613
60% LAR : 40% CIR	50%	£171,927,012	£157,669,403	£157,591,910	£157,437,067	£156,587,101	£150,115,877	£146,596,943

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW

Value Area	Zone A - Kings Cross Higher

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£242,927,095	£226,024,454	£225,945,052	£225,786,715	£224,928,016	£218,404,395	£214,856,352
60% LAR : 40% CIR	5%	£238,259,593	£221,612,643	£221,533,544	£221,375,740	£220,518,372	£214,002,736	£210,459,130
60% LAR : 40% CIR	10%	£233,576,500	£217,185,351	£217,106,530	£216,949,216	£216,093,075	£209,584,799	£206,045,281
60% LAR : 40% CIR	15%	£228,877,963	£212,742,725	£212,664,155	£212,507,291	£211,652,273	£205,150,736	£201,614,962
60% LAR : 40% CIR	20%	£224,164,128	£208,284,909	£208,206,568	£208,050,111	£207,196,115	£200,700,703	£197,168,333
60% LAR : 40% CIR	25%	£219,435,145	£203,812,052	£203,733,912	£203,577,824	£202,724,746	£196,234,853	£192,705,547
60% LAR : 40% CIR	30%	£214,691,160	£199,324,297	£199,246,337	£199,090,576	£198,238,317	£191,753,338	£188,226,763
60% LAR : 40% CIR	35%	£209,932,320	£194,821,794	£194,743,986	£194,588,514	£193,736,974	£187,256,314	£183,732,138
60% LAR : 40% CIR	40%	£205,158,772	£190,304,687	£190,227,008	£190,071,784	£189,220,867	£182,743,935	£179,221,829
60% LAR : 40% CIR	45%	£200,370,664	£185,773,122	£185,695,548	£185,540,534	£184,690,140	£178,216,351	£174,695,992
60% LAR : 40% CIR	50%	£195,568,143	£181,227,245	£181,149,753	£180,994,910	£180,144,943	£173,673,720	£170,154,786

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£155,556,937	£138,654,296	£138,574,894	£138,416,557	£137,557,858	£131,034,237	£127,486,194
60% LAR : 40% CIR	5%	£150,889,435	£134,242,485	£134,163,386	£134,005,582	£133,148,214	£126,632,578	£123,088,972
60% LAR : 40% CIR	10%	£146,206,342	£129,815,193	£129,736,372	£129,579,058	£128,722,917	£122,214,641	£118,675,123
60% LAR : 40% CIR	15%	£141,507,805	£125,372,567	£125,293,998	£125,137,133	£124,282,115	£117,780,579	£114,244,804
60% LAR : 40% CIR	20%	£136,793,970	£120,914,751	£120,836,410	£120,679,954	£119,825,957	£113,330,546	£109,798,175
60% LAR : 40% CIR	25%	£132,064,987	£116,441,894	£116,363,755	£116,207,666	£115,354,589	£108,864,695	£105,335,389
60% LAR : 40% CIR	30%	£127,321,002	£111,954,139	£111,876,179	£111,720,418	£110,868,159	£104,383,181	£100,856,605
60% LAR : 40% CIR	35%	£122,562,163	£107,451,636	£107,373,828	£107,218,356	£106,366,817	£99,886,156	£96,361,980
60% LAR : 40% CIR	40%	£117,788,614	£102,934,529	£102,856,850	£102,701,626	£101,850,709	£95,373,777	£91,851,671
60% LAR : 40% CIR	45%	£113,000,506	£98,402,964	£98,325,390	£98,170,376	£97,319,982	£90,846,193	£87,325,834
60% LAR : 40% CIR	50%	£108,197,985	£93,857,088	£93,779,595	£93,624,752	£92,774,785	£86,303,562	£82,784,628

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£191,760,674	£174,858,033	£174,778,631	£174,620,294	£173,761,595	£167,237,974	£163,689,931
60% LAR : 40% CIR	5%	£187,093,172	£170,446,222	£170,367,123	£170,209,319	£169,351,951	£162,836,315	£159,292,709
60% LAR : 40% CIR	10%	£182,410,079	£166,018,930	£165,940,108	£165,782,795	£164,926,653	£158,418,378	£154,878,860
60% LAR : 40% CIR	15%	£177,711,542	£161,576,304	£161,497,734	£161,340,870	£160,485,852	£153,984,315	£150,448,541
60% LAR : 40% CIR	20%	£172,997,707	£157,118,488	£157,040,147	£156,883,690	£156,029,693	£149,534,282	£146,001,912
60% LAR : 40% CIR	25%	£168,268,724	£152,645,631	£152,567,491	£152,411,403	£151,558,325	£145,068,432	£141,539,126
60% LAR : 40% CIR	30%	£163,524,739	£148,157,876	£148,079,916	£147,924,155	£147,071,896	£140,586,917	£137,060,342
60% LAR : 40% CIR	35%	£158,765,899	£143,655,373	£143,577,565	£143,422,093	£142,570,553	£136,089,893	£132,565,717
60% LAR : 40% CIR	40%	£153,992,351	£139,138,266	£139,060,587	£138,905,363	£138,054,446	£131,577,513	£128,055,408
60% LAR : 40% CIR	45%	£149,204,243	£134,606,701	£134,529,127	£134,374,113	£133,523,719	£127,049,930	£123,529,571
60% LAR : 40% CIR	50%	£144,401,722	£130,060,824	£129,983,332	£129,828,489	£128,978,522	£122,507,299	£118,988,365

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£206,761,832	£189,859,191	£189,779,789	£189,621,452	£188,762,753	£182,239,132	£178,691,089
60% LAR : 40% CIR	5%	£202,094,330	£185,447,380	£185,368,281	£185,210,477	£184,353,109	£177,837,473	£174,293,867
60% LAR : 40% CIR	10%	£197,411,236	£181,020,088	£180,941,266	£180,783,953	£179,927,811	£173,419,536	£169,880,017
60% LAR : 40% CIR	15%	£192,712,700	£176,577,462	£176,498,892	£176,342,028	£175,487,010	£168,985,473	£165,449,699
60% LAR : 40% CIR	20%	£187,998,865	£172,119,646	£172,041,305	£171,884,848	£171,030,851	£164,535,440	£161,003,070
60% LAR : 40% CIR	25%	£183,269,882	£167,646,789	£167,568,649	£167,412,561	£166,559,483	£160,069,590	£156,540,284
60% LAR : 40% CIR	30%	£178,525,897	£163,159,034	£163,081,074	£162,925,313	£162,073,054	£155,588,075	£152,061,500
60% LAR : 40% CIR	35%	£173,767,057	£158,656,531	£158,578,723	£158,423,250	£157,571,711	£151,091,051	£147,566,875
60% LAR : 40% CIR	40%	£168,993,509	£154,139,424	£154,061,744	£153,906,521	£153,055,603	£146,578,671	£143,056,566
60% LAR : 40% CIR	45%	£164,205,401	£149,607,859	£149,530,285	£149,375,270	£148,524,877	£142,051,088	£138,530,729
60% LAR : 40% CIR	50%	£159,402,879	£145,061,982	£144,984,490	£144,829,647	£143,979,680	£137,508,457	£133,989,523

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£224,494,621	£207,591,980	£207,512,578	£207,354,241	£206,495,543	£199,971,922	£196,423,878
60% LAR : 40% CIR	5%	£219,827,119	£203,180,169	£203,101,070	£202,943,266	£202,085,899	£195,570,263	£192,026,656
60% LAR : 40% CIR	10%	£215,144,026	£198,752,877	£198,674,056	£198,516,742	£197,660,601	£191,152,325	£187,612,807
60% LAR : 40% CIR	15%	£210,445,489	£194,310,251	£194,231,682	£194,074,817	£193,219,799	£186,718,263	£183,182,489
60% LAR : 40% CIR	20%	£205,731,655	£189,852,435	£189,774,094	£189,617,638	£188,763,641	£182,268,230	£178,735,859
60% LAR : 40% CIR	25%	£201,002,671	£185,379,578	£185,301,439	£185,145,350	£184,292,273	£177,802,380	£174,273,073
60% LAR : 40% CIR	30%	£196,258,686	£180,891,824	£180,813,863	£180,658,102	£179,805,844	£173,320,865	£169,794,289
60% LAR : 40% CIR	35%	£191,499,847	£176,389,320	£176,311,512	£176,156,040	£175,304,501	£168,823,841	£165,299,664
60% LAR : 40% CIR	40%	£186,726,298	£171,872,213	£171,794,534	£171,639,310	£170,788,393	£164,311,461	£160,789,355
60% LAR : 40% CIR	45%	£181,938,190	£167,340,648	£167,263,075	£167,108,060	£166,257,667	£159,783,877	£156,263,518
60% LAR : 40% CIR	50%	£177,135,669	£162,794,772	£162,717,279	£162,562,436	£161,712,470	£155,241,246	£151,722,312

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW

Value Area	Zone A - Lower Cenral Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£253,344,407	£236,275,192	£236,195,790	£236,037,453	£235,178,754	£228,655,133	£225,107,091
60% LAR : 40% CIR	5%	£248,156,040	£231,350,845	£231,271,746	£231,113,941	£230,256,573	£223,740,938	£220,197,331
60% LAR : 40% CIR	10%	£242,952,081	£226,411,015	£226,332,194	£226,174,880	£225,318,739	£218,810,463	£215,270,945
60% LAR : 40% CIR	15%	£237,732,678	£221,455,852	£221,377,283	£221,220,418	£220,365,401	£213,863,865	£210,328,090
60% LAR : 40% CIR	20%	£232,497,979	£216,485,500	£216,407,159	£216,250,702	£215,396,705	£208,901,294	£205,368,922
60% LAR : 40% CIR	25%	£227,248,130	£211,500,105	£211,421,966	£211,265,877	£210,412,800	£203,922,907	£200,393,601
60% LAR : 40% CIR	30%	£221,983,279	£206,499,815	£206,421,853	£206,266,093	£205,413,835	£198,928,856	£195,402,279
60% LAR : 40% CIR	35%	£216,703,574	£201,484,774	£201,406,966	£201,251,494	£200,399,954	£193,919,294	£190,395,118
60% LAR : 40% CIR	40%	£211,409,159	£196,455,130	£196,377,450	£196,222,227	£195,371,309	£188,894,377	£185,372,271
60% LAR : 40% CIR	45%	£206,100,185	£191,411,028	£191,333,454	£191,178,439	£190,328,046	£183,854,257	£180,333,898
60% LAR : 40% CIR	50%	£200,776,799	£186,352,614	£186,275,122	£186,120,279	£185,270,313	£178,799,089	£175,280,155

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£165,974,249	£148,905,034	£148,825,632	£148,667,295	£147,808,596	£141,284,975	£137,736,933
60% LAR : 40% CIR	5%	£160,785,882	£143,980,687	£143,901,588	£143,743,783	£142,886,415	£136,370,780	£132,827,173
60% LAR : 40% CIR	10%	£155,581,923	£139,040,857	£138,962,036	£138,804,723	£137,948,581	£131,440,306	£127,900,787
60% LAR : 40% CIR	15%	£150,362,520	£134,086,694	£134,007,125	£133,850,260	£132,995,243	£126,493,707	£122,957,933
60% LAR : 40% CIR	20%	£145,127,821	£129,115,342	£129,037,001	£128,880,544	£128,026,547	£121,531,136	£117,998,765
60% LAR : 40% CIR	25%	£139,877,972	£124,129,947	£124,051,808	£123,895,719	£123,042,642	£116,552,749	£113,023,443
60% LAR : 40% CIR	30%	£134,613,121	£119,129,657	£119,051,695	£118,895,935	£118,043,677	£111,558,698	£108,032,121
60% LAR : 40% CIR	35%	£129,333,416	£114,114,616	£114,036,808	£113,881,336	£113,029,796	£106,549,136	£103,024,960
60% LAR : 40% CIR	40%	£124,039,001	£109,084,972	£109,007,292	£108,852,069	£108,001,151	£101,524,219	£98,002,113
60% LAR : 40% CIR	45%	£118,730,027	£104,040,870	£103,963,296	£103,808,281	£102,957,888	£96,484,100	£92,963,741
60% LAR : 40% CIR	50%	£113,406,641	£98,982,457	£98,904,964	£98,750,121	£97,900,155	£91,428,931	£87,909,997

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£202,177,986	£185,108,771	£185,029,369	£184,871,032	£184,012,333	£177,488,712	£173,940,670
60% LAR : 40% CIR	5%	£196,989,619	£180,184,424	£180,105,324	£179,947,520	£179,090,152	£172,574,517	£169,030,910
60% LAR : 40% CIR	10%	£191,785,660	£175,244,594	£175,165,773	£175,008,459	£174,152,318	£167,644,042	£164,104,524
60% LAR : 40% CIR	15%	£186,566,257	£170,289,431	£170,210,862	£170,053,997	£169,198,980	£162,697,443	£159,161,669
60% LAR : 40% CIR	20%	£181,331,558	£165,319,079	£165,240,737	£165,084,281	£164,230,284	£157,734,873	£154,202,501
60% LAR : 40% CIR	25%	£176,081,709	£160,333,684	£160,255,545	£160,099,456	£159,246,379	£152,756,486	£149,227,180
60% LAR : 40% CIR	30%	£170,816,858	£155,333,393	£155,255,432	£155,099,672	£154,247,413	£147,762,435	£144,235,858
60% LAR : 40% CIR	35%	£165,537,153	£150,318,353	£150,240,545	£150,085,072	£149,233,533	£142,752,873	£139,228,697
60% LAR : 40% CIR	40%	£160,242,738	£145,288,709	£145,211,029	£145,055,806	£144,204,888	£137,727,956	£134,205,850
60% LAR : 40% CIR	45%	£154,933,764	£140,244,607	£140,167,033	£140,012,018	£139,161,625	£132,687,836	£129,167,477
60% LAR : 40% CIR	50%	£149,610,378	£135,186,193	£135,108,701	£134,953,858	£134,103,892	£127,632,668	£124,113,734

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£217,179,144	£200,109,929	£200,030,527	£199,872,190	£199,013,491	£192,489,870	£188,941,828
60% LAR : 40% CIR	5%	£211,990,777	£195,185,582	£195,106,482	£194,948,677	£194,091,310	£187,575,675	£184,032,068
60% LAR : 40% CIR	10%	£206,786,818	£190,245,752	£190,166,931	£190,009,617	£189,153,476	£182,645,200	£179,105,682
60% LAR : 40% CIR	15%	£201,567,415	£185,290,589	£185,212,019	£185,055,155	£184,200,138	£177,698,601	£174,162,827
60% LAR : 40% CIR	20%	£196,332,715	£180,320,237	£180,241,895	£180,085,439	£179,231,442	£172,736,031	£169,203,659
60% LAR : 40% CIR	25%	£191,082,867	£175,334,842	£175,256,703	£175,100,614	£174,247,537	£167,757,644	£164,228,337
60% LAR : 40% CIR	30%	£185,818,016	£170,334,551	£170,256,590	£170,100,830	£169,248,571	£162,763,593	£159,237,016
60% LAR : 40% CIR	35%	£180,538,310	£165,319,511	£165,241,703	£165,086,230	£164,234,691	£157,754,031	£154,229,855
60% LAR : 40% CIR	40%	£175,243,896	£160,289,867	£160,212,187	£160,056,964	£159,206,046	£152,729,114	£149,207,008
60% LAR : 40% CIR	45%	£169,934,922	£155,245,765	£155,168,190	£155,013,176	£154,162,783	£147,688,994	£144,168,635
60% LAR : 40% CIR	50%	£164,611,535	£150,187,351	£150,109,859	£149,955,016	£149,105,050	£142,633,826	£139,114,892

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£234,911,933	£217,842,718	£217,763,316	£217,604,979	£216,746,281	£210,222,660	£206,674,617
60% LAR : 40% CIR	5%	£229,723,566	£212,918,371	£212,839,272	£212,681,467	£211,824,099	£205,308,464	£201,764,857
60% LAR : 40% CIR	10%	£224,519,608	£207,978,541	£207,899,720	£207,742,407	£206,886,265	£200,377,990	£196,838,471
60% LAR : 40% CIR	15%	£219,300,204	£203,023,378	£202,944,809	£202,787,944	£201,932,927	£195,431,391	£191,895,617
60% LAR : 40% CIR	20%	£214,065,505	£198,053,026	£197,974,685	£197,818,229	£196,964,232	£190,468,821	£186,936,449
60% LAR : 40% CIR	25%	£208,815,656	£193,067,632	£192,989,492	£192,833,404	£191,980,326	£185,490,433	£181,961,127
60% LAR : 40% CIR	30%	£203,550,805	£188,067,341	£187,989,379	£187,833,619	£186,981,361	£180,496,382	£176,969,806
60% LAR : 40% CIR	35%	£198,271,100	£183,052,300	£182,974,492	£182,819,020	£181,967,481	£175,486,821	£171,962,644
60% LAR : 40% CIR	40%	£192,976,686	£178,022,656	£177,944,976	£177,789,753	£176,938,836	£170,461,903	£166,939,798
60% LAR : 40% CIR	45%	£187,667,712	£172,978,555	£172,900,980	£172,745,965	£171,895,572	£165,421,784	£161,901,425
60% LAR : 40% CIR	50%	£182,344,325	£167,920,141	£167,842,648	£167,687,805	£166,837,840	£160,366,615	£156,847,681

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW

Value Area	Zone A - Medium Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£277,651,469	£260,193,581	£260,114,179	£259,955,842	£259,097,144	£252,573,523	£249,025,479
60% LAR : 40% CIR	5%	£271,247,749	£254,073,314	£253,994,215	£253,836,411	£252,979,043	£246,463,407	£242,919,801
60% LAR : 40% CIR	10%	£264,828,438	£247,937,566	£247,858,745	£247,701,430	£246,845,290	£240,337,013	£236,797,496
60% LAR : 40% CIR	15%	£258,393,681	£241,786,482	£241,707,914	£241,551,049	£240,696,031	£234,194,495	£230,658,721
60% LAR : 40% CIR	20%	£251,943,629	£235,620,211	£235,541,869	£235,385,413	£234,531,416	£228,036,005	£224,503,634
60% LAR : 40% CIR	25%	£245,479,427	£229,438,897	£229,360,758	£229,204,670	£228,351,592	£221,861,698	£218,332,392
60% LAR : 40% CIR	30%	£238,998,223	£223,242,687	£223,164,725	£223,008,965	£222,156,707	£215,671,728	£212,145,152
60% LAR : 40% CIR	35%	£232,503,164	£217,031,727	£216,953,918	£216,798,446	£215,946,907	£209,466,247	£205,942,071
60% LAR : 40% CIR	40%	£225,993,397	£210,806,163	£210,728,484	£210,573,260	£209,722,343	£203,245,411	£199,723,305
60% LAR : 40% CIR	45%	£219,469,070	£204,566,141	£204,488,568	£204,333,553	£203,483,160	£197,009,372	£193,489,013
60% LAR : 40% CIR	50%	£212,930,330	£198,311,809	£198,234,317	£198,079,474	£197,229,507	£190,758,284	£187,239,350

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£190,281,311	£172,823,423	£172,744,021	£172,585,684	£171,726,986	£165,203,365	£161,655,322
60% LAR : 40% CIR	5%	£183,877,592	£166,703,156	£166,624,057	£166,466,253	£165,608,885	£159,093,249	£155,549,643
60% LAR : 40% CIR	10%	£177,458,280	£160,567,408	£160,488,587	£160,331,272	£159,475,132	£152,966,855	£149,427,338
60% LAR : 40% CIR	15%	£171,023,523	£154,416,324	£154,337,756	£154,180,892	£153,325,873	£146,824,337	£143,288,563
60% LAR : 40% CIR	20%	£164,573,471	£148,250,053	£148,171,712	£148,015,255	£147,161,258	£140,665,847	£137,133,477
60% LAR : 40% CIR	25%	£158,108,269	£142,068,739	£141,990,600	£141,834,512	£140,981,434	£134,491,540	£130,962,234
60% LAR : 40% CIR	30%	£151,628,065	£135,872,529	£135,794,567	£135,638,807	£134,786,549	£128,301,570	£124,774,994
60% LAR : 40% CIR	35%	£145,133,006	£129,661,569	£129,583,761	£129,428,288	£128,576,749	£122,096,089	£118,571,913
60% LAR : 40% CIR	40%	£138,623,239	£123,436,005	£123,358,326	£123,203,102	£122,352,185	£115,875,253	£112,353,147
60% LAR : 40% CIR	45%	£132,098,912	£117,195,984	£117,118,410	£116,963,395	£116,113,002	£109,639,214	£106,118,855
60% LAR : 40% CIR	50%	£125,560,172	£110,941,651	£110,864,159	£110,709,316	£109,859,349	£103,388,126	£99,869,192

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£226,485,048	£209,027,160	£208,947,757	£208,789,421	£207,930,723	£201,407,102	£197,859,058
60% LAR : 40% CIR	5%	£220,081,328	£202,906,893	£202,827,794	£202,669,990	£201,812,622	£195,296,986	£191,753,380
60% LAR : 40% CIR	10%	£213,662,017	£196,771,145	£196,692,324	£196,535,009	£195,678,869	£189,170,592	£185,631,075
60% LAR : 40% CIR	15%	£207,227,260	£190,620,061	£190,541,493	£190,384,628	£189,529,610	£183,028,074	£179,492,300
60% LAR : 40% CIR	20%	£200,777,208	£184,453,790	£184,375,448	£184,218,992	£183,364,995	£176,869,584	£173,337,213
60% LAR : 40% CIR	25%	£194,312,006	£178,272,476	£178,194,336	£178,038,249	£177,185,171	£170,695,277	£167,165,971
60% LAR : 40% CIR	30%	£187,831,802	£172,076,266	£171,998,304	£171,842,544	£170,990,286	£164,505,307	£160,978,730
60% LAR : 40% CIR	35%	£181,336,743	£165,865,306	£165,787,497	£165,632,025	£164,780,486	£158,299,826	£154,775,650
60% LAR : 40% CIR	40%	£174,826,976	£159,639,742	£159,562,063	£159,406,839	£158,555,922	£152,078,990	£148,556,884
60% LAR : 40% CIR	45%	£168,302,649	£153,399,720	£153,322,147	£153,167,132	£152,316,739	£145,842,951	£142,322,592
60% LAR : 40% CIR	50%	£161,763,909	£147,145,388	£147,067,896	£146,913,052	£146,063,086	£139,591,863	£136,072,929

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£241,486,206	£224,028,318	£223,948,915	£223,790,579	£222,931,881	£216,408,260	£212,860,216
60% LAR : 40% CIR	5%	£235,082,486	£217,908,051	£217,828,951	£217,671,147	£216,813,780	£210,298,144	£206,754,538
60% LAR : 40% CIR	10%	£228,663,175	£211,772,303	£211,693,481	£211,536,167	£210,680,026	£204,171,750	£200,632,233
60% LAR : 40% CIR	15%	£222,228,418	£205,621,219	£205,542,651	£205,385,786	£204,530,768	£198,029,232	£194,493,458
60% LAR : 40% CIR	20%	£215,778,366	£199,454,948	£199,376,606	£199,220,150	£198,366,153	£191,870,742	£188,338,371
60% LAR : 40% CIR	25%	£209,313,164	£193,273,634	£193,195,494	£193,039,407	£192,186,328	£185,696,435	£182,167,129
60% LAR : 40% CIR	30%	£202,832,959	£187,077,424	£186,999,462	£186,843,702	£185,991,444	£179,506,465	£175,979,888
60% LAR : 40% CIR	35%	£196,337,901	£180,866,463	£180,788,655	£180,633,183	£179,781,644	£173,300,984	£169,776,808
60% LAR : 40% CIR	40%	£189,828,134	£174,640,900	£174,563,220	£174,407,997	£173,557,080	£167,080,147	£163,558,042
60% LAR : 40% CIR	45%	£183,303,807	£168,400,878	£168,323,305	£168,168,290	£167,317,897	£160,844,108	£157,323,749
60% LAR : 40% CIR	50%	£176,765,067	£162,146,546	£162,069,054	£161,914,210	£161,064,244	£154,593,021	£151,074,087

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£259,218,996	£241,761,108	£241,681,705	£241,523,369	£240,664,670	£234,141,049	£230,593,006
60% LAR : 40% CIR	5%	£252,815,276	£235,640,840	£235,561,741	£235,403,937	£234,546,569	£228,030,933	£224,487,327
60% LAR : 40% CIR	10%	£246,396,964	£229,505,092	£229,426,271	£229,268,956	£228,412,816	£221,904,539	£218,365,022
60% LAR : 40% CIR	15%	£239,961,208	£223,354,009	£223,275,440	£223,118,576	£222,263,557	£215,762,021	£212,226,247
60% LAR : 40% CIR	20%	£233,511,155	£217,187,737	£217,109,396	£216,952,940	£216,098,943	£209,603,532	£206,071,161
60% LAR : 40% CIR	25%	£227,045,954	£211,006,423	£210,928,284	£210,772,196	£209,919,118	£203,429,225	£199,899,919
60% LAR : 40% CIR	30%	£220,565,749	£204,810,213	£204,732,251	£204,576,491	£203,724,233	£197,239,254	£193,712,678
60% LAR : 40% CIR	35%	£214,070,691	£198,599,253	£198,521,445	£198,365,973	£197,514,434	£191,033,773	£187,509,597
60% LAR : 40% CIR	40%	£207,560,923	£192,373,689	£192,296,010	£192,140,786	£191,289,869	£184,812,937	£181,290,831
60% LAR : 40% CIR	45%	£201,036,596	£186,133,668	£186,056,094	£185,901,079	£185,050,686	£178,576,898	£175,056,539
60% LAR : 40% CIR	50%	£194,497,857	£179,879,336	£179,801,843	£179,647,000	£178,797,033	£172,325,810	£168,806,876

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW

Value Area	Zone A - Higher Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£291,541,220	£273,861,232	£273,781,830	£273,623,493	£272,764,794	£266,241,173	£262,693,130
60% LAR : 40% CIR	5%	£284,443,012	£267,057,582	£266,978,483	£266,820,679	£265,963,311	£259,447,675	£255,904,069
60% LAR : 40% CIR	10%	£277,329,213	£260,238,451	£260,159,630	£260,002,316	£259,146,175	£252,637,899	£249,098,381
60% LAR : 40% CIR	15%	£270,199,969	£253,403,985	£253,325,417	£253,168,553	£252,313,534	£245,811,998	£242,276,224
60% LAR : 40% CIR	20%	£263,055,429	£246,554,331	£246,475,990	£246,319,534	£245,465,536	£238,970,125	£235,437,755
60% LAR : 40% CIR	25%	£255,895,739	£239,689,635	£239,611,496	£239,455,408	£238,602,330	£232,112,436	£228,583,130
60% LAR : 40% CIR	30%	£248,721,048	£232,810,043	£232,732,081	£232,576,320	£231,724,062	£225,239,083	£221,712,508
60% LAR : 40% CIR	35%	£241,531,502	£225,915,699	£225,837,891	£225,682,419	£224,830,880	£218,350,220	£214,826,044
60% LAR : 40% CIR	40%	£234,327,247	£219,006,753	£218,929,074	£218,773,850	£217,922,934	£211,446,000	£207,923,896
60% LAR : 40% CIR	45%	£227,108,433	£212,083,350	£212,005,775	£211,850,762	£211,000,368	£204,526,579	£201,006,220
60% LAR : 40% CIR	50%	£219,875,205	£205,145,635	£205,068,142	£204,913,298	£204,063,333	£197,592,109	£194,073,175

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£204,171,062	£186,491,074	£186,411,672	£186,253,335	£185,394,636	£178,871,015	£175,322,972
60% LAR : 40% CIR	5%	£197,072,854	£179,687,424	£179,608,325	£179,450,521	£178,593,153	£172,077,518	£168,533,911
60% LAR : 40% CIR	10%	£189,959,055	£172,868,293	£172,789,472	£172,632,158	£171,776,017	£165,267,741	£161,728,223
60% LAR : 40% CIR	15%	£182,829,811	£166,033,828	£165,955,259	£165,798,395	£164,943,376	£158,441,840	£154,906,066
60% LAR : 40% CIR	20%	£175,685,272	£159,184,173	£159,105,832	£158,949,376	£158,095,378	£151,599,967	£148,067,597
60% LAR : 40% CIR	25%	£168,525,581	£152,319,477	£152,241,338	£152,085,250	£151,232,172	£144,742,278	£141,212,972
60% LAR : 40% CIR	30%	£161,350,890	£145,439,885	£145,361,923	£145,206,162	£144,353,904	£137,868,925	£134,342,350
60% LAR : 40% CIR	35%	£154,161,344	£138,545,542	£138,467,733	£138,312,261	£137,460,722	£130,980,062	£127,455,886
60% LAR : 40% CIR	40%	£146,957,089	£131,636,595	£131,558,917	£131,403,692	£130,552,776	£124,075,843	£120,553,738
60% LAR : 40% CIR	45%	£139,738,275	£124,713,192	£124,635,618	£124,480,604	£123,630,210	£117,156,421	£113,636,062
60% LAR : 40% CIR	50%	£132,505,047	£117,775,477	£117,697,985	£117,543,140	£116,693,175	£110,221,951	£106,703,018

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£240,374,799	£222,694,811	£222,615,409	£222,457,072	£221,598,373	£215,074,752	£211,526,709
60% LAR : 40% CIR	5%	£233,276,590	£215,891,161	£215,812,062	£215,654,258	£214,796,890	£208,281,254	£204,737,648
60% LAR : 40% CIR	10%	£226,162,792	£209,072,030	£208,993,209	£208,835,895	£207,979,754	£201,471,478	£197,931,960
60% LAR : 40% CIR	15%	£219,033,548	£202,237,564	£202,158,996	£202,002,132	£201,147,113	£194,645,577	£191,109,803
60% LAR : 40% CIR	20%	£211,889,008	£195,387,910	£195,309,569	£195,153,113	£194,299,115	£187,803,704	£184,271,333
60% LAR : 40% CIR	25%	£204,729,318	£188,523,214	£188,445,075	£188,288,987	£187,435,909	£180,946,015	£177,416,709
60% LAR : 40% CIR	30%	£197,554,627	£181,643,622	£181,565,660	£181,409,899	£180,557,641	£174,072,662	£170,546,086
60% LAR : 40% CIR	35%	£190,365,081	£174,749,278	£174,671,470	£174,515,998	£173,664,459	£167,183,799	£163,659,623
60% LAR : 40% CIR	40%	£183,160,826	£167,840,332	£167,762,653	£167,607,429	£166,756,512	£160,279,579	£156,757,475
60% LAR : 40% CIR	45%	£175,942,012	£160,916,929	£160,839,354	£160,684,341	£159,833,946	£153,360,158	£149,839,799
60% LAR : 40% CIR	50%	£168,708,784	£153,979,214	£153,901,721	£153,746,877	£152,896,912	£146,425,687	£142,906,754

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£255,375,957	£237,695,968	£237,616,567	£237,458,230	£236,599,531	£230,075,910	£226,527,867
60% LAR : 40% CIR	5%	£248,277,748	£230,892,319	£230,813,220	£230,655,416	£229,798,048	£223,282,412	£219,738,806
60% LAR : 40% CIR	10%	£241,163,949	£224,073,188	£223,994,367	£223,837,053	£222,980,912	£216,472,636	£212,933,118
60% LAR : 40% CIR	15%	£234,034,706	£217,238,722	£217,160,154	£217,003,289	£216,148,271	£209,646,735	£206,110,961
60% LAR : 40% CIR	20%	£226,890,166	£210,389,068	£210,310,726	£210,154,271	£209,300,273	£202,804,862	£199,272,491
60% LAR : 40% CIR	25%	£219,730,476	£203,524,372	£203,446,232	£203,290,145	£202,437,066	£195,947,173	£192,417,867
60% LAR : 40% CIR	30%	£212,555,785	£196,644,780	£196,566,818	£196,411,057	£195,558,799	£189,073,820	£185,547,244
60% LAR : 40% CIR	35%	£205,366,239	£189,750,436	£189,672,628	£189,517,156	£188,665,617	£182,184,957	£178,660,781
60% LAR : 40% CIR	40%	£198,161,984	£182,841,490	£182,763,811	£182,608,587	£181,757,670	£175,280,737	£171,758,632
60% LAR : 40% CIR	45%	£190,943,170	£175,918,087	£175,840,512	£175,685,499	£174,835,104	£168,361,316	£164,840,957
60% LAR : 40% CIR	50%	£183,709,942	£168,980,372	£168,902,879	£168,748,035	£167,898,069	£161,426,845	£157,907,912

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£273,108,748	£255,428,758	£255,349,356	£255,191,019	£254,332,320	£247,808,700	£244,260,656
60% LAR : 40% CIR	5%	£266,010,538	£248,625,108	£248,546,009	£248,388,205	£247,530,838	£241,015,202	£237,471,595
60% LAR : 40% CIR	10%	£258,896,739	£241,805,977	£241,727,156	£241,569,843	£240,713,701	£234,205,426	£230,665,907
60% LAR : 40% CIR	15%	£251,767,495	£234,971,512	£234,892,943	£234,736,079	£233,881,061	£227,379,524	£223,843,750
60% LAR : 40% CIR	20%	£244,622,956	£228,121,857	£228,043,516	£227,887,061	£227,033,063	£220,537,652	£217,005,281
60% LAR : 40% CIR	25%	£237,463,266	£221,257,161	£221,179,022	£221,022,934	£220,169,856	£213,679,963	£210,150,657
60% LAR : 40% CIR	30%	£230,288,575	£214,377,569	£214,299,607	£214,143,846	£213,291,588	£206,806,609	£203,280,034
60% LAR : 40% CIR	35%	£223,099,028	£207,483,226	£207,405,418	£207,249,946	£206,398,406	£199,917,746	£196,393,570
60% LAR : 40% CIR	40%	£215,894,774	£200,574,279	£200,496,601	£200,341,376	£199,490,460	£193,013,527	£189,491,422
60% LAR : 40% CIR	45%	£208,675,959	£193,650,877	£193,573,302	£193,418,288	£192,567,894	£186,094,106	£182,573,747
60% LAR : 40% CIR	50%	£201,442,731	£186,713,161	£186,635,669	£186,480,825	£185,630,859	£179,159,635	£175,640,702

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp	Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£215,619,894	£199,180,023	£199,100,620	£198,942,545	£198,090,377	£191,623,355	£188,105,787
60% LAR : 40% CIR	5%	£211,473,258	£195,280,748	£195,201,650	£195,044,106	£194,193,269	£187,734,233	£184,221,101
60% LAR : 40% CIR	10%	£207,311,031	£191,365,993	£191,287,172	£191,130,120	£190,280,509	£183,828,832	£180,319,789
60% LAR : 40% CIR	15%	£203,133,359	£187,435,904	£187,357,335	£187,200,732	£186,352,244	£179,907,307	£176,402,008
60% LAR : 40% CIR	20%	£198,940,391	£183,490,625	£183,412,284	£183,256,089	£182,408,622	£175,969,810	£172,467,915
60% LAR : 40% CIR	25%	£194,732,273	£179,530,304	£179,452,166	£179,296,338	£178,449,791	£172,016,496	£168,517,667
60% LAR : 40% CIR	30%	£190,509,154	£175,555,088	£175,477,126	£175,321,627	£174,475,899	£168,047,519	£164,551,419
60% LAR : 40% CIR	35%	£186,271,179	£171,565,121	£171,487,313	£171,332,102	£170,487,094	£164,063,032	£160,569,331
60% LAR : 40% CIR	40%	£182,018,496	£167,560,550	£167,482,872	£167,327,909	£166,483,522	£160,063,188	£156,571,559
60% LAR : 40% CIR	45%	£177,751,254	£163,541,523	£163,463,949	£163,309,196	£162,465,332	£156,048,142	£152,558,260
60% LAR : 40% CIR	50%	£173,469,598	£159,508,183	£159,430,691	£159,276,108	£158,432,673	£152,018,047	£148,529,590

0

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

£97,649,000

0

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£128,249,736	£111,809,865	£111,730,462	£111,572,387	£110,720,219	£104,253,197	£100,735,829
60% LAR : 40% CIR	5%	£124,103,100	£107,910,590	£107,831,492	£107,673,948	£106,823,111	£100,364,075	£96,850,944
60% LAR : 40% CIR	10%	£119,940,873	£103,995,835	£103,917,014	£103,759,962	£102,910,351	£96,458,674	£92,949,631
60% LAR : 40% CIR	15%	£115,763,201	£100,065,746	£99,987,177	£99,830,574	£98,982,086	£92,537,149	£89,031,850
60% LAR : 40% CIR	20%	£111,570,233	£96,120,467	£96,042,126	£95,885,931	£95,038,464	£88,599,652	£85,097,757
60% LAR : 40% CIR	25%	£107,362,115	£92,160,146	£92,082,008	£91,926,181	£91,079,633	£84,646,338	£81,147,509
60% LAR : 40% CIR	30%	£103,138,996	£88,184,930	£88,106,969	£87,951,469	£87,105,741	£80,677,361	£77,181,261
60% LAR : 40% CIR	35%	£98,901,021	£84,194,963	£84,117,155	£83,961,944	£83,116,936	£76,692,874	£73,199,174
60% LAR : 40% CIR	40%	£94,648,338	£80,190,392	£80,112,714	£79,957,751	£79,113,364	£72,693,030	£69,201,401
60% LAR : 40% CIR	45%	£90,381,096	£76,171,365	£76,093,791	£75,939,038	£75,095,174	£68,677,984	£65,188,102
60% LAR : 40% CIR	50%	£86,099,440	£72,138,025	£72,060,533	£71,905,950	£71,062,516	£64,647,890	£61,159,432

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£164,453,473	£148,013,602	£147,934,199	£147,776,124	£146,923,956	£140,456,934	£136,939,366
60% LAR : 40% CIR	5%	£160,306,837	£144,114,327	£144,035,229	£143,877,685	£143,026,848	£136,567,812	£133,054,680
60% LAR : 40% CIR	10%	£156,144,610	£140,199,572	£140,120,751	£139,963,699	£139,114,088	£132,662,411	£129,153,368
60% LAR : 40% CIR	15%	£151,966,938	£136,269,483	£136,190,914	£136,034,311	£135,185,823	£128,740,886	£125,235,587
60% LAR : 40% CIR	20%	£147,773,970	£132,324,204	£132,245,863	£132,089,668	£131,242,201	£124,803,389	£121,301,494
60% LAR : 40% CIR	25%	£143,565,852	£128,363,883	£128,285,745	£128,129,917	£127,283,370	£120,850,075	£117,351,246
60% LAR : 40% CIR	30%	£139,342,733	£124,388,667	£124,310,705	£124,155,206	£123,309,478	£116,881,098	£113,384,998
60% LAR : 40% CIR	35%	£135,104,758	£120,398,700	£120,320,892	£120,165,681	£119,320,673	£112,896,611	£109,402,910
60% LAR : 40% CIR	40%	£130,852,075	£116,394,129	£116,316,451	£116,161,488	£115,317,101	£108,896,767	£105,405,138
60% LAR : 40% CIR	45%	£126,584,833	£112,375,102	£112,297,528	£112,142,774	£111,298,911	£104,881,721	£101,391,839
60% LAR : 40% CIR	50%	£122,303,177	£108,341,762	£108,264,270	£108,109,687	£107,266,252	£100,851,626	£97,363,169

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£179,454,630	£163,014,760	£162,935,357	£162,777,282	£161,925,113	£155,458,092	£151,940,524
60% LAR : 40% CIR	5%	£175,307,995	£159,115,485	£159,036,387	£158,878,843	£158,028,006	£151,568,970	£148,055,838
60% LAR : 40% CIR	10%	£171,145,768	£155,200,730	£155,121,909	£154,964,857	£154,115,246	£147,663,569	£144,154,526
60% LAR : 40% CIR	15%	£166,968,095	£151,270,640	£151,192,072	£151,035,469	£150,186,981	£143,742,044	£140,236,745
60% LAR : 40% CIR	20%	£162,775,128	£147,325,362	£147,247,021	£147,090,826	£146,243,359	£139,804,547	£136,302,652
60% LAR : 40% CIR	25%	£158,567,010	£143,365,041	£143,286,903	£143,131,075	£142,284,528	£135,851,233	£132,352,404
60% LAR : 40% CIR	30%	£154,343,891	£139,389,825	£139,311,863	£139,156,363	£138,310,636	£131,882,256	£128,386,156
60% LAR : 40% CIR	35%	£150,105,916	£135,399,858	£135,322,050	£135,166,839	£134,321,831	£127,897,769	£124,404,068
60% LAR : 40% CIR	40%	£145,853,233	£131,395,287	£131,317,609	£131,162,645	£130,318,259	£123,897,925	£120,406,296
60% LAR : 40% CIR	45%	£141,585,990	£127,376,259	£127,298,686	£127,143,932	£126,300,069	£119,882,879	£116,392,997
60% LAR : 40% CIR	50%	£137,304,335	£123,342,920	£123,265,428	£123,110,845	£122,267,410	£115,852,784	£112,364,327

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£197,187,420	£180,747,549	£180,668,146	£180,510,071	£179,657,903	£173,190,881	£169,673,313
60% LAR : 40% CIR	5%	£193,040,784	£176,848,274	£176,769,176	£176,611,633	£175,760,795	£169,301,759	£165,788,628
60% LAR : 40% CIR	10%	£188,878,557	£172,933,519	£172,854,698	£172,697,646	£171,848,036	£165,396,358	£161,887,316
60% LAR : 40% CIR	15%	£184,700,885	£169,003,430	£168,924,862	£168,768,258	£167,919,770	£161,474,833	£157,969,535
60% LAR : 40% CIR	20%	£180,507,917	£165,058,152	£164,979,810	£164,823,615	£163,976,148	£157,537,336	£154,035,441
60% LAR : 40% CIR	25%	£176,299,800	£161,097,830	£161,019,692	£160,863,865	£160,017,318	£153,584,022	£150,085,193
60% LAR : 40% CIR	30%	£172,076,680	£157,122,614	£157,044,653	£156,889,153	£156,043,426	£149,615,045	£146,118,945
60% LAR : 40% CIR	35%	£167,838,705	£153,132,647	£153,054,839	£152,899,628	£152,054,620	£145,630,558	£142,136,858
60% LAR : 40% CIR	40%	£163,586,023	£149,128,077	£149,050,398	£148,895,435	£148,051,049	£141,630,715	£138,139,086
60% LAR : 40% CIR	45%	£159,318,780	£145,109,049	£145,031,475	£144,876,722	£144,032,859	£137,615,669	£134,125,786
60% LAR : 40% CIR	50%	£155,037,125	£141,075,710	£140,998,217	£140,843,634	£140,000,200	£133,585,574	£130,097,116

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone A - Kings Cross Lower

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£215,619,894	£199,180,023	£199,100,620	£198,942,545	£198,090,377	£191,623,355	£188,105,787
60% LAR : 40% CIR	5%	£211,473,258	£195,280,748	£195,201,650	£195,044,106	£194,193,269	£187,734,233	£184,221,101
60% LAR : 40% CIR	10%	£207,311,031	£191,365,993	£191,287,172	£191,130,120	£190,280,509	£183,828,832	£180,319,789
60% LAR : 40% CIR	15%	£203,133,359	£187,435,904	£187,357,335	£187,200,732	£186,352,244	£179,907,307	£176,402,008
60% LAR : 40% CIR	20%	£198,940,391	£183,490,625	£183,412,284	£183,256,089	£182,408,622	£175,969,810	£172,467,915
60% LAR : 40% CIR	25%	£194,732,273	£179,530,304	£179,452,166	£179,296,338	£178,449,791	£172,016,496	£168,517,667
60% LAR : 40% CIR	30%	£190,509,154	£175,555,088	£175,477,126	£175,321,627	£174,475,899	£168,047,519	£164,551,419
60% LAR : 40% CIR	35%	£186,271,179	£171,565,121	£171,487,313	£171,332,102	£170,487,094	£164,063,032	£160,569,331
60% LAR : 40% CIR	40%	£182,018,496	£167,560,550	£167,482,872	£167,327,909	£166,483,522	£160,063,188	£156,571,559
60% LAR : 40% CIR	45%	£177,751,254	£163,541,523	£163,463,949	£163,309,196	£162,465,332	£156,048,142	£152,558,260
60% LAR : 40% CIR	50%	£173,469,598	£159,508,183	£159,430,691	£159,276,108	£158,432,673	£152,018,047	£148,529,590

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£128,249,736	£111,809,865	£111,730,462	£111,572,387	£110,720,219	£104,253,197	£100,735,629
60% LAR : 40% CIR	5%	£124,103,100	£107,910,590	£107,831,492	£107,673,948	£106,823,111	£100,364,075	£96,850,944
60% LAR : 40% CIR	10%	£119,940,873	£103,995,835	£103,917,014	£103,759,962	£102,910,351	£96,458,674	£92,949,631
60% LAR : 40% CIR	15%	£115,763,201	£100,065,746	£99,987,177	£99,830,574	£98,982,086	£92,537,149	£89,031,850
60% LAR : 40% CIR	20%	£111,570,233	£96,120,467	£96,042,126	£95,885,931	£95,038,464	£88,599,652	£85,097,757
60% LAR : 40% CIR	25%	£107,362,115	£92,160,146	£92,082,008	£91,926,181	£91,079,633	£84,646,338	£81,147,509
60% LAR : 40% CIR	30%	£103,138,996	£88,184,930	£88,106,969	£87,951,469	£87,105,741	£80,677,361	£77,181,261
60% LAR : 40% CIR	35%	£98,901,021	£84,194,963	£84,117,155	£83,961,944	£83,116,936	£76,692,874	£73,199,174
60% LAR : 40% CIR	40%	£94,648,338	£80,190,392	£80,112,714	£79,957,751	£79,113,364	£72,693,030	£69,201,401
60% LAR : 40% CIR	45%	£90,381,096	£76,171,365	£76,093,791	£75,939,038	£75,095,174	£68,677,984	£65,188,102
60% LAR : 40% CIR	50%	£86,099,440	£72,138,025	£72,060,533	£71,905,950	£71,062,516	£64,647,890	£61,159,432

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£164,453,473	£148,013,602	£147,934,199	£147,776,124	£146,923,956	£140,456,934	£136,939,366
60% LAR : 40% CIR	5%	£160,306,837	£144,114,327	£144,035,229	£143,877,685	£143,026,848	£136,567,812	£133,054,680
60% LAR : 40% CIR	10%	£156,144,610	£140,199,572	£140,120,751	£139,963,699	£139,114,088	£132,662,411	£129,153,368
60% LAR : 40% CIR	15%	£151,966,938	£136,269,483	£136,190,914	£136,034,311	£135,185,823	£128,740,886	£125,235,587
60% LAR : 40% CIR	20%	£147,773,970	£132,324,204	£132,245,863	£132,089,668	£131,242,201	£124,803,389	£121,301,494
60% LAR : 40% CIR	25%	£143,565,852	£128,363,883	£128,285,745	£128,129,917	£127,283,370	£120,850,075	£117,351,246
60% LAR : 40% CIR	30%	£139,342,733	£124,388,667	£124,310,705	£124,155,206	£123,309,478	£116,881,098	£113,384,998
60% LAR : 40% CIR	35%	£135,104,758	£120,398,700	£120,320,892	£120,165,681	£119,320,673	£112,896,611	£109,402,910
60% LAR : 40% CIR	40%	£130,852,075	£116,394,129	£116,316,451	£116,161,488	£115,317,101	£108,896,767	£105,405,138
60% LAR : 40% CIR	45%	£126,584,833	£112,375,102	£112,297,528	£112,142,774	£111,298,911	£104,881,721	£101,391,839
60% LAR : 40% CIR	50%	£122,303,177	£108,341,762	£108,264,270	£108,109,687	£107,266,252	£100,851,626	£97,363,169

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£179,454,630	£163,014,780	£162,935,357	£162,777,282	£161,925,113	£155,458,092	£151,940,524
60% LAR : 40% CIR	5%	£175,307,995	£159,115,485	£159,036,387	£158,878,843	£158,028,006	£151,568,970	£148,055,838
60% LAR : 40% CIR	10%	£171,145,768	£155,200,730	£155,121,909	£154,964,857	£154,115,246	£147,663,569	£144,154,526
60% LAR : 40% CIR	15%	£166,968,095	£151,270,640	£151,192,072	£151,035,469	£150,186,981	£143,742,044	£140,236,745
60% LAR : 40% CIR	20%	£162,775,128	£147,325,362	£147,247,021	£147,090,826	£146,243,359	£139,804,547	£136,302,652
60% LAR : 40% CIR	25%	£158,567,010	£143,365,041	£143,286,903	£143,131,075	£142,284,528	£135,851,233	£132,352,404
60% LAR : 40% CIR	30%	£154,343,891	£139,389,825	£139,311,863	£139,156,363	£138,310,636	£131,882,256	£128,386,156
60% LAR : 40% CIR	35%	£150,105,916	£135,399,858	£135,322,050	£135,166,839	£134,321,831	£127,897,769	£124,404,068
60% LAR : 40% CIR	40%	£145,853,233	£131,395,287	£131,317,609	£131,162,645	£130,318,259	£123,897,925	£120,406,296
60% LAR : 40% CIR	45%	£141,585,990	£127,376,259	£127,298,686	£127,143,932	£126,300,069	£119,882,879	£116,392,997
60% LAR : 40% CIR	50%	£137,304,335	£123,342,920	£123,265,428	£123,110,845	£122,267,410	£115,852,784	£112,364,327

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£197,187,420	£180,747,549	£180,668,146	£180,510,071	£179,657,903	£173,190,881	£169,673,313
60% LAR : 40% CIR	5%	£193,040,784	£176,848,274	£176,769,176	£176,611,633	£175,760,795	£169,301,759	£165,788,628
60% LAR : 40% CIR	10%	£188,878,557	£172,933,519	£172,854,698	£172,697,646	£171,848,036	£165,396,358	£161,887,316
60% LAR : 40% CIR	15%	£184,700,885	£169,003,430	£168,924,862	£168,768,258	£167,919,770	£161,474,833	£157,969,535
60% LAR : 40% CIR	20%	£180,507,917	£165,058,152	£164,979,810	£164,823,615	£163,976,148	£157,537,336	£154,035,441
60% LAR : 40% CIR	25%	£176,299,800	£161,097,830	£161,019,692	£160,863,865	£160,017,318	£153,584,022	£150,085,193
60% LAR : 40% CIR	30%	£172,076,680	£157,122,614	£157,044,653	£156,889,153	£156,043,426	£149,615,045	£146,118,945
60% LAR : 40% CIR	35%	£167,838,705	£153,132,647	£153,054,839	£152,899,628	£152,054,620	£145,630,558	£142,136,858
60% LAR : 40% CIR	40%	£163,586,023	£149,128,077	£149,050,398	£148,895,435	£148,051,049	£141,630,715	£138,139,086
60% LAR : 40% CIR	45%	£159,318,780	£145,109,049	£145,031,475	£144,876,722	£144,032,859	£137,615,669	£134,125,786
60% LAR : 40% CIR	50%	£155,037,125	£141,075,710	£140,998,217	£140,843,634	£140,000,200	£133,585,574	£130,097,116

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone A - Kings Cross Higher

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£226,037,207	£209,430,761	£209,351,358	£209,193,283	£208,341,115	£201,874,093	£198,356,525
60% LAR : 40% CIR	5%	£221,369,704	£205,018,950	£204,939,851	£204,782,308	£203,931,471	£197,472,434	£193,959,303
60% LAR : 40% CIR	10%	£216,686,611	£200,591,658	£200,512,836	£200,355,794	£199,506,174	£193,054,496	£189,545,454
60% LAR : 40% CIR	15%	£211,988,075	£196,149,031	£196,070,462	£195,913,859	£195,065,372	£188,620,434	£185,115,136
60% LAR : 40% CIR	20%	£207,274,241	£191,691,216	£191,612,875	£191,456,680	£190,609,213	£184,170,401	£180,668,506
60% LAR : 40% CIR	25%	£202,545,258	£187,218,358	£187,140,219	£186,984,392	£186,137,845	£179,704,550	£176,205,720
60% LAR : 40% CIR	30%	£197,801,273	£182,730,604	£182,652,643	£182,497,144	£181,651,416	£175,223,036	£171,726,936
60% LAR : 40% CIR	35%	£193,042,432	£178,228,101	£178,150,293	£177,995,081	£177,150,073	£170,726,012	£167,232,311
60% LAR : 40% CIR	40%	£188,268,885	£173,710,993	£173,633,314	£173,478,351	£172,633,965	£166,213,631	£162,722,002
60% LAR : 40% CIR	45%	£183,480,776	£169,179,429	£169,101,854	£168,947,101	£168,103,239	£161,686,049	£158,196,165
60% LAR : 40% CIR	50%	£178,678,254	£164,633,552	£164,556,060	£164,401,477	£163,558,043	£157,143,417	£153,654,959

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£138,667,049	£122,060,603	£121,981,200	£121,823,125	£120,970,957	£114,503,935	£110,986,367
60% LAR : 40% CIR	5%	£133,999,546	£117,648,792	£117,569,693	£117,412,150	£116,561,313	£110,102,276	£106,589,145
60% LAR : 40% CIR	10%	£129,316,453	£113,221,500	£113,142,679	£112,985,636	£112,136,016	£105,684,339	£102,175,296
60% LAR : 40% CIR	15%	£124,617,917	£108,778,873	£108,700,304	£108,543,701	£107,695,214	£101,250,276	£97,744,978
60% LAR : 40% CIR	20%	£119,904,083	£104,321,058	£104,242,717	£104,086,522	£103,239,055	£96,800,243	£93,298,348
60% LAR : 40% CIR	25%	£115,175,100	£99,848,200	£99,770,061	£99,614,234	£98,767,687	£92,334,392	£88,835,562
60% LAR : 40% CIR	30%	£110,431,115	£95,360,446	£95,282,485	£95,126,986	£94,281,258	£87,852,878	£84,356,778
60% LAR : 40% CIR	35%	£105,672,274	£90,857,943	£90,780,135	£90,624,923	£89,779,915	£83,355,854	£79,862,153
60% LAR : 40% CIR	40%	£100,898,727	£86,340,835	£86,263,157	£86,108,193	£85,263,807	£78,843,473	£75,351,844
60% LAR : 40% CIR	45%	£96,110,618	£81,809,271	£81,731,696	£81,576,943	£80,733,081	£74,315,691	£70,826,007
60% LAR : 40% CIR	50%	£91,308,096	£77,263,394	£77,185,902	£77,031,319	£76,187,885	£69,773,259	£66,284,801

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£174,870,786	£158,264,340	£158,184,937	£158,026,862	£157,174,694	£150,707,672	£147,190,104
60% LAR : 40% CIR	5%	£170,203,283	£153,852,529	£153,773,430	£153,615,887	£152,765,049	£146,306,013	£142,792,882
60% LAR : 40% CIR	10%	£165,520,190	£149,425,237	£149,346,415	£149,189,363	£148,339,753	£141,888,075	£138,379,033
60% LAR : 40% CIR	15%	£160,821,654	£144,982,610	£144,904,041	£144,747,438	£143,898,951	£137,454,013	£133,948,714
60% LAR : 40% CIR	20%	£156,107,820	£140,524,795	£140,446,454	£140,290,259	£139,442,792	£133,003,980	£129,502,085
60% LAR : 40% CIR	25%	£151,378,837	£136,051,937	£135,973,798	£135,817,971	£134,971,424	£128,538,129	£125,039,299
60% LAR : 40% CIR	30%	£146,634,852	£131,564,183	£131,486,222	£131,330,723	£130,484,995	£124,056,615	£120,560,515
60% LAR : 40% CIR	35%	£141,876,011	£127,061,680	£126,983,872	£126,828,660	£125,983,652	£119,559,591	£116,065,890
60% LAR : 40% CIR	40%	£137,102,464	£122,544,572	£122,466,893	£122,311,930	£121,467,544	£115,047,210	£111,555,581
60% LAR : 40% CIR	45%	£132,314,355	£118,013,008	£117,935,433	£117,780,680	£116,936,818	£110,519,628	£107,029,744
60% LAR : 40% CIR	50%	£127,511,833	£113,467,131	£113,389,639	£113,235,056	£112,391,621	£105,976,995	£102,488,538

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£189,871,943	£173,265,498	£173,186,095	£173,028,020	£172,175,851	£165,708,830	£162,191,262
60% LAR : 40% CIR	5%	£185,204,441	£168,853,687	£168,774,588	£168,617,045	£167,766,207	£161,307,171	£157,794,040
60% LAR : 40% CIR	10%	£180,521,348	£164,426,394	£164,347,573	£164,190,521	£163,340,911	£156,889,233	£153,380,191
60% LAR : 40% CIR	15%	£175,822,811	£159,983,768	£159,905,199	£159,748,596	£158,900,109	£152,455,171	£148,949,872
60% LAR : 40% CIR	20%	£171,108,978	£155,525,953	£155,447,611	£155,291,416	£154,443,950	£148,005,138	£144,503,243
60% LAR : 40% CIR	25%	£166,379,995	£151,053,094	£150,974,956	£150,819,129	£149,972,582	£143,539,286	£140,040,457
60% LAR : 40% CIR	30%	£161,636,010	£146,565,341	£146,487,379	£146,331,881	£145,486,152	£139,057,773	£135,561,673
60% LAR : 40% CIR	35%	£156,877,169	£142,062,838	£141,985,029	£141,829,818	£140,984,810	£134,560,749	£131,067,048
60% LAR : 40% CIR	40%	£152,103,621	£137,545,730	£137,468,051	£137,313,088	£136,468,702	£130,048,368	£126,556,739
60% LAR : 40% CIR	45%	£147,315,513	£133,014,166	£132,936,591	£132,781,838	£131,937,975	£125,520,785	£122,030,902
60% LAR : 40% CIR	50%	£142,512,991	£128,468,289	£128,390,797	£128,236,214	£127,392,779	£120,978,153	£117,489,696

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£207,604,733	£190,998,287	£190,918,884	£190,760,809	£189,908,641	£183,441,619	£179,924,052
60% LAR : 40% CIR	5%	£202,937,231	£186,586,476	£186,507,377	£186,349,834	£185,498,997	£179,039,960	£175,526,829
60% LAR : 40% CIR	10%	£198,254,138	£182,159,184	£182,080,363	£181,923,311	£181,073,700	£174,622,023	£171,112,980
60% LAR : 40% CIR	15%	£193,555,601	£177,716,557	£177,637,989	£177,481,386	£176,632,898	£170,187,960	£166,682,662
60% LAR : 40% CIR	20%	£188,841,767	£173,258,742	£173,180,401	£173,024,206	£172,176,739	£165,737,927	£162,236,032
60% LAR : 40% CIR	25%	£184,112,784	£168,785,884	£168,707,746	£168,551,918	£167,705,371	£161,272,076	£157,773,247
60% LAR : 40% CIR	30%	£179,368,799	£164,298,131	£164,220,169	£164,064,670	£163,218,942	£156,790,562	£153,294,463
60% LAR : 40% CIR	35%	£174,609,958	£159,795,627	£159,717,819	£159,562,607	£158,717,599	£152,293,538	£148,799,838
60% LAR : 40% CIR	40%	£169,836,411	£155,278,519	£155,200,841	£155,045,878	£154,201,491	£147,781,157	£144,289,528
60% LAR : 40% CIR	45%	£165,048,303	£150,746,955	£150,669,380	£150,514,627	£149,670,765	£143,253,575	£139,763,692
60% LAR : 40% CIR	50%	£160,245,781	£146,201,079	£146,123,586	£145,969,003	£145,125,569	£138,710,943	£135,222,486

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp	Value Area	Zone A - Lower Cenral Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£236,454,520	£219,681,499	£219,602,096	£219,444,021	£218,591,853	£212,124,831	£208,607,264
60% LAR : 40% CIR	5%	£231,266,152	£214,757,151	£214,678,051	£214,520,509	£213,669,671	£207,210,634	£203,697,504
60% LAR : 40% CIR	10%	£226,062,193	£209,817,322	£209,738,501	£209,581,449	£208,731,837	£202,280,161	£198,771,118
60% LAR : 40% CIR	15%	£220,842,791	£204,862,159	£204,783,589	£204,626,986	£203,778,499	£197,333,561	£193,828,264
60% LAR : 40% CIR	20%	£215,608,091	£199,891,806	£199,813,464	£199,657,269	£198,809,804	£192,370,991	£188,869,096
60% LAR : 40% CIR	25%	£210,358,242	£194,906,412	£194,828,273	£194,672,446	£193,825,898	£187,392,603	£183,893,774
60% LAR : 40% CIR	30%	£205,093,392	£189,906,121	£189,828,160	£189,672,660	£188,826,933	£182,398,552	£178,902,453
60% LAR : 40% CIR	35%	£199,813,685	£184,891,081	£184,813,273	£184,658,061	£183,813,053	£177,388,992	£173,895,291
60% LAR : 40% CIR	40%	£194,519,272	£179,861,437	£179,783,757	£179,628,794	£178,784,408	£172,364,074	£168,872,444
60% LAR : 40% CIR	45%	£189,210,298	£174,817,334	£174,739,760	£174,585,007	£173,741,144	£167,323,954	£163,834,072
60% LAR : 40% CIR	50%	£183,886,910	£169,758,921	£169,681,429	£169,526,846	£168,683,412	£162,268,787	£158,780,328

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£149,084,362	£132,311,341	£132,231,938	£132,073,863	£131,221,695	£124,754,673	£121,237,106
60% LAR : 40% CIR	5%	£143,895,994	£127,386,993	£127,307,894	£127,150,351	£126,299,513	£119,840,477	£116,327,346
60% LAR : 40% CIR	10%	£138,692,035	£122,447,164	£122,368,343	£122,211,291	£121,361,679	£114,910,003	£111,400,960
60% LAR : 40% CIR	15%	£133,472,633	£117,492,001	£117,413,432	£117,256,828	£116,408,341	£109,963,403	£106,458,106
60% LAR : 40% CIR	20%	£128,237,933	£112,521,648	£112,443,307	£112,287,112	£111,439,646	£105,000,833	£101,498,938
60% LAR : 40% CIR	25%	£122,988,084	£107,536,254	£107,458,115	£107,302,288	£106,455,740	£100,022,445	£96,523,616
60% LAR : 40% CIR	30%	£117,723,234	£102,535,964	£102,458,002	£102,302,502	£101,456,775	£95,028,394	£91,532,295
60% LAR : 40% CIR	35%	£112,443,527	£97,520,923	£97,443,115	£97,287,903	£96,442,895	£90,018,834	£86,525,133
60% LAR : 40% CIR	40%	£107,149,114	£92,491,279	£92,413,599	£92,258,636	£91,414,250	£84,993,916	£81,502,287
60% LAR : 40% CIR	45%	£101,840,140	£87,447,176	£87,369,603	£87,214,849	£86,370,986	£79,953,796	£76,463,914
60% LAR : 40% CIR	50%	£96,516,752	£82,388,764	£82,311,271	£82,156,688	£81,313,254	£74,898,629	£71,410,170

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£185,288,099	£168,515,078	£168,435,675	£168,277,600	£167,425,432	£160,958,410	£157,440,843
60% LAR : 40% CIR	5%	£180,099,731	£163,590,730	£163,511,630	£163,354,088	£162,503,250	£156,044,213	£152,531,083
60% LAR : 40% CIR	10%	£174,895,772	£158,650,901	£158,572,080	£158,415,028	£157,565,416	£151,113,740	£147,604,697
60% LAR : 40% CIR	15%	£169,676,369	£153,695,738	£153,617,168	£153,460,565	£152,612,078	£146,167,140	£142,661,843
60% LAR : 40% CIR	20%	£164,441,670	£148,725,385	£148,647,043	£148,490,848	£147,643,383	£141,204,570	£137,702,675
60% LAR : 40% CIR	25%	£159,191,821	£143,739,991	£143,661,852	£143,506,024	£142,659,477	£136,226,182	£132,727,353
60% LAR : 40% CIR	30%	£153,926,971	£138,739,700	£138,661,739	£138,506,239	£137,660,512	£131,232,131	£127,736,031
60% LAR : 40% CIR	35%	£148,647,264	£133,724,660	£133,646,852	£133,491,640	£132,646,632	£126,222,571	£122,728,870
60% LAR : 40% CIR	40%	£143,352,851	£128,695,016	£128,617,336	£128,462,373	£127,617,986	£121,197,653	£117,706,023
60% LAR : 40% CIR	45%	£138,043,877	£123,650,913	£123,573,339	£123,418,586	£122,574,723	£116,157,533	£112,667,651
60% LAR : 40% CIR	50%	£132,720,489	£118,592,500	£118,515,008	£118,360,425	£117,516,990	£111,102,365	£107,613,907

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£200,289,257	£183,516,236	£183,436,833	£183,278,758	£182,426,589	£175,959,568	£172,442,001
60% LAR : 40% CIR	5%	£195,100,889	£178,591,887	£178,512,788	£178,355,246	£177,504,408	£171,045,371	£167,532,241
60% LAR : 40% CIR	10%	£189,896,930	£173,652,059	£173,573,238	£173,416,185	£172,566,574	£166,114,898	£162,605,855
60% LAR : 40% CIR	15%	£184,677,527	£168,696,896	£168,618,326	£168,461,723	£167,613,236	£161,168,298	£157,663,000
60% LAR : 40% CIR	20%	£179,442,828	£163,726,543	£163,648,201	£163,492,006	£162,644,540	£156,205,728	£152,703,833
60% LAR : 40% CIR	25%	£174,192,979	£158,741,149	£158,663,010	£158,507,182	£157,660,635	£151,227,340	£147,728,511
60% LAR : 40% CIR	30%	£168,928,129	£153,740,858	£153,662,897	£153,507,397	£152,661,670	£146,233,289	£142,737,189
60% LAR : 40% CIR	35%	£163,648,422	£148,725,817	£148,648,009	£148,492,798	£147,647,790	£141,223,728	£137,730,028
60% LAR : 40% CIR	40%	£158,354,009	£143,696,173	£143,618,494	£143,463,531	£142,619,144	£136,198,810	£132,707,181
60% LAR : 40% CIR	45%	£153,045,035	£138,652,071	£138,574,497	£138,419,744	£137,575,881	£131,158,691	£127,668,809
60% LAR : 40% CIR	50%	£147,721,647	£133,593,658	£133,516,166	£133,361,583	£132,518,148	£126,103,523	£122,615,065

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£218,022,046	£201,249,025	£201,169,622	£201,011,547	£200,159,379	£193,692,357	£190,174,791
60% LAR : 40% CIR	5%	£212,833,678	£196,324,677	£196,245,578	£196,088,035	£195,237,198	£188,778,161	£185,265,030
60% LAR : 40% CIR	10%	£207,629,719	£191,384,848	£191,306,027	£191,148,975	£190,299,364	£183,847,687	£180,338,645
60% LAR : 40% CIR	15%	£202,410,317	£186,429,685	£186,351,116	£186,194,513	£185,346,025	£178,901,087	£175,395,790
60% LAR : 40% CIR	20%	£197,175,618	£181,459,332	£181,380,991	£181,224,796	£180,377,330	£173,938,517	£170,436,622
60% LAR : 40% CIR	25%	£191,925,769	£176,473,938	£176,395,799	£176,239,972	£175,393,425	£168,960,129	£165,461,300
60% LAR : 40% CIR	30%	£186,660,918	£171,473,648	£171,395,686	£171,240,186	£170,394,459	£163,966,078	£160,469,979
60% LAR : 40% CIR	35%	£181,381,212	£166,458,607	£166,380,799	£166,225,587	£165,380,579	£158,956,518	£155,462,818
60% LAR : 40% CIR	40%	£176,086,798	£161,428,963	£161,351,283	£161,196,320	£160,351,934	£153,931,600	£150,439,971
60% LAR : 40% CIR	45%	£170,777,824	£156,384,861	£156,307,287	£156,152,533	£155,308,670	£148,891,480	£145,401,598
60% LAR : 40% CIR	50%	£165,454,437	£151,326,448	£151,248,955	£151,094,372	£150,250,938	£143,836,313	£140,347,855

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone A - Medium Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£260,761,582	£243,599,888	£243,520,485	£243,362,410	£242,510,242	£236,043,220	£232,525,653
60% LAR : 40% CIR	5%	£254,357,861	£237,479,621	£237,400,521	£237,242,978	£236,392,141	£229,933,105	£226,419,974
60% LAR : 40% CIR	10%	£247,938,549	£231,343,872	£231,265,051	£231,107,998	£230,258,388	£223,806,711	£220,297,669
60% LAR : 40% CIR	15%	£241,503,794	£225,192,789	£225,114,220	£224,957,617	£224,109,129	£217,664,192	£214,158,894
60% LAR : 40% CIR	20%	£235,053,741	£219,026,517	£218,948,175	£218,791,981	£217,944,515	£211,505,702	£208,003,808
60% LAR : 40% CIR	25%	£228,588,539	£212,845,204	£212,767,064	£212,611,237	£211,764,690	£205,331,395	£201,832,565
60% LAR : 40% CIR	30%	£222,108,335	£206,648,994	£206,571,032	£206,415,532	£205,569,805	£199,141,424	£195,645,325
60% LAR : 40% CIR	35%	£215,613,276	£200,438,033	£200,360,225	£200,205,014	£199,360,005	£192,935,944	£189,442,244
60% LAR : 40% CIR	40%	£209,103,510	£194,212,469	£194,134,791	£193,979,827	£193,135,441	£186,715,107	£183,223,478
60% LAR : 40% CIR	45%	£202,579,183	£187,972,448	£187,894,875	£187,740,121	£186,896,258	£180,479,068	£176,989,186
60% LAR : 40% CIR	50%	£196,040,442	£181,718,116	£181,640,624	£181,486,041	£180,642,605	£174,227,980	£170,739,523

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£173,391,424	£156,229,730	£156,150,328	£155,992,252	£155,140,084	£148,673,062	£145,155,495
60% LAR : 40% CIR	5%	£166,987,703	£150,109,463	£150,030,364	£149,872,820	£149,021,983	£142,562,947	£139,049,816
60% LAR : 40% CIR	10%	£160,568,392	£143,973,714	£143,894,893	£143,737,840	£142,888,230	£136,436,553	£132,927,511
60% LAR : 40% CIR	15%	£154,133,636	£137,822,631	£137,744,062	£137,587,459	£136,738,972	£130,294,034	£126,788,736
60% LAR : 40% CIR	20%	£147,683,583	£131,656,359	£131,578,017	£131,421,823	£130,574,357	£124,135,544	£120,633,650
60% LAR : 40% CIR	25%	£141,218,381	£125,475,046	£125,396,907	£125,241,079	£124,394,532	£117,961,237	£114,462,407
60% LAR : 40% CIR	30%	£134,738,177	£119,278,836	£119,200,874	£119,045,374	£118,199,647	£111,771,266	£108,275,167
60% LAR : 40% CIR	35%	£128,243,118	£113,067,876	£112,990,068	£112,834,856	£111,989,848	£105,565,787	£102,072,086
60% LAR : 40% CIR	40%	£121,733,352	£106,842,311	£106,764,633	£106,609,669	£105,765,283	£99,344,949	£95,853,320
60% LAR : 40% CIR	45%	£115,209,025	£100,602,290	£100,524,717	£100,369,963	£99,526,100	£93,108,910	£89,619,028
60% LAR : 40% CIR	50%	£108,670,284	£94,347,958	£94,270,466	£94,115,883	£93,272,447	£86,857,822	£83,369,365

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£209,595,161	£192,433,467	£192,354,064	£192,195,989	£191,343,821	£184,876,799	£181,359,232
60% LAR : 40% CIR	5%	£203,191,440	£186,313,200	£186,234,100	£186,076,557	£185,225,720	£178,766,683	£175,253,553
60% LAR : 40% CIR	10%	£196,772,128	£180,177,451	£180,098,629	£179,941,577	£179,091,967	£172,640,289	£169,131,248
60% LAR : 40% CIR	15%	£190,337,373	£174,026,368	£173,947,799	£173,791,196	£172,942,708	£166,497,771	£162,992,473
60% LAR : 40% CIR	20%	£183,887,320	£167,860,096	£167,781,754	£167,625,560	£166,778,093	£160,339,281	£156,837,387
60% LAR : 40% CIR	25%	£177,422,118	£161,678,783	£161,600,643	£161,444,816	£160,598,269	£154,164,974	£150,666,144
60% LAR : 40% CIR	30%	£170,941,914	£155,482,573	£155,404,611	£155,249,111	£154,403,384	£147,975,003	£144,478,904
60% LAR : 40% CIR	35%	£164,446,855	£149,271,612	£149,193,804	£149,038,592	£148,193,584	£141,769,523	£138,275,823
60% LAR : 40% CIR	40%	£157,937,089	£143,046,048	£142,968,369	£142,813,406	£141,969,020	£135,548,686	£132,057,057
60% LAR : 40% CIR	45%	£151,412,762	£136,806,027	£136,728,454	£136,573,700	£135,729,837	£129,312,647	£125,822,765
60% LAR : 40% CIR	50%	£144,874,021	£130,551,695	£130,474,203	£130,319,620	£129,476,184	£123,061,559	£119,573,102

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£224,596,319	£207,434,625	£207,355,222	£207,197,146	£206,344,979	£199,877,957	£196,360,389
60% LAR : 40% CIR	5%	£218,192,598	£201,314,358	£201,235,258	£201,077,715	£200,226,878	£193,767,841	£190,254,711
60% LAR : 40% CIR	10%	£211,773,286	£195,178,609	£195,099,787	£194,942,735	£194,093,125	£187,641,447	£184,132,406
60% LAR : 40% CIR	15%	£205,338,531	£189,027,526	£188,948,957	£188,792,353	£187,943,866	£181,498,929	£177,993,631
60% LAR : 40% CIR	20%	£198,888,478	£182,861,254	£182,782,912	£182,626,718	£181,779,251	£175,340,439	£171,838,544
60% LAR : 40% CIR	25%	£192,423,276	£176,679,941	£176,601,801	£176,445,974	£175,599,427	£169,166,132	£165,667,302
60% LAR : 40% CIR	30%	£185,943,072	£170,483,730	£170,405,768	£170,250,269	£169,404,542	£162,976,161	£159,480,062
60% LAR : 40% CIR	35%	£179,448,013	£164,272,770	£164,194,962	£164,039,750	£163,194,742	£156,770,681	£153,276,981
60% LAR : 40% CIR	40%	£172,938,247	£158,047,206	£157,969,527	£157,814,564	£156,970,178	£150,549,844	£147,058,215
60% LAR : 40% CIR	45%	£166,413,920	£151,807,185	£151,729,611	£151,574,858	£150,730,995	£144,313,805	£140,823,923
60% LAR : 40% CIR	50%	£159,875,179	£145,552,853	£145,475,360	£145,320,778	£144,477,342	£138,062,717	£134,574,260

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£242,329,108	£225,167,414	£225,088,012	£224,929,936	£224,077,768	£217,610,747	£214,093,179
60% LAR : 40% CIR	5%	£235,925,387	£219,047,147	£218,968,048	£218,810,504	£217,959,668	£211,500,631	£207,987,500
60% LAR : 40% CIR	10%	£229,506,076	£212,911,398	£212,832,577	£212,675,525	£211,825,914	£205,374,237	£201,865,195
60% LAR : 40% CIR	15%	£223,071,320	£206,760,315	£206,681,746	£206,525,143	£205,676,656	£199,231,719	£195,726,420
60% LAR : 40% CIR	20%	£216,621,267	£200,594,043	£200,515,702	£200,359,508	£199,512,041	£193,073,228	£189,571,334
60% LAR : 40% CIR	25%	£210,156,065	£194,412,730	£194,334,591	£194,178,763	£193,332,216	£186,898,921	£183,400,092
60% LAR : 40% CIR	30%	£203,675,862	£188,216,520	£188,138,558	£187,983,059	£187,137,331	£180,708,951	£177,212,851
60% LAR : 40% CIR	35%	£197,180,802	£182,005,560	£181,927,752	£181,772,540	£180,927,532	£174,503,471	£171,009,770
60% LAR : 40% CIR	40%	£190,671,036	£175,779,995	£175,702,317	£175,547,354	£174,702,967	£168,282,633	£164,791,004
60% LAR : 40% CIR	45%	£184,146,709	£169,539,975	£169,462,401	£169,307,648	£168,463,784	£162,046,594	£158,556,712
60% LAR : 40% CIR	50%	£177,607,968	£163,285,642	£163,208,150	£163,053,567	£162,210,132	£155,795,507	£152,307,049

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp	Value Area	Zone A - Higher Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£274,651,332	£257,267,539	£257,188,136	£257,030,061	£256,177,892	£249,710,871	£246,193,303
60% LAR : 40% CIR	5%	£267,553,124	£250,463,889	£250,384,790	£250,227,246	£249,376,410	£242,917,373	£239,404,242
60% LAR : 40% CIR	10%	£260,439,324	£243,644,758	£243,565,937	£243,408,885	£242,559,273	£236,107,597	£232,598,554
60% LAR : 40% CIR	15%	£253,310,082	£236,810,292	£236,731,723	£236,575,120	£235,726,633	£229,281,695	£225,776,397
60% LAR : 40% CIR	20%	£246,165,541	£229,960,638	£229,882,296	£229,726,101	£228,876,635	£222,439,823	£218,937,928
60% LAR : 40% CIR	25%	£239,005,852	£223,095,942	£223,017,802	£222,861,975	£222,015,428	£215,582,133	£212,083,303
60% LAR : 40% CIR	30%	£231,831,160	£216,216,349	£216,138,387	£215,982,888	£215,137,160	£208,708,780	£205,212,681
60% LAR : 40% CIR	35%	£224,641,613	£209,322,006	£209,244,198	£209,088,986	£208,243,978	£201,819,917	£198,326,217
60% LAR : 40% CIR	40%	£217,437,360	£202,413,060	£202,335,381	£202,180,418	£201,336,032	£194,915,698	£191,424,069
60% LAR : 40% CIR	45%	£210,218,545	£195,489,656	£195,412,082	£195,257,329	£194,413,466	£187,996,276	£184,506,394
60% LAR : 40% CIR	50%	£202,985,317	£188,551,941	£188,474,448	£188,319,866	£187,476,431	£181,061,806	£177,573,349

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£187,281,175	£169,897,381	£169,817,978	£169,659,903	£168,807,735	£162,340,713	£158,823,145
60% LAR : 40% CIR	5%	£180,182,966	£163,093,731	£163,014,632	£162,857,088	£162,006,252	£155,547,215	£152,034,084
60% LAR : 40% CIR	10%	£173,069,166	£156,274,600	£156,195,779	£156,038,727	£155,189,115	£148,737,439	£145,228,396
60% LAR : 40% CIR	15%	£165,939,924	£149,440,134	£149,361,565	£149,204,962	£148,356,475	£141,911,538	£138,406,239
60% LAR : 40% CIR	20%	£158,795,383	£142,590,480	£142,512,139	£142,355,944	£141,508,477	£135,069,665	£131,567,770
60% LAR : 40% CIR	25%	£151,635,694	£135,725,784	£135,647,645	£135,491,817	£134,645,270	£128,211,975	£124,713,146
60% LAR : 40% CIR	30%	£144,461,002	£128,846,191	£128,768,229	£128,612,730	£127,767,002	£121,338,622	£117,842,523
60% LAR : 40% CIR	35%	£137,271,455	£121,951,848	£121,874,040	£121,718,829	£120,873,820	£114,449,759	£110,956,059
60% LAR : 40% CIR	40%	£130,067,202	£115,042,902	£114,965,223	£114,810,260	£113,965,874	£107,545,540	£104,053,911
60% LAR : 40% CIR	45%	£122,848,387	£108,119,498	£108,041,924	£107,887,171	£107,043,308	£100,626,118	£97,136,236
60% LAR : 40% CIR	50%	£115,615,159	£101,181,783	£101,104,290	£100,949,709	£100,106,273	£93,691,648	£90,203,191

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£223,484,911	£206,101,117	£206,021,715	£205,863,640	£205,011,471	£198,544,450	£195,026,882
60% LAR : 40% CIR	5%	£216,386,703	£199,297,468	£199,218,369	£199,060,825	£198,209,989	£191,750,952	£188,237,821
60% LAR : 40% CIR	10%	£209,272,903	£192,478,337	£192,399,516	£192,242,463	£191,392,852	£184,941,176	£181,432,133
60% LAR : 40% CIR	15%	£202,143,661	£185,643,871	£185,565,302	£185,408,699	£184,560,212	£178,115,274	£174,609,976
60% LAR : 40% CIR	20%	£194,999,120	£178,794,217	£178,715,875	£178,559,680	£177,712,214	£171,273,402	£167,771,507
60% LAR : 40% CIR	25%	£187,839,431	£171,929,521	£171,851,381	£171,695,554	£170,849,007	£164,415,712	£160,916,882
60% LAR : 40% CIR	30%	£180,664,739	£165,049,928	£164,971,966	£164,816,467	£163,970,739	£157,542,359	£154,046,260
60% LAR : 40% CIR	35%	£173,475,192	£158,155,585	£158,077,777	£157,922,565	£157,077,557	£150,653,496	£147,159,796
60% LAR : 40% CIR	40%	£166,270,939	£151,246,639	£151,168,960	£151,013,997	£150,169,611	£143,749,277	£140,257,648
60% LAR : 40% CIR	45%	£159,052,124	£144,323,235	£144,245,661	£144,090,908	£143,247,045	£136,829,855	£133,339,972
60% LAR : 40% CIR	50%	£151,818,896	£137,385,520	£137,308,027	£137,153,445	£136,310,010	£129,895,385	£126,406,928

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£238,486,069	£221,102,275	£221,022,873	£220,864,798	£220,012,629	£213,545,607	£210,028,040
60% LAR : 40% CIR	5%	£231,387,861	£214,298,626	£214,219,527	£214,061,983	£213,211,146	£206,752,110	£203,238,979
60% LAR : 40% CIR	10%	£224,274,061	£207,479,495	£207,400,674	£207,243,621	£206,394,010	£199,942,334	£196,433,291
60% LAR : 40% CIR	15%	£217,144,818	£200,645,029	£200,566,460	£200,409,857	£199,561,369	£193,116,432	£189,611,134
60% LAR : 40% CIR	20%	£210,000,278	£193,795,375	£193,717,033	£193,560,838	£192,713,371	£186,274,560	£182,772,665
60% LAR : 40% CIR	25%	£202,840,589	£186,930,679	£186,852,539	£186,696,712	£185,850,165	£179,416,870	£175,918,040
60% LAR : 40% CIR	30%	£195,665,897	£180,051,085	£179,973,124	£179,817,625	£178,971,897	£172,543,517	£169,047,418
60% LAR : 40% CIR	35%	£188,476,350	£173,156,743	£173,078,935	£172,923,723	£172,078,715	£165,654,654	£162,160,954
60% LAR : 40% CIR	40%	£181,272,097	£166,247,797	£166,170,118	£166,015,155	£165,170,769	£158,750,435	£155,258,806
60% LAR : 40% CIR	45%	£174,053,282	£159,324,393	£159,246,819	£159,092,066	£158,248,203	£151,831,013	£148,341,130
60% LAR : 40% CIR	50%	£166,820,054	£152,386,678	£152,309,185	£152,154,603	£151,311,168	£144,896,543	£141,408,085

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£256,218,859	£238,835,065	£238,755,662	£238,597,587	£237,745,419	£231,278,397	£227,760,829
60% LAR : 40% CIR	5%	£249,120,651	£232,031,415	£231,952,316	£231,794,772	£230,943,936	£224,484,899	£220,971,769
60% LAR : 40% CIR	10%	£242,006,851	£225,212,284	£225,133,463	£224,976,411	£224,126,799	£217,675,123	£214,166,080
60% LAR : 40% CIR	15%	£234,877,608	£218,377,819	£218,299,249	£218,142,646	£217,294,159	£210,849,222	£207,343,923
60% LAR : 40% CIR	20%	£227,733,067	£211,528,164	£211,449,823	£211,293,628	£210,446,161	£204,007,349	£200,505,454
60% LAR : 40% CIR	25%	£220,573,378	£204,663,468	£204,585,329	£204,429,501	£203,582,954	£197,149,659	£193,650,830
60% LAR : 40% CIR	30%	£213,398,686	£197,783,875	£197,705,913	£197,550,415	£196,704,686	£190,276,307	£186,780,207
60% LAR : 40% CIR	35%	£206,209,140	£190,889,533	£190,811,725	£190,656,513	£189,811,505	£183,387,444	£179,893,743
60% LAR : 40% CIR	40%	£199,004,886	£183,980,586	£183,902,908	£183,747,944	£182,903,558	£176,483,224	£172,991,595
60% LAR : 40% CIR	45%	£191,786,071	£177,057,182	£176,979,609	£176,824,855	£175,980,992	£169,563,802	£166,073,920
60% LAR : 40% CIR	50%	£184,552,843	£170,119,467	£170,041,975	£169,887,393	£169,043,957	£162,629,332	£159,140,875

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£203,500,130	£187,254,056	£187,174,653	£187,016,579	£186,164,410	£179,697,388	£176,179,821
60% LAR : 40% CIR	5%	£199,353,494	£183,354,782	£183,275,682	£183,118,140	£182,267,302	£175,808,266	£172,295,135
60% LAR : 40% CIR	10%	£195,191,267	£179,440,027	£179,361,206	£179,204,153	£178,354,543	£171,902,866	£168,393,823
60% LAR : 40% CIR	15%	£191,013,596	£175,509,937	£175,431,368	£175,274,765	£174,426,277	£167,981,340	£164,476,042
60% LAR : 40% CIR	20%	£186,820,627	£171,564,659	£171,486,317	£171,330,122	£170,482,655	£164,043,844	£160,541,949
60% LAR : 40% CIR	25%	£182,612,509	£167,604,338	£167,526,198	£167,370,372	£166,523,825	£160,090,530	£156,591,700
60% LAR : 40% CIR	30%	£178,389,390	£163,629,122	£163,551,160	£163,395,660	£162,549,933	£156,121,552	£152,625,453
60% LAR : 40% CIR	35%	£174,151,416	£159,639,154	£159,561,346	£159,406,134	£158,561,126	£152,137,065	£148,643,365
60% LAR : 40% CIR	40%	£169,898,733	£155,634,584	£155,556,905	£155,401,942	£154,557,555	£148,137,222	£144,645,593
60% LAR : 40% CIR	45%	£165,631,491	£151,615,556	£151,537,982	£151,383,229	£150,539,366	£144,122,176	£140,632,294
60% LAR : 40% CIR	50%	£161,349,834	£147,582,217	£147,504,724	£147,350,142	£146,506,706	£140,092,081	£136,603,624

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£116,129,973	£99,883,898	£99,804,496	£99,646,421	£98,794,252	£92,327,230	£88,809,663
60% LAR : 40% CIR	5%	£111,983,336	£95,984,624	£95,905,525	£95,747,982	£94,897,144	£88,438,108	£84,924,977
60% LAR : 40% CIR	10%	£107,821,109	£92,069,869	£91,991,048	£91,833,995	£90,984,385	£84,532,708	£81,023,665
60% LAR : 40% CIR	15%	£103,643,438	£88,139,779	£88,061,210	£87,904,607	£87,056,119	£80,611,182	£77,105,884
60% LAR : 40% CIR	20%	£99,450,469	£84,194,501	£84,116,159	£83,959,964	£83,112,498	£76,673,686	£73,171,791
60% LAR : 40% CIR	25%	£95,242,351	£80,234,180	£80,156,040	£80,000,214	£79,153,667	£72,720,372	£69,221,542
60% LAR : 40% CIR	30%	£91,019,232	£76,258,964	£76,181,002	£76,025,502	£75,179,775	£68,751,394	£65,255,295
60% LAR : 40% CIR	35%	£86,781,258	£72,268,996	£72,191,188	£72,035,976	£71,190,968	£64,766,907	£61,273,207
60% LAR : 40% CIR	40%	£82,528,575	£68,264,426	£68,186,747	£68,031,784	£67,187,397	£60,767,064	£57,275,435
60% LAR : 40% CIR	45%	£78,261,333	£64,245,398	£64,167,824	£64,013,071	£63,169,208	£56,752,018	£53,262,136
60% LAR : 40% CIR	50%	£73,979,676	£60,212,059	£60,134,567	£59,979,984	£59,136,548	£52,721,923	£49,233,466

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£152,333,709	£136,087,635	£136,008,232	£135,850,158	£134,997,989	£128,530,967	£125,013,400
60% LAR : 40% CIR	5%	£148,187,073	£132,188,361	£132,109,261	£131,951,719	£131,100,881	£124,641,844	£121,128,714
60% LAR : 40% CIR	10%	£144,024,846	£128,273,606	£128,194,784	£128,037,732	£127,188,122	£120,736,444	£117,227,402
60% LAR : 40% CIR	15%	£139,847,174	£124,343,516	£124,264,947	£124,108,344	£123,259,856	£116,814,919	£113,309,621
60% LAR : 40% CIR	20%	£135,654,206	£120,398,238	£120,319,896	£120,163,701	£119,316,234	£112,877,423	£109,375,527
60% LAR : 40% CIR	25%	£131,446,088	£116,437,917	£116,359,777	£116,203,951	£115,357,404	£108,924,109	£105,425,279
60% LAR : 40% CIR	30%	£127,222,969	£112,462,700	£112,384,739	£112,229,239	£111,383,512	£104,955,131	£101,459,032
60% LAR : 40% CIR	35%	£122,984,995	£108,472,733	£108,394,925	£108,239,713	£107,394,705	£100,970,644	£97,476,944
60% LAR : 40% CIR	40%	£118,732,312	£104,468,163	£104,390,484	£104,235,521	£103,391,134	£96,970,801	£93,479,172
60% LAR : 40% CIR	45%	£114,465,069	£100,449,135	£100,371,561	£100,216,808	£99,372,945	£92,955,755	£89,465,872
60% LAR : 40% CIR	50%	£110,183,413	£96,415,796	£96,338,303	£96,183,720	£95,340,285	£88,925,660	£85,437,203

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£167,334,867	£151,088,793	£151,009,390	£150,851,315	£149,999,147	£143,532,125	£140,014,558
60% LAR : 40% CIR	5%	£163,188,231	£147,189,519	£147,110,419	£146,952,877	£146,102,039	£139,643,002	£136,129,872
60% LAR : 40% CIR	10%	£159,026,003	£143,274,764	£143,195,942	£143,038,890	£142,189,280	£135,737,602	£132,228,560
60% LAR : 40% CIR	15%	£154,848,332	£139,344,674	£139,266,105	£139,109,501	£138,261,014	£131,816,077	£128,310,779
60% LAR : 40% CIR	20%	£150,655,364	£135,399,396	£135,321,054	£135,164,859	£134,317,392	£127,878,580	£124,376,685
60% LAR : 40% CIR	25%	£146,447,246	£131,439,074	£131,360,935	£131,205,109	£130,358,562	£123,925,266	£120,426,437
60% LAR : 40% CIR	30%	£142,224,127	£127,463,858	£127,385,897	£127,230,397	£126,384,670	£119,956,289	£116,460,189
60% LAR : 40% CIR	35%	£137,986,153	£123,473,891	£123,396,083	£123,240,871	£122,395,863	£115,971,802	£112,478,102
60% LAR : 40% CIR	40%	£133,733,470	£119,469,321	£119,391,642	£119,236,679	£118,392,292	£111,971,959	£108,480,330
60% LAR : 40% CIR	45%	£129,466,227	£115,450,293	£115,372,719	£115,217,966	£114,374,103	£107,956,913	£104,467,030
60% LAR : 40% CIR	50%	£125,184,571	£111,416,954	£111,339,461	£111,184,878	£110,341,443	£103,926,818	£100,438,361

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£185,067,657	£168,821,583	£168,742,180	£168,584,105	£167,731,936	£161,264,915	£157,747,347
60% LAR : 40% CIR	5%	£180,921,020	£164,922,308	£164,843,209	£164,685,666	£163,834,829	£157,375,792	£153,862,661
60% LAR : 40% CIR	10%	£176,758,793	£161,007,553	£160,928,732	£160,771,680	£159,922,069	£153,470,392	£149,961,349
60% LAR : 40% CIR	15%	£172,581,122	£157,077,463	£156,998,894	£156,842,291	£155,993,804	£149,548,867	£146,043,568
60% LAR : 40% CIR	20%	£168,388,153	£153,132,185	£153,053,844	£152,897,649	£152,050,182	£145,611,370	£142,109,475
60% LAR : 40% CIR	25%	£164,180,036	£149,171,864	£149,093,725	£148,937,898	£148,091,351	£141,658,056	£138,159,227
60% LAR : 40% CIR	30%	£159,956,916	£145,196,648	£145,118,686	£144,963,186	£144,117,459	£137,689,079	£134,192,979
60% LAR : 40% CIR	35%	£155,718,942	£141,206,681	£141,128,873	£140,973,661	£140,128,653	£133,704,592	£130,210,891
60% LAR : 40% CIR	40%	£151,466,259	£137,202,110	£137,124,432	£136,969,468	£136,125,081	£129,704,748	£126,213,119
60% LAR : 40% CIR	45%	£147,199,017	£133,183,082	£133,105,509	£132,950,755	£132,106,892	£125,689,702	£122,199,820
60% LAR : 40% CIR	50%	£142,917,360	£129,149,743	£129,072,251	£128,917,668	£128,074,232	£121,659,607	£118,171,150

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone A - Kings Cross Lower

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£203,500,130	£187,254,056	£187,174,653	£187,016,579	£186,164,410	£179,697,388	£176,179,821
60% LAR : 40% CIR	5%	£199,353,494	£183,354,782	£183,275,682	£183,118,140	£182,267,302	£175,808,266	£172,295,135
60% LAR : 40% CIR	10%	£195,191,267	£179,440,027	£179,361,206	£179,204,153	£178,354,543	£171,902,866	£168,393,823
60% LAR : 40% CIR	15%	£191,013,596	£175,509,937	£175,431,368	£175,274,765	£174,426,277	£167,981,340	£164,476,042
60% LAR : 40% CIR	20%	£186,820,627	£171,564,659	£171,486,317	£171,330,122	£170,482,655	£164,043,844	£160,541,949
60% LAR : 40% CIR	25%	£182,612,509	£167,604,338	£167,526,198	£167,370,372	£166,523,825	£160,090,530	£156,591,700
60% LAR : 40% CIR	30%	£178,389,390	£163,629,122	£163,551,160	£163,395,660	£162,549,933	£156,121,552	£152,625,453
60% LAR : 40% CIR	35%	£174,151,416	£159,639,154	£159,561,346	£159,406,134	£158,561,126	£152,137,065	£148,643,365
60% LAR : 40% CIR	40%	£169,898,733	£155,634,584	£155,556,905	£155,401,942	£154,557,555	£148,137,222	£144,645,593
60% LAR : 40% CIR	45%	£165,631,491	£151,615,556	£151,537,982	£151,383,229	£150,539,366	£144,122,176	£140,632,294
60% LAR : 40% CIR	50%	£161,349,834	£147,582,217	£147,504,724	£147,350,142	£146,506,706	£140,092,081	£136,603,624

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,129,973	£99,883,898	£99,804,496	£99,646,421	£98,794,252	£92,327,230	£88,809,663
60% LAR : 40% CIR	5%	£111,983,336	£95,984,624	£95,905,525	£95,747,982	£94,897,144	£88,438,108	£84,924,977
60% LAR : 40% CIR	10%	£107,821,109	£92,069,869	£91,991,048	£91,833,995	£90,984,385	£84,532,708	£81,023,665
60% LAR : 40% CIR	15%	£103,643,438	£88,139,779	£88,061,210	£87,904,607	£87,056,119	£80,611,182	£77,105,884
60% LAR : 40% CIR	20%	£99,450,469	£84,194,501	£84,116,159	£83,959,964	£83,112,498	£76,673,686	£73,171,791
60% LAR : 40% CIR	25%	£95,242,351	£80,234,180	£80,156,040	£80,000,214	£79,153,667	£72,720,372	£69,221,542
60% LAR : 40% CIR	30%	£91,019,232	£76,258,964	£76,181,002	£76,025,502	£75,179,775	£68,751,394	£65,255,295
60% LAR : 40% CIR	35%	£86,781,258	£72,268,996	£72,191,188	£72,035,976	£71,190,968	£64,766,907	£61,273,207
60% LAR : 40% CIR	40%	£82,528,575	£68,264,426	£68,186,747	£68,031,784	£67,187,397	£60,767,064	£57,275,435
60% LAR : 40% CIR	45%	£78,261,333	£64,245,398	£64,167,824	£64,013,071	£63,169,208	£56,752,018	£53,262,136
60% LAR : 40% CIR	50%	£73,979,676	£60,212,059	£60,134,567	£59,979,984	£59,136,548	£52,721,923	£49,233,466

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£152,333,709	£136,087,635	£136,008,232	£135,850,158	£134,997,989	£128,530,967	£125,013,400
60% LAR : 40% CIR	5%	£148,187,073	£132,188,361	£132,109,261	£131,951,719	£131,100,881	£124,641,844	£121,128,714
60% LAR : 40% CIR	10%	£144,024,846	£128,273,606	£128,194,784	£128,037,732	£127,188,122	£120,736,444	£117,227,402
60% LAR : 40% CIR	15%	£139,847,174	£124,343,516	£124,264,947	£124,108,344	£123,259,856	£116,814,919	£113,309,621
60% LAR : 40% CIR	20%	£135,654,206	£120,398,238	£120,319,896	£120,163,701	£119,316,234	£112,877,423	£109,375,527
60% LAR : 40% CIR	25%	£131,446,088	£116,437,917	£116,359,777	£116,203,951	£115,357,404	£108,924,109	£105,425,279
60% LAR : 40% CIR	30%	£127,222,969	£112,462,700	£112,384,739	£112,229,239	£111,383,512	£104,955,131	£101,459,032
60% LAR : 40% CIR	35%	£122,984,995	£108,472,733	£108,394,925	£108,239,713	£107,394,705	£100,970,644	£97,476,944
60% LAR : 40% CIR	40%	£118,732,312	£104,468,163	£104,390,484	£104,235,521	£103,391,134	£96,970,801	£93,479,172
60% LAR : 40% CIR	45%	£114,465,069	£100,449,135	£100,371,561	£100,216,808	£99,372,945	£92,955,755	£89,465,872
60% LAR : 40% CIR	50%	£110,183,413	£96,415,796	£96,338,303	£96,183,720	£95,340,285	£88,925,660	£85,437,203

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£167,334,867	£151,088,793	£151,009,390	£150,851,315	£149,999,147	£143,532,125	£140,014,558
60% LAR : 40% CIR	5%	£163,188,231	£147,189,519	£147,110,419	£146,952,877	£146,102,039	£139,643,002	£136,129,872
60% LAR : 40% CIR	10%	£159,026,003	£143,274,764	£143,195,942	£143,038,890	£142,189,280	£135,737,602	£132,228,560
60% LAR : 40% CIR	15%	£154,848,332	£139,344,674	£139,266,105	£139,109,501	£138,261,014	£131,816,077	£128,310,779
60% LAR : 40% CIR	20%	£150,655,364	£135,399,396	£135,321,054	£135,164,859	£134,317,392	£127,878,580	£124,376,685
60% LAR : 40% CIR	25%	£146,447,246	£131,439,074	£131,360,935	£131,205,109	£130,358,562	£123,925,266	£120,426,437
60% LAR : 40% CIR	30%	£142,224,127	£127,463,858	£127,385,897	£127,230,397	£126,384,670	£119,956,289	£116,460,189
60% LAR : 40% CIR	35%	£137,986,153	£123,473,891	£123,396,083	£123,240,871	£122,395,863	£115,971,802	£112,478,102
60% LAR : 40% CIR	40%	£133,733,470	£119,469,321	£119,391,642	£119,236,679	£118,392,292	£111,971,959	£108,480,330
60% LAR : 40% CIR	45%	£129,466,227	£115,450,293	£115,372,719	£115,217,966	£114,374,103	£107,956,913	£104,467,030
60% LAR : 40% CIR	50%	£125,184,571	£111,416,954	£111,339,461	£111,184,878	£110,341,443	£103,926,818	£100,438,361

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£185,067,657	£168,821,583	£168,742,180	£168,584,105	£167,731,936	£161,264,915	£157,747,347
60% LAR : 40% CIR	5%	£180,921,020	£164,922,308	£164,843,209	£164,685,666	£163,834,829	£157,375,792	£153,862,661
60% LAR : 40% CIR	10%	£176,758,793	£161,007,553	£160,928,732	£160,771,680	£159,922,069	£153,470,392	£149,961,349
60% LAR : 40% CIR	15%	£172,581,122	£157,077,463	£156,998,894	£156,842,291	£155,993,804	£149,548,867	£146,043,568
60% LAR : 40% CIR	20%	£168,388,153	£153,132,185	£153,053,844	£152,897,649	£152,050,182	£145,611,370	£142,109,475
60% LAR : 40% CIR	25%	£164,180,036	£149,171,864	£149,093,725	£148,937,898	£148,091,351	£141,658,056	£138,159,227
60% LAR : 40% CIR	30%	£159,956,916	£145,196,648	£145,118,686	£144,963,186	£144,117,459	£137,689,079	£134,192,979
60% LAR : 40% CIR	35%	£155,718,942	£141,206,681	£141,128,873	£140,973,661	£140,128,653	£133,704,592	£130,210,891
60% LAR : 40% CIR	40%	£151,466,259	£137,202,110	£137,124,432	£136,969,468	£136,125,081	£129,704,748	£126,213,119
60% LAR : 40% CIR	45%	£147,199,017	£133,183,082	£133,105,509	£132,950,755	£132,106,892	£125,689,702	£122,199,820
60% LAR : 40% CIR	50%	£142,917,360	£129,149,743	£129,072,251	£128,917,668	£128,074,232	£121,659,607	£118,171,150

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone A - Kings Cross Higher

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£213,917,444	£197,504,794	£197,425,392	£197,267,317	£196,415,148	£189,948,126	£186,430,559
60% LAR : 40% CIR	5%	£209,249,941	£193,092,983	£193,013,884	£192,856,341	£192,005,504	£185,546,467	£182,033,337
60% LAR : 40% CIR	10%	£204,566,848	£188,665,691	£188,586,870	£188,429,818	£187,580,206	£181,128,530	£177,619,487
60% LAR : 40% CIR	15%	£199,868,311	£184,223,064	£184,144,496	£183,987,893	£183,139,405	£176,694,467	£173,189,169
60% LAR : 40% CIR	20%	£195,154,477	£179,765,250	£179,686,907	£179,530,713	£178,683,246	£172,244,434	£168,742,539
60% LAR : 40% CIR	25%	£190,425,494	£175,292,391	£175,214,253	£175,058,426	£174,211,878	£167,778,583	£164,279,754
60% LAR : 40% CIR	30%	£185,681,509	£170,804,638	£170,726,676	£170,571,177	£169,725,449	£163,297,069	£159,800,970
60% LAR : 40% CIR	35%	£180,922,669	£166,302,134	£166,224,326	£166,069,114	£165,224,106	£158,800,045	£155,306,345
60% LAR : 40% CIR	40%	£176,149,121	£161,785,027	£161,707,348	£161,552,385	£160,707,998	£154,287,664	£150,796,035
60% LAR : 40% CIR	45%	£171,361,012	£157,253,461	£157,175,888	£157,021,134	£156,177,272	£149,760,082	£146,270,199
60% LAR : 40% CIR	50%	£166,558,491	£152,707,586	£152,630,093	£152,475,511	£151,632,076	£145,217,450	£141,728,993

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£126,547,286	£110,134,636	£110,055,234	£109,897,159	£109,044,990	£102,577,968	£99,060,401
60% LAR : 40% CIR	5%	£121,879,783	£105,722,826	£105,643,726	£105,486,183	£104,635,346	£98,176,309	£94,663,179
60% LAR : 40% CIR	10%	£117,196,690	£101,295,533	£101,216,712	£101,059,660	£100,210,048	£93,758,372	£90,249,329
60% LAR : 40% CIR	15%	£112,498,154	£96,852,906	£96,774,338	£96,617,735	£95,769,247	£89,324,309	£85,819,011
60% LAR : 40% CIR	20%	£107,784,319	£92,395,092	£92,316,749	£92,160,555	£91,313,088	£84,874,277	£81,372,381
60% LAR : 40% CIR	25%	£103,055,336	£87,922,233	£87,844,095	£87,688,268	£86,841,720	£80,408,425	£76,909,596
60% LAR : 40% CIR	30%	£98,311,351	£83,434,480	£83,356,518	£83,201,019	£82,355,291	£75,926,912	£72,430,812
60% LAR : 40% CIR	35%	£93,552,511	£78,931,976	£78,854,168	£78,698,956	£77,853,948	£71,429,887	£67,936,187
60% LAR : 40% CIR	40%	£88,778,963	£74,414,869	£74,337,190	£74,182,227	£73,337,841	£66,917,507	£63,425,878
60% LAR : 40% CIR	45%	£83,990,854	£69,883,304	£69,805,730	£69,650,976	£68,807,114	£62,389,924	£58,900,041
60% LAR : 40% CIR	50%	£79,188,333	£65,337,428	£65,259,936	£65,105,353	£64,261,918	£57,847,292	£54,358,835

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£162,751,022	£148,338,373	£146,258,970	£146,100,896	£145,248,727	£138,781,705	£135,264,138
60% LAR : 40% CIR	5%	£158,083,520	£141,926,562	£141,847,463	£141,689,919	£140,839,083	£134,380,046	£130,866,916
60% LAR : 40% CIR	10%	£153,400,427	£137,499,270	£137,420,449	£137,263,397	£136,413,785	£129,962,109	£126,453,066
60% LAR : 40% CIR	15%	£148,701,890	£133,056,643	£132,978,075	£132,821,472	£131,972,983	£125,528,046	£122,022,748
60% LAR : 40% CIR	20%	£143,988,056	£128,598,829	£128,520,486	£128,364,292	£127,516,825	£121,078,013	£117,576,118
60% LAR : 40% CIR	25%	£139,259,073	£124,125,970	£124,047,832	£123,892,004	£123,045,457	£116,612,162	£113,113,333
60% LAR : 40% CIR	30%	£134,515,088	£119,638,217	£119,560,255	£119,404,756	£118,559,028	£112,130,648	£108,634,549
60% LAR : 40% CIR	35%	£129,756,248	£115,135,713	£115,057,905	£114,902,693	£114,057,685	£107,633,624	£104,139,924
60% LAR : 40% CIR	40%	£124,982,699	£110,618,605	£110,540,927	£110,385,964	£109,541,577	£103,121,243	£99,629,614
60% LAR : 40% CIR	45%	£120,194,591	£106,087,040	£106,009,467	£105,854,713	£105,010,851	£98,593,661	£95,103,778
60% LAR : 40% CIR	50%	£115,392,070	£101,541,165	£101,463,672	£101,309,089	£100,465,655	£94,051,029	£90,562,572

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£177,752,180	£161,339,531	£161,260,128	£161,102,053	£160,249,885	£153,782,863	£150,265,296
60% LAR : 40% CIR	5%	£173,084,678	£156,927,720	£156,848,621	£156,691,077	£155,840,241	£149,381,204	£145,868,074
60% LAR : 40% CIR	10%	£168,401,585	£152,500,428	£152,421,607	£152,264,555	£151,414,943	£144,963,267	£141,454,224
60% LAR : 40% CIR	15%	£163,703,048	£148,057,801	£147,979,233	£147,822,630	£146,974,141	£140,529,204	£137,023,906
60% LAR : 40% CIR	20%	£158,989,214	£143,599,986	£143,521,644	£143,365,450	£142,517,983	£136,079,171	£132,577,276
60% LAR : 40% CIR	25%	£154,260,231	£139,127,128	£139,048,990	£138,893,162	£138,046,615	£131,613,320	£128,114,491
60% LAR : 40% CIR	30%	£149,516,246	£134,639,375	£134,561,413	£134,405,914	£133,560,186	£127,131,806	£123,635,707
60% LAR : 40% CIR	35%	£144,757,406	£130,136,871	£130,059,063	£129,903,851	£129,058,843	£122,634,782	£119,141,082
60% LAR : 40% CIR	40%	£139,983,857	£125,619,763	£125,542,085	£125,387,122	£124,542,735	£118,122,401	£114,630,772
60% LAR : 40% CIR	45%	£135,195,749	£121,088,198	£121,010,625	£120,855,871	£120,012,009	£113,594,819	£110,104,936
60% LAR : 40% CIR	50%	£130,393,228	£116,542,323	£116,464,830	£116,310,247	£115,466,813	£109,052,187	£105,563,730

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£195,484,970	£179,072,321	£178,992,918	£178,834,843	£177,982,674	£171,515,653	£167,998,085
60% LAR : 40% CIR	5%	£190,817,468	£174,660,510	£174,581,411	£174,423,867	£173,573,030	£167,113,994	£163,600,863
60% LAR : 40% CIR	10%	£186,134,375	£170,233,217	£170,154,396	£169,997,344	£169,147,733	£162,696,056	£159,187,014
60% LAR : 40% CIR	15%	£181,435,838	£165,790,591	£165,712,022	£165,555,419	£164,706,931	£158,261,994	£154,756,695
60% LAR : 40% CIR	20%	£176,722,003	£161,332,776	£161,254,433	£161,098,239	£160,250,773	£153,811,961	£150,310,066
60% LAR : 40% CIR	25%	£171,993,020	£156,859,917	£156,781,779	£156,625,952	£155,779,405	£149,346,109	£145,847,280
60% LAR : 40% CIR	30%	£167,249,035	£152,372,164	£152,294,202	£152,138,704	£151,292,975	£144,864,596	£141,368,496
60% LAR : 40% CIR	35%	£162,490,195	£147,869,661	£147,791,852	£147,636,641	£146,791,633	£140,367,572	£136,873,871
60% LAR : 40% CIR	40%	£157,716,647	£143,352,553	£143,274,874	£143,119,911	£142,275,525	£135,855,191	£132,363,562
60% LAR : 40% CIR	45%	£152,928,539	£138,820,988	£138,743,414	£138,588,661	£137,744,798	£131,327,608	£127,837,725
60% LAR : 40% CIR	50%	£148,126,017	£134,275,112	£134,197,620	£134,043,037	£133,199,602	£126,784,976	£123,296,519

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone A - Lower Cenral Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£224,334,756	£207,755,532	£207,676,130	£207,518,055	£206,665,886	£200,198,864	£196,681,297
60% LAR : 40% CIR	5%	£219,146,389	£202,831,184	£202,752,085	£202,594,542	£201,743,705	£195,284,668	£191,771,537
60% LAR : 40% CIR	10%	£213,942,430	£197,891,356	£197,812,534	£197,655,482	£196,805,871	£190,354,194	£186,845,152
60% LAR : 40% CIR	15%	£208,723,026	£192,936,191	£192,857,623	£192,701,020	£191,852,533	£185,407,594	£181,902,297
60% LAR : 40% CIR	20%	£203,486,327	£187,965,839	£187,887,498	£187,731,303	£186,883,837	£180,445,024	£176,943,129
60% LAR : 40% CIR	25%	£198,238,478	£182,980,445	£182,902,306	£182,746,479	£181,899,932	£175,466,637	£171,967,807
60% LAR : 40% CIR	30%	£192,973,628	£177,980,154	£177,902,193	£177,746,694	£176,900,966	£170,472,586	£166,976,486
60% LAR : 40% CIR	35%	£187,693,922	£172,965,114	£172,887,306	£172,732,094	£171,887,086	£165,463,024	£161,969,325
60% LAR : 40% CIR	40%	£182,399,508	£167,935,469	£167,857,791	£167,702,827	£166,858,441	£160,438,107	£156,946,478
60% LAR : 40% CIR	45%	£177,090,534	£162,891,368	£162,813,794	£162,659,041	£161,815,177	£155,397,987	£151,908,105
60% LAR : 40% CIR	50%	£171,767,147	£157,832,955	£157,755,462	£157,600,880	£156,757,445	£150,342,819	£146,854,362

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£136,964,598	£120,385,374	£120,305,972	£120,147,897	£119,295,728	£112,828,706	£109,311,139
60% LAR : 40% CIR	5%	£131,776,231	£115,461,026	£115,381,927	£115,224,384	£114,373,547	£107,914,510	£104,401,380
60% LAR : 40% CIR	10%	£126,572,272	£110,521,198	£110,442,376	£110,285,324	£109,435,713	£102,984,036	£99,474,994
60% LAR : 40% CIR	15%	£121,352,868	£105,566,033	£105,487,465	£105,330,862	£104,482,375	£98,037,437	£94,532,139
60% LAR : 40% CIR	20%	£116,118,169	£100,595,682	£100,517,340	£100,361,145	£99,513,679	£93,074,866	£89,572,971
60% LAR : 40% CIR	25%	£110,868,320	£95,610,287	£95,532,149	£95,376,321	£94,529,774	£88,096,479	£84,597,649
60% LAR : 40% CIR	30%	£105,603,470	£90,609,996	£90,532,036	£90,376,536	£89,530,808	£83,102,428	£79,606,328
60% LAR : 40% CIR	35%	£100,323,764	£85,594,956	£85,517,148	£85,361,936	£84,516,928	£78,092,866	£74,599,167
60% LAR : 40% CIR	40%	£95,029,350	£80,565,311	£80,487,633	£80,332,670	£79,488,283	£73,067,949	£69,576,320
60% LAR : 40% CIR	45%	£89,720,376	£75,521,210	£75,443,636	£75,288,883	£74,445,020	£68,027,830	£64,537,947
60% LAR : 40% CIR	50%	£84,396,989	£70,462,797	£70,385,305	£70,230,722	£69,387,287	£62,972,661	£59,484,204

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£173,168,334	£156,589,111	£156,509,708	£156,351,634	£155,499,465	£149,032,443	£145,514,876
60% LAR : 40% CIR	5%	£167,979,968	£151,664,763	£151,585,664	£151,428,121	£150,577,284	£144,118,247	£140,605,116
60% LAR : 40% CIR	10%	£162,776,009	£146,724,935	£146,646,113	£146,489,061	£145,639,450	£139,187,773	£135,678,731
60% LAR : 40% CIR	15%	£157,556,605	£141,769,770	£141,691,202	£141,534,599	£140,686,112	£134,241,173	£130,735,876
60% LAR : 40% CIR	20%	£152,321,906	£136,799,418	£136,721,077	£136,564,882	£135,717,416	£129,278,603	£125,776,708
60% LAR : 40% CIR	25%	£147,072,057	£131,814,024	£131,735,885	£131,580,058	£130,733,511	£124,300,216	£120,801,386
60% LAR : 40% CIR	30%	£141,807,207	£126,813,733	£126,735,772	£126,580,273	£125,734,545	£119,306,165	£115,810,065
60% LAR : 40% CIR	35%	£136,527,501	£121,798,693	£121,720,885	£121,565,673	£120,720,665	£114,296,603	£110,802,904
60% LAR : 40% CIR	40%	£131,233,087	£116,769,048	£116,691,370	£116,536,406	£115,692,020	£109,271,686	£105,780,057
60% LAR : 40% CIR	45%	£125,924,113	£111,724,947	£111,647,373	£111,492,620	£110,648,756	£104,231,566	£100,741,684
60% LAR : 40% CIR	50%	£120,600,726	£106,666,534	£106,589,041	£106,434,459	£105,591,024	£99,176,398	£95,687,941

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£188,169,492	£171,590,269	£171,510,866	£171,352,792	£170,500,623	£164,033,601	£160,516,034
60% LAR : 40% CIR	5%	£182,981,125	£166,665,921	£166,586,822	£166,429,279	£165,578,442	£159,119,405	£155,606,274
60% LAR : 40% CIR	10%	£177,777,167	£161,726,092	£161,647,271	£161,490,219	£160,640,608	£154,188,931	£150,679,889
60% LAR : 40% CIR	15%	£172,557,763	£156,770,928	£156,692,360	£156,535,757	£155,687,269	£149,242,331	£145,737,034
60% LAR : 40% CIR	20%	£167,323,064	£151,800,576	£151,722,235	£151,566,040	£150,718,574	£144,279,761	£140,777,866
60% LAR : 40% CIR	25%	£162,073,215	£146,815,182	£146,737,043	£146,581,216	£145,734,669	£139,301,374	£135,802,544
60% LAR : 40% CIR	30%	£156,808,364	£141,814,891	£141,736,930	£141,581,430	£140,735,703	£134,307,322	£130,811,223
60% LAR : 40% CIR	35%	£151,528,659	£136,799,851	£136,722,043	£136,566,831	£135,721,823	£129,297,761	£125,804,062
60% LAR : 40% CIR	40%	£146,234,245	£131,770,206	£131,692,527	£131,537,564	£130,693,178	£124,272,844	£120,781,215
60% LAR : 40% CIR	45%	£140,925,271	£126,726,105	£126,648,531	£126,493,778	£125,649,914	£119,232,724	£115,742,842
60% LAR : 40% CIR	50%	£135,601,884	£121,667,692	£121,590,199	£121,435,616	£120,592,182	£114,177,556	£110,689,099

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£205,902,282	£189,323,059	£189,243,656	£189,085,581	£188,233,412	£181,766,391	£178,248,823
60% LAR : 40% CIR	5%	£200,713,915	£184,398,710	£184,319,611	£184,162,069	£183,311,231	£176,852,194	£173,339,064
60% LAR : 40% CIR	10%	£195,509,956	£179,458,882	£179,380,061	£179,223,008	£178,373,397	£171,921,721	£168,412,678
60% LAR : 40% CIR	15%	£190,290,553	£174,503,718	£174,425,149	£174,268,546	£173,420,059	£166,975,121	£163,469,823
60% LAR : 40% CIR	20%	£185,055,854	£169,533,366	£169,455,024	£169,298,829	£168,451,363	£162,012,551	£158,510,656
60% LAR : 40% CIR	25%	£179,806,005	£164,547,971	£164,469,833	£164,314,005	£163,467,458	£157,034,163	£153,535,334
60% LAR : 40% CIR	30%	£174,541,154	£159,547,680	£159,469,720	£159,314,220	£158,468,493	£152,040,112	£148,544,012
60% LAR : 40% CIR	35%	£169,261,448	£154,532,640	£154,454,832	£154,299,621	£153,454,613	£147,030,550	£143,536,851
60% LAR : 40% CIR	40%	£163,967,034	£149,502,995	£149,425,317	£149,270,354	£148,425,967	£142,005,633	£138,514,004
60% LAR : 40% CIR	45%	£158,658,060	£144,458,894	£144,381,320	£144,226,567	£143,382,704	£136,965,514	£133,475,632
60% LAR : 40% CIR	50%	£153,334,673	£139,400,481	£139,322,989	£139,168,406	£138,324,971	£131,910,345	£128,421,888

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone A - Medium Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£248,641,818	£231,673,922	£231,594,519	£231,436,443	£230,584,276	£224,117,253	£220,599,686
60% LAR : 40% CIR	5%	£242,238,098	£225,553,654	£225,474,555	£225,317,011	£224,466,175	£218,007,138	£214,494,007
60% LAR : 40% CIR	10%	£235,818,786	£219,417,905	£219,339,084	£219,182,032	£218,332,421	£211,880,744	£208,371,701
60% LAR : 40% CIR	15%	£229,384,030	£213,266,823	£213,188,253	£213,031,650	£212,183,163	£205,738,226	£202,232,927
60% LAR : 40% CIR	20%	£222,933,978	£207,100,550	£207,022,209	£206,866,014	£206,018,548	£199,579,735	£196,077,840
60% LAR : 40% CIR	25%	£216,468,776	£200,919,237	£200,841,098	£200,685,271	£199,838,723	£193,405,428	£189,906,599
60% LAR : 40% CIR	30%	£209,988,571	£194,723,027	£194,645,066	£194,489,566	£193,643,839	£187,215,458	£183,719,358
60% LAR : 40% CIR	35%	£203,493,513	£188,512,067	£188,434,259	£188,279,047	£187,434,039	£181,009,977	£177,516,278
60% LAR : 40% CIR	40%	£196,983,746	£182,286,503	£182,208,824	£182,053,861	£181,209,475	£174,789,141	£171,297,511
60% LAR : 40% CIR	45%	£190,459,419	£176,046,482	£175,968,908	£175,814,155	£174,970,292	£168,553,102	£165,063,219
60% LAR : 40% CIR	50%	£183,920,679	£169,792,150	£169,714,657	£169,560,074	£168,716,639	£162,302,014	£158,813,556

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£161,271,660	£144,303,764	£144,224,361	£144,066,285	£143,214,118	£136,747,095	£133,229,528
60% LAR : 40% CIR	5%	£154,867,940	£138,183,496	£138,104,397	£137,946,853	£137,096,017	£130,636,980	£127,123,850
60% LAR : 40% CIR	10%	£148,448,628	£132,047,747	£131,968,926	£131,811,874	£130,962,264	£124,510,586	£121,001,544
60% LAR : 40% CIR	15%	£142,013,872	£125,896,665	£125,818,095	£125,661,492	£124,813,005	£118,368,068	£114,862,770
60% LAR : 40% CIR	20%	£135,563,820	£119,730,392	£119,652,051	£119,495,856	£118,648,390	£112,209,577	£108,707,682
60% LAR : 40% CIR	25%	£129,098,618	£113,549,079	£113,470,940	£113,315,113	£112,468,566	£106,035,270	£102,536,441
60% LAR : 40% CIR	30%	£122,618,413	£107,352,869	£107,274,908	£107,119,408	£106,273,681	£99,845,300	£96,349,200
60% LAR : 40% CIR	35%	£116,123,355	£101,141,909	£101,064,101	£100,908,889	£100,063,881	£93,639,819	£90,146,120
60% LAR : 40% CIR	40%	£109,613,588	£94,916,345	£94,838,666	£94,683,703	£93,839,317	£87,418,983	£83,927,354
60% LAR : 40% CIR	45%	£103,089,261	£88,676,324	£88,598,750	£88,443,997	£87,600,134	£81,182,944	£77,693,061
60% LAR : 40% CIR	50%	£96,550,521	£82,421,992	£82,344,499	£82,189,916	£81,346,481	£74,931,856	£71,443,399

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£197,475,397	£180,507,501	£180,428,098	£180,270,022	£179,417,855	£172,950,832	£169,433,265
60% LAR : 40% CIR	5%	£191,071,677	£174,387,233	£174,308,134	£174,150,590	£173,299,754	£166,840,717	£163,327,586
60% LAR : 40% CIR	10%	£184,652,365	£168,251,484	£168,172,663	£168,015,611	£167,166,000	£160,714,323	£157,205,280
60% LAR : 40% CIR	15%	£178,217,609	£162,100,402	£162,021,832	£161,865,229	£161,016,742	£154,571,805	£151,066,506
60% LAR : 40% CIR	20%	£171,767,557	£155,934,129	£155,855,788	£155,699,593	£154,852,127	£148,413,314	£144,911,419
60% LAR : 40% CIR	25%	£165,302,355	£149,752,816	£149,674,677	£149,518,850	£148,672,302	£142,239,007	£138,740,178
60% LAR : 40% CIR	30%	£158,822,150	£143,556,606	£143,478,645	£143,323,145	£142,477,417	£136,049,037	£132,552,937
60% LAR : 40% CIR	35%	£152,327,092	£137,345,646	£137,267,838	£137,112,626	£136,267,618	£129,843,556	£126,349,857
60% LAR : 40% CIR	40%	£145,817,325	£131,120,082	£131,042,403	£130,887,440	£130,043,053	£123,622,720	£120,131,090
60% LAR : 40% CIR	45%	£139,292,998	£124,880,061	£124,802,487	£124,647,734	£123,803,871	£117,386,680	£113,896,798
60% LAR : 40% CIR	50%	£132,754,258	£118,625,729	£118,548,236	£118,393,653	£117,550,218	£111,135,593	£107,647,135

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£212,476,555	£195,508,659	£195,429,256	£195,271,180	£184,419,012	£187,951,990	£184,434,423
60% LAR : 40% CIR	5%	£206,072,835	£189,388,391	£189,309,292	£189,151,748	£188,300,912	£181,841,875	£178,328,744
60% LAR : 40% CIR	10%	£199,653,523	£183,252,642	£183,173,821	£183,016,769	£182,167,158	£175,715,481	£172,206,438
60% LAR : 40% CIR	15%	£193,218,767	£177,101,560	£177,022,990	£176,866,387	£176,017,900	£169,572,963	£166,067,664
60% LAR : 40% CIR	20%	£186,768,715	£170,935,287	£170,856,946	£170,700,751	£169,853,285	£163,414,472	£159,912,577
60% LAR : 40% CIR	25%	£180,303,513	£164,753,974	£164,675,835	£164,520,007	£163,673,460	£157,240,165	£153,741,336
60% LAR : 40% CIR	30%	£173,823,308	£158,557,764	£158,479,802	£158,324,303	£157,478,575	£151,050,195	£147,554,095
60% LAR : 40% CIR	35%	£167,328,250	£152,346,804	£152,268,996	£152,113,784	£151,268,776	£144,844,714	£141,351,014
60% LAR : 40% CIR	40%	£160,818,482	£146,121,239	£146,043,561	£145,888,598	£145,044,211	£138,623,877	£135,132,248
60% LAR : 40% CIR	45%	£154,294,155	£139,881,219	£139,803,645	£139,648,892	£138,805,028	£132,387,838	£128,897,956
60% LAR : 40% CIR	50%	£147,755,416	£133,626,886	£133,549,394	£133,394,811	£132,551,376	£126,136,751	£122,648,293

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£230,209,344	£213,241,448	£213,162,045	£213,003,969	£212,151,802	£205,684,779	£202,167,212
60% LAR : 40% CIR	5%	£223,805,624	£207,121,181	£207,042,081	£206,884,538	£206,033,701	£199,574,664	£196,061,534
60% LAR : 40% CIR	10%	£217,386,313	£200,985,432	£200,906,610	£200,749,558	£199,899,948	£193,448,270	£189,939,228
60% LAR : 40% CIR	15%	£210,951,556	£194,834,349	£194,755,780	£194,599,176	£193,750,689	£187,305,752	£183,800,454
60% LAR : 40% CIR	20%	£204,501,504	£188,668,077	£188,589,735	£188,433,540	£187,586,074	£181,147,262	£177,645,366
60% LAR : 40% CIR	25%	£198,036,302	£182,486,764	£182,408,624	£182,252,797	£181,406,250	£174,972,955	£171,474,125
60% LAR : 40% CIR	30%	£191,556,097	£176,290,553	£176,212,592	£176,057,092	£175,211,365	£168,782,984	£165,286,885
60% LAR : 40% CIR	35%	£185,061,039	£170,079,593	£170,001,785	£169,846,573	£169,001,565	£162,577,503	£159,083,804
60% LAR : 40% CIR	40%	£178,551,272	£163,854,029	£163,776,350	£163,621,387	£162,777,001	£156,356,667	£152,865,038
60% LAR : 40% CIR	45%	£172,026,945	£157,614,008	£157,536,434	£157,381,681	£156,537,818	£150,120,628	£146,630,746
60% LAR : 40% CIR	50%	£165,488,205	£151,359,676	£151,282,183	£151,127,601	£150,284,165	£143,869,540	£140,381,083

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone A - Higher Central Zone

No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£262,531,568	£245,341,572	£245,262,169	£245,104,094	£244,251,926	£237,784,904	£234,267,337
60% LAR : 40% CIR	5%	£255,433,360	£238,537,923	£238,458,823	£238,301,280	£237,450,443	£230,991,406	£227,478,276
60% LAR : 40% CIR	10%	£248,319,561	£231,718,791	£231,639,970	£231,482,917	£230,633,307	£224,181,629	£220,672,588
60% LAR : 40% CIR	15%	£241,190,317	£224,884,326	£224,805,757	£224,649,153	£223,800,666	£217,355,729	£213,850,431
60% LAR : 40% CIR	20%	£234,045,778	£218,034,671	£217,956,330	£217,800,135	£216,952,668	£210,513,856	£207,011,961
60% LAR : 40% CIR	25%	£226,886,088	£211,169,975	£211,091,836	£210,936,009	£210,089,461	£203,656,166	£200,157,337
60% LAR : 40% CIR	30%	£219,711,397	£204,290,382	£204,212,421	£204,056,922	£203,211,193	£196,782,814	£193,286,714
60% LAR : 40% CIR	35%	£212,521,850	£197,396,040	£197,318,232	£197,163,020	£196,318,012	£189,893,951	£186,400,251
60% LAR : 40% CIR	40%	£205,317,596	£190,487,093	£190,409,415	£190,254,452	£189,410,065	£182,989,731	£179,498,102
60% LAR : 40% CIR	45%	£198,098,782	£183,563,690	£183,486,116	£183,331,363	£182,487,499	£176,070,309	£172,580,427
60% LAR : 40% CIR	50%	£190,865,554	£176,625,974	£176,548,482	£176,393,900	£175,550,464	£169,135,839	£165,647,382

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£175,161,410	£157,971,414	£157,892,011	£157,733,937	£156,881,768	£150,414,746	£146,897,179
60% LAR : 40% CIR	5%	£168,063,202	£151,167,765	£151,088,665	£150,931,122	£150,080,285	£143,621,248	£140,108,118
60% LAR : 40% CIR	10%	£160,949,403	£144,348,634	£144,269,812	£144,112,759	£143,263,149	£136,811,471	£133,302,430
60% LAR : 40% CIR	15%	£153,820,160	£137,514,168	£137,435,599	£137,278,995	£136,430,508	£129,985,571	£126,480,273
60% LAR : 40% CIR	20%	£146,675,620	£130,664,514	£130,586,172	£130,429,977	£129,582,510	£123,143,698	£119,641,803
60% LAR : 40% CIR	25%	£139,515,930	£123,799,817	£123,721,678	£123,565,851	£122,719,304	£116,286,008	£112,787,179
60% LAR : 40% CIR	30%	£132,341,239	£116,920,224	£116,842,263	£116,686,764	£115,841,036	£109,412,656	£105,916,556
60% LAR : 40% CIR	35%	£125,151,692	£110,025,882	£109,948,074	£109,792,862	£108,947,854	£102,523,793	£99,030,093
60% LAR : 40% CIR	40%	£117,947,438	£103,116,936	£103,039,257	£102,884,294	£102,039,907	£95,619,573	£92,127,944
60% LAR : 40% CIR	45%	£110,728,624	£96,193,532	£96,115,958	£95,961,205	£95,117,341	£88,700,151	£85,210,269
60% LAR : 40% CIR	50%	£103,495,396	£89,255,816	£89,178,324	£89,023,742	£88,180,307	£81,765,682	£78,277,224

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£211,365,147	£194,175,151	£194,095,748	£193,937,673	£193,085,505	£186,618,483	£183,100,915
60% LAR : 40% CIR	5%	£204,266,939	£187,371,501	£187,292,402	£187,134,859	£186,284,022	£179,824,985	£176,311,855
60% LAR : 40% CIR	10%	£197,153,140	£180,552,370	£180,473,549	£180,316,496	£179,466,886	£173,015,208	£169,506,167
60% LAR : 40% CIR	15%	£190,023,896	£173,717,905	£173,639,335	£173,482,732	£172,634,245	£166,189,308	£162,684,010
60% LAR : 40% CIR	20%	£182,879,357	£166,868,250	£166,789,909	£166,633,714	£165,786,247	£159,347,435	£155,845,540
60% LAR : 40% CIR	25%	£175,719,667	£160,003,554	£159,925,415	£159,769,588	£158,923,040	£152,489,745	£148,990,916
60% LAR : 40% CIR	30%	£168,544,976	£153,123,961	£153,046,000	£152,890,501	£152,044,772	£145,616,393	£142,120,293
60% LAR : 40% CIR	35%	£161,355,429	£146,229,619	£146,151,811	£145,996,599	£145,151,591	£138,727,530	£135,233,829
60% LAR : 40% CIR	40%	£154,151,175	£139,320,672	£139,242,994	£139,088,031	£138,243,644	£131,823,310	£128,331,681
60% LAR : 40% CIR	45%	£146,932,361	£132,397,269	£132,319,695	£132,164,941	£131,321,078	£124,903,888	£121,414,006
60% LAR : 40% CIR	50%	£139,699,132	£125,459,553	£125,382,061	£125,227,479	£124,384,043	£117,969,418	£114,480,961

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£226,366,305	£209,176,309	£209,096,906	£208,938,831	£208,086,663	£201,619,641	£198,102,073
60% LAR : 40% CIR	5%	£219,268,097	£202,372,659	£202,293,560	£202,136,016	£201,285,180	£194,826,143	£191,313,013
60% LAR : 40% CIR	10%	£212,154,298	£195,553,528	£195,474,707	£195,317,654	£194,468,044	£188,016,366	£184,507,324
60% LAR : 40% CIR	15%	£205,025,054	£188,719,063	£188,640,493	£188,483,890	£187,635,403	£181,190,466	£177,685,167
60% LAR : 40% CIR	20%	£197,880,515	£181,869,408	£181,791,067	£181,634,872	£180,787,405	£174,348,593	£170,846,698
60% LAR : 40% CIR	25%	£190,720,825	£175,004,712	£174,926,573	£174,770,745	£173,924,198	£167,490,903	£163,992,074
60% LAR : 40% CIR	30%	£183,546,134	£168,125,119	£168,047,157	£167,891,659	£167,045,930	£160,617,551	£157,121,451
60% LAR : 40% CIR	35%	£176,356,587	£161,230,777	£161,152,969	£160,997,757	£160,152,749	£153,728,688	£150,234,987
60% LAR : 40% CIR	40%	£169,152,333	£154,321,830	£154,244,152	£154,089,189	£153,244,802	£146,824,468	£143,332,839
60% LAR : 40% CIR	45%	£161,933,518	£147,398,426	£147,320,853	£147,166,099	£146,322,236	£139,905,046	£136,415,164
60% LAR : 40% CIR	50%	£154,700,290	£140,460,711	£140,383,219	£140,228,637	£139,385,201	£132,970,576	£129,482,119

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£244,099,095	£226,909,098	£226,829,696	£226,671,621	£225,819,452	£219,352,430	£215,834,863
60% LAR : 40% CIR	5%	£237,000,886	£220,105,449	£220,026,350	£219,868,806	£219,017,969	£212,558,933	£209,045,802
60% LAR : 40% CIR	10%	£229,887,087	£213,286,318	£213,207,497	£213,050,443	£212,200,833	£205,749,156	£202,240,114
60% LAR : 40% CIR	15%	£222,757,844	£206,451,852	£206,373,283	£206,216,680	£205,368,192	£198,923,255	£195,417,957
60% LAR : 40% CIR	20%	£215,613,304	£199,602,198	£199,523,856	£199,367,661	£198,520,195	£192,081,383	£188,579,488
60% LAR : 40% CIR	25%	£208,453,614	£192,737,502	£192,659,362	£192,503,535	£191,656,988	£185,223,693	£181,724,863
60% LAR : 40% CIR	30%	£201,278,923	£185,857,908	£185,779,947	£185,624,448	£184,778,720	£178,350,340	£174,854,241
60% LAR : 40% CIR	35%	£194,089,377	£178,963,566	£178,885,758	£178,730,546	£177,885,538	£171,461,477	£167,967,777
60% LAR : 40% CIR	40%	£186,885,122	£172,054,620	£171,976,941	£171,821,978	£170,977,592	£164,557,258	£161,065,629
60% LAR : 40% CIR	45%	£179,666,308	£165,131,216	£165,053,642	£164,898,889	£164,055,026	£157,637,836	£154,147,953
60% LAR : 40% CIR	50%	£172,433,080	£158,193,501	£158,116,008	£157,961,426	£157,117,991	£150,703,366	£147,214,908

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Zone 1 and Eastern Central Zone
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£228,643,119	£211,995,004	£211,915,603	£211,757,527	£210,905,358	£204,438,336	£200,920,770
60% LAR : 40% CIR	5%	£224,496,483	£208,095,731	£208,016,632	£207,859,088	£207,008,251	£200,549,215	£197,036,084
60% LAR : 40% CIR	10%	£220,334,256	£204,180,976	£204,102,155	£203,945,101	£203,095,491	£196,643,814	£193,134,772
60% LAR : 40% CIR	15%	£216,156,585	£200,250,885	£200,172,317	£200,015,714	£199,167,227	£192,722,288	£189,216,990
60% LAR : 40% CIR	20%	£211,963,616	£196,305,607	£196,227,265	£196,071,070	£195,223,605	£188,784,792	£185,282,897
60% LAR : 40% CIR	25%	£207,755,498	£192,345,287	£192,267,148	£192,111,320	£191,264,773	£184,831,478	£181,332,648
60% LAR : 40% CIR	30%	£203,532,379	£188,370,070	£188,292,108	£188,136,609	£187,290,881	£180,862,501	£177,366,402
60% LAR : 40% CIR	35%	£199,294,405	£184,380,102	£184,302,294	£184,147,084	£183,302,076	£176,878,013	£173,384,313
60% LAR : 40% CIR	40%	£195,041,722	£180,375,532	£180,297,854	£180,142,890	£179,298,504	£172,878,170	£169,386,541
60% LAR : 40% CIR	45%	£190,774,480	£176,356,504	£176,278,931	£176,124,177	£175,280,315	£168,863,125	£165,373,242
60% LAR : 40% CIR	50%	£186,492,823	£172,323,165	£172,245,673	£172,091,091	£171,247,655	£164,833,030	£161,344,572

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£141,272,962	£124,624,846	£124,545,445	£124,387,369	£123,535,200	£117,068,179	£113,550,812
60% LAR : 40% CIR	5%	£137,126,325	£120,725,573	£120,646,474	£120,488,930	£119,638,094	£113,179,057	£109,665,926
60% LAR : 40% CIR	10%	£132,964,098	£116,810,818	£116,731,997	£116,574,944	£115,725,333	£109,273,656	£105,764,614
60% LAR : 40% CIR	15%	£128,786,427	£112,880,727	£112,802,159	£112,645,556	£111,797,069	£105,352,130	£101,846,832
60% LAR : 40% CIR	20%	£124,593,458	£108,935,449	£108,857,108	£108,700,913	£107,853,447	£101,414,634	£97,912,739
60% LAR : 40% CIR	25%	£120,385,340	£104,975,129	£104,896,990	£104,741,162	£103,894,615	£97,461,320	£93,962,491
60% LAR : 40% CIR	30%	£116,162,221	£100,999,912	£100,921,950	£100,766,451	£99,920,723	£93,492,343	£89,996,244
60% LAR : 40% CIR	35%	£111,924,247	£97,009,945	£96,932,137	£96,776,926	£95,931,918	£89,507,856	£86,014,155
60% LAR : 40% CIR	40%	£107,671,564	£93,005,374	£92,927,696	£92,772,732	£91,928,346	£85,508,012	£82,016,383
60% LAR : 40% CIR	45%	£103,404,322	£88,986,346	£88,908,773	£88,754,019	£87,910,157	£81,492,967	£78,003,084
60% LAR : 40% CIR	50%	£99,122,665	£84,953,007	£84,875,515	£84,720,933	£83,877,497	£77,462,872	£73,974,414

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£177,476,898	£160,828,583	£160,749,182	£160,591,106	£159,738,937	£153,271,915	£149,754,349
60% LAR : 40% CIR	5%	£173,330,062	£156,929,310	£156,850,211	£156,692,667	£155,841,830	£149,382,794	£145,869,663
60% LAR : 40% CIR	10%	£169,167,835	£153,014,555	£152,935,734	£152,778,680	£151,929,070	£145,477,393	£141,968,351
60% LAR : 40% CIR	15%	£164,990,163	£149,084,464	£149,005,896	£148,849,293	£148,000,806	£141,555,867	£138,050,569
60% LAR : 40% CIR	20%	£160,797,195	£145,139,186	£145,060,844	£144,904,649	£144,057,184	£137,618,371	£134,116,476
60% LAR : 40% CIR	25%	£156,589,077	£141,178,866	£141,100,726	£140,944,899	£140,098,352	£133,665,057	£130,166,227
60% LAR : 40% CIR	30%	£152,365,958	£137,203,649	£137,125,687	£136,970,188	£136,124,460	£129,696,080	£126,199,981
60% LAR : 40% CIR	35%	£148,127,984	£133,213,681	£133,135,873	£132,980,662	£132,135,654	£125,711,592	£122,217,892
60% LAR : 40% CIR	40%	£143,875,301	£129,209,111	£129,131,432	£128,976,469	£128,132,083	£121,711,749	£118,220,120
60% LAR : 40% CIR	45%	£139,608,058	£125,190,083	£125,112,509	£124,957,756	£124,113,894	£117,696,704	£114,206,821
60% LAR : 40% CIR	50%	£135,326,402	£121,156,744	£121,079,252	£120,924,670	£120,081,234	£113,666,609	£110,178,151

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£192,477,858	£175,829,741	£175,750,339	£175,592,264	£174,740,095	£168,273,073	£164,755,507
60% LAR : 40% CIR	5%	£188,331,220	£171,930,468	£171,851,368	£171,693,825	£170,842,988	£164,383,952	£160,870,821
60% LAR : 40% CIR	10%	£184,168,992	£168,015,713	£167,936,892	£167,779,838	£166,930,228	£160,478,551	£156,969,509
60% LAR : 40% CIR	15%	£179,991,321	£164,085,622	£164,007,054	£163,850,451	£163,001,963	£156,557,025	£153,051,727
60% LAR : 40% CIR	20%	£175,798,353	£160,140,344	£160,062,002	£159,905,807	£159,058,341	£152,619,529	£149,117,634
60% LAR : 40% CIR	25%	£171,590,235	£156,180,024	£156,101,884	£155,946,057	£155,099,510	£148,666,215	£145,167,385
60% LAR : 40% CIR	30%	£167,367,116	£152,204,807	£152,126,845	£151,971,346	£151,125,618	£144,697,238	£141,201,139
60% LAR : 40% CIR	35%	£163,129,142	£148,214,839	£148,137,031	£147,981,820	£147,136,812	£140,712,750	£137,219,050
60% LAR : 40% CIR	40%	£158,876,459	£144,210,269	£144,132,590	£143,977,627	£143,133,241	£136,712,907	£133,221,278
60% LAR : 40% CIR	45%	£154,609,216	£140,191,241	£140,113,667	£139,958,914	£139,115,052	£132,697,862	£129,207,979
60% LAR : 40% CIR	50%	£150,327,560	£136,157,902	£136,080,409	£135,925,828	£135,082,392	£128,667,767	£125,179,309

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£210,210,648	£193,562,531	£193,483,129	£193,325,053	£192,472,885	£186,005,863	£182,488,296
60% LAR : 40% CIR	5%	£206,064,009	£189,663,257	£189,584,158	£189,426,614	£188,575,778	£182,116,741	£178,603,610
60% LAR : 40% CIR	10%	£201,901,782	£185,748,502	£185,669,681	£185,512,628	£184,663,017	£178,211,340	£174,702,298
60% LAR : 40% CIR	15%	£197,724,111	£181,818,412	£181,739,843	£181,583,240	£180,734,753	£174,289,815	£170,784,516
60% LAR : 40% CIR	20%	£193,531,142	£177,873,133	£177,794,792	£177,638,597	£176,791,131	£170,352,318	£166,850,423
60% LAR : 40% CIR	25%	£189,323,025	£173,912,813	£173,834,674	£173,678,846	£172,832,299	£166,399,004	£162,900,175
60% LAR : 40% CIR	30%	£185,099,905	£169,937,596	£169,859,634	£169,704,136	£168,858,407	£162,430,028	£158,933,928
60% LAR : 40% CIR	35%	£180,861,931	£165,947,629	£165,869,821	£165,714,610	£164,869,602	£158,445,540	£154,951,839
60% LAR : 40% CIR	40%	£176,609,248	£161,943,058	£161,865,380	£161,710,417	£160,866,030	£154,445,696	£150,954,067
60% LAR : 40% CIR	45%	£172,342,006	£157,924,031	£157,846,457	£157,691,704	£156,847,841	£150,430,651	£146,940,768
60% LAR : 40% CIR	50%	£168,060,349	£153,890,691	£153,813,199	£153,658,617	£152,815,181	£146,400,557	£142,912,098

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone A - Kings Cross Lower

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£228,643,119	£211,995,004	£211,915,603	£211,757,527	£210,905,358	£204,438,336	£200,920,770
60% LAR : 40% CIR	5%	£224,496,483	£208,095,731	£208,016,632	£207,859,088	£207,006,251	£200,549,215	£197,036,084
60% LAR : 40% CIR	10%	£220,334,256	£204,180,976	£204,102,155	£203,945,101	£203,095,491	£196,643,814	£193,134,772
60% LAR : 40% CIR	15%	£216,156,585	£200,250,885	£200,172,317	£200,015,714	£199,167,227	£192,722,288	£189,216,990
60% LAR : 40% CIR	20%	£211,963,616	£196,305,607	£196,227,265	£196,071,070	£195,223,605	£188,784,792	£185,282,897
60% LAR : 40% CIR	25%	£207,755,498	£192,345,287	£192,267,148	£192,111,320	£191,264,773	£184,831,478	£181,332,648
60% LAR : 40% CIR	30%	£203,532,379	£188,370,070	£188,292,108	£188,136,609	£187,290,881	£180,862,501	£177,366,402
60% LAR : 40% CIR	35%	£199,294,405	£184,380,102	£184,302,294	£184,147,084	£183,302,076	£176,878,013	£173,384,313
60% LAR : 40% CIR	40%	£195,041,722	£180,375,532	£180,297,854	£180,142,890	£179,298,504	£172,878,170	£169,386,541
60% LAR : 40% CIR	45%	£190,774,480	£176,356,504	£176,278,931	£176,124,177	£175,280,315	£168,863,125	£165,373,242
60% LAR : 40% CIR	50%	£186,492,823	£172,323,165	£172,245,673	£172,091,091	£171,247,655	£164,833,030	£161,344,572

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£141,272,962	£124,624,846	£124,545,445	£124,387,369	£123,535,200	£117,068,179	£113,550,612
60% LAR : 40% CIR	5%	£137,126,325	£120,725,573	£120,646,474	£120,488,930	£119,638,094	£113,179,057	£109,665,926
60% LAR : 40% CIR	10%	£132,964,098	£116,810,818	£116,731,997	£116,574,944	£115,725,333	£109,273,656	£105,764,614
60% LAR : 40% CIR	15%	£128,786,427	£112,880,727	£112,802,159	£112,645,556	£111,797,069	£105,352,130	£101,846,832
60% LAR : 40% CIR	20%	£124,593,458	£108,935,449	£108,857,108	£108,700,913	£107,853,447	£101,414,634	£97,912,739
60% LAR : 40% CIR	25%	£120,385,340	£104,975,129	£104,896,990	£104,741,162	£103,894,615	£97,461,320	£93,962,491
60% LAR : 40% CIR	30%	£116,162,221	£100,999,912	£100,921,950	£100,766,451	£99,920,723	£93,492,343	£89,996,244
60% LAR : 40% CIR	35%	£111,924,247	£97,009,945	£96,932,137	£96,776,926	£95,931,918	£89,507,856	£86,014,155
60% LAR : 40% CIR	40%	£107,671,584	£93,005,374	£92,927,696	£92,772,732	£91,928,346	£85,508,012	£82,016,383
60% LAR : 40% CIR	45%	£103,404,322	£88,986,346	£88,908,773	£88,754,019	£87,910,157	£81,492,967	£78,003,084
60% LAR : 40% CIR	50%	£99,122,665	£84,953,007	£84,875,515	£84,720,933	£83,877,497	£77,462,872	£73,974,414

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£177,476,698	£160,828,583	£160,749,182	£160,591,106	£159,738,937	£153,271,915	£149,754,349
60% LAR : 40% CIR	5%	£173,330,062	£156,929,310	£156,850,211	£156,692,667	£155,841,830	£149,382,794	£145,869,663
60% LAR : 40% CIR	10%	£169,167,835	£153,014,555	£152,935,734	£152,778,680	£151,929,070	£145,477,393	£141,968,351
60% LAR : 40% CIR	15%	£164,990,163	£149,084,464	£149,005,896	£148,849,293	£148,000,806	£141,555,867	£138,050,569
60% LAR : 40% CIR	20%	£160,797,195	£145,139,186	£145,060,844	£144,904,649	£144,057,184	£137,618,371	£134,116,476
60% LAR : 40% CIR	25%	£156,589,077	£141,178,866	£141,100,726	£140,944,899	£140,098,352	£133,665,057	£130,166,227
60% LAR : 40% CIR	30%	£152,365,958	£137,203,649	£137,125,687	£136,970,188	£136,124,460	£129,696,080	£126,199,981
60% LAR : 40% CIR	35%	£148,127,984	£133,213,681	£133,135,873	£132,980,662	£132,135,654	£125,711,592	£122,217,892
60% LAR : 40% CIR	40%	£143,875,301	£129,209,111	£129,131,432	£128,976,469	£128,132,083	£121,711,749	£118,220,120
60% LAR : 40% CIR	45%	£139,608,058	£125,190,083	£125,112,509	£124,957,756	£124,113,894	£117,696,704	£114,206,821
60% LAR : 40% CIR	50%	£135,326,402	£121,156,744	£121,079,252	£120,924,670	£120,081,234	£113,666,609	£110,178,151

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£192,477,856	£175,829,741	£175,750,339	£175,592,264	£174,740,095	£168,273,073	£164,755,507
60% LAR : 40% CIR	5%	£188,331,220	£171,930,468	£171,851,368	£171,693,825	£170,842,988	£164,383,952	£160,870,821
60% LAR : 40% CIR	10%	£184,168,992	£168,015,713	£167,936,892	£167,779,838	£166,930,228	£160,478,551	£156,969,509
60% LAR : 40% CIR	15%	£179,991,321	£164,085,622	£164,007,054	£163,850,451	£163,001,963	£156,557,025	£153,051,727
60% LAR : 40% CIR	20%	£175,798,353	£160,140,344	£160,062,002	£159,905,807	£159,058,341	£152,619,529	£149,117,634
60% LAR : 40% CIR	25%	£171,590,235	£156,180,024	£156,101,884	£155,946,057	£155,099,510	£148,666,215	£145,167,385
60% LAR : 40% CIR	30%	£167,367,116	£152,204,807	£152,126,845	£151,971,346	£151,125,618	£144,697,238	£141,201,139
60% LAR : 40% CIR	35%	£163,129,142	£148,214,839	£148,137,031	£147,981,820	£147,136,812	£140,712,750	£137,219,050
60% LAR : 40% CIR	40%	£158,876,459	£144,210,269	£144,132,590	£143,977,627	£143,133,241	£136,712,907	£133,221,278
60% LAR : 40% CIR	45%	£154,609,216	£140,191,241	£140,113,667	£139,958,914	£139,115,052	£132,697,862	£129,207,979
60% LAR : 40% CIR	50%	£150,327,560	£136,157,902	£136,080,409	£135,925,828	£135,082,392	£128,667,767	£125,179,309

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£210,210,648	£193,562,531	£193,483,129	£193,325,053	£182,472,885	£186,005,863	£182,488,296
60% LAR : 40% CIR	5%	£206,064,009	£189,663,257	£189,584,158	£189,426,614	£188,575,778	£182,116,741	£178,603,610
60% LAR : 40% CIR	10%	£201,901,782	£185,748,502	£185,669,681	£185,512,628	£184,663,017	£178,211,340	£174,702,298
60% LAR : 40% CIR	15%	£197,724,111	£181,818,412	£181,739,843	£181,583,240	£180,734,753	£174,289,815	£170,784,516
60% LAR : 40% CIR	20%	£193,531,142	£177,873,133	£177,794,792	£177,638,597	£176,791,131	£170,352,318	£166,850,423
60% LAR : 40% CIR	25%	£189,323,025	£173,912,813	£173,834,674	£173,678,846	£172,832,299	£166,399,004	£162,900,175
60% LAR : 40% CIR	30%	£185,099,905	£169,937,596	£169,859,634	£169,704,136	£168,858,407	£162,430,028	£158,933,928
60% LAR : 40% CIR	35%	£180,861,931	£165,947,629	£165,869,821	£165,714,610	£164,869,602	£158,445,540	£154,951,839
60% LAR : 40% CIR	40%	£176,609,248	£161,943,058	£161,865,380	£161,710,417	£160,866,030	£154,445,696	£150,954,067
60% LAR : 40% CIR	45%	£172,342,006	£157,924,031	£157,846,457	£157,691,704	£156,847,841	£150,430,651	£146,940,768
60% LAR : 40% CIR	50%	£168,060,349	£153,890,691	£153,813,199	£153,658,617	£152,815,181	£146,400,557	£142,912,098

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years	Value Area	Zone A - Kings Cross Higher

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£239,060,433	£222,245,742	£222,166,341	£222,008,265	£221,156,096	£214,689,074	£211,171,508
60% LAR : 40% CIR	5%	£234,392,930	£217,833,932	£217,754,832	£217,597,290	£216,746,452	£210,287,415	£206,774,285
60% LAR : 40% CIR	10%	£229,709,837	£213,406,639	£213,327,818	£213,170,766	£212,321,155	£205,869,478	£202,360,436
60% LAR : 40% CIR	15%	£225,011,300	£208,964,013	£208,885,444	£208,728,841	£207,880,354	£201,435,416	£197,930,118
60% LAR : 40% CIR	20%	£220,297,466	£204,506,198	£204,427,856	£204,271,661	£203,424,194	£196,985,383	£193,483,488
60% LAR : 40% CIR	25%	£215,568,483	£200,033,340	£199,955,201	£199,799,374	£198,952,827	£192,519,532	£189,020,702
60% LAR : 40% CIR	30%	£210,824,498	£195,545,586	£195,467,625	£195,312,126	£194,466,398	£188,038,018	£184,541,918
60% LAR : 40% CIR	35%	£206,065,658	£191,043,082	£190,965,274	£190,810,063	£189,965,055	£183,540,993	£180,047,293
60% LAR : 40% CIR	40%	£201,292,110	£186,525,976	£186,448,296	£186,293,334	£185,448,947	£179,028,614	£175,536,985
60% LAR : 40% CIR	45%	£196,504,001	£181,994,411	£181,916,837	£181,762,084	£180,918,220	£174,501,030	£171,011,148
60% LAR : 40% CIR	50%	£191,701,480	£177,448,534	£177,371,042	£177,216,460	£176,373,024	£169,958,399	£166,469,941

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£151,690,275	£134,875,584	£134,796,183	£134,638,107	£133,785,938	£127,318,917	£123,801,350
60% LAR : 40% CIR	5%	£147,022,772	£130,463,774	£130,384,674	£130,227,132	£129,376,294	£122,917,258	£119,404,127
60% LAR : 40% CIR	10%	£142,339,679	£126,036,481	£125,957,660	£125,800,608	£124,950,998	£118,499,320	£114,990,279
60% LAR : 40% CIR	15%	£137,641,143	£121,593,855	£121,515,286	£121,358,683	£120,510,196	£114,065,258	£110,559,960
60% LAR : 40% CIR	20%	£132,927,308	£117,136,040	£117,057,698	£116,901,503	£116,054,037	£109,615,225	£106,113,330
60% LAR : 40% CIR	25%	£128,198,325	£112,663,182	£112,585,043	£112,429,216	£111,582,670	£105,149,374	£101,650,544
60% LAR : 40% CIR	30%	£123,454,340	£108,175,428	£108,097,467	£107,941,968	£107,096,240	£100,667,860	£97,171,760
60% LAR : 40% CIR	35%	£118,695,500	£103,672,925	£103,595,116	£103,439,906	£102,594,898	£96,170,836	£92,677,135
60% LAR : 40% CIR	40%	£113,921,952	£99,155,818	£99,078,138	£98,923,176	£98,078,789	£91,658,456	£88,166,827
60% LAR : 40% CIR	45%	£109,133,843	£94,624,253	£94,546,679	£94,391,926	£93,548,062	£87,130,872	£83,640,990
60% LAR : 40% CIR	50%	£104,331,322	£90,078,376	£90,000,884	£89,846,302	£89,002,866	£82,588,241	£79,099,783

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£187,894,011	£171,079,321	£170,999,920	£170,841,844	£169,989,675	£163,522,653	£160,005,087
60% LAR : 40% CIR	5%	£183,226,509	£166,667,511	£166,588,411	£166,430,869	£165,580,031	£159,120,994	£155,607,864
60% LAR : 40% CIR	10%	£178,543,416	£162,240,218	£162,161,397	£162,004,345	£161,154,734	£154,703,057	£151,194,015
60% LAR : 40% CIR	15%	£173,844,879	£157,797,592	£157,719,023	£157,562,420	£156,713,933	£150,268,994	£146,763,697
60% LAR : 40% CIR	20%	£169,131,045	£153,339,777	£153,261,435	£153,105,240	£152,257,773	£145,818,962	£142,317,066
60% LAR : 40% CIR	25%	£164,402,062	£148,866,919	£148,788,780	£148,632,953	£147,786,406	£141,353,111	£137,854,281
60% LAR : 40% CIR	30%	£159,658,077	£144,379,165	£144,301,204	£144,145,704	£143,299,977	£136,871,597	£133,375,497
60% LAR : 40% CIR	35%	£154,899,237	£139,876,661	£139,798,853	£139,643,642	£138,798,634	£132,374,572	£128,880,872
60% LAR : 40% CIR	40%	£150,125,688	£135,359,555	£135,281,875	£135,126,913	£134,282,526	£127,862,193	£124,370,564
60% LAR : 40% CIR	45%	£145,337,580	£130,827,990	£130,750,416	£130,595,662	£129,751,799	£123,334,609	£119,844,727
60% LAR : 40% CIR	50%	£140,535,059	£126,282,113	£126,204,621	£126,050,039	£125,206,603	£118,791,978	£115,303,520

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£202,895,169	£188,080,479	£186,001,078	£185,843,002	£184,990,833	£178,523,811	£175,006,245
60% LAR : 40% CIR	5%	£198,227,667	£181,668,668	£181,589,569	£181,432,027	£180,581,189	£174,122,152	£170,609,022
60% LAR : 40% CIR	10%	£193,544,574	£177,241,376	£177,162,555	£177,005,503	£176,155,892	£169,704,215	£166,195,173
60% LAR : 40% CIR	15%	£188,846,037	£172,798,750	£172,720,181	£172,563,578	£171,715,091	£165,270,152	£161,764,855
60% LAR : 40% CIR	20%	£184,132,203	£168,340,935	£168,262,593	£168,106,398	£167,258,931	£160,820,119	£157,318,224
60% LAR : 40% CIR	25%	£179,403,220	£163,868,077	£163,789,938	£163,634,111	£162,787,564	£156,354,269	£152,855,439
60% LAR : 40% CIR	30%	£174,659,235	£159,380,323	£159,302,362	£159,146,862	£158,301,135	£151,872,754	£148,376,655
60% LAR : 40% CIR	35%	£169,900,395	£154,877,819	£154,800,011	£154,644,800	£153,799,792	£147,375,730	£143,882,030
60% LAR : 40% CIR	40%	£165,126,846	£150,360,713	£150,283,033	£150,128,071	£149,283,683	£142,863,350	£139,371,721
60% LAR : 40% CIR	45%	£160,338,738	£145,829,147	£145,751,574	£145,596,820	£144,752,957	£138,335,767	£134,845,885
60% LAR : 40% CIR	50%	£155,536,217	£141,283,271	£141,205,778	£141,051,197	£140,207,761	£133,793,136	£130,304,678

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£220,627,959	£203,813,269	£203,733,867	£203,575,791	£202,723,623	£196,256,601	£192,739,034
60% LAR : 40% CIR	5%	£215,960,457	£199,401,458	£199,322,359	£199,164,816	£198,313,979	£191,854,942	£188,341,811
60% LAR : 40% CIR	10%	£211,277,364	£194,974,166	£194,895,344	£194,738,292	£193,888,682	£187,437,004	£183,927,963
60% LAR : 40% CIR	15%	£206,578,827	£190,531,540	£190,452,970	£190,296,367	£189,447,880	£183,002,942	£179,497,645
60% LAR : 40% CIR	20%	£201,864,992	£186,073,724	£185,995,383	£185,839,188	£184,991,721	£178,552,909	£175,051,014
60% LAR : 40% CIR	25%	£197,136,009	£181,600,867	£181,522,727	£181,366,900	£180,520,354	£174,087,059	£170,588,228
60% LAR : 40% CIR	30%	£192,392,024	£177,113,112	£177,035,152	£176,879,652	£176,033,925	£169,605,544	£166,109,444
60% LAR : 40% CIR	35%	£187,633,184	£172,610,609	£172,532,801	£172,377,590	£171,532,582	£165,108,520	£161,614,819
60% LAR : 40% CIR	40%	£182,859,636	£168,093,502	£168,015,822	£167,860,860	£167,016,473	£160,596,140	£157,104,511
60% LAR : 40% CIR	45%	£178,071,528	£163,561,937	£163,484,363	£163,329,610	£162,485,747	£156,068,557	£152,578,674
60% LAR : 40% CIR	50%	£173,269,006	£159,016,060	£158,938,568	£158,783,986	£157,940,551	£151,525,926	£148,037,467

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone A - Lower Cenral Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£249,477,745	£232,496,480	£232,417,079	£232,259,003	£231,406,835	£224,939,813	£221,422,246
60% LAR : 40% CIR	5%	£244,289,378	£227,572,133	£227,493,034	£227,335,490	£226,484,654	£220,025,617	£216,512,487
60% LAR : 40% CIR	10%	£239,085,419	£222,632,304	£222,553,483	£222,396,430	£221,546,820	£215,095,143	£211,586,101
60% LAR : 40% CIR	15%	£233,866,015	£217,677,141	£217,598,571	£217,441,968	£216,593,481	£210,148,544	£206,643,245
60% LAR : 40% CIR	20%	£228,631,316	£212,706,789	£212,628,447	£212,472,252	£211,624,785	£205,185,973	£201,684,078
60% LAR : 40% CIR	25%	£223,381,467	£207,721,394	£207,643,255	£207,487,427	£206,640,881	£200,207,586	£196,708,756
60% LAR : 40% CIR	30%	£218,116,617	£202,721,103	£202,643,142	£202,487,643	£201,641,914	£195,213,534	£191,717,435
60% LAR : 40% CIR	35%	£212,836,911	£197,706,062	£197,628,254	£197,473,043	£196,628,035	£190,203,973	£186,710,273
60% LAR : 40% CIR	40%	£207,542,497	£192,676,418	£192,598,739	£192,443,777	£191,599,389	£185,179,056	£181,687,427
60% LAR : 40% CIR	45%	£202,233,523	£187,632,316	£187,554,742	£187,399,989	£186,556,127	£180,138,937	£176,649,053
60% LAR : 40% CIR	50%	£196,910,136	£182,573,903	£182,496,411	£182,341,829	£181,498,393	£175,083,768	£171,595,310

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£162,107,587	£145,126,323	£145,046,921	£144,888,845	£144,036,677	£137,569,655	£134,052,088
60% LAR : 40% CIR	5%	£156,919,220	£140,201,975	£140,122,876	£139,965,333	£139,114,496	£132,655,459	£129,142,329
60% LAR : 40% CIR	10%	£151,715,261	£135,262,146	£135,183,325	£135,026,272	£134,176,662	£127,724,985	£124,215,943
60% LAR : 40% CIR	15%	£146,495,857	£130,306,983	£130,228,413	£130,071,810	£129,223,323	£122,778,386	£119,273,087
60% LAR : 40% CIR	20%	£141,261,158	£125,336,631	£125,258,289	£125,102,094	£124,254,627	£117,815,816	£114,313,920
60% LAR : 40% CIR	25%	£136,011,309	£120,351,236	£120,273,097	£120,117,269	£119,270,723	£112,837,428	£109,338,598
60% LAR : 40% CIR	30%	£130,746,459	£115,350,945	£115,272,984	£115,117,485	£114,271,757	£107,843,376	£104,347,277
60% LAR : 40% CIR	35%	£125,466,753	£110,335,904	£110,258,096	£110,102,885	£109,257,877	£102,833,815	£99,340,115
60% LAR : 40% CIR	40%	£120,172,339	£105,306,260	£105,228,581	£105,073,619	£104,229,231	£97,808,898	£94,317,269
60% LAR : 40% CIR	45%	£114,863,365	£100,262,158	£100,184,584	£100,029,831	£99,185,969	£92,768,779	£89,278,895
60% LAR : 40% CIR	50%	£109,539,978	£95,203,745	£95,126,253	£94,971,671	£94,128,235	£87,713,610	£84,225,152

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£198,311,323	£181,330,059	£181,250,658	£181,092,582	£180,240,414	£173,773,391	£170,255,825
60% LAR : 40% CIR	5%	£193,122,957	£176,405,712	£176,326,613	£176,169,069	£175,318,233	£168,859,196	£165,346,066
60% LAR : 40% CIR	10%	£187,918,998	£171,465,883	£171,387,062	£171,230,009	£170,380,399	£163,928,721	£160,419,680
60% LAR : 40% CIR	15%	£182,699,594	£166,510,719	£166,432,150	£166,275,547	£165,427,060	£158,982,123	£155,476,824
60% LAR : 40% CIR	20%	£177,464,895	£161,540,368	£161,462,026	£161,305,831	£160,458,364	£154,019,552	£150,517,657
60% LAR : 40% CIR	25%	£172,215,046	£156,554,973	£156,476,834	£156,321,006	£155,474,460	£149,041,165	£145,542,334
60% LAR : 40% CIR	30%	£166,950,196	£151,554,682	£151,476,721	£151,321,222	£150,475,493	£144,047,113	£140,551,014
60% LAR : 40% CIR	35%	£161,670,490	£146,539,641	£146,461,833	£146,306,622	£145,461,614	£139,037,552	£135,543,852
60% LAR : 40% CIR	40%	£156,376,076	£141,509,997	£141,432,318	£141,277,356	£140,432,968	£134,012,635	£130,521,006
60% LAR : 40% CIR	45%	£151,067,102	£136,465,895	£136,388,321	£136,233,568	£135,389,706	£128,972,516	£125,482,632
60% LAR : 40% CIR	50%	£145,743,715	£131,407,482	£131,329,990	£131,175,408	£130,331,972	£123,917,347	£120,428,889

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£213,312,481	£196,331,217	£196,251,816	£196,093,740	£195,241,572	£188,774,549	£185,256,983
60% LAR : 40% CIR	5%	£208,124,114	£191,406,870	£191,327,771	£191,170,227	£190,319,391	£183,860,354	£180,347,223
60% LAR : 40% CIR	10%	£202,920,156	£186,467,041	£186,388,219	£186,231,167	£185,381,557	£178,929,879	£175,420,838
60% LAR : 40% CIR	15%	£197,700,752	£181,511,877	£181,433,308	£181,276,705	£180,428,218	£173,983,280	£170,477,982
60% LAR : 40% CIR	20%	£192,466,053	£176,541,525	£176,463,184	£176,306,989	£175,459,522	£169,020,710	£165,518,815
60% LAR : 40% CIR	25%	£187,216,204	£171,556,131	£171,477,991	£171,322,164	£170,475,618	£164,042,323	£160,543,492
60% LAR : 40% CIR	30%	£181,951,353	£166,555,840	£166,477,878	£166,322,380	£165,476,651	£159,048,271	£155,552,172
60% LAR : 40% CIR	35%	£176,671,648	£161,540,799	£161,462,991	£161,307,780	£160,462,772	£154,038,710	£150,545,010
60% LAR : 40% CIR	40%	£171,377,234	£156,511,155	£156,433,476	£156,278,513	£155,434,126	£149,013,793	£145,522,164
60% LAR : 40% CIR	45%	£166,068,260	£151,467,053	£151,389,479	£151,234,726	£150,390,863	£143,973,673	£140,483,790
60% LAR : 40% CIR	50%	£160,744,873	£146,408,640	£146,331,147	£146,176,566	£145,333,130	£138,918,505	£135,430,047

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£231,045,271	£214,064,007	£213,984,605	£213,826,529	£212,974,362	£206,507,339	£202,989,772
60% LAR : 40% CIR	5%	£225,856,904	£209,139,660	£209,060,560	£208,903,017	£208,052,180	£201,593,143	£198,080,013
60% LAR : 40% CIR	10%	£220,652,945	£204,199,830	£204,121,009	£203,963,957	£203,114,346	£196,662,669	£193,153,627
60% LAR : 40% CIR	15%	£215,433,542	£199,244,667	£199,166,098	£199,009,494	£198,161,007	£191,716,070	£188,210,772
60% LAR : 40% CIR	20%	£210,198,843	£194,274,315	£194,195,973	£194,039,778	£193,192,312	£186,753,500	£183,251,605
60% LAR : 40% CIR	25%	£204,948,994	£189,288,920	£189,210,781	£189,054,954	£188,208,407	£181,775,112	£178,276,282
60% LAR : 40% CIR	30%	£199,684,143	£184,288,629	£184,210,668	£184,055,169	£183,209,441	£176,781,060	£173,284,962
60% LAR : 40% CIR	35%	£194,404,437	£179,273,589	£179,195,781	£179,040,570	£178,195,562	£171,771,500	£168,277,799
60% LAR : 40% CIR	40%	£189,110,023	£174,243,945	£174,166,265	£174,011,303	£173,166,916	£166,746,583	£163,254,954
60% LAR : 40% CIR	45%	£183,801,049	£169,199,842	£169,122,269	£168,967,515	£168,123,653	£161,706,463	£158,216,580
60% LAR : 40% CIR	50%	£178,477,662	£164,141,429	£164,063,937	£163,909,355	£163,065,920	£156,651,295	£153,162,836

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone A - Medium Central Zone
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£273,784,807	£256,414,870	£256,335,467	£256,177,392	£255,325,224	£248,858,202	£245,340,634
60% LAR : 40% CIR	5%	£267,381,087	£250,294,602	£250,215,503	£250,057,960	£249,207,123	£242,748,086	£239,234,956
60% LAR : 40% CIR	10%	£260,961,775	£244,158,854	£244,080,033	£243,922,980	£243,073,370	£236,621,692	£233,112,651
60% LAR : 40% CIR	15%	£254,527,019	£238,007,771	£237,929,202	£237,772,599	£236,924,111	£230,479,174	£226,973,876
60% LAR : 40% CIR	20%	£248,076,967	£231,841,500	£231,763,158	£231,606,963	£230,759,496	£224,320,684	£220,818,789
60% LAR : 40% CIR	25%	£241,611,765	£225,660,185	£225,582,046	£225,426,219	£224,579,673	£218,146,377	£214,647,547
60% LAR : 40% CIR	30%	£235,131,560	£219,463,975	£219,386,014	£219,230,515	£218,384,787	£211,956,406	£208,460,307
60% LAR : 40% CIR	35%	£228,636,502	£213,253,015	£213,175,207	£213,019,996	£212,174,967	£205,750,926	£202,257,226
60% LAR : 40% CIR	40%	£222,126,735	£207,027,452	£206,949,772	£206,794,810	£205,950,423	£199,530,090	£196,038,461
60% LAR : 40% CIR	45%	£215,602,408	£200,787,430	£200,709,856	£200,555,103	£199,711,241	£193,294,051	£189,804,167
60% LAR : 40% CIR	50%	£209,063,668	£194,533,098	£194,455,605	£194,301,023	£193,457,588	£187,042,963	£183,554,505

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£186,414,649	£169,044,712	£168,965,309	£168,807,234	£167,955,066	£161,488,044	£157,970,476
60% LAR : 40% CIR	5%	£180,010,929	£162,924,444	£162,845,345	£162,687,803	£161,836,965	£155,377,928	£151,864,798
60% LAR : 40% CIR	10%	£173,591,617	£156,788,697	£156,709,875	£156,552,822	£155,703,212	£149,251,534	£145,742,493
60% LAR : 40% CIR	15%	£167,156,861	£150,637,613	£150,559,045	£150,402,441	£149,553,953	£143,109,016	£139,603,718
60% LAR : 40% CIR	20%	£160,706,809	£144,471,342	£144,393,000	£144,236,805	£143,389,338	£136,950,526	£133,448,631
60% LAR : 40% CIR	25%	£154,241,607	£138,290,028	£138,211,888	£138,056,061	£137,209,515	£130,776,220	£127,277,389
60% LAR : 40% CIR	30%	£147,761,402	£132,093,817	£132,015,856	£131,860,357	£131,014,629	£124,586,248	£121,090,150
60% LAR : 40% CIR	35%	£141,266,344	£125,882,857	£125,805,049	£125,649,838	£124,804,829	£118,380,768	£114,887,068
60% LAR : 40% CIR	40%	£134,756,577	£119,657,294	£119,579,614	£119,424,652	£118,580,265	£112,159,932	£108,668,303
60% LAR : 40% CIR	45%	£128,232,250	£113,417,272	£113,339,698	£113,184,945	£112,341,083	£105,923,893	£102,434,010
60% LAR : 40% CIR	50%	£121,693,510	£107,162,940	£107,085,447	£106,930,666	£106,087,430	£99,672,805	£96,184,347

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£222,618,386	£205,248,449	£205,169,046	£205,010,971	£204,158,803	£197,691,781	£194,174,213
60% LAR : 40% CIR	5%	£216,214,666	£199,128,181	£199,049,082	£198,891,539	£198,040,702	£191,581,665	£188,068,535
60% LAR : 40% CIR	10%	£209,795,354	£192,992,433	£192,913,612	£192,756,559	£191,906,949	£185,455,271	£181,946,230
60% LAR : 40% CIR	15%	£203,360,598	£186,841,350	£186,762,781	£186,606,178	£185,757,690	£179,312,753	£175,807,455
60% LAR : 40% CIR	20%	£196,910,546	£180,675,078	£180,596,737	£180,440,542	£179,593,075	£173,154,263	£169,652,368
60% LAR : 40% CIR	25%	£190,445,344	£174,493,764	£174,415,625	£174,259,798	£173,413,252	£166,979,956	£163,481,126
60% LAR : 40% CIR	30%	£183,965,139	£168,297,554	£168,219,593	£168,064,094	£167,218,366	£160,789,985	£157,293,886
60% LAR : 40% CIR	35%	£177,470,081	£162,086,594	£162,008,786	£161,853,575	£161,008,566	£154,584,505	£151,090,805
60% LAR : 40% CIR	40%	£170,960,314	£155,861,031	£155,783,351	£155,628,389	£154,784,002	£148,363,669	£144,872,040
60% LAR : 40% CIR	45%	£164,435,987	£149,621,009	£149,543,435	£149,388,682	£148,544,820	£142,127,630	£138,637,746
60% LAR : 40% CIR	50%	£157,897,247	£143,366,677	£143,289,184	£143,134,602	£142,291,167	£135,876,542	£132,388,084

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£237,619,544	£220,249,607	£220,170,204	£220,012,129	£219,159,961	£212,692,939	£209,175,371
60% LAR : 40% CIR	5%	£231,215,824	£214,129,339	£214,050,240	£213,892,697	£213,041,860	£206,582,823	£203,069,692
60% LAR : 40% CIR	10%	£224,796,512	£207,993,591	£207,914,770	£207,757,717	£206,908,106	£200,456,429	£196,947,387
60% LAR : 40% CIR	15%	£218,361,756	£201,842,508	£201,763,939	£201,607,336	£200,758,848	£194,313,911	£190,808,612
60% LAR : 40% CIR	20%	£211,911,704	£195,676,236	£195,597,895	£195,441,700	£194,594,233	£188,155,421	£184,653,526
60% LAR : 40% CIR	25%	£205,446,502	£189,494,922	£189,416,783	£189,260,956	£188,414,409	£181,981,114	£178,482,284
60% LAR : 40% CIR	30%	£198,966,297	£183,298,712	£183,220,751	£183,065,252	£182,219,524	£175,791,143	£172,295,044
60% LAR : 40% CIR	35%	£192,471,239	£177,087,752	£177,009,944	£176,854,733	£176,009,724	£169,585,663	£166,091,963
60% LAR : 40% CIR	40%	£185,961,471	£170,862,189	£170,784,509	£170,629,547	£169,785,160	£163,364,827	£159,873,197
60% LAR : 40% CIR	45%	£179,437,144	£164,622,167	£164,544,593	£164,389,840	£163,545,978	£157,128,788	£153,638,904
60% LAR : 40% CIR	50%	£172,898,405	£158,367,835	£158,290,342	£158,135,760	£157,292,325	£150,877,700	£147,389,241

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£255,352,333	£237,982,396	£237,902,993	£237,744,919	£236,892,750	£230,425,728	£226,908,161
60% LAR : 40% CIR	5%	£248,948,613	£231,862,129	£231,783,029	£231,625,487	£230,774,649	£224,315,613	£220,802,482
60% LAR : 40% CIR	10%	£242,529,302	£225,726,381	£225,647,560	£225,490,506	£224,640,896	£218,189,219	£214,680,177
60% LAR : 40% CIR	15%	£236,094,545	£219,575,297	£219,496,729	£219,340,126	£218,491,637	£212,046,700	£208,541,402
60% LAR : 40% CIR	20%	£229,644,493	£213,409,026	£213,330,684	£213,174,489	£212,327,023	£205,888,211	£202,386,316
60% LAR : 40% CIR	25%	£223,179,291	£207,227,712	£207,149,572	£206,993,745	£206,147,199	£199,713,904	£196,215,073
60% LAR : 40% CIR	30%	£216,699,086	£201,031,502	£200,953,540	£200,798,041	£199,952,313	£193,523,932	£190,027,834
60% LAR : 40% CIR	35%	£210,204,028	£194,820,541	£194,742,733	£194,587,523	£193,742,513	£187,318,452	£183,824,752
60% LAR : 40% CIR	40%	£203,694,261	£188,594,978	£188,517,299	£188,362,336	£187,517,949	£181,097,616	£177,605,987
60% LAR : 40% CIR	45%	£197,169,934	£182,354,956	£182,277,383	£182,122,629	£181,278,767	£174,861,577	£171,371,694
60% LAR : 40% CIR	50%	£190,631,194	£176,100,624	£176,023,132	£175,868,550	£175,025,114	£168,610,489	£165,122,031

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years	
Value Area	Zone A - Higher Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£287,674,557	£270,082,520	£270,003,119	£269,845,043	£268,992,874	£262,525,852	£259,008,286
60% LAR : 40% CIR	5%	£280,576,349	£263,278,871	£263,199,771	£263,042,229	£262,191,391	£255,732,355	£252,219,224
60% LAR : 40% CIR	10%	£273,462,550	£256,459,740	£256,380,918	£256,223,866	£255,374,256	£248,922,578	£245,413,536
60% LAR : 40% CIR	15%	£266,333,306	£249,625,274	£249,546,706	£249,390,103	£248,541,614	£242,096,677	£238,591,379
60% LAR : 40% CIR	20%	£259,188,767	£242,775,620	£242,697,278	£242,541,083	£241,693,617	£235,254,804	£231,752,909
60% LAR : 40% CIR	25%	£252,029,077	£235,910,923	£235,832,784	£235,676,958	£234,830,411	£228,397,115	£224,898,285
60% LAR : 40% CIR	30%	£244,854,386	£229,031,331	£228,953,370	£228,797,870	£227,952,143	£221,523,762	£218,027,662
60% LAR : 40% CIR	35%	£237,664,839	£222,136,988	£222,059,180	£221,903,969	£221,058,961	£214,634,899	£211,141,199
60% LAR : 40% CIR	40%	£230,460,585	£215,228,042	£215,150,363	£214,995,400	£214,151,014	£207,730,680	£204,239,050
60% LAR : 40% CIR	45%	£223,241,771	£208,304,639	£208,227,064	£208,072,311	£207,228,448	£200,811,258	£197,321,375
60% LAR : 40% CIR	50%	£216,008,543	£201,366,923	£201,289,431	£201,134,848	£200,291,413	£193,876,788	£190,388,330

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£200,304,399	£182,712,362	£182,632,961	£182,474,885	£181,622,716	£175,155,694	£171,638,128
60% LAR : 40% CIR	5%	£193,206,191	£175,908,713	£175,829,614	£175,672,071	£174,821,233	£168,362,197	£164,849,066
60% LAR : 40% CIR	10%	£186,092,392	£169,089,582	£169,010,761	£168,853,708	£168,004,098	£161,552,421	£158,043,378
60% LAR : 40% CIR	15%	£178,963,149	£162,255,116	£162,176,548	£162,019,945	£161,171,456	£154,726,519	£151,221,221
60% LAR : 40% CIR	20%	£171,818,609	£155,405,462	£155,327,120	£155,170,925	£154,323,459	£147,884,647	£144,382,752
60% LAR : 40% CIR	25%	£164,658,919	£148,540,766	£148,462,626	£148,306,800	£147,460,253	£141,026,958	£137,528,127
60% LAR : 40% CIR	30%	£157,484,228	£141,661,173	£141,583,212	£141,427,712	£140,581,985	£134,153,604	£130,657,504
60% LAR : 40% CIR	35%	£150,294,681	£134,766,830	£134,689,022	£134,533,811	£133,688,803	£127,264,741	£123,771,041
60% LAR : 40% CIR	40%	£143,090,427	£127,857,884	£127,780,205	£127,625,242	£126,780,856	£120,360,522	£116,868,893
60% LAR : 40% CIR	45%	£135,871,613	£120,934,481	£120,856,906	£120,702,153	£119,858,291	£113,441,101	£109,951,217
60% LAR : 40% CIR	50%	£128,638,385	£113,996,766	£113,919,273	£113,764,690	£112,921,255	£106,506,630	£103,018,172

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£236,508,136	£218,916,099	£218,836,697	£218,678,622	£217,826,453	£211,359,431	£207,841,865
60% LAR : 40% CIR	5%	£229,409,928	£212,112,450	£212,033,350	£211,875,808	£211,024,970	£204,565,933	£201,052,803
60% LAR : 40% CIR	10%	£222,296,129	£205,293,319	£205,214,497	£205,057,445	£204,207,835	£197,756,157	£194,247,115
60% LAR : 40% CIR	15%	£215,166,885	£198,458,853	£198,380,285	£198,223,681	£197,375,193	£190,930,256	£187,424,958
60% LAR : 40% CIR	20%	£208,022,346	£191,609,199	£191,530,857	£191,374,662	£190,527,196	£184,088,383	£180,586,488
60% LAR : 40% CIR	25%	£200,862,656	£184,744,502	£184,666,363	£184,510,537	£183,663,990	£177,230,694	£173,731,864
60% LAR : 40% CIR	30%	£193,687,965	£177,864,910	£177,786,949	£177,631,449	£176,785,722	£170,357,341	£166,861,241
60% LAR : 40% CIR	35%	£186,498,418	£170,970,567	£170,892,759	£170,737,548	£169,892,540	£163,468,478	£159,974,778
60% LAR : 40% CIR	40%	£179,294,164	£164,061,621	£163,983,942	£163,828,979	£162,984,592	£156,564,259	£153,072,629
60% LAR : 40% CIR	45%	£172,075,350	£157,138,218	£157,060,643	£156,905,890	£156,062,027	£149,644,837	£146,154,954
60% LAR : 40% CIR	50%	£164,842,121	£150,200,502	£150,123,010	£149,968,427	£149,124,992	£142,710,367	£139,221,909

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£251,509,294	£233,917,257	£233,837,855	£233,679,779	£232,827,611	£226,360,589	£222,843,023
60% LAR : 40% CIR	5%	£244,411,086	£227,113,608	£227,034,508	£226,876,966	£226,026,128	£219,567,091	£216,053,961
60% LAR : 40% CIR	10%	£237,297,287	£220,294,476	£220,215,655	£220,058,603	£219,208,993	£212,757,315	£209,248,273
60% LAR : 40% CIR	15%	£230,168,043	£213,460,011	£213,381,443	£213,224,839	£212,376,351	£205,931,414	£202,426,116
60% LAR : 40% CIR	20%	£223,023,504	£206,610,356	£206,532,015	£206,375,820	£205,528,354	£199,089,541	£195,587,646
60% LAR : 40% CIR	25%	£215,863,814	£199,745,660	£199,667,521	£199,511,695	£198,665,147	£192,231,852	£188,733,022
60% LAR : 40% CIR	30%	£208,689,123	£192,866,068	£192,788,107	£192,632,607	£191,786,879	£185,358,499	£181,862,399
60% LAR : 40% CIR	35%	£201,499,576	£185,971,725	£185,893,917	£185,738,706	£184,893,698	£178,469,636	£174,975,936
60% LAR : 40% CIR	40%	£194,295,322	£179,062,778	£178,985,100	£178,830,137	£177,985,750	£171,565,416	£168,073,787
60% LAR : 40% CIR	45%	£187,076,507	£172,139,376	£172,061,801	£171,907,048	£171,063,185	£164,645,995	£161,156,112
60% LAR : 40% CIR	50%	£179,843,279	£165,201,660	£165,124,168	£164,969,585	£164,126,149	£157,711,524	£154,223,067

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£269,242,084	£251,650,047	£251,570,645	£251,412,569	£250,560,400	£244,093,379	£240,575,812
60% LAR : 40% CIR	5%	£262,143,875	£244,846,397	£244,767,298	£244,609,755	£243,758,918	£237,299,881	£233,786,750
60% LAR : 40% CIR	10%	£255,030,076	£238,027,266	£237,948,445	£237,791,393	£236,941,782	£230,490,105	£226,981,062
60% LAR : 40% CIR	15%	£247,900,833	£231,192,800	£231,114,232	£230,957,629	£230,109,141	£223,664,203	£220,158,905
60% LAR : 40% CIR	20%	£240,756,293	£224,343,146	£224,264,805	£224,108,609	£223,261,144	£216,822,331	£213,320,436
60% LAR : 40% CIR	25%	£233,596,603	£217,478,450	£217,400,310	£217,244,484	£216,397,937	£209,964,642	£206,465,811
60% LAR : 40% CIR	30%	£226,421,912	£210,598,858	£210,520,896	£210,365,396	£209,519,669	£203,091,288	£199,595,189
60% LAR : 40% CIR	35%	£219,232,366	£203,704,514	£203,626,706	£203,471,495	£202,626,487	£196,202,425	£192,708,725
60% LAR : 40% CIR	40%	£212,028,111	£196,795,568	£196,717,889	£196,562,926	£195,718,540	£189,298,206	£185,806,577
60% LAR : 40% CIR	45%	£204,809,297	£189,872,165	£189,794,590	£189,639,837	£188,795,975	£182,378,785	£178,888,902
60% LAR : 40% CIR	50%	£197,576,069	£182,934,450	£182,856,957	£182,702,374	£181,858,939	£175,444,314	£171,955,857

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone A - Zone 1 and Eastern Central Zone
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£221,440,615	£204,907,669	£204,828,266	£204,670,191	£203,818,023	£197,351,001	£193,833,433
60% LAR : 40% CIR	5%	£217,293,978	£201,008,394	£200,929,296	£200,771,752	£199,920,915	£193,461,879	£189,948,748
60% LAR : 40% CIR	10%	£213,131,751	£197,093,639	£197,014,818	£196,857,766	£196,008,155	£189,556,478	£186,047,436
60% LAR : 40% CIR	15%	£208,954,079	£193,163,550	£193,084,981	£192,928,378	£192,079,890	£185,634,953	£182,129,655
60% LAR : 40% CIR	20%	£204,761,111	£189,218,271	£189,139,930	£188,983,735	£188,136,268	£181,697,456	£178,195,561
60% LAR : 40% CIR	25%	£200,552,994	£185,257,950	£185,179,812	£185,023,985	£184,177,437	£177,744,142	£174,245,313
60% LAR : 40% CIR	30%	£196,329,874	£181,282,734	£181,204,773	£181,049,273	£180,203,545	£173,775,165	£170,279,066
60% LAR : 40% CIR	35%	£192,091,899	£177,292,767	£177,214,959	£177,059,748	£176,214,740	£169,790,878	£166,296,978
60% LAR : 40% CIR	40%	£187,839,217	£173,288,197	£173,210,518	£173,055,555	£172,211,168	£165,790,834	£162,299,205
60% LAR : 40% CIR	45%	£183,571,975	£169,269,169	£169,191,595	£169,036,842	£168,192,978	£161,775,788	£158,285,906
60% LAR : 40% CIR	50%	£179,290,318	£165,235,829	£165,158,337	£165,003,754	£164,160,320	£157,745,695	£154,257,236

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£134,070,457	£117,537,511	£117,458,108	£117,300,033	£116,447,865	£109,980,843	£106,463,275
60% LAR : 40% CIR	5%	£129,923,820	£113,638,236	£113,559,138	£113,401,595	£112,550,757	£106,091,721	£102,578,590
60% LAR : 40% CIR	10%	£125,761,593	£109,723,481	£109,644,660	£109,487,608	£108,637,998	£102,186,320	£98,677,279
60% LAR : 40% CIR	15%	£121,583,921	£105,793,392	£105,714,823	£105,558,220	£104,709,732	£98,264,795	£94,759,497
60% LAR : 40% CIR	20%	£117,390,953	£101,848,113	£101,769,772	£101,613,577	£100,766,110	£94,327,298	£90,825,403
60% LAR : 40% CIR	25%	£113,182,836	£97,887,792	£97,809,654	£97,653,827	£96,807,279	£90,373,984	£86,875,155
60% LAR : 40% CIR	30%	£108,959,716	£93,912,576	£93,834,615	£93,679,115	£92,833,388	£86,405,007	£82,908,908
60% LAR : 40% CIR	35%	£104,721,741	£89,922,609	£89,844,801	£89,689,590	£88,844,582	£82,420,520	£78,926,820
60% LAR : 40% CIR	40%	£100,469,060	£85,918,039	£85,840,360	£85,685,397	£84,841,011	£78,420,677	£74,929,047
60% LAR : 40% CIR	45%	£96,201,817	£81,899,011	£81,821,437	£81,666,684	£80,822,821	£74,405,631	£70,915,748
60% LAR : 40% CIR	50%	£91,920,161	£77,865,672	£77,788,179	£77,633,596	£76,790,162	£70,375,537	£66,887,078

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£170,274,194	£153,741,248	£153,661,845	£153,503,770	£152,651,602	£146,184,580	£142,667,012
60% LAR : 40% CIR	5%	£166,127,557	£149,841,973	£149,762,875	£149,605,331	£148,754,494	£142,295,458	£138,782,327
60% LAR : 40% CIR	10%	£161,965,330	£145,927,218	£145,848,397	£145,691,345	£144,841,734	£138,390,057	£134,881,015
60% LAR : 40% CIR	15%	£157,787,658	£141,997,129	£141,918,560	£141,761,957	£140,913,469	£134,468,532	£130,963,233
60% LAR : 40% CIR	20%	£153,594,690	£138,051,850	£137,973,509	£137,817,314	£136,969,847	£130,531,035	£127,029,140
60% LAR : 40% CIR	25%	£149,386,572	£134,091,529	£134,013,391	£133,857,564	£133,011,016	£126,577,721	£123,078,892
60% LAR : 40% CIR	30%	£145,163,453	£130,116,313	£130,038,352	£129,882,852	£129,037,124	£122,608,744	£119,112,645
60% LAR : 40% CIR	35%	£140,925,478	£126,126,346	£126,048,538	£125,893,327	£125,048,319	£118,624,257	£115,130,557
60% LAR : 40% CIR	40%	£136,672,796	£122,121,775	£122,044,097	£121,889,134	£121,044,747	£114,624,413	£111,132,784
60% LAR : 40% CIR	45%	£132,405,554	£118,102,748	£118,025,174	£117,870,421	£117,026,557	£110,609,367	£107,119,485
60% LAR : 40% CIR	50%	£128,123,897	£114,069,408	£113,991,916	£113,837,333	£112,993,899	£106,579,274	£103,090,815

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£185,275,352	£168,742,406	£168,663,003	£168,504,928	£167,652,760	£161,185,738	£157,668,170
60% LAR : 40% CIR	5%	£181,128,715	£164,843,131	£164,764,033	£164,606,489	£163,755,652	£157,296,616	£153,783,484
60% LAR : 40% CIR	10%	£176,966,488	£160,928,376	£160,849,555	£160,692,503	£159,842,892	£153,391,215	£149,882,173
60% LAR : 40% CIR	15%	£172,788,816	£156,998,287	£156,919,718	£156,763,115	£155,914,627	£149,469,690	£145,964,391
60% LAR : 40% CIR	20%	£168,595,848	£153,053,008	£152,974,667	£152,818,472	£151,971,005	£145,532,193	£142,030,298
60% LAR : 40% CIR	25%	£164,387,730	£149,092,687	£149,014,549	£148,858,721	£148,012,174	£141,578,879	£138,080,050
60% LAR : 40% CIR	30%	£160,164,611	£145,117,471	£145,039,509	£144,884,010	£144,038,282	£137,609,902	£134,113,803
60% LAR : 40% CIR	35%	£155,926,636	£141,127,504	£141,049,696	£140,894,485	£140,049,477	£133,625,415	£130,131,714
60% LAR : 40% CIR	40%	£151,673,954	£137,122,933	£137,045,255	£136,890,292	£136,045,905	£129,625,571	£126,133,942
60% LAR : 40% CIR	45%	£147,406,712	£133,103,906	£133,026,332	£132,871,578	£132,027,715	£125,610,525	£122,120,643
60% LAR : 40% CIR	50%	£143,125,055	£129,070,566	£128,993,074	£128,838,491	£127,995,056	£121,580,431	£118,091,973

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£203,008,141	£186,475,195	£186,395,792	£186,237,718	£185,385,549	£178,918,527	£175,400,960
60% LAR : 40% CIR	5%	£198,861,505	£182,575,921	£182,496,822	£182,339,279	£181,488,441	£175,029,405	£171,516,274
60% LAR : 40% CIR	10%	£194,699,277	£178,661,166	£178,582,344	£178,425,292	£177,575,682	£171,124,004	£167,614,963
60% LAR : 40% CIR	15%	£190,521,605	£174,731,076	£174,652,508	£174,495,905	£173,647,416	£167,202,479	£163,697,181
60% LAR : 40% CIR	20%	£186,328,637	£170,785,798	£170,707,456	£170,551,261	£169,703,794	£163,264,983	£159,763,087
60% LAR : 40% CIR	25%	£182,120,520	£166,825,477	£166,747,338	£166,591,511	£165,744,964	£159,311,669	£155,812,839
60% LAR : 40% CIR	30%	£177,897,401	£162,850,260	£162,772,299	£162,616,799	£161,771,072	£155,342,691	£151,846,593
60% LAR : 40% CIR	35%	£173,659,426	£158,860,293	£158,782,485	£158,627,274	£157,782,266	£151,358,204	£147,864,504
60% LAR : 40% CIR	40%	£169,406,744	£154,855,723	£154,778,044	£154,623,081	£153,778,695	£147,358,361	£143,866,732
60% LAR : 40% CIR	45%	£165,139,501	£150,836,695	£150,759,121	£150,604,368	£149,760,505	£143,343,315	£139,853,432
60% LAR : 40% CIR	50%	£160,857,845	£146,803,356	£146,725,863	£146,571,280	£145,727,846	£139,313,221	£135,824,763

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone A - Kings Cross Lower

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£221,440,615	£204,907,669	£204,828,266	£204,670,191	£203,818,023	£197,351,001	£193,833,433
60% LAR : 40% CIR	5%	£217,293,978	£201,008,394	£200,929,296	£200,771,752	£199,920,915	£193,461,879	£189,948,748
60% LAR : 40% CIR	10%	£213,131,751	£197,093,639	£197,014,818	£196,857,766	£196,008,155	£189,556,478	£186,047,436
60% LAR : 40% CIR	15%	£208,954,079	£193,163,550	£193,084,981	£192,928,378	£192,079,890	£185,634,953	£182,129,655
60% LAR : 40% CIR	20%	£204,761,111	£189,218,271	£189,139,930	£188,983,735	£188,136,268	£181,697,456	£178,195,561
60% LAR : 40% CIR	25%	£200,552,994	£185,257,850	£185,179,812	£185,023,985	£184,177,437	£177,744,142	£174,245,313
60% LAR : 40% CIR	30%	£196,329,874	£181,282,734	£181,204,773	£181,049,273	£180,203,545	£173,775,165	£170,279,066
60% LAR : 40% CIR	35%	£192,091,899	£177,292,767	£177,214,959	£177,059,748	£176,214,740	£169,790,678	£166,296,978
60% LAR : 40% CIR	40%	£187,839,217	£173,288,197	£173,210,518	£173,055,555	£172,211,168	£165,790,834	£162,299,205
60% LAR : 40% CIR	45%	£183,571,975	£169,269,169	£169,191,595	£169,036,842	£168,192,978	£161,775,788	£158,285,906
60% LAR : 40% CIR	50%	£179,290,318	£165,235,829	£165,158,337	£165,003,754	£164,160,320	£157,745,695	£154,257,236

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£134,070,457	£117,537,511	£117,458,108	£117,300,033	£116,447,865	£109,980,843	£106,463,275
60% LAR : 40% CIR	5%	£129,923,820	£113,638,236	£113,559,138	£113,401,595	£112,550,757	£106,091,721	£102,578,590
60% LAR : 40% CIR	10%	£125,761,593	£109,723,481	£109,644,660	£109,487,608	£108,637,998	£102,186,320	£98,677,279
60% LAR : 40% CIR	15%	£121,583,921	£105,793,392	£105,714,823	£105,558,220	£104,709,732	£98,264,795	£94,759,497
60% LAR : 40% CIR	20%	£117,390,953	£101,848,113	£101,769,772	£101,613,577	£100,766,110	£94,327,298	£90,825,403
60% LAR : 40% CIR	25%	£113,182,836	£97,887,792	£97,809,654	£97,653,827	£96,807,279	£90,373,984	£86,875,155
60% LAR : 40% CIR	30%	£108,959,716	£93,912,576	£93,834,615	£93,679,115	£92,833,388	£86,405,007	£82,908,908
60% LAR : 40% CIR	35%	£104,721,741	£89,922,609	£89,844,801	£89,689,590	£88,844,582	£82,420,520	£78,926,820
60% LAR : 40% CIR	40%	£100,469,060	£85,918,039	£85,840,360	£85,685,397	£84,841,011	£78,420,677	£74,929,047
60% LAR : 40% CIR	45%	£96,201,817	£81,899,011	£81,821,437	£81,666,684	£80,822,821	£74,405,631	£70,915,748
60% LAR : 40% CIR	50%	£91,920,161	£77,865,672	£77,788,179	£77,633,596	£76,790,162	£70,375,537	£66,887,078

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£170,274,194	£153,741,248	£153,661,845	£153,503,770	£152,651,602	£146,184,580	£142,667,012
60% LAR : 40% CIR	5%	£166,127,557	£149,841,973	£149,762,875	£149,605,331	£148,754,494	£142,295,458	£138,782,327
60% LAR : 40% CIR	10%	£161,965,330	£145,927,218	£145,848,397	£145,691,345	£144,841,734	£138,390,057	£134,881,015
60% LAR : 40% CIR	15%	£157,787,658	£141,997,129	£141,918,560	£141,761,957	£140,913,469	£134,468,532	£130,963,233
60% LAR : 40% CIR	20%	£153,594,690	£138,051,850	£137,973,509	£137,817,314	£136,969,847	£130,531,035	£127,029,140
60% LAR : 40% CIR	25%	£149,386,572	£134,091,529	£134,013,391	£133,857,564	£133,011,016	£126,577,721	£123,078,892
60% LAR : 40% CIR	30%	£145,163,453	£130,116,313	£130,038,352	£129,882,852	£129,037,124	£122,608,744	£119,112,645
60% LAR : 40% CIR	35%	£140,925,478	£126,126,346	£126,048,538	£125,893,327	£125,048,319	£118,624,257	£115,130,557
60% LAR : 40% CIR	40%	£136,672,796	£122,121,775	£122,044,097	£121,889,134	£121,044,747	£114,624,413	£111,132,784
60% LAR : 40% CIR	45%	£132,405,554	£118,102,748	£118,025,174	£117,870,421	£117,026,557	£110,609,367	£107,119,485
60% LAR : 40% CIR	50%	£128,123,897	£114,069,408	£113,991,916	£113,837,333	£112,993,899	£106,579,274	£103,090,815

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£185,275,352	£168,742,406	£168,663,003	£168,504,928	£167,652,760	£161,185,738	£157,668,170
60% LAR : 40% CIR	5%	£181,128,715	£164,843,131	£164,764,033	£164,606,489	£163,755,652	£157,296,616	£153,783,484
60% LAR : 40% CIR	10%	£176,966,488	£160,928,376	£160,849,555	£160,692,503	£159,842,892	£153,391,215	£149,882,173
60% LAR : 40% CIR	15%	£172,788,816	£156,998,287	£156,919,718	£156,763,115	£155,914,627	£149,469,690	£145,964,391
60% LAR : 40% CIR	20%	£168,595,848	£153,053,008	£152,974,667	£152,818,472	£151,971,005	£145,532,193	£142,030,298
60% LAR : 40% CIR	25%	£164,387,730	£149,092,687	£149,014,549	£148,858,721	£148,012,174	£141,578,879	£138,080,050
60% LAR : 40% CIR	30%	£160,164,611	£145,117,471	£145,039,509	£144,884,010	£144,038,282	£137,609,902	£134,113,803
60% LAR : 40% CIR	35%	£155,926,636	£141,127,504	£141,049,696	£140,894,485	£140,049,477	£133,625,415	£130,131,714
60% LAR : 40% CIR	40%	£151,673,954	£137,122,933	£137,045,255	£136,890,292	£136,045,905	£129,625,571	£126,133,942
60% LAR : 40% CIR	45%	£147,406,712	£133,103,906	£133,026,332	£132,871,578	£132,027,715	£125,610,525	£122,120,643
60% LAR : 40% CIR	50%	£143,125,055	£129,070,566	£128,993,074	£128,838,491	£127,995,056	£121,580,431	£118,091,973

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£203,008,141	£186,475,195	£186,395,792	£186,237,718	£185,385,549	£178,918,527	£175,400,960
60% LAR : 40% CIR	5%	£198,861,505	£182,575,921	£182,496,822	£182,339,279	£181,488,441	£175,029,405	£171,516,274
60% LAR : 40% CIR	10%	£194,699,277	£178,661,166	£178,582,344	£178,425,292	£177,575,682	£171,124,004	£167,614,963
60% LAR : 40% CIR	15%	£190,521,605	£174,731,076	£174,652,508	£174,495,905	£173,647,416	£167,202,479	£163,697,181
60% LAR : 40% CIR	20%	£186,328,637	£170,785,798	£170,707,456	£170,551,261	£169,703,794	£163,264,983	£159,763,087
60% LAR : 40% CIR	25%	£182,120,520	£166,825,477	£166,747,338	£166,591,511	£165,744,964	£159,311,669	£155,812,839
60% LAR : 40% CIR	30%	£177,897,401	£162,850,260	£162,772,299	£162,616,799	£161,771,072	£155,342,691	£151,846,593
60% LAR : 40% CIR	35%	£173,659,426	£158,860,293	£158,782,485	£158,627,274	£157,782,266	£151,358,204	£147,864,504
60% LAR : 40% CIR	40%	£169,406,744	£154,855,723	£154,778,044	£154,623,081	£153,778,695	£147,358,361	£143,866,732
60% LAR : 40% CIR	45%	£165,139,501	£150,836,695	£150,759,121	£150,604,368	£149,760,505	£143,343,315	£139,853,432
60% LAR : 40% CIR	50%	£160,857,845	£146,803,356	£146,725,863	£146,571,280	£145,727,846	£139,313,221	£135,824,763

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone A - Kings Cross Higher

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£231,857,927	£215,158,407	£215,079,004	£214,920,929	£214,068,761	£207,601,739	£204,084,172
60% LAR : 40% CIR	5%	£227,190,426	£210,746,596	£210,667,497	£210,509,954	£209,659,117	£203,200,080	£199,686,949
60% LAR : 40% CIR	10%	£222,507,332	£206,319,304	£206,240,483	£206,083,430	£205,233,820	£198,782,143	£195,273,100
60% LAR : 40% CIR	15%	£217,808,795	£201,876,677	£201,798,109	£201,641,505	£200,793,018	£194,348,080	£190,842,783
60% LAR : 40% CIR	20%	£213,094,961	£197,418,862	£197,340,521	£197,184,326	£196,336,859	£189,898,047	£186,396,152
60% LAR : 40% CIR	25%	£208,365,978	£192,946,005	£192,867,865	£192,712,038	£191,865,491	£185,432,196	£181,933,366
60% LAR : 40% CIR	30%	£203,621,993	£188,458,250	£188,380,289	£188,224,790	£187,379,062	£180,950,682	£177,454,582
60% LAR : 40% CIR	35%	£198,863,152	£183,955,747	£183,877,939	£183,722,727	£182,877,719	£176,453,658	£172,959,957
60% LAR : 40% CIR	40%	£194,089,605	£179,438,639	£179,360,961	£179,205,997	£178,361,611	£171,941,277	£168,449,648
60% LAR : 40% CIR	45%	£189,301,497	£174,907,075	£174,829,501	£174,674,748	£173,830,885	£167,413,695	£163,923,812
60% LAR : 40% CIR	50%	£184,498,974	£170,361,199	£170,283,706	£170,129,123	£169,285,689	£162,871,064	£159,382,605

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£144,487,769	£127,788,249	£127,708,846	£127,550,771	£126,698,603	£120,231,581	£116,714,014
60% LAR : 40% CIR	5%	£139,820,268	£123,376,438	£123,297,339	£123,139,796	£122,288,959	£115,829,922	£112,316,791
60% LAR : 40% CIR	10%	£135,137,174	£118,949,146	£118,870,325	£118,713,272	£117,863,662	£111,411,985	£107,902,942
60% LAR : 40% CIR	15%	£130,438,637	£114,506,519	£114,427,951	£114,271,347	£113,422,860	£106,977,922	£103,472,625
60% LAR : 40% CIR	20%	£125,724,803	£110,048,704	£109,970,363	£109,814,168	£108,966,701	£102,527,889	£99,025,994
60% LAR : 40% CIR	25%	£120,995,820	£105,575,847	£105,497,708	£105,341,880	£104,495,333	£98,062,038	£94,563,209
60% LAR : 40% CIR	30%	£116,251,835	£101,088,092	£101,010,131	£100,854,632	£100,008,904	£93,580,524	£90,084,425
60% LAR : 40% CIR	35%	£111,492,994	£96,585,589	£96,507,781	£96,352,569	£95,507,561	£89,083,500	£85,589,800
60% LAR : 40% CIR	40%	£106,719,447	£92,068,481	£91,990,803	£91,835,839	£90,991,453	£84,571,119	£81,079,490
60% LAR : 40% CIR	45%	£101,931,339	£87,536,917	£87,459,343	£87,304,590	£86,460,727	£80,043,537	£76,553,655
60% LAR : 40% CIR	50%	£97,128,817	£82,991,041	£82,913,548	£82,758,965	£81,915,531	£75,500,906	£72,012,447

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£180,691,506	£163,991,986	£163,912,583	£163,754,508	£162,902,340	£156,435,318	£152,917,751
60% LAR : 40% CIR	5%	£176,024,005	£159,580,175	£159,501,076	£159,343,533	£158,492,696	£152,033,659	£148,520,528
60% LAR : 40% CIR	10%	£171,340,911	£155,152,883	£155,074,062	£154,917,009	£154,067,399	£147,615,722	£144,106,679
60% LAR : 40% CIR	15%	£166,642,374	£150,710,256	£150,631,687	£150,475,084	£149,626,597	£143,181,659	£139,676,362
60% LAR : 40% CIR	20%	£161,928,540	£146,252,441	£146,174,100	£146,017,905	£145,170,438	£138,731,626	£135,229,731
60% LAR : 40% CIR	25%	£157,199,557	£141,779,584	£141,701,444	£141,545,617	£140,699,070	£134,265,775	£130,766,945
60% LAR : 40% CIR	30%	£152,455,572	£137,291,829	£137,213,868	£137,058,369	£136,212,641	£129,784,261	£126,288,161
60% LAR : 40% CIR	35%	£147,696,731	£132,789,326	£132,711,518	£132,556,306	£131,711,298	£125,287,237	£121,793,536
60% LAR : 40% CIR	40%	£142,923,184	£128,272,218	£128,194,540	£128,039,576	£127,195,190	£120,774,856	£117,283,227
60% LAR : 40% CIR	45%	£138,135,076	£123,740,654	£123,663,080	£123,508,327	£122,664,464	£116,247,274	£112,757,391
60% LAR : 40% CIR	50%	£133,332,553	£119,194,777	£119,117,285	£118,962,702	£118,119,268	£111,704,643	£108,216,184

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£195,692,664	£178,993,144	£178,913,741	£178,755,666	£177,903,498	£171,436,476	£167,918,909
60% LAR : 40% CIR	5%	£191,025,162	£174,581,333	£174,502,234	£174,344,691	£173,493,854	£167,034,817	£163,521,686
60% LAR : 40% CIR	10%	£186,342,068	£170,154,041	£170,075,219	£169,918,167	£169,068,557	£162,616,879	£159,107,837
60% LAR : 40% CIR	15%	£181,643,532	£165,711,414	£165,632,845	£165,476,242	£164,627,755	£158,182,817	£154,677,519
60% LAR : 40% CIR	20%	£176,929,698	£161,253,599	£161,175,258	£161,019,063	£160,171,596	£153,732,784	£150,230,889
60% LAR : 40% CIR	25%	£172,200,715	£156,780,742	£156,702,602	£156,546,775	£155,700,228	£149,266,933	£145,768,103
60% LAR : 40% CIR	30%	£167,456,730	£152,292,987	£152,215,026	£152,059,527	£151,213,799	£144,785,419	£141,289,319
60% LAR : 40% CIR	35%	£162,697,889	£147,790,484	£147,712,676	£147,557,464	£146,712,456	£140,288,395	£136,794,694
60% LAR : 40% CIR	40%	£157,924,342	£143,273,376	£143,195,697	£143,040,734	£142,196,348	£135,776,014	£132,284,385
60% LAR : 40% CIR	45%	£153,136,233	£138,741,812	£138,664,238	£138,509,485	£137,665,622	£131,248,432	£127,758,549
60% LAR : 40% CIR	50%	£148,333,711	£134,195,935	£134,118,443	£133,963,860	£133,120,425	£126,705,800	£123,217,342

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£213,425,453	£196,725,933	£196,646,530	£196,488,456	£195,636,287	£189,169,265	£185,651,699
60% LAR : 40% CIR	5%	£208,757,952	£192,314,122	£192,235,023	£192,077,480	£191,226,643	£184,767,606	£181,254,476
60% LAR : 40% CIR	10%	£204,074,858	£187,886,830	£187,808,009	£187,650,957	£186,801,346	£180,349,669	£176,840,626
60% LAR : 40% CIR	15%	£199,376,321	£183,444,203	£183,365,635	£183,209,032	£182,360,544	£175,915,606	£172,410,309
60% LAR : 40% CIR	20%	£194,662,488	£178,986,389	£178,908,047	£178,751,852	£177,904,385	£171,465,573	£167,963,678
60% LAR : 40% CIR	25%	£189,933,504	£174,513,531	£174,435,392	£174,279,564	£173,433,017	£166,999,722	£163,500,893
60% LAR : 40% CIR	30%	£185,189,519	£170,025,777	£169,947,815	£169,792,316	£168,946,588	£162,518,208	£159,022,109
60% LAR : 40% CIR	35%	£180,430,679	£165,523,273	£165,445,465	£165,290,253	£164,445,245	£158,021,184	£154,527,484
60% LAR : 40% CIR	40%	£175,657,131	£161,006,165	£160,928,487	£160,773,524	£159,929,137	£153,508,803	£150,017,174
60% LAR : 40% CIR	45%	£170,869,023	£156,474,601	£156,397,028	£156,242,274	£155,398,411	£148,981,221	£145,491,339
60% LAR : 40% CIR	50%	£166,066,501	£151,928,725	£151,851,232	£151,696,649	£150,853,215	£144,438,590	£140,950,132

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone A - Lower Cenral Zone
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£242,275,240	£225,409,145	£225,329,743	£225,171,667	£224,319,499	£217,852,477	£214,334,910
60% LAR : 40% CIR	5%	£237,086,872	£220,484,797	£220,405,699	£220,248,155	£219,397,317	£212,938,282	£209,425,150
60% LAR : 40% CIR	10%	£231,882,913	£215,544,968	£215,466,147	£215,309,095	£214,459,484	£208,007,807	£204,498,764
60% LAR : 40% CIR	15%	£226,663,511	£210,589,805	£210,511,236	£210,354,632	£209,506,145	£203,061,207	£199,555,910
60% LAR : 40% CIR	20%	£221,426,812	£205,619,452	£205,541,111	£205,384,916	£204,537,450	£198,098,637	£194,596,742
60% LAR : 40% CIR	25%	£216,179,963	£200,634,058	£200,555,919	£200,400,092	£199,553,544	£193,120,249	£189,621,420
60% LAR : 40% CIR	30%	£210,914,112	£195,633,768	£195,555,806	£195,400,306	£194,554,579	£188,126,198	£184,630,099
60% LAR : 40% CIR	35%	£205,634,405	£190,618,727	£190,540,919	£190,385,707	£189,540,699	£183,116,638	£179,622,937
60% LAR : 40% CIR	40%	£200,339,992	£185,589,083	£185,511,403	£185,356,441	£184,512,054	£178,091,721	£174,600,092
60% LAR : 40% CIR	45%	£195,031,018	£180,544,980	£180,467,407	£180,312,653	£179,468,791	£173,051,601	£169,561,718
60% LAR : 40% CIR	50%	£189,707,631	£175,486,568	£175,409,075	£175,254,493	£174,411,058	£167,996,433	£164,507,974

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

						£97,649,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£154,905,082	£138,038,987	£137,959,585	£137,801,509	£136,949,341	£130,482,319	£126,964,752
60% LAR : 40% CIR	5%	£149,716,714	£133,114,639	£133,035,541	£132,877,997	£132,027,160	£125,568,124	£122,054,992
60% LAR : 40% CIR	10%	£144,512,755	£128,174,810	£128,095,989	£127,938,937	£127,089,326	£120,637,649	£117,128,606
60% LAR : 40% CIR	15%	£139,293,353	£123,219,647	£123,141,078	£122,984,475	£122,135,987	£115,691,049	£112,185,752
60% LAR : 40% CIR	20%	£134,058,654	£118,249,294	£118,170,953	£118,014,758	£117,167,292	£110,728,479	£107,226,584
60% LAR : 40% CIR	25%	£128,808,805	£113,263,900	£113,185,761	£113,029,934	£112,183,387	£105,750,091	£102,251,262
60% LAR : 40% CIR	30%	£123,543,954	£108,263,610	£108,185,648	£108,030,148	£107,184,421	£100,756,040	£97,259,941
60% LAR : 40% CIR	35%	£118,264,248	£103,248,569	£103,170,761	£103,015,549	£102,170,541	£95,746,480	£92,252,780
60% LAR : 40% CIR	40%	£112,969,834	£98,218,925	£98,141,245	£97,986,283	£97,141,896	£90,721,563	£87,229,934
60% LAR : 40% CIR	45%	£107,660,860	£93,174,823	£93,097,249	£92,942,495	£92,098,633	£85,681,443	£82,191,560
60% LAR : 40% CIR	50%	£102,337,474	£88,116,410	£88,038,917	£87,884,335	£87,040,900	£80,626,275	£77,137,816

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

						£57,186,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£191,108,819	£174,242,724	£174,163,322	£174,005,246	£173,153,078	£166,686,056	£163,168,489
60% LAR : 40% CIR	5%	£185,920,451	£169,318,376	£169,239,278	£169,081,734	£168,230,896	£161,771,861	£158,258,729
60% LAR : 40% CIR	10%	£180,716,492	£164,378,547	£164,299,726	£164,142,674	£163,293,063	£156,841,386	£153,332,343
60% LAR : 40% CIR	15%	£175,497,090	£159,423,384	£159,344,815	£159,188,211	£158,339,724	£151,894,786	£148,389,489
60% LAR : 40% CIR	20%	£170,262,390	£154,453,031	£154,374,690	£154,218,495	£153,371,029	£146,932,216	£143,430,321
60% LAR : 40% CIR	25%	£165,012,542	£149,467,637	£149,389,498	£149,233,671	£148,387,123	£141,953,828	£138,454,999
60% LAR : 40% CIR	30%	£159,747,691	£144,467,347	£144,389,385	£144,233,885	£143,388,158	£136,959,777	£133,463,678
60% LAR : 40% CIR	35%	£154,467,984	£139,452,306	£139,374,498	£139,219,286	£138,374,278	£131,950,217	£128,456,516
60% LAR : 40% CIR	40%	£149,173,571	£134,422,662	£134,344,982	£134,190,020	£133,345,633	£126,925,300	£123,433,671
60% LAR : 40% CIR	45%	£143,864,597	£129,378,559	£129,300,986	£129,146,232	£128,302,370	£121,885,180	£118,395,297
60% LAR : 40% CIR	50%	£138,541,210	£124,320,146	£124,242,654	£124,088,072	£123,244,637	£116,830,012	£113,341,553

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

						£40,420,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£206,109,977	£189,243,882	£189,164,480	£189,006,404	£188,154,236	£181,687,214	£178,169,647
60% LAR : 40% CIR	5%	£200,921,609	£184,319,534	£184,240,435	£184,082,892	£183,232,054	£176,773,018	£173,259,887
60% LAR : 40% CIR	10%	£195,717,650	£179,379,705	£179,300,884	£179,143,832	£178,294,221	£171,842,544	£168,333,501
60% LAR : 40% CIR	15%	£190,498,248	£174,424,542	£174,345,972	£174,189,369	£173,340,882	£166,895,944	£163,390,647
60% LAR : 40% CIR	20%	£185,263,548	£169,454,189	£169,375,847	£169,219,652	£168,372,187	£161,933,374	£158,431,479
60% LAR : 40% CIR	25%	£180,013,699	£164,468,795	£164,390,656	£164,234,828	£163,388,281	£156,954,986	£153,456,157
60% LAR : 40% CIR	30%	£174,748,849	£159,468,504	£159,390,543	£159,235,043	£158,389,316	£151,960,935	£148,464,836
60% LAR : 40% CIR	35%	£169,469,142	£154,453,464	£154,375,656	£154,220,444	£153,375,436	£146,951,375	£143,457,674
60% LAR : 40% CIR	40%	£164,174,729	£149,423,820	£149,346,140	£149,191,178	£148,346,791	£141,926,458	£138,434,828
60% LAR : 40% CIR	45%	£158,865,755	£144,379,717	£144,302,143	£144,147,390	£143,303,528	£136,886,338	£133,396,455
60% LAR : 40% CIR	50%	£153,542,368	£139,321,304	£139,243,812	£139,089,230	£138,245,794	£131,831,170	£128,342,711

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

						£20,601,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£223,842,766	£206,976,671	£206,897,269	£206,739,194	£205,887,025	£199,420,003	£195,902,437
60% LAR : 40% CIR	5%	£218,654,398	£202,052,323	£201,973,225	£201,815,681	£200,964,844	£194,505,808	£190,992,676
60% LAR : 40% CIR	10%	£213,450,440	£197,112,494	£197,033,673	£196,876,621	£196,027,011	£189,575,333	£186,066,291
60% LAR : 40% CIR	15%	£208,231,037	£192,157,331	£192,078,762	£191,922,159	£191,073,672	£184,628,733	£181,123,436
60% LAR : 40% CIR	20%	£202,996,338	£187,186,978	£187,108,637	£186,952,442	£186,104,976	£179,666,163	£176,164,268
60% LAR : 40% CIR	25%	£197,746,489	£182,201,585	£182,123,445	£181,967,618	£181,121,071	£174,687,776	£171,188,946
60% LAR : 40% CIR	30%	£192,481,638	£177,201,294	£177,123,332	£176,967,833	£176,122,105	£169,693,725	£166,197,625
60% LAR : 40% CIR	35%	£187,201,932	£172,186,253	£172,108,445	£171,953,233	£171,108,225	£164,684,164	£161,190,464
60% LAR : 40% CIR	40%	£181,907,519	£167,156,609	£167,078,930	£166,923,967	£166,079,580	£159,659,247	£156,167,618
60% LAR : 40% CIR	45%	£176,598,545	£162,112,507	£162,034,933	£161,880,180	£161,036,317	£154,619,127	£151,129,244
60% LAR : 40% CIR	50%	£171,275,158	£157,054,094	£156,976,601	£156,822,019	£155,978,584	£149,563,959	£146,075,501

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone A - Medium Central Zone
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£266,582,302	£249,327,534	£249,248,132	£249,090,056	£248,237,888	£241,770,866	£238,253,299
60% LAR : 40% CIR	5%	£260,178,581	£243,207,267	£243,128,168	£242,970,625	£242,119,787	£235,660,751	£232,147,620
60% LAR : 40% CIR	10%	£253,759,270	£237,071,518	£236,992,697	£236,835,644	£235,986,034	£229,534,357	£226,025,315
60% LAR : 40% CIR	15%	£247,324,514	£230,920,435	£230,841,866	£230,685,263	£229,836,776	£223,391,838	£219,886,540
60% LAR : 40% CIR	20%	£240,874,461	£224,754,164	£224,675,822	£224,519,628	£223,672,161	£217,233,349	£213,731,454
60% LAR : 40% CIR	25%	£234,409,259	£218,572,850	£218,494,711	£218,338,883	£217,492,336	£211,059,041	£207,560,212
60% LAR : 40% CIR	30%	£227,929,056	£212,376,640	£212,298,678	£212,143,178	£211,297,451	£204,869,070	£201,372,971
60% LAR : 40% CIR	35%	£221,433,996	£206,165,680	£206,087,872	£205,932,660	£205,087,652	£198,663,591	£195,169,890
60% LAR : 40% CIR	40%	£214,924,230	£199,940,116	£199,862,437	£199,707,473	£198,863,087	£192,442,753	£188,951,124
60% LAR : 40% CIR	45%	£208,399,903	£193,700,094	£193,622,521	£193,467,767	£192,623,904	£186,206,714	£182,716,832
60% LAR : 40% CIR	50%	£201,861,162	£187,445,762	£187,368,270	£187,213,687	£186,370,251	£179,955,626	£176,467,169

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

						£97,649,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£179,212,144	£161,957,376	£161,877,974	£161,719,898	£160,867,730	£154,400,708	£150,883,141
60% LAR : 40% CIR	5%	£172,808,423	£155,837,109	£155,758,010	£155,600,467	£154,749,630	£148,290,593	£144,777,462
60% LAR : 40% CIR	10%	£166,389,112	£149,701,360	£149,622,539	£149,465,487	£148,615,876	£142,164,199	£138,655,157
60% LAR : 40% CIR	15%	£159,954,356	£143,550,277	£143,471,708	£143,315,105	£142,466,618	£136,021,681	£132,516,382
60% LAR : 40% CIR	20%	£153,504,303	£137,384,006	£137,305,664	£137,149,470	£136,302,003	£129,863,191	£126,361,296
60% LAR : 40% CIR	25%	£147,039,101	£131,202,692	£131,124,553	£130,968,725	£130,122,178	£123,688,883	£120,190,054
60% LAR : 40% CIR	30%	£140,558,898	£125,006,482	£124,928,520	£124,773,021	£123,927,293	£117,498,913	£114,002,813
60% LAR : 40% CIR	35%	£134,063,838	£118,795,522	£118,717,714	£118,562,502	£117,717,494	£111,293,433	£107,799,732
60% LAR : 40% CIR	40%	£127,554,072	£112,569,958	£112,492,279	£112,337,316	£111,492,929	£105,072,595	£101,580,966
60% LAR : 40% CIR	45%	£121,029,745	£106,329,937	£106,252,363	£106,097,609	£105,253,746	£98,836,556	£95,346,674
60% LAR : 40% CIR	50%	£114,491,004	£100,075,604	£99,998,112	£99,843,529	£99,000,093	£92,585,468	£89,097,011

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

						£57,186,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£215,415,881	£198,161,113	£198,081,711	£197,923,635	£197,071,467	£190,604,445	£187,086,878
60% LAR : 40% CIR	5%	£209,012,160	£192,040,846	£191,961,747	£191,804,204	£190,953,366	£184,494,330	£180,981,199
60% LAR : 40% CIR	10%	£202,592,849	£185,905,097	£185,826,276	£185,669,223	£184,819,613	£178,367,936	£174,858,894
60% LAR : 40% CIR	15%	£196,158,093	£179,754,014	£179,675,445	£179,518,842	£178,670,355	£172,225,417	£168,720,119
60% LAR : 40% CIR	20%	£189,708,040	£173,587,743	£173,509,400	£173,353,206	£172,505,740	£166,066,928	£162,565,033
60% LAR : 40% CIR	25%	£183,242,838	£167,406,429	£167,328,290	£167,172,462	£166,325,915	£159,892,620	£156,393,790
60% LAR : 40% CIR	30%	£176,762,634	£161,210,219	£161,132,257	£160,976,757	£160,131,030	£153,702,649	£150,206,550
60% LAR : 40% CIR	35%	£170,267,575	£154,999,259	£154,921,450	£154,766,239	£153,921,231	£147,497,170	£144,003,469
60% LAR : 40% CIR	40%	£163,757,809	£148,773,695	£148,696,016	£148,541,052	£147,696,666	£141,276,332	£137,784,703
60% LAR : 40% CIR	45%	£157,233,482	£142,533,673	£142,456,100	£142,301,346	£141,457,483	£135,040,293	£131,550,411
60% LAR : 40% CIR	50%	£150,694,741	£136,279,341	£136,201,849	£136,047,266	£135,203,830	£128,789,205	£125,300,748

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

						£40,420,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£230,417,039	£213,162,271	£213,082,868	£212,924,793	£212,072,625	£205,605,603	£202,088,036
60% LAR : 40% CIR	5%	£224,013,318	£207,042,004	£206,962,904	£206,805,362	£205,954,524	£199,495,487	£195,982,357
60% LAR : 40% CIR	10%	£217,594,006	£200,906,255	£200,827,434	£200,670,381	£199,820,771	£193,369,094	£189,860,052
60% LAR : 40% CIR	15%	£211,159,251	£194,755,172	£194,676,603	£194,520,000	£193,671,512	£187,226,575	£183,721,277
60% LAR : 40% CIR	20%	£204,709,198	£188,588,901	£188,510,558	£188,354,364	£187,506,898	£181,068,086	£177,566,191
60% LAR : 40% CIR	25%	£198,243,996	£182,407,587	£182,329,447	£182,173,620	£181,327,073	£174,893,778	£171,394,948
60% LAR : 40% CIR	30%	£191,763,792	£176,211,377	£176,133,415	£175,977,915	£175,132,188	£168,703,807	£165,207,708
60% LAR : 40% CIR	35%	£185,268,733	£170,000,416	£169,922,608	£169,767,396	£168,922,388	£162,498,327	£159,004,627
60% LAR : 40% CIR	40%	£178,758,967	£163,774,853	£163,697,174	£163,542,210	£162,697,824	£156,277,490	£152,785,861
60% LAR : 40% CIR	45%	£172,234,640	£157,534,831	£157,457,258	£157,302,504	£156,458,641	£150,041,451	£146,551,569
60% LAR : 40% CIR	50%	£165,695,899	£151,280,499	£151,203,007	£151,048,424	£150,204,988	£143,790,363	£140,301,906

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

						£20,601,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£248,149,829	£230,895,061	£230,815,658	£230,657,582	£229,805,415	£223,338,393	£219,820,825
60% LAR : 40% CIR	5%	£241,746,108	£224,774,793	£224,695,694	£224,538,151	£223,687,314	£217,228,277	£213,715,146
60% LAR : 40% CIR	10%	£235,326,796	£218,639,044	£218,560,223	£218,403,171	£217,553,560	£211,101,883	£207,592,841
60% LAR : 40% CIR	15%	£228,892,041	£212,487,962	£212,409,392	£212,252,789	£211,404,302	£204,959,365	£201,454,066
60% LAR : 40% CIR	20%	£222,441,987	£206,321,690	£206,243,348	£206,087,154	£205,239,687	£198,800,875	£195,298,980
60% LAR : 40% CIR	25%	£215,976,785	£200,140,376	£200,062,237	£199,906,410	£199,059,862	£192,626,567	£189,127,738
60% LAR : 40% CIR	30%	£209,496,582	£193,944,166	£193,866,205	£193,710,705	£192,864,977	£186,436,597	£182,940,497
60% LAR : 40% CIR	35%	£203,001,522	£187,733,206	£187,655,398	£187,500,186	£186,655,178	£180,231,117	£176,737,417
60% LAR : 40% CIR	40%	£196,491,756	£181,507,643	£181,429,963	£181,275,000	£180,430,613	£174,010,279	£170,518,650
60% LAR : 40% CIR	45%	£189,967,429	£175,267,621	£175,190,047	£175,035,294	£174,191,430	£167,774,240	£164,284,358
60% LAR : 40% CIR	50%	£183,428,689	£169,013,289	£168,935,796	£168,781,213	£167,937,778	£161,523,153	£158,034,695

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone A - Higher Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£280,472,053	£262,995,185	£262,915,782	£262,757,707	£261,905,539	£255,438,517	£251,920,950
60% LAR : 40% CIR	5%	£273,373,844	£256,191,535	£256,112,436	£255,954,892	£255,104,056	£248,645,019	£245,131,888
60% LAR : 40% CIR	10%	£266,260,044	£249,372,404	£249,293,583	£249,136,531	£248,286,919	£241,835,243	£238,326,200
60% LAR : 40% CIR	15%	£259,130,802	£242,537,938	£242,459,369	£242,302,766	£241,454,279	£235,009,342	£231,504,043
60% LAR : 40% CIR	20%	£251,986,261	£235,688,284	£235,609,943	£235,453,748	£234,606,282	£228,167,469	£224,665,574
60% LAR : 40% CIR	25%	£244,826,572	£228,823,588	£228,745,449	£228,589,621	£227,743,075	£221,309,780	£217,810,950
60% LAR : 40% CIR	30%	£237,651,880	£221,943,995	£221,866,033	£221,710,534	£220,864,806	£214,436,426	£210,940,327
60% LAR : 40% CIR	35%	£230,462,335	£215,049,653	£214,971,844	£214,816,633	£213,971,625	£207,547,563	£204,053,863
60% LAR : 40% CIR	40%	£223,258,080	£208,140,706	£208,063,027	£207,908,064	£207,063,678	£200,643,344	£197,151,715
60% LAR : 40% CIR	45%	£216,039,265	£201,217,302	£201,139,728	£200,984,975	£200,141,113	£193,723,923	£190,234,040
60% LAR : 40% CIR	50%	£208,806,038	£194,279,587	£194,202,094	£194,047,513	£193,204,077	£186,789,452	£183,300,995

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£193,101,895	£175,625,027	£175,545,624	£175,387,549	£174,535,381	£168,068,359	£164,550,792
60% LAR : 40% CIR	5%	£186,003,687	£168,821,377	£168,742,278	£168,584,734	£167,733,898	£161,274,861	£157,761,730
60% LAR : 40% CIR	10%	£178,889,887	£162,002,246	£161,923,425	£161,766,373	£160,916,761	£154,465,085	£150,956,042
60% LAR : 40% CIR	15%	£171,760,644	£155,167,781	£155,089,211	£154,932,608	£154,084,121	£147,639,184	£144,133,885
60% LAR : 40% CIR	20%	£164,616,103	£148,318,126	£148,239,785	£148,083,590	£147,236,124	£140,797,311	£137,295,416
60% LAR : 40% CIR	25%	£157,456,414	£141,453,430	£141,375,291	£141,219,463	£140,372,917	£133,939,622	£130,440,792
60% LAR : 40% CIR	30%	£150,281,722	£134,573,837	£134,495,875	£134,340,376	£133,494,648	£127,066,269	£123,570,169
60% LAR : 40% CIR	35%	£143,092,177	£127,679,495	£127,601,687	£127,446,475	£126,601,467	£120,177,406	£116,683,705
60% LAR : 40% CIR	40%	£135,887,922	£120,770,548	£120,692,870	£120,537,906	£119,693,520	£113,273,186	£109,781,557
60% LAR : 40% CIR	45%	£128,669,107	£113,847,144	£113,769,571	£113,614,817	£112,770,955	£106,353,765	£102,863,882
60% LAR : 40% CIR	50%	£121,435,880	£106,909,429	£106,831,937	£106,677,355	£105,833,919	£99,419,294	£95,930,837

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£229,305,632	£211,828,764	£211,749,361	£211,591,286	£210,739,118	£204,272,096	£200,754,529
60% LAR : 40% CIR	5%	£222,207,423	£205,025,114	£204,946,015	£204,788,471	£203,937,635	£197,478,598	£193,965,467
60% LAR : 40% CIR	10%	£215,093,623	£198,205,983	£198,127,162	£197,970,110	£197,120,498	£190,668,822	£187,159,779
60% LAR : 40% CIR	15%	£207,964,381	£191,371,517	£191,292,948	£191,136,345	£190,287,858	£183,842,921	£180,337,622
60% LAR : 40% CIR	20%	£200,819,840	£184,521,863	£184,443,522	£184,287,327	£183,439,861	£177,001,048	£173,499,153
60% LAR : 40% CIR	25%	£193,660,151	£177,657,167	£177,579,028	£177,423,200	£176,576,654	£170,143,359	£166,644,529
60% LAR : 40% CIR	30%	£186,485,459	£170,777,574	£170,699,612	£170,544,113	£169,698,385	£163,270,005	£159,773,906
60% LAR : 40% CIR	35%	£179,295,914	£163,883,231	£163,805,423	£163,650,211	£162,805,203	£156,381,142	£152,887,442
60% LAR : 40% CIR	40%	£172,091,659	£156,974,285	£156,896,606	£156,741,643	£155,897,257	£149,476,923	£145,985,294
60% LAR : 40% CIR	45%	£164,872,844	£150,050,881	£149,973,307	£149,818,554	£148,974,692	£142,557,502	£139,067,619
60% LAR : 40% CIR	50%	£157,639,617	£143,113,166	£143,035,673	£142,881,092	£142,037,656	£135,623,031	£132,134,574

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£244,306,790	£226,829,922	£226,750,519	£226,592,444	£225,740,275	£219,273,254	£215,755,687
60% LAR : 40% CIR	5%	£237,208,581	£220,026,272	£219,947,173	£219,789,629	£218,938,793	£212,479,756	£208,966,625
60% LAR : 40% CIR	10%	£230,094,781	£213,207,141	£213,128,320	£212,971,268	£212,121,656	£205,669,980	£202,160,937
60% LAR : 40% CIR	15%	£222,965,539	£206,372,675	£206,294,106	£206,137,503	£205,289,016	£198,844,079	£195,338,780
60% LAR : 40% CIR	20%	£215,820,998	£199,523,021	£199,444,679	£199,288,484	£198,441,019	£192,002,206	£188,500,311
60% LAR : 40% CIR	25%	£208,661,309	£192,658,325	£192,580,185	£192,424,358	£191,577,812	£185,144,517	£181,645,686
60% LAR : 40% CIR	30%	£201,486,617	£185,778,732	£185,700,770	£185,545,271	£184,699,543	£178,271,163	£174,775,064
60% LAR : 40% CIR	35%	£194,297,071	£178,884,389	£178,806,581	£178,651,369	£177,806,361	£171,382,300	£167,888,600
60% LAR : 40% CIR	40%	£187,092,817	£171,975,443	£171,897,764	£171,742,801	£170,898,415	£164,478,081	£160,986,452
60% LAR : 40% CIR	45%	£179,874,002	£165,052,039	£164,974,465	£164,819,712	£163,975,850	£157,558,660	£154,068,776
60% LAR : 40% CIR	50%	£172,640,775	£158,114,324	£158,036,831	£157,882,249	£157,038,814	£150,624,189	£147,135,732

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£262,039,579	£244,562,711	£244,483,308	£244,325,233	£243,473,065	£237,006,043	£233,488,476
60% LAR : 40% CIR	5%	£254,941,371	£237,759,061	£237,679,962	£237,522,419	£236,671,582	£230,212,545	£226,699,415
60% LAR : 40% CIR	10%	£247,827,571	£230,939,930	£230,861,109	£230,704,057	£229,854,446	£223,402,769	£219,893,727
60% LAR : 40% CIR	15%	£240,698,328	£224,105,465	£224,026,895	£223,870,292	£223,021,805	£216,576,868	£213,071,570
60% LAR : 40% CIR	20%	£233,553,788	£217,255,810	£217,177,469	£217,021,274	£216,173,808	£209,734,995	£206,233,100
60% LAR : 40% CIR	25%	£226,394,098	£210,391,114	£210,312,975	£210,157,148	£209,310,601	£202,877,306	£199,378,476
60% LAR : 40% CIR	30%	£219,219,407	£203,511,521	£203,433,559	£203,278,061	£202,432,332	£196,003,953	£192,507,853
60% LAR : 40% CIR	35%	£212,029,861	£196,617,179	£196,539,371	£196,384,159	£195,539,151	£189,115,090	£185,621,389
60% LAR : 40% CIR	40%	£204,825,606	£189,708,232	£189,630,554	£189,475,591	£188,631,204	£182,210,870	£178,719,241
60% LAR : 40% CIR	45%	£197,606,791	£182,784,829	£182,707,255	£182,552,501	£181,708,639	£175,291,449	£171,801,566
60% LAR : 40% CIR	50%	£190,373,564	£175,847,113	£175,769,621	£175,615,039	£174,771,603	£168,356,978	£164,868,521

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp	Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£232,996,297	£215,493,368	£215,413,965	£215,253,833	£214,350,236	£207,437,500	£203,679,932
60% LAR : 40% CIR	5%	£228,849,660	£211,594,093	£211,514,995	£211,355,394	£210,453,129	£203,548,378	£199,795,247
60% LAR : 40% CIR	10%	£224,687,433	£207,679,338	£207,600,517	£207,441,408	£206,540,368	£199,642,977	£195,893,935
60% LAR : 40% CIR	15%	£220,509,762	£203,749,249	£203,670,679	£203,512,020	£202,612,104	£195,721,452	£191,976,154
60% LAR : 40% CIR	20%	£216,316,794	£199,803,970	£199,725,629	£199,567,377	£198,668,482	£191,783,955	£188,042,060
60% LAR : 40% CIR	25%	£212,108,676	£195,843,649	£195,765,510	£195,607,626	£194,709,650	£187,830,641	£184,091,812
60% LAR : 40% CIR	30%	£207,885,556	£191,868,433	£191,790,472	£191,632,915	£190,735,758	£183,861,664	£180,125,564
60% LAR : 40% CIR	35%	£203,647,582	£187,878,466	£187,800,658	£187,643,390	£186,746,953	£179,877,177	£176,143,477
60% LAR : 40% CIR	40%	£199,394,899	£183,873,896	£183,796,217	£183,639,197	£182,743,381	£175,877,333	£172,145,705
60% LAR : 40% CIR	45%	£195,127,657	£179,854,868	£179,777,294	£179,620,483	£178,725,192	£171,862,287	£168,132,405
60% LAR : 40% CIR	50%	£190,846,001	£175,821,528	£175,744,036	£175,587,396	£174,692,533	£167,832,193	£164,103,735

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	145626138.8	£128,123,210	£128,043,807	£127,883,675	£126,980,078	£120,067,342	£116,309,775
60% LAR : 40% CIR	5%	£141,479,502	£124,223,935	£124,144,837	£123,985,236	£123,082,971	£116,178,220	£112,425,089
60% LAR : 40% CIR	10%	£137,317,275	£120,309,180	£120,230,359	£120,071,250	£119,170,210	£112,272,819	£108,523,777
60% LAR : 40% CIR	15%	£133,139,604	£116,379,091	£116,300,521	£116,141,862	£115,241,946	£108,351,294	£104,605,996
60% LAR : 40% CIR	20%	£128,946,636	£112,433,812	£112,355,471	£112,197,219	£111,298,324	£104,413,797	£100,671,902
60% LAR : 40% CIR	25%	£124,738,519	£108,473,491	£108,395,352	£108,237,468	£107,339,492	£100,460,483	£96,721,654
60% LAR : 40% CIR	30%	£120,515,398	£104,498,275	£104,420,314	£104,262,757	£103,365,600	£96,491,506	£92,755,406
60% LAR : 40% CIR	35%	£116,277,424	£100,508,308	£100,430,500	£100,273,232	£99,376,795	£92,507,019	£88,773,319
60% LAR : 40% CIR	40%	£112,024,741	£96,503,738	£96,426,059	£96,269,039	£95,373,223	£88,507,175	£84,775,547
60% LAR : 40% CIR	45%	£107,757,499	£92,484,710	£92,407,136	£92,250,326	£91,355,034	£84,492,129	£80,762,247
60% LAR : 40% CIR	50%	£103,475,843	£88,451,371	£88,373,878	£88,217,238	£87,322,375	£80,462,036	£76,733,578

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£181,829,876	£164,326,947	£164,247,544	£164,087,412	£163,183,815	£156,271,079	£152,513,511
60% LAR : 40% CIR	5%	£177,683,239	£160,427,672	£160,348,574	£160,188,973	£159,286,708	£152,381,957	£148,628,826
60% LAR : 40% CIR	10%	£173,521,012	£156,512,917	£156,434,096	£156,274,987	£155,373,947	£148,476,556	£144,727,514
60% LAR : 40% CIR	15%	£169,343,341	£152,582,828	£152,504,258	£152,345,599	£151,445,683	£144,555,031	£140,809,733
60% LAR : 40% CIR	20%	£165,150,373	£148,637,549	£148,559,208	£148,400,956	£147,502,061	£140,617,534	£136,875,639
60% LAR : 40% CIR	25%	£160,942,255	£144,677,228	£144,599,089	£144,441,205	£143,543,229	£136,664,220	£132,925,391
60% LAR : 40% CIR	30%	£156,719,135	£140,702,012	£140,624,051	£140,466,493	£139,569,337	£132,695,243	£128,959,143
60% LAR : 40% CIR	35%	£152,481,161	£136,712,045	£136,634,237	£136,476,969	£135,580,532	£128,710,756	£124,977,056
60% LAR : 40% CIR	40%	£148,228,478	£132,707,474	£132,629,796	£132,472,775	£131,576,960	£124,710,912	£120,979,284
60% LAR : 40% CIR	45%	£143,961,236	£128,688,447	£128,610,873	£128,454,062	£127,558,771	£120,695,866	£116,965,984
60% LAR : 40% CIR	50%	£139,679,580	£124,655,107	£124,577,615	£124,420,975	£123,526,111	£116,665,772	£112,937,314

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£196,831,034	£179,328,105	£179,248,702	£179,088,570	£178,184,972	£171,272,237	£167,514,669
60% LAR : 40% CIR	5%	£192,684,397	£175,428,830	£175,349,732	£175,190,131	£174,287,866	£167,383,115	£163,629,984
60% LAR : 40% CIR	10%	£188,522,170	£171,514,075	£171,435,254	£171,276,144	£170,375,105	£163,477,714	£159,728,671
60% LAR : 40% CIR	15%	£184,344,499	£167,583,986	£167,505,416	£167,346,757	£166,446,841	£159,556,188	£155,810,891
60% LAR : 40% CIR	20%	£180,151,531	£163,638,707	£163,560,366	£163,402,114	£162,503,219	£155,618,692	£151,876,797
60% LAR : 40% CIR	25%	£175,943,413	£159,678,386	£159,600,247	£159,442,363	£158,544,387	£151,665,378	£147,926,549
60% LAR : 40% CIR	30%	£171,720,293	£155,703,170	£155,625,208	£155,467,651	£154,570,495	£147,696,400	£143,960,301
60% LAR : 40% CIR	35%	£167,482,319	£151,713,203	£151,635,395	£151,478,127	£150,581,690	£143,711,914	£139,978,214
60% LAR : 40% CIR	40%	£163,229,636	£147,708,632	£147,630,954	£147,473,933	£146,578,118	£139,712,070	£135,980,441
60% LAR : 40% CIR	45%	£158,962,394	£143,689,605	£143,612,031	£143,455,220	£142,559,929	£135,697,024	£131,967,142
60% LAR : 40% CIR	50%	£154,680,738	£139,656,265	£139,578,773	£139,422,133	£138,527,269	£131,666,930	£127,938,472

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£214,563,823	£197,060,894	£196,981,491	£196,821,359	£195,917,762	£189,005,026	£185,247,459
60% LAR : 40% CIR	5%	£210,417,186	£193,161,620	£193,082,521	£192,922,920	£192,020,655	£185,115,904	£181,362,773
60% LAR : 40% CIR	10%	£206,254,959	£189,246,865	£189,168,043	£189,008,934	£188,107,895	£181,210,503	£177,461,461
60% LAR : 40% CIR	15%	£202,077,288	£185,316,775	£185,238,206	£185,079,546	£184,179,630	£177,288,978	£173,543,680
60% LAR : 40% CIR	20%	£197,884,320	£181,371,497	£181,293,155	£181,134,903	£180,236,008	£173,351,481	£169,609,587
60% LAR : 40% CIR	25%	£193,676,203	£177,411,176	£177,333,036	£177,175,153	£176,277,177	£169,398,167	£165,659,338
60% LAR : 40% CIR	30%	£189,453,082	£173,435,959	£173,357,998	£173,200,441	£172,303,285	£165,429,190	£161,693,091
60% LAR : 40% CIR	35%	£185,215,108	£169,445,992	£169,368,184	£169,210,916	£168,314,479	£161,444,703	£157,711,003
60% LAR : 40% CIR	40%	£180,962,426	£165,441,422	£165,363,743	£165,206,723	£164,310,908	£157,444,860	£153,713,231
60% LAR : 40% CIR	45%	£176,695,183	£161,422,394	£161,344,820	£161,188,010	£160,292,719	£153,429,814	£149,699,932
60% LAR : 40% CIR	50%	£172,413,528	£157,389,055	£157,311,562	£157,154,922	£156,260,059	£149,399,720	£145,671,262

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp		Value Area	Zone A - Kings Cross Lower
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£232,996,297	£215,493,368	£215,413,965	£215,253,833	£214,350,236	£207,437,500	£203,679,932
60% LAR : 40% CIR	5%	£228,849,660	£211,594,093	£211,514,995	£211,355,394	£210,453,129	£203,548,378	£199,795,247
60% LAR : 40% CIR	10%	£224,687,433	£207,679,338	£207,600,517	£207,441,408	£206,540,368	£199,642,977	£195,893,935
60% LAR : 40% CIR	15%	£220,509,762	£203,749,249	£203,670,679	£203,512,020	£202,612,104	£195,721,452	£191,976,154
60% LAR : 40% CIR	20%	£216,316,794	£199,803,970	£199,725,629	£199,567,377	£198,668,482	£191,783,955	£188,042,060
60% LAR : 40% CIR	25%	£212,108,676	£195,843,649	£195,765,510	£195,607,626	£194,709,650	£187,830,641	£184,091,812
60% LAR : 40% CIR	30%	£207,885,556	£191,868,433	£191,790,472	£191,632,915	£190,735,758	£183,861,664	£180,125,564
60% LAR : 40% CIR	35%	£203,647,582	£187,878,466	£187,800,658	£187,643,390	£186,746,953	£179,877,177	£176,143,477
60% LAR : 40% CIR	40%	£199,394,899	£183,873,896	£183,796,217	£183,639,197	£182,743,381	£175,877,333	£172,145,705
60% LAR : 40% CIR	45%	£195,127,657	£179,854,868	£179,777,294	£179,620,483	£178,725,192	£171,862,287	£168,132,405
60% LAR : 40% CIR	50%	£190,846,001	£175,821,528	£175,744,036	£175,587,396	£174,692,533	£167,832,193	£164,103,735

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£145,626,139	£128,123,210	£128,043,807	£127,883,675	£126,980,078	£120,067,342	£116,309,775
60% LAR : 40% CIR	5%	£141,479,502	£124,223,935	£124,144,837	£123,985,236	£123,082,971	£116,178,220	£112,425,089
60% LAR : 40% CIR	10%	£137,317,275	£120,309,180	£120,230,359	£120,071,250	£119,170,210	£112,272,819	£108,523,777
60% LAR : 40% CIR	15%	£133,139,604	£116,379,091	£116,300,521	£116,141,862	£115,241,946	£108,351,294	£104,605,996
60% LAR : 40% CIR	20%	£128,946,636	£112,433,812	£112,355,471	£112,197,219	£111,298,324	£104,413,797	£100,671,902
60% LAR : 40% CIR	25%	£124,738,519	£108,473,491	£108,395,352	£108,237,468	£107,339,492	£100,460,483	£96,721,654
60% LAR : 40% CIR	30%	£120,515,398	£104,498,275	£104,420,314	£104,262,757	£103,365,600	£96,491,506	£92,755,406
60% LAR : 40% CIR	35%	£116,277,424	£100,508,308	£100,430,500	£100,273,232	£99,376,795	£92,507,019	£88,773,319
60% LAR : 40% CIR	40%	£112,024,741	£96,503,738	£96,426,059	£96,269,039	£95,373,223	£88,507,175	£84,775,547
60% LAR : 40% CIR	45%	£107,757,499	£92,484,710	£92,407,136	£92,250,326	£91,355,034	£84,492,129	£80,762,247
60% LAR : 40% CIR	50%	£103,475,843	£88,451,371	£88,373,878	£88,217,238	£87,322,375	£80,462,036	£76,733,578

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£181,829,876	£164,326,947	£164,247,544	£164,087,412	£163,183,815	£156,271,079	£152,513,511
60% LAR : 40% CIR	5%	£177,683,239	£160,427,672	£160,348,574	£160,188,973	£159,286,708	£152,381,957	£148,628,826
60% LAR : 40% CIR	10%	£173,521,012	£156,512,917	£156,434,096	£156,274,987	£155,373,947	£148,476,556	£144,727,514
60% LAR : 40% CIR	15%	£169,343,341	£152,582,828	£152,504,258	£152,345,599	£151,445,683	£144,555,031	£140,809,733
60% LAR : 40% CIR	20%	£165,150,373	£148,637,549	£148,559,208	£148,400,956	£147,502,061	£140,617,534	£136,875,639
60% LAR : 40% CIR	25%	£160,942,255	£144,677,228	£144,599,089	£144,441,205	£143,543,229	£136,664,220	£132,925,391
60% LAR : 40% CIR	30%	£156,719,135	£140,702,012	£140,624,051	£140,466,493	£139,569,337	£132,695,243	£128,959,143
60% LAR : 40% CIR	35%	£152,481,161	£136,712,045	£136,634,237	£136,476,969	£135,580,532	£128,710,756	£124,977,056
60% LAR : 40% CIR	40%	£148,228,478	£132,707,474	£132,629,796	£132,472,775	£131,576,960	£124,710,912	£120,979,284
60% LAR : 40% CIR	45%	£143,961,236	£128,688,447	£128,610,873	£128,454,062	£127,558,771	£120,695,866	£116,965,984
60% LAR : 40% CIR	50%	£139,679,580	£124,655,107	£124,577,615	£124,420,975	£123,526,111	£116,665,772	£112,937,314

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£196,831,034	£179,328,105	£179,248,702	£179,088,570	£178,184,972	£171,272,237	£167,514,669
60% LAR : 40% CIR	5%	£192,684,397	£175,428,830	£175,349,732	£175,190,131	£174,287,866	£167,383,115	£163,629,984
60% LAR : 40% CIR	10%	£188,522,170	£171,514,075	£171,435,254	£171,276,144	£170,375,105	£163,477,714	£159,728,671
60% LAR : 40% CIR	15%	£184,344,499	£167,583,986	£167,505,416	£167,346,757	£166,446,841	£159,556,188	£155,810,891
60% LAR : 40% CIR	20%	£180,151,531	£163,638,707	£163,560,366	£163,402,114	£162,503,219	£155,618,692	£151,876,797
60% LAR : 40% CIR	25%	£175,943,413	£159,678,386	£159,600,247	£159,442,363	£158,544,387	£151,665,378	£147,926,549
60% LAR : 40% CIR	30%	£171,720,293	£155,703,170	£155,625,208	£155,467,651	£154,570,495	£147,696,400	£143,960,301
60% LAR : 40% CIR	35%	£167,482,319	£151,713,203	£151,635,395	£151,478,127	£150,581,690	£143,711,914	£139,978,214
60% LAR : 40% CIR	40%	£163,229,636	£147,708,632	£147,630,954	£147,473,933	£146,578,118	£139,712,070	£135,980,441
60% LAR : 40% CIR	45%	£158,962,394	£143,689,605	£143,612,031	£143,455,220	£142,559,929	£135,697,024	£131,967,142
60% LAR : 40% CIR	50%	£154,680,738	£139,656,265	£139,578,773	£139,422,133	£138,527,269	£131,666,930	£127,938,472

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£214,563,823	£197,060,894	£196,981,491	£196,821,359	£195,917,762	£189,005,026	£185,247,459
60% LAR : 40% CIR	5%	£210,417,186	£193,161,620	£193,082,521	£192,922,920	£192,020,655	£185,115,904	£181,362,773
60% LAR : 40% CIR	10%	£206,254,959	£189,246,865	£189,168,043	£189,008,934	£188,107,895	£181,210,503	£177,461,461
60% LAR : 40% CIR	15%	£202,077,288	£185,316,775	£185,238,206	£185,079,546	£184,179,630	£177,288,978	£173,543,680
60% LAR : 40% CIR	20%	£197,884,320	£181,371,497	£181,293,155	£181,134,903	£180,236,008	£173,351,481	£169,609,587
60% LAR : 40% CIR	25%	£193,676,203	£177,411,176	£177,333,036	£177,175,153	£176,277,177	£169,398,167	£165,659,338
60% LAR : 40% CIR	30%	£189,453,082	£173,435,959	£173,357,998	£173,200,441	£172,303,285	£165,429,190	£161,693,091
60% LAR : 40% CIR	35%	£185,215,108	£169,445,992	£169,368,184	£169,210,916	£168,314,479	£161,444,703	£157,711,003
60% LAR : 40% CIR	40%	£180,962,426	£165,441,422	£165,363,743	£165,206,723	£164,310,908	£157,444,860	£153,713,231
60% LAR : 40% CIR	45%	£176,695,183	£161,422,394	£161,344,820	£161,188,010	£160,292,719	£153,429,814	£149,699,932
60% LAR : 40% CIR	50%	£172,413,528	£157,389,055	£157,311,562	£157,154,922	£156,260,059	£149,399,720	£145,671,262

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone A - Kings Cross Higher

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£243,413,610	£225,744,106	£225,664,703	£225,504,571	£224,600,974	£217,688,238	£213,930,670
60% LAR : 40% CIR	5%	£238,746,107	£221,332,295	£221,253,196	£221,093,596	£220,191,330	£213,286,579	£209,533,448
60% LAR : 40% CIR	10%	£234,063,014	£216,905,003	£216,826,182	£216,667,072	£215,766,033	£208,868,641	£205,119,599
60% LAR : 40% CIR	15%	£229,364,478	£212,462,376	£212,383,807	£212,225,147	£211,325,231	£204,434,579	£200,689,281
60% LAR : 40% CIR	20%	£224,650,644	£208,004,561	£207,926,219	£207,767,968	£206,869,072	£199,984,546	£196,242,651
60% LAR : 40% CIR	25%	£219,921,661	£203,531,703	£203,453,564	£203,295,680	£202,397,705	£195,518,695	£191,779,866
60% LAR : 40% CIR	30%	£215,177,675	£199,043,949	£198,965,988	£198,808,432	£197,911,276	£191,037,181	£187,301,082
60% LAR : 40% CIR	35%	£210,418,835	£194,541,446	£194,463,638	£194,306,369	£193,409,933	£186,540,157	£182,806,457
60% LAR : 40% CIR	40%	£205,645,287	£190,024,338	£189,946,660	£189,789,639	£188,893,824	£182,027,776	£178,296,147
60% LAR : 40% CIR	45%	£200,857,178	£185,492,773	£185,415,199	£185,258,389	£184,363,098	£177,500,194	£173,770,311
60% LAR : 40% CIR	50%	£196,054,657	£180,946,898	£180,869,405	£180,712,765	£179,817,902	£172,957,562	£169,229,104

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£156,043,452	£138,373,948	£138,294,545	£138,134,413	£137,230,816	£130,318,080	£126,560,513
60% LAR : 40% CIR	5%	£151,375,950	£133,962,137	£133,883,038	£133,723,438	£132,821,172	£125,916,421	£122,163,291
60% LAR : 40% CIR	10%	£146,692,857	£129,534,845	£129,456,024	£129,296,914	£128,395,875	£121,498,483	£117,749,441
60% LAR : 40% CIR	15%	£141,994,320	£125,092,218	£125,013,650	£124,854,989	£123,955,073	£117,064,421	£113,319,123
60% LAR : 40% CIR	20%	£137,280,486	£120,634,403	£120,556,061	£120,397,810	£119,498,914	£112,614,388	£108,872,493
60% LAR : 40% CIR	25%	£132,551,503	£116,161,545	£116,083,407	£115,925,522	£115,027,547	£108,148,537	£104,409,708
60% LAR : 40% CIR	30%	£127,807,517	£111,673,791	£111,595,830	£111,438,274	£110,541,118	£103,667,023	£99,930,924
60% LAR : 40% CIR	35%	£123,048,677	£107,171,288	£107,093,480	£106,936,211	£106,039,775	£99,169,999	£95,436,299
60% LAR : 40% CIR	40%	£118,275,129	£102,654,180	£102,576,502	£102,419,481	£101,523,666	£94,657,618	£90,925,989
60% LAR : 40% CIR	45%	£113,487,021	£98,122,615	£98,045,041	£97,888,231	£96,992,940	£90,130,036	£86,400,153
60% LAR : 40% CIR	50%	£108,684,499	£93,576,740	£93,499,247	£93,342,607	£92,447,744	£85,587,405	£81,858,947

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£192,247,189	£174,577,685	£174,498,282	£174,338,150	£173,434,553	£166,521,817	£162,764,249
60% LAR : 40% CIR	5%	£187,579,686	£170,165,874	£170,086,775	£169,927,175	£169,024,909	£162,120,158	£158,367,027
60% LAR : 40% CIR	10%	£182,896,593	£165,738,582	£165,659,761	£165,500,651	£164,599,612	£157,702,220	£153,953,178
60% LAR : 40% CIR	15%	£178,198,057	£161,296,955	£161,217,386	£161,058,726	£160,158,810	£153,268,158	£149,522,860
60% LAR : 40% CIR	20%	£173,484,223	£156,838,140	£156,759,798	£156,601,546	£155,702,651	£148,818,125	£145,076,230
60% LAR : 40% CIR	25%	£168,755,240	£152,365,282	£152,287,143	£152,129,259	£151,231,284	£144,352,274	£140,613,445
60% LAR : 40% CIR	30%	£164,011,254	£147,877,528	£147,799,567	£147,642,011	£146,744,855	£139,870,760	£136,134,661
60% LAR : 40% CIR	35%	£159,252,414	£143,375,025	£143,297,217	£143,139,948	£142,243,512	£135,373,736	£131,640,036
60% LAR : 40% CIR	40%	£154,478,866	£138,857,917	£138,780,239	£138,623,218	£137,727,403	£130,861,355	£127,129,726
60% LAR : 40% CIR	45%	£149,690,757	£134,326,352	£134,248,778	£134,091,968	£133,196,677	£126,333,773	£122,603,890
60% LAR : 40% CIR	50%	£144,888,236	£129,780,476	£129,702,984	£129,546,344	£128,651,480	£121,791,141	£118,062,683

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£207,248,347	£189,578,843	£189,499,440	£189,339,308	£188,435,710	£181,522,975	£177,765,407
60% LAR : 40% CIR	5%	£202,580,844	£185,167,032	£185,087,933	£184,928,333	£184,026,066	£177,121,316	£173,368,185
60% LAR : 40% CIR	10%	£197,897,751	£180,739,740	£180,660,918	£180,501,809	£179,600,770	£172,703,378	£168,954,336
60% LAR : 40% CIR	15%	£193,199,215	£176,297,113	£176,218,544	£176,059,884	£175,159,968	£168,269,316	£164,524,018
60% LAR : 40% CIR	20%	£188,485,381	£171,839,298	£171,760,956	£171,602,704	£170,703,809	£163,819,283	£160,077,388
60% LAR : 40% CIR	25%	£183,756,398	£167,366,440	£167,288,301	£167,130,417	£166,232,442	£159,353,431	£155,614,602
60% LAR : 40% CIR	30%	£179,012,412	£162,878,686	£162,800,725	£162,643,169	£161,746,012	£154,871,918	£151,135,818
60% LAR : 40% CIR	35%	£174,253,572	£158,376,183	£158,298,375	£158,141,106	£157,244,670	£150,374,894	£146,641,193
60% LAR : 40% CIR	40%	£169,480,024	£153,859,075	£153,781,396	£153,624,376	£152,728,561	£145,862,513	£142,130,884
60% LAR : 40% CIR	45%	£164,691,915	£149,327,510	£149,249,936	£149,093,126	£148,197,835	£141,334,930	£137,605,047
60% LAR : 40% CIR	50%	£159,889,394	£144,781,634	£144,704,142	£144,547,502	£143,652,638	£136,792,299	£133,063,841

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£224,981,136	£207,311,632	£207,232,229	£207,072,097	£206,168,500	£199,255,764	£195,498,197
60% LAR : 40% CIR	5%	£220,313,634	£202,899,821	£202,820,722	£202,661,122	£201,758,856	£194,854,105	£191,100,975
60% LAR : 40% CIR	10%	£215,630,541	£198,472,529	£198,393,708	£198,234,598	£197,333,559	£190,436,168	£186,687,125
60% LAR : 40% CIR	15%	£210,932,004	£194,029,902	£193,951,334	£193,792,673	£192,892,757	£186,002,105	£182,256,807
60% LAR : 40% CIR	20%	£206,218,170	£189,572,088	£189,493,745	£189,335,494	£188,436,598	£181,552,072	£177,810,177
60% LAR : 40% CIR	25%	£201,489,187	£185,099,229	£185,021,091	£184,863,206	£183,965,231	£177,086,221	£173,347,392
60% LAR : 40% CIR	30%	£196,745,201	£180,611,476	£180,533,514	£180,375,958	£179,478,802	£172,604,707	£168,868,608
60% LAR : 40% CIR	35%	£191,986,362	£176,108,972	£176,031,164	£175,873,895	£174,977,459	£168,107,683	£164,373,983
60% LAR : 40% CIR	40%	£187,212,813	£171,591,864	£171,514,186	£171,357,165	£170,461,350	£163,595,302	£159,863,673
60% LAR : 40% CIR	45%	£182,424,705	£167,060,299	£166,982,726	£166,825,915	£165,930,624	£159,067,720	£155,337,837
60% LAR : 40% CIR	50%	£177,622,184	£162,514,424	£162,436,931	£162,280,291	£161,385,428	£154,525,089	£150,796,631

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone A - Lower Cenral Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£253,830,922	£235,994,844	£235,915,441	£235,755,309	£234,851,713	£227,938,976	£224,181,410
60% LAR : 40% CIR	5%	£248,642,555	£231,070,496	£230,991,397	£230,831,797	£229,929,531	£223,024,780	£219,271,649
60% LAR : 40% CIR	10%	£243,438,596	£226,130,667	£226,051,846	£225,892,737	£224,991,697	£218,094,306	£214,345,264
60% LAR : 40% CIR	15%	£238,219,194	£221,175,504	£221,096,935	£220,938,274	£220,038,358	£213,147,707	£209,402,409
60% LAR : 40% CIR	20%	£232,984,493	£216,205,151	£216,126,810	£215,968,557	£215,069,663	£208,185,137	£204,443,241
60% LAR : 40% CIR	25%	£227,734,645	£211,219,756	£211,141,618	£210,983,733	£210,085,758	£203,206,749	£199,467,919
60% LAR : 40% CIR	30%	£222,469,794	£206,219,467	£206,141,505	£205,983,948	£205,086,792	£198,212,697	£194,476,598
60% LAR : 40% CIR	35%	£217,190,088	£201,204,426	£201,126,618	£200,969,349	£200,072,913	£193,203,137	£189,469,437
60% LAR : 40% CIR	40%	£211,895,675	£196,174,782	£196,097,102	£195,940,082	£195,044,267	£188,178,220	£184,446,590
60% LAR : 40% CIR	45%	£206,586,701	£191,130,679	£191,053,106	£190,896,295	£190,001,004	£183,138,100	£179,408,217
60% LAR : 40% CIR	50%	£201,263,313	£186,072,267	£185,994,774	£185,838,134	£184,943,271	£178,082,931	£174,354,474

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£166,460,764	£148,624,686	£148,545,283	£148,385,151	£147,481,555	£140,568,818	£136,811,252
60% LAR : 40% CIR	5%	£161,272,397	£143,700,338	£143,621,239	£143,461,639	£142,559,373	£135,654,623	£131,901,491
60% LAR : 40% CIR	10%	£156,068,438	£138,760,509	£138,681,688	£138,522,579	£137,621,539	£130,724,148	£126,975,106
60% LAR : 40% CIR	15%	£150,849,036	£133,805,346	£133,726,777	£133,568,116	£132,668,200	£125,777,549	£122,032,251
60% LAR : 40% CIR	20%	£145,614,336	£128,834,993	£128,756,652	£128,598,399	£127,699,505	£120,814,979	£117,073,083
60% LAR : 40% CIR	25%	£140,364,488	£123,849,598	£123,771,460	£123,613,576	£122,715,600	£115,836,591	£112,097,761
60% LAR : 40% CIR	30%	£135,099,636	£118,849,309	£118,771,347	£118,613,790	£117,716,634	£110,842,539	£107,106,440
60% LAR : 40% CIR	35%	£129,819,930	£113,834,268	£113,756,460	£113,599,191	£112,702,755	£105,832,979	£102,099,279
60% LAR : 40% CIR	40%	£124,525,517	£108,804,624	£108,726,944	£108,569,924	£107,674,109	£100,808,062	£97,076,432
60% LAR : 40% CIR	45%	£119,216,543	£103,760,521	£103,682,948	£103,526,137	£102,630,846	£95,767,942	£92,038,059
60% LAR : 40% CIR	50%	£113,893,155	£98,702,109	£98,624,616	£98,467,976	£97,573,113	£90,712,774	£86,984,316

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£202,664,501	£184,828,423	£184,749,020	£184,588,888	£183,685,292	£176,772,555	£173,014,988
60% LAR : 40% CIR	5%	£197,476,134	£179,904,075	£179,824,975	£179,665,376	£178,763,110	£171,858,359	£168,105,228
60% LAR : 40% CIR	10%	£192,272,175	£174,964,246	£174,885,425	£174,726,315	£173,825,276	£166,927,885	£163,178,842
60% LAR : 40% CIR	15%	£187,052,773	£170,009,083	£169,930,514	£169,771,853	£168,871,937	£161,981,286	£158,235,988
60% LAR : 40% CIR	20%	£181,818,072	£165,038,730	£164,960,389	£164,802,136	£163,903,242	£157,018,716	£153,276,820
60% LAR : 40% CIR	25%	£176,568,224	£160,053,335	£159,975,197	£159,817,312	£158,919,337	£152,040,328	£148,301,498
60% LAR : 40% CIR	30%	£171,303,373	£155,053,046	£154,975,084	£154,817,527	£153,920,371	£147,046,276	£143,310,177
60% LAR : 40% CIR	35%	£166,023,667	£150,038,005	£149,960,197	£149,802,928	£148,906,492	£142,036,716	£138,303,016
60% LAR : 40% CIR	40%	£160,729,254	£145,008,361	£144,930,681	£144,773,661	£143,877,846	£137,011,798	£133,280,169
60% LAR : 40% CIR	45%	£155,420,280	£139,964,258	£139,886,685	£139,729,874	£138,834,583	£131,971,679	£128,241,796
60% LAR : 40% CIR	50%	£150,096,892	£134,905,845	£134,828,353	£134,671,713	£133,776,850	£126,916,510	£123,188,052

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£217,665,659	£199,829,581	£199,750,178	£199,590,046	£198,686,450	£191,773,713	£188,016,146
60% LAR : 40% CIR	5%	£212,477,292	£194,905,233	£194,826,133	£194,666,533	£193,764,268	£186,859,517	£183,106,386
60% LAR : 40% CIR	10%	£207,273,333	£189,965,404	£189,886,583	£189,727,473	£188,826,434	£181,929,043	£178,180,000
60% LAR : 40% CIR	15%	£202,053,930	£185,010,241	£184,931,671	£184,773,011	£183,873,095	£176,982,444	£173,237,146
60% LAR : 40% CIR	20%	£196,819,230	£180,039,888	£179,961,546	£179,803,294	£178,904,399	£172,019,874	£168,277,978
60% LAR : 40% CIR	25%	£191,569,382	£175,054,493	£174,976,355	£174,818,470	£173,920,495	£167,041,486	£163,302,656
60% LAR : 40% CIR	30%	£186,304,531	£170,054,203	£169,976,242	£169,818,685	£168,921,529	£162,047,434	£158,311,335
60% LAR : 40% CIR	35%	£181,024,825	£165,039,163	£164,961,355	£164,804,085	£163,907,650	£157,037,873	£153,304,173
60% LAR : 40% CIR	40%	£175,730,412	£160,009,519	£159,931,839	£159,774,819	£158,879,003	£152,012,956	£148,281,327
60% LAR : 40% CIR	45%	£170,421,438	£154,965,416	£154,887,842	£154,731,032	£153,835,741	£146,972,837	£143,242,954
60% LAR : 40% CIR	50%	£165,098,050	£149,907,003	£149,829,511	£149,672,871	£148,778,007	£141,917,668	£138,189,210

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£235,398,448	£217,562,370	£217,482,967	£217,322,835	£216,419,239	£209,506,502	£205,748,936
60% LAR : 40% CIR	5%	£230,210,081	£212,638,022	£212,558,923	£212,399,323	£211,497,058	£204,592,307	£200,839,176
60% LAR : 40% CIR	10%	£225,006,122	£207,698,193	£207,619,372	£207,460,263	£206,559,224	£199,661,832	£195,912,790
60% LAR : 40% CIR	15%	£219,786,720	£202,743,030	£202,664,461	£202,505,801	£201,605,884	£194,715,233	£190,969,935
60% LAR : 40% CIR	20%	£214,552,020	£197,772,677	£197,694,336	£197,536,084	£196,637,189	£189,752,663	£186,010,767
60% LAR : 40% CIR	25%	£209,302,172	£192,787,283	£192,709,144	£192,551,260	£191,653,285	£184,774,275	£181,035,445
60% LAR : 40% CIR	30%	£204,037,320	£187,786,993	£187,709,031	£187,551,474	£186,654,318	£179,780,223	£176,044,124
60% LAR : 40% CIR	35%	£198,757,615	£182,771,952	£182,694,144	£182,536,875	£181,640,439	£174,770,663	£171,036,963
60% LAR : 40% CIR	40%	£193,463,201	£177,742,308	£177,664,629	£177,507,608	£176,611,793	£169,745,746	£166,014,116
60% LAR : 40% CIR	45%	£188,154,227	£172,698,206	£172,620,632	£172,463,821	£171,568,530	£164,705,626	£160,975,743
60% LAR : 40% CIR	50%	£182,830,840	£167,639,793	£167,562,300	£167,405,660	£166,510,797	£159,650,458	£155,922,000

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone A - Medium Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£278,137,985	£259,913,233	£259,833,831	£259,673,697	£258,770,101	£251,857,365	£248,099,798
60% LAR : 40% CIR	5%	£271,734,264	£253,792,966	£253,713,867	£253,554,267	£252,652,000	£245,747,249	£241,994,119
60% LAR : 40% CIR	10%	£265,314,953	£247,657,217	£247,578,396	£247,419,286	£246,518,247	£239,620,855	£235,871,814
60% LAR : 40% CIR	15%	£258,880,196	£241,506,134	£241,427,565	£241,268,905	£240,368,988	£233,478,337	£229,733,039
60% LAR : 40% CIR	20%	£252,430,144	£235,339,862	£235,261,521	£235,103,269	£234,204,374	£227,319,848	£223,577,953
60% LAR : 40% CIR	25%	£245,964,942	£229,158,549	£229,080,410	£228,922,525	£228,024,550	£221,145,541	£217,406,711
60% LAR : 40% CIR	30%	£239,484,738	£222,962,339	£222,884,377	£222,726,820	£221,829,664	£214,955,569	£211,219,470
60% LAR : 40% CIR	35%	£232,989,679	£216,751,379	£216,673,571	£216,516,301	£215,619,866	£208,750,089	£205,016,389
60% LAR : 40% CIR	40%	£226,479,913	£210,525,814	£210,448,136	£210,291,115	£209,395,300	£202,529,253	£198,797,623
60% LAR : 40% CIR	45%	£219,955,585	£204,285,793	£204,208,220	£204,051,409	£203,156,118	£196,293,214	£192,563,331
60% LAR : 40% CIR	50%	£213,416,845	£198,031,461	£197,953,969	£197,797,329	£196,902,465	£190,042,126	£186,313,668

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£190,767,827	£172,543,075	£172,463,673	£172,303,540	£171,399,943	£164,487,207	£160,729,640
60% LAR : 40% CIR	5%	£184,364,106	£166,422,808	£166,343,709	£166,184,109	£165,281,842	£158,377,092	£154,623,961
60% LAR : 40% CIR	10%	£177,944,795	£160,287,059	£160,208,238	£160,049,128	£159,148,089	£152,250,698	£148,501,656
60% LAR : 40% CIR	15%	£171,510,038	£154,135,976	£154,057,407	£153,898,747	£152,998,831	£146,108,179	£142,362,881
60% LAR : 40% CIR	20%	£165,059,986	£147,969,704	£147,891,363	£147,733,111	£146,834,216	£139,949,690	£136,207,795
60% LAR : 40% CIR	25%	£158,594,784	£141,788,391	£141,710,252	£141,552,367	£140,654,392	£133,775,383	£130,036,553
60% LAR : 40% CIR	30%	£152,114,580	£135,592,181	£135,514,219	£135,356,662	£134,459,506	£127,585,411	£123,849,312
60% LAR : 40% CIR	35%	£145,619,521	£129,381,221	£129,303,413	£129,146,144	£128,249,708	£121,379,932	£117,646,231
60% LAR : 40% CIR	40%	£139,109,755	£123,155,656	£123,077,978	£122,920,957	£122,025,142	£115,159,095	£111,427,465
60% LAR : 40% CIR	45%	£132,585,427	£116,915,636	£116,838,062	£116,681,251	£115,785,960	£108,923,056	£105,193,173
60% LAR : 40% CIR	50%	£126,046,687	£110,661,303	£110,583,811	£110,427,171	£109,532,307	£102,671,968	£98,943,510

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£226,971,564	£208,746,812	£208,667,410	£208,507,276	£207,603,680	£200,690,944	£196,933,377
60% LAR : 40% CIR	5%	£220,567,843	£202,626,545	£202,547,446	£202,387,846	£201,485,579	£194,580,828	£190,827,698
60% LAR : 40% CIR	10%	£214,148,531	£196,490,796	£196,411,975	£196,252,865	£195,351,826	£188,454,434	£184,705,393
60% LAR : 40% CIR	15%	£207,713,775	£190,339,713	£190,261,144	£190,102,483	£189,202,567	£182,311,916	£178,566,618
60% LAR : 40% CIR	20%	£201,263,723	£184,173,441	£184,095,099	£183,936,848	£183,037,953	£176,153,427	£172,411,532
60% LAR : 40% CIR	25%	£194,798,521	£177,992,128	£177,913,989	£177,756,104	£176,858,129	£169,979,120	£166,240,290
60% LAR : 40% CIR	30%	£188,318,317	£171,796,918	£171,717,956	£171,560,399	£170,663,243	£163,789,148	£160,053,049
60% LAR : 40% CIR	35%	£181,823,258	£165,584,958	£165,507,149	£165,349,880	£164,453,444	£157,583,668	£153,849,968
60% LAR : 40% CIR	40%	£175,313,492	£159,359,393	£159,281,715	£159,124,694	£158,228,879	£151,362,832	£147,631,202
60% LAR : 40% CIR	45%	£168,789,164	£153,119,372	£153,041,799	£152,884,988	£151,989,697	£145,126,793	£141,396,910
60% LAR : 40% CIR	50%	£162,250,424	£146,865,040	£146,787,548	£146,630,908	£145,736,044	£138,875,705	£135,147,247

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£241,872,722	£223,747,970	£223,668,567	£223,508,434	£222,604,838	£215,692,102	£211,934,535
60% LAR : 40% CIR	5%	£235,569,001	£217,627,703	£217,548,603	£217,389,004	£216,486,737	£209,581,986	£205,828,856
60% LAR : 40% CIR	10%	£229,149,689	£211,491,954	£211,413,133	£211,254,023	£210,352,984	£203,455,592	£199,706,551
60% LAR : 40% CIR	15%	£222,714,933	£205,340,871	£205,262,302	£205,103,641	£204,203,725	£197,313,074	£193,567,776
60% LAR : 40% CIR	20%	£216,264,881	£199,174,599	£199,096,257	£198,938,006	£198,039,110	£191,154,584	£187,412,690
60% LAR : 40% CIR	25%	£209,799,679	£192,993,286	£192,915,146	£192,757,262	£191,859,287	£184,980,278	£181,241,448
60% LAR : 40% CIR	30%	£203,319,475	£186,797,076	£186,719,114	£186,561,557	£185,664,401	£178,790,306	£175,054,207
60% LAR : 40% CIR	35%	£196,824,416	£180,586,115	£180,508,307	£180,351,038	£179,454,602	£172,584,826	£168,851,126
60% LAR : 40% CIR	40%	£190,314,650	£174,360,551	£174,282,873	£174,125,852	£173,230,037	£166,363,990	£162,632,360
60% LAR : 40% CIR	45%	£183,790,322	£168,120,530	£168,042,957	£167,886,146	£166,990,855	£160,127,951	£156,398,068
60% LAR : 40% CIR	50%	£177,251,582	£161,866,198	£161,788,706	£161,632,065	£160,737,202	£153,876,863	£150,148,405

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£259,705,511	£241,480,780	£241,401,357	£241,241,224	£240,337,627	£233,424,892	£229,667,324
60% LAR : 40% CIR	5%	£253,301,791	£235,360,492	£235,281,393	£235,121,793	£234,219,527	£227,314,776	£223,561,646
60% LAR : 40% CIR	10%	£246,882,479	£229,224,743	£229,145,922	£228,986,813	£228,085,773	£221,188,382	£217,439,340
60% LAR : 40% CIR	15%	£240,447,722	£223,073,661	£222,995,091	£222,836,431	£221,936,515	£215,045,864	£211,300,566
60% LAR : 40% CIR	20%	£233,997,670	£216,907,388	£216,829,047	£216,670,796	£215,771,900	£208,887,374	£205,145,479
60% LAR : 40% CIR	25%	£227,532,468	£210,726,075	£210,647,936	£210,490,051	£209,592,076	£202,713,067	£198,974,237
60% LAR : 40% CIR	30%	£221,052,265	£204,529,865	£204,451,904	£204,294,346	£203,397,190	£196,523,096	£192,786,996
60% LAR : 40% CIR	35%	£214,557,205	£198,318,905	£198,241,097	£198,083,828	£197,187,392	£190,317,616	£186,583,916
60% LAR : 40% CIR	40%	£208,047,439	£192,093,341	£192,015,662	£191,858,642	£190,962,826	£184,096,779	£180,365,150
60% LAR : 40% CIR	45%	£201,523,111	£185,853,320	£185,775,746	£185,618,935	£184,723,644	£177,860,740	£174,130,857
60% LAR : 40% CIR	50%	£194,984,371	£179,598,988	£179,521,495	£179,364,855	£178,469,992	£171,609,653	£167,881,195

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp	Value Area	Zone A - Higher Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£292,027,735	£273,580,884	£273,501,481	£273,341,349	£272,437,751	£265,525,016	£261,767,448
60% LAR : 40% CIR	5%	£284,929,526	£266,777,234	£266,698,135	£266,538,534	£265,636,269	£258,731,518	£254,978,388
60% LAR : 40% CIR	10%	£277,815,727	£259,958,103	£259,879,282	£259,720,172	£258,819,133	£251,921,742	£248,172,699
60% LAR : 40% CIR	15%	£270,686,484	£253,123,637	£253,045,068	£252,886,408	£251,986,492	£245,095,840	£241,350,542
60% LAR : 40% CIR	20%	£263,541,944	£246,273,983	£246,195,642	£246,037,389	£245,138,495	£238,253,968	£234,512,073
60% LAR : 40% CIR	25%	£256,382,255	£239,409,287	£239,331,148	£239,173,263	£238,275,298	£231,396,279	£227,657,449
60% LAR : 40% CIR	30%	£249,207,563	£232,529,694	£232,451,732	£232,294,176	£231,397,020	£224,522,925	£220,786,826
60% LAR : 40% CIR	35%	£242,018,016	£225,635,351	£225,557,543	£225,400,274	£224,503,838	£217,634,062	£213,900,362
60% LAR : 40% CIR	40%	£234,813,762	£218,726,405	£218,648,726	£218,491,706	£217,595,891	£210,729,843	£206,998,214
60% LAR : 40% CIR	45%	£227,594,948	£211,803,001	£211,725,427	£211,568,617	£210,673,326	£203,810,422	£200,080,539
60% LAR : 40% CIR	50%	£220,361,720	£204,865,286	£204,787,793	£204,631,154	£203,736,290	£196,875,951	£193,147,494

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£204,657,577	£186,210,726	£186,131,323	£185,971,191	£185,067,594	£178,154,858	£174,397,290
60% LAR : 40% CIR	5%	£197,559,368	£179,407,076	£179,327,977	£179,168,376	£178,266,111	£171,361,360	£167,608,230
60% LAR : 40% CIR	10%	£190,445,569	£172,587,945	£172,509,124	£172,350,015	£171,448,975	£164,551,584	£160,802,542
60% LAR : 40% CIR	15%	£183,316,326	£165,753,480	£165,674,910	£165,516,250	£164,616,334	£157,725,683	£153,980,385
60% LAR : 40% CIR	20%	£176,171,786	£158,903,825	£158,825,484	£158,667,231	£157,768,337	£150,883,810	£147,141,915
60% LAR : 40% CIR	25%	£169,012,097	£152,039,129	£151,960,990	£151,803,105	£150,905,130	£144,026,121	£140,287,291
60% LAR : 40% CIR	30%	£161,837,405	£145,159,536	£145,081,574	£144,924,018	£144,026,862	£137,152,767	£133,416,668
60% LAR : 40% CIR	35%	£154,647,859	£138,265,194	£138,187,386	£138,030,116	£137,133,681	£130,263,904	£126,530,204
60% LAR : 40% CIR	40%	£147,443,604	£131,356,247	£131,278,569	£131,121,548	£130,225,733	£123,359,685	£119,628,056
60% LAR : 40% CIR	45%	£140,224,790	£124,432,843	£124,355,270	£124,198,459	£123,303,168	£116,440,264	£112,710,381
60% LAR : 40% CIR	50%	£132,991,562	£117,495,128	£117,417,636	£117,260,996	£116,366,132	£109,505,793	£105,777,336

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£240,861,314	£222,414,463	£222,335,060	£222,174,928	£221,271,330	£214,358,595	£210,601,027
60% LAR : 40% CIR	5%	£233,763,105	£215,610,813	£215,531,714	£215,372,113	£214,469,848	£207,565,097	£203,811,967
60% LAR : 40% CIR	10%	£226,649,306	£208,791,682	£208,712,861	£208,553,751	£207,652,712	£200,755,321	£197,006,278
60% LAR : 40% CIR	15%	£219,520,063	£201,957,216	£201,878,647	£201,719,987	£200,820,071	£193,929,419	£190,184,121
60% LAR : 40% CIR	20%	£212,375,523	£195,107,562	£195,029,221	£194,870,968	£193,972,074	£187,087,547	£183,345,652
60% LAR : 40% CIR	25%	£205,215,834	£188,242,866	£188,164,727	£188,006,842	£187,108,867	£180,229,858	£176,491,028
60% LAR : 40% CIR	30%	£198,041,142	£181,363,273	£181,285,311	£181,127,755	£180,230,599	£173,356,504	£169,620,405
60% LAR : 40% CIR	35%	£190,851,595	£174,468,930	£174,391,122	£174,233,853	£173,337,417	£166,467,641	£162,733,941
60% LAR : 40% CIR	40%	£183,647,341	£167,559,984	£167,482,305	£167,325,285	£166,429,470	£159,563,422	£155,831,793
60% LAR : 40% CIR	45%	£176,428,527	£160,636,580	£160,559,006	£160,402,196	£159,506,905	£152,644,001	£148,914,118
60% LAR : 40% CIR	50%	£169,195,299	£153,698,865	£153,621,372	£153,464,733	£152,569,869	£145,709,530	£141,981,073

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£255,862,471	£237,415,621	£237,336,218	£237,176,086	£236,272,488	£229,359,752	£225,602,185
60% LAR : 40% CIR	5%	£248,764,263	£230,611,971	£230,532,872	£230,373,271	£229,471,006	£222,566,255	£218,813,124
60% LAR : 40% CIR	10%	£241,650,464	£223,792,840	£223,714,019	£223,554,909	£222,653,870	£215,756,479	£212,007,436
60% LAR : 40% CIR	15%	£234,521,221	£216,958,374	£216,879,805	£216,721,145	£215,821,228	£208,930,577	£205,185,279
60% LAR : 40% CIR	20%	£227,376,681	£210,108,720	£210,030,378	£209,872,126	£208,973,232	£202,088,705	£198,346,810
60% LAR : 40% CIR	25%	£220,216,992	£203,244,024	£203,165,884	£203,008,000	£202,110,025	£195,231,016	£191,492,186
60% LAR : 40% CIR	30%	£213,042,300	£196,364,431	£196,286,469	£196,128,913	£195,231,757	£188,357,662	£184,621,563
60% LAR : 40% CIR	35%	£205,852,753	£189,470,088	£189,392,280	£189,235,011	£188,338,575	£181,468,799	£177,735,099
60% LAR : 40% CIR	40%	£198,648,499	£182,561,142	£182,483,463	£182,326,443	£181,430,628	£174,564,580	£170,832,951
60% LAR : 40% CIR	45%	£191,429,685	£175,637,738	£175,560,164	£175,403,354	£174,508,063	£167,645,159	£163,915,276
60% LAR : 40% CIR	50%	£184,196,457	£168,700,023	£168,622,530	£168,465,891	£167,571,027	£160,710,688	£156,982,231

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£273,595,261	£255,148,410	£255,069,007	£254,908,875	£254,005,278	£247,092,542	£243,334,975
60% LAR : 40% CIR	5%	£266,497,053	£248,344,760	£248,265,661	£248,106,060	£247,203,795	£240,299,044	£236,545,914
60% LAR : 40% CIR	10%	£259,383,254	£241,525,629	£241,446,808	£241,287,699	£240,386,659	£233,489,268	£229,740,226
60% LAR : 40% CIR	15%	£252,254,010	£234,691,164	£234,612,594	£234,453,934	£233,554,018	£226,663,367	£222,918,069
60% LAR : 40% CIR	20%	£245,109,471	£227,841,509	£227,763,168	£227,604,916	£226,706,021	£219,821,494	£216,079,599
60% LAR : 40% CIR	25%	£237,949,781	£220,976,813	£220,898,674	£220,740,789	£219,842,814	£212,963,805	£209,224,975
60% LAR : 40% CIR	30%	£230,775,089	£214,097,220	£214,019,258	£213,861,702	£212,964,546	£206,090,452	£202,354,352
60% LAR : 40% CIR	35%	£223,585,543	£207,202,878	£207,125,070	£206,967,801	£206,071,365	£199,201,589	£195,467,889
60% LAR : 40% CIR	40%	£216,381,288	£200,293,931	£200,216,253	£200,059,232	£199,163,417	£192,297,369	£188,565,740
60% LAR : 40% CIR	45%	£209,162,474	£193,370,528	£193,292,954	£193,136,143	£192,240,852	£185,377,948	£181,648,065
60% LAR : 40% CIR	50%	£201,929,246	£186,432,812	£186,355,320	£186,198,681	£185,303,816	£178,443,477	£174,715,020

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%		£220,876,534	£203,567,401	£203,487,999	£203,327,866	£202,424,269	£195,511,533	£191,753,966
60% LAR : 40% CIR	5%	£216,729,897	£199,668,127	£199,589,028	£199,429,428	£198,527,162	£191,622,411	£187,869,280
60% LAR : 40% CIR	10%	£212,567,670	£196,753,372	£195,674,551	£195,515,441	£194,614,402	£187,717,010	£183,967,968
60% LAR : 40% CIR	15%	£208,389,999	£191,823,282	£191,744,713	£191,586,053	£190,686,137	£183,795,485	£180,050,187
60% LAR : 40% CIR	20%	£204,197,030	£187,878,004	£187,799,662	£187,641,410	£186,742,516	£179,857,989	£176,116,094
60% LAR : 40% CIR	25%	£199,988,912	£183,917,683	£183,839,543	£183,681,660	£182,783,684	£175,904,675	£172,165,845
60% LAR : 40% CIR	30%	£195,765,793	£179,942,467	£179,864,505	£179,706,948	£178,809,792	£171,935,697	£168,199,598
60% LAR : 40% CIR	35%	£191,527,818	£175,952,499	£175,874,691	£175,717,423	£174,820,986	£167,951,210	£164,217,510
60% LAR : 40% CIR	40%	£187,275,136	£171,947,929	£171,870,250	£171,713,230	£170,817,415	£163,951,367	£160,219,738
60% LAR : 40% CIR	45%	£183,007,894	£167,928,901	£167,851,328	£167,694,517	£166,799,225	£159,936,321	£156,206,439
60% LAR : 40% CIR	50%	£178,726,237	£163,895,562	£163,818,070	£163,661,429	£162,766,566	£155,906,227	£152,177,769

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%		£133,506,376	£116,197,243	£116,117,841	£115,957,709	£115,054,111	£108,141,375	£104,383,808
60% LAR : 40% CIR	5%	£129,359,739	£112,297,969	£112,218,870	£112,059,270	£111,157,004	£104,252,254	£100,499,122
60% LAR : 40% CIR	10%	£125,197,512	£108,383,214	£108,304,393	£108,145,283	£107,244,244	£100,346,853	£96,597,810
60% LAR : 40% CIR	15%	£121,019,841	£104,453,124	£104,374,555	£104,215,895	£103,315,980	£96,425,327	£92,680,029
60% LAR : 40% CIR	20%	£116,826,872	£100,507,846	£100,429,505	£100,271,252	£99,372,358	£92,487,831	£88,745,936
60% LAR : 40% CIR	25%	£112,618,754	£96,547,525	£96,469,386	£96,311,502	£95,413,526	£88,534,517	£84,795,687
60% LAR : 40% CIR	30%	£108,395,635	£92,572,309	£92,494,347	£92,336,790	£91,439,634	£84,565,539	£80,829,440
60% LAR : 40% CIR	35%	£104,157,660	£88,582,342	£88,504,533	£88,347,265	£87,450,828	£80,581,052	£76,847,352
60% LAR : 40% CIR	40%	£99,904,978	£84,577,771	£84,500,093	£84,343,072	£83,447,257	£76,581,209	£72,849,580
60% LAR : 40% CIR	45%	£95,637,736	£80,558,743	£80,481,170	£80,324,359	£79,429,067	£72,566,163	£68,836,281
60% LAR : 40% CIR	50%	£91,356,079	£76,525,404	£76,447,912	£76,291,272	£75,396,408	£68,536,069	£64,807,611

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%		£169,710,113	£152,400,980	£152,321,578	£152,161,445	£151,257,848	£144,345,112	£140,587,545
60% LAR : 40% CIR	5%	£165,563,476	£148,501,706	£148,422,607	£148,263,007	£147,360,741	£140,455,990	£136,702,859
60% LAR : 40% CIR	10%	£161,401,249	£144,586,951	£144,508,130	£144,349,020	£143,447,981	£136,550,589	£132,801,547
60% LAR : 40% CIR	15%	£157,223,578	£140,656,861	£140,578,292	£140,419,631	£139,519,716	£132,629,064	£128,883,766
60% LAR : 40% CIR	20%	£153,030,609	£136,711,583	£136,633,241	£136,474,989	£135,576,094	£128,691,568	£124,949,673
60% LAR : 40% CIR	25%	£148,822,491	£132,751,262	£132,673,122	£132,515,239	£131,617,263	£124,738,254	£120,999,424
60% LAR : 40% CIR	30%	£144,599,372	£128,776,046	£128,698,084	£128,540,527	£127,643,371	£120,769,276	£117,033,177
60% LAR : 40% CIR	35%	£140,361,397	£124,786,078	£124,708,270	£124,551,002	£123,654,565	£116,784,789	£113,051,089
60% LAR : 40% CIR	40%	£136,108,715	£120,781,508	£120,703,829	£120,546,809	£119,650,994	£112,784,946	£109,053,317
60% LAR : 40% CIR	45%	£131,841,473	£116,762,480	£116,684,906	£116,528,096	£115,632,804	£108,769,900	£105,040,018
60% LAR : 40% CIR	50%	£127,559,816	£112,729,141	£112,651,648	£112,495,008	£111,600,145	£104,739,806	£101,011,348

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%		£184,711,270	£167,402,138	£167,322,735	£167,162,603	£166,259,006	£159,346,270	£155,588,703
60% LAR : 40% CIR	5%	£180,564,634	£163,502,864	£163,423,764	£163,264,165	£162,361,899	£155,457,148	£151,704,017
60% LAR : 40% CIR	10%	£176,402,407	£159,588,109	£159,509,288	£159,350,178	£158,449,139	£151,551,747	£147,802,705
60% LAR : 40% CIR	15%	£172,224,735	£155,658,019	£155,579,450	£155,420,789	£154,520,874	£147,630,222	£143,884,924
60% LAR : 40% CIR	20%	£168,031,767	£151,712,741	£151,634,399	£151,476,147	£150,577,252	£143,692,725	£139,950,831
60% LAR : 40% CIR	25%	£163,823,649	£147,752,420	£147,674,280	£147,516,397	£146,618,421	£139,739,411	£136,000,581
60% LAR : 40% CIR	30%	£159,600,530	£143,777,203	£143,699,242	£143,541,685	£142,644,529	£135,770,434	£132,034,335
60% LAR : 40% CIR	35%	£155,362,555	£139,787,236	£139,709,428	£139,552,160	£138,655,723	£131,785,947	£128,052,247
60% LAR : 40% CIR	40%	£151,109,873	£135,782,666	£135,704,987	£135,547,967	£134,652,152	£127,786,104	£124,054,475
60% LAR : 40% CIR	45%	£146,842,630	£131,763,638	£131,686,064	£131,529,254	£130,633,962	£123,771,058	£120,041,176
60% LAR : 40% CIR	50%	£142,560,974	£127,730,299	£127,652,806	£127,496,166	£126,601,303	£119,740,964	£116,012,506

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%		£202,444,060	£185,134,928	£185,055,525	£184,895,393	£183,991,795	£177,079,060	£173,321,492
60% LAR : 40% CIR	5%	£198,297,423	£181,235,653	£181,156,554	£180,996,954	£180,094,689	£173,189,938	£169,436,807
60% LAR : 40% CIR	10%	£194,135,196	£177,320,898	£177,242,077	£177,082,968	£176,181,928	£169,284,537	£165,535,494
60% LAR : 40% CIR	15%	£189,957,525	£173,390,809	£173,312,239	£173,153,579	£172,253,664	£165,363,012	£161,617,714
60% LAR : 40% CIR	20%	£185,764,556	£169,445,530	£169,367,189	£169,208,937	£168,310,042	£161,425,515	£157,683,620
60% LAR : 40% CIR	25%	£181,556,439	£165,485,209	£165,407,070	£165,249,186	£164,351,210	£157,472,201	£153,733,371
60% LAR : 40% CIR	30%	£177,333,319	£161,509,993	£161,432,031	£161,274,474	£160,377,318	£153,503,223	£149,767,124
60% LAR : 40% CIR	35%	£173,095,344	£157,520,026	£157,442,218	£157,284,950	£156,388,513	£149,518,737	£145,785,037
60% LAR : 40% CIR	40%	£168,842,663	£153,515,455	£153,437,777	£153,280,756	£152,384,941	£145,518,893	£141,787,264
60% LAR : 40% CIR	45%	£164,575,420	£149,496,428	£149,418,854	£149,262,043	£148,366,751	£141,503,847	£137,773,965
60% LAR : 40% CIR	50%	£160,293,764	£145,463,088	£145,385,596	£145,228,956	£144,334,092	£137,473,753	£133,745,295

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone A - Kings Cross Lower

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£220,876,534	£203,567,401	£203,487,999	£203,327,866	£202,424,269	£195,511,533	£191,753,966
60% LAR : 40% CIR	5%	£216,729,897	£199,668,127	£199,589,028	£199,429,428	£198,527,162	£191,622,411	£187,869,280
60% LAR : 40% CIR	10%	£212,567,670	£195,753,372	£195,674,551	£195,515,441	£194,614,402	£187,717,010	£183,967,968
60% LAR : 40% CIR	15%	£208,389,999	£191,823,282	£191,744,713	£191,586,053	£190,686,137	£183,795,485	£180,050,187
60% LAR : 40% CIR	20%	£204,197,030	£187,878,004	£187,799,662	£187,641,410	£186,742,516	£179,857,989	£176,116,094
60% LAR : 40% CIR	25%	£199,988,912	£183,917,683	£183,839,543	£183,681,660	£182,783,684	£175,904,675	£172,165,845
60% LAR : 40% CIR	30%	£195,765,793	£179,942,467	£179,864,505	£179,706,948	£178,809,792	£171,935,697	£168,199,598
60% LAR : 40% CIR	35%	£191,527,818	£175,952,499	£175,874,691	£175,717,423	£174,820,986	£167,951,210	£164,217,510
60% LAR : 40% CIR	40%	£187,275,136	£171,947,929	£171,870,250	£171,713,230	£170,817,415	£163,951,367	£160,219,738
60% LAR : 40% CIR	45%	£183,007,894	£167,928,901	£167,851,328	£167,694,517	£166,799,225	£159,936,321	£156,206,439
60% LAR : 40% CIR	50%	£178,726,237	£163,895,562	£163,818,070	£163,661,429	£162,766,566	£155,906,227	£152,177,769

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£133,506,376	£116,197,243	£116,117,841	£115,957,709	£115,054,111	£108,141,375	£104,383,808
60% LAR : 40% CIR	5%	£129,359,739	£112,297,969	£112,218,870	£112,059,270	£111,157,004	£104,252,254	£100,499,122
60% LAR : 40% CIR	10%	£125,197,512	£108,383,214	£108,304,393	£108,145,283	£107,244,244	£100,346,853	£96,597,810
60% LAR : 40% CIR	15%	£121,019,841	£104,453,124	£104,374,555	£104,215,895	£103,315,980	£96,425,327	£92,680,029
60% LAR : 40% CIR	20%	£116,826,872	£100,507,846	£100,429,505	£100,271,252	£99,372,358	£92,487,831	£88,745,936
60% LAR : 40% CIR	25%	£112,618,754	£96,547,525	£96,469,386	£96,311,502	£95,413,526	£88,534,517	£84,795,687
60% LAR : 40% CIR	30%	£108,395,635	£92,572,309	£92,494,347	£92,336,790	£91,439,634	£84,565,539	£80,829,440
60% LAR : 40% CIR	35%	£104,157,660	£88,582,342	£88,504,533	£88,347,265	£87,450,828	£80,581,052	£76,847,352
60% LAR : 40% CIR	40%	£99,904,978	£84,577,771	£84,500,093	£84,343,072	£83,447,257	£76,581,209	£72,849,580
60% LAR : 40% CIR	45%	£95,637,736	£80,558,743	£80,481,170	£80,324,359	£79,429,067	£72,566,163	£68,836,281
60% LAR : 40% CIR	50%	£91,356,079	£76,525,404	£76,447,912	£76,291,272	£75,396,408	£68,536,069	£64,807,611

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£169,710,113	£152,400,980	£152,321,578	£152,161,445	£151,257,848	£144,345,112	£140,587,545
60% LAR : 40% CIR	5%	£165,563,476	£148,501,706	£148,422,607	£148,263,007	£147,360,741	£140,455,990	£136,702,859
60% LAR : 40% CIR	10%	£161,401,249	£144,586,951	£144,508,130	£144,349,020	£143,447,981	£136,550,589	£132,801,547
60% LAR : 40% CIR	15%	£157,223,578	£140,656,861	£140,578,292	£140,419,631	£139,519,716	£132,629,064	£128,883,766
60% LAR : 40% CIR	20%	£153,030,609	£136,711,583	£136,633,241	£136,474,989	£135,576,094	£128,691,568	£124,949,673
60% LAR : 40% CIR	25%	£148,822,491	£132,751,262	£132,673,122	£132,515,239	£131,617,263	£124,738,254	£120,999,424
60% LAR : 40% CIR	30%	£144,599,372	£128,776,046	£128,698,084	£128,540,527	£127,643,371	£120,769,276	£117,033,177
60% LAR : 40% CIR	35%	£140,361,397	£124,786,078	£124,708,270	£124,551,002	£123,654,565	£116,784,789	£113,051,089
60% LAR : 40% CIR	40%	£136,108,715	£120,781,508	£120,703,829	£120,546,809	£119,650,994	£112,784,946	£109,053,317
60% LAR : 40% CIR	45%	£131,841,473	£116,762,480	£116,684,906	£116,528,096	£115,632,804	£108,769,900	£105,040,018
60% LAR : 40% CIR	50%	£127,559,816	£112,729,141	£112,651,648	£112,495,008	£111,600,145	£104,739,806	£101,011,348

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£184,711,270	£167,402,138	£167,322,735	£167,162,603	£166,259,006	£159,346,270	£155,588,703
60% LAR : 40% CIR	5%	£180,564,634	£163,502,864	£163,423,764	£163,264,165	£162,361,899	£155,457,148	£151,704,017
60% LAR : 40% CIR	10%	£176,402,407	£159,588,109	£159,509,288	£159,350,178	£158,449,139	£151,551,747	£147,802,705
60% LAR : 40% CIR	15%	£172,224,735	£155,658,019	£155,579,450	£155,420,789	£154,520,874	£147,630,222	£143,884,924
60% LAR : 40% CIR	20%	£168,031,767	£151,712,741	£151,634,399	£151,476,147	£150,577,252	£143,692,725	£139,950,831
60% LAR : 40% CIR	25%	£163,823,649	£147,752,420	£147,674,280	£147,516,397	£146,618,421	£139,739,411	£136,000,581
60% LAR : 40% CIR	30%	£159,600,530	£143,777,203	£143,699,242	£143,541,685	£142,644,529	£135,770,434	£132,034,335
60% LAR : 40% CIR	35%	£155,362,555	£139,787,236	£139,709,428	£139,552,160	£138,655,723	£131,785,947	£128,052,247
60% LAR : 40% CIR	40%	£151,109,873	£135,782,666	£135,704,987	£135,547,967	£134,652,152	£127,786,104	£124,054,475
60% LAR : 40% CIR	45%	£146,842,630	£131,763,638	£131,686,064	£131,529,254	£130,633,962	£123,771,058	£120,041,176
60% LAR : 40% CIR	50%	£142,560,974	£127,730,299	£127,652,806	£127,496,166	£126,601,303	£119,740,964	£116,012,506

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£202,444,060	£185,134,928	£185,055,525	£184,895,393	£183,991,795	£177,079,060	£173,321,492
60% LAR : 40% CIR	5%	£198,297,423	£181,235,653	£181,156,554	£180,996,954	£180,094,689	£173,189,938	£169,436,807
60% LAR : 40% CIR	10%	£194,135,196	£177,320,898	£177,242,077	£177,082,968	£176,181,928	£169,284,537	£165,535,494
60% LAR : 40% CIR	15%	£189,957,525	£173,390,809	£173,312,239	£173,153,579	£172,253,664	£165,363,012	£161,617,714
60% LAR : 40% CIR	20%	£185,764,556	£169,445,530	£169,367,189	£169,208,937	£168,310,042	£161,425,515	£157,683,620
60% LAR : 40% CIR	25%	£181,556,439	£165,485,209	£165,407,070	£165,249,186	£164,351,210	£157,472,201	£153,733,371
60% LAR : 40% CIR	30%	£177,333,319	£161,509,993	£161,432,031	£161,274,474	£160,377,318	£153,503,223	£149,767,124
60% LAR : 40% CIR	35%	£173,095,344	£157,520,026	£157,442,218	£157,284,950	£156,388,513	£149,518,737	£145,785,037
60% LAR : 40% CIR	40%	£168,842,663	£153,515,455	£153,437,777	£153,280,756	£152,384,941	£145,518,893	£141,787,264
60% LAR : 40% CIR	45%	£164,575,420	£149,496,428	£149,418,854	£149,262,043	£148,366,751	£141,503,847	£137,773,965
60% LAR : 40% CIR	50%	£160,293,764	£145,463,088	£145,385,596	£145,228,956	£144,334,092	£137,473,753	£133,745,295

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone A - Kings Cross Higher

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£231,293,846	£213,818,139	£213,738,737	£213,578,605	£212,675,007	£205,762,271	£202,004,704
60% LAR : 40% CIR	5%	£226,626,344	£209,406,329	£209,327,229	£209,167,629	£208,265,363	£201,360,612	£197,607,482
60% LAR : 40% CIR	10%	£221,943,251	£204,979,036	£204,900,215	£204,741,106	£203,840,066	£196,942,675	£193,193,633
60% LAR : 40% CIR	15%	£217,244,714	£200,536,409	£200,457,841	£200,299,181	£199,399,265	£192,508,612	£188,763,314
60% LAR : 40% CIR	20%	£212,530,880	£196,078,594	£196,000,252	£195,842,001	£194,943,105	£188,058,579	£184,316,685
60% LAR : 40% CIR	25%	£207,801,897	£191,605,736	£191,527,597	£191,369,713	£190,471,737	£183,592,728	£179,853,899
60% LAR : 40% CIR	30%	£203,057,912	£187,117,983	£187,040,021	£186,882,465	£185,985,308	£179,111,214	£175,375,115
60% LAR : 40% CIR	35%	£198,299,071	£182,615,479	£182,537,671	£182,380,402	£181,483,966	£174,614,190	£170,880,490
60% LAR : 40% CIR	40%	£193,525,524	£178,098,372	£178,020,693	£177,863,673	£176,967,857	£170,101,809	£166,370,181
60% LAR : 40% CIR	45%	£188,737,415	£173,566,807	£173,489,233	£173,332,422	£172,437,131	£165,574,227	£161,844,344
60% LAR : 40% CIR	50%	£183,934,894	£169,020,931	£168,943,439	£168,786,798	£167,891,935	£161,031,596	£157,303,138

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£143,923,688	£126,447,981	£126,368,579	£126,208,447	£125,304,849	£118,392,113	£114,634,546
60% LAR : 40% CIR	5%	£139,256,186	£122,036,171	£121,957,071	£121,797,472	£120,895,205	£113,990,454	£110,237,324
60% LAR : 40% CIR	10%	£134,573,093	£117,608,878	£117,530,057	£117,370,948	£116,469,908	£109,572,517	£105,823,475
60% LAR : 40% CIR	15%	£129,874,556	£113,166,251	£113,087,683	£112,929,023	£112,029,107	£105,138,454	£101,393,156
60% LAR : 40% CIR	20%	£125,160,722	£108,708,436	£108,630,094	£108,471,843	£107,572,947	£100,688,421	£96,946,527
60% LAR : 40% CIR	25%	£120,431,739	£104,235,578	£104,157,439	£103,999,556	£103,101,579	£96,222,570	£92,483,741
60% LAR : 40% CIR	30%	£115,687,754	£99,747,825	£99,669,863	£99,512,307	£98,615,150	£91,741,056	£88,004,957
60% LAR : 40% CIR	35%	£110,928,913	£95,245,321	£95,167,513	£95,010,244	£94,113,808	£87,244,032	£83,510,332
60% LAR : 40% CIR	40%	£106,155,366	£90,728,214	£90,650,535	£90,493,515	£89,597,700	£82,731,652	£79,000,023
60% LAR : 40% CIR	45%	£101,367,257	£86,196,649	£86,119,075	£85,962,264	£85,066,973	£78,204,089	£74,474,186
60% LAR : 40% CIR	50%	£96,564,736	£81,650,773	£81,573,281	£81,416,641	£80,521,777	£73,661,438	£69,932,980

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£180,127,425	£162,651,718	£162,572,316	£162,412,183	£161,508,586	£154,595,850	£150,838,283
60% LAR : 40% CIR	5%	£175,459,923	£158,239,908	£158,160,808	£158,001,208	£157,098,942	£150,194,191	£146,441,061
60% LAR : 40% CIR	10%	£170,776,830	£153,812,615	£153,733,794	£153,574,685	£152,673,645	£145,776,254	£142,027,212
60% LAR : 40% CIR	15%	£166,078,293	£149,369,988	£149,291,420	£149,132,760	£148,232,844	£141,342,191	£137,596,893
60% LAR : 40% CIR	20%	£161,364,459	£144,912,173	£144,833,831	£144,675,580	£143,776,684	£136,892,158	£133,150,264
60% LAR : 40% CIR	25%	£156,635,476	£140,439,315	£140,361,176	£140,203,292	£139,305,316	£132,426,307	£128,687,478
60% LAR : 40% CIR	30%	£151,891,491	£135,951,562	£135,873,600	£135,716,044	£134,818,887	£127,944,793	£124,208,694
60% LAR : 40% CIR	35%	£147,132,650	£131,449,058	£131,371,250	£131,213,981	£130,317,545	£123,447,769	£119,714,069
60% LAR : 40% CIR	40%	£142,359,103	£126,931,951	£126,854,272	£126,697,252	£125,801,436	£118,935,388	£115,203,760
60% LAR : 40% CIR	45%	£137,570,994	£122,400,386	£122,322,812	£122,166,001	£121,270,710	£114,407,806	£110,677,923
60% LAR : 40% CIR	50%	£132,768,473	£117,854,510	£117,777,018	£117,620,377	£116,725,514	£109,865,175	£106,136,717

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£195,128,582	£177,652,876	£177,573,473	£177,413,341	£176,509,744	£169,597,008	£165,839,441
60% LAR : 40% CIR	5%	£190,461,081	£173,241,065	£173,161,966	£173,002,366	£172,100,100	£165,195,349	£161,442,219
60% LAR : 40% CIR	10%	£185,777,988	£168,813,773	£168,734,952	£168,575,842	£167,674,803	£160,777,412	£157,028,369
60% LAR : 40% CIR	15%	£181,079,450	£164,371,146	£164,292,578	£164,133,917	£163,234,001	£156,343,349	£152,598,051
60% LAR : 40% CIR	20%	£176,365,617	£159,913,331	£159,834,989	£159,676,738	£158,777,842	£151,893,316	£148,151,422
60% LAR : 40% CIR	25%	£171,636,634	£155,440,473	£155,362,334	£155,204,450	£154,306,474	£147,427,465	£143,688,636
60% LAR : 40% CIR	30%	£166,892,649	£150,952,720	£150,874,758	£150,717,202	£149,820,045	£142,945,951	£139,209,852
60% LAR : 40% CIR	35%	£162,133,808	£146,450,216	£146,372,408	£146,215,139	£145,318,703	£138,448,927	£134,715,227
60% LAR : 40% CIR	40%	£157,360,260	£141,933,109	£141,855,430	£141,698,410	£140,802,594	£133,936,546	£130,204,918
60% LAR : 40% CIR	45%	£152,572,152	£137,401,543	£137,323,970	£137,167,159	£136,271,868	£129,408,964	£125,679,081
60% LAR : 40% CIR	50%	£147,769,631	£132,855,668	£132,778,175	£132,621,535	£131,726,672	£124,866,333	£121,137,875

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£212,861,372	£195,385,666	£195,306,263	£195,146,131	£194,242,533	£187,329,798	£183,572,230
60% LAR : 40% CIR	5%	£208,193,871	£190,973,855	£190,894,756	£190,735,156	£189,832,889	£182,928,139	£179,175,008
60% LAR : 40% CIR	10%	£203,510,778	£186,546,563	£186,467,741	£186,308,632	£185,407,593	£178,510,201	£174,761,159
60% LAR : 40% CIR	15%	£198,812,240	£182,103,936	£182,025,367	£181,866,707	£180,966,791	£174,076,139	£170,330,841
60% LAR : 40% CIR	20%	£194,098,406	£177,646,120	£177,567,779	£177,409,527	£176,510,632	£169,626,106	£165,884,211
60% LAR : 40% CIR	25%	£189,369,423	£173,173,263	£173,095,123	£172,937,240	£172,039,264	£165,160,254	£161,421,425
60% LAR : 40% CIR	30%	£184,625,438	£168,685,509	£168,607,548	£168,449,992	£167,552,834	£160,678,741	£156,942,641
60% LAR : 40% CIR	35%	£179,866,597	£164,183,006	£164,105,198	£163,947,929	£163,051,493	£156,181,717	£152,448,016
60% LAR : 40% CIR	40%	£175,093,050	£159,665,898	£159,588,219	£159,431,199	£158,535,384	£151,669,336	£147,937,707
60% LAR : 40% CIR	45%	£170,304,942	£155,134,333	£155,056,759	£154,899,949	£154,004,658	£147,141,753	£143,411,870
60% LAR : 40% CIR	50%	£165,502,421	£150,588,457	£150,510,965	£150,354,325	£149,459,461	£142,599,122	£138,870,664

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone A - Lower Cenral Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£241,711,159	£224,068,877	£223,989,475	£223,829,343	£222,925,745	£216,013,009	£212,255,442
60% LAR : 40% CIR	5%	£236,522,791	£219,144,529	£219,065,430	£218,905,830	£218,003,565	£211,096,814	£207,345,683
60% LAR : 40% CIR	10%	£231,318,832	£214,204,701	£214,125,880	£213,966,770	£213,065,731	£206,168,339	£202,419,297
60% LAR : 40% CIR	15%	£226,099,429	£209,249,536	£209,170,968	£209,012,308	£208,112,392	£201,221,739	£197,476,442
60% LAR : 40% CIR	20%	£220,864,730	£204,279,185	£204,200,843	£204,042,591	£203,143,696	£196,259,169	£192,517,275
60% LAR : 40% CIR	25%	£215,614,881	£199,293,790	£199,215,651	£199,057,767	£198,159,791	£191,280,782	£187,541,953
60% LAR : 40% CIR	30%	£210,350,031	£194,293,499	£194,215,539	£194,057,982	£193,160,825	£186,286,731	£182,550,631
60% LAR : 40% CIR	35%	£205,070,324	£189,278,459	£189,200,651	£189,043,382	£188,146,945	£181,277,170	£177,543,470
60% LAR : 40% CIR	40%	£199,775,911	£184,248,814	£184,171,136	£184,014,115	£183,118,300	£176,252,253	£172,520,623
60% LAR : 40% CIR	45%	£194,466,937	£179,204,713	£179,127,139	£178,970,329	£178,075,038	£171,212,133	£167,482,250
60% LAR : 40% CIR	50%	£189,143,550	£174,146,300	£174,068,808	£173,912,167	£173,017,304	£166,156,965	£162,428,507

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£154,341,001	£136,698,719	£136,619,317	£136,459,185	£135,555,587	£128,642,851	£124,885,284
60% LAR : 40% CIR	5%	£149,152,633	£131,774,371	£131,695,272	£131,535,672	£130,633,407	£123,728,656	£119,975,525
60% LAR : 40% CIR	10%	£143,948,674	£126,834,543	£126,755,722	£126,596,612	£125,695,573	£118,798,181	£115,049,139
60% LAR : 40% CIR	15%	£138,729,272	£121,879,379	£121,800,810	£121,642,150	£120,742,234	£113,851,582	£110,106,285
60% LAR : 40% CIR	20%	£133,494,572	£116,909,027	£116,830,685	£116,672,433	£115,773,538	£108,889,011	£105,147,117
60% LAR : 40% CIR	25%	£128,244,723	£111,923,632	£111,845,493	£111,687,609	£110,789,633	£103,910,624	£100,171,795
60% LAR : 40% CIR	30%	£122,979,873	£106,923,341	£106,845,381	£106,687,824	£105,790,667	£98,916,573	£95,180,473
60% LAR : 40% CIR	35%	£117,700,166	£101,908,301	£101,830,493	£101,673,224	£100,776,787	£93,907,012	£90,173,312
60% LAR : 40% CIR	40%	£112,405,753	£96,878,656	£96,800,978	£96,643,957	£95,748,142	£88,882,095	£85,150,465
60% LAR : 40% CIR	45%	£107,096,779	£91,834,555	£91,756,981	£91,600,171	£90,704,880	£83,841,976	£80,112,093
60% LAR : 40% CIR	50%	£101,773,392	£86,776,142	£86,698,650	£86,542,010	£85,647,146	£78,786,807	£75,058,349

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£190,544,738	£172,902,456	£172,823,054	£172,662,922	£171,759,324	£164,846,588	£161,089,021
60% LAR : 40% CIR	5%	£185,356,370	£167,978,108	£167,899,009	£167,739,409	£166,837,144	£159,932,393	£156,179,262
60% LAR : 40% CIR	10%	£180,152,411	£163,038,280	£162,959,458	£162,800,349	£161,899,310	£155,001,918	£151,252,876
60% LAR : 40% CIR	15%	£174,933,008	£158,083,115	£158,004,547	£157,845,887	£156,945,971	£150,055,318	£146,310,021
60% LAR : 40% CIR	20%	£169,698,309	£153,112,764	£153,034,422	£152,876,170	£151,977,275	£145,092,748	£141,350,853
60% LAR : 40% CIR	25%	£164,448,460	£148,127,369	£148,049,229	£147,891,346	£146,993,370	£140,114,361	£136,375,532
60% LAR : 40% CIR	30%	£159,183,610	£143,127,078	£143,049,117	£142,891,560	£141,994,404	£135,120,310	£131,384,210
60% LAR : 40% CIR	35%	£153,903,903	£138,112,038	£138,034,230	£137,876,961	£136,980,524	£130,110,749	£126,377,049
60% LAR : 40% CIR	40%	£148,609,490	£133,082,393	£133,004,715	£132,847,694	£131,951,879	£125,085,832	£121,354,202
60% LAR : 40% CIR	45%	£143,300,516	£128,038,292	£127,960,718	£127,803,908	£126,908,616	£120,045,712	£116,315,829
60% LAR : 40% CIR	50%	£137,977,129	£122,979,879	£122,902,387	£122,745,746	£121,850,883	£114,990,544	£111,262,086

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£205,545,895	£187,903,614	£187,824,212	£187,664,079	£186,760,482	£179,847,746	£176,090,179
60% LAR : 40% CIR	5%	£200,357,528	£182,979,266	£182,900,167	£182,740,567	£181,838,302	£174,933,551	£171,180,420
60% LAR : 40% CIR	10%	£195,153,569	£178,039,438	£177,960,616	£177,801,507	£176,900,468	£170,003,076	£166,254,034
60% LAR : 40% CIR	15%	£189,934,166	£173,084,273	£173,005,705	£172,847,045	£171,947,129	£165,056,476	£161,311,179
60% LAR : 40% CIR	20%	£184,699,467	£168,113,921	£168,035,580	£167,877,328	£166,978,433	£160,093,906	£156,352,011
60% LAR : 40% CIR	25%	£179,449,618	£163,128,527	£163,050,387	£162,892,504	£161,994,528	£155,115,518	£151,376,689
60% LAR : 40% CIR	30%	£174,184,768	£158,128,236	£158,050,275	£157,892,718	£156,995,562	£150,121,467	£146,385,368
60% LAR : 40% CIR	35%	£168,905,061	£153,113,196	£153,035,388	£152,878,119	£151,981,682	£145,111,907	£141,378,207
60% LAR : 40% CIR	40%	£163,610,648	£148,083,551	£148,005,873	£147,848,852	£146,953,037	£140,086,990	£136,355,360
60% LAR : 40% CIR	45%	£158,301,674	£143,039,450	£142,961,876	£142,805,065	£141,909,774	£135,046,870	£131,316,987
60% LAR : 40% CIR	50%	£152,978,287	£137,981,037	£137,903,544	£137,746,904	£136,852,041	£129,991,702	£126,263,244

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£223,278,685	£205,636,404	£205,557,001	£205,396,869	£204,493,272	£197,580,536	£193,822,968
60% LAR : 40% CIR	5%	£218,090,317	£200,712,056	£200,632,956	£200,473,356	£199,571,091	£192,666,340	£188,913,209
60% LAR : 40% CIR	10%	£212,886,358	£195,772,227	£195,693,406	£195,534,296	£194,633,257	£187,735,866	£183,986,823
60% LAR : 40% CIR	15%	£207,666,956	£190,817,063	£190,738,494	£190,579,834	£189,679,918	£182,789,266	£179,043,969
60% LAR : 40% CIR	20%	£202,432,257	£185,846,711	£185,768,369	£185,610,117	£184,711,223	£177,826,696	£174,084,801
60% LAR : 40% CIR	25%	£197,182,408	£180,861,316	£180,783,177	£180,625,293	£179,727,317	£172,848,308	£169,109,479
60% LAR : 40% CIR	30%	£191,917,557	£175,861,025	£175,783,065	£175,625,508	£174,728,352	£167,854,257	£164,118,158
60% LAR : 40% CIR	35%	£186,637,851	£170,845,986	£170,768,178	£170,610,908	£169,714,472	£162,844,696	£159,110,996
60% LAR : 40% CIR	40%	£181,343,437	£165,816,341	£165,738,682	£165,581,642	£164,685,826	£157,819,779	£154,088,150
60% LAR : 40% CIR	45%	£176,034,463	£160,772,239	£160,694,665	£160,537,855	£159,642,564	£152,779,660	£149,049,777
60% LAR : 40% CIR	50%	£170,711,077	£155,713,826	£155,636,334	£155,479,694	£154,584,830	£147,724,491	£143,996,033

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone A - Medium Central Zone
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£266,018,221	£247,987,266	£247,907,864	£247,747,731	£246,844,135	£239,931,399	£236,173,831
60% LAR : 40% CIR	5%	£259,614,500	£241,866,999	£241,787,900	£241,628,299	£240,726,034	£233,821,283	£230,068,153
60% LAR : 40% CIR	10%	£253,195,188	£235,731,250	£235,652,429	£235,493,320	£234,592,280	£227,694,889	£223,945,847
60% LAR : 40% CIR	15%	£246,760,433	£229,580,168	£229,501,598	£229,342,938	£228,443,022	£221,552,371	£217,807,073
60% LAR : 40% CIR	20%	£240,310,381	£223,413,895	£223,335,554	£223,177,303	£222,278,407	£215,393,881	£211,651,985
60% LAR : 40% CIR	25%	£233,845,179	£217,232,581	£217,154,443	£216,996,559	£216,098,583	£209,219,574	£205,480,744
60% LAR : 40% CIR	30%	£227,364,974	£211,036,371	£210,958,411	£210,800,854	£209,903,698	£203,029,603	£199,293,504
60% LAR : 40% CIR	35%	£220,869,916	£204,825,412	£204,747,604	£204,590,335	£203,693,898	£196,824,123	£193,090,423
60% LAR : 40% CIR	40%	£214,360,149	£198,599,848	£198,522,169	£198,365,149	£197,469,334	£190,603,286	£186,871,657
60% LAR : 40% CIR	45%	£207,835,822	£192,359,827	£192,282,253	£192,125,443	£191,230,152	£184,367,246	£180,637,365
60% LAR : 40% CIR	50%	£201,297,081	£186,105,495	£186,028,002	£185,871,362	£184,976,499	£178,116,159	£174,387,702

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

						£97,649,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£178,848,063	£160,617,108	£160,537,706	£160,377,573	£159,473,977	£152,561,241	£148,803,674
60% LAR : 40% CIR	5%	£172,244,342	£154,496,841	£154,417,742	£154,258,141	£153,355,876	£146,451,125	£142,697,995
60% LAR : 40% CIR	10%	£165,625,031	£148,361,092	£148,282,271	£148,123,162	£147,222,123	£140,324,731	£136,575,689
60% LAR : 40% CIR	15%	£159,390,275	£142,210,010	£142,131,441	£141,972,780	£141,072,864	£134,182,213	£130,436,915
60% LAR : 40% CIR	20%	£152,940,223	£136,043,738	£135,965,396	£135,807,145	£134,908,249	£128,023,723	£124,281,828
60% LAR : 40% CIR	25%	£146,475,021	£129,862,423	£129,784,285	£129,626,401	£128,728,426	£121,849,416	£118,110,586
60% LAR : 40% CIR	30%	£139,994,816	£123,666,213	£123,588,253	£123,430,696	£122,533,540	£115,659,445	£111,923,346
60% LAR : 40% CIR	35%	£133,499,758	£117,455,254	£117,377,446	£117,220,177	£116,323,740	£109,453,965	£105,720,265
60% LAR : 40% CIR	40%	£126,989,991	£111,229,690	£111,152,011	£110,994,991	£110,099,176	£103,233,128	£99,501,499
60% LAR : 40% CIR	45%	£120,465,664	£104,989,669	£104,912,095	£104,755,285	£103,859,994	£96,997,089	£93,267,207
60% LAR : 40% CIR	50%	£113,926,923	£98,735,337	£98,657,844	£98,501,204	£97,606,341	£90,746,001	£87,017,544

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

						£57,186,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£214,851,800	£198,820,845	£196,741,443	£196,581,310	£195,677,714	£188,764,978	£185,007,410
60% LAR : 40% CIR	5%	£208,448,079	£190,700,578	£190,621,479	£190,461,878	£189,559,613	£182,654,862	£178,901,732
60% LAR : 40% CIR	10%	£202,028,767	£184,564,829	£184,486,008	£184,326,899	£183,425,859	£176,528,468	£172,779,426
60% LAR : 40% CIR	15%	£195,594,012	£178,413,747	£178,335,177	£178,176,517	£177,276,601	£170,385,950	£166,640,652
60% LAR : 40% CIR	20%	£189,143,960	£172,247,474	£172,169,133	£172,010,882	£171,111,986	£164,227,460	£160,485,564
60% LAR : 40% CIR	25%	£182,678,758	£166,066,160	£165,988,022	£165,830,137	£164,932,162	£158,053,153	£154,314,323
60% LAR : 40% CIR	30%	£176,198,553	£159,869,950	£159,791,990	£159,634,433	£158,737,276	£151,863,182	£148,127,083
60% LAR : 40% CIR	35%	£169,703,495	£153,658,991	£153,581,183	£153,423,914	£152,527,477	£145,657,702	£141,924,002
60% LAR : 40% CIR	40%	£163,193,728	£147,433,427	£147,355,748	£147,198,728	£146,302,912	£139,436,864	£135,705,236
60% LAR : 40% CIR	45%	£156,669,401	£141,193,406	£141,115,832	£140,959,022	£140,063,731	£133,200,825	£129,470,944
60% LAR : 40% CIR	50%	£150,130,660	£134,939,074	£134,861,581	£134,704,941	£133,810,078	£126,949,738	£123,221,281

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

						£40,420,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£229,852,958	£211,822,003	£211,742,601	£211,582,468	£210,678,871	£203,766,136	£200,008,568
60% LAR : 40% CIR	5%	£223,449,237	£205,701,736	£205,622,637	£205,463,036	£204,560,771	£197,656,020	£193,902,890
60% LAR : 40% CIR	10%	£217,029,925	£199,565,987	£199,487,166	£199,328,057	£198,427,017	£191,529,626	£187,780,584
60% LAR : 40% CIR	15%	£210,595,170	£193,414,905	£193,336,335	£193,177,675	£192,277,759	£185,387,108	£181,641,810
60% LAR : 40% CIR	20%	£204,145,118	£187,248,632	£187,170,291	£187,012,040	£186,113,144	£179,228,618	£175,486,722
60% LAR : 40% CIR	25%	£197,679,916	£181,067,318	£180,989,180	£180,831,295	£179,933,320	£173,054,311	£169,315,481
60% LAR : 40% CIR	30%	£191,199,711	£174,871,108	£174,793,148	£174,635,591	£173,738,434	£166,864,340	£163,128,240
60% LAR : 40% CIR	35%	£184,704,653	£168,660,149	£168,582,341	£168,425,072	£167,528,635	£160,658,860	£156,925,160
60% LAR : 40% CIR	40%	£178,194,886	£162,434,585	£162,356,906	£162,199,886	£161,304,070	£154,438,022	£150,706,394
60% LAR : 40% CIR	45%	£171,670,559	£156,194,564	£156,116,990	£155,960,179	£155,064,888	£148,201,983	£144,472,101
60% LAR : 40% CIR	50%	£165,131,818	£149,940,232	£149,862,739	£149,706,099	£148,811,236	£141,950,896	£138,222,439

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

						£20,601,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£247,585,747	£229,554,792	£229,475,390	£229,315,257	£228,411,661	£221,498,925	£217,741,358
60% LAR : 40% CIR	5%	£241,182,026	£223,434,526	£223,355,426	£223,195,826	£222,293,560	£215,388,809	£211,635,679
60% LAR : 40% CIR	10%	£234,762,715	£217,298,777	£217,219,956	£217,060,846	£216,159,807	£209,262,415	£205,513,373
60% LAR : 40% CIR	15%	£228,327,959	£211,147,694	£211,069,125	£210,910,464	£210,010,548	£203,119,897	£199,374,599
60% LAR : 40% CIR	20%	£221,877,907	£204,981,422	£204,903,080	£204,744,829	£203,845,933	£196,961,407	£193,219,512
60% LAR : 40% CIR	25%	£215,412,705	£198,800,108	£198,721,969	£198,564,085	£197,666,110	£190,787,101	£187,048,271
60% LAR : 40% CIR	30%	£208,932,501	£192,603,898	£192,525,937	£192,368,380	£191,471,224	£184,597,129	£180,861,030
60% LAR : 40% CIR	35%	£202,437,442	£186,392,938	£186,315,130	£186,157,861	£185,261,424	£178,391,649	£174,657,949
60% LAR : 40% CIR	40%	£195,927,675	£180,167,374	£180,089,696	£179,932,675	£179,036,860	£172,170,812	£168,439,183
60% LAR : 40% CIR	45%	£189,403,348	£173,927,353	£173,849,780	£173,692,969	£172,797,678	£165,934,773	£162,204,891
60% LAR : 40% CIR	50%	£182,864,607	£167,673,021	£167,595,529	£167,438,888	£166,544,025	£159,683,685	£155,955,228

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone A - Higher Central Zone
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£279,907,971	£261,654,917	£261,575,514	£261,415,382	£260,511,785	£253,599,049	£249,841,482
60% LAR : 40% CIR	5%	£272,809,763	£254,851,268	£254,772,168	£254,612,568	£253,710,302	£246,805,551	£243,052,421
60% LAR : 40% CIR	10%	£266,695,964	£248,032,137	£247,953,315	£247,794,205	£246,893,167	£239,995,775	£236,246,733
60% LAR : 40% CIR	15%	£258,566,721	£241,197,671	£241,119,102	£240,960,441	£240,060,525	£233,169,874	£229,424,576
60% LAR : 40% CIR	20%	£251,422,180	£234,348,017	£234,269,675	£234,111,423	£233,212,528	£226,328,001	£222,586,107
60% LAR : 40% CIR	25%	£244,262,491	£227,483,320	£227,405,181	£227,247,297	£226,349,321	£219,470,312	£215,731,482
60% LAR : 40% CIR	30%	£237,087,800	£220,603,727	£220,525,766	£220,368,210	£219,471,054	£212,596,959	£208,860,860
60% LAR : 40% CIR	35%	£229,898,253	£213,709,385	£213,631,577	£213,474,308	£212,577,872	£205,708,096	£201,974,396
60% LAR : 40% CIR	40%	£222,693,999	£206,800,439	£206,722,760	£206,565,740	£205,669,924	£198,803,876	£195,072,248
60% LAR : 40% CIR	45%	£215,475,185	£199,877,035	£199,799,461	£199,642,650	£198,747,359	£191,884,455	£188,154,572
60% LAR : 40% CIR	50%	£208,241,957	£192,939,319	£192,861,827	£192,705,188	£191,810,323	£184,949,984	£181,221,527

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£192,537,814	£174,284,759	£174,205,357	£174,045,224	£173,141,627	£166,228,891	£162,471,324
60% LAR : 40% CIR	5%	£185,439,605	£167,481,110	£167,402,011	£167,242,410	£166,340,144	£159,435,393	£155,682,263
60% LAR : 40% CIR	10%	£178,325,806	£160,661,979	£160,583,158	£160,424,047	£159,523,009	£152,625,617	£148,876,575
60% LAR : 40% CIR	15%	£171,196,563	£153,827,513	£153,748,944	£153,590,283	£152,690,367	£145,799,716	£142,054,418
60% LAR : 40% CIR	20%	£164,052,022	£146,977,859	£146,899,517	£146,741,265	£145,842,370	£138,957,843	£135,215,949
60% LAR : 40% CIR	25%	£156,892,333	£140,113,163	£140,035,023	£139,877,139	£138,979,164	£132,100,154	£128,361,324
60% LAR : 40% CIR	30%	£149,717,642	£133,233,569	£133,155,608	£132,998,052	£132,100,896	£125,226,801	£121,490,702
60% LAR : 40% CIR	35%	£142,528,095	£126,339,227	£126,261,419	£126,104,150	£125,207,714	£118,337,938	£114,604,238
60% LAR : 40% CIR	40%	£135,323,841	£119,430,281	£119,352,602	£119,195,582	£118,299,766	£111,433,718	£107,702,090
60% LAR : 40% CIR	45%	£128,105,027	£112,506,877	£112,429,303	£112,272,493	£111,377,201	£104,514,297	£100,784,414
60% LAR : 40% CIR	50%	£120,871,799	£105,569,162	£105,491,669	£105,335,030	£104,440,166	£97,579,827	£93,851,370

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£228,741,550	£210,488,496	£210,409,093	£210,248,961	£209,345,364	£202,432,628	£198,675,061
60% LAR : 40% CIR	5%	£221,643,342	£203,684,847	£203,605,747	£203,446,146	£202,543,881	£195,639,130	£191,886,000
60% LAR : 40% CIR	10%	£214,529,543	£196,865,716	£196,786,894	£196,627,784	£195,726,746	£188,829,354	£185,080,312
60% LAR : 40% CIR	15%	£207,400,300	£190,031,250	£189,952,681	£189,794,020	£188,894,104	£182,003,453	£178,258,155
60% LAR : 40% CIR	20%	£200,255,759	£183,181,596	£183,103,254	£182,945,002	£182,046,107	£175,161,580	£171,419,685
60% LAR : 40% CIR	25%	£193,096,070	£176,316,899	£176,238,760	£176,080,875	£175,182,900	£168,303,891	£164,565,061
60% LAR : 40% CIR	30%	£185,921,379	£169,437,306	£169,359,345	£169,201,789	£168,304,632	£161,430,538	£157,694,438
60% LAR : 40% CIR	35%	£178,731,832	£162,542,964	£162,465,156	£162,307,887	£161,411,451	£154,541,675	£150,807,975
60% LAR : 40% CIR	40%	£171,527,578	£155,634,018	£155,556,339	£155,399,319	£154,503,503	£147,637,455	£143,905,827
60% LAR : 40% CIR	45%	£164,308,764	£148,710,614	£148,633,040	£148,476,229	£147,580,938	£140,718,034	£136,988,151
60% LAR : 40% CIR	50%	£157,075,536	£141,772,898	£141,695,406	£141,538,767	£140,643,902	£133,783,563	£130,055,106

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£243,742,708	£225,489,654	£225,410,251	£225,250,119	£224,346,522	£217,433,786	£213,676,219
60% LAR : 40% CIR	5%	£236,644,500	£218,686,004	£218,606,905	£218,447,304	£217,545,039	£210,640,288	£206,887,158
60% LAR : 40% CIR	10%	£229,530,701	£211,866,873	£211,788,052	£211,628,942	£210,727,904	£203,830,512	£200,081,470
60% LAR : 40% CIR	15%	£222,401,457	£205,032,408	£204,953,838	£204,795,178	£203,895,262	£197,004,611	£193,259,313
60% LAR : 40% CIR	20%	£215,256,917	£198,182,753	£198,104,412	£197,946,160	£197,047,265	£190,162,738	£186,420,843
60% LAR : 40% CIR	25%	£208,097,228	£191,318,057	£191,239,918	£191,082,033	£190,184,058	£183,305,049	£179,566,219
60% LAR : 40% CIR	30%	£200,922,537	£184,438,464	£184,360,503	£184,202,947	£183,305,790	£176,431,696	£172,695,596
60% LAR : 40% CIR	35%	£193,732,990	£177,544,122	£177,466,314	£177,309,045	£176,412,609	£169,542,833	£165,809,133
60% LAR : 40% CIR	40%	£186,528,736	£170,635,175	£170,557,497	£170,400,476	£169,504,661	£162,638,613	£158,906,984
60% LAR : 40% CIR	45%	£179,309,922	£163,711,772	£163,634,198	£163,477,387	£162,582,096	£155,719,192	£151,989,309
60% LAR : 40% CIR	50%	£172,076,693	£156,774,056	£156,696,564	£156,539,925	£155,645,060	£148,784,721	£145,056,264

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£261,475,498	£243,222,444	£243,143,041	£242,982,909	£242,079,311	£235,166,575	£231,409,008
60% LAR : 40% CIR	5%	£254,377,290	£236,418,794	£236,339,695	£236,180,094	£235,277,829	£228,373,078	£224,619,947
60% LAR : 40% CIR	10%	£247,263,491	£229,599,663	£229,520,842	£229,361,731	£228,460,693	£221,563,302	£217,814,259
60% LAR : 40% CIR	15%	£240,134,247	£222,765,197	£222,686,628	£222,527,968	£221,628,051	£214,737,400	£210,992,102
60% LAR : 40% CIR	20%	£232,989,706	£215,915,543	£215,837,201	£215,678,949	£214,780,055	£207,895,528	£204,153,633
60% LAR : 40% CIR	25%	£225,830,017	£209,050,847	£208,972,707	£208,814,823	£207,916,848	£201,037,839	£197,299,009
60% LAR : 40% CIR	30%	£218,655,326	£202,171,254	£202,093,292	£201,935,736	£201,038,580	£194,164,485	£190,428,386
60% LAR : 40% CIR	35%	£211,465,780	£195,276,911	£195,199,103	£195,041,834	£194,145,398	£187,275,622	£183,541,922
60% LAR : 40% CIR	40%	£204,261,525	£188,367,965	£188,290,286	£188,133,266	£187,237,451	£180,371,403	£176,639,774
60% LAR : 40% CIR	45%	£197,042,711	£181,444,561	£181,366,987	£181,210,177	£180,314,886	£173,451,982	£169,722,099
60% LAR : 40% CIR	50%	£189,809,483	£174,506,846	£174,429,353	£174,272,714	£173,377,850	£166,517,511	£162,789,054

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years	
No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£246,019,523	£228,308,349	£228,228,948	£228,068,815	£227,165,218	£220,252,481	£216,494,915
60% LAR : 40% CIR	5%	£241,872,886	£224,409,076	£224,329,977	£224,170,376	£223,268,111	£216,363,360	£212,610,229
60% LAR : 40% CIR	10%	£237,710,659	£220,494,321	£220,415,499	£220,256,389	£219,355,350	£212,457,960	£208,708,917
60% LAR : 40% CIR	15%	£233,532,988	£216,564,230	£216,485,662	£216,327,002	£215,427,086	£208,536,433	£204,791,135
60% LAR : 40% CIR	20%	£229,340,019	£212,618,952	£212,540,611	£212,382,358	£211,483,464	£204,598,938	£200,857,042
60% LAR : 40% CIR	25%	£225,131,901	£208,658,632	£208,580,493	£208,422,608	£207,524,633	£200,645,624	£196,906,794
60% LAR : 40% CIR	30%	£220,908,782	£204,683,415	£204,605,453	£204,447,897	£203,550,740	£196,676,646	£192,940,547
60% LAR : 40% CIR	35%	£216,670,807	£200,693,448	£200,615,640	£200,458,371	£199,561,935	£192,692,158	£188,958,458
60% LAR : 40% CIR	40%	£212,418,125	£196,688,877	£196,611,199	£196,454,178	£195,558,363	£188,692,316	£184,960,686
60% LAR : 40% CIR	45%	£208,150,883	£192,669,849	£192,592,276	£192,435,465	£191,540,174	£184,677,270	£180,947,387
60% LAR : 40% CIR	50%	£203,869,226	£188,636,510	£188,559,018	£188,402,379	£187,507,514	£180,647,175	£176,918,717

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£158,649,365	£140,938,192	£140,858,790	£140,698,657	£139,795,060	£132,882,323	£129,124,757
60% LAR : 40% CIR	5%	£154,502,728	£137,038,918	£136,959,819	£136,800,218	£135,897,953	£128,993,202	£125,240,072
60% LAR : 40% CIR	10%	£150,340,501	£133,124,163	£133,045,341	£132,886,231	£131,985,192	£125,087,802	£121,338,759
60% LAR : 40% CIR	15%	£146,162,830	£129,194,072	£129,115,504	£128,956,844	£128,056,928	£121,166,275	£117,420,977
60% LAR : 40% CIR	20%	£141,969,861	£125,248,794	£125,170,453	£125,012,200	£124,113,306	£117,228,780	£113,486,884
60% LAR : 40% CIR	25%	£137,761,743	£121,288,474	£121,210,335	£121,052,450	£120,154,475	£113,275,466	£109,536,636
60% LAR : 40% CIR	30%	£133,538,624	£117,313,257	£117,235,295	£117,077,739	£116,180,582	£109,306,488	£105,570,389
60% LAR : 40% CIR	35%	£129,300,649	£113,323,290	£113,245,482	£113,088,214	£112,191,777	£105,322,001	£101,588,301
60% LAR : 40% CIR	40%	£125,047,967	£109,318,719	£109,241,041	£109,084,020	£108,188,205	£101,322,158	£97,590,528
60% LAR : 40% CIR	45%	£120,780,725	£105,299,692	£105,222,118	£105,065,307	£104,170,016	£97,307,112	£93,577,229
60% LAR : 40% CIR	50%	£116,499,068	£101,266,352	£101,188,860	£101,032,221	£100,137,356	£93,277,017	£89,548,559

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£194,853,102	£177,141,928	£177,062,527	£176,902,394	£175,998,797	£169,086,060	£165,328,494
60% LAR : 40% CIR	5%	£190,706,465	£173,242,655	£173,163,556	£173,003,955	£172,101,689	£165,196,939	£161,443,808
60% LAR : 40% CIR	10%	£186,544,238	£169,327,900	£169,249,078	£169,089,968	£168,188,929	£161,291,539	£157,542,496
60% LAR : 40% CIR	15%	£182,366,567	£165,397,809	£165,319,241	£165,160,581	£164,260,665	£157,370,012	£153,624,714
60% LAR : 40% CIR	20%	£178,173,598	£161,452,531	£161,374,190	£161,215,937	£160,317,043	£153,432,517	£149,690,621
60% LAR : 40% CIR	25%	£173,965,480	£157,492,211	£157,414,072	£157,256,187	£156,358,212	£149,479,203	£145,740,373
60% LAR : 40% CIR	30%	£169,742,361	£153,516,994	£153,439,032	£153,281,476	£152,384,319	£145,510,225	£141,774,126
60% LAR : 40% CIR	35%	£165,504,386	£149,527,027	£149,449,218	£149,291,950	£148,395,514	£141,525,737	£137,792,037
60% LAR : 40% CIR	40%	£161,251,704	£145,522,456	£145,444,778	£145,287,757	£144,391,942	£137,525,895	£133,794,265
60% LAR : 40% CIR	45%	£156,984,462	£141,503,428	£141,425,855	£141,269,044	£140,373,753	£133,510,849	£129,780,966
60% LAR : 40% CIR	50%	£152,702,805	£137,470,089	£137,392,597	£137,235,958	£136,341,093	£129,480,754	£125,752,296

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£209,854,259	£192,143,086	£192,063,685	£191,903,551	£190,999,955	£184,087,218	£180,329,652
60% LAR : 40% CIR	5%	£205,707,623	£188,243,813	£188,164,714	£188,005,113	£187,102,847	£180,198,096	£176,444,966
60% LAR : 40% CIR	10%	£201,545,396	£184,329,058	£184,250,236	£184,091,126	£183,190,087	£176,292,696	£172,543,654
60% LAR : 40% CIR	15%	£197,367,724	£180,398,967	£180,320,399	£180,161,739	£179,261,822	£172,371,170	£168,625,872
60% LAR : 40% CIR	20%	£193,174,756	£176,453,689	£176,375,347	£176,217,095	£175,318,201	£168,433,675	£164,691,779
60% LAR : 40% CIR	25%	£188,966,638	£172,493,369	£172,415,229	£172,257,345	£171,359,370	£164,480,361	£160,741,531
60% LAR : 40% CIR	30%	£184,743,519	£168,518,152	£168,440,190	£168,282,634	£167,385,477	£160,511,383	£156,775,284
60% LAR : 40% CIR	35%	£180,505,544	£164,528,184	£164,450,376	£164,293,108	£163,396,671	£156,526,895	£152,793,195
60% LAR : 40% CIR	40%	£176,252,862	£160,523,614	£160,445,936	£160,288,915	£159,393,100	£152,527,053	£148,795,423
60% LAR : 40% CIR	45%	£171,985,619	£156,504,586	£156,427,013	£156,270,202	£155,374,911	£148,512,007	£144,782,124
60% LAR : 40% CIR	50%	£167,703,963	£152,471,247	£152,393,755	£152,237,115	£151,342,251	£144,481,912	£140,753,454

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£227,587,049	£209,875,876	£209,796,474	£209,636,341	£208,732,745	£201,820,008	£198,062,441
60% LAR : 40% CIR	5%	£223,440,412	£205,976,602	£205,897,503	£205,737,902	£204,835,637	£197,930,886	£194,177,756
60% LAR : 40% CIR	10%	£219,278,185	£202,061,847	£201,983,025	£201,823,916	£200,922,876	£194,025,486	£190,276,444
60% LAR : 40% CIR	15%	£215,100,514	£198,131,757	£198,053,188	£197,894,528	£196,994,612	£190,103,960	£186,358,662
60% LAR : 40% CIR	20%	£210,907,545	£194,186,478	£194,108,137	£193,949,885	£193,050,990	£186,166,464	£182,424,568
60% LAR : 40% CIR	25%	£206,699,428	£190,226,158	£190,148,019	£189,990,134	£189,092,159	£182,213,150	£178,474,320
60% LAR : 40% CIR	30%	£202,476,308	£186,250,941	£186,172,980	£186,015,424	£185,118,266	£178,244,173	£174,508,073
60% LAR : 40% CIR	35%	£198,238,333	£182,260,974	£182,183,166	£182,025,898	£181,129,461	£174,259,685	£170,525,985
60% LAR : 40% CIR	40%	£193,985,652	£178,256,404	£178,178,725	£178,021,705	£177,125,889	£170,259,842	£166,528,213
60% LAR : 40% CIR	45%	£189,718,409	£174,237,376	£174,159,802	£174,002,991	£173,107,700	£166,244,796	£162,514,913
60% LAR : 40% CIR	50%	£185,436,753	£170,204,036	£170,126,544	£169,969,905	£169,075,041	£162,214,701	£158,486,243

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone A - Kings Cross Lower

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£246,019,523	£228,308,349	£228,228,948	£228,068,815	£227,165,218	£220,252,481	£216,494,915
60% LAR : 40% CIR	5%	£241,872,886	£224,409,076	£224,329,977	£224,170,376	£223,266,111	£216,363,360	£212,610,229
60% LAR : 40% CIR	10%	£237,710,659	£220,494,321	£220,415,499	£220,256,389	£219,355,350	£212,457,960	£208,708,917
60% LAR : 40% CIR	15%	£233,532,988	£216,564,230	£216,485,662	£216,327,002	£215,427,086	£208,536,433	£204,791,135
60% LAR : 40% CIR	20%	£229,340,019	£212,618,952	£212,540,611	£212,382,358	£211,483,464	£204,598,938	£200,857,042
60% LAR : 40% CIR	25%	£225,131,901	£208,658,632	£208,580,493	£208,422,608	£207,524,633	£200,645,624	£196,906,794
60% LAR : 40% CIR	30%	£220,908,782	£204,683,415	£204,605,453	£204,447,897	£203,550,740	£196,676,646	£192,940,547
60% LAR : 40% CIR	35%	£216,670,807	£200,693,448	£200,615,640	£200,458,371	£199,561,935	£192,692,158	£188,958,458
60% LAR : 40% CIR	40%	£212,418,125	£196,688,877	£196,611,199	£196,454,178	£195,558,363	£188,692,316	£184,960,686
60% LAR : 40% CIR	45%	£208,150,883	£192,669,849	£192,592,276	£192,435,465	£191,540,174	£184,677,270	£180,947,387
60% LAR : 40% CIR	50%	£203,869,226	£188,636,510	£188,559,018	£188,402,379	£187,507,514	£180,647,175	£176,918,717

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£158,649,365	£140,938,192	£140,858,790	£140,698,657	£139,795,060	£132,882,323	£129,124,757
60% LAR : 40% CIR	5%	£154,502,728	£137,038,918	£136,959,819	£136,800,218	£135,897,953	£128,993,202	£125,240,072
60% LAR : 40% CIR	10%	£150,340,501	£133,124,163	£133,045,341	£132,886,231	£131,985,192	£125,087,802	£121,338,759
60% LAR : 40% CIR	15%	£146,162,830	£129,194,072	£129,115,504	£128,956,844	£128,056,928	£121,166,275	£117,420,977
60% LAR : 40% CIR	20%	£141,969,861	£125,248,794	£125,170,453	£125,012,200	£124,113,306	£117,228,780	£113,486,884
60% LAR : 40% CIR	25%	£137,761,743	£121,288,474	£121,210,335	£121,052,450	£120,154,475	£113,275,466	£109,536,636
60% LAR : 40% CIR	30%	£133,538,624	£117,313,257	£117,235,295	£117,077,739	£116,180,582	£109,306,488	£105,570,389
60% LAR : 40% CIR	35%	£129,300,649	£113,323,290	£113,245,482	£113,088,214	£112,191,777	£105,322,001	£101,588,301
60% LAR : 40% CIR	40%	£125,047,967	£109,318,719	£109,241,041	£109,084,020	£108,188,205	£101,322,158	£97,590,528
60% LAR : 40% CIR	45%	£120,780,725	£105,299,692	£105,222,118	£105,065,307	£104,170,016	£97,307,112	£93,577,229
60% LAR : 40% CIR	50%	£116,499,068	£101,266,352	£101,188,860	£101,032,221	£100,137,356	£93,277,017	£89,548,559

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£194,853,102	£177,141,928	£177,062,527	£176,902,394	£175,998,797	£169,086,060	£165,328,494
60% LAR : 40% CIR	5%	£190,706,465	£173,242,655	£173,163,556	£173,003,955	£172,101,689	£165,196,939	£161,443,808
60% LAR : 40% CIR	10%	£186,544,238	£169,327,900	£169,249,078	£169,089,968	£168,188,929	£161,291,539	£157,542,496
60% LAR : 40% CIR	15%	£182,366,567	£165,397,809	£165,319,241	£165,160,581	£164,260,665	£157,370,012	£153,624,714
60% LAR : 40% CIR	20%	£178,173,598	£161,452,531	£161,374,190	£161,215,937	£160,317,043	£153,432,517	£149,690,621
60% LAR : 40% CIR	25%	£173,965,480	£157,492,211	£157,414,072	£157,256,187	£156,358,212	£149,479,203	£145,740,373
60% LAR : 40% CIR	30%	£169,742,361	£153,516,994	£153,439,032	£153,281,476	£152,384,319	£145,510,225	£141,774,126
60% LAR : 40% CIR	35%	£165,504,386	£149,527,027	£149,449,218	£149,291,950	£148,395,514	£141,525,737	£137,792,037
60% LAR : 40% CIR	40%	£161,251,704	£145,522,456	£145,444,778	£145,287,757	£144,391,942	£137,525,895	£133,794,265
60% LAR : 40% CIR	45%	£156,984,462	£141,503,428	£141,425,855	£141,269,044	£140,373,753	£133,510,849	£129,780,966
60% LAR : 40% CIR	50%	£152,702,805	£137,470,089	£137,392,597	£137,235,958	£136,341,093	£129,480,754	£125,752,296

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£209,854,259	£192,143,086	£192,063,685	£191,903,551	£190,999,955	£184,087,218	£180,329,652
60% LAR : 40% CIR	5%	£205,707,623	£188,243,813	£188,164,714	£188,005,113	£187,102,847	£180,198,096	£176,444,966
60% LAR : 40% CIR	10%	£201,545,396	£184,329,058	£184,250,236	£184,091,126	£183,190,087	£176,292,696	£172,543,654
60% LAR : 40% CIR	15%	£197,367,724	£180,398,967	£180,320,399	£180,161,739	£179,261,822	£172,371,170	£168,625,872
60% LAR : 40% CIR	20%	£193,174,756	£176,453,689	£176,375,347	£176,217,095	£175,318,201	£168,433,675	£164,691,779
60% LAR : 40% CIR	25%	£188,966,638	£172,493,369	£172,415,229	£172,257,345	£171,359,370	£164,480,361	£160,741,531
60% LAR : 40% CIR	30%	£184,743,519	£168,518,152	£168,440,190	£168,282,634	£167,385,477	£160,511,383	£156,775,284
60% LAR : 40% CIR	35%	£180,505,544	£164,528,184	£164,450,376	£164,293,108	£163,396,671	£156,526,895	£152,793,195
60% LAR : 40% CIR	40%	£176,252,862	£160,523,614	£160,445,936	£160,288,915	£159,393,100	£152,527,053	£148,795,423
60% LAR : 40% CIR	45%	£171,985,619	£156,504,586	£156,427,013	£156,270,202	£155,374,911	£148,512,007	£144,782,124
60% LAR : 40% CIR	50%	£167,703,963	£152,471,247	£152,393,755	£152,237,115	£151,342,251	£144,481,912	£140,753,454

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£227,587,049	£209,875,876	£209,796,474	£209,636,341	£208,732,745	£201,820,008	£198,062,441
60% LAR : 40% CIR	5%	£223,440,412	£205,976,602	£205,897,503	£205,737,902	£204,835,637	£197,930,886	£194,177,756
60% LAR : 40% CIR	10%	£219,278,185	£202,061,847	£201,983,025	£201,823,916	£200,922,876	£194,025,486	£190,276,444
60% LAR : 40% CIR	15%	£215,100,514	£198,131,757	£198,053,188	£197,894,528	£196,994,612	£190,103,960	£186,358,662
60% LAR : 40% CIR	20%	£210,907,545	£194,186,478	£194,108,137	£193,949,885	£193,050,990	£186,166,464	£182,424,568
60% LAR : 40% CIR	25%	£206,699,428	£190,226,158	£190,148,019	£189,990,134	£189,092,159	£182,213,150	£178,474,320
60% LAR : 40% CIR	30%	£202,476,308	£186,250,941	£186,172,980	£186,015,424	£185,118,266	£178,244,173	£174,508,073
60% LAR : 40% CIR	35%	£198,238,333	£182,260,974	£182,183,166	£182,025,898	£181,129,461	£174,259,685	£170,525,985
60% LAR : 40% CIR	40%	£193,985,652	£178,256,404	£178,178,725	£178,021,705	£177,125,889	£170,259,842	£166,528,213
60% LAR : 40% CIR	45%	£189,718,409	£174,237,376	£174,159,802	£174,002,991	£173,107,700	£166,244,796	£162,514,913
60% LAR : 40% CIR	50%	£185,436,753	£170,204,036	£170,126,544	£169,969,905	£169,075,041	£162,214,701	£158,486,243

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone A - Kings Cross Higher

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£256,436,835	£238,559,088	£238,479,686	£238,319,553	£237,415,956	£230,503,220	£226,745,653
60% LAR : 40% CIR	5%	£251,769,333	£234,147,277	£234,068,178	£233,908,578	£233,006,311	£226,101,561	£222,348,430
60% LAR : 40% CIR	10%	£247,086,240	£229,719,884	£229,641,163	£229,482,054	£228,581,015	£221,683,623	£217,934,582
60% LAR : 40% CIR	15%	£242,387,703	£225,277,359	£225,198,789	£225,040,129	£224,140,213	£217,249,561	£213,504,264
60% LAR : 40% CIR	20%	£237,673,869	£220,819,543	£220,741,201	£220,582,949	£219,684,055	£212,799,528	£209,057,633
60% LAR : 40% CIR	25%	£232,944,886	£216,346,685	£216,268,546	£216,110,662	£215,212,687	£208,333,677	£204,594,847
60% LAR : 40% CIR	30%	£228,200,901	£211,858,931	£211,780,970	£211,623,413	£210,726,257	£203,852,163	£200,116,063
60% LAR : 40% CIR	35%	£223,442,060	£207,356,428	£207,278,619	£207,121,351	£206,224,914	£199,355,138	£195,621,438
60% LAR : 40% CIR	40%	£218,668,513	£202,839,321	£202,761,641	£202,604,622	£201,708,806	£194,842,759	£191,111,130
60% LAR : 40% CIR	45%	£213,880,404	£198,307,756	£198,230,182	£198,073,371	£197,178,079	£190,315,175	£186,585,293
60% LAR : 40% CIR	50%	£209,077,883	£193,761,879	£193,684,387	£193,527,748	£192,632,883	£185,772,544	£182,044,086

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£169,066,677	£151,188,930	£151,109,528	£150,949,395	£150,045,798	£143,133,063	£139,375,495
60% LAR : 40% CIR	5%	£164,399,175	£146,777,119	£146,698,020	£146,538,420	£145,636,153	£138,731,403	£134,978,272
60% LAR : 40% CIR	10%	£159,716,082	£142,349,827	£142,271,005	£142,111,896	£141,210,857	£134,313,465	£130,564,424
60% LAR : 40% CIR	15%	£155,017,545	£137,907,201	£137,828,631	£137,669,971	£136,770,055	£129,879,404	£126,134,106
60% LAR : 40% CIR	20%	£150,303,711	£133,449,385	£133,371,044	£133,212,791	£132,313,897	£125,429,370	£121,687,475
60% LAR : 40% CIR	25%	£145,574,728	£128,976,528	£128,898,388	£128,740,504	£127,842,529	£120,963,519	£117,224,689
60% LAR : 40% CIR	30%	£140,830,743	£124,488,773	£124,410,813	£124,253,256	£123,356,099	£116,482,005	£112,745,905
60% LAR : 40% CIR	35%	£136,071,902	£119,986,270	£119,908,462	£119,751,193	£118,854,757	£111,984,980	£108,251,280
60% LAR : 40% CIR	40%	£131,298,355	£115,469,163	£115,391,483	£115,234,464	£114,338,648	£107,472,601	£103,740,972
60% LAR : 40% CIR	45%	£126,510,246	£110,937,598	£110,860,024	£110,703,214	£109,807,921	£102,945,017	£99,215,135
60% LAR : 40% CIR	50%	£121,707,725	£106,391,721	£106,314,229	£106,157,590	£105,262,725	£98,402,386	£94,673,928

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£205,270,414	£187,392,666	£187,313,265	£187,153,132	£186,249,535	£179,336,799	£175,579,232
60% LAR : 40% CIR	5%	£200,602,912	£182,980,856	£182,901,756	£182,742,157	£181,839,890	£174,935,140	£171,182,009
60% LAR : 40% CIR	10%	£195,919,819	£178,553,563	£178,474,742	£178,315,633	£177,414,593	£170,517,202	£166,768,161
60% LAR : 40% CIR	15%	£191,221,282	£174,110,937	£174,032,368	£173,873,708	£172,973,792	£166,083,140	£162,337,842
60% LAR : 40% CIR	20%	£186,507,448	£169,653,122	£169,574,780	£169,416,528	£168,517,633	£161,633,107	£157,891,212
60% LAR : 40% CIR	25%	£181,778,465	£165,180,264	£165,102,125	£164,944,241	£164,046,265	£157,167,256	£153,428,426
60% LAR : 40% CIR	30%	£177,034,480	£160,692,510	£160,614,549	£160,456,992	£159,559,836	£152,685,742	£148,949,642
60% LAR : 40% CIR	35%	£172,275,639	£156,190,006	£156,112,198	£155,954,930	£155,058,493	£148,188,717	£144,455,017
60% LAR : 40% CIR	40%	£167,502,092	£151,672,900	£151,595,220	£151,438,201	£150,542,385	£143,676,338	£139,944,709
60% LAR : 40% CIR	45%	£162,713,983	£147,141,335	£147,063,761	£146,906,950	£146,011,658	£139,148,754	£135,418,872
60% LAR : 40% CIR	50%	£157,911,462	£142,595,458	£142,517,966	£142,361,327	£141,466,462	£134,606,123	£130,877,665

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£220,271,571	£202,393,824	£202,314,423	£202,154,290	£201,250,693	£194,337,957	£190,580,390
60% LAR : 40% CIR	5%	£215,604,070	£197,982,014	£197,902,914	£197,743,314	£196,841,048	£189,936,298	£186,183,167
60% LAR : 40% CIR	10%	£210,920,977	£193,554,721	£193,475,900	£193,316,791	£192,415,751	£185,518,360	£181,769,319
60% LAR : 40% CIR	15%	£206,222,439	£189,112,095	£189,033,526	£188,874,866	£187,974,950	£181,084,298	£177,339,000
60% LAR : 40% CIR	20%	£201,508,606	£184,654,280	£184,575,938	£184,417,686	£183,518,791	£176,634,264	£172,892,370
60% LAR : 40% CIR	25%	£196,779,623	£180,181,422	£180,103,283	£179,945,398	£179,047,423	£172,168,414	£168,429,584
60% LAR : 40% CIR	30%	£192,035,638	£175,693,668	£175,615,707	£175,458,150	£174,560,994	£167,686,899	£163,950,800
60% LAR : 40% CIR	35%	£187,276,797	£171,191,164	£171,113,356	£170,956,088	£170,059,651	£163,189,875	£159,456,175
60% LAR : 40% CIR	40%	£182,503,249	£166,674,058	£166,596,378	£166,439,359	£165,543,542	£158,677,495	£154,945,867
60% LAR : 40% CIR	45%	£177,715,141	£162,142,493	£162,064,919	£161,908,108	£161,012,816	£154,149,912	£150,420,030
60% LAR : 40% CIR	50%	£172,912,620	£157,596,616	£157,519,124	£157,362,484	£156,467,620	£149,607,281	£145,878,823

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£238,004,361	£220,126,614	£220,047,212	£219,887,079	£218,983,483	£212,070,747	£208,313,179
60% LAR : 40% CIR	5%	£233,336,860	£215,714,803	£215,635,704	£215,476,104	£214,573,838	£207,669,088	£203,915,956
60% LAR : 40% CIR	10%	£228,653,767	£211,287,511	£211,208,690	£211,049,580	£210,148,541	£203,251,149	£199,502,108
60% LAR : 40% CIR	15%	£223,955,229	£206,844,885	£206,766,316	£206,607,655	£205,707,739	£198,817,088	£195,071,790
60% LAR : 40% CIR	20%	£219,241,395	£202,387,069	£202,308,728	£202,150,476	£201,251,581	£194,367,054	£190,625,159
60% LAR : 40% CIR	25%	£214,512,412	£197,914,212	£197,836,072	£197,678,188	£196,780,213	£189,901,204	£186,162,374
60% LAR : 40% CIR	30%	£209,768,427	£193,426,457	£193,348,497	£193,190,940	£192,293,784	£185,419,689	£181,683,590
60% LAR : 40% CIR	35%	£205,009,586	£188,923,954	£188,846,146	£188,688,878	£187,792,441	£180,922,665	£177,188,965
60% LAR : 40% CIR	40%	£200,236,039	£184,406,847	£184,329,168	£184,172,148	£183,276,332	£176,410,285	£172,678,656
60% LAR : 40% CIR	45%	£195,447,931	£179,875,282	£179,797,708	£179,640,898	£178,745,606	£171,882,702	£168,152,820
60% LAR : 40% CIR	50%	£190,645,410	£175,329,406	£175,251,913	£175,095,274	£174,200,410	£167,340,070	£163,611,612

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Lower Cenral Zone
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£266,854,148	£248,809,826	£248,730,424	£248,570,291	£247,666,694	£240,753,958	£236,996,391
60% LAR : 40% CIR	5%	£261,665,780	£243,885,478	£243,806,379	£243,646,778	£242,744,513	£235,839,762	£232,086,632
60% LAR : 40% CIR	10%	£256,461,821	£238,945,649	£238,866,828	£238,707,718	£237,806,679	£230,909,288	£227,160,245
60% LAR : 40% CIR	15%	£251,242,418	£233,990,486	£233,911,916	£233,753,256	£232,853,340	£225,962,689	£222,217,391
60% LAR : 40% CIR	20%	£246,007,719	£229,020,134	£228,941,791	£228,783,540	£227,884,844	£221,000,118	£217,258,224
60% LAR : 40% CIR	25%	£240,757,870	£224,034,739	£223,956,600	£223,798,715	£222,900,740	£216,021,731	£212,282,901
60% LAR : 40% CIR	30%	£235,493,020	£219,034,448	£218,956,487	£218,798,931	£217,901,774	£211,027,680	£207,291,581
60% LAR : 40% CIR	35%	£230,213,313	£214,019,407	£213,941,599	£213,784,331	£212,887,894	£206,018,118	£202,284,418
60% LAR : 40% CIR	40%	£224,918,900	£208,989,763	£208,912,084	£208,755,064	£207,859,249	£200,993,201	£197,261,572
60% LAR : 40% CIR	45%	£219,609,926	£203,945,661	£203,868,087	£203,711,277	£202,815,986	£195,953,082	£192,223,199
60% LAR : 40% CIR	50%	£214,286,539	£198,887,248	£198,809,756	£198,653,117	£197,758,252	£190,897,913	£187,169,455

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£179,483,990	£161,439,668	£161,360,266	£161,200,133	£160,296,536	£153,383,801	£149,626,233
60% LAR : 40% CIR	5%	£174,295,622	£156,515,321	£156,436,221	£156,276,620	£155,374,355	£148,469,604	£144,716,474
60% LAR : 40% CIR	10%	£169,091,663	£151,575,491	£151,496,670	£151,337,560	£150,436,521	£143,539,130	£139,790,087
60% LAR : 40% CIR	15%	£163,872,261	£146,620,328	£146,541,758	£146,383,098	£145,483,182	£138,592,531	£134,847,233
60% LAR : 40% CIR	20%	£158,637,561	£141,649,976	£141,571,633	£141,413,382	£140,514,486	£133,629,960	£129,888,066
60% LAR : 40% CIR	25%	£153,387,712	£136,664,581	£136,586,442	£136,428,557	£135,530,582	£128,651,573	£124,912,743
60% LAR : 40% CIR	30%	£148,122,862	£131,664,290	£131,586,329	£131,428,773	£130,531,616	£123,657,522	£119,921,423
60% LAR : 40% CIR	35%	£142,843,155	£126,649,250	£126,571,442	£126,414,173	£125,517,737	£118,647,960	£114,914,260
60% LAR : 40% CIR	40%	£137,548,742	£121,619,606	£121,541,926	£121,384,907	£120,489,091	£113,623,043	£109,891,415
60% LAR : 40% CIR	45%	£132,239,768	£116,575,503	£116,497,929	£116,341,119	£115,445,828	£108,582,924	£104,853,041
60% LAR : 40% CIR	50%	£126,916,381	£111,517,090	£111,439,598	£111,282,959	£110,388,094	£103,527,755	£99,799,297

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£215,687,727	£197,643,405	£197,564,003	£197,403,870	£196,500,273	£189,587,537	£185,829,970
60% LAR : 40% CIR	5%	£210,499,359	£192,719,057	£192,639,958	£192,480,357	£191,578,092	£184,673,341	£180,920,211
60% LAR : 40% CIR	10%	£205,295,400	£187,779,228	£187,700,407	£187,541,297	£186,640,258	£179,742,866	£175,993,824
60% LAR : 40% CIR	15%	£200,075,997	£182,824,065	£182,745,495	£182,586,835	£181,686,919	£174,796,268	£171,050,970
60% LAR : 40% CIR	20%	£194,841,298	£177,853,713	£177,775,370	£177,617,119	£176,718,223	£169,833,697	£166,091,803
60% LAR : 40% CIR	25%	£189,591,449	£172,868,318	£172,790,179	£172,632,294	£171,734,319	£164,855,310	£161,116,480
60% LAR : 40% CIR	30%	£184,326,599	£167,868,027	£167,790,066	£167,632,510	£166,735,352	£159,861,259	£156,125,159
60% LAR : 40% CIR	35%	£179,046,892	£162,852,986	£162,775,178	£162,617,910	£161,721,473	£154,851,697	£151,117,997
60% LAR : 40% CIR	40%	£173,752,479	£157,823,342	£157,745,663	£157,588,643	£156,692,828	£149,826,780	£146,095,151
60% LAR : 40% CIR	45%	£168,443,505	£152,779,240	£152,701,666	£152,544,856	£151,649,565	£144,786,661	£141,056,778
60% LAR : 40% CIR	50%	£163,120,118	£147,720,827	£147,643,335	£147,486,696	£146,591,831	£139,731,492	£136,003,034

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£230,888,884	£212,844,562	£212,565,161	£212,405,028	£211,501,431	£204,588,695	£200,831,128
60% LAR : 40% CIR	5%	£225,500,517	£207,720,215	£207,641,116	£207,481,515	£206,579,250	£199,674,499	£195,921,369
60% LAR : 40% CIR	10%	£220,296,558	£202,780,386	£202,701,565	£202,542,455	£201,641,416	£194,744,024	£190,994,982
60% LAR : 40% CIR	15%	£215,077,155	£197,825,222	£197,746,653	£197,587,993	£196,688,077	£189,797,425	£186,052,127
60% LAR : 40% CIR	20%	£209,842,456	£192,854,871	£192,776,528	£192,618,277	£191,719,381	£184,834,855	£181,092,961
60% LAR : 40% CIR	25%	£204,592,607	£187,869,476	£187,791,337	£187,633,452	£186,735,477	£179,856,468	£176,117,638
60% LAR : 40% CIR	30%	£199,327,757	£182,869,185	£182,791,224	£182,633,668	£181,736,510	£174,862,417	£171,126,317
60% LAR : 40% CIR	35%	£194,048,050	£177,854,144	£177,776,336	£177,619,068	£176,722,631	£169,852,855	£166,119,155
60% LAR : 40% CIR	40%	£188,753,637	£172,824,500	£172,746,821	£172,589,801	£171,693,986	£164,827,938	£161,096,309
60% LAR : 40% CIR	45%	£183,444,663	£167,780,398	£167,702,824	£167,546,014	£166,650,723	£159,787,818	£156,057,935
60% LAR : 40% CIR	50%	£178,121,276	£162,721,985	£162,644,493	£162,487,853	£161,592,989	£154,732,650	£151,004,192

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£248,421,674	£230,377,352	£230,297,950	£230,137,817	£229,234,221	£222,321,485	£218,563,918
60% LAR : 40% CIR	5%	£243,233,306	£225,453,005	£225,373,906	£225,214,305	£224,312,039	£217,407,288	£213,654,158
60% LAR : 40% CIR	10%	£238,029,347	£220,513,175	£220,434,354	£220,275,245	£219,374,205	£212,476,814	£208,727,772
60% LAR : 40% CIR	15%	£232,809,945	£215,558,012	£215,479,443	£215,320,782	£214,420,866	£207,530,215	£203,784,917
60% LAR : 40% CIR	20%	£227,575,246	£210,587,660	£210,509,318	£210,351,066	£209,452,171	£202,567,645	£198,825,750
60% LAR : 40% CIR	25%	£222,325,397	£205,602,265	£205,524,126	£205,366,241	£204,468,266	£197,589,257	£193,850,427
60% LAR : 40% CIR	30%	£217,060,546	£200,601,975	£200,524,013	£200,366,457	£199,469,300	£192,595,206	£188,859,107
60% LAR : 40% CIR	35%	£211,780,840	£195,586,934	£195,509,126	£195,351,858	£194,455,421	£187,585,645	£183,851,945
60% LAR : 40% CIR	40%	£206,486,426	£190,557,290	£190,479,610	£190,322,591	£189,426,776	£182,560,728	£178,829,099
60% LAR : 40% CIR	45%	£201,177,452	£185,513,187	£185,435,614	£185,278,803	£184,383,512	£177,520,608	£173,790,725
60% LAR : 40% CIR	50%	£195,854,066	£180,454,775	£180,377,282	£180,220,643	£179,325,779	£172,465,440	£168,736,982

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone A - Medium Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£291,161,210	£272,728,215	£272,648,812	£272,488,680	£271,585,083	£264,672,347	£260,914,780
60% LAR : 40% CIR	5%	£284,757,489	£266,607,947	£266,528,848	£266,369,248	£265,466,962	£258,562,231	£254,809,101
60% LAR : 40% CIR	10%	£278,338,177	£260,472,200	£260,393,378	£260,234,268	£259,333,229	£252,435,838	£248,686,796
60% LAR : 40% CIR	15%	£271,903,422	£254,321,116	£254,242,548	£254,083,887	£253,183,971	£246,293,319	£242,548,021
60% LAR : 40% CIR	20%	£265,453,370	£248,154,845	£248,076,503	£247,918,251	£247,019,356	£240,134,829	£236,392,935
60% LAR : 40% CIR	25%	£258,988,168	£241,973,531	£241,895,391	£241,737,507	£240,839,532	£233,960,522	£230,221,692
60% LAR : 40% CIR	30%	£252,507,963	£235,777,320	£235,699,359	£235,541,803	£234,644,646	£227,770,552	£224,034,453
60% LAR : 40% CIR	35%	£246,012,905	£229,566,360	£229,488,552	£229,331,284	£228,434,847	£221,565,071	£217,831,371
60% LAR : 40% CIR	40%	£239,503,138	£223,340,797	£223,263,117	£223,106,098	£222,210,283	£215,344,235	£211,612,606
60% LAR : 40% CIR	45%	£232,978,811	£217,100,775	£217,023,201	£216,866,391	£215,971,100	£209,108,196	£205,378,313
60% LAR : 40% CIR	50%	£226,440,070	£210,846,443	£210,768,950	£210,612,311	£209,717,447	£202,857,108	£199,128,650

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£203,791,052	£185,358,057	£185,278,654	£185,118,522	£184,214,925	£177,302,189	£173,544,622
60% LAR : 40% CIR	5%	£197,387,331	£179,237,790	£179,158,690	£178,999,090	£178,096,824	£171,192,073	£167,438,943
60% LAR : 40% CIR	10%	£190,968,020	£173,102,042	£173,023,220	£172,864,110	£171,963,071	£165,065,680	£161,316,638
60% LAR : 40% CIR	15%	£184,533,264	£166,950,958	£166,872,390	£166,713,729	£165,813,813	£158,923,161	£155,177,863
60% LAR : 40% CIR	20%	£178,083,212	£160,784,687	£160,706,345	£160,548,093	£159,649,198	£152,764,671	£149,022,777
60% LAR : 40% CIR	25%	£171,618,010	£154,603,373	£154,525,233	£154,367,349	£153,469,374	£146,590,364	£142,851,534
60% LAR : 40% CIR	30%	£165,137,805	£148,407,163	£148,329,201	£148,171,645	£147,274,488	£140,400,394	£136,664,295
60% LAR : 40% CIR	35%	£158,642,747	£142,196,202	£142,118,394	£141,961,126	£141,064,689	£134,194,913	£130,461,213
60% LAR : 40% CIR	40%	£152,132,980	£135,970,639	£135,892,959	£135,735,940	£134,840,125	£127,974,077	£124,242,448
60% LAR : 40% CIR	45%	£145,608,653	£129,730,617	£129,653,044	£129,496,233	£128,600,942	£121,738,038	£118,008,155
60% LAR : 40% CIR	50%	£139,069,912	£123,476,285	£123,398,793	£123,242,153	£122,347,289	£115,486,950	£111,758,492

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£239,994,789	£221,561,794	£221,482,391	£221,322,259	£220,418,662	£213,505,926	£209,748,359
60% LAR : 40% CIR	5%	£233,591,068	£215,441,526	£215,362,427	£215,202,827	£214,300,561	£207,395,810	£203,642,680
60% LAR : 40% CIR	10%	£227,171,756	£209,305,778	£209,226,957	£209,067,847	£208,166,808	£201,269,417	£197,520,375
60% LAR : 40% CIR	15%	£220,737,001	£203,154,695	£203,076,127	£202,917,466	£202,017,550	£195,126,898	£191,381,600
60% LAR : 40% CIR	20%	£214,286,949	£196,988,424	£196,910,082	£196,751,830	£195,852,935	£188,968,408	£185,226,514
60% LAR : 40% CIR	25%	£207,821,747	£190,807,109	£190,728,970	£190,571,086	£189,673,111	£182,794,101	£179,055,271
60% LAR : 40% CIR	30%	£201,341,542	£184,610,899	£184,532,938	£184,375,382	£183,478,225	£176,604,131	£172,868,032
60% LAR : 40% CIR	35%	£194,846,484	£178,399,939	£178,322,131	£178,164,863	£177,268,426	£170,398,650	£166,664,950
60% LAR : 40% CIR	40%	£188,336,717	£172,174,376	£172,096,696	£171,939,677	£171,043,862	£164,177,814	£160,446,185
60% LAR : 40% CIR	45%	£181,812,390	£165,934,354	£165,856,780	£165,699,970	£164,804,679	£157,941,775	£154,211,892
60% LAR : 40% CIR	50%	£175,273,649	£159,680,022	£159,602,529	£159,445,890	£158,551,026	£151,690,687	£147,962,229

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£254,995,947	£236,562,952	£236,483,549	£236,323,417	£235,419,820	£228,507,084	£224,749,516
60% LAR : 40% CIR	5%	£248,592,226	£230,442,684	£230,363,585	£230,203,985	£229,301,719	£222,396,968	£218,643,838
60% LAR : 40% CIR	10%	£242,172,914	£224,306,936	£224,228,115	£224,069,005	£223,167,965	£216,270,575	£212,521,533
60% LAR : 40% CIR	15%	£235,738,159	£218,155,853	£218,077,284	£217,918,624	£217,018,708	£210,128,056	£206,382,758
60% LAR : 40% CIR	20%	£229,288,107	£211,989,582	£211,911,240	£211,752,988	£210,854,093	£203,969,566	£200,227,671
60% LAR : 40% CIR	25%	£222,822,905	£205,808,267	£205,730,128	£205,572,244	£204,674,268	£197,795,259	£194,056,429
60% LAR : 40% CIR	30%	£216,342,700	£199,612,057	£199,534,096	£199,376,540	£198,479,383	£191,605,289	£187,869,190
60% LAR : 40% CIR	35%	£209,847,642	£193,401,097	£193,323,289	£193,166,021	£192,269,584	£185,399,808	£181,666,108
60% LAR : 40% CIR	40%	£203,337,875	£187,175,534	£187,097,854	£186,940,835	£186,045,020	£179,178,972	£175,447,343
60% LAR : 40% CIR	45%	£196,813,548	£180,935,512	£180,857,938	£180,701,128	£179,805,837	£172,942,932	£169,213,050
60% LAR : 40% CIR	50%	£190,274,807	£174,681,180	£174,603,687	£174,447,048	£173,552,184	£166,691,845	£162,963,387

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£272,728,736	£254,295,741	£254,216,339	£254,056,206	£253,152,609	£246,239,873	£242,482,306
60% LAR : 40% CIR	5%	£266,325,015	£248,175,474	£248,096,375	£247,936,775	£247,034,508	£240,129,757	£236,376,627
60% LAR : 40% CIR	10%	£259,905,704	£242,039,726	£241,960,905	£241,801,794	£240,900,755	£234,003,364	£230,254,322
60% LAR : 40% CIR	15%	£253,470,948	£235,888,642	£235,810,074	£235,651,414	£234,751,497	£227,860,845	£224,115,547
60% LAR : 40% CIR	20%	£247,020,896	£229,722,371	£229,644,030	£229,485,777	£228,586,883	£221,702,356	£217,960,461
60% LAR : 40% CIR	25%	£240,555,694	£223,541,057	£223,462,918	£223,305,033	£222,407,058	£215,528,049	£211,789,219
60% LAR : 40% CIR	30%	£234,075,490	£217,344,847	£217,266,885	£217,109,329	£216,212,172	£209,338,078	£205,601,979
60% LAR : 40% CIR	35%	£227,580,431	£211,133,887	£211,056,079	£210,898,810	£210,002,374	£203,132,597	£199,398,897
60% LAR : 40% CIR	40%	£221,070,664	£204,908,323	£204,830,644	£204,673,624	£203,777,809	£196,911,761	£193,180,132
60% LAR : 40% CIR	45%	£214,546,337	£198,668,301	£198,590,728	£198,433,917	£197,538,626	£190,675,722	£186,945,839
60% LAR : 40% CIR	50%	£208,007,596	£192,413,969	£192,336,477	£192,179,838	£191,284,973	£184,424,634	£180,696,176

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone A - Higher Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£305,050,960	£286,395,865	£286,316,464	£286,156,331	£285,252,734	£278,339,997	£274,582,431
60% LAR : 40% CIR	5%	£297,952,752	£279,592,216	£279,513,117	£279,353,517	£278,451,250	£271,546,499	£267,793,369
60% LAR : 40% CIR	10%	£290,838,953	£272,773,085	£272,694,264	£272,535,154	£271,634,115	£264,736,723	£260,987,681
60% LAR : 40% CIR	15%	£283,709,710	£265,938,619	£265,860,051	£265,701,390	£264,801,474	£257,910,822	£254,165,524
60% LAR : 40% CIR	20%	£276,565,169	£259,088,965	£259,010,623	£258,852,371	£257,953,476	£251,088,950	£247,327,055
60% LAR : 40% CIR	25%	£269,405,480	£252,224,269	£252,146,129	£251,988,246	£251,090,270	£244,211,260	£240,472,430
60% LAR : 40% CIR	30%	£262,230,789	£245,344,675	£245,266,715	£245,109,158	£244,212,002	£237,337,907	£233,601,808
60% LAR : 40% CIR	35%	£255,041,242	£238,450,333	£238,372,525	£238,215,257	£237,318,820	£230,449,044	£226,715,344
60% LAR : 40% CIR	40%	£247,836,988	£231,541,387	£231,463,708	£231,306,688	£230,410,873	£223,544,826	£219,813,196
60% LAR : 40% CIR	45%	£240,618,174	£224,617,983	£224,540,409	£224,383,599	£223,488,308	£216,625,403	£212,895,520
60% LAR : 40% CIR	50%	£233,384,946	£217,680,269	£217,602,776	£217,446,136	£216,551,273	£209,690,934	£205,962,476

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£217,680,803	£199,025,707	£198,946,306	£198,786,173	£197,882,576	£190,969,839	£187,212,273
60% LAR : 40% CIR	5%	£210,582,594	£192,222,058	£192,142,959	£191,983,359	£191,081,092	£184,176,342	£180,423,211
60% LAR : 40% CIR	10%	£203,468,795	£185,402,927	£185,324,106	£185,164,996	£184,263,957	£177,366,566	£173,617,523
60% LAR : 40% CIR	15%	£196,339,552	£178,568,461	£178,489,893	£178,331,233	£177,431,316	£170,540,664	£166,795,366
60% LAR : 40% CIR	20%	£189,195,011	£171,718,807	£171,640,465	£171,482,213	£170,583,318	£163,698,793	£159,956,897
60% LAR : 40% CIR	25%	£182,035,322	£164,854,111	£164,775,971	£164,618,088	£163,720,112	£156,841,102	£153,102,273
60% LAR : 40% CIR	30%	£174,860,631	£157,974,518	£157,896,557	£157,739,000	£156,841,844	£149,967,749	£146,231,650
60% LAR : 40% CIR	35%	£167,671,084	£151,080,175	£151,002,367	£150,845,099	£149,948,662	£143,078,886	£139,345,186
60% LAR : 40% CIR	40%	£160,466,830	£144,171,229	£144,093,550	£143,936,530	£143,040,715	£136,174,668	£132,443,038
60% LAR : 40% CIR	45%	£153,248,016	£137,247,825	£137,170,251	£137,013,441	£136,118,150	£129,255,246	£125,525,363
60% LAR : 40% CIR	50%	£146,014,788	£130,310,111	£130,232,618	£130,075,978	£129,181,115	£122,320,776	£118,592,318

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£253,884,539	£235,229,444	£235,150,043	£234,989,909	£234,086,313	£227,173,578	£223,416,010
60% LAR : 40% CIR	5%	£246,786,331	£228,425,795	£228,346,696	£228,187,096	£227,284,829	£220,380,078	£216,626,948
60% LAR : 40% CIR	10%	£239,672,532	£221,606,664	£221,527,843	£221,368,733	£220,467,694	£213,570,302	£209,821,260
60% LAR : 40% CIR	15%	£232,543,289	£214,772,198	£214,693,630	£214,534,969	£213,635,053	£206,744,401	£202,999,103
60% LAR : 40% CIR	20%	£225,398,748	£207,922,544	£207,844,202	£207,685,950	£206,787,055	£199,902,529	£196,160,634
60% LAR : 40% CIR	25%	£218,239,059	£201,057,848	£200,979,708	£200,821,825	£199,923,849	£193,044,839	£189,306,009
60% LAR : 40% CIR	30%	£211,064,368	£194,178,254	£194,100,294	£193,942,737	£193,045,581	£186,171,486	£182,435,387
60% LAR : 40% CIR	35%	£203,874,821	£187,283,912	£187,206,104	£187,048,836	£186,152,399	£179,282,623	£175,548,923
60% LAR : 40% CIR	40%	£196,670,567	£180,374,966	£180,297,287	£180,140,267	£179,244,451	£172,378,404	£168,646,775
60% LAR : 40% CIR	45%	£189,451,753	£173,451,562	£173,373,988	£173,217,178	£172,321,886	£165,458,982	£161,729,099
60% LAR : 40% CIR	50%	£182,218,525	£166,513,848	£166,436,355	£166,279,715	£165,384,852	£158,524,513	£154,796,055

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£268,885,697	£250,230,602	£250,151,200	£249,991,067	£249,087,471	£242,174,734	£238,417,168
60% LAR : 40% CIR	5%	£261,787,489	£243,426,953	£243,347,853	£243,188,254	£242,285,987	£235,381,236	£231,628,106
60% LAR : 40% CIR	10%	£254,673,690	£236,607,822	£236,529,000	£236,369,891	£235,468,852	£228,571,460	£224,822,418
60% LAR : 40% CIR	15%	£247,544,446	£229,773,356	£229,694,788	£229,536,127	£228,636,211	£221,745,559	£218,000,261
60% LAR : 40% CIR	20%	£240,399,906	£222,923,702	£222,845,360	£222,687,108	£221,788,213	£214,903,687	£211,161,792
60% LAR : 40% CIR	25%	£233,240,217	£216,059,005	£215,980,866	£215,822,983	£214,925,006	£208,045,997	£204,307,167
60% LAR : 40% CIR	30%	£226,065,526	£209,179,412	£209,101,452	£208,943,895	£208,046,739	£201,172,644	£197,436,545
60% LAR : 40% CIR	35%	£218,875,979	£202,285,070	£202,207,262	£202,049,994	£201,153,557	£194,283,781	£190,550,081
60% LAR : 40% CIR	40%	£211,671,725	£195,376,124	£195,298,445	£195,141,425	£194,245,609	£187,379,562	£183,647,933
60% LAR : 40% CIR	45%	£204,452,911	£188,452,720	£188,375,146	£188,218,336	£187,323,044	£180,460,140	£176,730,257
60% LAR : 40% CIR	50%	£197,219,682	£181,515,005	£181,437,513	£181,280,873	£180,386,009	£173,525,670	£169,797,212

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£286,618,487	£267,963,392	£267,883,990	£267,723,857	£266,820,260	£259,907,524	£256,149,957
60% LAR : 40% CIR	5%	£279,520,279	£261,159,742	£261,080,643	£260,921,043	£260,018,777	£253,114,026	£249,360,896
60% LAR : 40% CIR	10%	£272,406,480	£254,340,611	£254,261,790	£254,102,680	£253,201,641	£246,304,250	£242,555,207
60% LAR : 40% CIR	15%	£265,277,236	£247,506,145	£247,427,577	£247,268,917	£246,369,001	£239,478,348	£235,733,050
60% LAR : 40% CIR	20%	£258,132,695	£240,656,491	£240,578,150	£240,419,897	£239,521,003	£232,636,477	£228,894,581
60% LAR : 40% CIR	25%	£250,973,006	£233,791,795	£233,713,656	£233,555,772	£232,657,796	£225,778,787	£222,039,957
60% LAR : 40% CIR	30%	£243,798,315	£226,912,202	£226,834,241	£226,676,684	£225,779,528	£218,905,433	£215,169,334
60% LAR : 40% CIR	35%	£236,608,769	£220,017,860	£219,940,051	£219,782,783	£218,886,346	£212,016,570	£208,282,870
60% LAR : 40% CIR	40%	£229,404,514	£213,108,913	£213,031,234	£212,874,214	£211,978,399	£205,112,352	£201,380,722
60% LAR : 40% CIR	45%	£222,185,700	£206,185,509	£206,107,935	£205,951,125	£205,055,834	£198,192,930	£194,463,047
60% LAR : 40% CIR	50%	£214,952,472	£199,247,795	£199,170,302	£199,013,662	£198,118,799	£191,258,460	£187,530,002

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone A - Zone 1 and Eastern Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£238,817,017	£221,221,014	£221,141,611	£220,981,479	£220,077,882	£213,165,146	£209,407,579
60% LAR : 40% CIR	5%	£234,670,381	£217,321,739	£217,242,641	£217,083,040	£216,180,775	£209,276,024	£205,522,893
60% LAR : 40% CIR	10%	£230,508,154	£213,406,984	£213,328,163	£213,169,054	£212,268,015	£205,370,623	£201,621,582
60% LAR : 40% CIR	15%	£226,330,482	£209,476,895	£209,398,327	£209,239,666	£208,339,750	£201,449,098	£197,703,800
60% LAR : 40% CIR	20%	£222,137,514	£205,531,617	£205,453,275	£205,295,023	£204,396,128	£197,511,601	£193,769,706
60% LAR : 40% CIR	25%	£217,929,397	£201,571,295	£201,493,157	£201,335,272	£200,437,297	£193,558,287	£189,819,458
60% LAR : 40% CIR	30%	£213,706,277	£197,596,079	£197,518,118	£197,360,561	£196,463,405	£189,589,311	£185,853,211
60% LAR : 40% CIR	35%	£209,468,302	£193,606,112	£193,528,304	£193,371,036	£192,474,599	£185,604,823	£181,871,123
60% LAR : 40% CIR	40%	£205,215,621	£189,601,542	£189,523,863	£189,366,843	£188,471,027	£181,604,979	£177,873,351
60% LAR : 40% CIR	45%	£200,948,377	£185,582,514	£185,504,940	£185,348,130	£184,452,838	£177,589,934	£173,860,051
60% LAR : 40% CIR	50%	£196,666,722	£181,549,175	£181,471,682	£181,315,042	£180,420,179	£173,559,840	£169,831,382

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£151,446,859	£133,850,856	£133,771,453	£133,611,321	£132,707,724	£125,794,988	£122,037,421
60% LAR : 40% CIR	5%	£147,300,223	£129,951,582	£129,872,483	£129,712,882	£128,810,617	£121,905,866	£118,152,735
60% LAR : 40% CIR	10%	£143,137,996	£126,036,827	£125,958,005	£125,798,896	£124,897,857	£118,000,465	£114,251,424
60% LAR : 40% CIR	15%	£138,960,324	£122,106,737	£122,028,169	£121,869,508	£120,969,592	£114,078,940	£110,333,642
60% LAR : 40% CIR	20%	£134,767,356	£118,161,459	£118,083,117	£117,924,865	£117,025,970	£110,141,443	£106,399,549
60% LAR : 40% CIR	25%	£130,559,239	£114,201,137	£114,122,999	£113,965,115	£113,067,140	£106,188,129	£102,449,300
60% LAR : 40% CIR	30%	£126,336,119	£110,225,921	£110,147,960	£109,990,403	£109,093,247	£102,219,153	£98,483,053
60% LAR : 40% CIR	35%	£122,098,144	£106,235,954	£106,158,146	£106,000,878	£105,104,441	£98,234,665	£94,500,965
60% LAR : 40% CIR	40%	£117,845,463	£102,231,384	£102,153,705	£101,996,685	£101,100,870	£94,234,822	£90,503,193
60% LAR : 40% CIR	45%	£113,578,219	£98,212,356	£98,134,782	£97,977,972	£97,082,681	£90,219,776	£86,489,894
60% LAR : 40% CIR	50%	£109,296,564	£94,179,017	£94,101,524	£93,944,884	£93,050,021	£86,189,682	£82,461,224

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£187,650,596	£170,054,593	£169,975,190	£169,815,058	£168,911,461	£161,998,725	£158,241,158
60% LAR : 40% CIR	5%	£183,503,960	£166,155,318	£166,076,220	£165,916,619	£165,014,354	£158,109,603	£154,356,472
60% LAR : 40% CIR	10%	£179,341,733	£162,240,563	£162,161,742	£162,002,633	£161,101,593	£154,204,202	£150,455,161
60% LAR : 40% CIR	15%	£175,164,061	£158,310,474	£158,231,905	£158,073,245	£157,173,329	£150,282,677	£146,537,379
60% LAR : 40% CIR	20%	£170,971,093	£154,365,195	£154,286,854	£154,128,602	£153,229,707	£146,345,180	£142,603,285
60% LAR : 40% CIR	25%	£166,762,976	£150,404,874	£150,326,736	£150,168,851	£149,270,876	£142,391,866	£138,653,037
60% LAR : 40% CIR	30%	£162,539,856	£146,429,658	£146,351,697	£146,194,140	£145,296,983	£138,422,890	£134,686,789
60% LAR : 40% CIR	35%	£158,301,881	£142,439,691	£142,361,883	£142,204,615	£141,308,178	£134,438,402	£130,704,702
60% LAR : 40% CIR	40%	£154,049,199	£138,435,121	£138,357,442	£138,200,422	£137,304,606	£130,438,558	£126,706,930
60% LAR : 40% CIR	45%	£149,781,956	£134,416,093	£134,338,519	£134,181,708	£133,286,417	£126,423,513	£122,693,630
60% LAR : 40% CIR	50%	£145,500,300	£130,382,754	£130,305,261	£130,148,621	£129,253,758	£122,393,419	£118,664,961

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£202,651,754	£185,055,751	£184,976,348	£184,816,216	£183,912,619	£176,999,883	£173,242,315
60% LAR : 40% CIR	5%	£198,505,118	£181,156,476	£181,077,378	£180,917,777	£180,015,512	£173,110,761	£169,357,630
60% LAR : 40% CIR	10%	£194,342,891	£177,241,721	£177,162,900	£177,003,791	£176,102,751	£169,205,360	£165,456,319
60% LAR : 40% CIR	15%	£190,165,219	£173,311,632	£173,233,063	£173,074,403	£172,174,487	£165,283,835	£161,538,537
60% LAR : 40% CIR	20%	£185,972,251	£169,366,353	£169,288,012	£169,129,760	£168,230,865	£161,346,338	£157,604,443
60% LAR : 40% CIR	25%	£181,764,133	£165,406,032	£165,327,894	£165,170,009	£164,272,034	£157,393,024	£153,654,195
60% LAR : 40% CIR	30%	£177,541,014	£161,430,816	£161,352,855	£161,195,298	£160,298,141	£153,424,048	£149,687,947
60% LAR : 40% CIR	35%	£173,303,039	£157,440,849	£157,363,041	£157,205,773	£156,309,336	£149,439,560	£145,705,860
60% LAR : 40% CIR	40%	£169,050,357	£153,436,278	£153,358,600	£153,201,580	£152,305,764	£145,439,716	£141,708,088
60% LAR : 40% CIR	45%	£164,783,114	£149,417,251	£149,339,677	£149,182,866	£148,287,575	£141,424,671	£137,694,788
60% LAR : 40% CIR	50%	£160,501,458	£145,383,911	£145,306,419	£145,149,779	£144,254,916	£137,394,576	£133,666,118

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£220,384,543	£202,788,540	£202,709,138	£202,549,005	£201,645,408	£194,732,672	£190,975,105
60% LAR : 40% CIR	5%	£216,237,908	£198,889,266	£198,810,168	£198,650,567	£197,748,301	£190,843,550	£187,090,419
60% LAR : 40% CIR	10%	£212,075,680	£194,974,511	£194,895,690	£194,736,580	£193,835,541	£186,938,149	£183,189,108
60% LAR : 40% CIR	15%	£207,898,008	£191,044,421	£190,965,853	£190,807,192	£189,907,276	£183,016,624	£179,271,326
60% LAR : 40% CIR	20%	£203,705,040	£187,099,143	£187,020,801	£186,862,549	£185,963,654	£179,079,127	£175,337,233
60% LAR : 40% CIR	25%	£199,496,923	£183,138,822	£183,060,683	£182,902,799	£182,004,824	£175,125,814	£171,386,985
60% LAR : 40% CIR	30%	£195,273,804	£179,163,606	£179,085,644	£178,928,087	£178,030,931	£171,156,837	£167,420,737
60% LAR : 40% CIR	35%	£191,035,829	£175,173,638	£175,095,830	£174,938,562	£174,042,125	£167,172,349	£163,438,649
60% LAR : 40% CIR	40%	£186,783,147	£171,169,068	£171,091,389	£170,934,369	£170,038,554	£163,172,506	£159,440,877
60% LAR : 40% CIR	45%	£182,515,903	£167,150,040	£167,072,466	£166,915,656	£166,020,365	£159,157,461	£155,427,578
60% LAR : 40% CIR	50%	£178,234,248	£163,116,701	£163,039,208	£162,882,568	£161,987,705	£155,127,366	£151,398,908

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone A - Kings Cross Lower

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£238,817,017	£221,221,014	£221,141,611	£220,981,479	£220,077,882	£213,165,146	£209,407,579
60% LAR : 40% CIR	5%	£234,670,381	£217,321,739	£217,242,641	£217,083,040	£216,180,775	£209,276,024	£205,522,893
60% LAR : 40% CIR	10%	£230,508,154	£213,406,984	£213,328,163	£213,169,054	£212,268,015	£205,370,623	£201,621,582
60% LAR : 40% CIR	15%	£226,330,482	£209,476,895	£209,398,327	£209,239,666	£208,339,750	£201,449,098	£197,703,800
60% LAR : 40% CIR	20%	£222,137,514	£205,531,617	£205,453,275	£205,295,023	£204,396,128	£197,511,601	£193,769,706
60% LAR : 40% CIR	25%	£217,929,397	£201,571,296	£201,493,157	£201,335,272	£200,437,297	£193,558,287	£189,819,458
60% LAR : 40% CIR	30%	£213,706,277	£197,596,079	£197,518,118	£197,360,561	£196,463,405	£189,589,311	£185,853,211
60% LAR : 40% CIR	35%	£209,468,302	£193,606,112	£193,528,304	£193,371,036	£192,474,599	£185,604,823	£181,871,123
60% LAR : 40% CIR	40%	£205,215,621	£189,601,542	£189,523,863	£189,366,843	£188,471,027	£181,604,979	£177,873,351
60% LAR : 40% CIR	45%	£200,948,377	£185,582,514	£185,504,940	£185,348,130	£184,452,838	£177,589,934	£173,860,051
60% LAR : 40% CIR	50%	£196,666,722	£181,549,175	£181,471,682	£181,315,042	£180,420,179	£173,559,840	£169,831,382

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£151,446,859	£133,850,856	£133,771,453	£133,611,321	£132,707,724	£125,794,988	£122,037,421
60% LAR : 40% CIR	5%	£147,300,223	£129,951,582	£129,872,483	£129,712,882	£128,810,617	£121,905,866	£118,152,735
60% LAR : 40% CIR	10%	£143,137,996	£126,036,827	£125,958,005	£125,798,896	£124,897,857	£118,000,465	£114,251,424
60% LAR : 40% CIR	15%	£138,960,324	£122,106,737	£122,028,169	£121,869,508	£120,969,592	£114,078,940	£110,333,642
60% LAR : 40% CIR	20%	£134,767,356	£118,161,459	£118,083,117	£117,924,865	£117,025,970	£110,141,443	£106,399,549
60% LAR : 40% CIR	25%	£130,559,239	£114,201,137	£114,122,999	£113,965,115	£113,067,140	£106,188,129	£102,449,300
60% LAR : 40% CIR	30%	£126,336,119	£110,225,921	£110,147,960	£109,990,403	£109,093,247	£102,219,153	£98,483,053
60% LAR : 40% CIR	35%	£122,098,144	£106,235,954	£106,158,146	£106,000,878	£105,104,441	£98,234,665	£94,500,965
60% LAR : 40% CIR	40%	£117,845,463	£102,231,384	£102,153,705	£101,996,685	£101,100,870	£94,234,822	£90,503,193
60% LAR : 40% CIR	45%	£113,578,219	£98,212,356	£98,134,782	£97,977,972	£97,082,681	£90,219,776	£86,489,894
60% LAR : 40% CIR	50%	£109,296,564	£94,179,017	£94,101,524	£93,944,884	£93,050,021	£86,189,682	£82,461,224

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£187,650,596	£170,054,593	£169,975,190	£169,815,058	£168,911,461	£161,998,725	£158,241,158
60% LAR : 40% CIR	5%	£183,503,960	£166,155,318	£166,076,220	£165,916,619	£165,014,354	£158,109,603	£154,356,472
60% LAR : 40% CIR	10%	£179,341,733	£162,240,563	£162,161,742	£162,002,633	£161,101,593	£154,204,202	£150,455,161
60% LAR : 40% CIR	15%	£175,164,061	£158,310,474	£158,231,905	£158,073,245	£157,173,329	£150,282,677	£146,537,379
60% LAR : 40% CIR	20%	£170,971,093	£154,365,195	£154,286,854	£154,128,602	£153,229,707	£146,345,180	£142,603,285
60% LAR : 40% CIR	25%	£166,762,976	£150,404,874	£150,326,736	£150,168,851	£149,270,876	£142,391,866	£138,653,037
60% LAR : 40% CIR	30%	£162,539,856	£146,429,658	£146,351,697	£146,194,140	£145,296,983	£138,422,890	£134,686,789
60% LAR : 40% CIR	35%	£158,301,881	£142,439,691	£142,361,883	£142,204,615	£141,308,178	£134,438,402	£130,704,702
60% LAR : 40% CIR	40%	£154,049,199	£138,435,121	£138,357,442	£138,200,422	£137,304,606	£130,438,558	£126,706,930
60% LAR : 40% CIR	45%	£149,781,956	£134,416,093	£134,338,519	£134,181,708	£133,286,417	£126,423,513	£122,693,630
60% LAR : 40% CIR	50%	£145,500,300	£130,382,754	£130,305,261	£130,148,621	£129,253,758	£122,393,419	£118,664,961

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£202,851,754	£185,055,751	£184,976,348	£184,816,216	£183,912,619	£176,999,883	£173,242,315
60% LAR : 40% CIR	5%	£198,505,118	£181,156,476	£181,077,378	£180,917,777	£180,015,512	£173,110,761	£169,357,630
60% LAR : 40% CIR	10%	£194,342,891	£177,241,721	£177,162,900	£177,003,791	£176,102,751	£169,205,360	£165,456,319
60% LAR : 40% CIR	15%	£190,165,219	£173,311,632	£173,233,063	£173,074,403	£172,174,487	£165,283,835	£161,538,537
60% LAR : 40% CIR	20%	£185,972,251	£169,366,353	£169,288,012	£169,129,760	£168,230,865	£161,346,338	£157,604,443
60% LAR : 40% CIR	25%	£181,764,133	£165,406,032	£165,327,894	£165,170,009	£164,272,034	£157,393,024	£153,654,195
60% LAR : 40% CIR	30%	£177,541,014	£161,430,816	£161,352,855	£161,195,298	£160,298,141	£153,424,048	£149,687,947
60% LAR : 40% CIR	35%	£173,303,039	£157,440,849	£157,363,041	£157,205,773	£156,309,336	£149,439,560	£145,705,860
60% LAR : 40% CIR	40%	£169,050,357	£153,436,278	£153,358,600	£153,201,580	£152,305,764	£145,439,716	£141,708,088
60% LAR : 40% CIR	45%	£164,783,114	£149,417,251	£149,339,677	£149,182,866	£148,287,575	£141,424,671	£137,694,788
60% LAR : 40% CIR	50%	£160,501,458	£145,383,911	£145,306,419	£145,149,779	£144,254,916	£137,394,576	£133,666,118

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£220,384,543	£202,788,540	£202,709,138	£202,549,005	£201,645,408	£194,732,672	£190,975,105
60% LAR : 40% CIR	5%	£216,237,908	£198,889,266	£198,810,168	£198,650,567	£197,748,301	£190,843,550	£187,090,419
60% LAR : 40% CIR	10%	£212,075,680	£194,974,511	£194,895,690	£194,736,580	£193,835,541	£186,938,149	£183,189,108
60% LAR : 40% CIR	15%	£207,898,008	£191,044,421	£190,965,853	£190,807,192	£189,907,276	£183,016,624	£179,271,326
60% LAR : 40% CIR	20%	£203,705,040	£187,099,143	£187,020,801	£186,862,549	£185,963,654	£179,079,127	£175,337,233
60% LAR : 40% CIR	25%	£199,496,923	£183,138,822	£183,060,683	£182,902,799	£182,004,824	£175,125,814	£171,386,985
60% LAR : 40% CIR	30%	£195,273,804	£179,163,606	£179,085,644	£178,928,087	£178,030,931	£171,156,837	£167,420,737
60% LAR : 40% CIR	35%	£191,035,829	£175,173,638	£175,095,830	£174,938,562	£174,042,125	£167,172,349	£163,438,649
60% LAR : 40% CIR	40%	£186,783,147	£171,169,068	£171,091,389	£170,934,369	£170,038,554	£163,172,506	£159,440,877
60% LAR : 40% CIR	45%	£182,515,903	£167,150,040	£167,072,466	£166,915,656	£166,020,365	£159,157,461	£155,427,578
60% LAR : 40% CIR	50%	£178,234,248	£163,116,701	£163,039,208	£162,882,568	£161,987,705	£155,127,366	£151,398,908

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone A - Kings Cross Higher

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£249,234,330	£231,471,752	£231,392,349	£231,232,217	£230,328,621	£223,415,884	£219,658,318
60% LAR : 40% CIR	5%	£244,566,828	£227,059,941	£226,980,842	£226,821,242	£225,918,976	£219,014,225	£215,261,095
60% LAR : 40% CIR	10%	£239,883,735	£222,632,649	£222,553,828	£222,394,718	£221,493,879	£214,596,288	£210,847,245
60% LAR : 40% CIR	15%	£235,185,198	£218,190,022	£218,111,454	£217,952,793	£217,052,877	£210,162,225	£206,416,927
60% LAR : 40% CIR	20%	£230,471,364	£213,732,207	£213,653,866	£213,495,614	£212,596,718	£205,712,192	£201,970,297
60% LAR : 40% CIR	25%	£225,742,381	£209,259,349	£209,181,211	£209,023,326	£208,125,351	£201,246,342	£197,507,512
60% LAR : 40% CIR	30%	£220,998,396	£204,771,595	£204,693,634	£204,536,078	£203,638,922	£196,764,827	£193,028,728
60% LAR : 40% CIR	35%	£216,239,555	£200,269,092	£200,191,284	£200,034,016	£199,137,579	£192,267,803	£188,534,103
60% LAR : 40% CIR	40%	£211,466,008	£195,751,984	£195,674,306	£195,517,285	£194,621,470	£187,755,423	£184,023,793
60% LAR : 40% CIR	45%	£206,677,900	£191,220,420	£191,142,845	£190,986,036	£190,090,744	£183,227,840	£179,497,958
60% LAR : 40% CIR	50%	£201,875,378	£186,674,544	£186,597,051	£186,440,412	£185,545,548	£178,685,209	£174,956,751

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£161,864,172	£144,101,594	£144,022,191	£143,862,059	£142,958,463	£136,045,726	£132,288,160
60% LAR : 40% CIR	5%	£157,196,670	£139,689,783	£139,610,684	£139,451,084	£138,548,818	£131,644,067	£127,890,937
60% LAR : 40% CIR	10%	£152,513,577	£135,262,491	£135,183,670	£135,024,560	£134,123,721	£127,226,130	£123,477,087
60% LAR : 40% CIR	15%	£147,815,040	£130,819,864	£130,741,296	£130,582,635	£129,682,719	£122,792,067	£119,046,769
60% LAR : 40% CIR	20%	£143,101,207	£126,362,049	£126,283,708	£126,125,456	£125,226,560	£118,342,034	£114,600,139
60% LAR : 40% CIR	25%	£138,372,223	£121,889,191	£121,811,053	£121,653,168	£120,755,193	£113,876,184	£110,137,354
60% LAR : 40% CIR	30%	£133,628,238	£117,401,438	£117,323,476	£117,165,920	£116,268,764	£109,394,669	£105,658,570
60% LAR : 40% CIR	35%	£128,869,398	£112,898,934	£112,821,126	£112,663,858	£111,767,421	£104,897,645	£101,163,945
60% LAR : 40% CIR	40%	£124,095,850	£108,381,826	£108,304,148	£108,147,127	£107,251,312	£100,385,265	£96,653,635
60% LAR : 40% CIR	45%	£119,307,742	£103,850,262	£103,772,688	£103,615,878	£102,720,586	£95,857,682	£92,127,800
60% LAR : 40% CIR	50%	£114,505,220	£99,304,386	£99,226,893	£99,070,254	£98,175,390	£91,315,051	£87,586,593

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£198,067,909	£180,305,331	£180,225,928	£180,065,796	£179,162,200	£172,249,463	£168,491,897
60% LAR : 40% CIR	5%	£193,400,407	£175,893,520	£175,814,421	£175,654,821	£174,752,555	£167,847,804	£164,094,674
60% LAR : 40% CIR	10%	£188,717,314	£171,466,228	£171,387,407	£171,228,297	£170,327,458	£163,429,866	£159,680,824
60% LAR : 40% CIR	15%	£184,018,777	£167,023,601	£166,945,033	£166,786,372	£165,886,456	£158,995,804	£155,250,506
60% LAR : 40% CIR	20%	£179,304,943	£162,565,786	£162,487,445	£162,329,193	£161,430,297	£154,545,771	£150,803,876
60% LAR : 40% CIR	25%	£174,575,960	£158,092,928	£158,014,790	£157,856,905	£156,958,930	£150,079,921	£146,341,091
60% LAR : 40% CIR	30%	£169,831,975	£153,605,174	£153,527,213	£153,369,657	£152,472,501	£145,598,406	£141,862,307
60% LAR : 40% CIR	35%	£165,073,134	£149,102,671	£149,024,863	£148,867,595	£147,971,158	£141,101,382	£137,367,682
60% LAR : 40% CIR	40%	£160,299,587	£144,585,563	£144,507,885	£144,350,864	£143,455,049	£136,589,002	£132,857,372
60% LAR : 40% CIR	45%	£155,511,479	£140,053,999	£139,976,424	£139,819,615	£138,924,323	£132,061,419	£128,331,537
60% LAR : 40% CIR	50%	£150,708,957	£135,508,123	£135,430,630	£135,273,991	£134,379,127	£127,518,788	£123,790,330

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£213,069,067	£195,306,489	£195,227,086	£195,066,954	£194,163,358	£187,250,621	£183,493,054
60% LAR : 40% CIR	5%	£208,401,565	£190,894,678	£190,815,579	£190,655,979	£189,753,713	£182,848,962	£179,095,831
60% LAR : 40% CIR	10%	£203,718,471	£186,467,386	£186,388,565	£186,229,455	£185,328,616	£178,431,024	£174,681,982
60% LAR : 40% CIR	15%	£199,019,935	£182,024,759	£181,946,190	£181,787,530	£180,887,614	£173,996,962	£170,251,664
60% LAR : 40% CIR	20%	£194,306,101	£177,566,944	£177,488,603	£177,330,350	£176,431,455	£169,546,929	£165,805,034
60% LAR : 40% CIR	25%	£189,577,118	£173,094,086	£173,015,947	£172,858,063	£171,960,088	£165,081,079	£161,342,249
60% LAR : 40% CIR	30%	£184,833,133	£168,606,332	£168,528,371	£168,370,815	£167,473,659	£160,599,564	£156,863,465
60% LAR : 40% CIR	35%	£180,074,292	£164,103,829	£164,026,021	£163,868,753	£162,972,316	£156,102,540	£152,368,840
60% LAR : 40% CIR	40%	£175,300,745	£159,586,721	£159,509,043	£159,352,022	£158,456,207	£151,590,160	£147,858,530
60% LAR : 40% CIR	45%	£170,512,637	£155,055,157	£154,977,582	£154,820,773	£153,925,481	£147,062,577	£143,332,695
60% LAR : 40% CIR	50%	£165,710,114	£150,509,280	£150,431,788	£150,275,149	£149,380,285	£142,519,945	£138,791,487

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£230,801,856	£213,039,278	£212,959,876	£212,799,743	£211,896,147	£204,983,410	£201,225,844
60% LAR : 40% CIR	5%	£226,134,354	£208,627,467	£208,548,368	£208,388,768	£207,486,502	£200,581,751	£196,828,621
60% LAR : 40% CIR	10%	£221,451,261	£204,200,175	£204,121,354	£203,962,245	£203,061,205	£196,163,614	£192,414,772
60% LAR : 40% CIR	15%	£216,752,724	£199,757,548	£199,678,980	£199,520,320	£198,620,403	£191,729,751	£187,984,453
60% LAR : 40% CIR	20%	£212,038,891	£195,299,734	£195,221,392	£195,063,140	£194,164,244	£187,279,718	£183,537,824
60% LAR : 40% CIR	25%	£207,309,907	£190,826,875	£190,748,737	£190,590,852	£189,692,877	£182,813,868	£179,075,038
60% LAR : 40% CIR	30%	£202,565,923	£186,339,122	£186,261,160	£186,103,604	£185,206,448	£178,332,353	£174,596,254
60% LAR : 40% CIR	35%	£197,807,082	£181,836,618	£181,758,810	£181,601,542	£180,705,105	£173,835,329	£170,101,629
60% LAR : 40% CIR	40%	£193,033,534	£177,319,511	£177,241,832	£177,084,812	£176,189,996	£169,322,949	£165,591,320
60% LAR : 40% CIR	45%	£188,245,426	£172,787,947	£172,710,372	£172,553,562	£171,658,270	£164,795,366	£161,065,484
60% LAR : 40% CIR	50%	£183,442,904	£168,242,070	£168,164,577	£168,007,938	£167,113,074	£160,252,735	£156,524,277

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone A - Lower Cenral Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£259,651,643	£241,722,490	£241,643,087	£241,482,955	£240,579,359	£233,666,622	£229,909,056
60% LAR : 40% CIR	5%	£254,463,275	£236,798,142	£236,719,044	£236,559,443	£235,657,177	£228,752,427	£224,999,295
60% LAR : 40% CIR	10%	£249,259,316	£231,858,313	£231,779,492	£231,620,383	£230,719,343	£223,821,952	£220,072,910
60% LAR : 40% CIR	15%	£244,039,914	£226,903,150	£226,824,581	£226,665,920	£225,766,004	£218,875,353	£215,130,055
60% LAR : 40% CIR	20%	£238,805,215	£221,932,797	£221,854,456	£221,696,203	£220,797,309	£213,912,783	£210,170,887
60% LAR : 40% CIR	25%	£233,555,366	£216,947,403	£216,869,264	£216,711,380	£215,813,404	£208,934,395	£205,195,565
60% LAR : 40% CIR	30%	£228,290,515	£211,947,113	£211,869,151	£211,711,594	£210,814,438	£203,940,343	£200,204,244
60% LAR : 40% CIR	35%	£223,010,809	£206,932,072	£206,854,264	£206,696,995	£205,800,559	£198,930,783	£195,197,083
60% LAR : 40% CIR	40%	£217,716,395	£201,902,428	£201,824,748	£201,667,729	£200,771,913	£193,905,866	£190,174,237
60% LAR : 40% CIR	45%	£212,407,421	£196,858,326	£196,780,752	£196,623,941	£195,728,650	£188,865,746	£185,135,863
60% LAR : 40% CIR	50%	£207,084,034	£191,799,913	£191,722,420	£191,565,781	£190,670,917	£183,810,578	£180,082,120

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£172,281,485	£154,352,332	£154,272,929	£154,112,797	£153,209,201	£146,296,464	£142,538,898
60% LAR : 40% CIR	5%	£167,093,117	£149,427,984	£149,348,886	£149,189,285	£148,287,020	£141,382,269	£137,629,137
60% LAR : 40% CIR	10%	£161,889,158	£144,488,155	£144,409,334	£144,250,225	£143,349,185	£136,451,794	£132,702,752
60% LAR : 40% CIR	15%	£156,669,756	£139,532,992	£139,454,423	£139,295,762	£138,395,846	£131,505,195	£127,759,897
60% LAR : 40% CIR	20%	£151,435,057	£134,562,639	£134,484,298	£134,326,046	£133,427,151	£126,542,625	£122,800,729
60% LAR : 40% CIR	25%	£146,185,208	£129,577,246	£129,499,106	£129,341,222	£128,443,247	£121,564,237	£117,825,407
60% LAR : 40% CIR	30%	£140,920,357	£124,576,955	£124,498,993	£124,341,436	£123,444,280	£116,570,185	£112,834,086
60% LAR : 40% CIR	35%	£135,640,651	£119,561,914	£119,484,106	£119,326,837	£118,430,401	£111,560,625	£107,826,925
60% LAR : 40% CIR	40%	£130,346,237	£114,532,270	£114,454,590	£114,297,571	£113,401,755	£106,535,708	£102,804,079
60% LAR : 40% CIR	45%	£125,037,263	£109,488,168	£109,410,594	£109,253,783	£108,358,492	£101,495,588	£97,765,705
60% LAR : 40% CIR	50%	£119,713,876	£104,429,755	£104,352,262	£104,195,623	£103,300,759	£96,440,420	£92,711,962

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£208,485,222	£190,556,069	£190,476,666	£190,316,534	£189,412,938	£182,500,201	£178,742,635
60% LAR : 40% CIR	5%	£203,296,854	£185,631,721	£185,552,623	£185,393,022	£184,490,756	£177,586,006	£173,832,874
60% LAR : 40% CIR	10%	£198,092,895	£180,691,892	£180,613,071	£180,453,962	£179,552,922	£172,655,531	£168,906,489
60% LAR : 40% CIR	15%	£192,873,493	£175,736,729	£175,658,160	£175,499,499	£174,599,583	£167,708,932	£163,963,634
60% LAR : 40% CIR	20%	£187,638,794	£170,766,376	£170,688,035	£170,529,782	£169,630,888	£162,746,362	£159,004,466
60% LAR : 40% CIR	25%	£182,388,945	£165,780,982	£165,702,843	£165,544,958	£164,646,983	£157,767,974	£154,029,144
60% LAR : 40% CIR	30%	£177,124,094	£160,780,692	£160,702,730	£160,545,173	£159,648,017	£152,773,922	£149,037,823
60% LAR : 40% CIR	35%	£171,844,388	£155,765,651	£155,687,843	£155,530,574	£154,634,138	£147,764,362	£144,030,662
60% LAR : 40% CIR	40%	£166,549,974	£150,736,007	£150,658,327	£150,501,308	£149,605,492	£142,739,445	£139,007,816
60% LAR : 40% CIR	45%	£161,241,000	£145,691,904	£145,614,331	£145,457,520	£144,562,229	£137,699,325	£133,969,442
60% LAR : 40% CIR	50%	£155,917,613	£140,633,492	£140,555,999	£140,399,360	£139,504,496	£132,644,157	£128,915,699

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£223,486,380	£205,557,227	£205,477,824	£205,317,692	£204,414,096	£197,501,359	£193,743,793
60% LAR : 40% CIR	5%	£218,298,012	£200,632,879	£200,553,781	£200,394,180	£199,491,914	£192,587,163	£188,834,032
60% LAR : 40% CIR	10%	£213,094,053	£195,693,050	£195,614,229	£195,455,120	£194,554,080	£187,656,689	£183,907,646
60% LAR : 40% CIR	15%	£207,874,651	£190,737,887	£190,659,318	£190,500,657	£189,600,741	£182,710,090	£178,964,792
60% LAR : 40% CIR	20%	£202,639,951	£185,767,534	£185,689,193	£185,530,940	£184,632,046	£177,747,520	£174,005,624
60% LAR : 40% CIR	25%	£197,390,103	£180,782,140	£180,704,001	£180,546,116	£179,648,141	£172,769,132	£169,030,302
60% LAR : 40% CIR	30%	£192,125,252	£175,781,850	£175,703,888	£175,546,331	£174,649,175	£167,775,080	£164,038,981
60% LAR : 40% CIR	35%	£186,845,545	£170,766,809	£170,689,001	£170,531,732	£169,635,296	£162,765,520	£159,031,820
60% LAR : 40% CIR	40%	£181,551,132	£165,737,165	£165,659,485	£165,502,466	£164,606,650	£157,740,603	£154,008,974
60% LAR : 40% CIR	45%	£176,242,158	£160,693,062	£160,615,489	£160,458,678	£159,563,387	£152,700,483	£148,970,600
60% LAR : 40% CIR	50%	£170,918,770	£155,634,650	£155,557,157	£155,400,518	£154,505,654	£147,645,314	£143,916,856

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£241,219,169	£223,290,016	£223,210,614	£223,050,481	£222,146,885	£215,234,148	£211,476,582
60% LAR : 40% CIR	5%	£236,030,801	£218,365,668	£218,286,570	£218,126,969	£217,224,704	£210,319,953	£206,566,822
60% LAR : 40% CIR	10%	£230,826,843	£213,425,840	£213,347,018	£213,187,909	£212,286,870	£205,389,478	£201,640,436
60% LAR : 40% CIR	15%	£225,607,440	£208,470,676	£208,392,107	£208,233,447	£207,333,531	£200,442,879	£196,697,581
60% LAR : 40% CIR	20%	£220,372,741	£203,500,323	£203,421,982	£203,263,730	£202,364,835	£195,480,309	£191,738,413
60% LAR : 40% CIR	25%	£215,122,892	£198,514,930	£198,436,790	£198,278,906	£197,380,931	£190,501,922	£186,763,092
60% LAR : 40% CIR	30%	£209,858,041	£193,514,639	£193,436,677	£193,279,120	£192,381,964	£185,507,870	£181,771,770
60% LAR : 40% CIR	35%	£204,578,335	£188,499,598	£188,421,790	£188,264,521	£187,368,085	£180,498,309	£176,764,609
60% LAR : 40% CIR	40%	£199,283,922	£183,469,954	£183,392,275	£183,235,255	£182,339,439	£175,473,392	£171,741,763
60% LAR : 40% CIR	45%	£193,974,948	£178,425,852	£178,348,278	£178,191,467	£177,296,176	£170,433,272	£166,703,389
60% LAR : 40% CIR	50%	£188,651,560	£173,367,439	£173,289,946	£173,133,307	£172,238,443	£165,378,104	£161,649,646

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone A - Medium Central Zone

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£283,958,705	£265,640,879	£265,561,477	£265,401,344	£264,497,747	£257,585,011	£253,827,444
60% LAR : 40% CIR	5%	£277,554,984	£259,520,612	£259,441,513	£259,281,913	£258,379,646	£251,474,896	£247,721,765
60% LAR : 40% CIR	10%	£271,135,673	£253,384,863	£253,306,042	£253,146,932	£252,245,863	£245,348,502	£241,599,460
60% LAR : 40% CIR	15%	£264,700,917	£247,233,780	£247,155,211	£246,996,551	£246,096,636	£239,205,983	£235,460,685
60% LAR : 40% CIR	20%	£258,250,864	£241,067,506	£240,989,167	£240,830,915	£239,932,020	£233,047,494	£229,305,599
60% LAR : 40% CIR	25%	£251,785,662	£234,886,195	£234,808,056	£234,650,171	£233,752,196	£226,873,187	£223,134,357
60% LAR : 40% CIR	30%	£245,305,459	£228,689,985	£228,612,023	£228,454,466	£227,557,310	£220,683,215	£216,947,116
60% LAR : 40% CIR	35%	£238,810,399	£222,479,025	£222,401,217	£222,243,948	£221,347,512	£214,477,736	£210,744,036
60% LAR : 40% CIR	40%	£232,300,633	£216,253,460	£216,175,782	£216,018,761	£215,122,946	£208,256,899	£204,525,269
60% LAR : 40% CIR	45%	£225,776,306	£210,013,440	£209,935,866	£209,779,055	£208,883,764	£202,020,860	£198,290,977
60% LAR : 40% CIR	50%	£219,237,565	£203,759,107	£203,681,615	£203,524,975	£202,630,111	£195,769,772	£192,041,314

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£196,588,547	£178,270,722	£178,191,319	£178,031,186	£177,127,589	£170,214,853	£166,457,286
60% LAR : 40% CIR	5%	£190,184,827	£172,150,454	£172,071,355	£171,911,755	£171,009,489	£164,104,738	£160,351,607
60% LAR : 40% CIR	10%	£183,765,515	£166,014,705	£165,935,884	£165,776,774	£164,875,735	£157,978,344	£154,229,302
60% LAR : 40% CIR	15%	£177,330,759	£159,863,623	£159,785,053	£159,626,393	£158,726,478	£151,835,825	£148,090,527
60% LAR : 40% CIR	20%	£170,880,706	£153,697,350	£153,619,009	£153,460,758	£152,561,862	£145,677,336	£141,935,441
60% LAR : 40% CIR	25%	£164,415,504	£147,516,037	£147,437,898	£147,280,013	£146,382,038	£139,503,029	£135,764,199
60% LAR : 40% CIR	30%	£157,935,301	£141,319,827	£141,241,865	£141,084,308	£140,187,152	£133,313,058	£129,576,958
60% LAR : 40% CIR	35%	£151,440,241	£135,108,867	£135,031,059	£134,873,790	£133,977,354	£127,107,578	£123,373,878
60% LAR : 40% CIR	40%	£144,930,475	£128,885,302	£128,805,624	£128,648,603	£127,752,788	£120,886,741	£117,155,111
60% LAR : 40% CIR	45%	£138,406,148	£122,643,282	£122,565,708	£122,408,897	£121,513,606	£114,650,702	£110,920,819
60% LAR : 40% CIR	50%	£131,867,407	£116,388,949	£116,311,457	£116,154,817	£115,259,954	£108,399,614	£104,671,156

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£232,792,284	£214,474,458	£214,395,056	£214,234,923	£213,331,326	£206,418,590	£202,661,023
60% LAR : 40% CIR	5%	£226,388,563	£208,354,191	£208,275,092	£208,115,492	£207,213,225	£200,308,475	£196,555,344
60% LAR : 40% CIR	10%	£219,969,252	£202,218,442	£202,139,621	£201,980,511	£201,079,472	£194,182,081	£190,433,039
60% LAR : 40% CIR	15%	£213,534,496	£196,067,359	£195,988,790	£195,830,130	£194,930,215	£188,039,562	£184,294,264
60% LAR : 40% CIR	20%	£207,084,443	£189,901,087	£189,822,746	£189,664,494	£188,765,599	£181,881,073	£178,139,178
60% LAR : 40% CIR	25%	£200,619,241	£183,719,774	£183,641,635	£183,483,750	£182,585,775	£175,706,766	£171,967,936
60% LAR : 40% CIR	30%	£194,139,038	£177,523,564	£177,445,602	£177,288,045	£176,390,889	£169,516,794	£165,780,695
60% LAR : 40% CIR	35%	£187,643,978	£171,312,604	£171,234,796	£171,077,526	£170,181,091	£163,311,314	£159,577,614
60% LAR : 40% CIR	40%	£181,134,212	£165,087,039	£165,009,361	£164,852,340	£163,956,525	£157,090,478	£153,358,848
60% LAR : 40% CIR	45%	£174,609,885	£158,847,019	£158,769,445	£158,612,634	£157,717,343	£150,854,439	£147,124,556
60% LAR : 40% CIR	50%	£168,071,144	£152,592,686	£152,515,194	£152,358,554	£151,463,690	£144,603,351	£140,874,893

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£247,793,442	£229,475,616	£229,396,214	£229,236,080	£228,332,484	£221,419,748	£217,662,181
60% LAR : 40% CIR	5%	£241,389,721	£223,355,349	£223,276,250	£223,116,650	£222,214,383	£215,309,632	£211,556,502
60% LAR : 40% CIR	10%	£234,970,410	£217,219,600	£217,140,779	£216,981,669	£216,080,630	£209,183,238	£205,434,197
60% LAR : 40% CIR	15%	£228,535,654	£211,068,517	£210,989,948	£210,831,288	£209,931,372	£203,040,720	£199,295,422
60% LAR : 40% CIR	20%	£222,085,601	£204,902,245	£204,823,903	£204,665,652	£203,766,757	£196,882,231	£193,140,336
60% LAR : 40% CIR	25%	£215,620,399	£198,720,932	£198,642,793	£198,484,908	£197,586,933	£190,707,924	£186,969,094
60% LAR : 40% CIR	30%	£209,140,195	£192,524,722	£192,446,760	£192,289,203	£191,392,047	£184,517,952	£180,781,853
60% LAR : 40% CIR	35%	£202,645,136	£186,313,762	£186,235,954	£186,078,684	£185,182,249	£178,312,472	£174,578,772
60% LAR : 40% CIR	40%	£196,135,370	£180,088,197	£180,010,519	£179,853,498	£178,957,683	£172,091,636	£168,360,006
60% LAR : 40% CIR	45%	£189,611,043	£173,848,176	£173,770,603	£173,613,792	£172,718,501	£165,855,597	£162,125,714
60% LAR : 40% CIR	50%	£183,072,302	£167,593,844	£167,516,352	£167,359,712	£166,464,848	£159,604,509	£155,876,051

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£265,526,232	£247,208,406	£247,129,003	£246,968,870	£246,065,274	£239,152,538	£235,394,970
60% LAR : 40% CIR	5%	£259,122,511	£241,088,138	£241,009,039	£240,849,439	£239,947,173	£233,042,422	£229,289,292
60% LAR : 40% CIR	10%	£252,703,199	£234,952,389	£234,873,568	£234,714,459	£233,813,419	£226,916,028	£223,166,987
60% LAR : 40% CIR	15%	£246,268,444	£228,801,307	£228,722,737	£228,564,077	£227,664,162	£220,773,510	£217,028,212
60% LAR : 40% CIR	20%	£239,818,390	£222,635,034	£222,556,693	£222,398,442	£221,499,546	£214,615,020	£210,873,125
60% LAR : 40% CIR	25%	£233,353,189	£216,453,721	£216,375,582	£216,217,697	£215,319,722	£208,440,713	£204,701,883
60% LAR : 40% CIR	30%	£226,872,985	£210,257,511	£210,179,550	£210,021,993	£209,124,836	£202,250,742	£198,514,642
60% LAR : 40% CIR	35%	£220,377,926	£204,046,551	£203,968,743	£203,811,474	£202,915,038	£196,045,262	£192,311,562
60% LAR : 40% CIR	40%	£213,868,159	£197,820,987	£197,743,308	£197,586,288	£196,690,472	£189,824,425	£186,092,796
60% LAR : 40% CIR	45%	£207,343,832	£191,580,966	£191,503,392	£191,346,582	£190,451,291	£183,588,386	£179,858,503
60% LAR : 40% CIR	50%	£200,805,092	£185,326,634	£185,249,141	£185,092,501	£184,197,638	£177,337,299	£173,608,841

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years		Value Area	Zone A - Higher Central Zone
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£297,848,456	£279,308,530	£279,229,127	£279,068,995	£278,165,399	£271,252,662	£267,495,094
60% LAR : 40% CIR	5%	£290,750,248	£272,504,880	£272,425,761	£272,266,181	£271,363,915	£264,459,164	£260,706,034
60% LAR : 40% CIR	10%	£283,636,448	£265,685,749	£265,606,928	£265,447,819	£264,546,779	£257,649,388	£253,900,346
60% LAR : 40% CIR	15%	£276,507,205	£258,851,284	£258,772,714	£258,614,054	£257,714,139	£250,823,487	£247,078,189
60% LAR : 40% CIR	20%	£269,362,664	£252,001,629	£251,923,288	£251,765,036	£250,866,141	£243,981,614	£240,239,719
60% LAR : 40% CIR	25%	£262,202,975	£245,136,933	£245,058,794	£244,900,909	£244,002,934	£237,123,925	£233,385,095
60% LAR : 40% CIR	30%	£255,028,283	£238,257,340	£238,179,378	£238,021,822	£237,124,666	£230,250,571	£226,514,472
60% LAR : 40% CIR	35%	£247,838,737	£231,362,998	£231,285,190	£231,127,920	£230,231,485	£223,361,708	£219,628,008
60% LAR : 40% CIR	40%	£240,634,483	£224,454,051	£224,376,373	£224,219,352	£223,323,537	£216,457,489	£212,725,860
60% LAR : 40% CIR	45%	£233,415,668	£217,530,647	£217,453,074	£217,296,263	£216,400,972	£209,538,068	£205,808,185
60% LAR : 40% CIR	50%	£226,182,441	£210,592,932	£210,515,440	£210,358,800	£209,463,937	£202,603,597	£198,875,140

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£210,478,298	£191,938,372	£191,858,969	£191,698,837	£190,795,241	£183,882,504	£180,124,937
60% LAR : 40% CIR	5%	£203,380,090	£185,134,722	£185,055,623	£184,896,023	£183,993,757	£177,089,006	£173,335,876
60% LAR : 40% CIR	10%	£196,266,290	£178,315,591	£178,236,770	£178,077,661	£177,176,621	£170,279,230	£166,530,188
60% LAR : 40% CIR	15%	£189,137,047	£171,481,126	£171,402,556	£171,243,896	£170,343,981	£163,453,329	£159,708,031
60% LAR : 40% CIR	20%	£181,992,507	£164,631,471	£164,553,130	£164,394,878	£163,495,983	£156,611,456	£152,869,561
60% LAR : 40% CIR	25%	£174,832,817	£157,786,775	£157,688,636	£157,530,751	£156,632,776	£149,753,767	£146,014,937
60% LAR : 40% CIR	30%	£167,658,125	£150,887,182	£150,809,220	£150,651,664	£149,754,508	£142,880,413	£139,144,314
60% LAR : 40% CIR	35%	£160,468,579	£143,992,840	£143,915,032	£143,757,763	£142,861,327	£135,991,551	£132,257,851
60% LAR : 40% CIR	40%	£153,264,325	£137,083,893	£137,006,215	£136,849,194	£135,953,379	£129,087,331	£125,355,702
60% LAR : 40% CIR	45%	£146,045,510	£130,160,489	£130,082,916	£129,926,105	£129,030,814	£122,167,910	£118,438,027
60% LAR : 40% CIR	50%	£138,812,283	£123,222,774	£123,145,282	£122,988,643	£122,093,779	£115,233,439	£111,504,982

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£246,682,035	£228,142,109	£228,062,706	£227,902,574	£226,998,978	£220,086,241	£216,328,673
60% LAR : 40% CIR	5%	£239,583,827	£221,338,459	£221,259,360	£221,099,760	£220,197,494	£213,292,743	£209,539,613
60% LAR : 40% CIR	10%	£232,470,027	£214,519,328	£214,440,507	£214,281,398	£213,380,358	£206,482,967	£202,733,925
60% LAR : 40% CIR	15%	£225,340,784	£207,684,863	£207,606,293	£207,447,633	£206,547,718	£199,657,065	£195,911,767
60% LAR : 40% CIR	20%	£218,196,243	£200,835,208	£200,756,867	£200,598,614	£199,699,720	£192,815,193	£189,073,298
60% LAR : 40% CIR	25%	£211,036,554	£193,970,512	£193,892,373	£193,734,488	£192,836,513	£185,957,504	£182,218,674
60% LAR : 40% CIR	30%	£203,861,862	£187,090,919	£187,012,957	£186,855,401	£185,958,245	£179,084,150	£175,348,051
60% LAR : 40% CIR	35%	£196,672,316	£180,196,577	£180,118,769	£179,961,499	£179,065,064	£172,195,287	£168,461,587
60% LAR : 40% CIR	40%	£189,468,062	£173,287,630	£173,209,952	£173,052,931	£172,157,116	£165,291,068	£161,559,439
60% LAR : 40% CIR	45%	£182,249,247	£166,364,226	£166,286,653	£166,129,842	£165,234,551	£158,371,647	£154,641,764
60% LAR : 40% CIR	50%	£175,016,020	£159,426,511	£159,349,019	£159,192,379	£158,297,516	£151,437,176	£147,708,719

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£261,683,193	£243,143,267	£243,063,864	£242,903,732	£242,000,135	£235,087,399	£231,329,831
60% LAR : 40% CIR	5%	£254,584,984	£236,339,617	£236,260,518	£236,100,918	£235,198,652	£228,293,901	£224,540,771
60% LAR : 40% CIR	10%	£247,471,184	£229,520,486	£229,441,665	£229,282,555	£228,381,516	£221,484,125	£217,735,082
60% LAR : 40% CIR	15%	£240,341,942	£222,686,020	£222,607,451	£222,448,791	£221,548,876	£214,658,223	£210,912,925
60% LAR : 40% CIR	20%	£233,197,401	£215,836,366	£215,758,025	£215,599,772	£214,700,878	£207,816,351	£204,074,456
60% LAR : 40% CIR	25%	£226,037,712	£208,971,670	£208,893,531	£208,735,646	£207,837,671	£200,958,662	£197,219,832
60% LAR : 40% CIR	30%	£218,863,020	£202,092,077	£202,014,115	£201,856,559	£200,959,403	£194,085,308	£190,349,209
60% LAR : 40% CIR	35%	£211,673,474	£195,197,734	£195,119,926	£194,962,657	£194,066,221	£187,196,445	£183,462,745
60% LAR : 40% CIR	40%	£204,469,220	£188,288,788	£188,211,109	£188,054,089	£187,158,274	£180,292,226	£176,560,597
60% LAR : 40% CIR	45%	£197,250,405	£181,365,384	£181,287,810	£181,131,000	£180,235,709	£173,372,805	£169,642,922
60% LAR : 40% CIR	50%	£190,017,178	£174,427,669	£174,350,176	£174,193,537	£173,298,674	£166,438,334	£162,709,877

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£279,415,982	£260,876,056	£260,796,653	£260,636,521	£259,732,925	£252,820,188	£249,062,621
60% LAR : 40% CIR	5%	£272,317,774	£254,072,407	£253,993,307	£253,833,707	£252,931,441	£246,026,690	£242,273,560
60% LAR : 40% CIR	10%	£265,203,974	£247,253,276	£247,174,454	£247,015,345	£246,114,306	£239,216,914	£235,467,872
60% LAR : 40% CIR	15%	£258,074,731	£240,418,810	£240,340,241	£240,181,580	£239,281,665	£232,391,013	£228,645,715
60% LAR : 40% CIR	20%	£250,930,191	£233,569,156	£233,490,814	£233,332,562	£232,433,667	£225,549,140	£221,807,245
60% LAR : 40% CIR	25%	£243,770,502	£226,704,459	£226,626,320	£226,468,435	£225,570,460	£218,691,451	£214,952,621
60% LAR : 40% CIR	30%	£236,595,810	£219,824,866	£219,746,905	£219,589,349	£218,692,192	£211,818,098	£208,081,998
60% LAR : 40% CIR	35%	£229,406,263	£212,930,524	£212,852,716	£212,695,447	£211,799,011	£204,929,235	£201,195,535
60% LAR : 40% CIR	40%	£222,202,010	£206,021,577	£205,943,899	£205,786,878	£204,891,063	£198,025,015	£194,293,387
60% LAR : 40% CIR	45%	£214,983,194	£199,098,174	£199,020,600	£198,863,789	£197,968,498	£191,105,594	£187,375,711
60% LAR : 40% CIR	50%	£207,749,967	£192,160,458	£192,082,966	£191,926,327	£191,031,463	£184,171,123	£180,442,666

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW		Value Area	Zone B - Rest of Camden £900 psf
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£182,727,247	£165,099,473	£165,020,070	£164,861,733	£164,003,035	£157,479,415	£153,931,371
60% LAR : 40% CIR	5%	£181,034,749	£163,699,482	£163,620,382	£163,462,579	£162,605,211	£156,089,575	£152,545,969
60% LAR : 40% CIR	10%	£179,326,660	£162,284,010	£162,205,189	£162,047,875	£161,191,734	£154,683,457	£151,143,940
60% LAR : 40% CIR	15%	£177,603,126	£160,853,202	£160,774,634	£160,617,769	£159,762,751	£153,261,215	£149,725,441
60% LAR : 40% CIR	20%	£175,864,296	£159,407,207	£159,328,865	£159,172,409	£158,318,412	£151,823,001	£148,290,630
60% LAR : 40% CIR	25%	£174,110,316	£157,946,170	£157,868,030	£157,711,942	£156,858,864	£150,368,970	£146,839,664
60% LAR : 40% CIR	30%	£172,341,335	£156,470,236	£156,392,274	£156,236,513	£155,384,254	£148,899,276	£145,372,700
60% LAR : 40% CIR	35%	£170,557,499	£154,979,551	£154,901,743	£154,746,271	£153,894,732	£147,414,072	£143,889,896
60% LAR : 40% CIR	40%	£168,758,954	£153,474,264	£153,396,584	£153,241,361	£152,390,443	£145,913,511	£142,391,406
60% LAR : 40% CIR	45%	£166,945,850	£151,954,519	£151,876,945	£151,721,931	£150,871,536	£144,397,748	£140,877,389
60% LAR : 40% CIR	50%	£165,118,332	£150,420,462	£150,342,969	£150,188,126	£149,338,161	£142,866,937	£139,348,002

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£95,357,089	£77,729,315	£77,649,913	£77,491,575	£76,632,877	£70,109,257	£66,561,214
60% LAR : 40% CIR	5%	£93,664,591	£76,329,324	£76,250,225	£76,092,421	£75,235,053	£68,719,417	£65,175,811
60% LAR : 40% CIR	10%	£91,956,502	£74,913,852	£74,835,031	£74,677,717	£73,821,576	£67,313,299	£63,773,782
60% LAR : 40% CIR	15%	£90,232,968	£73,483,044	£73,404,476	£73,247,611	£72,392,593	£65,891,057	£62,355,283
60% LAR : 40% CIR	20%	£88,494,138	£72,037,049	£71,958,707	£71,802,251	£70,948,254	£64,452,843	£60,920,472
60% LAR : 40% CIR	25%	£86,740,158	£70,576,012	£70,497,872	£70,341,784	£69,488,707	£62,998,812	£59,469,506
60% LAR : 40% CIR	30%	£84,971,177	£69,100,078	£69,022,116	£68,866,355	£68,014,097	£61,529,118	£58,002,542
60% LAR : 40% CIR	35%	£83,187,341	£67,609,393	£67,531,585	£67,376,113	£66,524,574	£60,043,914	£56,519,738
60% LAR : 40% CIR	40%	£81,388,796	£66,104,106	£66,026,426	£65,871,203	£65,020,286	£58,543,353	£55,021,248
60% LAR : 40% CIR	45%	£79,575,692	£64,584,361	£64,506,787	£64,351,773	£63,501,379	£57,027,590	£53,507,231
60% LAR : 40% CIR	50%	£77,748,174	£63,050,304	£62,972,812	£62,817,968	£61,968,003	£55,496,779	£51,977,845

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£131,560,826	£113,933,052	£113,853,649	£113,695,312	£112,836,614	£106,312,994	£102,764,950
60% LAR : 40% CIR	5%	£129,868,328	£112,533,061	£112,453,961	£112,296,157	£111,438,790	£104,923,154	£101,379,548
60% LAR : 40% CIR	10%	£128,160,239	£111,117,589	£111,038,767	£110,881,454	£110,025,312	£103,517,036	£99,977,519
60% LAR : 40% CIR	15%	£126,436,705	£109,686,781	£109,608,213	£109,451,348	£108,596,330	£102,094,794	£98,559,020
60% LAR : 40% CIR	20%	£124,697,875	£108,240,786	£108,162,444	£108,005,988	£107,151,991	£100,656,580	£97,124,209
60% LAR : 40% CIR	25%	£122,943,895	£106,779,749	£106,701,609	£106,545,521	£105,692,443	£99,202,549	£95,673,243
60% LAR : 40% CIR	30%	£121,174,914	£105,303,814	£105,225,853	£105,070,092	£104,217,833	£97,732,855	£94,206,279
60% LAR : 40% CIR	35%	£119,391,077	£103,813,130	£103,735,322	£103,579,850	£102,728,311	£96,247,651	£92,723,475
60% LAR : 40% CIR	40%	£117,592,533	£102,307,843	£102,230,163	£102,074,940	£101,224,022	£94,747,090	£91,224,984
60% LAR : 40% CIR	45%	£115,779,429	£100,788,098	£100,710,524	£100,555,510	£99,705,115	£93,231,327	£89,710,968
60% LAR : 40% CIR	50%	£113,951,910	£99,254,041	£99,176,548	£99,021,705	£98,171,740	£91,700,515	£88,181,581

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£146,561,964	£128,934,210	£128,854,807	£128,696,470	£127,837,772	£121,314,152	£117,766,108
60% LAR : 40% CIR	5%	£144,869,486	£127,534,219	£127,455,119	£127,297,315	£126,439,948	£119,924,312	£116,380,706
60% LAR : 40% CIR	10%	£143,161,397	£126,119,747	£126,039,925	£125,882,612	£125,026,470	£118,518,194	£114,978,676
60% LAR : 40% CIR	15%	£141,437,863	£124,687,939	£124,609,371	£124,452,506	£123,597,488	£117,095,952	£113,560,177
60% LAR : 40% CIR	20%	£139,699,032	£123,241,944	£123,163,602	£123,007,146	£122,153,149	£115,657,738	£112,125,367
60% LAR : 40% CIR	25%	£137,945,053	£121,780,906	£121,702,767	£121,546,679	£120,693,601	£114,203,707	£110,674,401
60% LAR : 40% CIR	30%	£136,176,072	£120,304,972	£120,227,011	£120,071,250	£119,218,991	£112,734,013	£109,207,437
60% LAR : 40% CIR	35%	£134,392,235	£118,814,288	£118,736,480	£118,581,008	£117,729,469	£111,248,809	£107,724,633
60% LAR : 40% CIR	40%	£132,593,691	£117,309,001	£117,231,321	£117,076,098	£116,225,180	£109,748,248	£106,226,142
60% LAR : 40% CIR	45%	£130,780,587	£115,789,256	£115,711,682	£115,556,668	£114,706,273	£108,232,485	£104,712,126
60% LAR : 40% CIR	50%	£128,953,068	£114,255,199	£114,177,706	£114,022,863	£113,172,897	£106,701,673	£103,182,739

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£164,294,774	£146,667,000	£146,587,597	£146,429,260	£145,570,561	£139,046,941	£135,498,898
60% LAR : 40% CIR	5%	£162,602,275	£145,267,008	£145,187,909	£145,030,105	£144,172,737	£137,657,101	£134,113,495
60% LAR : 40% CIR	10%	£160,894,186	£143,851,536	£143,772,715	£143,615,401	£142,759,260	£136,250,983	£132,711,466
60% LAR : 40% CIR	15%	£159,170,652	£142,420,728	£142,342,160	£142,185,296	£141,330,277	£134,828,741	£131,292,967
60% LAR : 40% CIR	20%	£157,431,822	£140,974,733	£140,896,392	£140,739,935	£139,885,938	£133,390,527	£129,858,157
60% LAR : 40% CIR	25%	£155,677,843	£139,513,696	£139,435,557	£139,279,468	£138,426,391	£131,936,496	£128,407,190
60% LAR : 40% CIR	30%	£153,908,862	£138,037,762	£137,959,800	£137,804,039	£136,951,781	£130,466,802	£126,940,227
60% LAR : 40% CIR	35%	£152,125,025	£136,547,078	£136,469,270	£136,313,797	£135,462,258	£128,981,598	£125,457,422
60% LAR : 40% CIR	40%	£150,326,480	£135,041,790	£134,964,111	£134,808,887	£133,957,970	£127,481,038	£123,958,932
60% LAR : 40% CIR	45%	£148,513,376	£133,522,045	£133,444,472	£133,289,457	£132,439,063	£125,965,275	£122,444,916
60% LAR : 40% CIR	50%	£146,685,858	£131,987,988	£131,910,496	£131,755,653	£130,905,687	£124,434,463	£120,915,529

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW

Value Area	Zone B - Rest of Camden £950 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£186,199,685	£168,516,386	£168,436,983	£168,278,647	£167,419,948	£160,896,327	£157,348,284
60% LAR : 40% CIR	5%	£184,333,565	£166,945,548	£166,866,450	£166,708,645	£165,851,278	£159,335,643	£155,792,035
60% LAR : 40% CIR	10%	£182,451,853	£165,359,231	£165,280,409	£165,123,096	£164,266,954	£157,758,679	£154,219,160
60% LAR : 40% CIR	15%	£180,554,698	£163,757,578	£163,679,010	£163,522,145	£162,667,127	£156,165,591	£152,629,817
60% LAR : 40% CIR	20%	£178,642,246	£162,140,737	£162,062,396	£161,905,939	£161,051,942	£154,556,531	£151,024,161
60% LAR : 40% CIR	25%	£176,714,645	£160,508,854	£160,430,715	£160,274,626	£159,421,549	£152,931,655	£149,402,349
60% LAR : 40% CIR	30%	£174,772,041	£158,862,074	£158,784,113	£158,628,353	£157,776,094	£151,291,114	£147,764,539
60% LAR : 40% CIR	35%	£172,814,583	£157,200,544	£157,122,736	£156,967,264	£156,115,725	£149,635,065	£146,110,889
60% LAR : 40% CIR	40%	£170,842,417	£155,524,411	£155,446,733	£155,291,508	£154,440,591	£147,963,659	£144,441,554
60% LAR : 40% CIR	45%	£168,855,690	£153,833,821	£153,756,247	£153,601,232	£152,750,839	£146,277,051	£142,756,692
60% LAR : 40% CIR	50%	£166,854,550	£152,128,919	£152,051,426	£151,896,583	£151,046,616	£144,575,393	£141,056,459

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£98,829,527	£81,146,228	£81,066,825	£80,908,489	£80,049,790	£73,526,189	£69,978,126
60% LAR : 40% CIR	5%	£96,963,407	£79,575,390	£79,496,292	£79,338,487	£78,481,120	£71,965,485	£68,421,877
60% LAR : 40% CIR	10%	£95,081,695	£77,989,073	£77,910,251	£77,752,938	£76,896,796	£70,388,521	£66,849,003
60% LAR : 40% CIR	15%	£93,184,540	£76,387,420	£76,308,852	£76,151,987	£75,296,969	£68,795,433	£65,259,659
60% LAR : 40% CIR	20%	£91,272,088	£74,770,579	£74,692,238	£74,535,781	£73,681,784	£67,186,373	£63,654,003
60% LAR : 40% CIR	25%	£89,344,487	£73,138,696	£73,060,557	£72,904,468	£72,051,391	£65,561,497	£62,032,191
60% LAR : 40% CIR	30%	£87,401,883	£71,491,916	£71,413,955	£71,258,195	£70,405,936	£63,920,957	£60,394,381
60% LAR : 40% CIR	35%	£85,444,425	£69,830,386	£69,752,578	£69,597,106	£68,745,567	£62,264,907	£58,740,731
60% LAR : 40% CIR	40%	£83,472,259	£68,154,253	£68,076,575	£67,921,350	£67,070,433	£60,593,501	£57,071,996
60% LAR : 40% CIR	45%	£81,485,532	£66,463,663	£66,386,089	£66,231,074	£65,380,881	£58,906,893	£55,386,534
60% LAR : 40% CIR	50%	£79,484,392	£64,758,761	£64,681,268	£64,526,425	£63,676,458	£57,205,235	£53,686,301

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£135,033,264	£117,349,964	£117,270,562	£117,112,226	£116,253,527	£109,729,906	£106,181,863
60% LAR : 40% CIR	5%	£133,167,144	£115,779,127	£115,700,029	£115,542,224	£114,684,856	£108,169,222	£104,625,614
60% LAR : 40% CIR	10%	£131,285,432	£114,192,809	£114,113,988	£113,956,675	£113,100,533	£106,592,258	£103,052,739
60% LAR : 40% CIR	15%	£129,388,277	£112,591,157	£112,512,589	£112,355,724	£111,500,706	£104,999,170	£101,463,396
60% LAR : 40% CIR	20%	£127,475,825	£110,974,316	£110,895,975	£110,739,518	£109,885,521	£103,390,110	£99,857,740
60% LAR : 40% CIR	25%	£125,548,224	£109,342,433	£109,264,294	£109,108,205	£108,255,128	£101,765,234	£98,235,927
60% LAR : 40% CIR	30%	£123,605,620	£107,696,653	£107,617,692	£107,461,932	£106,609,673	£100,124,693	£96,598,118
60% LAR : 40% CIR	35%	£121,648,162	£106,034,123	£105,956,315	£105,800,843	£104,949,304	£98,468,644	£94,944,468
60% LAR : 40% CIR	40%	£119,675,996	£104,357,990	£104,280,312	£104,125,087	£103,274,170	£96,797,238	£93,275,133
60% LAR : 40% CIR	45%	£117,689,269	£102,667,400	£102,589,826	£102,434,811	£101,584,418	£95,110,630	£91,590,271
60% LAR : 40% CIR	50%	£115,688,129	£100,962,498	£100,885,005	£100,730,162	£99,880,195	£93,408,972	£89,890,038

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£150,034,422	£132,351,122	£132,271,720	£132,113,384	£131,254,685	£124,731,064	£121,183,021
60% LAR : 40% CIR	5%	£148,168,302	£130,780,285	£130,701,187	£130,543,382	£129,686,014	£123,170,379	£119,626,772
60% LAR : 40% CIR	10%	£146,286,590	£129,193,967	£129,115,146	£128,957,833	£128,101,691	£121,593,416	£118,053,897
60% LAR : 40% CIR	15%	£144,389,435	£127,592,315	£127,513,747	£127,356,882	£126,501,864	£120,000,328	£116,464,554
60% LAR : 40% CIR	20%	£142,476,983	£125,975,474	£125,897,132	£125,740,676	£124,886,679	£118,391,268	£114,858,897
60% LAR : 40% CIR	25%	£140,549,382	£124,343,591	£124,265,452	£124,109,363	£123,256,286	£116,766,391	£113,237,085
60% LAR : 40% CIR	30%	£138,606,778	£122,696,811	£122,618,850	£122,463,089	£121,610,831	£115,125,851	£111,599,276
60% LAR : 40% CIR	35%	£136,649,320	£121,035,281	£120,957,473	£120,802,001	£119,950,462	£113,469,802	£109,945,625
60% LAR : 40% CIR	40%	£134,677,154	£119,359,148	£119,281,469	£119,126,245	£118,275,327	£111,798,395	£108,276,291
60% LAR : 40% CIR	45%	£132,690,427	£117,668,557	£117,590,984	£117,435,969	£116,585,576	£110,111,788	£106,591,429
60% LAR : 40% CIR	50%	£130,689,287	£115,963,655	£115,886,163	£115,731,320	£114,881,353	£108,410,130	£104,891,196

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£167,767,211	£150,083,912	£150,004,509	£149,846,173	£148,987,474	£142,463,853	£138,915,810
60% LAR : 40% CIR	5%	£165,901,091	£148,513,075	£148,433,976	£148,276,171	£147,418,804	£140,903,169	£137,359,562
60% LAR : 40% CIR	10%	£164,019,380	£146,926,757	£146,847,936	£146,690,622	£145,834,481	£139,326,205	£135,786,687
60% LAR : 40% CIR	15%	£162,122,224	£145,325,104	£145,246,536	£145,089,672	£144,234,653	£137,733,117	£134,197,343
60% LAR : 40% CIR	20%	£160,209,772	£143,708,263	£143,629,922	£143,473,466	£142,619,469	£136,124,058	£132,591,687
60% LAR : 40% CIR	25%	£158,282,171	£142,076,380	£141,998,241	£141,842,153	£140,989,075	£134,499,181	£130,969,875
60% LAR : 40% CIR	30%	£156,339,568	£140,429,601	£140,351,639	£140,195,879	£139,343,621	£132,858,641	£129,332,065
60% LAR : 40% CIR	35%	£154,382,109	£138,768,071	£138,690,263	£138,534,790	£137,683,251	£131,202,591	£127,678,415
60% LAR : 40% CIR	40%	£152,409,943	£137,091,937	£137,014,259	£136,859,034	£136,008,117	£129,531,185	£126,009,080
60% LAR : 40% CIR	45%	£150,423,216	£135,401,347	£135,323,773	£135,168,759	£134,318,365	£127,844,577	£124,324,218
60% LAR : 40% CIR	50%	£148,422,077	£133,696,445	£133,618,952	£133,464,109	£132,614,143	£126,142,919	£122,623,985

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW

Value Area	Zone B - Rest of Camden £1,000 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£189,672,122	£171,933,298	£171,853,896	£171,695,559	£170,836,860	£164,313,239	£160,765,196
60% LAR : 40% CIR	5%	£187,632,381	£170,191,616	£170,112,517	£169,954,713	£169,097,345	£162,581,709	£159,038,103
60% LAR : 40% CIR	10%	£185,577,047	£168,434,452	£168,355,631	£168,198,318	£167,342,176	£160,833,901	£157,294,382
60% LAR : 40% CIR	15%	£183,506,270	£166,661,954	£166,583,385	£166,426,520	£165,571,503	£159,069,967	£155,534,193
60% LAR : 40% CIR	20%	£181,420,196	£164,874,267	£164,795,926	£164,639,470	£163,785,473	£157,290,062	£153,757,691
60% LAR : 40% CIR	25%	£179,318,972	£163,071,539	£162,993,399	£162,837,311	£161,984,233	£155,494,339	£151,965,033
60% LAR : 40% CIR	30%	£177,202,747	£161,253,913	£161,175,951	£161,020,191	£160,167,933	£153,682,954	£150,156,378
60% LAR : 40% CIR	35%	£175,071,667	£159,421,538	£159,343,730	£159,188,257	£158,336,719	£151,856,058	£148,331,882
60% LAR : 40% CIR	40%	£172,925,879	£157,574,559	£157,496,880	£157,341,656	£156,490,739	£150,013,807	£146,491,701
60% LAR : 40% CIR	45%	£170,765,530	£155,713,123	£155,635,549	£155,480,535	£154,630,141	£148,156,352	£144,635,993
60% LAR : 40% CIR	50%	£168,590,769	£153,837,375	£153,759,883	£153,605,039	£152,755,073	£146,283,849	£142,764,916

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£102,301,964	£84,563,140	£84,483,738	£84,325,401	£83,466,703	£76,943,082	£73,395,038
60% LAR : 40% CIR	5%	£100,262,223	£82,821,458	£82,742,359	£82,584,555	£81,727,187	£75,211,551	£71,667,945
60% LAR : 40% CIR	10%	£98,206,890	£81,064,294	£80,985,473	£80,828,160	£79,972,018	£73,463,743	£69,924,224
60% LAR : 40% CIR	15%	£96,136,113	£79,291,796	£79,213,227	£79,056,363	£78,201,345	£71,699,809	£68,164,035
60% LAR : 40% CIR	20%	£94,050,038	£77,504,109	£77,425,768	£77,269,312	£76,415,315	£69,919,904	£66,387,533
60% LAR : 40% CIR	25%	£91,948,814	£75,701,381	£75,623,241	£75,467,153	£74,614,076	£68,124,181	£64,594,875
60% LAR : 40% CIR	30%	£89,832,589	£73,883,755	£73,805,794	£73,650,033	£72,797,775	£68,312,796	£62,786,220
60% LAR : 40% CIR	35%	£87,701,509	£72,051,380	£71,973,572	£71,818,099	£70,966,561	£64,485,900	£60,961,724
60% LAR : 40% CIR	40%	£85,555,721	£70,204,401	£70,126,722	£69,971,498	£69,120,581	£62,643,649	£59,121,543
60% LAR : 40% CIR	45%	£83,395,372	£68,342,965	£68,265,391	£68,110,377	£67,259,983	£60,786,194	£57,265,835
60% LAR : 40% CIR	50%	£81,220,611	£66,467,217	£66,389,725	£66,234,881	£65,384,915	£58,913,691	£55,394,758

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£138,505,701	£120,766,877	£120,687,475	£120,529,138	£119,670,439	£113,146,818	£109,598,775
60% LAR : 40% CIR	5%	£136,465,960	£119,025,195	£118,946,096	£118,788,292	£117,930,924	£111,415,288	£107,871,682
60% LAR : 40% CIR	10%	£134,410,626	£117,268,031	£117,189,210	£117,031,897	£116,175,755	£109,667,480	£106,127,961
60% LAR : 40% CIR	15%	£132,339,849	£115,495,533	£115,416,964	£115,260,099	£114,405,082	£107,903,546	£104,367,772
60% LAR : 40% CIR	20%	£130,253,775	£113,707,846	£113,629,505	£113,473,049	£112,619,052	£106,123,641	£102,591,270
60% LAR : 40% CIR	25%	£128,152,551	£111,905,118	£111,826,978	£111,670,890	£110,817,812	£104,327,918	£100,798,612
60% LAR : 40% CIR	30%	£126,036,326	£110,087,492	£110,009,530	£109,853,770	£109,001,512	£102,516,533	£98,989,957
60% LAR : 40% CIR	35%	£123,905,246	£108,255,117	£108,177,309	£108,021,836	£107,170,298	£100,689,637	£97,165,461
60% LAR : 40% CIR	40%	£121,759,458	£106,408,138	£106,330,459	£106,175,235	£105,324,318	£98,847,386	£95,325,280
60% LAR : 40% CIR	45%	£119,599,109	£104,546,702	£104,469,128	£104,314,114	£103,463,720	£96,989,931	£93,469,572
60% LAR : 40% CIR	50%	£117,424,348	£102,670,954	£102,593,462	£102,438,618	£101,588,652	£95,117,428	£91,598,495

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£153,506,859	£135,768,035	£135,688,633	£135,530,296	£134,671,597	£128,147,976	£124,599,933
60% LAR : 40% CIR	5%	£151,467,117	£134,026,353	£133,947,253	£133,789,450	£132,932,082	£126,416,446	£122,872,840
60% LAR : 40% CIR	10%	£149,411,784	£132,269,189	£132,190,368	£132,033,054	£131,176,913	£124,668,637	£121,129,119
60% LAR : 40% CIR	15%	£147,341,007	£130,496,691	£130,418,122	£130,261,257	£129,406,240	£122,904,704	£119,368,930
60% LAR : 40% CIR	20%	£145,254,933	£128,709,004	£128,630,663	£128,474,206	£127,620,210	£121,124,798	£117,592,428
60% LAR : 40% CIR	25%	£143,153,709	£126,906,275	£126,828,136	£126,672,048	£125,818,970	£119,329,076	£115,799,770
60% LAR : 40% CIR	30%	£141,037,484	£125,088,650	£125,010,688	£124,854,928	£124,002,670	£117,517,691	£113,991,115
60% LAR : 40% CIR	35%	£138,906,404	£123,256,275	£123,178,467	£123,022,994	£122,171,456	£115,690,795	£112,166,618
60% LAR : 40% CIR	40%	£136,760,615	£121,409,296	£121,331,617	£121,176,393	£120,325,476	£113,848,544	£110,326,438
60% LAR : 40% CIR	45%	£134,600,267	£119,547,860	£119,470,286	£119,315,271	£118,464,878	£111,991,089	£108,470,730
60% LAR : 40% CIR	50%	£132,425,506	£117,672,112	£117,594,620	£117,439,775	£116,589,810	£110,118,586	£106,599,653

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£171,239,648	£153,500,824	£153,421,422	£153,263,085	£152,404,387	£145,880,766	£142,332,722
60% LAR : 40% CIR	5%	£169,199,907	£151,759,142	£151,680,043	£151,522,239	£150,664,871	£144,149,235	£140,605,629
60% LAR : 40% CIR	10%	£167,144,574	£150,001,979	£149,923,157	£149,765,844	£148,909,702	£142,401,427	£138,861,909
60% LAR : 40% CIR	15%	£165,073,797	£148,229,481	£148,150,911	£147,994,047	£147,139,029	£140,637,493	£137,101,719
60% LAR : 40% CIR	20%	£162,987,722	£146,441,794	£146,363,452	£146,206,996	£145,352,999	£138,857,588	£135,325,217
60% LAR : 40% CIR	25%	£160,886,499	£144,639,065	£144,560,926	£144,404,837	£143,551,760	£137,061,865	£133,532,559
60% LAR : 40% CIR	30%	£158,770,274	£142,821,439	£142,743,478	£142,587,718	£141,735,459	£135,250,480	£131,723,904
60% LAR : 40% CIR	35%	£156,639,194	£140,989,065	£140,911,257	£140,755,783	£139,904,245	£133,423,584	£129,899,408
60% LAR : 40% CIR	40%	£154,493,405	£139,142,086	£139,064,406	£138,909,183	£138,058,265	£131,581,333	£128,059,227
60% LAR : 40% CIR	45%	£152,333,056	£137,280,649	£137,203,076	£137,048,061	£136,197,668	£129,723,878	£126,203,519
60% LAR : 40% CIR	50%	£150,158,295	£135,404,902	£135,327,409	£135,172,565	£134,322,599	£127,851,375	£124,332,442

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW

Value Area	Zone B - Rest of Camden £1,050 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£193,144,560	£175,350,211	£175,270,809	£175,112,472	£174,253,773	£167,730,153	£164,182,109
60% LAR : 40% CIR	5%	£190,931,196	£173,437,682	£173,356,584	£173,200,779	£172,343,412	£165,827,777	£162,284,169
60% LAR : 40% CIR	10%	£188,702,241	£171,509,674	£171,430,853	£171,273,538	£170,417,398	£163,909,121	£160,369,603
60% LAR : 40% CIR	15%	£186,457,842	£169,566,330	£169,487,761	£169,330,896	£168,475,879	£161,974,343	£158,438,568
60% LAR : 40% CIR	20%	£184,198,146	£167,607,798	£167,529,456	£167,373,000	£166,519,003	£160,023,592	£156,491,221
60% LAR : 40% CIR	25%	£181,923,301	£165,634,223	£165,556,084	£165,399,995	£164,546,918	£158,057,024	£154,527,718
60% LAR : 40% CIR	30%	£179,633,454	£163,645,752	£163,567,790	£163,412,030	£162,559,772	£156,074,793	£152,548,218
60% LAR : 40% CIR	35%	£177,328,752	£161,642,531	£161,564,723	£161,409,250	£160,557,712	£154,077,052	£150,552,875
60% LAR : 40% CIR	40%	£175,009,341	£159,624,707	£159,547,028	£159,391,803	£158,540,886	£152,063,954	£148,541,849
60% LAR : 40% CIR	45%	£172,675,371	£157,592,424	£157,514,851	£157,359,836	£156,509,443	£150,035,655	£146,515,296
60% LAR : 40% CIR	50%	£170,326,988	£155,545,832	£155,468,338	£155,313,495	£154,463,530	£147,992,306	£144,473,371

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£105,774,403	£87,980,053	£87,900,651	£87,742,314	£86,883,615	£80,359,995	£76,811,952
60% LAR : 40% CIR	5%	£103,561,038	£86,067,525	£85,988,426	£85,830,621	£84,973,254	£78,457,619	£74,914,012
60% LAR : 40% CIR	10%	£101,332,083	£84,139,516	£84,060,695	£83,903,381	£83,047,240	£76,538,964	£72,999,445
60% LAR : 40% CIR	15%	£99,087,684	£82,196,172	£82,117,603	£81,960,739	£81,105,721	£74,604,185	£71,068,410
60% LAR : 40% CIR	20%	£96,827,988	£80,237,640	£80,159,298	£80,002,842	£79,148,845	£72,653,434	£69,121,063
60% LAR : 40% CIR	25%	£94,553,143	£78,264,065	£78,185,926	£78,029,837	£77,176,760	£70,686,866	£67,157,560
60% LAR : 40% CIR	30%	£92,263,296	£76,275,594	£76,197,632	£76,041,872	£75,189,614	£68,704,635	£65,178,060
60% LAR : 40% CIR	35%	£89,958,594	£74,272,373	£74,194,565	£74,039,092	£73,187,554	£66,706,894	£63,182,717
60% LAR : 40% CIR	40%	£87,639,184	£72,254,549	£72,176,870	£72,021,646	£71,170,728	£64,693,796	£61,171,691
60% LAR : 40% CIR	45%	£85,305,213	£70,222,267	£70,144,693	£69,989,678	£69,139,285	£62,665,497	£59,145,138
60% LAR : 40% CIR	50%	£82,956,830	£68,175,674	£68,098,181	£67,943,337	£67,093,372	£60,622,148	£57,103,214

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£141,978,139	£124,183,790	£124,104,387	£123,946,051	£123,087,352	£116,563,732	£113,015,688
60% LAR : 40% CIR	5%	£139,764,775	£122,271,261	£122,192,163	£122,034,358	£121,176,991	£114,661,356	£111,117,748
60% LAR : 40% CIR	10%	£137,535,820	£120,343,253	£120,264,432	£120,107,117	£119,250,977	£112,742,700	£109,203,182
60% LAR : 40% CIR	15%	£135,291,421	£118,399,909	£118,321,340	£118,164,475	£117,309,458	£110,807,922	£107,272,147
60% LAR : 40% CIR	20%	£133,031,725	£116,441,377	£116,363,035	£116,206,579	£115,352,582	£108,857,171	£105,324,800
60% LAR : 40% CIR	25%	£130,756,880	£114,467,802	£114,389,663	£114,233,574	£113,380,497	£106,890,603	£103,361,296
60% LAR : 40% CIR	30%	£128,467,033	£112,479,331	£112,401,369	£112,245,609	£111,393,351	£104,908,372	£101,381,797
60% LAR : 40% CIR	35%	£126,162,331	£110,476,110	£110,398,302	£110,242,829	£109,391,291	£102,910,931	£99,386,454
60% LAR : 40% CIR	40%	£123,842,920	£108,458,285	£108,380,607	£108,225,382	£107,374,465	£100,897,533	£97,375,428
60% LAR : 40% CIR	45%	£121,508,950	£106,426,003	£106,348,430	£106,193,415	£105,343,022	£98,869,234	£95,348,875
60% LAR : 40% CIR	50%	£119,160,566	£104,379,411	£104,301,917	£104,147,074	£103,297,109	£96,825,884	£93,306,950

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£156,979,297	£139,184,948	£139,105,545	£138,947,209	£138,088,510	£131,564,890	£128,016,846
60% LAR : 40% CIR	5%	£154,765,933	£137,272,419	£137,193,321	£137,035,516	£136,178,149	£129,662,514	£126,118,906
60% LAR : 40% CIR	10%	£152,536,977	£135,344,411	£135,265,590	£135,108,275	£134,252,135	£127,743,858	£124,204,340
60% LAR : 40% CIR	15%	£150,292,579	£133,401,067	£133,322,498	£133,165,633	£132,310,616	£125,809,080	£122,273,305
60% LAR : 40% CIR	20%	£148,032,883	£131,442,534	£131,364,193	£131,207,737	£130,353,740	£123,858,329	£120,325,958
60% LAR : 40% CIR	25%	£145,758,038	£129,468,960	£129,390,821	£129,234,732	£128,381,655	£121,891,760	£118,362,454
60% LAR : 40% CIR	30%	£143,468,191	£127,480,489	£127,402,527	£127,246,767	£126,394,509	£119,909,530	£116,382,954
60% LAR : 40% CIR	35%	£141,163,489	£125,477,268	£125,399,460	£125,243,987	£124,392,449	£117,911,789	£114,387,611
60% LAR : 40% CIR	40%	£138,844,078	£123,459,443	£123,381,765	£123,226,540	£122,375,623	£115,898,691	£112,376,586
60% LAR : 40% CIR	45%	£136,510,108	£121,427,161	£121,349,588	£121,194,573	£120,344,180	£113,870,391	£110,350,032
60% LAR : 40% CIR	50%	£134,161,724	£119,380,569	£119,303,075	£119,148,232	£118,298,266	£111,827,042	£108,308,108

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£174,712,087	£156,917,738	£156,838,335	£156,679,999	£155,821,299	£149,297,679	£145,749,636
60% LAR : 40% CIR	5%	£172,498,723	£155,005,209	£154,926,111	£154,768,306	£153,910,938	£147,395,303	£143,851,696
60% LAR : 40% CIR	10%	£170,269,767	£153,077,200	£152,998,379	£152,841,065	£151,984,924	£145,476,648	£141,937,129
60% LAR : 40% CIR	15%	£168,025,368	£151,133,857	£151,055,287	£150,898,423	£150,043,405	£143,541,869	£140,006,094
60% LAR : 40% CIR	20%	£165,765,672	£149,175,324	£149,096,982	£148,940,526	£148,086,529	£141,591,118	£138,058,747
60% LAR : 40% CIR	25%	£163,490,827	£147,201,749	£147,123,610	£146,967,522	£146,114,444	£139,624,550	£136,095,244
60% LAR : 40% CIR	30%	£161,200,980	£145,213,278	£145,135,316	£144,979,556	£144,127,298	£137,642,319	£134,115,744
60% LAR : 40% CIR	35%	£158,896,278	£143,210,058	£143,132,249	£142,976,776	£142,125,238	£135,644,578	£132,120,401
60% LAR : 40% CIR	40%	£156,576,868	£141,192,233	£141,114,554	£140,959,330	£140,108,412	£133,631,480	£130,109,375
60% LAR : 40% CIR	45%	£154,242,898	£139,159,951	£139,082,377	£138,927,362	£138,076,969	£131,603,181	£128,082,822
60% LAR : 40% CIR	50%	£151,894,514	£137,113,358	£137,035,865	£136,881,022	£136,031,056	£129,559,832	£126,040,898

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW

Value Area	Zone B - Rest of Camden £1,100 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£196,616,998	£178,767,124	£178,687,721	£178,529,385	£177,670,686	£171,147,065	£167,599,022
60% LAR : 40% CIR	5%	£194,230,012	£176,683,750	£176,604,651	£176,446,847	£175,589,478	£169,073,843	£165,530,237
60% LAR : 40% CIR	10%	£191,827,435	£174,584,895	£174,506,074	£174,348,760	£173,492,819	£166,984,343	£163,444,825
60% LAR : 40% CIR	15%	£189,409,414	£172,470,705	£172,392,137	£172,235,273	£171,380,254	£164,878,718	£161,342,944
60% LAR : 40% CIR	20%	£186,976,096	£170,341,328	£170,262,986	£170,106,530	£169,252,533	£162,757,122	£159,224,750
60% LAR : 40% CIR	25%	£184,527,629	£168,196,908	£168,118,768	£167,962,680	£167,109,602	£160,619,708	£157,090,402
60% LAR : 40% CIR	30%	£182,064,160	£166,037,590	£165,959,630	£165,803,869	£164,951,610	£158,466,632	£154,940,056
60% LAR : 40% CIR	35%	£179,585,836	£163,863,524	£163,785,716	£163,630,244	£162,778,705	£156,298,045	£152,773,869
60% LAR : 40% CIR	40%	£177,092,804	£161,674,855	£161,597,175	£161,441,952	£160,591,034	£154,114,101	£150,591,996
60% LAR : 40% CIR	45%	£174,585,212	£159,471,727	£159,394,153	£159,239,139	£158,388,745	£151,914,956	£148,394,597
60% LAR : 40% CIR	50%	£172,063,206	£157,254,288	£157,176,795	£157,021,952	£156,171,985	£149,700,762	£146,181,828

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£109,246,840	£91,396,966	£91,317,563	£91,159,227	£90,300,528	£83,776,907	£80,228,864
60% LAR : 40% CIR	5%	£106,859,854	£89,313,592	£89,234,493	£89,076,689	£88,219,320	£81,703,685	£78,160,079
60% LAR : 40% CIR	10%	£104,457,277	£87,214,737	£87,135,916	£86,978,602	£86,122,461	£79,614,185	£76,074,667
60% LAR : 40% CIR	15%	£102,039,256	£85,100,547	£85,021,979	£84,865,115	£84,010,096	£77,508,560	£73,972,786
60% LAR : 40% CIR	20%	£99,605,938	£82,971,170	£82,892,829	£82,736,372	£81,882,375	£75,386,964	£71,854,592
60% LAR : 40% CIR	25%	£97,157,471	£80,826,750	£80,748,610	£80,592,522	£79,739,445	£73,249,550	£69,720,244
60% LAR : 40% CIR	30%	£94,694,002	£78,667,433	£78,589,472	£78,433,711	£77,581,453	£71,096,474	£67,569,898
60% LAR : 40% CIR	35%	£92,215,678	£76,493,366	£76,415,558	£76,260,086	£75,408,547	£68,927,887	£65,403,711
60% LAR : 40% CIR	40%	£89,722,646	£74,304,697	£74,227,017	£74,071,794	£73,220,876	£66,743,943	£63,221,838
60% LAR : 40% CIR	45%	£87,215,054	£72,101,569	£72,023,995	£71,868,981	£71,018,587	£64,544,798	£61,024,439
60% LAR : 40% CIR	50%	£84,693,048	£69,884,130	£69,806,637	£69,651,794	£68,801,827	£62,330,604	£58,811,670

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£145,450,577	£127,600,703	£127,521,300	£127,362,964	£126,504,265	£119,980,644	£116,432,601
60% LAR : 40% CIR	5%	£143,063,591	£125,517,329	£125,438,230	£125,280,426	£124,423,057	£117,907,422	£114,363,816
60% LAR : 40% CIR	10%	£140,661,014	£123,418,474	£123,339,653	£123,182,339	£122,326,198	£115,817,922	£112,278,404
60% LAR : 40% CIR	15%	£138,242,993	£121,304,284	£121,225,716	£121,068,851	£120,213,833	£113,712,297	£110,176,523
60% LAR : 40% CIR	20%	£135,809,675	£119,174,907	£119,096,565	£118,940,109	£118,086,112	£111,590,701	£108,058,329
60% LAR : 40% CIR	25%	£133,361,208	£117,030,487	£116,952,347	£116,796,259	£115,943,181	£109,453,287	£105,923,981
60% LAR : 40% CIR	30%	£130,897,739	£114,871,169	£114,793,209	£114,637,448	£113,785,189	£107,300,211	£103,773,635
60% LAR : 40% CIR	35%	£128,419,415	£112,697,103	£112,619,295	£112,463,823	£111,612,284	£105,131,624	£101,607,448
60% LAR : 40% CIR	40%	£125,926,383	£110,508,434	£110,430,754	£110,275,531	£109,424,613	£102,947,680	£99,425,575
60% LAR : 40% CIR	45%	£123,418,791	£108,305,306	£108,227,732	£108,072,717	£107,222,324	£100,748,535	£97,228,176
60% LAR : 40% CIR	50%	£120,896,785	£106,087,867	£106,010,374	£105,855,531	£105,005,564	£98,534,341	£95,015,407

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£160,451,735	£142,601,860	£142,522,458	£142,364,122	£141,505,423	£134,981,802	£131,433,759
60% LAR : 40% CIR	5%	£158,064,749	£140,518,487	£140,439,388	£140,281,584	£139,424,215	£132,908,580	£129,364,974
60% LAR : 40% CIR	10%	£155,662,172	£138,419,632	£138,340,811	£138,183,497	£137,327,356	£130,819,080	£127,279,562
60% LAR : 40% CIR	15%	£153,244,151	£136,305,442	£136,226,874	£136,070,009	£135,214,991	£128,713,455	£125,177,681
60% LAR : 40% CIR	20%	£150,810,833	£134,176,065	£134,097,723	£133,941,267	£133,087,270	£126,591,859	£123,059,487
60% LAR : 40% CIR	25%	£148,362,366	£132,031,645	£131,953,505	£131,797,417	£130,944,339	£124,454,445	£120,925,139
60% LAR : 40% CIR	30%	£145,898,897	£129,872,327	£129,794,367	£129,638,606	£128,786,347	£122,301,369	£118,774,793
60% LAR : 40% CIR	35%	£143,420,573	£127,698,261	£127,620,453	£127,464,981	£126,613,442	£120,132,782	£116,608,605
60% LAR : 40% CIR	40%	£140,927,541	£125,509,592	£125,431,912	£125,276,689	£124,425,771	£117,948,838	£114,426,733
60% LAR : 40% CIR	45%	£138,419,948	£123,306,464	£123,228,890	£123,073,875	£122,223,482	£115,749,693	£112,229,334
60% LAR : 40% CIR	50%	£135,897,943	£121,089,024	£121,011,532	£120,856,689	£120,006,722	£113,535,499	£110,016,565

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£178,184,524	£160,334,650	£160,255,247	£160,096,911	£159,238,212	£152,714,591	£149,166,548
60% LAR : 40% CIR	5%	£175,797,538	£158,251,276	£158,172,177	£158,014,373	£157,157,005	£150,641,370	£147,097,763
60% LAR : 40% CIR	10%	£173,394,961	£156,152,421	£156,073,600	£155,916,287	£155,060,145	£148,551,870	£145,012,351
60% LAR : 40% CIR	15%	£170,976,940	£154,038,232	£153,959,663	£153,802,799	£152,947,781	£146,446,244	£142,910,470
60% LAR : 40% CIR	20%	£168,543,622	£151,908,854	£151,830,513	£151,674,056	£150,820,060	£144,324,649	£140,792,277
60% LAR : 40% CIR	25%	£166,095,156	£149,764,434	£149,686,295	£149,530,206	£148,677,129	£142,187,234	£138,657,928
60% LAR : 40% CIR	30%	£163,631,686	£147,605,117	£147,527,156	£147,371,395	£146,519,137	£140,034,158	£136,507,583
60% LAR : 40% CIR	35%	£161,153,362	£145,431,051	£145,353,242	£145,197,770	£144,346,231	£137,865,571	£134,341,395
60% LAR : 40% CIR	40%	£158,660,331	£143,242,381	£143,164,702	£143,009,478	£142,158,561	£135,681,627	£132,159,523
60% LAR : 40% CIR	45%	£156,152,738	£141,039,253	£140,961,679	£140,806,665	£139,956,272	£133,482,482	£129,962,123
60% LAR : 40% CIR	50%	£153,630,733	£138,821,814	£138,744,321	£138,589,478	£137,739,512	£131,268,289	£127,749,354

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW

Value Area	Zone B - Rest of Camden £1,150 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£200,089,435	£182,184,036	£182,104,634	£181,946,297	£181,087,598	£174,563,977	£171,015,935
60% LAR : 40% CIR	5%	£197,526,827	£179,929,817	£179,850,718	£179,692,913	£178,835,546	£172,319,911	£168,776,304
60% LAR : 40% CIR	10%	£194,952,628	£177,660,117	£177,581,296	£177,423,982	£176,567,841	£170,059,565	£166,520,047
60% LAR : 40% CIR	15%	£192,360,985	£175,375,081	£175,296,513	£175,139,649	£174,284,630	£167,783,094	£164,247,320
60% LAR : 40% CIR	20%	£189,754,046	£173,074,858	£172,996,517	£172,840,060	£171,986,063	£165,490,652	£161,958,281
60% LAR : 40% CIR	25%	£187,131,957	£170,759,592	£170,681,453	£170,525,364	£169,672,287	£163,182,393	£159,653,088
60% LAR : 40% CIR	30%	£184,494,866	£168,429,429	£168,351,469	£168,195,708	£167,343,449	£160,858,470	£157,331,895
60% LAR : 40% CIR	35%	£181,842,920	£166,084,517	£166,006,709	£165,851,237	£164,999,698	£158,519,038	£154,994,862
60% LAR : 40% CIR	40%	£179,176,267	£163,725,002	£163,647,323	£163,492,099	£162,641,181	£156,164,249	£152,642,145
60% LAR : 40% CIR	45%	£176,495,053	£161,351,028	£161,273,455	£161,118,440	£160,268,047	£153,794,258	£150,273,899
60% LAR : 40% CIR	50%	£173,799,425	£158,962,744	£158,885,252	£158,730,408	£157,880,442	£151,409,218	£147,890,285

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£112,719,277	£94,813,878	£94,734,476	£94,576,139	£93,717,441	£87,193,820	£83,645,777
60% LAR : 40% CIR	5%	£110,158,669	£92,559,659	£92,480,560	£92,322,756	£91,465,388	£84,949,753	£81,406,146
60% LAR : 40% CIR	10%	£107,582,470	£90,289,959	£90,211,138	£90,053,824	£89,197,683	£82,689,407	£79,149,889
60% LAR : 40% CIR	15%	£104,990,827	£88,004,923	£87,926,355	£87,769,491	£86,914,472	£80,412,936	£76,877,162
60% LAR : 40% CIR	20%	£102,383,888	£85,704,700	£85,626,359	£85,469,903	£84,615,906	£78,120,495	£74,588,123
60% LAR : 40% CIR	25%	£99,761,799	£83,389,434	£83,311,295	£83,155,206	£82,302,129	£75,812,235	£72,282,930
60% LAR : 40% CIR	30%	£97,124,708	£81,059,271	£80,981,311	£80,825,550	£79,973,291	£73,488,313	£69,961,737
60% LAR : 40% CIR	35%	£94,472,763	£78,714,359	£78,636,551	£78,481,079	£77,629,540	£71,148,880	£67,624,704
60% LAR : 40% CIR	40%	£91,806,109	£76,354,844	£76,277,166	£76,121,941	£75,271,024	£68,794,091	£65,271,987
60% LAR : 40% CIR	45%	£89,124,895	£73,980,870	£73,903,297	£73,748,282	£72,897,889	£66,424,101	£62,903,742
60% LAR : 40% CIR	50%	£86,429,267	£71,592,586	£71,515,094	£71,360,250	£70,510,284	£64,039,060	£60,520,127

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£148,923,014	£131,017,615	£130,938,213	£130,779,876	£129,921,177	£123,397,556	£119,849,514
60% LAR : 40% CIR	5%	£146,362,406	£128,763,396	£128,684,297	£128,526,492	£127,669,125	£121,153,490	£117,609,883
60% LAR : 40% CIR	10%	£143,786,207	£126,493,696	£126,414,875	£126,257,561	£125,401,420	£118,893,144	£115,353,626
60% LAR : 40% CIR	15%	£141,194,564	£124,208,660	£124,130,092	£123,973,227	£123,118,209	£116,616,673	£113,080,899
60% LAR : 40% CIR	20%	£138,587,625	£121,908,437	£121,830,096	£121,673,639	£120,819,642	£114,324,231	£110,791,860
60% LAR : 40% CIR	25%	£135,965,536	£119,593,171	£119,515,032	£119,358,943	£118,505,866	£112,015,972	£108,486,667
60% LAR : 40% CIR	30%	£133,328,445	£117,263,008	£117,185,048	£117,029,287	£116,177,028	£109,692,049	£106,165,474
60% LAR : 40% CIR	35%	£130,676,499	£114,918,096	£114,840,288	£114,684,816	£113,833,277	£107,352,617	£103,828,440
60% LAR : 40% CIR	40%	£128,009,846	£112,558,581	£112,480,902	£112,325,678	£111,474,760	£104,997,828	£101,475,723
60% LAR : 40% CIR	45%	£125,328,632	£110,184,607	£110,107,034	£109,952,019	£109,101,626	£102,627,837	£99,107,478
60% LAR : 40% CIR	50%	£122,633,004	£107,796,323	£107,718,831	£107,563,987	£106,714,021	£100,242,797	£96,723,864

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£163,824,172	£146,018,773	£145,939,371	£145,781,034	£144,922,335	£138,398,714	£134,850,672
60% LAR : 40% CIR	5%	£161,363,564	£143,764,553	£143,685,455	£143,527,650	£142,670,283	£136,154,648	£132,611,040
60% LAR : 40% CIR	10%	£158,787,365	£141,494,854	£141,416,032	£141,258,719	£140,402,577	£133,894,302	£130,354,783
60% LAR : 40% CIR	15%	£156,195,722	£139,209,818	£139,131,250	£138,974,385	£138,119,367	£131,617,831	£128,082,057
60% LAR : 40% CIR	20%	£153,588,783	£136,909,595	£136,831,254	£136,674,797	£135,820,800	£129,325,389	£125,793,018
60% LAR : 40% CIR	25%	£150,966,694	£134,594,329	£134,516,190	£134,360,101	£133,507,024	£127,017,129	£123,487,824
60% LAR : 40% CIR	30%	£148,329,603	£132,264,166	£132,186,206	£132,030,444	£131,178,186	£124,693,207	£121,166,632
60% LAR : 40% CIR	35%	£145,677,657	£129,919,254	£129,841,446	£129,685,974	£128,834,435	£122,353,775	£118,829,598
60% LAR : 40% CIR	40%	£143,011,004	£127,559,739	£127,482,060	£127,326,836	£126,475,918	£119,998,986	£116,476,881
60% LAR : 40% CIR	45%	£140,329,790	£125,185,765	£125,108,191	£124,953,177	£124,102,784	£117,628,995	£114,108,636
60% LAR : 40% CIR	50%	£137,634,162	£122,797,481	£122,719,989	£122,565,144	£121,715,179	£115,243,955	£111,725,022

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£181,656,961	£163,751,562	£163,672,161	£163,513,823	£162,655,125	£156,131,504	£152,583,461
60% LAR : 40% CIR	5%	£179,096,353	£161,497,343	£161,418,245	£161,260,440	£160,403,072	£153,887,437	£150,343,830
60% LAR : 40% CIR	10%	£176,520,154	£159,227,643	£159,148,822	£158,991,508	£158,135,367	£151,627,091	£148,087,573
60% LAR : 40% CIR	15%	£173,928,512	£156,942,608	£156,864,039	£156,707,175	£155,852,157	£149,350,620	£145,814,846
60% LAR : 40% CIR	20%	£171,321,572	£154,642,384	£154,564,043	£154,407,587	£153,553,590	£147,058,179	£143,525,807
60% LAR : 40% CIR	25%	£168,699,483	£152,327,118	£152,248,979	£152,092,891	£151,239,813	£144,749,919	£141,220,614
60% LAR : 40% CIR	30%	£166,062,392	£149,996,956	£149,918,995	£149,763,234	£148,910,976	£142,425,997	£138,899,421
60% LAR : 40% CIR	35%	£163,410,447	£147,652,044	£147,574,235	£147,418,763	£146,567,224	£140,086,564	£136,562,388
60% LAR : 40% CIR	40%	£160,743,793	£145,292,528	£145,214,850	£145,059,625	£144,208,708	£137,731,776	£134,209,671
60% LAR : 40% CIR	45%	£158,062,579	£142,918,555	£142,840,981	£142,685,966	£141,835,573	£135,361,785	£131,841,426
60% LAR : 40% CIR	50%	£155,366,951	£140,530,271	£140,452,778	£140,297,934	£139,447,968	£132,976,744	£129,457,811

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW

Value Area	Zone B - Rest of Camden £1,200 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£203,561,872	£185,600,949	£185,521,547	£185,363,210	£184,504,511	£177,980,891	£174,432,847
60% LAR : 40% CIR	5%	£200,827,643	£183,175,884	£183,096,785	£182,938,981	£182,081,612	£175,565,977	£172,022,371
60% LAR : 40% CIR	10%	£198,077,822	£180,735,339	£180,656,516	£180,499,203	£179,643,061	£173,134,786	£169,595,267
60% LAR : 40% CIR	15%	£195,312,558	£178,279,457	£178,200,888	£178,044,024	£177,189,006	£170,687,470	£167,151,696
60% LAR : 40% CIR	20%	£192,531,996	£175,808,388	£175,730,046	£175,573,591	£174,719,594	£168,224,183	£164,691,811
60% LAR : 40% CIR	25%	£189,736,285	£173,322,277	£173,244,137	£173,088,049	£172,234,971	£165,745,078	£162,215,772
60% LAR : 40% CIR	30%	£186,925,573	£170,821,269	£170,743,307	£170,587,546	£169,735,288	£163,250,309	£159,723,734
60% LAR : 40% CIR	35%	£184,100,005	£168,305,511	£168,227,703	£168,072,230	£167,220,692	£160,740,032	£157,215,855
60% LAR : 40% CIR	40%	£181,259,729	£165,775,149	£165,697,471	£165,542,246	£164,691,329	£158,214,397	£154,692,292
60% LAR : 40% CIR	45%	£178,404,893	£163,230,331	£163,152,757	£162,997,742	£162,147,349	£155,673,560	£152,153,201
60% LAR : 40% CIR	50%	£175,535,644	£160,671,201	£160,593,708	£160,438,864	£159,588,899	£153,117,675	£149,598,740

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,191,715	£98,230,791	£98,151,389	£97,993,053	£97,134,353	£90,610,733	£87,062,690
60% LAR : 40% CIR	5%	£113,457,485	£95,805,726	£95,726,627	£95,568,823	£94,711,455	£88,195,820	£84,652,213
60% LAR : 40% CIR	10%	£110,707,664	£93,365,181	£93,286,359	£93,129,045	£92,272,903	£85,764,628	£82,225,110
60% LAR : 40% CIR	15%	£107,942,400	£90,909,296	£90,830,730	£90,673,866	£89,818,848	£83,317,312	£79,781,538
60% LAR : 40% CIR	20%	£105,161,838	£88,438,231	£88,359,888	£88,203,433	£87,349,436	£80,854,025	£77,321,653
60% LAR : 40% CIR	25%	£102,366,126	£85,952,119	£85,873,980	£85,717,891	£84,864,814	£78,374,920	£74,845,614
60% LAR : 40% CIR	30%	£99,555,415	£83,451,111	£83,373,150	£83,217,388	£82,365,130	£75,880,151	£72,353,576
60% LAR : 40% CIR	35%	£96,729,847	£80,935,353	£80,857,545	£80,702,072	£79,850,534	£73,369,874	£69,845,697
60% LAR : 40% CIR	40%	£93,889,571	£78,404,991	£78,327,313	£78,172,088	£77,321,171	£70,844,239	£67,322,134
60% LAR : 40% CIR	45%	£91,034,735	£75,860,173	£75,782,599	£75,627,584	£74,777,191	£68,303,402	£64,783,043
60% LAR : 40% CIR	50%	£88,165,486	£73,301,043	£73,223,551	£73,068,706	£72,218,741	£65,747,517	£62,228,583

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£152,395,451	£134,434,528	£134,355,126	£134,196,789	£133,338,090	£126,814,470	£123,266,426
60% LAR : 40% CIR	5%	£149,661,222	£132,009,463	£131,930,364	£131,772,560	£130,915,191	£124,399,556	£120,855,950
60% LAR : 40% CIR	10%	£146,911,401	£129,568,918	£129,490,095	£129,332,782	£128,476,640	£121,968,365	£118,428,846
60% LAR : 40% CIR	15%	£144,146,137	£127,113,036	£127,034,467	£126,877,603	£126,022,585	£119,521,049	£115,985,275
60% LAR : 40% CIR	20%	£141,365,575	£124,641,967	£124,563,625	£124,407,170	£123,553,173	£117,057,762	£113,525,390
60% LAR : 40% CIR	25%	£138,569,864	£122,155,856	£122,077,716	£121,921,628	£121,068,550	£114,578,657	£111,049,351
60% LAR : 40% CIR	30%	£135,759,152	£119,654,848	£119,576,886	£119,421,125	£118,568,867	£112,083,888	£108,557,313
60% LAR : 40% CIR	35%	£132,933,584	£117,139,090	£117,061,282	£116,905,809	£116,054,271	£109,573,611	£106,049,433
60% LAR : 40% CIR	40%	£130,093,308	£114,608,728	£114,531,050	£114,375,825	£113,524,908	£107,047,976	£103,525,871
60% LAR : 40% CIR	45%	£127,238,472	£112,063,910	£111,986,336	£111,831,321	£110,980,928	£104,507,139	£100,986,780
60% LAR : 40% CIR	50%	£124,369,222	£109,504,780	£109,427,287	£109,272,443	£108,422,478	£101,951,253	£98,432,319

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£167,396,609	£149,435,686	£149,356,283	£149,197,947	£148,339,248	£141,815,628	£138,267,584
60% LAR : 40% CIR	5%	£164,662,380	£147,010,621	£146,931,522	£146,773,718	£145,916,349	£139,400,714	£135,857,108
60% LAR : 40% CIR	10%	£161,912,559	£144,570,075	£144,491,253	£144,333,940	£143,477,798	£136,969,523	£133,430,004
60% LAR : 40% CIR	15%	£159,147,295	£142,114,194	£142,035,625	£141,878,760	£141,023,743	£134,522,207	£130,986,433
60% LAR : 40% CIR	20%	£156,366,733	£139,643,125	£139,564,783	£139,408,328	£138,554,331	£132,058,920	£128,526,548
60% LAR : 40% CIR	25%	£153,571,022	£137,157,014	£137,078,874	£136,922,786	£136,069,708	£129,579,815	£126,050,509
60% LAR : 40% CIR	30%	£150,760,310	£134,656,006	£134,578,044	£134,422,283	£133,570,025	£127,085,046	£123,558,471
60% LAR : 40% CIR	35%	£147,934,742	£132,140,248	£132,062,440	£131,906,967	£131,055,429	£124,574,768	£121,050,591
60% LAR : 40% CIR	40%	£145,094,466	£129,609,886	£129,532,207	£129,376,983	£128,526,066	£122,049,133	£118,527,029
60% LAR : 40% CIR	45%	£142,239,630	£127,065,068	£126,987,494	£126,832,479	£125,982,086	£119,508,297	£115,987,938
60% LAR : 40% CIR	50%	£139,370,380	£124,505,938	£124,428,445	£124,273,601	£123,423,636	£116,952,411	£113,433,477

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£185,129,399	£167,168,476	£167,089,073	£166,930,737	£166,072,037	£159,548,417	£156,000,374
60% LAR : 40% CIR	5%	£182,395,169	£164,743,410	£164,664,311	£164,506,507	£163,649,139	£157,133,504	£153,589,897
60% LAR : 40% CIR	10%	£179,645,349	£162,302,865	£162,224,043	£162,066,729	£161,210,588	£154,702,312	£151,162,794
60% LAR : 40% CIR	15%	£176,880,084	£159,846,984	£159,768,414	£159,611,550	£158,756,533	£152,254,996	£148,719,222
60% LAR : 40% CIR	20%	£174,099,522	£157,375,915	£157,297,572	£157,141,117	£156,287,120	£149,791,709	£146,259,337
60% LAR : 40% CIR	25%	£171,303,812	£154,889,803	£154,811,664	£154,655,575	£153,802,498	£147,312,604	£143,783,298
60% LAR : 40% CIR	30%	£168,493,099	£152,388,795	£152,310,834	£152,155,073	£151,302,814	£144,817,835	£141,291,260
60% LAR : 40% CIR	35%	£165,667,531	£149,873,037	£149,795,229	£149,639,756	£148,788,218	£142,307,558	£138,783,381
60% LAR : 40% CIR	40%	£162,827,255	£147,342,675	£147,264,997	£147,109,772	£146,258,855	£139,781,923	£136,259,818
60% LAR : 40% CIR	45%	£159,972,419	£144,797,857	£144,720,283	£144,565,269	£143,714,875	£137,241,086	£133,720,727
60% LAR : 40% CIR	50%	£157,103,170	£142,238,727	£142,161,235	£142,006,391	£141,156,425	£134,685,201	£131,166,267

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW

Value Area	Zone B - Rest of Camden £1,250 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£207,034,310	£189,017,862	£188,938,460	£188,780,123	£187,921,424	£181,397,803	£177,849,760
60% LAR : 40% CIR	5%	£204,126,458	£186,421,951	£186,342,853	£186,185,048	£185,327,680	£178,812,045	£175,268,438
60% LAR : 40% CIR	10%	£201,203,016	£183,810,559	£183,731,738	£183,574,425	£182,718,283	£176,210,008	£172,670,489
60% LAR : 40% CIR	15%	£198,264,130	£181,183,833	£181,105,264	£180,948,400	£180,093,382	£173,591,846	£170,056,071
60% LAR : 40% CIR	20%	£195,309,946	£178,541,918	£178,463,576	£178,307,121	£177,453,123	£170,957,713	£167,425,341
60% LAR : 40% CIR	25%	£192,340,614	£175,884,961	£175,806,822	£175,650,733	£174,797,856	£168,307,763	£164,778,457
60% LAR : 40% CIR	30%	£189,356,279	£173,213,108	£173,135,146	£172,979,385	£172,127,127	£165,642,148	£162,115,573
60% LAR : 40% CIR	35%	£186,357,089	£170,526,504	£170,448,696	£170,293,224	£169,441,685	£162,961,025	£159,436,848
60% LAR : 40% CIR	40%	£183,343,192	£167,825,297	£167,747,618	£167,592,394	£166,741,477	£160,264,545	£156,742,439
60% LAR : 40% CIR	45%	£180,314,733	£165,109,632	£165,032,058	£164,877,044	£164,026,651	£157,552,862	£154,032,503
60% LAR : 40% CIR	50%	£177,271,862	£162,379,657	£162,302,164	£162,147,321	£161,297,354	£154,826,131	£151,307,197

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£119,664,152	£101,647,704	£101,568,302	£101,409,965	£100,551,266	£94,027,645	£90,479,602
60% LAR : 40% CIR	5%	£116,756,301	£99,051,793	£98,972,695	£98,814,890	£97,957,522	£91,441,887	£87,898,280
60% LAR : 40% CIR	10%	£113,832,859	£96,440,401	£96,361,580	£96,204,267	£95,348,125	£88,839,850	£85,300,331
60% LAR : 40% CIR	15%	£110,893,972	£93,813,676	£93,735,106	£93,578,242	£92,723,224	£86,221,688	£82,685,913
60% LAR : 40% CIR	20%	£107,939,788	£91,171,760	£91,093,418	£90,936,963	£90,082,965	£83,587,555	£80,055,183
60% LAR : 40% CIR	25%	£104,970,456	£88,514,803	£88,436,664	£88,280,575	£87,427,498	£80,937,605	£77,408,299
60% LAR : 40% CIR	30%	£101,986,121	£85,842,950	£85,764,988	£85,609,227	£84,756,969	£78,271,990	£74,745,415
60% LAR : 40% CIR	35%	£98,986,931	£83,156,346	£83,078,538	£82,923,066	£82,071,527	£75,590,867	£72,066,691
60% LAR : 40% CIR	40%	£95,973,034	£80,455,139	£80,377,460	£80,222,236	£79,371,319	£72,894,387	£69,372,281
60% LAR : 40% CIR	45%	£92,944,575	£77,739,474	£77,661,901	£77,506,886	£76,656,493	£70,182,704	£66,662,345
60% LAR : 40% CIR	50%	£89,901,704	£75,009,499	£74,932,006	£74,777,163	£73,927,196	£67,455,973	£63,937,039

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£155,867,889	£137,851,441	£137,772,039	£137,613,702	£136,755,003	£130,231,382	£126,683,339
60% LAR : 40% CIR	5%	£152,960,037	£135,255,530	£135,176,431	£135,018,627	£134,161,259	£127,645,624	£124,102,017
60% LAR : 40% CIR	10%	£150,036,595	£132,644,138	£132,565,317	£132,408,004	£131,551,862	£125,043,587	£121,504,068
60% LAR : 40% CIR	15%	£147,097,709	£130,017,412	£129,938,843	£129,781,979	£128,926,961	£122,425,425	£118,889,650
60% LAR : 40% CIR	20%	£144,143,525	£127,375,497	£127,297,155	£127,140,700	£126,286,702	£119,791,292	£116,258,920
60% LAR : 40% CIR	25%	£141,174,193	£124,718,540	£124,640,401	£124,484,312	£123,631,235	£117,141,342	£113,612,036
60% LAR : 40% CIR	30%	£138,189,858	£122,046,687	£121,968,725	£121,812,964	£120,960,706	£114,475,727	£110,949,151
60% LAR : 40% CIR	35%	£135,190,668	£119,360,083	£119,282,275	£119,126,803	£118,275,264	£111,794,604	£108,270,427
60% LAR : 40% CIR	40%	£132,176,771	£116,658,876	£116,581,197	£116,425,973	£115,575,056	£109,098,124	£105,576,018
60% LAR : 40% CIR	45%	£129,148,312	£113,943,211	£113,865,637	£113,710,623	£112,860,229	£106,386,441	£102,866,082
60% LAR : 40% CIR	50%	£126,105,441	£111,213,236	£111,135,743	£110,980,900	£110,130,933	£103,659,710	£100,140,776

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£170,869,047	£152,852,598	£152,773,197	£152,614,860	£151,756,161	£145,232,540	£141,684,497
60% LAR : 40% CIR	5%	£167,961,195	£150,256,688	£150,177,589	£150,019,784	£149,162,417	£142,646,782	£139,103,175
60% LAR : 40% CIR	10%	£165,037,753	£147,645,296	£147,566,475	£147,409,162	£146,553,020	£140,044,745	£136,505,226
60% LAR : 40% CIR	15%	£162,098,867	£145,018,570	£144,940,001	£144,783,136	£143,928,119	£137,426,583	£133,890,808
60% LAR : 40% CIR	20%	£159,144,683	£142,376,655	£142,298,313	£142,141,858	£141,287,860	£134,792,450	£131,260,078
60% LAR : 40% CIR	25%	£156,175,351	£139,719,698	£139,641,559	£139,485,470	£138,632,393	£132,142,500	£128,613,193
60% LAR : 40% CIR	30%	£153,191,016	£137,047,845	£136,969,883	£136,814,122	£135,961,864	£129,476,885	£125,950,309
60% LAR : 40% CIR	35%	£150,191,826	£134,361,241	£134,283,433	£134,127,961	£133,276,422	£126,795,761	£123,271,585
60% LAR : 40% CIR	40%	£147,177,928	£131,660,034	£131,582,356	£131,427,131	£130,576,214	£124,099,282	£120,577,176
60% LAR : 40% CIR	45%	£144,149,470	£128,944,369	£128,866,795	£128,711,781	£127,861,387	£121,387,599	£117,867,240
60% LAR : 40% CIR	50%	£141,106,599	£126,214,393	£126,136,901	£125,982,058	£125,132,091	£118,660,868	£115,141,934

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£188,601,836	£170,585,388	£170,505,986	£170,347,649	£169,488,950	£162,965,329	£159,417,286
60% LAR : 40% CIR	5%	£185,693,985	£167,989,477	£167,910,379	£167,752,574	£166,895,206	£160,379,571	£156,835,964
60% LAR : 40% CIR	10%	£182,770,543	£165,378,086	£165,299,265	£165,141,951	£164,285,810	£157,777,534	£154,238,016
60% LAR : 40% CIR	15%	£179,831,656	£162,751,360	£162,672,790	£162,515,926	£161,660,909	£155,159,372	£151,623,597
60% LAR : 40% CIR	20%	£176,877,472	£160,109,444	£160,031,103	£159,874,647	£159,020,649	£152,525,239	£148,992,868
60% LAR : 40% CIR	25%	£173,908,140	£157,452,488	£157,374,348	£157,218,260	£156,365,182	£149,875,289	£146,345,983
60% LAR : 40% CIR	30%	£170,923,805	£154,780,634	£154,702,672	£154,546,911	£153,694,653	£147,209,674	£143,683,099
60% LAR : 40% CIR	35%	£167,924,615	£152,094,030	£152,016,222	£151,860,750	£151,009,211	£144,528,551	£141,004,375
60% LAR : 40% CIR	40%	£164,910,718	£149,392,824	£149,315,144	£149,159,921	£148,309,003	£141,832,071	£138,309,965
60% LAR : 40% CIR	45%	£161,882,260	£146,677,159	£146,599,585	£146,444,570	£145,594,177	£139,120,389	£135,600,030
60% LAR : 40% CIR	50%	£158,839,389	£143,947,183	£143,869,690	£143,714,847	£142,864,881	£136,393,658	£132,874,723

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - NO AW

Value Area	Zone B - Rest of Camden £1,300 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£210,506,748	£192,434,775	£192,355,372	£192,197,035	£191,338,337	£184,814,716	£181,266,673
60% LAR : 40% CIR	5%	£207,425,274	£189,668,018	£189,588,919	£189,431,115	£188,573,747	£182,058,112	£178,514,505
60% LAR : 40% CIR	10%	£204,328,210	£186,885,781	£186,806,960	£186,649,646	£185,793,505	£179,285,229	£175,745,711
60% LAR : 40% CIR	15%	£201,215,701	£184,088,208	£184,009,640	£183,852,776	£182,997,757	£176,496,221	£172,960,447
60% LAR : 40% CIR	20%	£198,087,896	£181,275,448	£181,197,107	£181,040,650	£180,186,653	£173,691,242	£170,158,871
60% LAR : 40% CIR	25%	£194,944,941	£178,447,646	£178,369,506	£178,213,418	£177,360,340	£170,870,447	£167,341,141
60% LAR : 40% CIR	30%	£191,786,985	£175,604,946	£175,526,985	£175,371,225	£174,518,966	£168,033,988	£164,507,411
60% LAR : 40% CIR	35%	£188,614,174	£172,747,497	£172,669,689	£172,514,217	£171,662,678	£165,182,018	£161,657,841
60% LAR : 40% CIR	40%	£185,426,654	£169,875,445	£169,797,766	£169,642,542	£168,791,624	£162,314,692	£158,792,587
60% LAR : 40% CIR	45%	£182,224,575	£166,988,935	£166,911,361	£166,756,346	£165,905,953	£159,432,164	£155,911,806
60% LAR : 40% CIR	50%	£179,008,082	£164,088,113	£164,010,621	£163,855,777	£163,005,811	£156,534,588	£153,015,654

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£123,136,590	£105,064,617	£104,985,214	£104,826,877	£103,968,179	£97,444,558	£93,896,515
60% LAR : 40% CIR	5%	£120,055,116	£102,297,860	£102,218,761	£102,060,957	£101,203,589	£94,687,954	£91,144,347
60% LAR : 40% CIR	10%	£116,958,052	£99,515,623	£99,436,802	£99,279,488	£98,423,347	£91,915,071	£88,375,553
60% LAR : 40% CIR	15%	£113,845,543	£96,718,051	£96,639,482	£96,482,618	£95,627,599	£89,126,063	£85,590,289
60% LAR : 40% CIR	20%	£110,717,738	£93,905,290	£93,826,949	£93,670,492	£92,816,495	£86,321,084	£82,788,714
60% LAR : 40% CIR	25%	£107,574,784	£91,077,488	£90,999,349	£90,843,260	£89,990,183	£83,500,289	£79,970,983
60% LAR : 40% CIR	30%	£104,416,827	£88,234,789	£88,156,827	£88,001,067	£87,148,809	£80,663,830	£77,137,253
60% LAR : 40% CIR	35%	£101,244,016	£85,377,339	£85,299,531	£85,144,059	£84,292,520	£77,811,860	£74,287,684
60% LAR : 40% CIR	40%	£98,056,497	£82,505,287	£82,427,608	£82,272,384	£81,421,466	£74,944,534	£71,422,429
60% LAR : 40% CIR	45%	£94,854,417	£79,618,777	£79,541,203	£79,386,188	£78,535,795	£72,062,006	£68,541,648
60% LAR : 40% CIR	50%	£91,637,924	£76,717,955	£76,640,463	£76,485,619	£75,635,653	£69,164,430	£65,645,496

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£159,340,327	£141,268,354	£141,188,951	£141,030,614	£140,171,915	£133,648,294	£130,100,252
60% LAR : 40% CIR	5%	£156,258,853	£138,501,597	£138,422,498	£138,264,694	£137,407,326	£130,891,691	£127,348,084
60% LAR : 40% CIR	10%	£153,161,789	£135,719,360	£135,640,539	£135,483,224	£134,627,084	£128,118,807	£124,579,290
60% LAR : 40% CIR	15%	£150,049,280	£132,921,787	£132,843,219	£132,686,355	£131,831,336	£125,329,800	£121,794,026
60% LAR : 40% CIR	20%	£146,921,475	£130,109,027	£130,030,685	£129,874,229	£129,020,232	£122,524,821	£118,992,450
60% LAR : 40% CIR	25%	£143,778,520	£127,281,225	£127,203,085	£127,046,997	£126,193,919	£119,704,026	£116,174,720
60% LAR : 40% CIR	30%	£140,620,564	£124,438,525	£124,360,564	£124,204,804	£123,352,545	£116,867,567	£113,340,990
60% LAR : 40% CIR	35%	£137,447,752	£121,581,076	£121,503,268	£121,347,796	£120,496,257	£114,015,597	£110,491,420
60% LAR : 40% CIR	40%	£134,260,233	£118,709,024	£118,631,345	£118,476,120	£117,625,203	£111,148,271	£107,626,166
60% LAR : 40% CIR	45%	£131,058,154	£115,822,514	£115,744,940	£115,589,925	£114,739,532	£108,265,743	£104,745,385
60% LAR : 40% CIR	50%	£127,841,661	£112,921,692	£112,844,200	£112,689,356	£111,839,390	£105,368,167	£101,849,233

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£174,341,485	£156,269,512	£156,190,109	£156,031,772	£155,173,073	£148,649,452	£145,101,410
60% LAR : 40% CIR	5%	£171,260,011	£153,502,755	£153,423,656	£153,265,852	£152,408,483	£145,892,848	£142,349,242
60% LAR : 40% CIR	10%	£168,162,946	£150,720,518	£150,641,697	£150,484,382	£149,628,242	£143,119,965	£139,580,448
60% LAR : 40% CIR	15%	£165,050,438	£147,922,945	£147,844,377	£147,687,513	£146,832,494	£140,330,958	£136,795,184
60% LAR : 40% CIR	20%	£161,922,633	£145,110,185	£145,031,843	£144,875,387	£144,021,390	£137,525,979	£133,993,608
60% LAR : 40% CIR	25%	£158,779,678	£142,282,383	£142,204,243	£142,048,155	£141,195,077	£134,705,184	£131,175,878
60% LAR : 40% CIR	30%	£155,621,722	£139,439,683	£139,361,722	£139,205,962	£138,353,703	£131,868,724	£128,342,148
60% LAR : 40% CIR	35%	£152,448,910	£136,582,234	£136,504,426	£136,348,954	£135,497,415	£129,016,754	£125,492,578
60% LAR : 40% CIR	40%	£149,261,391	£133,710,181	£133,632,503	£133,477,278	£132,626,361	£126,149,429	£122,627,324
60% LAR : 40% CIR	45%	£146,059,311	£130,823,672	£130,746,098	£130,591,083	£129,740,690	£123,266,901	£119,746,543
60% LAR : 40% CIR	50%	£142,842,819	£127,922,850	£127,845,358	£127,690,513	£126,840,548	£120,369,325	£116,850,391

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£192,074,274	£174,002,301	£173,922,899	£173,764,561	£172,905,863	£166,382,242	£162,834,199
60% LAR : 40% CIR	5%	£188,992,801	£171,235,545	£171,156,445	£170,998,641	£170,141,273	£163,625,638	£160,082,032
60% LAR : 40% CIR	10%	£185,895,736	£168,453,308	£168,374,486	£168,217,172	£167,361,031	£160,852,755	£157,313,237
60% LAR : 40% CIR	15%	£182,783,228	£165,655,735	£165,577,166	£165,420,302	£164,565,284	£158,063,747	£154,527,973
60% LAR : 40% CIR	20%	£179,655,423	£162,842,974	£162,764,633	£162,608,177	£161,754,180	£155,258,769	£151,726,398
60% LAR : 40% CIR	25%	£176,512,468	£160,015,172	£159,937,033	£159,780,944	£158,927,867	£152,437,973	£148,908,667
60% LAR : 40% CIR	30%	£173,354,511	£157,172,473	£157,094,511	£156,938,751	£156,086,493	£149,601,514	£146,074,938
60% LAR : 40% CIR	35%	£170,181,700	£154,315,023	£154,237,215	£154,081,743	£153,230,204	£146,749,544	£143,225,368
60% LAR : 40% CIR	40%	£166,994,181	£151,442,971	£151,365,292	£151,210,068	£150,359,150	£143,882,218	£140,360,113
60% LAR : 40% CIR	45%	£163,792,101	£148,556,461	£148,478,887	£148,323,873	£147,473,479	£140,999,690	£137,479,332
60% LAR : 40% CIR	50%	£160,575,608	£145,655,640	£145,578,147	£145,423,303	£144,573,337	£138,102,114	£134,583,180

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone B - Rest of Camden £900 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£165,837,359	£148,505,779	£148,426,377	£148,268,302	£147,416,133	£140,949,111	£137,431,545
60% LAR : 40% CIR	5%	£164,144,861	£147,105,789	£147,026,689	£146,869,146	£146,018,309	£139,559,272	£136,046,142
60% LAR : 40% CIR	10%	£162,436,772	£145,690,316	£145,611,494	£145,454,442	£144,604,832	£138,153,154	£134,644,113
60% LAR : 40% CIR	15%	£160,713,238	£144,259,509	£144,180,941	£144,024,338	£143,175,849	£136,730,912	£133,225,614
60% LAR : 40% CIR	20%	£158,974,408	£142,813,514	£142,735,172	£142,578,977	£141,731,510	£135,292,699	£131,790,803
60% LAR : 40% CIR	25%	£157,220,429	£141,352,476	£141,274,336	£141,118,510	£140,271,963	£133,838,668	£130,339,837
60% LAR : 40% CIR	30%	£155,451,447	£139,876,541	£139,798,581	£139,643,081	£138,797,353	£132,368,973	£128,872,874
60% LAR : 40% CIR	35%	£153,667,610	£138,385,858	£138,308,050	£138,152,838	£137,307,830	£130,883,768	£127,390,069
60% LAR : 40% CIR	40%	£151,869,066	£136,880,571	£136,802,891	£136,647,928	£135,803,542	£129,383,208	£125,891,579
60% LAR : 40% CIR	45%	£150,055,961	£135,360,825	£135,283,251	£135,128,498	£134,284,636	£127,867,446	£124,377,562
60% LAR : 40% CIR	50%	£148,228,443	£133,826,769	£133,749,276	£133,594,694	£132,751,259	£126,336,634	£122,848,176

0

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

0

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£78,467,201	£61,135,621	£61,056,219	£60,898,144	£60,045,975	£53,578,953	£50,061,387
60% LAR : 40% CIR	5%	£76,774,703	£59,735,631	£59,656,532	£59,498,988	£58,648,151	£52,189,115	£48,675,984
60% LAR : 40% CIR	10%	£75,066,614	£58,320,158	£58,241,337	£58,084,284	£57,234,674	£50,782,997	£47,273,955
60% LAR : 40% CIR	15%	£73,343,080	£56,889,351	£56,810,783	£56,654,180	£55,805,691	£49,360,754	£45,855,456
60% LAR : 40% CIR	20%	£71,604,250	£55,443,356	£55,365,014	£55,208,819	£54,361,353	£47,922,541	£44,420,646
60% LAR : 40% CIR	25%	£69,850,271	£53,982,318	£53,904,178	£53,748,352	£52,901,805	£46,468,510	£42,969,679
60% LAR : 40% CIR	30%	£68,081,289	£52,506,384	£52,428,423	£52,272,923	£51,427,195	£44,998,815	£41,502,716
60% LAR : 40% CIR	35%	£66,297,452	£51,015,700	£50,937,892	£50,782,680	£49,937,672	£43,513,610	£40,019,911
60% LAR : 40% CIR	40%	£64,498,908	£49,510,413	£49,432,733	£49,277,770	£48,433,384	£42,013,050	£38,521,421
60% LAR : 40% CIR	45%	£62,685,803	£47,990,667	£47,913,093	£47,758,340	£46,914,478	£40,497,288	£37,007,405
60% LAR : 40% CIR	50%	£60,858,285	£46,456,611	£46,379,118	£46,224,537	£45,381,101	£38,966,476	£35,478,018

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£114,670,938	£97,339,358	£97,259,956	£97,101,880	£96,249,712	£89,782,690	£86,265,124
60% LAR : 40% CIR	5%	£112,978,440	£95,939,368	£95,860,268	£95,702,725	£94,851,888	£88,392,851	£84,879,721
60% LAR : 40% CIR	10%	£111,270,351	£94,523,895	£94,445,073	£94,288,021	£93,438,411	£86,986,733	£83,477,692
60% LAR : 40% CIR	15%	£109,546,817	£93,093,088	£93,014,520	£92,857,916	£92,009,428	£85,564,491	£82,059,193
60% LAR : 40% CIR	20%	£107,807,987	£91,647,093	£91,568,751	£91,412,556	£90,565,089	£84,126,277	£80,624,382
60% LAR : 40% CIR	25%	£106,054,008	£90,186,054	£90,107,915	£89,952,089	£89,105,542	£82,672,246	£79,173,416
60% LAR : 40% CIR	30%	£104,285,026	£88,710,120	£88,632,160	£88,476,660	£87,630,932	£81,202,552	£77,706,452
60% LAR : 40% CIR	35%	£102,501,189	£87,219,437	£87,141,629	£86,986,417	£86,141,409	£79,717,347	£76,223,648
60% LAR : 40% CIR	40%	£100,702,645	£85,714,150	£85,636,470	£85,481,507	£84,637,121	£78,216,787	£74,725,158
60% LAR : 40% CIR	45%	£98,889,540	£84,194,404	£84,116,830	£83,962,077	£83,118,215	£76,701,025	£73,211,141
60% LAR : 40% CIR	50%	£97,062,022	£82,660,348	£82,582,855	£82,428,273	£81,584,838	£75,170,213	£71,681,755

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£129,672,096	£112,340,516	£112,261,114	£112,103,038	£111,250,870	£104,783,848	£101,266,281
60% LAR : 40% CIR	5%	£127,979,598	£110,940,525	£110,861,426	£110,703,883	£109,853,046	£103,394,009	£99,880,879
60% LAR : 40% CIR	10%	£126,271,509	£109,525,052	£109,446,231	£109,289,179	£108,439,569	£101,987,891	£98,478,850
60% LAR : 40% CIR	15%	£124,547,975	£108,094,246	£108,015,678	£107,859,074	£107,010,586	£100,565,649	£97,060,351
60% LAR : 40% CIR	20%	£122,809,145	£106,648,251	£106,569,909	£106,413,714	£105,566,247	£99,127,435	£95,625,540
60% LAR : 40% CIR	25%	£121,055,166	£105,187,212	£105,109,073	£104,953,247	£104,106,700	£97,673,404	£94,174,574
60% LAR : 40% CIR	30%	£119,286,184	£103,711,278	£103,633,318	£103,477,818	£102,632,090	£96,203,710	£92,707,610
60% LAR : 40% CIR	35%	£117,502,347	£102,220,595	£102,142,787	£101,987,575	£101,142,567	£94,718,505	£91,224,806
60% LAR : 40% CIR	40%	£115,703,803	£100,715,308	£100,637,628	£100,482,665	£99,638,279	£93,217,945	£89,726,316
60% LAR : 40% CIR	45%	£113,890,698	£99,195,562	£99,117,988	£98,963,235	£98,119,373	£91,702,183	£88,212,299
60% LAR : 40% CIR	50%	£112,063,180	£97,661,506	£97,584,013	£97,429,431	£96,585,996	£90,171,371	£86,682,912

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£147,404,885	£130,073,305	£129,993,904	£129,835,828	£128,983,659	£122,516,638	£118,999,071
60% LAR : 40% CIR	5%	£145,712,387	£128,673,315	£128,594,216	£128,436,672	£127,585,836	£121,126,799	£117,613,668
60% LAR : 40% CIR	10%	£144,004,298	£127,257,842	£127,179,021	£127,021,969	£126,172,358	£119,720,681	£116,211,639
60% LAR : 40% CIR	15%	£142,280,764	£125,827,035	£125,748,467	£125,591,864	£124,743,376	£118,298,438	£114,793,140
60% LAR : 40% CIR	20%	£140,541,935	£124,381,040	£124,302,699	£124,146,504	£123,299,037	£116,860,225	£113,358,330
60% LAR : 40% CIR	25%	£138,787,955	£122,920,002	£122,841,863	£122,686,036	£121,839,489	£115,406,194	£111,907,364
60% LAR : 40% CIR	30%	£137,018,973	£121,444,068	£121,366,107	£121,210,607	£120,364,879	£113,936,499	£110,440,400
60% LAR : 40% CIR	35%	£135,235,137	£119,953,385	£119,875,576	£119,720,365	£118,875,357	£112,451,295	£108,957,595
60% LAR : 40% CIR	40%	£133,436,592	£118,448,097	£118,370,418	£118,215,454	£117,371,068	£110,950,734	£107,459,105
60% LAR : 40% CIR	45%	£131,623,488	£116,928,351	£116,850,778	£116,696,024	£115,852,162	£109,434,972	£105,945,089
60% LAR : 40% CIR	50%	£129,795,970	£115,394,295	£115,316,803	£115,162,221	£114,318,785	£107,904,160	£104,415,702

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone B - Rest of Camden £950 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£169,309,797	£151,922,692	£151,843,290	£151,685,214	£150,833,046	£144,366,025	£140,848,457
60% LAR : 40% CIR	5%	£167,443,677	£150,351,855	£150,272,756	£150,115,213	£149,264,376	£142,805,339	£139,292,208
60% LAR : 40% CIR	10%	£165,561,966	£148,765,537	£148,686,716	£148,529,664	£147,680,054	£141,228,376	£137,719,334
60% LAR : 40% CIR	15%	£163,664,811	£147,163,885	£147,085,316	£146,928,713	£146,080,225	£139,635,288	£136,129,990
60% LAR : 40% CIR	20%	£161,752,358	£145,547,044	£145,468,703	£145,312,508	£144,465,041	£138,026,229	£134,524,334
60% LAR : 40% CIR	25%	£159,824,757	£143,915,160	£143,837,021	£143,681,194	£142,834,647	£136,401,352	£132,902,522
60% LAR : 40% CIR	30%	£157,882,153	£142,268,381	£142,190,420	£142,034,920	£141,189,193	£134,760,812	£131,264,712
60% LAR : 40% CIR	35%	£155,924,695	£140,606,851	£140,529,043	£140,373,831	£139,528,823	£133,104,762	£129,611,062
60% LAR : 40% CIR	40%	£153,952,529	£138,930,718	£138,853,039	£138,698,076	£137,853,689	£131,433,356	£127,941,727
60% LAR : 40% CIR	45%	£151,965,802	£137,240,127	£137,162,554	£137,007,800	£136,163,937	£129,746,747	£126,256,865
60% LAR : 40% CIR	50%	£149,964,662	£135,535,225	£135,457,733	£135,303,150	£134,459,716	£128,045,090	£124,556,632

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£81,939,640	£64,552,535	£64,473,132	£64,315,056	£63,462,888	£56,995,867	£53,478,299
60% LAR : 40% CIR	5%	£80,073,519	£62,981,697	£62,902,598	£62,745,055	£61,894,218	£55,435,181	£51,922,051
60% LAR : 40% CIR	10%	£78,191,808	£61,395,380	£61,316,558	£61,159,506	£60,309,896	£53,858,218	£50,349,176
60% LAR : 40% CIR	15%	£76,294,653	£59,793,727	£59,715,158	£59,558,555	£58,710,067	£52,265,130	£48,759,832
60% LAR : 40% CIR	20%	£74,382,201	£58,176,886	£58,098,545	£57,942,350	£57,094,883	£50,656,071	£47,154,176
60% LAR : 40% CIR	25%	£72,454,599	£56,545,002	£56,466,863	£56,311,037	£55,464,489	£49,031,194	£45,532,364
60% LAR : 40% CIR	30%	£70,511,995	£54,898,223	£54,820,262	£54,664,762	£53,819,035	£47,390,654	£43,894,554
60% LAR : 40% CIR	35%	£68,554,537	£53,236,693	£53,158,885	£53,003,673	£52,158,665	£45,734,604	£42,240,904
60% LAR : 40% CIR	40%	£66,582,371	£51,560,560	£51,482,882	£51,327,918	£50,483,531	£44,063,198	£40,571,569
60% LAR : 40% CIR	45%	£64,595,644	£49,869,970	£49,792,396	£49,637,642	£48,793,779	£42,376,589	£38,886,707
60% LAR : 40% CIR	50%	£62,594,504	£48,165,068	£48,087,575	£47,932,992	£47,089,558	£40,674,932	£37,186,474

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£118,143,376	£100,756,271	£100,676,869	£100,518,793	£99,666,625	£93,199,603	£89,682,036
60% LAR : 40% CIR	5%	£116,277,255	£99,185,434	£99,106,335	£98,948,792	£98,097,955	£91,638,918	£88,125,787
60% LAR : 40% CIR	10%	£114,395,545	£97,599,116	£97,520,295	£97,363,243	£96,513,633	£90,061,955	£86,552,913
60% LAR : 40% CIR	15%	£112,498,389	£95,997,464	£95,918,895	£95,762,292	£94,913,804	£88,468,867	£84,963,569
60% LAR : 40% CIR	20%	£110,585,937	£94,380,623	£94,302,281	£94,146,086	£93,298,620	£86,859,808	£83,357,913
60% LAR : 40% CIR	25%	£108,658,336	£92,748,739	£92,670,600	£92,514,773	£91,668,226	£85,234,931	£81,736,101
60% LAR : 40% CIR	30%	£106,715,732	£91,101,960	£91,023,999	£90,868,499	£90,022,771	£83,594,391	£80,098,291
60% LAR : 40% CIR	35%	£104,758,274	£89,440,430	£89,362,622	£89,207,410	£88,362,402	£81,938,341	£78,444,641
60% LAR : 40% CIR	40%	£102,786,107	£87,764,297	£87,686,618	£87,531,655	£86,687,268	£80,266,935	£76,775,306
60% LAR : 40% CIR	45%	£100,799,381	£86,073,706	£85,996,133	£85,841,379	£84,997,516	£78,580,326	£75,090,444
60% LAR : 40% CIR	50%	£98,798,241	£84,368,804	£84,291,312	£84,136,729	£83,293,295	£76,878,669	£73,390,211

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£133,144,534	£115,757,429	£115,678,027	£115,519,951	£114,667,783	£108,200,761	£104,683,194
60% LAR : 40% CIR	5%	£131,278,413	£114,186,592	£114,107,493	£113,949,950	£113,099,113	£106,640,076	£103,126,945
60% LAR : 40% CIR	10%	£129,396,703	£112,600,274	£112,521,453	£112,364,401	£111,514,790	£105,063,113	£101,554,070
60% LAR : 40% CIR	15%	£127,499,547	£110,998,622	£110,920,053	£110,763,449	£109,914,962	£103,470,025	£99,964,727
60% LAR : 40% CIR	20%	£125,587,095	£109,381,781	£109,303,439	£109,147,244	£108,299,778	£101,860,966	£98,359,071
60% LAR : 40% CIR	25%	£123,659,493	£107,749,897	£107,671,758	£107,515,931	£106,669,384	£100,236,089	£96,737,259
60% LAR : 40% CIR	30%	£121,716,890	£106,103,118	£106,025,156	£105,869,657	£105,023,929	£98,595,549	£95,099,449
60% LAR : 40% CIR	35%	£119,759,431	£104,441,588	£104,363,780	£104,208,568	£103,363,560	£96,939,499	£93,445,799
60% LAR : 40% CIR	40%	£117,787,265	£102,765,455	£102,687,776	£102,532,813	£101,688,426	£95,268,093	£91,776,464
60% LAR : 40% CIR	45%	£115,800,538	£101,074,864	£100,997,291	£100,842,537	£99,998,674	£93,581,484	£90,091,602
60% LAR : 40% CIR	50%	£113,799,399	£99,369,962	£99,292,470	£99,137,887	£98,294,452	£91,879,826	£88,391,369

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£150,877,324	£133,490,219	£133,410,816	£133,252,740	£132,400,573	£125,933,551	£122,415,983
60% LAR : 40% CIR	5%	£149,011,203	£131,919,382	£131,840,282	£131,682,740	£130,831,902	£124,372,865	£120,859,735
60% LAR : 40% CIR	10%	£147,129,492	£130,333,064	£130,254,243	£130,097,190	£129,247,580	£122,795,903	£119,286,860
60% LAR : 40% CIR	15%	£145,232,337	£128,731,411	£128,652,842	£128,496,239	£127,647,752	£121,202,814	£117,697,516
60% LAR : 40% CIR	20%	£143,319,885	£127,114,570	£127,036,229	£126,880,034	£126,032,567	£119,593,755	£116,091,860
60% LAR : 40% CIR	25%	£141,392,283	£125,482,686	£125,404,547	£125,248,721	£124,402,174	£117,968,878	£114,470,048
60% LAR : 40% CIR	30%	£139,449,679	£123,835,907	£123,757,946	£123,602,446	£122,756,719	£116,328,338	£112,832,239
60% LAR : 40% CIR	35%	£137,492,221	£122,174,378	£122,096,569	£121,941,358	£121,096,350	£114,672,289	£111,178,588
60% LAR : 40% CIR	40%	£135,520,055	£120,498,244	£120,420,566	£120,265,603	£119,421,215	£113,000,882	£109,509,253
60% LAR : 40% CIR	45%	£133,533,328	£118,807,654	£118,730,080	£118,575,327	£117,731,464	£111,314,273	£107,824,391
60% LAR : 40% CIR	50%	£131,532,188	£117,102,752	£117,025,259	£116,870,676	£116,027,242	£109,612,616	£106,124,159

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone B - Rest of Camden £1,000 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£172,782,235	£155,339,605	£155,260,202	£155,102,127	£154,249,959	£147,782,937	£144,265,369
60% LAR : 40% CIR	5%	£170,742,492	£153,597,923	£153,518,824	£153,361,280	£152,510,443	£146,051,407	£142,538,276
60% LAR : 40% CIR	10%	£168,687,159	£151,840,759	£151,761,938	£151,604,885	£150,755,274	£144,303,597	£140,794,555
60% LAR : 40% CIR	15%	£166,616,382	£150,068,261	£149,989,692	£149,833,089	£148,984,601	£142,539,663	£139,034,366
60% LAR : 40% CIR	20%	£164,530,308	£148,280,574	£148,202,233	£148,046,038	£147,198,571	£140,759,759	£137,257,864
60% LAR : 40% CIR	25%	£162,429,085	£146,477,845	£146,399,705	£146,243,879	£145,397,332	£138,964,037	£135,465,206
60% LAR : 40% CIR	30%	£160,312,860	£144,660,220	£144,582,258	£144,426,759	£143,581,031	£137,152,651	£133,656,551
60% LAR : 40% CIR	35%	£158,181,779	£142,827,844	£142,750,036	£142,594,825	£141,749,817	£135,325,755	£131,832,055
60% LAR : 40% CIR	40%	£156,035,991	£140,980,865	£140,903,187	£140,748,223	£139,903,837	£133,483,503	£129,991,874
60% LAR : 40% CIR	45%	£153,875,643	£139,119,429	£139,041,855	£138,887,102	£138,043,240	£131,626,050	£128,136,166
60% LAR : 40% CIR	50%	£151,700,881	£137,243,681	£137,166,189	£137,011,607	£136,168,171	£129,753,546	£126,265,089

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£85,412,077	£67,969,447	£67,890,044	£67,731,969	£66,879,801	£60,412,779	£56,895,211
60% LAR : 40% CIR	5%	£83,372,334	£66,227,765	£66,148,666	£65,991,122	£65,140,286	£58,681,249	£55,168,118
60% LAR : 40% CIR	10%	£81,317,001	£64,470,601	£64,391,780	£64,234,727	£63,385,117	£56,933,439	£53,424,398
60% LAR : 40% CIR	15%	£79,246,224	£62,698,103	£62,619,534	£62,462,931	£61,614,443	£55,169,505	£51,664,208
60% LAR : 40% CIR	20%	£77,160,151	£60,910,416	£60,832,075	£60,675,880	£59,828,413	£53,389,601	£49,887,706
60% LAR : 40% CIR	25%	£75,058,927	£59,107,687	£59,029,547	£58,873,721	£58,027,174	£51,593,879	£48,095,048
60% LAR : 40% CIR	30%	£72,942,702	£57,290,062	£57,212,100	£57,056,601	£56,210,873	£49,782,493	£46,286,393
60% LAR : 40% CIR	35%	£70,811,621	£55,457,686	£55,379,878	£55,224,667	£54,379,659	£47,955,597	£44,461,897
60% LAR : 40% CIR	40%	£68,665,833	£53,610,707	£53,533,029	£53,378,066	£52,533,679	£46,113,345	£42,621,716
60% LAR : 40% CIR	45%	£66,505,485	£51,749,271	£51,671,697	£51,516,944	£50,673,082	£44,255,892	£40,766,008
60% LAR : 40% CIR	50%	£64,330,723	£49,873,523	£49,796,031	£49,641,449	£48,798,013	£42,383,388	£38,894,931

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£121,615,814	£104,173,184	£104,093,781	£103,935,706	£103,083,538	£96,616,516	£93,098,948
60% LAR : 40% CIR	5%	£119,576,071	£102,431,502	£102,352,403	£102,194,859	£101,344,022	£94,884,986	£91,371,855
60% LAR : 40% CIR	10%	£117,520,738	£100,674,338	£100,595,517	£100,438,464	£99,588,853	£93,137,176	£89,628,134
60% LAR : 40% CIR	15%	£115,449,961	£98,901,840	£98,823,271	£98,666,668	£97,818,180	£91,373,242	£87,867,945
60% LAR : 40% CIR	20%	£113,363,887	£97,114,153	£97,035,812	£96,879,617	£96,032,150	£89,593,338	£86,091,443
60% LAR : 40% CIR	25%	£111,262,664	£95,311,424	£95,233,284	£95,077,458	£94,230,911	£87,797,615	£84,298,785
60% LAR : 40% CIR	30%	£109,146,439	£93,493,799	£93,415,837	£93,260,338	£92,414,610	£85,986,230	£82,490,130
60% LAR : 40% CIR	35%	£107,015,358	£91,661,423	£91,583,615	£91,428,404	£90,583,396	£84,159,334	£80,665,634
60% LAR : 40% CIR	40%	£104,869,570	£89,814,444	£89,736,766	£89,581,802	£88,737,416	£82,317,082	£78,825,453
60% LAR : 40% CIR	45%	£102,709,222	£87,953,008	£87,875,434	£87,720,681	£86,876,819	£80,459,629	£76,969,745
60% LAR : 40% CIR	50%	£100,534,460	£86,077,260	£85,999,768	£85,845,186	£85,001,750	£78,587,125	£75,098,668

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£136,616,972	£119,174,342	£119,094,939	£118,936,864	£118,084,696	£111,617,674	£108,100,106
60% LAR : 40% CIR	5%	£134,577,229	£117,432,660	£117,353,560	£117,196,017	£116,345,180	£109,886,143	£106,373,013
60% LAR : 40% CIR	10%	£132,521,896	£115,675,496	£115,596,675	£115,439,622	£114,590,011	£108,138,334	£104,629,292
60% LAR : 40% CIR	15%	£130,451,119	£113,902,998	£113,824,429	£113,667,825	£112,819,338	£106,374,400	£102,869,103
60% LAR : 40% CIR	20%	£128,365,045	£112,115,311	£112,036,970	£111,880,775	£111,033,308	£104,594,496	£101,092,601
60% LAR : 40% CIR	25%	£126,263,822	£110,312,581	£110,234,442	£110,078,616	£109,232,069	£102,798,773	£99,299,943
60% LAR : 40% CIR	30%	£124,147,597	£108,494,957	£108,416,995	£108,261,495	£107,415,768	£100,987,387	£97,491,288
60% LAR : 40% CIR	35%	£122,016,516	£106,662,581	£106,584,773	£106,429,562	£105,584,554	£99,160,492	£95,666,792
60% LAR : 40% CIR	40%	£119,870,728	£104,815,602	£104,737,924	£104,582,960	£103,738,574	£97,318,240	£93,826,611
60% LAR : 40% CIR	45%	£117,710,380	£102,954,166	£102,876,592	£102,721,839	£101,877,976	£95,460,786	£91,970,903
60% LAR : 40% CIR	50%	£115,535,617	£101,078,418	£101,000,925	£100,846,344	£100,002,908	£93,588,283	£90,099,826

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£154,349,761	£136,907,131	£136,827,728	£136,669,654	£135,817,485	£129,350,463	£125,832,896
60% LAR : 40% CIR	5%	£152,310,019	£135,165,449	£135,086,350	£134,928,806	£134,077,970	£127,618,933	£124,105,802
60% LAR : 40% CIR	10%	£150,254,685	£133,408,286	£133,329,464	£133,172,411	£132,322,801	£125,871,123	£122,362,082
60% LAR : 40% CIR	15%	£148,183,908	£131,635,787	£131,557,218	£131,400,615	£130,552,128	£124,107,190	£120,601,892
60% LAR : 40% CIR	20%	£146,097,835	£129,848,101	£129,769,759	£129,613,564	£128,766,097	£122,327,285	£118,825,390
60% LAR : 40% CIR	25%	£143,996,611	£128,045,371	£127,967,232	£127,811,405	£126,964,858	£120,531,563	£117,032,733
60% LAR : 40% CIR	30%	£141,880,386	£126,227,746	£126,149,785	£125,994,285	£125,148,558	£118,720,177	£115,224,077
60% LAR : 40% CIR	35%	£139,749,305	£124,395,371	£124,317,562	£124,162,352	£123,317,344	£116,893,281	£113,399,581
60% LAR : 40% CIR	40%	£137,603,518	£122,548,392	£122,470,713	£122,315,750	£121,471,363	£115,051,030	£111,559,400
60% LAR : 40% CIR	45%	£135,443,169	£120,686,955	£120,609,381	£120,454,628	£119,610,766	£113,193,576	£109,703,693
60% LAR : 40% CIR	50%	£133,268,407	£118,811,207	£118,733,715	£118,579,133	£117,735,698	£111,321,073	£107,832,615

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp		Value Area	Zone B - Rest of Camden £1,050 psf
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£176,254,672	£158,756,517	£158,677,115	£158,519,040	£157,666,872	£151,199,849	£147,682,283
60% LAR : 40% CIR	5%	£174,041,308	£156,843,989	£156,764,890	£156,607,347	£155,756,510	£149,297,473	£145,784,343
60% LAR : 40% CIR	10%	£171,812,353	£154,915,980	£154,837,159	£154,680,107	£153,830,496	£147,378,819	£143,869,777
60% LAR : 40% CIR	15%	£169,567,954	£152,972,636	£152,894,068	£152,737,465	£151,888,977	£145,444,039	£141,938,741
60% LAR : 40% CIR	20%	£167,308,259	£151,014,105	£150,935,762	£150,779,568	£149,932,101	£143,493,289	£139,991,394
60% LAR : 40% CIR	25%	£165,033,414	£149,040,529	£148,962,390	£148,806,563	£147,960,016	£141,526,721	£138,027,891
60% LAR : 40% CIR	30%	£162,743,566	£147,052,059	£146,974,097	£146,818,597	£145,972,870	£139,544,489	£136,048,391
60% LAR : 40% CIR	35%	£160,438,863	£145,048,838	£144,971,030	£144,815,818	£143,970,810	£137,546,748	£134,053,048
60% LAR : 40% CIR	40%	£158,119,454	£143,031,013	£142,953,334	£142,798,372	£141,953,984	£135,533,651	£132,042,022
60% LAR : 40% CIR	45%	£155,785,483	£140,998,731	£140,921,158	£140,766,404	£139,922,541	£133,505,351	£130,015,469
60% LAR : 40% CIR	50%	£153,437,099	£138,952,138	£138,874,645	£138,720,063	£137,876,828	£131,462,003	£127,973,545

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£88,884,514	£71,386,359	£71,306,958	£71,148,882	£70,296,714	£63,829,691	£60,312,125
60% LAR : 40% CIR	5%	£86,671,150	£69,473,831	£69,394,732	£69,237,190	£68,386,352	£61,927,315	£58,414,185
60% LAR : 40% CIR	10%	£84,442,195	£67,545,822	£67,467,001	£67,309,949	£66,460,338	£60,008,661	£56,499,619
60% LAR : 40% CIR	15%	£82,197,796	£65,602,478	£65,523,910	£65,367,307	£64,518,820	£58,073,881	£54,568,583
60% LAR : 40% CIR	20%	£79,938,101	£63,643,947	£63,565,604	£63,409,410	£62,561,943	£56,123,131	£52,621,236
60% LAR : 40% CIR	25%	£77,663,256	£61,670,371	£61,592,232	£61,436,406	£60,589,858	£54,156,563	£50,657,733
60% LAR : 40% CIR	30%	£75,373,408	£59,681,901	£59,603,939	£59,448,439	£58,602,712	£52,174,331	£48,678,233
60% LAR : 40% CIR	35%	£73,068,705	£57,678,680	£57,600,872	£57,445,660	£56,600,652	£50,176,590	£46,682,890
60% LAR : 40% CIR	40%	£70,749,296	£55,660,856	£55,583,176	£55,428,214	£54,583,826	£48,163,494	£44,671,864
60% LAR : 40% CIR	45%	£68,415,325	£53,628,573	£53,551,000	£53,396,246	£52,552,383	£46,135,193	£42,645,311
60% LAR : 40% CIR	50%	£66,066,941	£51,581,980	£51,504,487	£51,349,906	£50,506,470	£44,091,845	£40,603,387

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£125,088,251	£107,590,096	£107,510,694	£107,352,619	£106,500,451	£100,033,428	£96,515,862
60% LAR : 40% CIR	5%	£122,874,887	£105,677,568	£105,598,469	£105,440,926	£104,590,089	£98,131,052	£94,617,922
60% LAR : 40% CIR	10%	£120,645,932	£103,749,559	£103,670,738	£103,513,686	£102,664,075	£96,212,398	£92,703,356
60% LAR : 40% CIR	15%	£118,401,533	£101,806,215	£101,727,647	£101,571,044	£100,722,556	£94,277,618	£90,772,320
60% LAR : 40% CIR	20%	£116,141,838	£99,847,683	£99,769,341	£99,613,147	£98,765,680	£92,326,868	£88,824,973
60% LAR : 40% CIR	25%	£113,866,993	£97,874,108	£97,795,969	£97,640,142	£96,793,595	£90,360,300	£86,861,470
60% LAR : 40% CIR	30%	£111,577,145	£95,885,638	£95,807,676	£95,652,176	£94,806,439	£88,378,068	£84,881,970
60% LAR : 40% CIR	35%	£109,272,442	£93,882,417	£93,804,609	£93,649,397	£92,804,389	£86,380,327	£82,886,627
60% LAR : 40% CIR	40%	£106,953,033	£91,864,592	£91,786,913	£91,631,951	£90,787,563	£84,367,230	£80,875,601
60% LAR : 40% CIR	45%	£104,619,062	£89,832,310	£89,754,737	£89,599,983	£88,756,120	£82,338,930	£78,849,048
60% LAR : 40% CIR	50%	£102,270,678	£87,785,717	£87,708,224	£87,553,642	£86,710,207	£80,295,582	£76,807,124

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£140,089,409	£122,591,254	£122,511,852	£122,353,776	£121,501,609	£115,034,586	£111,517,019
60% LAR : 40% CIR	5%	£137,876,045	£120,678,726	£120,599,627	£120,442,084	£119,591,247	£113,132,210	£109,619,079
60% LAR : 40% CIR	10%	£135,647,090	£118,750,717	£118,671,896	£118,514,843	£117,665,233	£111,213,556	£107,704,514
60% LAR : 40% CIR	15%	£133,402,691	£116,807,373	£116,728,805	£116,572,201	£115,723,714	£109,278,776	£105,773,478
60% LAR : 40% CIR	20%	£131,142,995	£114,848,841	£114,770,499	£114,614,305	£113,766,838	£107,328,026	£103,826,131
60% LAR : 40% CIR	25%	£128,868,150	£112,875,266	£112,797,127	£112,641,300	£111,794,753	£105,361,458	£101,862,628
60% LAR : 40% CIR	30%	£126,578,303	£110,886,795	£110,808,834	£110,653,334	£109,807,607	£103,379,226	£99,883,128
60% LAR : 40% CIR	35%	£124,273,600	£108,883,575	£108,805,767	£108,650,555	£107,805,547	£101,381,485	£97,887,785
60% LAR : 40% CIR	40%	£121,954,191	£106,865,750	£106,788,071	£106,633,109	£105,788,721	£99,368,388	£95,876,759
60% LAR : 40% CIR	45%	£119,620,220	£104,833,468	£104,755,894	£104,601,141	£103,757,278	£97,340,088	£93,850,206
60% LAR : 40% CIR	50%	£117,271,836	£102,786,875	£102,709,382	£102,554,800	£101,711,365	£95,296,740	£91,808,281

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£157,822,198	£140,324,043	£140,244,642	£140,086,566	£139,234,398	£132,767,376	£129,249,809
60% LAR : 40% CIR	5%	£155,608,834	£138,411,516	£138,332,416	£138,174,874	£137,324,036	£130,864,999	£127,351,869
60% LAR : 40% CIR	10%	£153,379,880	£136,483,506	£136,404,685	£136,247,633	£135,398,023	£128,946,345	£125,437,304
60% LAR : 40% CIR	15%	£151,135,480	£134,540,162	£134,461,594	£134,304,991	£133,456,504	£127,011,566	£123,506,267
60% LAR : 40% CIR	20%	£148,875,785	£132,581,631	£132,503,288	£132,347,094	£131,499,628	£125,060,816	£121,558,921
60% LAR : 40% CIR	25%	£146,600,940	£130,608,055	£130,529,916	£130,374,090	£129,527,543	£123,094,247	£119,595,417
60% LAR : 40% CIR	30%	£144,311,092	£128,619,585	£128,541,623	£128,386,124	£127,540,396	£121,112,016	£117,615,917
60% LAR : 40% CIR	35%	£142,006,390	£126,616,364	£126,538,556	£126,383,345	£125,538,336	£119,114,274	£115,620,574
60% LAR : 40% CIR	40%	£139,686,980	£124,598,540	£124,520,860	£124,365,898	£123,521,511	£117,101,178	£113,609,549
60% LAR : 40% CIR	45%	£137,353,009	£122,566,258	£122,488,684	£122,333,931	£121,490,067	£115,072,877	£111,582,995
60% LAR : 40% CIR	50%	£135,004,626	£120,519,664	£120,442,172	£120,287,590	£119,444,154	£113,029,529	£109,541,071

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone B - Rest of Camden £1,100 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£179,727,109	£162,173,430	£162,094,028	£161,935,953	£161,083,784	£154,616,763	£151,099,195
60% LAR : 40% CIR	5%	£177,340,124	£160,090,057	£160,010,958	£159,853,414	£159,002,578	£152,543,541	£149,030,410
60% LAR : 40% CIR	10%	£174,937,547	£157,991,202	£157,912,381	£157,755,328	£156,905,717	£150,454,041	£146,944,998
60% LAR : 40% CIR	15%	£172,519,525	£155,877,012	£155,798,444	£155,641,841	£154,793,352	£148,348,415	£144,843,117
60% LAR : 40% CIR	20%	£170,086,209	£153,747,634	£153,669,292	£153,513,098	£152,665,632	£146,226,819	£142,724,925
60% LAR : 40% CIR	25%	£167,637,741	£151,603,214	£151,525,074	£151,369,248	£150,522,701	£144,089,406	£140,590,576
60% LAR : 40% CIR	30%	£165,174,272	£149,443,897	£149,365,936	£149,210,437	£148,364,709	£141,936,329	£138,440,229
60% LAR : 40% CIR	35%	£162,695,948	£147,269,831	£147,192,023	£147,036,811	£146,191,803	£139,767,742	£136,274,042
60% LAR : 40% CIR	40%	£160,202,916	£145,081,161	£145,003,482	£144,848,519	£144,004,133	£137,583,799	£134,092,170
60% LAR : 40% CIR	45%	£157,695,324	£142,878,033	£142,800,459	£142,645,706	£141,801,844	£135,384,653	£131,894,770
60% LAR : 40% CIR	50%	£155,173,319	£140,660,594	£140,583,102	£140,428,519	£139,585,085	£133,170,459	£129,682,001

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£92,356,952	£74,803,273	£74,723,870	£74,565,795	£73,713,627	£67,246,605	£63,729,037
60% LAR : 40% CIR	5%	£89,969,966	£72,719,899	£72,640,800	£72,483,256	£71,632,420	£65,173,383	£61,660,252
60% LAR : 40% CIR	10%	£87,567,389	£70,621,044	£70,542,223	£70,385,171	£69,535,559	£63,083,883	£59,574,840
60% LAR : 40% CIR	15%	£85,149,368	£68,506,854	£68,428,286	£68,271,683	£67,423,195	£60,979,257	£57,472,959
60% LAR : 40% CIR	20%	£82,716,051	£66,377,476	£66,299,134	£66,142,940	£65,295,474	£58,856,661	£55,354,767
60% LAR : 40% CIR	25%	£80,267,583	£64,233,056	£64,154,916	£63,999,090	£63,152,543	£56,719,248	£53,220,418
60% LAR : 40% CIR	30%	£77,804,114	£62,073,740	£61,995,778	£61,840,279	£60,994,551	£54,566,171	£51,070,072
60% LAR : 40% CIR	35%	£75,325,790	£59,899,673	£59,821,865	£59,666,653	£58,821,645	£52,397,584	£48,903,884
60% LAR : 40% CIR	40%	£72,832,758	£57,711,003	£57,633,324	£57,478,361	£56,633,975	£50,213,641	£46,722,012
60% LAR : 40% CIR	45%	£70,325,166	£55,507,875	£55,430,301	£55,275,548	£54,431,686	£48,014,496	£44,524,612
60% LAR : 40% CIR	50%	£67,803,161	£53,290,437	£53,212,944	£53,058,361	£52,214,927	£45,800,301	£42,311,843

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£128,560,688	£111,007,009	£110,927,607	£110,769,532	£109,917,363	£103,450,342	£99,932,774
60% LAR : 40% CIR	5%	£126,173,703	£108,923,636	£108,844,537	£108,686,993	£107,836,157	£101,377,120	£97,863,989
60% LAR : 40% CIR	10%	£123,771,125	£106,824,781	£106,745,960	£106,588,907	£105,739,296	£99,287,620	£95,778,577
60% LAR : 40% CIR	15%	£121,353,104	£104,710,591	£104,632,023	£104,475,420	£103,626,931	£97,181,994	£93,676,696
60% LAR : 40% CIR	20%	£118,919,788	£102,581,213	£102,502,871	£102,346,677	£101,499,210	£95,060,398	£91,558,504
60% LAR : 40% CIR	25%	£116,471,320	£100,436,793	£100,358,653	£100,202,827	£99,356,280	£92,922,985	£89,424,155
60% LAR : 40% CIR	30%	£114,007,851	£98,277,476	£98,199,515	£98,044,016	£97,198,288	£90,769,908	£87,273,808
60% LAR : 40% CIR	35%	£111,529,527	£96,103,410	£96,025,602	£95,870,390	£95,025,382	£88,601,321	£85,107,621
60% LAR : 40% CIR	40%	£109,036,495	£93,914,740	£93,837,061	£93,682,098	£92,837,711	£86,417,378	£82,925,748
60% LAR : 40% CIR	45%	£106,528,903	£91,711,612	£91,634,038	£91,479,285	£90,635,422	£84,218,232	£80,728,349
60% LAR : 40% CIR	50%	£104,006,898	£89,494,173	£89,416,681	£89,262,098	£88,418,664	£82,004,038	£78,515,580

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£143,561,846	£126,008,167	£125,928,765	£125,770,690	£124,918,521	£118,451,499	£114,933,932
60% LAR : 40% CIR	5%	£141,174,861	£123,924,794	£123,845,695	£123,688,151	£122,837,314	£116,378,278	£112,865,147
60% LAR : 40% CIR	10%	£138,772,283	£121,825,939	£121,747,118	£121,590,065	£120,740,454	£114,288,778	£110,779,735
60% LAR : 40% CIR	15%	£136,354,262	£119,711,749	£119,633,181	£119,476,578	£118,628,089	£112,183,152	£108,677,854
60% LAR : 40% CIR	20%	£133,920,945	£117,582,371	£117,504,029	£117,347,835	£116,500,368	£110,061,555	£106,559,661
60% LAR : 40% CIR	25%	£131,472,478	£115,437,950	£115,359,811	£115,203,985	£114,357,438	£107,924,142	£104,425,313
60% LAR : 40% CIR	30%	£129,009,009	£113,278,634	£113,200,673	£113,045,174	£112,199,446	£105,771,066	£102,274,966
60% LAR : 40% CIR	35%	£126,530,685	£111,104,568	£111,026,760	£110,871,548	£110,026,540	£103,602,479	£100,108,779
60% LAR : 40% CIR	40%	£124,037,653	£108,915,897	£108,838,219	£108,683,256	£107,838,869	£101,418,535	£97,926,906
60% LAR : 40% CIR	45%	£121,530,061	£106,712,770	£106,635,196	£106,480,443	£105,636,580	£99,219,390	£95,729,507
60% LAR : 40% CIR	50%	£119,008,056	£104,495,331	£104,417,839	£104,263,256	£103,419,821	£97,005,195	£93,516,738

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£161,294,636	£143,740,957	£143,661,554	£143,503,479	£142,651,311	£136,184,289	£132,666,721
60% LAR : 40% CIR	5%	£158,907,650	£141,657,583	£141,578,484	£141,420,940	£140,570,104	£134,111,067	£130,597,937
60% LAR : 40% CIR	10%	£156,505,073	£139,558,728	£139,479,907	£139,322,855	£138,473,243	£132,021,567	£128,512,524
60% LAR : 40% CIR	15%	£154,087,052	£137,444,538	£137,365,970	£137,209,367	£136,360,879	£129,915,942	£126,410,643
60% LAR : 40% CIR	20%	£151,653,735	£135,315,160	£135,236,819	£135,080,625	£134,233,158	£127,794,345	£124,292,451
60% LAR : 40% CIR	25%	£149,205,267	£133,170,740	£133,092,601	£132,936,774	£132,090,227	£125,656,932	£122,158,103
60% LAR : 40% CIR	30%	£146,741,798	£131,011,424	£130,933,462	£130,777,963	£129,932,235	£123,503,855	£120,007,756
60% LAR : 40% CIR	35%	£144,263,474	£128,837,357	£128,759,549	£128,604,337	£127,759,329	£121,335,268	£117,841,568
60% LAR : 40% CIR	40%	£141,770,442	£126,648,687	£126,571,008	£126,416,045	£125,571,659	£119,151,325	£115,659,696
60% LAR : 40% CIR	45%	£139,262,851	£124,445,559	£124,367,985	£124,213,232	£123,369,370	£116,952,180	£113,462,297
60% LAR : 40% CIR	50%	£136,740,845	£122,228,121	£122,150,628	£121,996,045	£121,152,611	£114,737,985	£111,249,528

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone B - Rest of Camden £1,150 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£183,199,547	£165,590,343	£165,510,940	£165,352,865	£164,500,697	£158,033,675	£154,516,108
60% LAR : 40% CIR	5%	£180,636,940	£163,336,123	£163,257,024	£163,099,482	£162,248,844	£155,789,607	£152,276,477
60% LAR : 40% CIR	10%	£178,062,741	£161,066,424	£160,987,601	£160,830,549	£159,980,939	£153,529,261	£150,020,220
60% LAR : 40% CIR	15%	£175,471,098	£158,781,388	£158,702,819	£158,546,216	£157,697,729	£151,252,791	£147,747,493
60% LAR : 40% CIR	20%	£172,864,159	£156,481,164	£156,402,823	£156,246,628	£155,399,162	£148,960,349	£145,458,454
60% LAR : 40% CIR	25%	£170,242,070	£154,165,898	£154,087,759	£153,931,932	£153,085,385	£146,652,090	£143,153,261
60% LAR : 40% CIR	30%	£167,604,979	£151,835,736	£151,757,775	£151,602,276	£150,756,547	£144,328,168	£140,832,068
60% LAR : 40% CIR	35%	£164,953,032	£149,490,824	£149,413,016	£149,257,805	£148,412,797	£141,988,735	£138,495,035
60% LAR : 40% CIR	40%	£162,286,379	£147,131,309	£147,053,629	£146,898,667	£146,054,280	£139,633,947	£136,142,318
60% LAR : 40% CIR	45%	£159,605,165	£144,757,335	£144,679,761	£144,525,008	£143,681,145	£137,263,955	£133,774,073
60% LAR : 40% CIR	50%	£156,909,538	£142,369,051	£142,291,558	£142,136,976	£141,293,540	£134,878,915	£131,390,458

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£95,829,389	£78,220,185	£78,140,782	£77,982,707	£77,130,539	£70,663,517	£67,145,950
60% LAR : 40% CIR	5%	£93,268,782	£75,965,966	£75,886,866	£75,729,324	£74,878,486	£68,419,449	£64,906,319
60% LAR : 40% CIR	10%	£90,692,583	£73,696,266	£73,617,444	£73,460,391	£72,610,781	£66,159,104	£62,650,062
60% LAR : 40% CIR	15%	£88,100,940	£71,411,230	£71,332,661	£71,176,058	£70,327,571	£63,882,633	£60,377,335
60% LAR : 40% CIR	20%	£85,494,001	£69,111,006	£69,032,665	£68,876,470	£68,029,004	£61,590,191	£58,088,296
60% LAR : 40% CIR	25%	£82,871,912	£66,795,740	£66,717,601	£66,561,775	£65,715,227	£59,281,932	£55,783,103
60% LAR : 40% CIR	30%	£80,234,821	£64,465,578	£64,387,617	£64,232,118	£63,386,390	£56,958,010	£53,461,910
60% LAR : 40% CIR	35%	£77,582,874	£62,120,666	£62,042,858	£61,887,647	£61,042,639	£54,618,577	£51,124,877
60% LAR : 40% CIR	40%	£74,916,221	£59,761,151	£59,683,471	£59,528,509	£58,684,122	£52,263,789	£48,772,160
60% LAR : 40% CIR	45%	£72,235,007	£57,387,177	£57,309,604	£57,154,850	£56,310,987	£49,893,797	£46,403,915
60% LAR : 40% CIR	50%	£69,539,380	£54,998,893	£54,921,400	£54,766,818	£53,923,382	£47,508,757	£44,020,300

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£132,033,126	£114,423,922	£114,344,519	£114,186,444	£113,334,276	£106,867,254	£103,349,687
60% LAR : 40% CIR	5%	£129,472,519	£112,169,702	£112,090,803	£111,933,061	£111,082,223	£104,623,186	£101,110,056
60% LAR : 40% CIR	10%	£126,896,320	£109,900,003	£109,821,180	£109,664,128	£108,814,518	£102,362,840	£98,853,799
60% LAR : 40% CIR	15%	£124,304,677	£107,614,967	£107,536,398	£107,379,795	£106,531,307	£100,086,370	£96,581,072
60% LAR : 40% CIR	20%	£121,697,738	£105,314,743	£105,236,402	£105,080,207	£104,232,741	£97,793,928	£94,292,033
60% LAR : 40% CIR	25%	£119,075,649	£102,999,477	£102,921,338	£102,765,511	£101,918,964	£95,485,669	£91,986,840
60% LAR : 40% CIR	30%	£116,438,558	£100,669,315	£100,591,354	£100,435,855	£99,590,126	£93,161,747	£89,665,647
60% LAR : 40% CIR	35%	£113,786,611	£98,324,403	£98,246,595	£98,091,384	£97,246,376	£90,822,314	£87,328,614
60% LAR : 40% CIR	40%	£111,119,958	£95,964,888	£95,887,208	£95,732,246	£94,887,859	£88,467,526	£84,975,897
60% LAR : 40% CIR	45%	£108,438,744	£93,590,914	£93,513,340	£93,358,587	£92,514,724	£86,097,534	£82,607,652
60% LAR : 40% CIR	50%	£105,743,117	£91,202,630	£91,125,137	£90,970,555	£90,127,119	£83,712,494	£80,224,037

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£147,034,284	£129,425,080	£129,345,677	£129,187,602	£128,335,434	£121,868,412	£118,350,845
60% LAR : 40% CIR	5%	£144,473,676	£127,170,860	£127,091,761	£126,934,218	£126,083,381	£119,624,344	£116,111,214
60% LAR : 40% CIR	10%	£141,897,478	£124,901,161	£124,822,338	£124,665,286	£123,815,676	£117,363,998	£113,854,957
60% LAR : 40% CIR	15%	£139,305,835	£122,616,125	£122,537,556	£122,380,953	£121,532,465	£115,087,528	£111,582,230
60% LAR : 40% CIR	20%	£136,698,896	£120,315,901	£120,237,559	£120,081,364	£119,233,899	£112,795,086	£109,293,191
60% LAR : 40% CIR	25%	£134,076,806	£118,000,635	£117,922,496	£117,766,669	£116,920,122	£110,486,827	£106,987,998
60% LAR : 40% CIR	30%	£131,439,716	£115,670,473	£115,592,511	£115,437,013	£114,591,284	£108,162,905	£104,666,805
60% LAR : 40% CIR	35%	£128,787,769	£113,325,561	£113,247,753	£113,092,542	£112,247,534	£105,823,472	£102,329,772
60% LAR : 40% CIR	40%	£126,121,116	£110,966,046	£110,888,366	£110,733,404	£109,889,017	£103,468,684	£99,977,055
60% LAR : 40% CIR	45%	£123,439,901	£108,592,072	£108,514,498	£108,359,745	£107,515,882	£101,098,692	£97,608,809
60% LAR : 40% CIR	50%	£120,744,274	£106,203,788	£106,126,295	£105,971,713	£105,128,277	£98,713,652	£95,225,195

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£164,767,073	£147,157,869	£147,078,466	£146,920,392	£146,068,223	£139,601,201	£136,083,635
60% LAR : 40% CIR	5%	£162,206,466	£144,903,650	£144,824,551	£144,667,008	£143,816,170	£137,357,134	£133,844,003
60% LAR : 40% CIR	10%	£159,630,267	£142,633,950	£142,555,128	£142,398,076	£141,548,465	£135,096,788	£131,587,746
60% LAR : 40% CIR	15%	£157,038,624	£140,348,915	£140,270,345	£140,113,742	£139,265,255	£132,820,318	£129,315,019
60% LAR : 40% CIR	20%	£154,431,685	£138,048,690	£137,970,349	£137,814,154	£136,966,688	£130,527,875	£127,025,980
60% LAR : 40% CIR	25%	£151,809,596	£135,733,424	£135,655,285	£135,499,459	£134,652,912	£128,219,616	£124,720,787
60% LAR : 40% CIR	30%	£149,172,505	£133,403,262	£133,325,301	£133,169,802	£132,324,074	£125,895,694	£122,399,595
60% LAR : 40% CIR	35%	£146,520,558	£131,058,350	£130,980,542	£130,825,331	£129,980,323	£123,556,261	£120,062,561
60% LAR : 40% CIR	40%	£143,853,905	£128,698,835	£128,621,156	£128,466,193	£127,621,806	£121,201,473	£117,709,844
60% LAR : 40% CIR	45%	£141,172,691	£126,324,862	£126,247,288	£126,092,534	£125,248,671	£118,831,481	£115,341,599
60% LAR : 40% CIR	50%	£138,477,064	£123,936,577	£123,859,084	£123,704,502	£122,861,067	£116,446,442	£112,957,984

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone B - Rest of Camden £1,200 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£186,671,985	£169,007,256	£168,927,853	£168,769,778	£167,917,610	£161,450,587	£157,933,021
60% LAR : 40% CIR	5%	£183,937,755	£166,582,191	£166,503,092	£166,345,548	£165,494,712	£159,035,675	£155,522,544
60% LAR : 40% CIR	10%	£181,187,934	£164,141,644	£164,062,823	£163,905,771	£163,056,161	£156,604,483	£153,095,441
60% LAR : 40% CIR	15%	£178,422,670	£161,685,764	£161,607,195	£161,450,592	£160,602,105	£154,157,166	£150,651,869
60% LAR : 40% CIR	20%	£175,642,109	£159,214,694	£159,136,353	£158,980,158	£158,132,692	£151,693,879	£148,191,984
60% LAR : 40% CIR	25%	£172,846,397	£156,728,583	£156,650,443	£156,494,617	£155,648,070	£149,214,775	£145,715,945
60% LAR : 40% CIR	30%	£170,035,685	£154,227,575	£154,149,613	£153,994,115	£153,148,386	£146,720,007	£143,223,907
60% LAR : 40% CIR	35%	£167,210,116	£151,711,817	£151,634,009	£151,478,798	£150,633,790	£144,209,726	£140,716,028
60% LAR : 40% CIR	40%	£164,369,842	£149,181,456	£149,103,778	£148,948,814	£148,104,428	£141,684,094	£138,192,465
60% LAR : 40% CIR	45%	£161,515,005	£146,636,638	£146,559,063	£146,404,310	£145,560,447	£139,143,257	£135,653,374
60% LAR : 40% CIR	50%	£158,645,756	£144,077,507	£144,000,014	£143,845,432	£143,001,997	£136,587,372	£133,098,914

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£99,301,827	£81,637,098	£81,557,696	£81,399,620	£80,547,452	£74,080,429	£70,562,863
60% LAR : 40% CIR	5%	£96,567,598	£79,212,033	£79,132,934	£78,975,390	£78,124,554	£71,665,517	£68,152,386
60% LAR : 40% CIR	10%	£93,817,776	£76,771,487	£76,692,665	£76,535,613	£75,686,003	£69,234,325	£65,725,283
60% LAR : 40% CIR	15%	£91,052,512	£74,315,606	£74,237,037	£74,080,434	£73,231,947	£66,787,009	£63,281,711
60% LAR : 40% CIR	20%	£88,271,951	£71,844,536	£71,766,195	£71,610,000	£70,762,534	£64,323,721	£60,821,826
60% LAR : 40% CIR	25%	£85,476,239	£69,358,425	£69,280,285	£69,124,459	£68,277,912	£61,844,617	£58,345,787
60% LAR : 40% CIR	30%	£82,665,527	£66,857,417	£66,779,455	£66,623,957	£65,778,228	£59,349,849	£55,853,749
60% LAR : 40% CIR	35%	£79,839,959	£64,341,659	£64,263,851	£64,108,840	£63,263,632	£56,839,570	£53,345,870
60% LAR : 40% CIR	40%	£76,999,684	£61,811,298	£61,733,620	£61,578,656	£60,734,270	£54,313,936	£50,822,307
60% LAR : 40% CIR	45%	£74,144,847	£59,266,480	£59,188,905	£59,034,152	£58,190,289	£51,773,099	£48,283,216
60% LAR : 40% CIR	50%	£71,275,598	£56,707,349	£56,629,856	£56,475,275	£55,631,839	£49,217,214	£45,728,756

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£135,505,564	£117,840,835	£117,761,432	£117,603,357	£116,751,189	£110,284,166	£106,766,600
60% LAR : 40% CIR	5%	£132,771,334	£115,415,770	£115,336,671	£115,179,127	£114,328,291	£107,869,254	£104,356,123
60% LAR : 40% CIR	10%	£130,021,513	£112,975,223	£112,896,402	£112,739,350	£111,889,740	£105,438,062	£101,929,020
60% LAR : 40% CIR	15%	£127,256,249	£110,519,343	£110,440,774	£110,284,171	£109,435,684	£102,990,745	£99,485,448
60% LAR : 40% CIR	20%	£124,475,688	£108,048,273	£107,969,932	£107,813,737	£106,966,271	£100,527,458	£97,025,563
60% LAR : 40% CIR	25%	£121,679,976	£105,562,162	£105,484,022	£105,328,196	£104,481,649	£98,048,354	£94,549,524
60% LAR : 40% CIR	30%	£118,869,264	£103,061,154	£102,983,192	£102,827,693	£101,981,965	£95,553,586	£92,057,486
60% LAR : 40% CIR	35%	£116,043,695	£100,545,396	£100,467,588	£100,312,377	£99,467,369	£93,043,307	£89,549,607
60% LAR : 40% CIR	40%	£113,203,420	£98,015,035	£97,937,356	£97,782,393	£96,938,007	£90,517,673	£87,026,044
60% LAR : 40% CIR	45%	£110,348,584	£95,470,217	£95,392,642	£95,237,889	£94,394,028	£87,976,836	£84,486,953
60% LAR : 40% CIR	50%	£107,479,335	£92,911,086	£92,833,593	£92,679,011	£91,835,576	£85,420,951	£81,932,493

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£150,506,722	£132,841,993	£132,762,590	£132,604,514	£131,752,347	£125,285,324	£121,767,758
60% LAR : 40% CIR	5%	£147,772,492	£130,416,928	£130,337,829	£130,180,285	£129,329,449	£122,870,412	£119,357,281
60% LAR : 40% CIR	10%	£145,022,671	£127,976,381	£127,897,560	£127,740,508	£126,890,898	£120,439,220	£116,930,177
60% LAR : 40% CIR	15%	£142,257,407	£125,520,501	£125,441,932	£125,285,329	£124,436,841	£117,991,903	£114,486,606
60% LAR : 40% CIR	20%	£139,476,846	£123,049,431	£122,971,090	£122,814,895	£121,967,429	£115,528,616	£112,026,721
60% LAR : 40% CIR	25%	£136,681,134	£120,563,319	£120,485,180	£120,329,354	£119,482,807	£113,049,511	£109,550,682
60% LAR : 40% CIR	30%	£133,870,422	£118,062,312	£117,984,350	£117,828,851	£116,983,123	£110,554,743	£107,058,644
60% LAR : 40% CIR	35%	£131,044,853	£115,546,554	£115,468,746	£115,313,535	£114,468,527	£108,044,465	£104,550,765
60% LAR : 40% CIR	40%	£128,204,578	£113,016,193	£112,938,514	£112,783,551	£111,939,165	£105,518,831	£102,027,202
60% LAR : 40% CIR	45%	£125,349,742	£110,471,375	£110,393,800	£110,239,046	£109,395,184	£102,977,994	£99,488,111
60% LAR : 40% CIR	50%	£122,480,493	£107,912,244	£107,834,751	£107,680,169	£106,836,734	£100,422,109	£96,933,650

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£168,239,511	£150,574,782	£150,495,380	£150,337,304	£149,485,136	£143,018,114	£139,500,547
60% LAR : 40% CIR	5%	£165,505,282	£148,149,717	£148,070,618	£147,913,075	£147,062,238	£140,603,201	£137,090,071
60% LAR : 40% CIR	10%	£162,755,460	£145,709,171	£145,630,350	£145,473,297	£144,623,687	£138,172,010	£134,662,967
60% LAR : 40% CIR	15%	£159,990,196	£143,253,291	£143,174,721	£143,018,118	£142,169,631	£135,724,693	£132,219,395
60% LAR : 40% CIR	20%	£157,209,635	£140,782,221	£140,703,879	£140,547,684	£139,700,218	£133,261,405	£129,759,510
60% LAR : 40% CIR	25%	£154,413,923	£138,296,109	£138,217,970	£138,062,143	£137,215,596	£130,782,301	£127,283,472
60% LAR : 40% CIR	30%	£151,603,211	£135,795,101	£135,717,140	£135,561,641	£134,715,913	£128,287,533	£124,791,433
60% LAR : 40% CIR	35%	£148,777,643	£133,279,343	£133,201,535	£133,046,324	£132,201,316	£125,777,254	£122,283,554
60% LAR : 40% CIR	40%	£145,937,368	£130,748,982	£130,671,304	£130,516,341	£129,671,954	£123,251,620	£119,759,991
60% LAR : 40% CIR	45%	£143,082,531	£128,204,164	£128,126,589	£127,971,836	£127,127,974	£120,710,784	£117,220,900
60% LAR : 40% CIR	50%	£140,213,283	£125,645,033	£125,567,541	£125,412,959	£124,569,523	£118,154,898	£114,666,440

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone B - Rest of Camden £1,250 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£190,144,422	£172,424,169	£172,344,766	£172,186,691	£171,334,522	£164,867,501	£161,349,933
60% LAR : 40% CIR	5%	£187,236,571	£169,828,258	£169,749,158	£169,591,616	£168,740,778	£162,281,741	£158,768,611
60% LAR : 40% CIR	10%	£184,313,128	£167,216,866	£167,138,045	£166,980,992	£166,131,381	£159,679,704	£156,170,862
60% LAR : 40% CIR	15%	£181,374,241	£164,590,139	£164,511,571	£164,354,968	£163,506,481	£157,061,542	£153,556,244
60% LAR : 40% CIR	20%	£178,420,059	£161,948,225	£161,869,883	£161,713,688	£160,866,222	£154,427,409	£150,925,514
60% LAR : 40% CIR	25%	£175,450,726	£159,291,267	£159,213,128	£159,057,301	£158,210,754	£151,777,459	£148,278,630
60% LAR : 40% CIR	30%	£172,466,391	£156,619,414	£156,541,453	£156,385,953	£155,540,226	£149,111,845	£145,615,746
60% LAR : 40% CIR	35%	£169,467,201	£153,932,811	£153,855,003	£153,699,791	£152,854,783	£146,430,721	£142,937,022
60% LAR : 40% CIR	40%	£166,453,303	£151,231,603	£151,153,925	£150,998,962	£150,154,575	£143,734,241	£140,242,612
60% LAR : 40% CIR	45%	£163,424,846	£148,515,939	£148,438,365	£148,283,612	£147,439,749	£141,022,559	£137,532,677
60% LAR : 40% CIR	50%	£160,381,975	£145,785,963	£145,708,471	£145,553,888	£144,710,454	£138,295,828	£134,807,370

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£102,774,265	£85,054,011	£84,974,608	£84,816,533	£83,964,365	£77,497,343	£73,979,775
60% LAR : 40% CIR	5%	£99,866,413	£82,458,100	£82,379,001	£82,221,458	£81,370,620	£74,911,584	£71,398,453
60% LAR : 40% CIR	10%	£96,942,970	£79,846,708	£79,767,887	£79,610,834	£78,761,224	£72,309,546	£68,800,505
60% LAR : 40% CIR	15%	£94,004,083	£77,219,981	£77,141,413	£76,984,810	£76,136,323	£69,691,385	£66,186,086
60% LAR : 40% CIR	20%	£91,049,901	£74,578,067	£74,499,725	£74,343,530	£73,496,064	£67,057,252	£63,555,357
60% LAR : 40% CIR	25%	£88,080,568	£71,921,109	£71,842,970	£71,687,144	£70,840,596	£64,407,301	£60,908,472
60% LAR : 40% CIR	30%	£85,096,233	£69,249,256	£69,171,295	£69,015,795	£68,170,068	£61,741,687	£58,245,588
60% LAR : 40% CIR	35%	£82,097,043	£66,562,653	£66,484,845	£66,329,633	£65,484,625	£59,060,563	£55,566,864
60% LAR : 40% CIR	40%	£79,083,145	£63,861,445	£63,783,767	£63,628,804	£62,784,417	£56,364,083	£52,872,454
60% LAR : 40% CIR	45%	£76,054,688	£61,145,781	£61,068,207	£60,913,454	£60,069,591	£53,652,401	£50,162,519
60% LAR : 40% CIR	50%	£73,011,817	£58,415,806	£58,338,313	£58,183,730	£57,340,296	£50,925,670	£47,437,212

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£138,978,001	£121,257,747	£121,178,345	£121,020,270	£120,168,101	£113,701,080	£110,183,512
60% LAR : 40% CIR	5%	£136,070,150	£118,661,837	£118,582,737	£118,425,195	£117,574,357	£111,115,320	£107,602,190
60% LAR : 40% CIR	10%	£133,146,707	£116,050,445	£115,971,624	£115,814,571	£114,964,960	£108,513,283	£105,004,241
60% LAR : 40% CIR	15%	£130,207,820	£113,423,718	£113,345,150	£113,188,547	£112,340,060	£105,895,121	£102,389,823
60% LAR : 40% CIR	20%	£127,253,638	£110,781,804	£110,703,462	£110,547,267	£109,699,801	£103,260,988	£99,759,093
60% LAR : 40% CIR	25%	£124,284,305	£108,124,846	£108,046,707	£107,890,880	£107,044,333	£100,611,038	£97,112,209
60% LAR : 40% CIR	30%	£121,299,970	£105,452,993	£105,375,032	£105,219,532	£104,373,805	£97,945,424	£94,449,325
60% LAR : 40% CIR	35%	£118,300,780	£102,766,390	£102,688,582	£102,533,370	£101,688,362	£95,264,300	£91,770,601
60% LAR : 40% CIR	40%	£115,286,882	£100,065,182	£99,987,504	£99,832,540	£98,988,154	£92,567,820	£89,076,191
60% LAR : 40% CIR	45%	£112,258,425	£97,349,518	£97,271,944	£97,117,191	£96,273,328	£89,856,138	£86,366,255
60% LAR : 40% CIR	50%	£109,215,554	£94,619,542	£94,542,050	£94,387,467	£93,544,033	£87,129,407	£83,640,949

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£153,979,159	£136,258,905	£136,179,503	£136,021,428	£135,169,259	£128,702,237	£125,184,670
60% LAR : 40% CIR	5%	£151,071,308	£133,662,994	£133,583,895	£133,426,353	£132,575,515	£126,116,478	
60% LAR : 40% CIR	10%	£148,147,865	£131,051,603	£130,972,782	£130,815,729	£129,966,118	£123,514,441	
60% LAR : 40% CIR	15%	£145,208,978	£128,424,876	£128,346,308	£128,189,705	£127,341,217	£120,896,279	
60% LAR : 40% CIR	20%	£142,254,796	£125,782,961	£125,704,620	£125,548,425	£124,700,959	£118,262,146	
60% LAR : 40% CIR	25%	£139,285,462	£123,126,004	£123,047,865	£122,892,038	£122,045,491	£115,612,196	
60% LAR : 40% CIR	30%	£136,301,127	£120,454,150	£120,376,190	£120,220,690	£119,374,963	£112,946,582	
60% LAR : 40% CIR	35%	£133,301,938	£117,767,548	£117,689,740	£117,534,528	£116,689,520	£110,265,458	
60% LAR : 40% CIR	40%	£130,288,040	£115,066,340	£114,988,662	£114,833,698	£113,989,312	£107,568,978	
60% LAR : 40% CIR	45%	£127,259,583	£112,350,676	£112,273,102	£112,118,349	£111,274,486	£104,857,296	
60% LAR : 40% CIR	50%	£124,216,712	£109,620,700	£109,543,208	£109,388,625	£108,545,190	£102,130,564	

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£171,711,949	£153,991,695	£153,912,292	£153,754,217	£152,902,049	£146,435,027	£142,917,459
60% LAR : 40% CIR	5%	£168,804,098	£151,395,784	£151,316,685	£151,159,142	£150,308,305	£143,849,268	£140,336,137
60% LAR : 40% CIR	10%	£165,880,654	£148,784,393	£148,705,571	£148,548,518	£147,698,908	£141,247,230	£137,738,189
60% LAR : 40% CIR	15%	£162,941,768	£146,157,666	£146,079,097	£145,922,494	£145,074,007	£138,629,069	£135,123,770
60% LAR : 40% CIR	20%	£159,987,585	£143,515,751	£143,437,409	£143,281,214	£142,433,749	£135,994,936	£132,493,041
60% LAR : 40% CIR	25%	£157,018,252	£140,858,793	£140,780,654	£140,624,828	£139,778,281	£133,344,985	£129,846,156
60% LAR : 40% CIR	30%	£154,033,917	£138,186,940	£138,108,979	£137,953,480	£137,107,752	£130,679,372	£127,183,272
60% LAR : 40% CIR	35%	£151,034,727	£135,500,337	£135,422,529	£135,267,317	£134,422,309	£127,998,247	£124,504,548
60% LAR : 40% CIR	40%	£148,020,830	£132,799,130	£132,721,451	£132,566,488	£131,722,101	£125,301,768	£121,810,138
60% LAR : 40% CIR	45%	£144,992,372	£130,083,465	£130,005,892	£129,851,138	£129,007,275	£122,590,085	£119,100,203
60% LAR : 40% CIR	50%	£141,949,501	£127,353,490	£127,275,997	£127,121,414	£126,277,980	£119,863,354	£116,374,897

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR in Perp

Value Area	Zone B - Rest of Camden £1,300 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£193,616,860	£175,841,081	£175,761,679	£175,603,603	£174,751,435	£168,284,413	£164,766,846
60% LAR : 40% CIR	5%	£190,535,387	£173,074,325	£172,995,226	£172,837,682	£171,986,846	£165,527,809	£162,014,679
60% LAR : 40% CIR	10%	£187,438,322	£170,292,087	£170,213,266	£170,056,214	£169,206,603	£162,754,926	£159,245,884
60% LAR : 40% CIR	15%	£184,325,813	£167,494,515	£167,415,947	£167,259,344	£166,410,856	£159,965,918	£156,460,620
60% LAR : 40% CIR	20%	£181,196,008	£164,681,755	£164,603,413	£164,447,218	£163,599,752	£157,160,940	£153,659,045
60% LAR : 40% CIR	25%	£178,055,054	£161,853,952	£161,775,813	£161,619,986	£160,773,439	£154,340,144	£150,841,314
60% LAR : 40% CIR	30%	£174,897,098	£159,011,253	£158,933,292	£158,777,792	£157,932,065	£151,503,684	£148,007,584
60% LAR : 40% CIR	35%	£171,724,285	£156,153,804	£156,075,996	£155,920,784	£155,075,776	£148,651,715	£145,158,015
60% LAR : 40% CIR	40%	£168,536,766	£153,281,751	£153,204,072	£153,049,110	£152,204,722	£145,784,389	£142,292,760
60% LAR : 40% CIR	45%	£165,334,686	£150,395,242	£150,317,668	£150,162,914	£149,319,051	£142,901,861	£139,411,979
60% LAR : 40% CIR	50%	£162,118,194	£147,494,420	£147,416,928	£147,262,345	£146,418,909	£140,004,284	£136,515,827

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£106,246,702	£88,470,923	£88,391,521	£88,233,445	£87,381,277	£80,914,255	£77,396,688
60% LAR : 40% CIR	5%	£103,165,229	£85,704,167	£85,625,068	£85,467,524	£84,616,688	£78,157,651	£74,644,521
60% LAR : 40% CIR	10%	£100,068,164	£82,921,929	£82,843,108	£82,686,056	£81,836,445	£75,384,768	£71,875,726
60% LAR : 40% CIR	15%	£96,955,655	£80,124,357	£80,045,789	£79,889,186	£79,040,698	£72,595,761	£69,090,462
60% LAR : 40% CIR	20%	£93,827,850	£77,311,597	£77,233,256	£77,077,061	£76,229,594	£69,790,782	£66,288,887
60% LAR : 40% CIR	25%	£90,684,896	£74,483,794	£74,405,655	£74,249,828	£73,403,281	£66,969,986	£63,471,156
60% LAR : 40% CIR	30%	£87,526,940	£71,641,095	£71,563,134	£71,407,634	£70,561,907	£64,133,526	£60,637,427
60% LAR : 40% CIR	35%	£84,354,127	£68,783,646	£68,705,838	£68,550,626	£67,705,618	£61,281,557	£57,787,857
60% LAR : 40% CIR	40%	£81,166,608	£65,911,594	£65,833,914	£65,678,952	£64,834,564	£58,414,232	£54,922,602
60% LAR : 40% CIR	45%	£77,964,528	£63,025,084	£62,947,510	£62,792,757	£61,948,893	£55,531,703	£52,041,821
60% LAR : 40% CIR	50%	£74,748,036	£60,124,262	£60,046,770	£59,892,187	£59,048,751	£52,634,126	£49,145,669

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£142,450,439	£124,674,660	£124,595,258	£124,437,182	£123,585,014	£117,117,992	£113,600,425
60% LAR : 40% CIR	5%	£139,368,966	£121,907,904	£121,828,805	£121,671,261	£120,820,425	£114,361,388	£110,848,257
60% LAR : 40% CIR	10%	£136,271,901	£119,125,666	£119,046,845	£118,889,793	£118,040,182	£111,588,505	£108,079,463
60% LAR : 40% CIR	15%	£133,159,392	£116,328,094	£116,249,526	£116,092,923	£115,244,435	£108,799,497	£105,294,199
60% LAR : 40% CIR	20%	£130,031,587	£113,515,334	£113,436,992	£113,280,797	£112,433,331	£105,994,519	£102,492,624
60% LAR : 40% CIR	25%	£126,888,633	£110,687,531	£110,609,392	£110,453,565	£109,607,018	£103,173,723	£99,674,893
60% LAR : 40% CIR	30%	£123,730,677	£107,844,832	£107,766,871	£107,611,371	£106,765,644	£100,337,263	£96,841,163
60% LAR : 40% CIR	35%	£120,557,864	£104,987,383	£104,909,575	£104,754,363	£103,909,355	£97,485,294	£93,991,594
60% LAR : 40% CIR	40%	£117,370,345	£102,115,330	£102,037,651	£101,882,889	£101,038,301	£94,617,968	£91,126,339
60% LAR : 40% CIR	45%	£114,168,265	£99,228,821	£99,151,247	£98,996,493	£98,152,630	£91,735,440	£88,245,558
60% LAR : 40% CIR	50%	£110,951,773	£96,327,999	£96,250,507	£96,095,924	£95,252,488	£88,837,863	£85,349,406

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£157,451,597	£139,675,818	£139,596,416	£139,438,340	£138,586,172	£132,119,150	£128,601,583
60% LAR : 40% CIR	5%	£154,370,124	£136,909,062	£136,829,963	£136,672,419	£135,821,583	£129,362,546	£125,849,415
60% LAR : 40% CIR	10%	£151,273,059	£134,126,824	£134,048,003	£133,890,951	£133,041,340	£126,589,663	£123,080,621
60% LAR : 40% CIR	15%	£148,160,550	£131,329,252	£131,250,684	£131,094,081	£130,245,592	£123,800,655	£120,295,357
60% LAR : 40% CIR	20%	£145,032,745	£128,516,492	£128,438,150	£128,281,955	£127,434,488	£120,995,677	£117,493,782
60% LAR : 40% CIR	25%	£141,889,791	£125,688,688	£125,610,550	£125,454,723	£124,608,176	£118,174,880	£114,676,051
60% LAR : 40% CIR	30%	£138,731,834	£122,845,990	£122,768,029	£122,612,529	£121,766,802	£115,338,421	£111,842,321
60% LAR : 40% CIR	35%	£135,559,022	£119,988,541	£119,910,733	£119,755,521	£118,910,513	£112,486,452	£108,992,751
60% LAR : 40% CIR	40%	£132,371,503	£117,116,488	£117,038,809	£116,883,847	£116,039,459	£109,619,126	£106,127,497
60% LAR : 40% CIR	45%	£129,169,423	£114,229,978	£114,152,405	£113,997,651	£113,153,788	£106,736,598	£103,246,716
60% LAR : 40% CIR	50%	£125,952,930	£111,329,157	£111,251,665	£111,097,082	£110,253,646	£103,839,021	£100,350,564

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£175,184,386	£157,408,607	£157,329,205	£157,171,130	£156,318,961	£149,851,939	£146,334,373
60% LAR : 40% CIR	5%	£172,102,913	£154,641,852	£154,562,752	£154,405,209	£153,554,372	£147,095,335	£143,582,205
60% LAR : 40% CIR	10%	£169,005,849	£151,859,613	£151,780,792	£151,623,740	£150,774,130	£144,322,452	£140,813,411
60% LAR : 40% CIR	15%	£165,893,339	£149,062,042	£148,983,473	£148,826,870	£147,978,382	£141,533,445	£138,028,146
60% LAR : 40% CIR	20%	£162,765,534	£146,249,281	£146,170,940	£146,014,745	£145,167,278	£138,728,466	£135,226,571
60% LAR : 40% CIR	25%	£159,622,580	£143,421,478	£143,343,340	£143,187,512	£142,340,965	£135,907,670	£132,408,841
60% LAR : 40% CIR	30%	£156,464,624	£140,578,780	£140,500,818	£140,345,318	£139,499,591	£133,071,210	£129,575,111
60% LAR : 40% CIR	35%	£153,291,812	£137,721,330	£137,643,522	£137,488,310	£136,643,302	£130,219,241	£126,725,541
60% LAR : 40% CIR	40%	£150,104,292	£134,849,278	£134,771,598	£134,616,636	£133,772,249	£127,351,916	£123,860,287
60% LAR : 40% CIR	45%	£146,902,213	£131,962,768	£131,885,194	£131,730,441	£130,886,578	£124,469,388	£120,979,505
60% LAR : 40% CIR	50%	£143,685,720	£129,061,946	£128,984,454	£128,829,871	£127,986,436	£121,571,811	£118,083,353

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp		Value Area	Zone B - Rest of Camden £900 psf
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£153,717,666	£136,579,813	£136,500,411	£136,342,335	£135,490,167	£129,023,145	£125,505,578
60% LAR : 40% CIR	5%	£152,025,098	£135,179,822	£135,100,723	£134,943,179	£134,092,343	£127,633,306	£124,120,175
60% LAR : 40% CIR	10%	£150,317,009	£133,764,349	£133,685,528	£133,528,476	£132,678,865	£126,227,188	£122,718,146
60% LAR : 40% CIR	15%	£148,593,475	£132,333,543	£132,254,973	£132,098,370	£131,249,883	£124,804,946	£121,299,647
60% LAR : 40% CIR	20%	£146,854,644	£130,887,547	£130,809,206	£130,653,011	£129,805,544	£123,366,732	£119,864,837
60% LAR : 40% CIR	25%	£145,100,665	£129,426,509	£129,348,370	£129,192,543	£128,345,996	£121,912,701	£118,413,871
60% LAR : 40% CIR	30%	£143,331,684	£127,950,575	£127,872,613	£127,717,115	£126,871,386	£120,443,007	£116,946,907
60% LAR : 40% CIR	35%	£141,547,847	£126,459,892	£126,382,084	£126,226,872	£125,381,864	£118,957,802	£115,464,102
60% LAR : 40% CIR	40%	£139,749,303	£124,954,603	£124,876,925	£124,721,962	£123,877,575	£117,457,241	£113,965,612
60% LAR : 40% CIR	45%	£137,936,198	£123,434,859	£123,357,285	£123,202,531	£122,358,668	£115,941,478	£112,451,596
60% LAR : 40% CIR	50%	£136,108,680	£121,900,802	£121,823,310	£121,668,728	£120,825,292	£114,410,667	£110,922,209

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£66,347,438	£49,209,655	£49,130,253	£48,972,177	£48,120,009	£41,652,987	£38,135,420
60% LAR : 40% CIR	5%	£64,654,940	£47,809,664	£47,730,565	£47,573,021	£46,722,185	£40,263,148	£36,750,018
60% LAR : 40% CIR	10%	£62,946,851	£46,394,191	£46,315,370	£46,158,318	£45,308,707	£38,857,030	£35,347,988
60% LAR : 40% CIR	15%	£61,223,317	£44,963,385	£44,884,815	£44,728,212	£43,879,725	£37,434,788	£33,929,489
60% LAR : 40% CIR	20%	£59,484,486	£43,517,389	£43,439,048	£43,282,853	£42,435,386	£35,996,574	£32,494,679
60% LAR : 40% CIR	25%	£57,730,507	£42,056,351	£41,978,212	£41,822,386	£40,975,838	£34,542,543	£31,043,713
60% LAR : 40% CIR	30%	£55,961,526	£40,580,417	£40,502,455	£40,346,957	£39,501,228	£33,072,849	£29,576,749
60% LAR : 40% CIR	35%	£54,177,689	£39,089,734	£39,011,926	£38,856,714	£38,011,706	£31,587,644	£28,093,944
60% LAR : 40% CIR	40%	£52,379,145	£37,584,445	£37,506,767	£37,351,804	£36,507,417	£30,087,083	£26,595,454
60% LAR : 40% CIR	45%	£50,566,040	£36,064,701	£35,987,127	£35,832,374	£34,988,510	£28,571,320	£25,081,436
60% LAR : 40% CIR	50%	£48,738,522	£34,530,644	£34,453,152	£34,298,570	£33,455,135	£27,040,510	£23,552,051

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£102,551,173	£85,413,392	£85,333,990	£85,175,914	£84,323,746	£77,856,724	£74,339,157
60% LAR : 40% CIR	5%	£100,858,677	£84,013,401	£83,934,302	£83,776,758	£82,925,922	£76,466,885	£72,953,754
60% LAR : 40% CIR	10%	£99,150,588	£82,597,928	£82,519,107	£82,362,055	£81,512,444	£75,060,767	£71,551,725
60% LAR : 40% CIR	15%	£97,427,054	£81,167,121	£81,088,552	£80,931,949	£80,083,462	£73,638,525	£70,133,226
60% LAR : 40% CIR	20%	£95,688,223	£79,721,126	£79,642,785	£79,486,590	£78,639,123	£72,200,311	£68,698,416
60% LAR : 40% CIR	25%	£93,934,244	£78,260,088	£78,181,949	£78,026,122	£77,179,575	£70,746,280	£67,247,450
60% LAR : 40% CIR	30%	£92,165,263	£76,784,154	£76,706,192	£76,550,694	£75,704,965	£69,276,586	£65,780,486
60% LAR : 40% CIR	35%	£90,381,426	£75,293,471	£75,215,663	£75,060,451	£74,215,443	£67,791,381	£64,297,681
60% LAR : 40% CIR	40%	£88,582,882	£73,788,182	£73,710,504	£73,555,541	£72,711,154	£66,290,820	£62,799,191
60% LAR : 40% CIR	45%	£86,769,777	£72,268,438	£72,190,864	£72,036,110	£71,192,247	£64,775,057	£61,285,175
60% LAR : 40% CIR	50%	£84,942,259	£70,734,381	£70,656,889	£70,502,307	£69,658,871	£63,244,246	£59,755,788

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£117,552,333	£100,414,549	£100,335,148	£100,177,072	£99,324,903	£92,857,882	£89,340,315
60% LAR : 40% CIR	5%	£115,859,834	£99,014,559	£98,935,460	£98,777,916	£97,927,080	£91,468,043	£87,954,912
60% LAR : 40% CIR	10%	£114,151,745	£97,599,086	£97,520,265	£97,363,213	£96,513,602	£90,061,925	£86,552,883
60% LAR : 40% CIR	15%	£112,428,212	£96,168,279	£96,089,710	£95,933,107	£95,084,620	£88,639,683	£85,134,384
60% LAR : 40% CIR	20%	£110,689,381	£94,722,284	£94,643,943	£94,487,748	£93,640,281	£87,201,469	£83,699,574
60% LAR : 40% CIR	25%	£108,935,402	£93,261,246	£93,183,107	£93,027,280	£92,180,733	£85,747,438	£82,248,608
60% LAR : 40% CIR	30%	£107,166,421	£91,785,312	£91,707,350	£91,551,851	£90,706,123	£84,277,743	£80,781,644
60% LAR : 40% CIR	35%	£105,382,584	£90,294,629	£90,216,821	£90,061,609	£89,216,601	£82,792,539	£79,298,839
60% LAR : 40% CIR	40%	£103,584,039	£88,789,340	£88,711,662	£88,556,698	£87,712,312	£81,291,978	£77,800,349
60% LAR : 40% CIR	45%	£101,770,935	£87,269,595	£87,192,022	£87,037,268	£86,193,405	£79,776,215	£76,286,333
60% LAR : 40% CIR	50%	£99,943,417	£85,735,539	£85,658,047	£85,503,465	£84,660,029	£78,245,404	£74,756,946

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£135,285,122	£118,147,339	£118,067,937	£117,909,861	£117,057,693	£110,590,671	£107,073,104
60% LAR : 40% CIR	5%	£133,592,624	£116,747,348	£116,668,249	£116,510,706	£115,659,869	£109,200,832	£105,687,702
60% LAR : 40% CIR	10%	£131,884,535	£115,331,875	£115,253,054	£115,096,002	£114,246,392	£107,794,714	£104,285,673
60% LAR : 40% CIR	15%	£130,161,001	£113,901,069	£113,822,500	£113,665,896	£112,817,409	£106,372,472	£102,867,174
60% LAR : 40% CIR	20%	£128,422,171	£112,455,074	£112,376,732	£112,220,537	£111,373,070	£104,934,258	£101,432,363
60% LAR : 40% CIR	25%	£126,668,191	£110,994,035	£110,915,896	£110,760,070	£109,913,523	£103,480,227	£99,981,397
60% LAR : 40% CIR	30%	£124,899,210	£109,518,101	£109,440,140	£109,284,641	£108,438,913	£102,010,533	£98,514,433
60% LAR : 40% CIR	35%	£123,115,373	£108,027,418	£107,949,610	£107,794,398	£106,949,390	£100,525,328	£97,031,629
60% LAR : 40% CIR	40%	£121,316,829	£106,522,130	£106,444,451	£106,289,488	£105,445,102	£99,024,768	£95,533,139
60% LAR : 40% CIR	45%	£119,503,725	£105,002,385	£104,924,811	£104,770,058	£103,926,195	£97,509,005	£94,019,122
60% LAR : 40% CIR	50%	£117,676,206	£103,468,329	£103,390,836	£103,236,254	£102,392,819	£96,978,194	£92,489,735

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone B - Rest of Camden £950 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£157,190,033	£139,996,726	£139,917,323	£139,759,247	£138,907,080	£132,440,058	£128,922,490
60% LAR : 40% CIR	5%	£155,323,913	£138,425,889	£138,346,790	£138,189,247	£137,338,409	£130,879,373	£127,366,242
60% LAR : 40% CIR	10%	£153,442,202	£136,839,571	£136,760,750	£136,603,696	£135,754,086	£129,302,410	£125,793,367
60% LAR : 40% CIR	15%	£151,545,046	£135,237,919	£135,159,349	£135,002,746	£134,154,259	£127,709,322	£124,204,023
60% LAR : 40% CIR	20%	£149,632,594	£133,621,077	£133,542,736	£133,386,541	£132,539,074	£126,100,262	£122,598,367
60% LAR : 40% CIR	25%	£147,704,993	£131,989,194	£131,911,054	£131,755,228	£130,908,681	£124,475,386	£120,976,555
60% LAR : 40% CIR	30%	£145,762,390	£130,342,414	£130,264,453	£130,108,953	£129,263,226	£122,834,845	£119,338,746
60% LAR : 40% CIR	35%	£143,804,932	£128,680,885	£128,603,077	£128,447,865	£127,602,857	£121,178,796	£117,685,095
60% LAR : 40% CIR	40%	£141,832,765	£127,004,752	£126,927,072	£126,772,110	£125,927,722	£119,507,390	£116,015,760
60% LAR : 40% CIR	45%	£139,846,038	£125,314,161	£125,236,587	£125,081,834	£124,237,971	£117,820,781	£114,330,898
60% LAR : 40% CIR	50%	£137,844,899	£123,609,259	£123,531,767	£123,377,184	£122,533,748	£116,119,123	£112,630,666

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£69,819,875	£52,626,568	£52,547,165	£52,389,089	£51,536,922	£45,069,900	£41,552,333
60% LAR : 40% CIR	5%	£67,953,756	£51,055,731	£50,976,632	£50,819,089	£49,968,251	£43,509,215	£39,996,084
60% LAR : 40% CIR	10%	£66,072,044	£49,469,413	£49,390,592	£49,233,540	£48,383,928	£41,932,252	£38,423,209
60% LAR : 40% CIR	15%	£64,174,888	£47,867,761	£47,789,191	£47,632,588	£46,784,101	£40,339,164	£36,833,865
60% LAR : 40% CIR	20%	£62,262,436	£46,250,920	£46,172,578	£46,016,383	£45,168,916	£38,730,104	£35,228,209
60% LAR : 40% CIR	25%	£60,334,836	£44,619,036	£44,540,896	£44,385,070	£43,538,523	£37,105,228	£33,606,397
60% LAR : 40% CIR	30%	£58,392,232	£42,972,256	£42,894,295	£42,738,795	£41,893,068	£35,464,687	£31,968,588
60% LAR : 40% CIR	35%	£56,434,774	£41,310,727	£41,232,919	£41,077,707	£40,232,699	£33,808,638	£30,314,937
60% LAR : 40% CIR	40%	£54,462,608	£39,634,594	£39,556,914	£39,401,952	£38,557,565	£32,137,232	£28,645,603
60% LAR : 40% CIR	45%	£52,475,881	£37,944,003	£37,866,429	£37,711,676	£36,867,813	£30,450,623	£26,960,741
60% LAR : 40% CIR	50%	£50,474,741	£36,239,101	£36,161,609	£36,007,026	£35,163,590	£28,748,965	£25,260,508

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£106,023,612	£88,830,305	£88,750,902	£88,592,826	£87,740,659	£81,273,637	£77,756,069
60% LAR : 40% CIR	5%	£104,157,492	£87,259,468	£87,180,368	£87,022,826	£86,171,988	£79,712,951	£76,199,821
60% LAR : 40% CIR	10%	£102,275,781	£85,673,150	£85,594,329	£85,437,276	£84,587,665	£78,135,989	£74,626,946
60% LAR : 40% CIR	15%	£100,378,625	£84,071,498	£83,992,928	£83,836,325	£82,987,838	£76,542,901	£73,037,602
60% LAR : 40% CIR	20%	£98,466,173	£82,454,656	£82,376,315	£82,220,120	£81,372,653	£74,933,841	£71,431,946
60% LAR : 40% CIR	25%	£96,538,572	£80,822,773	£80,744,633	£80,588,807	£79,742,260	£73,308,965	£69,810,134
60% LAR : 40% CIR	30%	£94,595,969	£79,175,993	£79,098,032	£78,942,532	£78,096,805	£71,668,424	£68,172,325
60% LAR : 40% CIR	35%	£92,638,510	£77,514,464	£77,436,656	£77,281,444	£76,436,436	£70,012,375	£66,518,674
60% LAR : 40% CIR	40%	£90,666,344	£75,838,331	£75,760,651	£75,605,689	£74,761,301	£68,340,968	£64,849,339
60% LAR : 40% CIR	45%	£88,679,617	£74,147,740	£74,070,166	£73,915,413	£73,071,550	£66,654,360	£63,164,477
60% LAR : 40% CIR	50%	£86,678,478	£72,442,838	£72,365,345	£72,210,763	£71,367,327	£64,952,702	£61,464,245

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£121,024,770	£103,831,463	£103,752,060	£103,593,984	£102,741,817	£96,274,795	£92,757,227
60% LAR : 40% CIR	5%	£119,158,650	£102,260,626	£102,181,526	£102,023,984	£101,173,146	£94,714,109	£91,200,979
60% LAR : 40% CIR	10%	£117,276,939	£100,674,308	£100,595,487	£100,438,434	£99,588,823	£93,137,147	£89,628,104
60% LAR : 40% CIR	15%	£115,379,783	£99,072,655	£98,994,086	£98,837,483	£97,988,996	£91,544,059	£88,038,760
60% LAR : 40% CIR	20%	£113,467,331	£97,455,814	£97,377,473	£97,221,278	£96,373,811	£89,934,999	£86,433,104
60% LAR : 40% CIR	25%	£111,539,730	£95,823,930	£95,745,791	£95,589,965	£94,743,418	£88,310,122	£84,811,292
60% LAR : 40% CIR	30%	£109,597,127	£94,177,151	£94,099,190	£93,943,690	£93,097,963	£86,669,582	£83,173,483
60% LAR : 40% CIR	35%	£107,639,668	£92,515,622	£92,437,814	£92,282,602	£91,437,594	£85,013,533	£81,519,832
60% LAR : 40% CIR	40%	£105,667,502	£90,839,488	£90,761,809	£90,606,847	£89,762,459	£83,342,126	£79,850,497
60% LAR : 40% CIR	45%	£103,680,775	£89,148,898	£89,071,324	£88,916,571	£88,072,708	£81,655,518	£78,165,635
60% LAR : 40% CIR	50%	£101,679,636	£87,443,996	£87,366,503	£87,211,920	£86,368,485	£79,953,860	£76,465,403

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£138,757,560	£121,564,252	£121,484,850	£121,326,774	£120,474,606	£114,007,584	£110,490,017
60% LAR : 40% CIR	5%	£136,891,440	£119,993,415	£119,914,316	£119,756,773	£118,905,936	£112,446,899	£108,933,768
60% LAR : 40% CIR	10%	£135,009,728	£118,407,097	£118,328,276	£118,171,224	£117,321,612	£110,869,936	£107,360,893
60% LAR : 40% CIR	15%	£133,112,573	£116,805,445	£116,726,876	£116,570,272	£115,721,785	£109,276,848	£105,771,550
60% LAR : 40% CIR	20%	£131,200,121	£115,188,604	£115,110,262	£114,954,067	£114,106,601	£107,667,789	£104,165,894
60% LAR : 40% CIR	25%	£129,272,520	£113,556,720	£113,478,581	£113,322,754	£112,476,207	£106,042,912	£102,544,082
60% LAR : 40% CIR	30%	£127,329,916	£111,909,940	£111,831,979	£111,676,480	£110,830,752	£104,402,372	£100,906,272
60% LAR : 40% CIR	35%	£125,372,458	£110,248,411	£110,170,603	£110,015,391	£109,170,383	£102,746,322	£99,252,622
60% LAR : 40% CIR	40%	£123,400,292	£108,572,278	£108,494,598	£108,339,636	£107,495,249	£101,074,916	£97,583,287
60% LAR : 40% CIR	45%	£121,413,565	£106,881,687	£106,804,114	£106,649,360	£105,805,497	£99,388,307	£95,898,425
60% LAR : 40% CIR	50%	£119,412,425	£105,176,785	£105,099,293	£104,944,710	£104,101,274	£97,686,649	£94,198,192

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone B - Rest of Camden £1,000 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£160,662,471	£143,413,638	£143,334,236	£143,176,161	£142,323,992	£135,856,970	£132,339,403
60% LAR : 40% CIR	5%	£158,622,729	£141,671,956	£141,592,857	£141,435,313	£140,584,477	£134,125,440	£130,612,310
60% LAR : 40% CIR	10%	£156,567,396	£139,914,793	£139,835,971	£139,678,918	£138,829,308	£132,377,631	£128,868,589
60% LAR : 40% CIR	15%	£154,496,619	£138,142,294	£138,063,725	£137,907,122	£137,058,935	£130,613,697	£127,108,399
60% LAR : 40% CIR	20%	£152,410,544	£136,354,608	£136,276,265	£136,120,071	£135,272,604	£128,833,793	£125,331,898
60% LAR : 40% CIR	25%	£150,309,321	£134,551,878	£134,473,739	£134,317,912	£133,471,365	£127,038,070	£123,539,240
60% LAR : 40% CIR	30%	£148,193,096	£132,734,253	£132,656,292	£132,500,792	£131,655,065	£125,226,684	£121,730,585
60% LAR : 40% CIR	35%	£146,062,016	£130,901,878	£130,824,070	£130,668,859	£129,823,851	£123,399,789	£119,906,088
60% LAR : 40% CIR	40%	£143,916,227	£129,054,899	£128,977,220	£128,822,257	£127,977,871	£121,557,537	£118,065,908
60% LAR : 40% CIR	45%	£141,755,879	£127,193,462	£127,115,889	£126,961,135	£126,117,273	£119,700,083	£116,210,200
60% LAR : 40% CIR	50%	£139,581,117	£125,317,715	£125,240,222	£125,085,640	£124,242,295	£117,827,580	£114,339,122

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£73,292,313	£56,043,480	£55,964,078	£55,806,003	£54,953,834	£48,486,813	£44,969,245
60% LAR : 40% CIR	5%	£71,252,571	£54,301,798	£54,222,699	£54,065,156	£53,214,319	£46,755,282	£43,242,152
60% LAR : 40% CIR	10%	£69,197,238	£52,544,635	£52,465,813	£52,308,760	£51,459,150	£45,007,473	£41,498,431
60% LAR : 40% CIR	15%	£67,126,461	£50,772,136	£50,693,567	£50,536,964	£49,688,477	£43,243,539	£39,738,242
60% LAR : 40% CIR	20%	£65,040,386	£48,984,450	£48,906,107	£48,749,913	£47,902,447	£41,463,635	£37,961,740
60% LAR : 40% CIR	25%	£62,939,163	£47,181,720	£47,103,581	£46,947,755	£46,101,207	£39,667,912	£36,169,082
60% LAR : 40% CIR	30%	£60,822,938	£45,364,096	£45,286,134	£45,130,634	£44,284,907	£37,856,526	£34,360,427
60% LAR : 40% CIR	35%	£58,691,858	£43,531,720	£43,453,912	£43,298,701	£42,453,693	£36,029,631	£32,535,930
60% LAR : 40% CIR	40%	£56,546,069	£41,684,741	£41,607,062	£41,452,099	£40,607,713	£34,187,379	£30,695,750
60% LAR : 40% CIR	45%	£54,385,721	£39,823,305	£39,745,731	£39,590,977	£38,747,115	£32,329,925	£28,840,042
60% LAR : 40% CIR	50%	£52,210,960	£37,947,557	£37,870,064	£37,715,482	£36,872,047	£30,457,422	£26,968,965

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£109,496,050	£92,247,217	£92,167,815	£92,009,740	£91,157,571	£84,690,549	£81,172,982
60% LAR : 40% CIR	5%	£107,456,308	£90,505,535	£90,426,436	£90,268,892	£89,418,056	£82,959,019	£79,445,889
60% LAR : 40% CIR	10%	£105,400,975	£88,748,372	£88,669,550	£88,512,497	£87,662,887	£81,211,210	£77,702,168
60% LAR : 40% CIR	15%	£103,330,198	£86,975,873	£86,897,304	£86,740,701	£85,892,214	£79,447,276	£75,941,978
60% LAR : 40% CIR	20%	£101,244,123	£85,188,187	£85,109,844	£84,953,650	£84,106,183	£77,667,372	£74,165,476
60% LAR : 40% CIR	25%	£99,142,900	£83,385,457	£83,307,318	£83,151,491	£82,304,944	£75,871,649	£72,372,819
60% LAR : 40% CIR	30%	£97,026,675	£81,567,832	£81,489,871	£81,334,371	£80,488,644	£74,060,263	£70,564,163
60% LAR : 40% CIR	35%	£94,895,595	£79,735,457	£79,657,649	£79,502,438	£78,657,430	£72,233,368	£68,739,667
60% LAR : 40% CIR	40%	£92,749,806	£77,888,478	£77,810,799	£77,655,836	£76,811,450	£70,391,116	£66,899,487
60% LAR : 40% CIR	45%	£90,589,458	£76,027,041	£75,949,468	£75,794,714	£74,950,852	£68,533,662	£65,043,779
60% LAR : 40% CIR	50%	£88,414,696	£74,151,294	£74,073,801	£73,919,219	£73,075,784	£66,661,159	£63,172,701

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£124,497,207	£107,248,375	£107,168,972	£107,010,898	£106,158,729	£99,691,707	£96,174,140
60% LAR : 40% CIR	5%	£122,457,466	£105,506,693	£105,427,594	£105,270,050	£104,419,214	£97,960,177	£94,447,046
60% LAR : 40% CIR	10%	£120,402,133	£103,749,530	£103,670,707	£103,513,655	£102,664,045	£96,212,367	£92,703,326
60% LAR : 40% CIR	15%	£118,331,356	£101,977,030	£101,898,462	£101,741,859	£100,893,372	£94,448,434	£90,943,136
60% LAR : 40% CIR	20%	£116,245,281	£100,189,345	£100,111,002	£99,954,808	£99,107,341	£92,668,529	£89,166,634
60% LAR : 40% CIR	25%	£114,144,058	£98,386,615	£98,308,476	£98,152,649	£97,306,102	£90,872,807	£87,373,977
60% LAR : 40% CIR	30%	£112,027,833	£96,568,990	£96,491,029	£96,335,529	£95,489,802	£89,061,421	£85,565,321
60% LAR : 40% CIR	35%	£109,896,753	£94,736,615	£94,658,806	£94,503,596	£93,658,588	£87,234,526	£83,740,825
60% LAR : 40% CIR	40%	£107,750,964	£92,889,636	£92,811,957	£92,656,994	£91,812,608	£85,392,274	£81,900,644
60% LAR : 40% CIR	45%	£105,590,616	£91,028,199	£90,950,626	£90,795,872	£89,952,010	£83,534,820	£80,044,937
60% LAR : 40% CIR	50%	£103,415,854	£89,152,452	£89,074,959	£88,920,377	£88,076,942	£81,662,317	£78,173,859

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£142,229,997	£124,981,165	£124,901,762	£124,743,687	£123,891,519	£117,424,497	£113,906,929
60% LAR : 40% CIR	5%	£140,190,255	£123,239,483	£123,160,383	£123,002,840	£122,152,003	£115,692,966	£112,179,836
60% LAR : 40% CIR	10%	£138,134,922	£121,482,319	£121,403,497	£121,246,445	£120,396,834	£113,945,157	£110,436,115
60% LAR : 40% CIR	15%	£136,064,145	£119,709,820	£119,631,252	£119,474,648	£118,626,161	£112,181,223	£108,675,926
60% LAR : 40% CIR	20%	£133,978,071	£117,922,134	£117,843,792	£117,687,596	£116,840,131	£110,401,319	£106,899,424
60% LAR : 40% CIR	25%	£131,876,847	£116,119,404	£116,041,265	£115,885,439	£115,038,892	£108,605,596	£105,106,766
60% LAR : 40% CIR	30%	£129,760,622	£114,301,780	£114,223,818	£114,068,318	£113,222,591	£106,794,210	£103,298,111
60% LAR : 40% CIR	35%	£127,629,542	£112,469,404	£112,391,596	£112,236,385	£111,391,377	£104,967,315	£101,473,615
60% LAR : 40% CIR	40%	£125,483,754	£110,622,425	£110,544,747	£110,389,783	£109,545,397	£103,125,063	£99,633,434
60% LAR : 40% CIR	45%	£123,323,405	£108,760,989	£108,683,415	£108,528,662	£107,684,799	£101,267,609	£97,777,726
60% LAR : 40% CIR	50%	£121,148,644	£106,885,241	£106,807,748	£106,653,167	£105,809,731	£99,395,106	£95,906,649

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone B - Rest of Camden £1,050 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£164,134,909	£148,830,551	£146,751,149	£146,593,073	£145,740,905	£139,273,883	£135,756,316
60% LAR : 40% CIR	5%	£161,921,545	£144,918,023	£144,838,924	£144,681,381	£143,830,544	£137,371,507	£133,858,376
60% LAR : 40% CIR	10%	£159,692,589	£142,990,014	£142,911,192	£142,754,140	£141,904,530	£135,452,852	£131,943,810
60% LAR : 40% CIR	15%	£157,448,191	£141,046,670	£140,968,101	£140,811,498	£139,963,011	£133,518,073	£130,012,774
60% LAR : 40% CIR	20%	£155,188,494	£139,088,137	£139,009,796	£138,853,602	£138,006,135	£131,567,322	£128,065,428
60% LAR : 40% CIR	25%	£152,913,649	£137,114,563	£137,036,423	£136,880,597	£136,034,050	£129,600,755	£126,101,924
60% LAR : 40% CIR	30%	£150,623,803	£135,126,092	£135,048,131	£134,892,631	£134,046,904	£127,618,523	£124,122,423
60% LAR : 40% CIR	35%	£148,319,100	£133,122,871	£133,045,063	£132,889,852	£132,044,844	£125,620,782	£122,127,081
60% LAR : 40% CIR	40%	£145,999,690	£131,105,047	£131,027,367	£130,872,405	£130,028,018	£123,607,685	£120,116,056
60% LAR : 40% CIR	45%	£143,665,720	£129,072,765	£128,995,191	£128,840,438	£127,996,575	£121,579,385	£118,089,502
60% LAR : 40% CIR	50%	£141,317,336	£127,026,171	£126,948,679	£126,794,097	£125,950,661	£119,536,036	£116,047,578

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£76,764,751	£59,460,393	£59,380,991	£59,222,915	£58,370,747	£51,903,725	£48,386,158
60% LAR : 40% CIR	5%	£74,551,387	£57,547,865	£57,468,766	£57,311,223	£56,460,386	£50,001,349	£46,488,218
60% LAR : 40% CIR	10%	£72,322,431	£55,619,856	£55,541,035	£55,383,982	£54,534,372	£48,082,894	£44,573,652
60% LAR : 40% CIR	15%	£70,078,033	£53,676,512	£53,597,943	£53,441,340	£52,592,853	£46,147,915	£42,642,617
60% LAR : 40% CIR	20%	£67,818,337	£51,717,979	£51,639,638	£51,483,444	£50,635,977	£44,197,164	£40,695,270
60% LAR : 40% CIR	25%	£65,543,492	£49,744,405	£49,666,265	£49,510,439	£48,663,892	£42,230,597	£38,731,766
60% LAR : 40% CIR	30%	£63,253,645	£47,755,934	£47,677,973	£47,522,473	£46,676,746	£40,248,365	£36,752,265
60% LAR : 40% CIR	35%	£60,948,942	£45,752,713	£45,674,905	£45,519,694	£44,674,686	£38,250,624	£34,756,923
60% LAR : 40% CIR	40%	£58,629,532	£43,734,889	£43,657,210	£43,502,247	£42,657,860	£36,237,527	£32,745,898
60% LAR : 40% CIR	45%	£56,295,562	£41,702,607	£41,625,033	£41,470,280	£40,626,417	£34,209,227	£30,719,344
60% LAR : 40% CIR	50%	£53,947,178	£39,656,013	£39,578,521	£39,423,939	£38,580,504	£32,165,879	£28,677,420

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£112,968,488	£95,664,130	£95,584,728	£95,426,652	£94,574,484	£88,107,462	£84,589,895
60% LAR : 40% CIR	5%	£110,755,124	£93,751,602	£93,672,503	£93,514,960	£92,664,122	£86,205,086	£82,691,955
60% LAR : 40% CIR	10%	£108,526,168	£91,823,593	£91,744,771	£91,587,719	£90,738,109	£84,286,431	£80,777,389
60% LAR : 40% CIR	15%	£106,281,770	£89,880,249	£89,801,680	£89,645,077	£88,796,590	£82,351,652	£78,846,353
60% LAR : 40% CIR	20%	£104,022,073	£87,921,716	£87,843,375	£87,687,181	£86,839,714	£80,400,901	£76,899,007
60% LAR : 40% CIR	25%	£101,747,228	£85,948,142	£85,870,002	£85,714,176	£84,867,629	£78,434,334	£74,935,503
60% LAR : 40% CIR	30%	£99,457,382	£83,959,671	£83,881,710	£83,726,210	£82,880,482	£76,452,102	£72,956,002
60% LAR : 40% CIR	35%	£97,152,679	£81,956,450	£81,878,642	£81,723,431	£80,878,423	£74,454,361	£70,960,660
60% LAR : 40% CIR	40%	£94,833,269	£79,938,626	£79,860,946	£79,705,984	£78,861,597	£72,441,264	£68,949,635
60% LAR : 40% CIR	45%	£92,499,299	£77,906,344	£77,828,770	£77,674,017	£76,830,154	£70,412,964	£66,923,081
60% LAR : 40% CIR	50%	£90,150,915	£75,859,750	£75,782,258	£75,627,676	£74,784,240	£68,369,615	£64,881,157

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£127,969,646	£110,665,288	£110,585,886	£110,427,810	£109,575,641	£103,108,620	£99,591,053
60% LAR : 40% CIR	5%	£125,756,282	£108,752,760	£108,673,661	£108,516,118	£107,665,280	£101,206,244	£97,693,113
60% LAR : 40% CIR	10%	£123,527,326	£106,824,750	£106,745,929	£106,588,877	£105,739,267	£99,287,589	£95,778,547
60% LAR : 40% CIR	15%	£121,282,928	£104,881,407	£104,802,838	£104,646,235	£103,797,748	£97,352,810	£93,847,511
60% LAR : 40% CIR	20%	£119,023,231	£102,922,874	£102,844,532	£102,688,338	£101,840,872	£95,402,059	£91,900,165
60% LAR : 40% CIR	25%	£116,748,386	£100,949,299	£100,871,160	£100,715,334	£99,868,787	£93,435,491	£89,936,661
60% LAR : 40% CIR	30%	£114,458,540	£98,960,829	£98,882,867	£98,727,368	£97,881,640	£91,453,260	£87,957,160
60% LAR : 40% CIR	35%	£112,153,837	£96,957,608	£96,879,799	£96,724,589	£95,879,581	£89,455,519	£85,961,818
60% LAR : 40% CIR	40%	£109,834,427	£94,939,784	£94,862,104	£94,707,142	£93,862,755	£87,442,422	£83,950,793
60% LAR : 40% CIR	45%	£107,500,457	£92,907,502	£92,829,928	£92,675,175	£91,831,311	£85,414,121	£81,924,239
60% LAR : 40% CIR	50%	£105,152,073	£90,860,908	£90,783,416	£90,628,834	£89,785,398	£83,370,773	£79,882,315

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£145,702,435	£128,398,077	£128,318,675	£128,160,599	£127,308,431	£120,841,409	£117,323,842
60% LAR : 40% CIR	5%	£143,489,071	£126,485,549	£126,406,450	£126,248,907	£125,398,070	£118,939,033	£115,425,902
60% LAR : 40% CIR	10%	£141,260,116	£124,557,540	£124,478,719	£124,321,666	£123,472,056	£117,020,379	£113,511,336
60% LAR : 40% CIR	15%	£139,015,717	£122,614,196	£122,535,628	£122,379,024	£121,530,537	£115,085,599	£111,580,301
60% LAR : 40% CIR	20%	£136,756,021	£120,655,663	£120,577,322	£120,421,128	£119,573,661	£113,134,848	£109,632,954
60% LAR : 40% CIR	25%	£134,481,176	£118,682,089	£118,603,950	£118,448,123	£117,601,576	£111,168,281	£107,669,451
60% LAR : 40% CIR	30%	£132,191,329	£116,693,619	£116,615,657	£116,460,157	£115,614,430	£109,186,049	£105,689,950
60% LAR : 40% CIR	35%	£129,886,627	£114,690,397	£114,612,589	£114,457,378	£113,612,370	£107,188,308	£103,694,608
60% LAR : 40% CIR	40%	£127,567,216	£112,672,573	£112,594,894	£112,439,932	£111,595,544	£105,175,211	£101,683,582
60% LAR : 40% CIR	45%	£125,233,246	£110,640,291	£110,562,717	£110,407,964	£109,564,101	£103,146,911	£99,657,029
60% LAR : 40% CIR	50%	£122,884,862	£108,593,698	£108,516,205	£108,361,623	£107,518,188	£101,103,563	£97,615,104

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone B - Rest of Camden £1,100 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£167,607,346	£160,247,464	£150,168,061	£150,009,985	£149,157,818	£142,690,796	£139,173,229
60% LAR : 40% CIR	5%	£165,220,361	£148,164,090	£148,084,991	£147,927,448	£147,076,610	£140,617,574	£137,104,444
60% LAR : 40% CIR	10%	£162,817,783	£146,065,235	£145,986,414	£145,829,362	£144,979,751	£138,528,073	£135,019,032
60% LAR : 40% CIR	15%	£160,399,762	£143,951,046	£143,872,476	£143,715,873	£142,867,386	£136,422,449	£132,917,151
60% LAR : 40% CIR	20%	£157,966,445	£141,821,667	£141,743,326	£141,587,131	£140,739,665	£134,300,852	£130,798,957
60% LAR : 40% CIR	25%	£155,517,978	£139,677,247	£139,599,108	£139,443,281	£138,596,734	£132,163,439	£128,664,609
60% LAR : 40% CIR	30%	£153,054,509	£137,517,931	£137,439,969	£137,284,471	£136,438,742	£130,010,362	£126,514,263
60% LAR : 40% CIR	35%	£150,576,185	£135,343,865	£135,266,057	£135,110,845	£134,265,837	£127,841,776	£124,348,075
60% LAR : 40% CIR	40%	£148,083,153	£133,155,194	£133,077,516	£132,922,552	£132,078,166	£125,657,832	£122,166,203
60% LAR : 40% CIR	45%	£145,575,560	£130,962,066	£130,874,493	£130,719,739	£129,875,877	£123,458,687	£119,968,804
60% LAR : 40% CIR	50%	£143,053,555	£128,734,628	£128,657,136	£128,502,553	£127,659,117	£121,244,492	£117,756,035

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£80,237,188	£62,877,306	£62,797,903	£62,639,828	£61,787,660	£55,320,638	£51,803,071
60% LAR : 40% CIR	5%	£77,850,203	£60,793,933	£60,714,833	£60,557,290	£59,706,452	£53,247,416	£49,734,286
60% LAR : 40% CIR	10%	£75,447,626	£58,695,077	£58,616,256	£58,459,204	£57,609,593	£51,157,915	£47,648,874
60% LAR : 40% CIR	15%	£73,029,604	£56,580,888	£56,502,318	£56,345,715	£55,497,228	£49,052,291	£45,546,993
60% LAR : 40% CIR	20%	£70,596,287	£54,451,509	£54,373,168	£54,216,973	£53,369,507	£46,930,694	£43,428,799
60% LAR : 40% CIR	25%	£68,147,820	£52,307,089	£52,228,950	£52,073,124	£51,226,576	£44,793,281	£41,294,451
60% LAR : 40% CIR	30%	£65,684,351	£50,147,773	£50,069,811	£49,914,313	£49,068,584	£42,640,204	£39,144,105
60% LAR : 40% CIR	35%	£63,206,027	£47,973,707	£47,895,899	£47,740,687	£46,895,679	£40,471,618	£36,977,917
60% LAR : 40% CIR	40%	£60,712,995	£45,785,036	£45,707,358	£45,552,395	£44,708,008	£38,287,674	£34,796,045
60% LAR : 40% CIR	45%	£58,205,402	£43,581,908	£43,504,335	£43,349,581	£42,505,719	£36,088,529	£32,598,646
60% LAR : 40% CIR	50%	£55,683,397	£41,364,470	£41,286,978	£41,132,395	£40,288,959	£33,874,334	£30,385,877

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,440,925	£99,081,043	£99,001,640	£98,843,564	£97,991,397	£91,524,375	£88,006,807
60% LAR : 40% CIR	5%	£114,053,940	£96,997,669	£96,918,570	£96,761,027	£95,910,189	£89,451,153	£85,938,023
60% LAR : 40% CIR	10%	£111,651,362	£94,898,814	£94,819,993	£94,662,941	£93,813,330	£87,361,652	£83,852,611
60% LAR : 40% CIR	15%	£109,233,341	£92,784,625	£92,706,055	£92,549,452	£91,700,965	£85,256,028	£81,750,729
60% LAR : 40% CIR	20%	£106,800,023	£90,655,246	£90,576,905	£90,420,710	£89,573,244	£83,134,431	£79,632,536
60% LAR : 40% CIR	25%	£104,351,557	£88,510,826	£88,432,687	£88,276,860	£87,430,313	£80,997,018	£77,498,188
60% LAR : 40% CIR	30%	£101,888,088	£86,351,510	£86,273,548	£86,118,050	£85,272,321	£78,843,941	£75,347,842
60% LAR : 40% CIR	35%	£99,409,764	£84,177,444	£84,099,636	£83,944,424	£83,099,416	£76,675,355	£73,181,654
60% LAR : 40% CIR	40%	£96,916,732	£81,988,773	£81,911,095	£81,756,131	£80,911,745	£74,491,411	£70,999,782
60% LAR : 40% CIR	45%	£94,409,139	£79,785,645	£79,708,072	£79,553,318	£78,709,456	£72,292,266	£68,802,383
60% LAR : 40% CIR	50%	£91,887,134	£77,568,207	£77,490,714	£77,336,132	£76,492,696	£70,078,071	£66,589,614

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£131,442,083	£114,082,201	£114,002,798	£113,844,722	£112,992,555	£106,525,533	£103,007,965
60% LAR : 40% CIR	5%	£129,055,098	£111,998,827	£111,919,728	£111,762,184	£110,911,347	£104,452,311	£100,939,181
60% LAR : 40% CIR	10%	£126,652,520	£109,899,972	£109,821,151	£109,664,099	£108,814,487	£102,362,810	£98,853,768
60% LAR : 40% CIR	15%	£124,234,499	£107,785,783	£107,707,213	£107,550,610	£106,702,123	£100,257,186	£96,751,887
60% LAR : 40% CIR	20%	£121,801,181	£105,656,404	£105,578,063	£105,421,868	£104,574,402	£98,135,589	£94,633,694
60% LAR : 40% CIR	25%	£119,352,715	£103,511,984	£103,433,845	£103,278,018	£102,431,471	£95,998,176	£92,499,346
60% LAR : 40% CIR	30%	£116,889,246	£101,352,668	£101,274,706	£101,119,207	£100,273,479	£93,845,098	£90,349,000
60% LAR : 40% CIR	35%	£114,410,921	£99,178,602	£99,100,793	£98,945,582	£98,100,574	£91,676,512	£88,182,812
60% LAR : 40% CIR	40%	£111,917,890	£96,989,931	£96,912,252	£96,757,289	£95,912,903	£89,492,569	£86,000,940
60% LAR : 40% CIR	45%	£109,410,297	£94,786,803	£94,709,229	£94,554,476	£93,710,614	£87,293,424	£83,803,541
60% LAR : 40% CIR	50%	£106,888,292	£92,569,365	£92,491,872	£92,337,289	£91,493,854	£85,079,229	£81,590,772

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£149,174,873	£131,814,990	£131,735,588	£131,577,512	£130,725,344	£124,258,322	£120,740,755
60% LAR : 40% CIR	5%	£146,787,887	£129,731,617	£129,652,518	£129,494,974	£128,644,136	£122,185,101	£118,671,970
60% LAR : 40% CIR	10%	£144,385,310	£127,632,762	£127,553,941	£127,396,888	£126,547,277	£120,095,600	£116,586,558
60% LAR : 40% CIR	15%	£141,967,289	£125,518,572	£125,440,003	£125,283,400	£124,434,912	£117,989,975	£114,484,677
60% LAR : 40% CIR	20%	£139,533,971	£123,389,194	£123,310,852	£123,154,657	£122,307,191	£115,868,378	£112,366,483
60% LAR : 40% CIR	25%	£137,085,504	£121,244,773	£121,166,634	£121,010,808	£120,164,261	£113,730,965	£110,232,135
60% LAR : 40% CIR	30%	£134,622,035	£119,085,457	£119,007,496	£118,851,997	£118,006,269	£111,577,888	£108,081,789
60% LAR : 40% CIR	35%	£132,143,711	£116,911,391	£116,833,583	£116,678,371	£115,833,363	£109,409,302	£105,915,602
60% LAR : 40% CIR	40%	£129,650,679	£114,722,720	£114,645,042	£114,490,079	£113,645,692	£107,225,358	£103,733,729
60% LAR : 40% CIR	45%	£127,143,087	£112,519,593	£112,442,019	£112,287,266	£111,443,403	£105,026,213	£101,536,330
60% LAR : 40% CIR	50%	£124,621,081	£110,302,154	£110,224,662	£110,070,079	£109,226,643	£102,812,018	£99,323,561

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone B - Rest of Camden £1,150 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£171,079,784	£153,664,376	£153,584,974	£153,426,899	£152,574,730	£146,107,708	£142,590,141
60% LAR : 40% CIR	5%	£168,519,176	£151,410,157	£151,331,058	£151,173,515	£150,322,678	£143,863,641	£140,350,510
60% LAR : 40% CIR	10%	£165,942,977	£149,140,456	£149,061,635	£148,904,583	£148,054,972	£141,603,295	£138,094,253
60% LAR : 40% CIR	15%	£163,351,334	£146,856,422	£146,776,852	£146,620,249	£145,771,762	£139,326,825	£135,821,527
60% LAR : 40% CIR	20%	£160,744,395	£144,555,198	£144,476,856	£144,320,661	£143,473,195	£137,034,382	£133,532,487
60% LAR : 40% CIR	25%	£158,122,305	£142,239,932	£142,161,792	£142,005,966	£141,159,419	£134,726,124	£131,227,293
60% LAR : 40% CIR	30%	£155,485,215	£139,909,770	£139,831,808	£139,676,309	£138,830,581	£132,402,201	£128,906,102
60% LAR : 40% CIR	35%	£152,833,269	£137,564,858	£137,487,050	£137,331,838	£136,486,830	£130,062,769	£126,569,068
60% LAR : 40% CIR	40%	£150,166,616	£135,205,342	£135,127,663	£134,972,700	£134,128,313	£127,707,979	£124,216,350
60% LAR : 40% CIR	45%	£147,485,401	£132,831,369	£132,753,795	£132,599,042	£131,755,178	£125,337,988	£121,848,106
60% LAR : 40% CIR	50%	£144,789,773	£130,443,084	£130,365,591	£130,211,009	£129,367,574	£122,952,949	£119,464,491

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£83,709,626	£66,294,218	£66,214,816	£66,056,741	£65,204,572	£58,737,551	£55,219,983
60% LAR : 40% CIR	5%	£81,149,018	£64,039,999	£63,960,900	£63,803,357	£62,952,520	£56,493,483	£52,980,352
60% LAR : 40% CIR	10%	£78,572,819	£61,770,298	£61,691,477	£61,534,425	£60,684,814	£54,233,137	£50,724,095
60% LAR : 40% CIR	15%	£75,981,176	£59,485,264	£59,406,695	£59,250,091	£58,401,604	£51,956,667	£48,451,369
60% LAR : 40% CIR	20%	£73,374,237	£57,185,040	£57,106,698	£56,950,503	£56,103,037	£49,664,225	£46,162,329
60% LAR : 40% CIR	25%	£70,752,148	£54,869,774	£54,791,634	£54,635,808	£53,789,261	£47,355,966	£43,857,135
60% LAR : 40% CIR	30%	£68,115,057	£52,539,612	£52,461,650	£52,306,151	£51,460,423	£45,032,043	£41,535,944
60% LAR : 40% CIR	35%	£65,463,111	£50,194,700	£50,116,892	£49,961,680	£49,116,672	£42,692,611	£39,198,910
60% LAR : 40% CIR	40%	£62,796,458	£47,835,184	£47,757,505	£47,602,542	£46,758,155	£40,337,821	£36,846,192
60% LAR : 40% CIR	45%	£60,115,244	£45,461,211	£45,383,637	£45,228,884	£44,385,021	£37,967,831	£34,477,948
60% LAR : 40% CIR	50%	£57,419,616	£43,072,926	£42,995,433	£42,840,851	£41,997,416	£35,582,791	£32,094,334

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£119,913,363	£102,497,955	£102,418,553	£102,260,478	£101,408,309	£94,941,287	£91,423,720
60% LAR : 40% CIR	5%	£117,352,754	£100,243,736	£100,164,637	£100,007,094	£99,156,257	£92,697,220	£89,184,089
60% LAR : 40% CIR	10%	£114,776,556	£97,974,035	£97,895,214	£97,738,162	£96,888,551	£90,436,874	£86,927,832
60% LAR : 40% CIR	15%	£112,184,913	£95,689,001	£95,610,431	£95,453,828	£94,605,341	£88,160,404	£84,655,106
60% LAR : 40% CIR	20%	£109,577,974	£93,388,777	£93,310,435	£93,154,240	£92,306,774	£85,867,961	£82,366,066
60% LAR : 40% CIR	25%	£106,955,884	£91,073,511	£90,995,371	£90,839,545	£89,992,998	£83,559,703	£80,060,872
60% LAR : 40% CIR	30%	£104,318,794	£88,743,349	£88,665,387	£88,509,888	£87,664,160	£81,235,780	£77,739,681
60% LAR : 40% CIR	35%	£101,666,848	£86,398,437	£86,320,629	£86,165,417	£85,320,409	£78,896,348	£75,402,647
60% LAR : 40% CIR	40%	£99,000,195	£84,038,921	£83,961,242	£83,806,279	£82,961,892	£76,541,558	£73,049,929
60% LAR : 40% CIR	45%	£96,318,980	£81,664,948	£81,587,374	£81,432,621	£80,588,757	£74,171,567	£70,681,685
60% LAR : 40% CIR	50%	£93,623,352	£79,276,663	£79,199,170	£79,044,588	£78,201,153	£71,786,528	£68,298,070

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£134,914,521	£117,499,113	£117,419,710	£117,261,636	£116,409,467	£109,942,445	£106,424,878
60% LAR : 40% CIR	5%	£132,353,912	£115,244,894	£115,165,795	£115,008,252	£114,157,415	£107,698,378	£104,185,247
60% LAR : 40% CIR	10%	£129,777,713	£112,975,193	£112,896,372	£112,739,320	£111,889,709	£105,438,032	£101,928,990
60% LAR : 40% CIR	15%	£127,186,071	£110,690,159	£110,611,589	£110,454,986	£109,606,499	£103,161,562	£99,656,263
60% LAR : 40% CIR	20%	£124,579,131	£108,389,934	£108,311,593	£108,155,398	£107,307,932	£100,869,119	£97,367,224
60% LAR : 40% CIR	25%	£121,957,042	£106,074,668	£105,996,529	£105,840,703	£104,994,156	£98,560,860	£95,062,030
60% LAR : 40% CIR	30%	£119,319,951	£103,744,507	£103,666,545	£103,511,046	£102,665,318	£96,236,938	£92,740,839
60% LAR : 40% CIR	35%	£116,668,006	£101,399,594	£101,321,786	£101,166,575	£100,321,566	£93,897,505	£90,403,805
60% LAR : 40% CIR	40%	£114,001,352	£99,040,079	£98,962,400	£98,807,436	£97,963,050	£91,542,716	£88,051,087
60% LAR : 40% CIR	45%	£111,320,138	£96,666,106	£96,588,532	£96,433,779	£95,589,915	£89,172,725	£85,682,843
60% LAR : 40% CIR	50%	£108,624,510	£94,277,821	£94,200,328	£94,045,746	£93,202,311	£86,787,686	£83,299,228

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£152,647,310	£135,231,903	£135,152,500	£134,994,425	£134,142,257	£127,675,235	£124,157,667
60% LAR : 40% CIR	5%	£150,086,702	£132,977,683	£132,898,584	£132,741,041	£131,890,204	£125,431,167	£121,918,037
60% LAR : 40% CIR	10%	£147,510,503	£130,707,983	£130,629,161	£130,472,109	£129,622,499	£123,170,821	£119,661,780
60% LAR : 40% CIR	15%	£144,918,860	£128,422,948	£128,344,379	£128,187,776	£127,339,288	£120,894,351	£117,389,053
60% LAR : 40% CIR	20%	£142,311,921	£126,122,724	£126,044,382	£125,888,187	£125,040,722	£118,601,909	£115,100,014
60% LAR : 40% CIR	25%	£139,689,832	£123,807,458	£123,729,319	£123,573,492	£122,726,945	£116,293,650	£112,794,820
60% LAR : 40% CIR	30%	£137,052,741	£121,477,296	£121,399,334	£121,243,836	£120,398,107	£113,969,728	£110,473,628
60% LAR : 40% CIR	35%	£134,400,795	£119,132,384	£119,054,576	£118,899,364	£118,054,356	£111,630,295	£108,136,595
60% LAR : 40% CIR	40%	£131,734,142	£116,772,869	£116,695,189	£116,540,226	£115,695,840	£109,275,506	£105,783,877
60% LAR : 40% CIR	45%	£129,052,928	£114,398,895	£114,321,321	£114,166,568	£113,322,705	£106,905,515	£103,415,632
60% LAR : 40% CIR	50%	£126,357,300	£112,010,610	£111,933,118	£111,778,536	£110,935,100	£104,520,475	£101,032,018

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp

Value Area	Zone B - Rest of Camden £1,200 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£174,552,221	£157,081,289	£157,001,887	£156,843,811	£155,991,643	£149,524,621	£146,007,054
60% LAR : 40% CIR	5%	£171,817,991	£154,656,224	£154,577,125	£154,419,582	£153,568,744	£147,109,708	£143,596,578
60% LAR : 40% CIR	10%	£169,068,171	£152,215,678	£152,136,857	£151,979,805	£151,130,194	£144,678,517	£141,169,474
60% LAR : 40% CIR	15%	£166,302,907	£149,759,798	£149,681,228	£149,524,625	£148,676,138	£142,231,200	£138,725,903
60% LAR : 40% CIR	20%	£163,522,345	£147,288,728	£147,210,386	£147,054,191	£146,206,726	£139,767,913	£136,266,018
60% LAR : 40% CIR	25%	£160,726,634	£144,802,816	£144,724,477	£144,568,650	£143,722,103	£137,288,808	£133,789,978
60% LAR : 40% CIR	30%	£157,915,922	£142,301,608	£142,223,647	£142,068,148	£141,222,420	£134,794,040	£131,297,940
60% LAR : 40% CIR	35%	£155,090,353	£139,785,851	£139,708,043	£139,552,832	£138,707,824	£132,283,762	£128,790,061
60% LAR : 40% CIR	40%	£152,250,077	£137,255,490	£137,177,811	£137,022,848	£136,178,460	£129,758,128	£126,266,498
60% LAR : 40% CIR	45%	£149,395,242	£134,710,670	£134,633,096	£134,478,343	£133,634,481	£127,217,291	£123,727,408
60% LAR : 40% CIR	50%	£146,525,992	£132,151,540	£132,074,048	£131,919,466	£131,076,030	£124,661,405	£121,172,947

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£87,182,063	£69,711,131	£69,631,729	£69,473,653	£68,621,485	£62,154,463	£58,636,896
60% LAR : 40% CIR	5%	£84,447,833	£67,286,068	£67,206,967	£67,049,424	£66,198,586	£59,739,551	£56,226,420
60% LAR : 40% CIR	10%	£81,698,013	£64,845,520	£64,766,699	£64,609,647	£63,760,036	£57,308,359	£53,799,316
60% LAR : 40% CIR	15%	£78,932,749	£62,389,640	£62,311,071	£62,154,467	£61,305,980	£54,861,042	£51,355,745
60% LAR : 40% CIR	20%	£76,152,187	£59,918,570	£59,840,229	£59,684,034	£58,836,568	£52,397,755	£48,895,860
60% LAR : 40% CIR	25%	£73,356,476	£57,432,458	£57,354,319	£57,198,493	£56,351,945	£49,918,650	£46,419,820
60% LAR : 40% CIR	30%	£70,545,764	£54,931,451	£54,853,489	£54,697,990	£53,852,262	£47,423,882	£43,927,783
60% LAR : 40% CIR	35%	£67,720,195	£52,415,693	£52,337,885	£52,182,674	£51,337,666	£44,913,604	£41,419,903
60% LAR : 40% CIR	40%	£64,879,920	£49,885,332	£49,807,653	£49,652,690	£48,808,303	£42,387,970	£38,896,341
60% LAR : 40% CIR	45%	£62,025,084	£47,340,512	£47,262,939	£47,108,185	£46,264,323	£39,847,133	£36,357,250
60% LAR : 40% CIR	50%	£59,155,834	£44,781,382	£44,703,890	£44,549,308	£43,705,873	£37,291,248	£33,802,789

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£123,386,800	£105,914,868	£105,835,466	£105,677,390	£104,825,222	£98,358,200	£94,840,633
60% LAR : 40% CIR	5%	£120,651,570	£103,489,803	£103,410,704	£103,253,161	£102,402,323	£95,943,287	£92,430,157
60% LAR : 40% CIR	10%	£117,901,750	£101,049,257	£100,970,436	£100,813,384	£99,963,773	£93,512,096	£90,003,053
60% LAR : 40% CIR	15%	£115,136,486	£98,593,377	£98,514,807	£98,358,204	£97,509,717	£91,064,779	£87,559,482
60% LAR : 40% CIR	20%	£112,355,924	£96,122,307	£96,043,965	£95,887,770	£95,040,305	£88,601,492	£85,099,597
60% LAR : 40% CIR	25%	£109,560,213	£93,636,195	£93,558,056	£93,402,229	£92,555,682	£86,122,387	£82,623,557
60% LAR : 40% CIR	30%	£106,749,501	£91,135,187	£91,057,226	£90,901,727	£90,055,999	£83,627,619	£80,131,519
60% LAR : 40% CIR	35%	£103,923,932	£88,619,430	£88,541,621	£86,386,411	£87,541,403	£81,117,341	£77,623,640
60% LAR : 40% CIR	40%	£101,083,656	£86,089,969	£86,011,390	£85,856,427	£85,012,039	£78,591,706	£75,100,077
60% LAR : 40% CIR	45%	£98,228,821	£83,544,249	£83,466,675	£83,311,922	£82,468,060	£76,050,870	£72,560,987
60% LAR : 40% CIR	50%	£95,359,571	£80,985,119	£80,907,627	£80,753,045	£79,909,609	£73,494,984	£70,006,526

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£138,386,958	£120,916,026	£120,836,624	£120,678,548	£119,826,379	£113,359,358	£109,841,791
60% LAR : 40% CIR	5%	£135,652,728	£118,490,960	£118,411,862	£118,254,319	£117,403,481	£110,944,445	£107,431,315
60% LAR : 40% CIR	10%	£132,902,908	£116,050,415	£115,971,594	£115,814,541	£114,964,931	£108,513,254	£105,004,211
60% LAR : 40% CIR	15%	£130,137,643	£113,594,535	£113,515,965	£113,359,362	£112,510,875	£106,065,937	£102,560,639
60% LAR : 40% CIR	20%	£127,357,082	£111,123,465	£111,045,123	£110,888,928	£110,041,462	£103,602,650	£100,100,754
60% LAR : 40% CIR	25%	£124,561,371	£108,637,353	£108,559,214	£108,403,387	£107,556,840	£101,123,545	£97,624,715
60% LAR : 40% CIR	30%	£121,750,658	£106,136,345	£106,058,384	£105,902,885	£105,057,157	£98,628,777	£95,132,677
60% LAR : 40% CIR	35%	£118,925,090	£103,620,587	£103,542,779	£103,387,568	£102,542,560	£96,118,498	£92,624,798
60% LAR : 40% CIR	40%	£116,084,814	£101,090,226	£101,012,548	£100,857,585	£100,013,197	£93,592,864	£90,101,235
60% LAR : 40% CIR	45%	£113,229,979	£98,545,407	£98,467,833	£98,313,080	£97,469,218	£91,052,028	£87,562,144
60% LAR : 40% CIR	50%	£110,360,729	£95,986,277	£95,908,785	£95,754,203	£94,910,767	£88,496,142	£85,007,684

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£156,119,747	£138,648,815	£138,569,413	£138,411,337	£137,559,169	£131,092,147	£127,574,581
60% LAR : 40% CIR	5%	£153,385,518	£136,223,750	£136,144,652	£135,987,108	£135,136,271	£128,677,235	£125,164,104
60% LAR : 40% CIR	10%	£150,635,697	£133,783,204	£133,704,383	£133,547,331	£132,697,721	£126,246,043	£122,737,000
60% LAR : 40% CIR	15%	£147,870,433	£131,327,324	£131,248,755	£131,092,152	£130,243,664	£123,798,726	£120,293,429
60% LAR : 40% CIR	20%	£145,089,871	£128,856,254	£128,777,913	£128,621,718	£127,774,252	£121,335,439	£117,833,544
60% LAR : 40% CIR	25%	£142,294,160	£126,370,142	£126,292,003	£126,136,177	£125,289,630	£118,856,334	£115,357,504
60% LAR : 40% CIR	30%	£139,483,448	£123,869,135	£123,791,173	£123,635,674	£122,789,946	£116,361,566	£112,865,467
60% LAR : 40% CIR	35%	£136,657,880	£121,353,377	£121,275,569	£121,120,358	£120,275,350	£113,851,288	£110,357,588
60% LAR : 40% CIR	40%	£133,817,604	£118,823,016	£118,745,337	£118,590,374	£117,745,987	£111,325,654	£107,834,025
60% LAR : 40% CIR	45%	£130,962,768	£116,278,197	£116,200,623	£116,045,869	£115,202,007	£108,784,817	£105,294,934
60% LAR : 40% CIR	50%	£128,093,518	£113,719,067	£113,641,574	£113,486,992	£112,643,557	£106,228,932	£102,740,473

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone B - Rest of Camden £1,250 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£178,024,658	£160,498,202	£160,418,799	£160,260,723	£159,498,556	£152,941,534	£149,423,967
60% LAR : 40% CIR	5%	£175,116,807	£157,902,291	£157,823,192	£157,665,649	£156,814,812	£150,355,775	£146,842,644
60% LAR : 40% CIR	10%	£172,193,365	£155,290,900	£155,212,079	£155,055,025	£154,205,415	£147,753,738	£144,244,686
60% LAR : 40% CIR	15%	£169,254,478	£152,664,173	£152,585,605	£152,429,001	£151,580,514	£145,135,576	£141,630,278
60% LAR : 40% CIR	20%	£166,300,295	£150,022,258	£149,943,917	£149,787,722	£148,940,255	£142,501,443	£138,999,548
60% LAR : 40% CIR	25%	£163,330,962	£147,365,301	£147,287,161	£147,131,335	£146,284,788	£139,851,493	£136,352,662
60% LAR : 40% CIR	30%	£160,346,627	£144,693,447	£144,615,487	£144,459,987	£143,614,258	£137,185,879	£133,689,779
60% LAR : 40% CIR	35%	£157,347,438	£142,006,845	£141,929,037	£141,773,825	£140,928,817	£134,504,755	£131,011,055
60% LAR : 40% CIR	40%	£154,333,540	£139,305,637	£139,227,958	£139,072,995	£138,228,609	£131,808,275	£128,316,646
60% LAR : 40% CIR	45%	£151,305,082	£136,589,973	£136,512,399	£136,357,646	£135,513,782	£129,096,592	£125,606,710
60% LAR : 40% CIR	50%	£148,262,211	£133,859,997	£133,782,505	£133,627,922	£132,784,486	£126,369,861	£122,881,404

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£90,654,500	£73,128,044	£73,048,641	£72,890,566	£72,038,398	£65,571,376	£62,053,809
60% LAR : 40% CIR	5%	£87,746,649	£70,532,133	£70,453,034	£70,295,491	£69,444,654	£62,985,617	£59,472,487
60% LAR : 40% CIR	10%	£84,823,207	£67,920,742	£67,841,921	£67,684,868	£66,835,257	£60,383,580	£56,874,538
60% LAR : 40% CIR	15%	£81,884,320	£65,294,015	£65,215,447	£65,058,843	£64,210,356	£57,765,418	£54,260,120
60% LAR : 40% CIR	20%	£78,930,137	£62,652,100	£62,573,759	£62,417,564	£61,570,097	£55,131,285	£51,629,390
60% LAR : 40% CIR	25%	£75,960,805	£59,995,143	£59,917,003	£59,761,177	£58,914,630	£52,481,335	£48,982,504
60% LAR : 40% CIR	30%	£72,976,470	£57,323,289	£57,245,329	£57,089,829	£56,244,101	£49,815,721	£46,319,621
60% LAR : 40% CIR	35%	£69,977,280	£54,636,687	£54,558,879	£54,403,667	£53,558,659	£47,134,597	£43,640,897
60% LAR : 40% CIR	40%	£66,963,382	£51,935,479	£51,857,800	£51,702,837	£50,858,451	£44,438,117	£40,946,488
60% LAR : 40% CIR	45%	£63,934,924	£49,219,815	£49,142,241	£48,987,488	£48,143,624	£41,726,434	£38,236,552
60% LAR : 40% CIR	50%	£60,892,053	£46,489,839	£46,412,347	£46,257,764	£45,414,328	£38,999,703	£35,511,246

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£126,858,237	£109,331,781	£109,252,378	£109,094,302	£108,242,135	£101,775,113	£98,257,545
60% LAR : 40% CIR	5%	£123,950,386	£106,735,870	£106,656,771	£106,499,228	£105,648,391	£99,189,354	£95,676,223
60% LAR : 40% CIR	10%	£121,026,944	£104,124,479	£104,045,658	£103,888,604	£103,038,994	£96,587,317	£93,078,275
60% LAR : 40% CIR	15%	£118,088,057	£101,497,752	£101,419,183	£101,262,580	£100,414,093	£93,969,155	£90,463,857
60% LAR : 40% CIR	20%	£115,133,874	£98,855,837	£98,777,496	£98,621,301	£97,773,834	£91,335,022	£87,833,127
60% LAR : 40% CIR	25%	£112,164,541	£96,198,880	£96,120,740	£95,964,914	£95,118,367	£88,685,072	£85,186,241
60% LAR : 40% CIR	30%	£109,180,206	£93,527,026	£93,449,066	£93,293,566	£92,447,837	£86,019,458	£82,523,358
60% LAR : 40% CIR	35%	£106,181,017	£90,840,424	£90,762,615	£90,607,404	£89,762,396	£83,338,334	£79,844,634
60% LAR : 40% CIR	40%	£103,167,119	£88,139,216	£88,061,537	£87,906,574	£87,062,188	£80,641,854	£77,150,225
60% LAR : 40% CIR	45%	£100,138,661	£85,423,552	£85,345,978	£85,191,224	£84,347,361	£77,930,171	£74,440,289
60% LAR : 40% CIR	50%	£97,095,790	£82,693,576	£82,616,083	£82,461,501	£81,618,065	£75,203,440	£71,714,983

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£141,899,395	£124,332,939	£124,253,536	£124,095,460	£123,243,293	£116,776,271	£113,258,703
60% LAR : 40% CIR	5%	£138,951,544	£121,737,028	£121,657,929	£121,500,386	£120,649,549	£114,190,512	
60% LAR : 40% CIR	10%	£136,028,102	£119,125,637	£119,046,815	£118,889,762	£118,040,152	£111,588,474	
60% LAR : 40% CIR	15%	£133,089,215	£116,498,910	£116,420,341	£116,263,738	£115,415,251	£108,970,313	
60% LAR : 40% CIR	20%	£130,135,032	£113,856,995	£113,778,654	£113,622,459	£112,774,992	£106,336,180	
60% LAR : 40% CIR	25%	£127,165,699	£111,200,037	£111,121,898	£110,966,072	£110,119,525	£103,686,229	
60% LAR : 40% CIR	30%	£124,181,364	£108,528,184	£108,450,223	£108,294,724	£107,448,995	£101,020,616	
60% LAR : 40% CIR	35%	£121,182,175	£105,841,581	£105,763,773	£105,608,561	£104,763,553	£98,339,491	
60% LAR : 40% CIR	40%	£118,168,277	£103,140,374	£103,062,695	£102,907,732	£102,063,346	£95,643,012	
60% LAR : 40% CIR	45%	£115,139,819	£100,424,710	£100,347,136	£100,192,382	£99,348,519	£92,931,329	
60% LAR : 40% CIR	50%	£112,096,948	£97,694,734	£97,617,241	£97,462,659	£96,619,223	£90,204,598	

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£159,592,189	£142,065,728	£141,986,326	£141,828,250	£140,976,082	£134,509,060	£130,991,493
60% LAR : 40% CIR	5%	£156,684,333	£139,469,817	£139,390,718	£139,233,176	£138,382,338	£131,923,301	£128,410,171
60% LAR : 40% CIR	10%	£153,760,891	£136,858,426	£136,779,605	£136,622,552	£135,772,941	£129,321,264	£125,812,222
60% LAR : 40% CIR	15%	£150,822,005	£134,231,699	£134,153,131	£133,996,528	£133,148,040	£126,703,102	£123,197,804
60% LAR : 40% CIR	20%	£147,867,821	£131,589,784	£131,511,443	£131,355,248	£130,507,781	£124,068,969	£120,567,074
60% LAR : 40% CIR	25%	£144,898,489	£128,932,827	£128,854,688	£128,698,861	£127,852,314	£121,419,019	£117,920,189
60% LAR : 40% CIR	30%	£141,914,154	£126,260,973	£126,183,013	£126,027,513	£125,181,785	£118,753,405	£115,257,306
60% LAR : 40% CIR	35%	£138,914,964	£123,574,371	£123,496,563	£123,341,351	£122,496,343	£116,072,281	£112,578,582
60% LAR : 40% CIR	40%	£135,901,067	£120,873,163	£120,795,485	£120,640,521	£119,796,135	£113,375,801	£109,884,172
60% LAR : 40% CIR	45%	£132,872,608	£118,157,499	£118,079,925	£117,925,172	£117,081,309	£110,664,119	£107,174,236
60% LAR : 40% CIR	50%	£129,829,737	£115,427,523	£115,350,031	£115,195,448	£114,352,012	£107,937,387	£104,448,930

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR in Perp	Value Area	Zone B - Rest of Camden £1,300 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£181,497,097	£163,915,114	£163,835,712	£163,677,637	£162,825,468	£156,358,446	£152,840,880
60% LAR : 40% CIR	5%	£178,415,623	£161,148,358	£161,069,260	£160,911,716	£160,060,878	£153,601,843	£150,088,711
60% LAR : 40% CIR	10%	£175,318,558	£158,366,121	£158,287,299	£158,130,247	£157,280,637	£150,828,959	£147,319,918
60% LAR : 40% CIR	15%	£172,206,050	£155,568,549	£155,489,981	£155,333,376	£154,484,889	£148,039,952	£144,534,654
60% LAR : 40% CIR	20%	£169,078,245	£152,755,788	£152,677,447	£152,521,252	£151,673,785	£145,234,973	£141,733,078
60% LAR : 40% CIR	25%	£165,935,290	£149,927,985	£149,849,846	£149,694,020	£148,847,472	£142,414,177	£138,915,347
60% LAR : 40% CIR	30%	£162,777,333	£147,085,286	£147,007,325	£146,851,826	£146,006,098	£139,577,718	£136,081,618
60% LAR : 40% CIR	35%	£159,604,522	£144,227,838	£144,150,029	£143,994,818	£143,149,810	£136,725,749	£133,232,048
60% LAR : 40% CIR	40%	£156,417,003	£141,355,785	£141,278,105	£141,123,143	£140,278,756	£133,858,423	£130,366,794
60% LAR : 40% CIR	45%	£153,214,923	£138,469,275	£138,391,700	£138,236,947	£137,393,085	£130,975,895	£127,486,012
60% LAR : 40% CIR	50%	£149,998,430	£135,568,453	£135,490,960	£135,336,378	£134,492,943	£128,078,318	£124,589,861

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£94,126,939	£76,544,957	£76,465,554	£76,307,479	£75,455,310	£68,988,289	£65,470,722
60% LAR : 40% CIR	5%	£91,045,465	£73,778,200	£73,699,102	£73,541,558	£72,690,721	£66,231,685	£62,718,553
60% LAR : 40% CIR	10%	£87,948,400	£70,995,963	£70,917,142	£70,760,089	£69,910,479	£63,458,802	£59,949,760
60% LAR : 40% CIR	15%	£84,835,892	£68,198,391	£68,119,823	£67,963,219	£67,114,731	£60,669,794	£57,164,496
60% LAR : 40% CIR	20%	£81,708,087	£65,385,631	£65,307,289	£65,151,094	£64,303,627	£57,864,815	£54,362,920
60% LAR : 40% CIR	25%	£78,565,132	£62,557,827	£62,479,688	£62,323,862	£61,477,314	£55,044,019	£51,545,189
60% LAR : 40% CIR	30%	£75,407,176	£59,715,128	£59,637,167	£59,481,668	£58,635,940	£52,207,560	£48,711,460
60% LAR : 40% CIR	35%	£72,234,364	£56,857,680	£56,779,872	£56,624,660	£55,779,652	£49,355,591	£45,861,890
60% LAR : 40% CIR	40%	£69,046,845	£53,985,627	£53,907,948	£53,752,985	£52,908,598	£46,488,265	£42,996,636
60% LAR : 40% CIR	45%	£65,844,765	£51,099,117	£51,021,542	£50,866,789	£50,022,927	£43,605,737	£40,115,854
60% LAR : 40% CIR	50%	£62,628,273	£48,198,295	£48,120,802	£47,966,220	£47,122,785	£40,708,160	£37,219,703

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£130,330,676	£112,748,693	£112,669,291	£112,511,216	£111,659,047	£105,192,025	£101,674,459
60% LAR : 40% CIR	5%	£127,249,202	£109,981,937	£109,902,838	£109,745,295	£108,894,457	£102,435,422	£98,922,290
60% LAR : 40% CIR	10%	£124,152,137	£107,199,700	£107,120,878	£106,963,826	£106,114,216	£99,662,538	£96,153,497
60% LAR : 40% CIR	15%	£121,039,629	£104,402,128	£104,323,560	£104,166,955	£103,318,468	£96,873,531	£93,368,233
60% LAR : 40% CIR	20%	£117,911,824	£101,589,367	£101,511,026	£101,354,831	£100,507,364	£94,068,552	£90,566,657
60% LAR : 40% CIR	25%	£114,768,869	£98,761,564	£98,683,425	£98,527,598	£97,681,051	£91,247,756	£87,748,926
60% LAR : 40% CIR	30%	£111,610,912	£95,918,865	£95,840,904	£95,685,404	£94,839,677	£88,411,297	£84,915,197
60% LAR : 40% CIR	35%	£108,438,101	£93,061,417	£92,983,608	£92,828,397	£91,983,389	£85,559,327	£82,065,627
60% LAR : 40% CIR	40%	£105,250,582	£90,189,364	£90,111,684	£89,956,722	£89,112,335	£82,692,002	£79,200,373
60% LAR : 40% CIR	45%	£102,048,502	£87,302,854	£87,225,279	£87,070,526	£86,226,664	£79,809,474	£76,319,590
60% LAR : 40% CIR	50%	£98,832,009	£84,402,032	£84,324,539	£84,169,957	£83,326,522	£76,911,897	£73,423,439

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£145,331,834	£127,749,851	£127,670,449	£127,512,374	£126,660,205	£120,193,183	£116,675,617
60% LAR : 40% CIR	5%	£142,250,360	£124,983,095	£124,903,996	£124,746,453	£123,895,615	£117,436,579	£113,923,448
60% LAR : 40% CIR	10%	£139,153,295	£122,200,857	£122,122,036	£121,964,984	£121,115,374	£114,663,696	£111,154,655
60% LAR : 40% CIR	15%	£136,040,787	£119,403,286	£119,324,717	£119,168,113	£118,319,626	£111,874,689	£108,369,391
60% LAR : 40% CIR	20%	£132,912,982	£116,590,525	£116,512,184	£116,355,989	£115,508,522	£109,069,710	£105,567,815
60% LAR : 40% CIR	25%	£129,770,027	£113,762,722	£113,684,583	£113,528,756	£112,682,209	£106,248,914	£102,750,084
60% LAR : 40% CIR	30%	£126,612,070	£110,920,023	£110,842,062	£110,686,562	£109,840,835	£103,412,454	£99,916,355
60% LAR : 40% CIR	35%	£123,439,259	£108,062,574	£107,984,766	£107,829,554	£106,984,546	£100,560,485	£97,066,785
60% LAR : 40% CIR	40%	£120,251,740	£105,190,522	£105,112,842	£104,957,880	£104,113,493	£97,693,160	£94,201,531
60% LAR : 40% CIR	45%	£117,049,660	£102,304,012	£102,226,437	£102,071,684	£101,227,822	£94,810,632	£91,320,748
60% LAR : 40% CIR	50%	£113,833,167	£99,403,190	£99,325,697	£99,171,115	£98,327,680	£91,913,055	£88,424,597

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£163,064,623	£145,482,641	£145,403,238	£145,245,163	£144,392,995	£137,925,973	£134,408,406
60% LAR : 40% CIR	5%	£159,983,149	£142,715,884	£142,636,786	£142,479,242	£141,628,405	£135,169,369	£131,656,237
60% LAR : 40% CIR	10%	£156,886,085	£139,933,647	£139,854,826	£139,697,774	£138,848,163	£132,396,486	£128,887,444
60% LAR : 40% CIR	15%	£153,773,576	£137,136,075	£137,057,507	£136,900,903	£136,052,415	£129,607,478	£126,102,180
60% LAR : 40% CIR	20%	£150,645,771	£134,323,315	£134,244,973	£134,088,778	£133,241,311	£126,802,500	£123,300,605
60% LAR : 40% CIR	25%	£147,502,816	£131,495,511	£131,417,372	£131,261,546	£130,414,999	£123,981,703	£120,482,873
60% LAR : 40% CIR	30%	£144,344,860	£128,652,812	£128,574,852	£128,419,352	£127,573,625	£121,145,244	£117,649,144
60% LAR : 40% CIR	35%	£141,172,048	£125,796,364	£125,717,556	£125,562,344	£124,717,336	£118,293,275	£114,799,574
60% LAR : 40% CIR	40%	£137,984,529	£122,923,311	£122,845,632	£122,690,670	£121,846,282	£115,425,949	£111,934,320
60% LAR : 40% CIR	45%	£134,782,449	£120,036,801	£119,959,227	£119,804,473	£118,960,611	£112,543,421	£109,053,538
60% LAR : 40% CIR	50%	£131,565,957	£117,135,979	£117,058,487	£116,903,905	£116,060,469	£109,645,844	£106,157,387

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years		Value Area	Zone B - Rest of Camden £900 psf
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£178,860,585	£161,320,762	£161,241,359	£161,083,283	£160,231,116	£153,764,094	£150,246,526
60% LAR : 40% CIR	5%	£177,168,087	£159,920,770	£159,841,671	£159,684,128	£158,833,291	£152,374,254	£148,861,124
60% LAR : 40% CIR	10%	£175,459,998	£158,505,298	£158,426,477	£158,269,424	£157,419,913	£150,968,136	£147,459,094
60% LAR : 40% CIR	15%	£173,736,464	£157,074,491	£156,995,822	£156,839,319	£155,990,832	£149,545,894	£146,040,597
60% LAR : 40% CIR	20%	£171,997,633	£155,628,495	£155,550,154	£155,393,959	£154,546,493	£148,107,680	£144,605,785
60% LAR : 40% CIR	25%	£170,243,654	£154,167,458	£154,089,319	£153,933,492	£153,086,944	£146,653,549	£143,154,820
60% LAR : 40% CIR	30%	£168,474,673	£152,691,524	£152,613,563	£152,458,063	£151,612,335	£145,183,955	£141,687,855
60% LAR : 40% CIR	35%	£166,690,836	£151,200,840	£151,123,032	£150,967,820	£150,122,812	£143,698,751	£140,205,051
60% LAR : 40% CIR	40%	£164,892,292	£149,695,553	£149,617,873	£149,462,911	£148,618,523	£142,198,190	£138,706,561
60% LAR : 40% CIR	45%	£163,079,187	£148,175,808	£148,098,233	£147,943,481	£147,099,617	£140,682,427	£137,192,545
60% LAR : 40% CIR	50%	£161,251,669	£146,641,750	£146,564,298	£146,409,676	£145,566,241	£139,151,616	£135,663,158

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£91,490,427	£73,950,604	£73,871,201	£73,713,125	£72,860,958	£66,393,936	£62,876,368
60% LAR : 40% CIR	5%	£89,797,929	£72,550,612	£72,471,513	£72,313,971	£71,463,133	£65,004,096	£61,490,966
60% LAR : 40% CIR	10%	£88,089,840	£71,135,140	£71,056,319	£70,899,266	£70,049,756	£63,597,978	£60,088,937
60% LAR : 40% CIR	15%	£86,366,306	£69,704,333	£69,625,764	£69,469,161	£68,620,674	£62,175,736	£58,670,439
60% LAR : 40% CIR	20%	£84,627,475	£68,258,337	£68,179,996	£68,023,801	£67,176,335	£60,737,522	£57,235,627
60% LAR : 40% CIR	25%	£82,873,496	£66,797,300	£66,719,161	£66,563,334	£65,716,766	£59,283,491	£55,784,662
60% LAR : 40% CIR	30%	£81,104,515	£65,321,366	£65,243,405	£65,087,905	£64,242,178	£57,813,797	£54,317,897
60% LAR : 40% CIR	35%	£79,320,678	£63,830,682	£63,752,874	£63,597,662	£62,752,654	£56,328,593	£52,834,893
60% LAR : 40% CIR	40%	£77,522,134	£62,325,395	£62,247,715	£62,092,753	£61,248,366	£54,828,033	£51,336,403
60% LAR : 40% CIR	45%	£75,709,029	£60,805,650	£60,728,075	£60,573,323	£59,729,460	£53,312,270	£49,822,387
60% LAR : 40% CIR	50%	£73,881,511	£59,271,593	£59,194,100	£59,039,518	£58,196,083	£51,781,458	£48,293,000

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£127,894,164	£110,354,341	£110,274,938	£109,916,862	£109,064,695	£102,597,673	£99,080,105
60% LAR : 40% CIR	5%	£126,001,666	£108,754,349	£108,675,250	£108,517,707	£107,666,870	£101,207,833	£97,694,703
60% LAR : 40% CIR	10%	£124,293,577	£107,338,877	£107,260,056	£107,103,003	£106,253,492	£99,801,715	£96,292,673
60% LAR : 40% CIR	15%	£122,570,043	£105,908,070	£105,829,501	£105,672,898	£104,824,411	£98,379,473	£94,874,175
60% LAR : 40% CIR	20%	£120,831,212	£104,462,074	£104,383,733	£104,227,538	£103,380,072	£96,941,259	£93,439,364
60% LAR : 40% CIR	25%	£119,077,233	£103,001,037	£102,922,898	£102,767,071	£101,920,523	£95,487,228	£91,988,399
60% LAR : 40% CIR	30%	£117,308,252	£101,525,103	£101,447,142	£101,291,642	£100,445,914	£94,017,534	£90,521,434
60% LAR : 40% CIR	35%	£115,524,415	£100,034,419	£99,956,611	£99,801,399	£98,956,391	£92,532,330	£89,038,629
60% LAR : 40% CIR	40%	£113,725,871	£98,529,131	£98,451,452	£98,296,490	£97,452,102	£91,031,769	£87,540,140
60% LAR : 40% CIR	45%	£111,912,766	£97,009,387	£96,931,812	£96,777,060	£95,933,196	£89,516,006	£86,026,124
60% LAR : 40% CIR	50%	£110,085,248	£95,475,329	£95,397,837	£95,243,255	£94,399,820	£87,985,195	£84,496,737

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£142,695,322	£125,155,499	£125,076,096	£124,918,020	£124,065,853	£117,598,831	£114,081,263
60% LAR : 40% CIR	5%	£141,002,823	£123,755,507	£123,676,408	£123,518,865	£122,668,028	£116,208,991	£112,695,860
60% LAR : 40% CIR	10%	£139,294,734	£122,340,035	£122,261,214	£122,104,161	£121,254,650	£114,802,873	£111,293,831
60% LAR : 40% CIR	15%	£137,571,201	£120,909,228	£120,830,659	£120,674,056	£119,825,569	£113,380,631	£109,875,333
60% LAR : 40% CIR	20%	£135,832,370	£119,463,232	£119,384,891	£119,228,696	£118,381,230	£111,942,417	£108,440,522
60% LAR : 40% CIR	25%	£134,078,391	£118,002,195	£117,924,056	£117,768,228	£116,921,681	£110,488,386	£106,989,557
60% LAR : 40% CIR	30%	£132,309,410	£116,526,261	£116,448,299	£116,292,800	£115,447,072	£109,018,692	£105,522,592
60% LAR : 40% CIR	35%	£130,525,573	£115,035,577	£114,957,769	£114,802,557	£113,957,549	£107,533,488	£104,039,787
60% LAR : 40% CIR	40%	£128,727,028	£113,530,289	£113,452,610	£113,297,648	£112,453,260	£106,032,927	£102,541,298
60% LAR : 40% CIR	45%	£126,913,924	£112,010,545	£111,932,970	£111,778,217	£110,934,354	£104,517,164	£101,027,282
60% LAR : 40% CIR	50%	£125,086,406	£110,476,487	£110,398,995	£110,244,413	£109,400,977	£102,986,352	£99,497,895

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£160,428,111	£142,888,288	£142,808,885	£142,650,810	£141,798,642	£135,331,620	£131,814,053
60% LAR : 40% CIR	5%	£158,735,613	£141,488,297	£141,409,197	£141,251,655	£140,400,817	£133,941,780	£130,428,650
60% LAR : 40% CIR	10%	£157,027,524	£140,072,825	£139,994,003	£139,836,950	£138,987,340	£132,535,662	£129,026,621
60% LAR : 40% CIR	15%	£155,303,990	£138,642,017	£138,563,449	£138,406,846	£137,558,358	£131,113,420	£127,608,123
60% LAR : 40% CIR	20%	£153,565,160	£137,196,022	£137,117,680	£136,961,485	£136,114,019	£129,675,207	£126,173,311
60% LAR : 40% CIR	25%	£151,811,180	£135,734,985	£135,656,845	£135,501,018	£134,654,471	£128,221,176	£124,722,346
60% LAR : 40% CIR	30%	£150,042,199	£134,259,050	£134,181,089	£134,025,589	£133,179,862	£126,751,481	£123,255,382
60% LAR : 40% CIR	35%	£148,258,362	£132,768,366	£132,690,558	£132,535,346	£131,690,338	£125,266,277	£121,772,577
60% LAR : 40% CIR	40%	£146,459,818	£131,263,079	£131,185,399	£131,030,437	£130,186,050	£123,765,717	£120,274,088
60% LAR : 40% CIR	45%	£144,646,714	£129,743,334	£129,665,759	£129,511,007	£128,667,144	£122,249,954	£118,760,071
60% LAR : 40% CIR	50%	£142,819,195	£128,209,277	£128,131,784	£127,977,202	£127,133,767	£120,719,142	£117,230,685

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years	Value Area	Zone B - Rest of Camden £950 psf

No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£182,333,022	£164,737,674	£164,658,271	£164,500,197	£163,648,028	£157,181,006	£153,663,439
60% LAR : 40% CIR	5%	£180,466,902	£163,166,837	£163,087,739	£162,930,195	£162,079,358	£155,620,322	£152,107,190
60% LAR : 40% CIR	10%	£178,585,191	£161,580,519	£161,501,698	£161,344,646	£160,496,035	£154,043,358	£150,534,316
60% LAR : 40% CIR	15%	£176,688,035	£159,978,867	£159,900,298	£159,743,695	£158,895,207	£152,450,270	£148,944,972
60% LAR : 40% CIR	20%	£174,775,583	£158,362,026	£158,283,684	£158,127,489	£157,280,023	£150,841,210	£147,339,315
60% LAR : 40% CIR	25%	£172,847,982	£156,730,143	£156,652,003	£156,496,176	£155,649,629	£149,216,334	£145,717,504
60% LAR : 40% CIR	30%	£170,905,379	£155,083,363	£155,005,401	£154,849,902	£154,004,174	£147,575,794	£144,079,695
60% LAR : 40% CIR	35%	£168,947,921	£153,421,833	£153,344,025	£153,188,814	£152,343,806	£145,919,744	£142,426,044
60% LAR : 40% CIR	40%	£166,975,754	£151,745,700	£151,668,021	£151,513,058	£150,668,672	£144,248,338	£140,756,709
60% LAR : 40% CIR	45%	£164,989,027	£150,055,109	£149,977,535	£149,822,782	£148,978,919	£142,561,729	£139,071,847
60% LAR : 40% CIR	50%	£162,987,888	£148,350,207	£148,272,715	£148,118,133	£147,274,697	£140,860,072	£137,371,614

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£94,962,864	£77,367,516	£77,288,114	£77,130,039	£76,277,870	£69,810,848	£66,293,281
60% LAR : 40% CIR	5%	£93,096,745	£75,796,679	£75,717,581	£75,560,037	£74,709,200	£68,250,164	£64,737,032
60% LAR : 40% CIR	10%	£91,215,033	£74,210,361	£74,131,540	£73,974,488	£73,124,877	£66,673,200	£63,164,158
60% LAR : 40% CIR	15%	£89,317,877	£72,608,709	£72,530,141	£72,373,537	£71,525,049	£65,080,112	£61,574,814
60% LAR : 40% CIR	20%	£87,405,425	£70,991,868	£70,913,526	£70,757,331	£69,909,865	£63,471,053	£59,969,158
60% LAR : 40% CIR	25%	£85,477,825	£69,359,985	£69,281,846	£69,126,018	£68,279,471	£61,846,176	£58,347,347
60% LAR : 40% CIR	30%	£83,535,221	£67,713,205	£67,635,243	£67,479,744	£66,634,016	£60,205,636	£56,709,537
60% LAR : 40% CIR	35%	£81,577,763	£66,051,675	£65,973,867	£65,818,656	£64,973,648	£58,549,586	£55,055,886
60% LAR : 40% CIR	40%	£79,605,597	£64,375,542	£64,297,863	£64,142,900	£63,298,514	£56,878,180	£53,386,551
60% LAR : 40% CIR	45%	£77,618,870	£62,684,951	£62,607,378	£62,452,624	£61,608,761	£55,191,571	£51,701,689
60% LAR : 40% CIR	50%	£75,617,730	£60,980,049	£60,902,557	£60,747,975	£59,904,539	£53,489,914	£50,001,456

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£131,166,601	£113,571,253	£113,491,850	£113,333,776	£112,481,607	£106,014,585	£102,497,018
60% LAR : 40% CIR	5%	£129,300,481	£112,000,416	£111,921,318	£111,763,774	£110,912,936	£104,453,901	£100,940,769
60% LAR : 40% CIR	10%	£127,418,770	£110,414,098	£110,335,277	£110,178,225	£109,328,614	£102,876,937	£99,367,895
60% LAR : 40% CIR	15%	£125,521,614	£108,812,446	£108,733,877	£108,577,274	£107,728,786	£101,283,849	£97,778,551
60% LAR : 40% CIR	20%	£123,609,162	£107,195,605	£107,117,263	£106,961,068	£106,113,602	£99,674,789	£96,172,894
60% LAR : 40% CIR	25%	£121,681,561	£105,563,722	£105,485,582	£105,329,755	£104,483,208	£98,049,913	£94,551,083
60% LAR : 40% CIR	30%	£119,738,958	£103,916,942	£103,838,980	£103,683,480	£102,837,753	£96,409,372	£92,913,274
60% LAR : 40% CIR	35%	£117,781,499	£102,255,412	£102,177,604	£102,022,393	£101,177,385	£94,753,323	£91,259,622
60% LAR : 40% CIR	40%	£115,809,333	£100,579,279	£100,501,600	£100,346,637	£99,502,251	£93,081,917	£89,590,288
60% LAR : 40% CIR	45%	£113,822,606	£98,888,688	£98,811,114	£98,656,361	£97,812,498	£91,395,308	£87,905,426
60% LAR : 40% CIR	50%	£111,821,467	£97,183,786	£97,106,294	£96,951,712	£96,108,276	£89,693,651	£86,205,193

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£146,167,759	£128,572,411	£128,493,008	£128,334,933	£127,482,765	£121,015,743	£117,498,175
60% LAR : 40% CIR	5%	£144,301,639	£127,001,574	£126,922,476	£126,764,932	£125,914,094	£119,455,059	£115,941,927
60% LAR : 40% CIR	10%	£142,419,928	£125,415,256	£125,336,435	£125,179,383	£124,329,772	£117,878,095	£114,369,053
60% LAR : 40% CIR	15%	£140,522,772	£123,813,604	£123,735,035	£123,578,432	£122,729,944	£116,285,007	£112,779,708
60% LAR : 40% CIR	20%	£138,610,320	£122,196,763	£122,118,421	£121,962,226	£121,114,760	£114,675,947	£111,174,052
60% LAR : 40% CIR	25%	£136,682,719	£120,564,880	£120,486,740	£120,330,913	£119,484,366	£113,051,071	£109,552,241
60% LAR : 40% CIR	30%	£134,740,116	£118,918,100	£118,840,138	£118,684,638	£117,838,911	£111,410,530	£107,914,432
60% LAR : 40% CIR	35%	£132,782,657	£117,256,570	£117,178,762	£117,023,551	£116,178,543	£109,754,481	£106,260,780
60% LAR : 40% CIR	40%	£130,810,491	£115,580,437	£115,502,758	£115,347,795	£114,503,408	£108,083,075	£104,591,445
60% LAR : 40% CIR	45%	£128,823,764	£113,889,846	£113,812,272	£113,657,519	£112,813,656	£106,396,466	£102,906,583
60% LAR : 40% CIR	50%	£126,822,625	£112,184,944	£112,107,452	£111,952,870	£111,109,434	£104,694,809	£101,206,351

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£163,900,549	£146,305,200	£146,225,798	£146,067,723	£145,215,554	£138,748,533	£135,230,965
60% LAR : 40% CIR	5%	£162,034,429	£144,734,363	£144,655,265	£144,497,721	£143,646,884	£137,187,848	£133,674,716
60% LAR : 40% CIR	10%	£160,152,717	£143,148,045	£143,069,224	£142,912,172	£142,062,562	£135,610,884	£132,101,843
60% LAR : 40% CIR	15%	£158,255,562	£141,546,393	£141,467,825	£141,311,222	£140,462,733	£134,017,796	£130,512,498
60% LAR : 40% CIR	20%	£156,343,110	£139,926,552	£139,851,211	£139,695,016	£138,847,550	£132,408,737	£128,906,842
60% LAR : 40% CIR	25%	£154,415,509	£138,297,669	£138,219,530	£138,063,702	£137,217,155	£130,783,860	£127,285,031
60% LAR : 40% CIR	30%	£152,472,905	£136,650,889	£136,572,928	£136,417,428	£135,571,701	£129,143,320	£125,647,221
60% LAR : 40% CIR	35%	£150,515,447	£134,989,359	£134,911,551	£134,756,340	£133,911,332	£127,487,270	£123,993,570
60% LAR : 40% CIR	40%	£148,543,281	£133,313,226	£133,235,547	£133,080,584	£132,236,198	£125,815,864	£122,324,235
60% LAR : 40% CIR	45%	£146,556,554	£131,622,636	£131,545,062	£131,390,308	£130,546,445	£124,129,255	£120,639,373
60% LAR : 40% CIR	50%	£144,555,414	£129,917,733	£129,840,241	£129,685,659	£128,842,224	£122,427,599	£118,939,140

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,000 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£185,805,460	£168,154,586	£168,075,185	£167,917,109	£167,064,940	£160,597,919	£157,080,352
60% LAR : 40% CIR	5%	£183,765,718	£166,412,904	£166,333,805	£166,176,263	£165,326,425	£158,866,388	£155,353,258
60% LAR : 40% CIR	10%	£181,710,385	£164,655,741	£164,576,920	£164,419,868	£163,570,256	£157,118,580	£153,609,537
60% LAR : 40% CIR	15%	£179,639,608	£162,883,243	£162,804,673	£162,648,070	£161,799,583	£155,354,646	£151,849,348
60% LAR : 40% CIR	20%	£177,553,533	£161,095,556	£161,017,214	£160,861,019	£160,013,553	£153,574,741	£150,072,846
60% LAR : 40% CIR	25%	£175,452,310	£159,292,827	£159,214,688	£159,058,861	£158,212,313	£151,779,018	£148,280,189
60% LAR : 40% CIR	30%	£173,336,085	£157,475,202	£157,397,240	£157,241,741	£156,396,013	£149,967,633	£146,471,534
60% LAR : 40% CIR	35%	£171,205,005	£155,642,827	£155,565,019	£155,409,807	£154,564,799	£148,140,737	£144,647,038
60% LAR : 40% CIR	40%	£169,059,216	£153,795,948	£153,718,168	£153,563,206	£152,718,819	£146,298,486	£142,806,857
60% LAR : 40% CIR	45%	£166,898,868	£151,934,412	£151,856,838	£151,702,085	£150,858,221	£144,441,031	£140,951,149
60% LAR : 40% CIR	50%	£164,724,106	£150,058,664	£149,981,171	£149,826,588	£148,983,154	£142,568,528	£139,080,071

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£98,435,302	£80,784,429	£80,705,027	£80,546,951	£79,694,783	£73,227,761	£69,710,194
60% LAR : 40% CIR	5%	£96,395,560	£79,042,747	£78,963,647	£78,806,105	£77,956,267	£71,496,230	£67,983,100
60% LAR : 40% CIR	10%	£94,340,227	£77,285,583	£77,206,762	£77,049,710	£76,200,098	£69,748,422	£66,239,379
60% LAR : 40% CIR	15%	£92,269,450	£75,513,085	£75,434,516	£75,277,912	£74,429,425	£67,984,488	£64,479,190
60% LAR : 40% CIR	20%	£90,183,375	£73,725,398	£73,647,057	£73,490,862	£72,643,395	£66,204,583	£62,702,688
60% LAR : 40% CIR	25%	£88,082,152	£71,922,669	£71,844,530	£71,688,703	£70,842,156	£64,408,860	£60,910,031
60% LAR : 40% CIR	30%	£85,965,927	£70,105,044	£70,027,082	£69,871,583	£69,025,855	£62,597,475	£59,101,376
60% LAR : 40% CIR	35%	£83,834,847	£68,272,669	£68,194,861	£68,039,649	£67,194,641	£60,770,579	£57,276,880
60% LAR : 40% CIR	40%	£81,689,058	£66,425,690	£66,348,010	£66,193,048	£65,348,661	£58,928,328	£55,436,699
60% LAR : 40% CIR	45%	£79,528,710	£64,564,254	£64,486,680	£64,331,927	£63,488,063	£57,070,873	£53,580,991
60% LAR : 40% CIR	50%	£77,353,949	£62,688,506	£62,611,013	£62,456,431	£61,612,996	£55,198,370	£51,709,913

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£134,839,039	£116,988,165	£116,908,764	£116,750,688	£115,898,519	£109,431,498	£105,913,931
60% LAR : 40% CIR	5%	£132,599,297	£115,246,483	£115,167,384	£115,009,842	£114,159,004	£107,699,967	£104,186,837
60% LAR : 40% CIR	10%	£130,343,964	£113,489,320	£113,410,499	£113,253,446	£112,403,835	£105,952,159	£102,443,116
60% LAR : 40% CIR	15%	£128,473,187	£111,716,822	£111,638,252	£111,481,649	£110,633,162	£104,188,225	£100,682,927
60% LAR : 40% CIR	20%	£126,387,112	£109,929,135	£109,850,793	£109,694,598	£108,847,132	£102,408,320	£98,906,425
60% LAR : 40% CIR	25%	£124,285,889	£108,126,406	£108,048,267	£107,892,440	£107,045,892	£100,612,597	£97,113,768
60% LAR : 40% CIR	30%	£122,169,664	£106,308,781	£106,230,819	£106,075,320	£105,229,592	£98,801,212	£95,305,113
60% LAR : 40% CIR	35%	£120,038,584	£104,476,406	£104,398,598	£104,243,386	£103,398,378	£96,974,316	£93,480,616
60% LAR : 40% CIR	40%	£117,892,795	£102,629,427	£102,551,747	£102,396,785	£101,552,398	£95,132,065	£91,640,436
60% LAR : 40% CIR	45%	£115,732,447	£100,767,991	£100,690,417	£100,535,663	£99,691,800	£93,274,610	£89,784,728
60% LAR : 40% CIR	50%	£113,557,685	£98,892,243	£98,814,750	£98,660,167	£97,816,733	£91,402,107	£87,913,650

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£149,840,196	£131,989,323	£131,909,922	£131,751,846	£130,899,677	£124,432,655	£120,915,089
60% LAR : 40% CIR	5%	£147,600,455	£130,247,641	£130,168,542	£130,010,999	£129,160,162	£122,701,125	£119,187,995
60% LAR : 40% CIR	10%	£145,545,122	£128,490,478	£128,411,657	£128,254,604	£127,404,993	£120,953,317	£117,444,274
60% LAR : 40% CIR	15%	£143,474,345	£126,717,980	£126,639,410	£126,482,807	£125,634,320	£119,189,383	£115,684,084
60% LAR : 40% CIR	20%	£141,388,270	£124,930,293	£124,851,951	£124,695,756	£123,848,289	£117,409,478	£113,907,583
60% LAR : 40% CIR	25%	£139,287,047	£123,127,564	£123,049,425	£122,893,597	£122,047,050	£115,613,755	£112,114,926
60% LAR : 40% CIR	30%	£137,170,822	£121,309,938	£121,231,977	£121,076,478	£120,230,750	£113,802,370	£110,306,271
60% LAR : 40% CIR	35%	£135,039,742	£119,477,564	£119,399,756	£119,244,544	£118,399,536	£111,975,474	£108,481,774
60% LAR : 40% CIR	40%	£132,893,953	£117,630,585	£117,552,905	£117,397,943	£116,553,556	£110,133,223	£106,641,594
60% LAR : 40% CIR	45%	£130,733,605	£115,769,148	£115,691,575	£115,536,821	£114,692,958	£108,275,768	£104,785,886
60% LAR : 40% CIR	50%	£128,558,843	£113,893,401	£113,815,908	£113,661,325	£112,817,891	£106,403,265	£102,914,807

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£167,372,986	£149,722,113	£149,642,711	£149,484,635	£148,632,467	£142,165,445	£138,647,878
60% LAR : 40% CIR	5%	£165,333,244	£147,980,431	£147,901,332	£147,743,789	£146,892,951	£140,433,915	£136,920,784
60% LAR : 40% CIR	10%	£163,277,911	£146,223,267	£146,144,446	£145,987,394	£145,137,782	£138,686,106	£135,177,063
60% LAR : 40% CIR	15%	£161,207,134	£144,450,769	£144,372,200	£144,215,597	£143,367,109	£136,922,172	£133,416,874
60% LAR : 40% CIR	20%	£159,121,060	£142,663,082	£142,584,741	£142,428,546	£141,581,079	£135,142,267	£131,640,372
60% LAR : 40% CIR	25%	£157,019,836	£140,860,354	£140,782,214	£140,626,387	£139,779,840	£133,346,545	£129,847,715
60% LAR : 40% CIR	30%	£154,903,611	£139,042,728	£138,964,766	£138,809,268	£137,963,539	£131,535,160	£128,039,060
60% LAR : 40% CIR	35%	£152,772,531	£137,210,353	£137,132,545	£136,977,333	£136,132,325	£129,708,263	£126,214,564
60% LAR : 40% CIR	40%	£150,626,743	£135,363,374	£135,285,695	£135,130,732	£134,286,345	£127,866,012	£124,374,383
60% LAR : 40% CIR	45%	£148,466,394	£133,501,938	£133,424,364	£133,269,611	£132,425,748	£126,008,558	£122,518,675
60% LAR : 40% CIR	50%	£146,291,633	£131,626,190	£131,548,698	£131,394,115	£130,550,680	£124,136,054	£120,647,597

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years	Value Area	Zone B - Rest of Camden £1,050 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£189,277,898	£171,571,500	£171,492,097	£171,334,021	£170,481,854	£164,914,832	£160,497,264
60% LAR : 40% CIR	5%	£187,064,534	£169,658,971	£169,579,873	£169,422,329	£168,571,492	£162,112,456	£158,599,324
60% LAR : 40% CIR	10%	£184,835,579	£167,730,963	£167,652,142	£167,495,088	£166,645,478	£160,193,801	£156,684,759
60% LAR : 40% CIR	15%	£182,591,180	£165,787,619	£165,709,050	£165,552,446	£164,703,959	£158,259,021	£154,753,724
60% LAR : 40% CIR	20%	£180,331,483	£163,829,086	£163,750,745	£163,594,550	£162,747,083	£156,308,271	£152,806,376
60% LAR : 40% CIR	25%	£178,056,638	£161,855,512	£161,777,372	£161,621,545	£160,774,998	£154,341,703	£150,842,873
60% LAR : 40% CIR	30%	£175,766,792	£159,867,040	£159,789,079	£159,633,580	£158,787,852	£152,359,472	£148,863,372
60% LAR : 40% CIR	35%	£173,462,089	£157,863,820	£157,786,012	£157,630,800	£156,785,792	£150,361,731	£146,868,030
60% LAR : 40% CIR	40%	£171,142,679	£155,845,995	£155,768,317	£155,613,353	£154,768,967	£148,348,633	£144,857,004
60% LAR : 40% CIR	45%	£168,808,709	£153,813,713	£153,736,139	£153,581,386	£152,737,524	£146,320,334	£142,830,450
60% LAR : 40% CIR	50%	£166,460,325	£151,767,120	£151,689,827	£151,535,045	£150,691,610	£144,276,985	£140,788,527

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£101,907,740	£84,201,342	£84,121,939	£83,963,863	£83,111,696	£76,644,674	£73,127,106
60% LAR : 40% CIR	5%	£99,694,376	£82,288,813	£82,209,715	£82,052,171	£81,201,334	£74,742,298	£71,229,166
60% LAR : 40% CIR	10%	£97,465,420	£80,360,805	£80,281,984	£80,124,930	£79,275,320	£72,823,643	£69,314,601
60% LAR : 40% CIR	15%	£95,221,022	£78,417,461	£78,338,892	£78,182,288	£77,333,801	£70,888,863	£67,383,566
60% LAR : 40% CIR	20%	£92,961,326	£76,458,928	£76,380,587	£76,224,392	£75,376,925	£68,938,113	£65,436,218
60% LAR : 40% CIR	25%	£90,686,481	£74,485,354	£74,407,215	£74,251,387	£73,404,840	£66,971,545	£63,472,716
60% LAR : 40% CIR	30%	£88,396,634	£72,496,882	£72,418,921	£72,263,422	£71,417,694	£64,989,314	£61,493,215
60% LAR : 40% CIR	35%	£86,091,931	£70,493,662	£70,415,854	£70,260,642	£69,415,634	£62,991,573	£59,497,873
60% LAR : 40% CIR	40%	£83,772,521	£68,475,837	£68,398,159	£68,243,195	£67,398,809	£60,978,475	£57,486,846
60% LAR : 40% CIR	45%	£81,438,551	£66,443,555	£66,365,981	£66,211,228	£65,367,366	£58,950,176	£55,460,293
60% LAR : 40% CIR	50%	£79,090,167	£64,396,962	£64,319,469	£64,164,887	£63,321,452	£56,906,827	£53,418,369

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£138,111,477	£120,406,079	£120,326,676	£120,167,600	£119,315,433	£112,848,411	£109,330,843
60% LAR : 40% CIR	5%	£135,898,113	£118,492,550	£118,413,452	£118,255,908	£117,405,071	£110,946,035	£107,432,903
60% LAR : 40% CIR	10%	£133,669,157	£116,564,542	£116,485,721	£116,328,667	£115,479,057	£109,027,380	£105,518,338
60% LAR : 40% CIR	15%	£131,424,759	£114,621,198	£114,542,628	£114,386,025	£113,537,538	£107,092,600	£103,587,303
60% LAR : 40% CIR	20%	£129,165,062	£112,662,665	£112,584,324	£112,428,129	£111,580,662	£105,141,850	£101,639,955
60% LAR : 40% CIR	25%	£126,890,217	£110,689,091	£110,610,951	£110,455,124	£109,608,577	£103,175,282	£99,676,452
60% LAR : 40% CIR	30%	£124,600,371	£108,700,619	£108,622,658	£108,467,159	£107,621,431	£101,193,051	£97,696,951
60% LAR : 40% CIR	35%	£122,295,668	£106,697,399	£106,619,591	£106,464,379	£105,619,371	£99,195,310	£95,701,609
60% LAR : 40% CIR	40%	£119,976,258	£104,679,574	£104,601,896	£104,446,932	£103,602,546	£97,182,212	£93,690,583
60% LAR : 40% CIR	45%	£117,642,288	£102,647,292	£102,569,718	£102,414,965	£101,571,103	£95,153,913	£91,664,029
60% LAR : 40% CIR	50%	£115,293,904	£100,600,698	£100,523,206	£100,368,624	£99,525,189	£93,110,564	£89,622,106

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£153,112,635	£135,406,237	£135,326,834	£135,168,758	£134,316,591	£127,849,569	£124,332,001
60% LAR : 40% CIR	5%	£150,899,271	£133,493,708	£133,414,610	£133,257,066	£132,406,229	£125,947,193	£122,434,061
60% LAR : 40% CIR	10%	£148,670,315	£131,565,700	£131,486,878	£131,329,825	£130,480,215	£124,028,537	£120,519,496
60% LAR : 40% CIR	15%	£146,425,917	£129,622,356	£129,543,786	£129,387,183	£128,538,696	£122,093,758	£118,588,460
60% LAR : 40% CIR	20%	£144,166,220	£127,663,823	£127,585,482	£127,429,287	£126,581,820	£120,143,008	£116,641,113
60% LAR : 40% CIR	25%	£141,891,375	£125,690,249	£125,612,109	£125,456,282	£124,609,735	£118,176,440	£114,677,610
60% LAR : 40% CIR	30%	£139,601,529	£123,701,777	£123,623,816	£123,468,317	£122,622,589	£116,194,209	£112,698,109
60% LAR : 40% CIR	35%	£137,296,826	£121,698,557	£121,620,749	£121,465,537	£120,620,529	£114,196,468	£110,702,767
60% LAR : 40% CIR	40%	£134,977,416	£119,680,732	£119,603,053	£119,448,090	£118,603,704	£112,183,370	£108,691,741
60% LAR : 40% CIR	45%	£132,643,446	£117,648,450	£117,570,876	£117,416,123	£116,572,261	£110,155,071	£106,665,187
60% LAR : 40% CIR	50%	£130,295,062	£115,601,856	£115,524,364	£115,369,782	£114,526,346	£108,111,721	£104,623,264

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£170,845,424	£153,139,026	£153,059,623	£152,901,548	£152,049,380	£145,582,358	£142,064,791
60% LAR : 40% CIR	5%	£168,632,060	£151,226,497	£151,147,399	£150,989,855	£150,139,018	£143,679,982	£140,166,851
60% LAR : 40% CIR	10%	£166,403,105	£149,298,489	£149,219,668	£149,062,615	£148,213,004	£141,761,327	£138,252,285
60% LAR : 40% CIR	15%	£164,158,706	£147,355,145	£147,276,576	£147,119,973	£146,271,485	£139,826,547	£136,321,250
60% LAR : 40% CIR	20%	£161,899,010	£145,396,613	£145,318,271	£145,162,076	£144,314,609	£137,875,797	£134,373,902
60% LAR : 40% CIR	25%	£159,624,165	£143,423,038	£143,344,899	£143,189,071	£142,342,524	£135,909,229	£132,410,400
60% LAR : 40% CIR	30%	£157,334,318	£141,434,567	£141,356,605	£141,201,106	£140,355,378	£133,926,998	£130,430,899
60% LAR : 40% CIR	35%	£155,029,616	£139,431,346	£139,353,538	£139,198,326	£138,353,318	£131,929,257	£128,435,557
60% LAR : 40% CIR	40%	£152,710,205	£137,413,521	£137,335,843	£137,180,880	£136,336,493	£129,916,159	£126,424,530
60% LAR : 40% CIR	45%	£150,376,235	£135,381,239	£135,303,666	£135,148,912	£134,305,050	£127,887,860	£124,397,977
60% LAR : 40% CIR	50%	£148,027,851	£133,334,646	£133,257,153	£133,102,571	£132,259,136	£125,844,511	£122,356,054

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,100 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£192,750,335	£174,988,412	£174,909,009	£174,750,935	£173,898,766	£167,431,744	£163,914,178
60% LAR : 40% CIR	5%	£190,363,350	£172,905,039	£172,825,939	£172,668,397	£171,817,559	£165,358,522	£161,845,392
60% LAR : 40% CIR	10%	£187,960,772	£170,806,184	£170,727,362	£170,570,310	£169,720,700	£163,269,022	£159,759,980
60% LAR : 40% CIR	15%	£185,542,751	£168,691,994	£168,613,426	£168,456,822	£167,608,335	£161,163,397	£157,658,100
60% LAR : 40% CIR	20%	£183,109,434	£166,562,616	£166,484,275	£166,328,080	£165,480,613	£159,041,801	£155,539,906
60% LAR : 40% CIR	25%	£180,660,967	£164,418,196	£164,340,057	£164,184,230	£163,337,682	£156,904,387	£153,405,558
60% LAR : 40% CIR	30%	£178,197,498	£162,258,879	£162,180,918	£162,025,419	£161,179,690	£154,751,311	£151,255,211
60% LAR : 40% CIR	35%	£175,719,174	£160,084,813	£160,007,005	£159,851,794	£159,006,786	£152,582,724	£149,089,023
60% LAR : 40% CIR	40%	£173,226,142	£157,896,143	£157,818,464	£157,663,501	£156,819,114	£150,398,780	£146,907,151
60% LAR : 40% CIR	45%	£170,718,549	£155,693,016	£155,615,442	£155,460,688	£154,616,825	£148,199,635	£144,709,753
60% LAR : 40% CIR	50%	£168,196,544	£153,475,576	£153,398,084	£153,243,502	£152,400,066	£145,985,441	£142,496,983

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£105,380,177	£87,618,254	£87,538,852	£87,380,777	£86,528,608	£80,061,586	£76,544,020
60% LAR : 40% CIR	5%	£102,993,192	£85,534,881	£85,455,782	£85,298,239	£84,447,401	£77,988,365	£74,475,234
60% LAR : 40% CIR	10%	£100,590,615	£83,436,026	£83,357,204	£83,200,152	£82,350,542	£75,898,864	£72,389,822
60% LAR : 40% CIR	15%	£98,172,593	£81,321,836	£81,243,268	£81,086,664	£80,238,177	£73,793,239	£70,287,942
60% LAR : 40% CIR	20%	£95,739,276	£79,192,459	£79,114,117	£78,957,922	£78,110,455	£71,671,643	£68,169,748
60% LAR : 40% CIR	25%	£93,290,809	£77,048,038	£76,969,899	£76,814,072	£75,967,525	£69,534,229	£66,035,400
60% LAR : 40% CIR	30%	£90,827,340	£74,888,721	£74,810,760	£74,655,261	£73,809,533	£67,381,153	£63,885,053
60% LAR : 40% CIR	35%	£88,349,016	£72,714,655	£72,636,847	£72,481,636	£71,636,628	£65,212,566	£61,718,866
60% LAR : 40% CIR	40%	£85,855,984	£70,525,985	£70,448,306	£70,293,343	£69,448,956	£63,028,622	£59,536,993
60% LAR : 40% CIR	45%	£83,348,391	£68,322,858	£68,245,284	£68,090,530	£67,246,667	£60,829,477	£57,339,595
60% LAR : 40% CIR	50%	£80,826,386	£66,105,418	£66,027,926	£65,873,344	£65,029,908	£58,615,283	£55,126,825

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£141,383,914	£123,621,991	£123,542,588	£123,384,514	£122,532,345	£116,065,323	£112,747,757
60% LAR : 40% CIR	5%	£139,196,929	£121,738,618	£121,659,518	£121,501,976	£120,651,138	£114,192,101	£110,678,971
60% LAR : 40% CIR	10%	£136,794,351	£119,639,762	£119,560,941	£119,403,889	£118,554,279	£112,102,601	£108,593,559
60% LAR : 40% CIR	15%	£134,376,330	£117,525,573	£117,447,004	£117,290,401	£116,441,914	£109,996,976	£106,491,679
60% LAR : 40% CIR	20%	£131,943,012	£115,396,195	£115,317,854	£115,161,659	£114,314,192	£107,875,380	£104,373,485
60% LAR : 40% CIR	25%	£129,494,546	£113,251,775	£113,173,636	£113,017,809	£112,171,261	£105,737,966	£102,239,137
60% LAR : 40% CIR	30%	£127,031,077	£111,092,458	£111,014,496	£110,858,998	£110,013,269	£103,584,890	£100,088,790
60% LAR : 40% CIR	35%	£124,552,753	£108,918,392	£108,840,584	£108,685,373	£107,840,365	£101,416,303	£97,922,602
60% LAR : 40% CIR	40%	£122,059,721	£106,729,722	£106,652,043	£106,497,080	£105,652,693	£99,232,359	£95,740,730
60% LAR : 40% CIR	45%	£119,552,128	£104,526,594	£104,449,021	£104,294,267	£103,450,404	£97,033,214	£93,543,332
60% LAR : 40% CIR	50%	£117,030,123	£102,309,155	£102,231,663	£102,077,081	£101,233,645	£94,819,020	£91,330,562

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£156,585,072	£138,823,149	£138,743,746	£138,585,671	£137,733,503	£131,266,481	£127,748,915
60% LAR : 40% CIR	5%	£154,198,087	£136,739,775	£136,660,676	£136,503,134	£135,652,296	£129,193,259	£125,680,129
60% LAR : 40% CIR	10%	£151,795,509	£134,640,920	£134,562,099	£134,405,047	£133,555,437	£127,103,759	£123,594,717
60% LAR : 40% CIR	15%	£149,377,488	£132,526,731	£132,448,162	£132,291,559	£131,443,072	£124,998,134	£121,492,837
60% LAR : 40% CIR	20%	£146,944,170	£130,397,353	£130,319,012	£130,162,817	£129,315,350	£122,876,538	£119,374,643
60% LAR : 40% CIR	25%	£144,495,704	£128,252,933	£128,174,794	£128,018,966	£127,172,419	£120,739,124	£117,240,295
60% LAR : 40% CIR	30%	£142,032,235	£126,093,616	£126,015,654	£125,860,156	£125,014,427	£118,586,048	£115,089,948
60% LAR : 40% CIR	35%	£139,553,910	£123,919,850	£123,841,742	£123,686,531	£122,841,523	£116,417,461	£112,923,760
60% LAR : 40% CIR	40%	£137,060,879	£121,730,880	£121,653,201	£121,498,237	£120,653,851	£114,233,517	£110,741,888
60% LAR : 40% CIR	45%	£134,553,286	£119,527,752	£119,450,179	£119,295,425	£118,451,562	£112,034,372	£108,544,490
60% LAR : 40% CIR	50%	£132,031,281	£117,310,313	£117,232,821	£117,078,239	£116,234,803	£109,820,178	£106,331,720

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£174,317,862	£156,555,938	£156,476,536	£156,318,461	£155,466,292	£148,999,271	£145,481,704
60% LAR : 40% CIR	5%	£171,930,876	£154,472,565	£154,393,466	£154,235,923	£153,385,086	£146,926,049	£143,412,918
60% LAR : 40% CIR	10%	£169,528,299	£152,373,710	£152,294,889	£152,137,836	£151,288,226	£144,836,549	£141,327,506
60% LAR : 40% CIR	15%	£167,110,278	£150,259,520	£150,180,952	£150,024,349	£149,175,861	£142,730,923	£139,225,626
60% LAR : 40% CIR	20%	£164,676,960	£148,130,143	£148,051,801	£147,895,606	£147,048,140	£140,609,328	£137,107,433
60% LAR : 40% CIR	25%	£162,228,493	£145,985,723	£145,907,583	£145,751,756	£144,905,209	£138,471,914	£134,973,084
60% LAR : 40% CIR	30%	£159,765,024	£143,826,405	£143,748,444	£143,592,945	£142,747,217	£136,318,837	£132,822,737
60% LAR : 40% CIR	35%	£157,286,700	£141,652,339	£141,574,531	£141,419,320	£140,574,312	£134,150,250	£130,656,550
60% LAR : 40% CIR	40%	£154,793,668	£139,463,670	£139,385,990	£139,231,027	£138,386,641	£131,966,307	£128,474,678
60% LAR : 40% CIR	45%	£152,286,076	£137,260,542	£137,182,968	£137,028,215	£136,184,352	£129,767,161	£126,277,279
60% LAR : 40% CIR	50%	£149,764,070	£135,043,102	£134,965,610	£134,811,028	£133,967,593	£127,552,968	£124,064,509

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years	Value Area	Zone B - Rest of Camden £1,150 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£196,222,773	£178,405,325	£178,325,923	£178,167,847	£177,315,679	£170,848,657	£167,331,090
60% LAR : 40% CIR	5%	£193,662,165	£176,151,105	£176,072,007	£175,914,463	£175,063,626	£168,604,590	£165,091,458
60% LAR : 40% CIR	10%	£191,065,966	£173,881,405	£173,802,584	£173,645,532	£172,795,921	£166,344,244	£162,835,202
60% LAR : 40% CIR	15%	£188,494,323	£171,596,370	£171,517,802	£171,361,198	£170,512,710	£164,067,773	£160,562,475
60% LAR : 40% CIR	20%	£185,887,384	£169,296,147	£169,217,805	£169,061,610	£168,214,143	£161,775,332	£158,273,437
60% LAR : 40% CIR	25%	£183,265,294	£166,980,881	£166,902,741	£166,746,914	£165,900,367	£159,467,072	£155,968,242
60% LAR : 40% CIR	30%	£180,628,204	£164,650,718	£164,572,757	£164,417,257	£163,571,530	£157,143,150	£153,647,050
60% LAR : 40% CIR	35%	£177,976,258	£162,305,806	£162,227,998	£162,072,787	£161,227,779	£154,803,717	£151,310,016
60% LAR : 40% CIR	40%	£175,309,605	£159,946,291	£159,868,612	£159,713,649	£158,869,261	£152,448,929	£148,957,299
60% LAR : 40% CIR	45%	£172,628,390	£157,572,317	£157,494,743	£157,339,990	£156,496,128	£150,078,938	£146,589,054
60% LAR : 40% CIR	50%	£169,932,762	£155,184,033	£155,106,540	£154,951,957	£154,108,523	£147,693,897	£144,205,440

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£108,852,615	£91,035,167	£90,955,765	£90,797,689	£89,945,522	£83,478,499	£79,960,932
60% LAR : 40% CIR	5%	£106,292,007	£88,780,947	£88,701,849	£88,544,305	£87,693,468	£81,234,432	£77,721,301
60% LAR : 40% CIR	10%	£103,715,808	£86,511,247	£86,432,426	£86,275,374	£85,425,763	£78,974,086	£75,465,044
60% LAR : 40% CIR	15%	£101,124,165	£84,226,212	£84,147,644	£83,991,041	£83,142,552	£76,697,615	£73,192,317
60% LAR : 40% CIR	20%	£98,517,226	£81,925,989	£81,847,647	£81,691,452	£80,843,986	£74,405,174	£70,903,279
60% LAR : 40% CIR	25%	£95,895,137	£79,610,723	£79,532,584	£79,376,756	£78,530,209	£72,096,914	£68,598,085
60% LAR : 40% CIR	30%	£93,258,046	£77,280,560	£77,202,599	£77,047,100	£76,201,372	£69,772,992	£66,276,892
60% LAR : 40% CIR	35%	£90,606,100	£74,935,648	£74,857,840	£74,702,629	£73,857,821	£67,433,559	£63,939,859
60% LAR : 40% CIR	40%	£87,939,447	£72,576,133	£72,498,454	£72,343,491	£71,499,104	£65,078,771	£61,587,142
60% LAR : 40% CIR	45%	£85,258,233	£70,202,159	£70,124,585	£69,969,832	£69,125,970	£62,708,780	£59,218,896
60% LAR : 40% CIR	50%	£82,562,605	£67,813,875	£67,736,382	£67,581,800	£66,738,365	£60,323,739	£56,835,282

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£145,056,352	£127,238,903	£127,159,502	£127,001,426	£126,149,258	£119,682,236	£116,164,669
60% LAR : 40% CIR	5%	£142,495,743	£124,984,684	£124,905,586	£124,748,042	£123,897,205	£117,438,169	£113,925,037
60% LAR : 40% CIR	10%	£139,919,545	£122,714,984	£122,636,163	£122,479,111	£121,629,499	£115,177,823	£111,668,780
60% LAR : 40% CIR	15%	£137,327,902	£120,429,949	£120,351,381	£120,194,777	£119,346,289	£112,901,352	£109,396,054
60% LAR : 40% CIR	20%	£134,720,963	£118,129,726	£118,051,384	£117,895,189	£117,047,722	£110,608,911	£107,107,015
60% LAR : 40% CIR	25%	£132,098,873	£115,814,460	£115,736,320	£115,580,493	£114,733,946	£108,300,651	£104,801,821
60% LAR : 40% CIR	30%	£129,461,783	£113,484,297	£113,406,336	£113,250,836	£112,405,109	£105,976,728	£102,480,629
60% LAR : 40% CIR	35%	£126,809,837	£111,139,385	£111,061,577	£110,906,366	£110,061,358	£103,637,296	£100,143,595
60% LAR : 40% CIR	40%	£124,143,184	£108,779,870	£108,702,191	£108,547,228	£107,702,840	£101,282,507	£97,790,878
60% LAR : 40% CIR	45%	£121,461,969	£106,405,896	£106,328,322	£106,173,569	£105,329,707	£98,912,517	£95,422,633
60% LAR : 40% CIR	50%	£118,766,341	£104,017,612	£103,940,119	£103,785,536	£102,942,102	£96,527,476	£93,039,019

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£160,057,510	£142,240,061	£142,160,660	£142,002,584	£141,150,416	£134,683,393	£131,165,827
60% LAR : 40% CIR	5%	£157,496,901	£139,985,842	£139,906,744	£139,749,200	£138,898,363	£132,439,327	£128,926,195
60% LAR : 40% CIR	10%	£154,920,702	£137,716,142	£137,637,321	£137,480,269	£136,630,657	£130,178,981	£126,669,938
60% LAR : 40% CIR	15%	£152,329,060	£135,431,107	£135,352,538	£135,195,935	£134,347,447	£127,902,510	£124,397,212
60% LAR : 40% CIR	20%	£149,722,120	£133,130,884	£133,052,542	£132,896,347	£132,048,880	£125,610,068	£122,108,173
60% LAR : 40% CIR	25%	£147,100,031	£130,815,618	£130,737,478	£130,581,651	£129,735,104	£123,301,809	£119,802,979
60% LAR : 40% CIR	30%	£144,462,940	£128,485,455	£128,407,494	£128,251,994	£127,406,267	£120,977,886	£117,481,787
60% LAR : 40% CIR	35%	£141,810,995	£126,140,543	£126,062,735	£125,907,524	£125,062,516	£118,638,454	£115,144,753
60% LAR : 40% CIR	40%	£139,144,341	£123,781,027	£123,703,349	£123,548,386	£122,703,998	£116,283,665	£112,792,036
60% LAR : 40% CIR	45%	£136,463,127	£121,407,054	£121,329,480	£121,174,727	£120,330,864	£113,913,674	£110,423,791
60% LAR : 40% CIR	50%	£133,767,499	£119,018,770	£118,941,277	£118,786,694	£117,943,260	£111,528,634	£108,040,176

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£177,790,299	£159,972,851	£159,893,449	£159,735,373	£158,883,206	£152,416,183	£148,898,616
60% LAR : 40% CIR	5%	£175,229,691	£157,718,632	£157,639,533	£157,481,990	£156,631,152	£150,172,116	£146,658,985
60% LAR : 40% CIR	10%	£172,653,492	£155,448,932	£155,370,111	£155,213,058	£154,363,447	£147,911,770	£144,402,728
60% LAR : 40% CIR	15%	£170,061,849	£153,163,896	£153,085,328	£152,928,725	£152,080,237	£145,635,299	£142,130,001
60% LAR : 40% CIR	20%	£167,454,910	£150,863,673	£150,785,332	£150,629,137	£149,781,670	£143,342,858	£139,840,963
60% LAR : 40% CIR	25%	£164,832,821	£148,548,407	£148,470,268	£148,314,440	£147,467,893	£141,034,598	£137,535,769
60% LAR : 40% CIR	30%	£162,195,730	£146,218,244	£146,140,284	£145,984,784	£145,139,056	£138,710,676	£135,214,576
60% LAR : 40% CIR	35%	£159,543,784	£143,873,332	£143,795,524	£143,640,313	£142,795,305	£136,371,243	£132,877,543
60% LAR : 40% CIR	40%	£156,877,131	£141,513,817	£141,436,138	£141,281,175	£140,436,788	£134,016,455	£130,524,826
60% LAR : 40% CIR	45%	£154,195,917	£139,139,843	£139,062,269	£138,907,516	£138,063,654	£131,646,464	£128,156,581
60% LAR : 40% CIR	50%	£151,500,289	£136,751,559	£136,674,067	£136,519,484	£135,676,049	£129,261,423	£125,772,966

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,200 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£199,695,210	£181,822,238	£181,742,835	£181,584,760	£180,732,592	£174,265,570	£170,748,002
60% LAR : 40% CIR	5%	£196,960,980	£179,397,173	£179,318,074	£179,160,531	£178,309,693	£171,850,657	£168,337,526
60% LAR : 40% CIR	10%	£194,211,160	£176,956,626	£176,877,805	£176,720,753	£175,871,142	£169,419,465	£165,910,423
60% LAR : 40% CIR	15%	£191,445,896	£174,500,746	£174,422,177	£174,265,573	£173,417,086	£166,972,149	£163,466,851
60% LAR : 40% CIR	20%	£188,665,334	£172,029,677	£171,951,335	£171,795,141	£170,947,674	£164,508,862	£161,006,967
60% LAR : 40% CIR	25%	£185,869,623	£169,543,565	£169,465,426	£169,309,599	£168,463,051	£162,029,756	£158,530,927
60% LAR : 40% CIR	30%	£183,058,911	£167,042,558	£166,964,596	£166,809,096	£165,963,369	£159,534,988	£156,038,889
60% LAR : 40% CIR	35%	£180,233,342	£164,526,800	£164,448,992	£164,293,780	£163,448,772	£157,024,710	£153,531,010
60% LAR : 40% CIR	40%	£177,393,066	£161,996,438	£161,918,759	£161,763,796	£160,919,410	£154,499,076	£151,007,447
60% LAR : 40% CIR	45%	£174,538,231	£159,451,619	£159,374,046	£159,219,292	£158,375,429	£151,958,239	£148,468,357
60% LAR : 40% CIR	50%	£171,668,981	£156,892,490	£156,814,996	£156,660,414	£155,816,979	£149,402,354	£145,913,896

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£112,325,052	£94,452,080	£94,372,677	£94,214,602	£93,362,434	£86,895,412	£83,377,844
60% LAR : 40% CIR	5%	£109,590,822	£92,027,015	£91,947,916	£91,790,373	£90,938,536	£84,480,499	£80,967,368
60% LAR : 40% CIR	10%	£106,841,002	£89,586,468	£89,507,647	£89,350,595	£88,500,984	£82,049,307	£78,540,265
60% LAR : 40% CIR	15%	£104,075,738	£87,130,588	£87,052,019	£86,895,416	£86,046,928	£79,601,991	£76,096,693
60% LAR : 40% CIR	20%	£101,295,176	£84,659,519	£84,581,177	£84,424,983	£83,577,516	£77,138,704	£73,636,809
60% LAR : 40% CIR	25%	£98,499,465	£82,173,407	£82,095,268	£81,939,441	£81,092,894	£74,659,598	£71,160,769
60% LAR : 40% CIR	30%	£95,688,753	£79,672,400	£79,594,438	£79,438,938	£78,593,211	£72,164,830	£68,668,731
60% LAR : 40% CIR	35%	£92,863,184	£77,156,642	£77,078,834	£76,923,622	£76,078,614	£69,654,552	£66,160,853
60% LAR : 40% CIR	40%	£90,022,909	£74,626,280	£74,548,601	£74,393,638	£73,549,252	£67,128,918	£63,637,289
60% LAR : 40% CIR	45%	£87,168,073	£72,081,461	£72,003,888	£71,849,134	£71,005,277	£64,586,081	£61,098,199
60% LAR : 40% CIR	50%	£84,298,823	£69,522,332	£69,444,838	£69,290,256	£68,446,821	£62,032,196	£58,543,738

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£148,528,789	£130,659,817	£130,576,414	£130,418,339	£129,566,171	£123,098,149	£119,581,581
60% LAR : 40% CIR	5%	£145,794,559	£128,230,752	£128,151,653	£127,994,110	£127,143,272	£120,684,236	£117,171,105
60% LAR : 40% CIR	10%	£143,044,739	£125,790,205	£125,711,384	£125,554,332	£124,704,721	£118,253,044	£114,744,002
60% LAR : 40% CIR	15%	£140,279,475	£123,334,325	£123,255,756	£123,099,152	£122,250,665	£115,805,728	£112,300,430
60% LAR : 40% CIR	20%	£137,498,913	£120,863,256	£120,784,914	£120,628,720	£119,781,253	£113,342,441	£109,840,546
60% LAR : 40% CIR	25%	£134,703,202	£118,377,144	£118,299,005	£118,143,178	£117,296,630	£110,863,335	£107,364,506
60% LAR : 40% CIR	30%	£131,892,490	£115,876,137	£115,798,175	£115,642,675	£114,796,948	£108,368,567	£104,872,468
60% LAR : 40% CIR	35%	£129,066,921	£113,360,379	£113,282,571	£113,127,359	£112,282,351	£105,858,289	£102,364,589
60% LAR : 40% CIR	40%	£126,226,645	£110,830,017	£110,752,338	£110,597,375	£109,752,989	£103,332,655	£99,841,026
60% LAR : 40% CIR	45%	£123,371,810	£106,285,198	£108,207,625	£108,052,871	£107,209,008	£100,791,818	£97,301,936
60% LAR : 40% CIR	50%	£120,502,560	£105,726,068	£105,648,575	£105,493,993	£104,650,558	£98,235,933	£94,747,475

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£163,529,947	£145,656,975	£145,577,572	£145,419,497	£144,567,329	£138,100,307	£134,582,739
60% LAR : 40% CIR	5%	£160,795,717	£143,231,910	£143,152,810	£142,995,268	£142,144,430	£135,685,393	£132,172,263
60% LAR : 40% CIR	10%	£158,045,897	£140,791,363	£140,712,542	£140,555,490	£139,705,879	£133,254,202	£129,745,160
60% LAR : 40% CIR	15%	£155,280,632	£138,335,483	£138,256,913	£138,100,310	£137,251,823	£130,806,886	£127,301,588
60% LAR : 40% CIR	20%	£152,500,071	£135,864,414	£135,786,071	£135,629,877	£134,782,411	£128,343,599	£124,841,704
60% LAR : 40% CIR	25%	£149,704,360	£133,378,302	£133,300,163	£133,144,335	£132,297,788	£125,864,493	£122,365,664
60% LAR : 40% CIR	30%	£146,893,647	£130,877,294	£130,799,333	£130,643,833	£129,798,106	£123,369,725	£119,873,626
60% LAR : 40% CIR	35%	£144,068,079	£128,361,537	£128,283,729	£128,128,517	£127,283,509	£120,859,447	£117,365,747
60% LAR : 40% CIR	40%	£141,227,803	£125,831,175	£125,753,496	£125,598,533	£124,754,146	£118,333,813	£114,842,183
60% LAR : 40% CIR	45%	£138,372,968	£123,286,356	£123,208,782	£123,054,029	£122,210,166	£115,792,976	£112,303,094
60% LAR : 40% CIR	50%	£135,503,718	£120,727,226	£120,649,733	£120,495,151	£119,651,715	£113,237,090	£109,748,633

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£181,262,736	£163,389,764	£163,310,361	£163,152,287	£162,300,118	£155,833,096	£152,315,529
60% LAR : 40% CIR	5%	£178,528,507	£160,964,699	£160,885,600	£160,728,057	£159,877,220	£153,418,183	£149,905,052
60% LAR : 40% CIR	10%	£175,778,686	£158,524,152	£158,445,331	£158,288,279	£157,438,669	£150,986,991	£147,477,950
60% LAR : 40% CIR	15%	£173,013,422	£156,068,272	£155,989,703	£155,833,100	£154,984,613	£148,539,675	£145,034,377
60% LAR : 40% CIR	20%	£170,232,860	£153,597,203	£153,518,861	£153,362,667	£152,515,200	£146,076,388	£142,574,493
60% LAR : 40% CIR	25%	£167,437,149	£151,111,092	£151,032,952	£150,877,125	£150,030,578	£143,597,283	£140,098,453
60% LAR : 40% CIR	30%	£164,626,437	£148,610,084	£148,532,122	£148,376,623	£147,530,895	£141,102,515	£137,606,415
60% LAR : 40% CIR	35%	£161,800,869	£146,094,326	£146,016,518	£145,861,306	£145,016,298	£138,592,236	£135,098,537
60% LAR : 40% CIR	40%	£158,960,593	£143,563,964	£143,486,286	£143,331,322	£142,486,936	£136,066,602	£132,574,973
60% LAR : 40% CIR	45%	£156,105,757	£141,019,146	£140,941,572	£140,786,819	£139,942,955	£133,525,765	£130,035,883
60% LAR : 40% CIR	50%	£153,236,507	£138,460,016	£138,382,522	£138,227,940	£137,384,505	£130,969,880	£127,481,423

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,250 psf

No Units	170
Site Area	0.89 Ha

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

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£203,167,647	£185,239,150	£185,159,747	£185,001,673	£184,149,504	£177,682,482	£174,164,916
60% LAR : 40% CIR	5%	£200,259,796	£182,643,239	£182,564,141	£182,406,597	£181,555,760	£175,096,724	£171,583,593
60% LAR : 40% CIR	10%	£197,336,354	£180,031,848	£179,953,027	£179,795,975	£178,946,364	£172,494,887	£168,985,644
60% LAR : 40% CIR	15%	£194,397,467	£177,405,122	£177,326,553	£177,169,950	£176,321,462	£169,876,524	£166,371,227
60% LAR : 40% CIR	20%	£191,443,284	£174,763,206	£174,684,865	£174,528,671	£173,681,204	£167,242,391	£163,740,496
60% LAR : 40% CIR	25%	£188,473,951	£172,106,250	£172,028,111	£171,872,283	£171,025,736	£164,592,441	£161,093,611
60% LAR : 40% CIR	30%	£185,489,616	£169,434,396	£169,356,435	£169,200,935	£168,355,208	£161,926,827	£158,430,728
60% LAR : 40% CIR	35%	£182,490,427	£166,747,793	£166,669,985	£166,514,773	£165,669,765	£159,245,704	£155,752,003
60% LAR : 40% CIR	40%	£179,476,529	£164,046,586	£163,968,906	£163,813,944	£162,969,557	£156,549,224	£153,057,595
60% LAR : 40% CIR	45%	£176,448,071	£161,330,921	£161,253,347	£161,098,594	£160,254,732	£153,837,541	£150,347,658
60% LAR : 40% CIR	50%	£173,405,200	£158,600,945	£158,523,453	£158,368,671	£157,525,435	£151,110,810	£147,622,352

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

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£115,797,489	£97,868,992	£97,789,590	£97,631,515	£96,779,346	£90,312,324	£86,794,758
60% LAR : 40% CIR	5%	£112,889,638	£95,273,081	£95,193,983	£95,036,440	£94,185,602	£87,726,566	£84,213,435
60% LAR : 40% CIR	10%	£109,966,196	£92,661,690	£92,582,869	£92,425,817	£91,576,206	£85,124,529	£81,615,486
60% LAR : 40% CIR	15%	£107,027,309	£90,034,964	£89,956,395	£89,799,792	£88,951,304	£82,506,366	£79,001,069
60% LAR : 40% CIR	20%	£104,073,126	£87,393,048	£87,314,707	£87,158,513	£86,311,046	£79,872,233	£76,370,338
60% LAR : 40% CIR	25%	£101,103,794	£84,736,092	£84,657,953	£84,502,125	£83,655,578	£77,222,283	£73,723,454
60% LAR : 40% CIR	30%	£98,119,459	£82,064,238	£81,986,277	£81,830,777	£80,985,050	£74,556,669	£71,060,571
60% LAR : 40% CIR	35%	£95,120,269	£79,377,635	£79,299,827	£79,144,615	£78,299,607	£71,875,546	£68,381,845
60% LAR : 40% CIR	40%	£92,106,371	£76,676,428	£76,598,749	£76,443,786	£75,599,399	£69,179,066	£65,687,437
60% LAR : 40% CIR	45%	£89,077,913	£73,960,763	£73,883,189	£73,728,436	£72,884,574	£66,467,384	£62,977,500
60% LAR : 40% CIR	50%	£86,035,042	£71,230,787	£71,153,295	£70,998,713	£70,155,277	£63,740,652	£60,252,194

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

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£152,061,226	£134,072,729	£133,993,326	£133,835,252	£132,983,083	£126,516,061	£122,998,495
60% LAR : 40% CIR	5%	£149,093,375	£131,476,818	£131,397,720	£131,240,176	£130,389,339	£123,930,303	£120,417,172
60% LAR : 40% CIR	10%	£146,169,933	£128,865,427	£128,786,606	£128,629,554	£127,779,943	£121,328,266	£117,819,223
60% LAR : 40% CIR	15%	£143,231,046	£126,238,701	£126,160,132	£126,003,528	£125,155,041	£118,710,103	£115,204,806
60% LAR : 40% CIR	20%	£140,276,863	£123,596,785	£123,518,444	£123,362,250	£122,514,783	£116,075,970	£112,574,075
60% LAR : 40% CIR	25%	£137,307,530	£120,939,829	£120,861,689	£120,705,862	£119,859,315	£113,426,020	£109,927,190
60% LAR : 40% CIR	30%	£134,323,195	£118,267,975	£118,190,014	£118,034,514	£117,188,787	£110,760,406	£107,264,307
60% LAR : 40% CIR	35%	£131,324,006	£115,581,372	£115,503,564	£115,348,352	£114,503,344	£108,079,283	£104,585,582
60% LAR : 40% CIR	40%	£128,310,108	£112,880,165	£112,802,485	£112,647,523	£111,803,136	£105,382,803	£101,891,174
60% LAR : 40% CIR	45%	£125,281,650	£110,164,500	£110,086,926	£109,932,173	£109,088,310	£102,671,120	£99,181,237
60% LAR : 40% CIR	50%	£122,238,779	£107,434,524	£107,357,032	£107,202,450	£106,359,014	£99,944,389	£96,455,931

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

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£167,002,384	£149,073,887	£148,994,484	£148,836,409	£147,984,241	£141,517,219	£137,999,653
60% LAR : 40% CIR	5%	£164,094,533	£146,477,976	£146,398,878	£146,241,334	£145,390,497	£138,931,461	
60% LAR : 40% CIR	10%	£161,171,091	£143,866,585	£143,787,764	£143,630,711	£142,781,101	£136,329,424	
60% LAR : 40% CIR	15%	£158,232,204	£141,239,859	£141,161,290	£141,004,686	£140,156,199	£133,711,261	
60% LAR : 40% CIR	20%	£155,278,021	£138,597,943	£138,519,602	£138,363,408	£137,515,941	£131,077,128	
60% LAR : 40% CIR	25%	£152,308,688	£135,940,987	£135,862,847	£135,707,020	£134,860,473	£128,427,178	
60% LAR : 40% CIR	30%	£149,324,353	£133,269,133	£133,191,172	£133,035,672	£132,189,945	£125,761,564	
60% LAR : 40% CIR	35%	£146,325,164	£130,582,530	£130,504,722	£130,349,510	£129,504,502	£123,080,441	
60% LAR : 40% CIR	40%	£143,311,266	£127,881,323	£127,803,643	£127,648,681	£126,804,294	£120,383,961	
60% LAR : 40% CIR	45%	£140,282,808	£125,165,658	£125,088,084	£124,933,331	£124,089,468	£117,672,278	
60% LAR : 40% CIR	50%	£137,239,937	£122,435,682	£122,358,190	£122,203,608	£121,360,172	£114,945,547	

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£184,735,174	£166,806,677	£166,727,274	£166,569,199	£165,717,030	£159,250,009	£155,732,442
60% LAR : 40% CIR	5%	£181,827,322	£164,210,766	£164,131,667	£163,974,124	£163,123,286	£156,664,250	£153,151,119
60% LAR : 40% CIR	10%	£178,903,880	£161,599,374	£161,520,553	£161,363,501	£160,513,890	£154,062,213	£150,553,170
60% LAR : 40% CIR	15%	£175,964,994	£158,972,648	£158,894,079	£158,737,476	£157,888,989	£151,444,050	£147,938,753
60% LAR : 40% CIR	20%	£173,010,810	£156,330,733	£156,252,391	£156,096,197	£155,248,730	£148,809,917	£145,308,022
60% LAR : 40% CIR	25%	£170,041,478	£153,673,776	£153,595,637	£153,439,809	£152,593,262	£146,159,967	£142,661,138
60% LAR : 40% CIR	30%	£167,057,143	£151,001,923	£150,923,961	£150,768,461	£149,922,734	£143,494,353	£139,998,255
60% LAR : 40% CIR	35%	£164,057,953	£148,315,319	£148,237,511	£148,082,299	£147,237,291	£140,813,230	£137,319,530
60% LAR : 40% CIR	40%	£161,044,056	£145,614,112	£145,536,433	£145,381,471	£144,537,083	£138,116,750	£134,625,121
60% LAR : 40% CIR	45%	£158,015,597	£142,898,447	£142,820,873	£142,666,120	£141,822,258	£135,405,068	£131,915,185
60% LAR : 40% CIR	50%	£154,972,726	£140,168,472	£140,090,979	£139,936,397	£139,092,962	£132,678,337	£129,189,878

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years	Value Area	Zone B - Rest of Camden £1,300 psf

No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£206,640,086	£188,656,064	£188,576,661	£188,418,585	£187,566,417	£181,099,395	£177,581,828
60% LAR : 40% CIR	5%	£203,558,612	£185,889,397	£185,810,208	£185,652,665	£184,801,828	£178,342,791	£174,829,660
60% LAR : 40% CIR	10%	£200,461,547	£183,107,070	£183,028,249	£182,871,195	£182,021,585	£175,569,908	£172,060,866
60% LAR : 40% CIR	15%	£197,349,039	£180,309,497	£180,230,929	£180,074,326	£179,225,838	£172,780,900	£169,275,603
60% LAR : 40% CIR	20%	£194,221,234	£177,496,737	£177,418,395	£177,262,200	£176,414,734	£169,975,921	£166,474,026
60% LAR : 40% CIR	25%	£191,078,279	£174,668,934	£174,590,795	£174,434,968	£173,588,420	£167,155,125	£163,656,296
60% LAR : 40% CIR	30%	£187,920,322	£171,826,235	£171,748,273	£171,592,775	£170,747,046	£164,318,666	£160,822,567
60% LAR : 40% CIR	35%	£184,747,511	£168,968,786	£168,890,976	£168,735,767	£167,890,759	£161,466,697	£157,972,996
60% LAR : 40% CIR	40%	£181,559,992	£166,096,733	£166,019,055	£165,864,091	£165,019,705	£158,599,371	£155,107,742
60% LAR : 40% CIR	45%	£178,357,912	£163,210,223	£163,132,650	£162,977,896	£162,134,033	£155,716,843	£152,226,961
60% LAR : 40% CIR	50%	£175,141,419	£160,309,402	£160,231,909	£160,077,327	£159,233,892	£152,819,266	£149,330,809

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£119,269,928	£101,285,906	£101,206,503	£101,048,427	£100,196,260	£93,729,237	£90,211,670
60% LAR : 40% CIR	5%	£116,188,454	£98,519,149	£98,440,050	£98,282,507	£97,431,670	£90,972,633	£87,459,502
60% LAR : 40% CIR	10%	£113,091,389	£95,736,912	£95,658,091	£95,501,037	£94,651,427	£88,199,750	£84,690,708
60% LAR : 40% CIR	15%	£109,978,881	£92,939,339	£92,860,771	£92,704,168	£91,855,680	£85,410,742	£81,905,445
60% LAR : 40% CIR	20%	£106,851,076	£90,126,579	£90,048,237	£89,892,042	£89,044,576	£82,605,764	£79,103,868
60% LAR : 40% CIR	25%	£103,708,121	£87,298,776	£87,220,637	£87,064,810	£86,218,263	£79,784,967	£76,286,138
60% LAR : 40% CIR	30%	£100,550,165	£84,456,077	£84,378,116	£84,222,617	£83,376,889	£76,948,508	£73,452,409
60% LAR : 40% CIR	35%	£97,377,353	£81,598,628	£81,520,820	£81,365,609	£80,520,601	£74,096,539	£70,602,838
60% LAR : 40% CIR	40%	£94,189,834	£78,726,575	£78,648,897	£78,493,934	£77,649,547	£71,229,213	£67,737,584
60% LAR : 40% CIR	45%	£90,987,754	£75,840,065	£75,762,492	£75,607,738	£74,763,875	£68,346,685	£64,856,803
60% LAR : 40% CIR	50%	£87,771,262	£72,939,244	£72,861,751	£72,707,169	£71,863,734	£65,449,108	£61,960,651

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£155,473,865	£137,489,843	£137,410,240	£137,252,164	£136,399,998	£129,932,974	£126,415,407
60% LAR : 40% CIR	5%	£152,392,191	£134,722,886	£134,643,787	£134,486,244	£133,635,407	£127,176,370	£123,663,239
60% LAR : 40% CIR	10%	£149,295,126	£131,940,649	£131,861,828	£131,704,774	£130,855,164	£124,403,487	£120,894,445
60% LAR : 40% CIR	15%	£146,182,618	£129,143,076	£129,064,508	£128,907,905	£128,059,417	£121,614,479	£118,109,182
60% LAR : 40% CIR	20%	£143,054,813	£126,330,316	£126,251,974	£126,095,779	£125,248,313	£118,809,500	£115,307,605
60% LAR : 40% CIR	25%	£139,911,858	£123,502,513	£123,424,374	£123,268,547	£122,421,999	£115,988,704	£112,489,875
60% LAR : 40% CIR	30%	£136,753,901	£120,659,814	£120,581,852	£120,426,354	£119,580,625	£113,152,245	£109,656,146
60% LAR : 40% CIR	35%	£133,581,090	£117,802,365	£117,724,557	£117,569,346	£116,724,338	£110,300,276	£106,806,575
60% LAR : 40% CIR	40%	£130,393,571	£114,930,312	£114,852,634	£114,697,670	£113,853,284	£107,432,950	£103,941,321
60% LAR : 40% CIR	45%	£127,191,491	£112,043,802	£111,966,228	£111,811,475	£110,967,612	£104,550,422	£101,060,540
60% LAR : 40% CIR	50%	£123,974,998	£109,142,981	£109,065,488	£108,910,905	£108,067,471	£101,652,845	£98,164,388

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£170,474,823	£152,490,800	£152,411,398	£152,253,322	£151,401,154	£144,934,131	£141,416,565
60% LAR : 40% CIR	5%	£167,393,349	£149,724,044	£149,644,945	£149,487,402	£148,636,564	£142,177,528	£138,664,397
60% LAR : 40% CIR	10%	£164,296,284	£146,941,807	£146,862,985	£146,705,932	£145,856,322	£139,404,644	£135,895,603
60% LAR : 40% CIR	15%	£161,183,776	£144,144,234	£144,065,666	£143,909,062	£143,060,575	£136,615,637	£133,110,340
60% LAR : 40% CIR	20%	£158,055,971	£141,331,473	£141,253,132	£141,096,937	£140,249,471	£133,810,658	£130,308,763
60% LAR : 40% CIR	25%	£154,913,016	£138,503,671	£138,425,532	£138,269,705	£137,423,157	£130,989,862	£127,491,033
60% LAR : 40% CIR	30%	£151,755,059	£135,660,972	£135,583,010	£135,427,512	£134,581,783	£128,153,403	£124,657,304
60% LAR : 40% CIR	35%	£148,582,248	£132,803,523	£132,725,714	£132,570,504	£131,725,496	£125,301,434	£121,807,733
60% LAR : 40% CIR	40%	£145,394,729	£129,931,470	£129,853,791	£129,698,828	£128,854,442	£122,434,108	£118,942,479
60% LAR : 40% CIR	45%	£142,192,649	£127,044,960	£126,967,386	£126,812,633	£125,968,770	£119,551,580	£116,061,698
60% LAR : 40% CIR	50%	£138,976,156	£124,144,139	£124,066,646	£123,912,063	£123,068,629	£116,654,003	£113,165,546

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£188,207,612	£170,223,590	£170,144,187	£169,986,111	£169,133,944	£162,666,921	£159,149,354
60% LAR : 40% CIR	5%	£185,126,138	£167,456,833	£167,377,734	£167,220,191	£166,369,354	£159,910,317	£156,397,187
60% LAR : 40% CIR	10%	£182,029,074	£164,674,596	£164,595,775	£164,438,722	£163,589,111	£157,137,434	£153,628,392
60% LAR : 40% CIR	15%	£178,916,565	£161,877,023	£161,798,455	£161,641,852	£160,793,365	£154,348,426	£150,843,129
60% LAR : 40% CIR	20%	£175,788,760	£159,064,263	£158,985,921	£158,829,726	£157,982,261	£151,543,448	£148,041,553
60% LAR : 40% CIR	25%	£172,645,805	£156,236,461	£156,158,321	£156,002,494	£155,155,947	£148,722,652	£145,223,822
60% LAR : 40% CIR	30%	£169,487,849	£153,393,761	£153,315,800	£153,160,301	£152,314,573	£145,886,192	£142,390,093
60% LAR : 40% CIR	35%	£166,315,037	£150,536,312	£150,458,504	£150,303,293	£149,458,285	£143,034,223	£139,540,523
60% LAR : 40% CIR	40%	£163,127,518	£147,664,259	£147,586,581	£147,431,618	£146,587,231	£140,166,897	£136,675,268
60% LAR : 40% CIR	45%	£159,925,438	£144,777,750	£144,700,176	£144,545,422	£143,701,559	£137,284,369	£133,794,487
60% LAR : 40% CIR	50%	£156,708,946	£141,876,928	£141,799,436	£141,644,853	£140,801,418	£134,386,792	£130,898,335

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR for 15 Years	Value Area	Zone B - Rest of Camden £900 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£171,658,080	£154,233,425	£154,154,024	£153,995,948	£153,143,780	£146,676,757	£143,159,191
60% LAR : 40% CIR	5%	£169,965,582	£152,833,435	£152,754,336	£152,596,792	£151,745,955	£145,286,919	£141,773,788
60% LAR : 40% CIR	10%	£168,257,492	£151,417,963	£151,339,141	£151,182,098	£150,332,478	£143,880,801	£140,371,759
60% LAR : 40% CIR	15%	£166,533,959	£149,987,155	£149,908,587	£149,751,984	£148,903,495	£142,458,558	£138,953,260
60% LAR : 40% CIR	20%	£164,795,129	£148,541,160	£148,462,818	£148,306,623	£147,459,157	£141,020,345	£137,518,450
60% LAR : 40% CIR	25%	£163,041,149	£147,080,122	£147,001,982	£146,846,156	£145,999,609	£139,566,314	£136,067,484
60% LAR : 40% CIR	30%	£161,272,167	£145,604,188	£145,526,227	£145,370,727	£144,525,000	£138,096,619	£134,600,520
60% LAR : 40% CIR	35%	£159,488,330	£144,113,504	£144,035,696	£143,880,484	£143,035,476	£136,611,415	£133,117,715
60% LAR : 40% CIR	40%	£157,689,787	£142,608,217	£142,530,537	£142,375,575	£141,531,188	£135,110,855	£131,619,226
60% LAR : 40% CIR	45%	£155,876,682	£141,088,471	£141,010,897	£140,856,144	£140,012,282	£133,595,092	£130,105,209
60% LAR : 40% CIR	50%	£154,049,163	£139,554,415	£139,476,922	£139,322,341	£138,478,905	£132,064,280	£128,575,822

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£84,287,922	£66,863,267	£66,783,866	£66,625,790	£65,773,622	£59,306,599	£55,789,033
60% LAR : 40% CIR	5%	£82,595,424	£65,463,277	£65,384,178	£65,226,634	£64,375,797	£57,916,761	£54,403,630
60% LAR : 40% CIR	10%	£80,887,334	£64,047,805	£63,968,983	£63,811,930	£62,962,320	£56,510,643	£53,001,601
60% LAR : 40% CIR	15%	£79,163,801	£62,616,997	£62,538,429	£62,381,826	£61,533,338	£55,088,400	£51,583,102
60% LAR : 40% CIR	20%	£77,424,971	£61,171,002	£61,092,660	£60,936,465	£60,088,999	£53,650,187	£50,148,292
60% LAR : 40% CIR	25%	£75,670,991	£59,709,964	£59,631,825	£59,475,998	£58,629,451	£52,196,156	£48,697,326
60% LAR : 40% CIR	30%	£73,902,009	£58,234,030	£58,156,069	£58,000,569	£57,154,842	£50,726,461	£47,230,362
60% LAR : 40% CIR	35%	£72,118,173	£56,743,346	£56,665,538	£56,510,327	£55,665,318	£49,241,257	£45,747,557
60% LAR : 40% CIR	40%	£70,319,629	£55,238,059	£55,160,380	£55,005,417	£54,161,030	£47,740,697	£44,249,068
60% LAR : 40% CIR	45%	£68,506,524	£53,718,313	£53,640,740	£53,485,986	£52,642,124	£46,224,934	£42,735,051
60% LAR : 40% CIR	50%	£66,679,006	£52,184,257	£52,106,765	£51,952,183	£51,108,747	£44,694,122	£41,205,664

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£120,491,659	£103,067,004	£102,987,602	£102,829,527	£101,977,359	£95,510,336	£91,992,770
60% LAR : 40% CIR	5%	£118,799,161	£101,667,014	£101,587,914	£101,430,371	£100,579,534	£94,120,498	£90,607,367
60% LAR : 40% CIR	10%	£117,091,071	£100,251,542	£100,172,720	£100,015,667	£99,166,057	£92,714,380	£89,205,338
60% LAR : 40% CIR	15%	£115,367,538	£98,820,734	£98,742,166	£98,585,563	£97,737,074	£91,292,137	£87,786,839
60% LAR : 40% CIR	20%	£113,628,707	£97,374,739	£97,296,397	£97,140,202	£96,292,735	£89,853,924	£86,352,029
60% LAR : 40% CIR	25%	£111,874,728	£95,913,701	£95,835,561	£95,679,735	£94,833,188	£88,399,893	£84,901,063
60% LAR : 40% CIR	30%	£110,105,746	£94,437,767	£94,359,806	£94,204,306	£93,358,579	£86,930,198	£83,434,099
60% LAR : 40% CIR	35%	£108,321,909	£92,947,083	£92,869,275	£92,714,063	£91,869,055	£85,444,994	£81,951,294
60% LAR : 40% CIR	40%	£106,523,366	£91,441,796	£91,364,116	£91,209,154	£90,364,767	£83,944,434	£80,452,805
60% LAR : 40% CIR	45%	£104,710,261	£89,922,050	£89,844,476	£89,689,723	£88,845,861	£82,428,671	£78,938,788
60% LAR : 40% CIR	50%	£102,882,742	£88,387,994	£88,310,501	£88,155,920	£87,312,484	£80,897,859	£77,409,401

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£135,492,817	£118,068,162	£117,988,760	£117,830,684	£116,978,517	£110,511,494	£106,993,928
60% LAR : 40% CIR	5%	£133,800,319	£116,668,172	£116,589,072	£116,431,529	£115,580,692	£109,121,655	£105,608,525
60% LAR : 40% CIR	10%	£132,092,229	£115,252,700	£115,173,877	£115,016,825	£114,167,215	£107,715,537	£104,206,496
60% LAR : 40% CIR	15%	£130,368,696	£113,821,892	£113,743,324	£113,586,720	£112,738,232	£106,293,295	£102,787,997
60% LAR : 40% CIR	20%	£128,629,865	£112,375,897	£112,297,555	£112,141,360	£111,293,893	£104,855,081	£101,353,186
60% LAR : 40% CIR	25%	£126,875,886	£110,914,859	£110,836,719	£110,680,893	£109,834,346	£103,401,051	£99,902,221
60% LAR : 40% CIR	30%	£125,106,904	£109,438,924	£109,360,964	£109,205,464	£108,359,737	£101,931,356	£98,435,256
60% LAR : 40% CIR	35%	£123,323,067	£107,948,241	£107,870,433	£107,715,221	£106,870,213	£100,446,152	£96,952,452
60% LAR : 40% CIR	40%	£121,524,524	£106,442,954	£106,365,274	£106,210,312	£105,365,925	£98,945,592	£95,453,963
60% LAR : 40% CIR	45%	£119,711,418	£104,923,208	£104,845,634	£104,690,881	£103,847,019	£97,429,829	£93,939,945
60% LAR : 40% CIR	50%	£117,883,900	£103,389,152	£103,311,659	£103,157,077	£102,313,642	£95,899,017	£92,410,559

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
0%	£153,225,607	£135,800,952	£135,721,550	£135,563,474	£134,711,306	£128,244,284	£124,726,717
60% LAR : 40% CIR	5%	£151,533,108	£134,400,961	£134,321,862	£134,164,318	£133,313,482	£126,854,445	£123,341,314
60% LAR : 40% CIR	10%	£149,825,018	£132,985,489	£132,906,667	£132,749,615	£131,900,004	£125,448,327	£121,939,285
60% LAR : 40% CIR	15%	£148,101,485	£131,554,681	£131,476,113	£131,319,510	£130,471,022	£124,026,085	£120,520,786
60% LAR : 40% CIR	20%	£146,362,655	£130,108,686	£130,030,345	£129,874,150	£129,026,683	£122,587,871	£119,085,976
60% LAR : 40% CIR	25%	£144,608,676	£128,647,648	£128,569,509	£128,413,682	£127,567,135	£121,133,840	£117,635,011
60% LAR : 40% CIR	30%	£142,839,694	£127,171,714	£127,093,753	£126,938,254	£126,092,526	£119,664,146	£116,168,046
60% LAR : 40% CIR	35%	£141,055,857	£125,681,031	£125,603,223	£125,448,011	£124,603,003	£118,178,942	£114,685,241
60% LAR : 40% CIR	40%	£139,257,313	£124,175,743	£124,098,064	£123,943,102	£123,098,714	£116,678,381	£113,186,752
60% LAR : 40% CIR	45%	£137,444,208	£122,655,998	£122,578,424	£122,423,670	£121,579,808	£115,162,618	£111,672,735
60% LAR : 40% CIR	50%	£135,616,690	£121,121,941	£121,044,449	£120,889,867	£120,046,431	£113,631,806	£110,143,348

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR for 15 Years		Value Area	Zone B - Rest of Camden £950 psf
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£175,130,518	£157,650,339	£157,570,936	£157,412,861	£156,560,693	£150,093,671	£146,576,103
60% LAR : 40% CIR	5%	£173,264,398	£156,079,501	£156,000,402	£155,842,859	£154,992,022	£148,532,985	£145,019,855
60% LAR : 40% CIR	10%	£171,382,686	£154,493,184	£154,414,362	£154,257,310	£153,407,700	£146,956,022	£143,446,980
60% LAR : 40% CIR	15%	£169,485,531	£152,891,531	£152,812,962	£152,656,359	£151,807,871	£145,362,934	£141,857,636
60% LAR : 40% CIR	20%	£167,573,079	£151,274,690	£151,196,349	£151,040,154	£150,192,687	£143,753,875	£140,251,980
60% LAR : 40% CIR	25%	£165,645,477	£149,642,806	£149,564,667	£149,408,841	£148,562,293	£142,128,998	£138,630,169
60% LAR : 40% CIR	30%	£163,702,874	£147,996,027	£147,918,066	£147,762,566	£146,916,839	£140,488,458	£136,992,358
60% LAR : 40% CIR	35%	£161,745,415	£146,334,497	£146,256,689	£146,101,478	£145,256,469	£138,832,408	£135,338,708
60% LAR : 40% CIR	40%	£159,773,249	£144,658,364	£144,580,686	£144,425,722	£143,581,336	£137,161,002	£133,669,373
60% LAR : 40% CIR	45%	£157,786,523	£142,967,774	£142,890,200	£142,735,447	£141,891,583	£135,474,393	£131,984,511
60% LAR : 40% CIR	50%	£155,785,383	£141,262,872	£141,185,379	£141,030,796	£140,187,362	£133,772,736	£130,284,278

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£87,760,360	£70,280,181	£70,200,778	£70,042,703	£69,190,535	£62,723,513	£59,205,945
60% LAR : 40% CIR	5%	£85,894,240	£68,709,343	£68,630,244	£68,472,702	£67,621,864	£61,162,827	£57,649,697
60% LAR : 40% CIR	10%	£84,012,528	£67,123,026	£67,044,204	£66,887,152	£66,037,542	£59,585,864	£56,076,822
60% LAR : 40% CIR	15%	£82,115,373	£65,521,373	£65,442,804	£65,286,201	£64,437,714	£57,992,776	£54,487,478
60% LAR : 40% CIR	20%	£80,202,921	£63,904,532	£63,826,191	£63,669,996	£62,822,529	£56,383,717	£52,881,822
60% LAR : 40% CIR	25%	£78,275,319	£62,272,848	£62,194,509	£62,038,683	£61,192,135	£54,758,840	£51,260,011
60% LAR : 40% CIR	30%	£76,332,716	£60,625,869	£60,547,908	£60,392,408	£59,546,681	£53,118,300	£49,622,201
60% LAR : 40% CIR	35%	£74,375,257	£58,964,339	£58,886,531	£58,731,320	£57,886,311	£51,462,250	£47,968,550
60% LAR : 40% CIR	40%	£72,403,091	£57,288,206	£57,210,528	£57,055,565	£56,211,178	£49,790,844	£46,299,215
60% LAR : 40% CIR	45%	£70,416,365	£55,597,616	£55,520,042	£55,365,289	£54,521,425	£48,104,235	£44,614,353
60% LAR : 40% CIR	50%	£68,415,225	£53,892,714	£53,815,221	£53,660,638	£52,817,204	£46,402,578	£42,914,121

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£123,964,097	£108,483,918	£106,404,515	£106,246,440	£105,394,271	£98,927,250	£95,409,682
60% LAR : 40% CIR	5%	£122,097,977	£104,913,080	£104,833,981	£104,676,438	£103,825,601	£97,366,564	£93,853,434
60% LAR : 40% CIR	10%	£120,216,265	£103,326,763	£103,247,941	£103,090,889	£102,241,279	£95,789,601	£92,280,559
60% LAR : 40% CIR	15%	£118,319,110	£101,725,110	£101,646,541	£101,489,938	£100,641,450	£94,196,513	£90,691,215
60% LAR : 40% CIR	20%	£116,406,658	£100,108,269	£100,029,928	£99,873,733	£99,026,266	£92,587,454	£89,085,559
60% LAR : 40% CIR	25%	£114,479,056	£98,476,385	£98,398,246	£98,242,419	£97,395,872	£90,962,577	£87,463,748
60% LAR : 40% CIR	30%	£112,536,453	£96,829,606	£96,751,645	£96,596,145	£95,750,418	£89,322,037	£85,825,937
60% LAR : 40% CIR	35%	£110,578,994	£95,168,076	£95,090,268	£94,935,057	£94,090,048	£87,665,987	£84,172,287
60% LAR : 40% CIR	40%	£108,606,828	£93,491,943	£93,414,265	£93,259,301	£92,414,915	£85,994,581	£82,502,952
60% LAR : 40% CIR	45%	£106,620,102	£91,801,353	£91,723,779	£91,569,025	£90,725,162	£84,307,972	£80,818,090
60% LAR : 40% CIR	50%	£104,618,962	£90,096,451	£90,018,958	£89,864,375	£89,020,941	£82,606,315	£79,117,857

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£138,965,254	£121,485,075	£121,405,673	£121,247,598	£120,395,429	£113,928,408	£110,410,840
60% LAR : 40% CIR	5%	£137,099,135	£119,914,238	£119,835,139	£119,677,596	£118,826,759	£112,367,722	£108,854,591
60% LAR : 40% CIR	10%	£135,217,423	£118,327,920	£118,249,099	£118,092,047	£117,242,437	£110,790,759	£107,281,717
60% LAR : 40% CIR	15%	£133,320,268	£116,726,268	£116,647,699	£116,491,096	£115,642,608	£109,197,671	£105,692,373
60% LAR : 40% CIR	20%	£131,407,815	£115,109,427	£115,031,085	£114,874,890	£114,027,424	£107,588,612	£104,086,717
60% LAR : 40% CIR	25%	£129,480,214	£113,477,543	£113,399,404	£113,243,577	£112,397,030	£105,963,735	£102,464,906
60% LAR : 40% CIR	30%	£127,537,611	£111,830,764	£111,752,803	£111,597,303	£110,751,575	£104,323,195	£100,827,095
60% LAR : 40% CIR	35%	£125,580,152	£110,169,234	£110,091,426	£109,936,215	£109,091,206	£102,667,145	£99,173,445
60% LAR : 40% CIR	40%	£123,607,986	£108,493,101	£108,415,422	£108,260,459	£107,416,073	£100,995,739	£97,504,110
60% LAR : 40% CIR	45%	£121,621,260	£106,802,510	£106,724,937	£106,570,183	£105,726,320	£99,309,130	£95,819,248
60% LAR : 40% CIR	50%	£119,620,120	£105,097,608	£105,020,116	£104,865,533	£104,022,099	£97,607,473	£94,119,015

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£156,698,044	£139,217,865	£139,138,462	£138,980,387	£138,128,219	£131,661,197	£128,143,629
60% LAR : 40% CIR	5%	£154,831,924	£137,647,028	£137,567,928	£137,410,386	£136,559,548	£130,100,511	£126,587,381
60% LAR : 40% CIR	10%	£152,950,212	£136,060,710	£135,981,889	£135,824,836	£134,975,226	£128,523,549	£125,014,506
60% LAR : 40% CIR	15%	£151,053,057	£134,459,058	£134,380,488	£134,223,885	£133,375,398	£126,930,461	£123,425,162
60% LAR : 40% CIR	20%	£149,140,605	£132,842,216	£132,763,875	£132,607,680	£131,760,213	£125,321,401	£121,819,506
60% LAR : 40% CIR	25%	£147,213,003	£131,210,333	£131,132,193	£130,976,367	£130,129,820	£123,696,524	£120,197,695
60% LAR : 40% CIR	30%	£145,270,400	£129,563,554	£129,485,592	£129,330,092	£128,484,365	£122,055,984	£118,559,885
60% LAR : 40% CIR	35%	£143,312,941	£127,902,024	£127,824,216	£127,669,005	£126,823,996	£120,399,935	£116,906,234
60% LAR : 40% CIR	40%	£141,340,775	£126,225,890	£126,148,212	£125,993,249	£125,148,862	£118,728,528	£115,236,899
60% LAR : 40% CIR	45%	£139,354,049	£124,535,300	£124,457,726	£124,302,973	£123,459,110	£117,041,920	£113,552,037
60% LAR : 40% CIR	50%	£137,352,909	£122,830,398	£122,752,905	£122,598,323	£121,754,888	£115,340,262	£111,851,805

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR for 15 Years	
No Units	**170**
Site Area	**0.89 Ha**

Value Area	Zone B - Rest of Camden £1,000 psf

Sales value inflation		**Base**
Build cost inflation		**Base**
Tenure		**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£178,602,955	£161,067,251	£160,987,848	£160,829,773	£159,977,605	£153,510,583	£149,993,016
60% LAR : 40% CIR	5%	£176,563,213	£159,325,569	£159,246,470	£159,088,926	£158,238,090	£151,779,053	£148,265,922
60% LAR : 40% CIR	10%	£174,507,879	£157,568,405	£157,489,584	£157,332,531	£156,482,921	£150,031,243	£146,522,202
60% LAR : 40% CIR	15%	£172,437,102	£155,795,907	£155,717,338	£155,560,735	£154,712,248	£148,267,309	£144,762,012
60% LAR : 40% CIR	20%	£170,351,029	£154,008,220	£153,929,879	£153,773,684	£152,926,217	£146,487,405	£142,985,510
60% LAR : 40% CIR	25%	£168,249,805	£152,205,491	£152,127,351	£151,971,525	£151,124,978	£144,691,683	£141,192,853
60% LAR : 40% CIR	30%	£166,133,580	£150,387,866	£150,309,904	£150,154,405	£149,308,677	£142,880,297	£139,384,198
60% LAR : 40% CIR	35%	£164,002,499	£148,555,490	£148,477,682	£148,322,471	£147,477,463	£141,053,401	£137,559,701
60% LAR : 40% CIR	40%	£161,856,712	£146,708,511	£146,630,833	£146,475,870	£145,631,483	£139,211,149	£135,719,520
60% LAR : 40% CIR	45%	£159,696,363	£144,847,075	£144,769,501	£144,614,748	£143,770,886	£137,353,696	£133,863,812
60% LAR : 40% CIR	50%	£157,521,602	£142,971,328	£142,893,836	£142,739,253	£141,895,817	£135,481,192	£131,992,735

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£91,232,797	£73,697,093	£73,617,690	£73,459,615	£72,607,447	£66,140,425	£62,622,859
60% LAR : 40% CIR	5%	£89,193,055	£71,955,411	£71,876,312	£71,718,768	£70,867,932	£64,408,895	£60,895,764
60% LAR : 40% CIR	10%	£87,137,721	£70,198,247	£70,119,426	£69,962,373	£69,112,763	£62,661,085	£59,152,044
60% LAR : 40% CIR	15%	£85,066,944	£68,425,749	£68,347,180	£68,190,577	£67,342,090	£60,897,151	£57,391,854
60% LAR : 40% CIR	20%	£82,980,871	£66,638,062	£66,559,721	£66,403,526	£65,556,059	£59,117,247	£55,615,352
60% LAR : 40% CIR	25%	£80,879,647	£64,835,333	£64,757,194	£64,601,367	£63,754,820	£57,321,525	£53,822,695
60% LAR : 40% CIR	30%	£78,763,422	£63,017,708	£62,939,747	£62,784,247	£61,938,520	£55,510,139	£52,014,040
60% LAR : 40% CIR	35%	£76,632,341	£61,185,332	£61,107,524	£60,952,313	£60,107,305	£53,683,243	£50,189,543
60% LAR : 40% CIR	40%	£74,486,554	£59,338,353	£59,260,675	£59,105,712	£58,261,325	£51,840,991	£48,349,362
60% LAR : 40% CIR	45%	£72,326,205	£57,476,917	£57,399,343	£57,244,590	£56,400,728	£49,983,538	£46,493,655
60% LAR : 40% CIR	50%	£70,151,444	£55,601,170	£55,523,678	£55,369,095	£54,525,659	£48,111,035	£44,622,577

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£127,436,534	£109,900,830	£109,821,427	£109,663,352	£108,811,184	£102,344,162	£98,826,595
60% LAR : 40% CIR	5%	£125,396,791	£108,159,148	£108,080,049	£107,922,505	£107,071,668	£100,612,632	£97,099,501
60% LAR : 40% CIR	10%	£123,341,458	£106,401,984	£106,323,163	£106,166,110	£105,316,500	£98,864,822	£95,355,780
60% LAR : 40% CIR	15%	£121,270,681	£104,629,486	£104,550,917	£104,394,314	£103,545,826	£97,100,888	£93,595,591
60% LAR : 40% CIR	20%	£119,184,608	£102,841,799	£102,763,458	£102,607,263	£101,759,796	£95,320,984	£91,819,089
60% LAR : 40% CIR	25%	£117,083,384	£101,039,070	£100,960,930	£100,805,104	£99,958,557	£93,525,262	£90,026,432
60% LAR : 40% CIR	30%	£114,967,159	£99,221,445	£99,143,483	£98,987,984	£98,142,256	£91,713,876	£88,217,777
60% LAR : 40% CIR	35%	£112,836,078	£97,389,069	£97,311,261	£97,156,050	£96,311,042	£89,886,980	£86,393,280
60% LAR : 40% CIR	40%	£110,690,290	£95,542,090	£95,464,412	£95,309,449	£94,465,062	£88,044,728	£84,553,099
60% LAR : 40% CIR	45%	£108,529,942	£93,680,654	£93,603,080	£93,448,327	£92,604,465	£86,187,275	£82,697,391
60% LAR : 40% CIR	50%	£106,355,181	£91,804,907	£91,727,415	£91,572,832	£90,729,396	£84,314,771	£80,826,314

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£142,437,692	£124,901,988	£124,822,585	£124,664,510	£123,812,342	£117,345,320	£113,827,753
60% LAR : 40% CIR	5%	£140,397,949	£123,160,306	£123,081,207	£122,923,663	£122,072,826	£115,613,790	£112,100,659
60% LAR : 40% CIR	10%	£138,342,616	£121,403,142	£121,324,321	£121,167,268	£120,317,657	£113,865,980	£110,356,938
60% LAR : 40% CIR	15%	£136,271,839	£119,630,644	£119,552,075	£119,395,472	£118,546,984	£112,102,046	£108,596,749
60% LAR : 40% CIR	20%	£134,185,766	£117,842,957	£117,764,616	£117,608,421	£116,760,954	£110,322,142	£106,820,247
60% LAR : 40% CIR	25%	£132,084,542	£116,040,228	£115,962,088	£115,806,262	£114,959,715	£108,526,420	£105,027,590
60% LAR : 40% CIR	30%	£129,968,317	£114,222,603	£114,144,641	£113,989,142	£113,143,414	£106,715,034	£103,218,935
60% LAR : 40% CIR	35%	£127,837,236	£112,390,227	£112,312,419	£112,157,208	£111,312,200	£104,888,138	£101,394,438
60% LAR : 40% CIR	40%	£125,691,448	£110,543,248	£110,465,570	£110,310,606	£109,466,220	£103,045,886	£99,554,257
60% LAR : 40% CIR	45%	£123,531,100	£108,681,812	£108,604,238	£108,449,485	£107,605,623	£101,188,433	£97,698,549
60% LAR : 40% CIR	50%	£121,356,339	£106,806,065	£106,728,573	£106,573,990	£105,730,554	£99,315,929	£95,827,472

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£160,170,481	£142,634,777	£142,555,375	£142,397,300	£141,545,131	£135,078,109	£131,560,543
60% LAR : 40% CIR	5%	£158,130,739	£140,893,095	£140,813,996	£140,656,452	£139,805,616	£133,346,579	£129,833,448
60% LAR : 40% CIR	10%	£156,075,406	£139,135,932	£139,057,111	£138,900,057	£138,050,447	£131,598,770	£128,089,728
60% LAR : 40% CIR	15%	£154,004,629	£137,363,434	£137,284,864	£137,128,261	£136,279,774	£129,834,836	£126,329,538
60% LAR : 40% CIR	20%	£151,918,555	£135,575,747	£135,497,405	£135,341,210	£134,493,743	£128,054,932	£124,553,036
60% LAR : 40% CIR	25%	£149,817,332	£133,773,017	£133,694,878	£133,539,051	£132,692,504	£126,259,209	£122,760,380
60% LAR : 40% CIR	30%	£147,701,106	£131,955,392	£131,877,431	£131,721,931	£130,876,204	£124,447,823	£120,951,724
60% LAR : 40% CIR	35%	£145,570,026	£130,123,017	£130,045,209	£129,889,998	£129,044,990	£122,620,928	£119,127,227
60% LAR : 40% CIR	40%	£143,424,238	£128,276,038	£128,198,359	£128,043,396	£127,199,010	£120,778,676	£117,287,047
60% LAR : 40% CIR	45%	£141,263,889	£126,414,601	£126,337,028	£126,182,274	£125,338,412	£118,921,222	£115,431,339
60% LAR : 40% CIR	50%	£139,089,128	£124,538,855	£124,461,362	£124,306,779	£123,463,344	£117,048,719	£113,560,261

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,050 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£182,075,392	£164,484,184	£164,404,762	£164,246,686	£163,394,518	£156,927,495	£153,409,929
60% LAR : 40% CIR	5%	£179,862,028	£162,571,635	£162,492,536	£162,334,994	£161,484,156	£155,025,119	£151,511,989
60% LAR : 40% CIR	10%	£177,633,074	£160,643,626	£160,564,805	£160,407,753	£159,558,142	£153,106,465	£149,597,423
60% LAR : 40% CIR	15%	£175,388,674	£158,700,282	£158,621,714	£158,465,111	£157,616,624	£151,171,685	£147,666,388
60% LAR : 40% CIR	20%	£173,128,979	£156,741,751	£156,663,409	£156,507,214	£155,659,747	£149,220,935	£145,719,040
60% LAR : 40% CIR	25%	£170,854,134	£154,768,175	£154,690,036	£154,534,210	£153,687,662	£147,254,367	£143,755,538
60% LAR : 40% CIR	30%	£168,564,286	£152,779,705	£152,701,743	£152,546,244	£151,700,516	£145,272,135	£141,776,037
60% LAR : 40% CIR	35%	£166,259,584	£150,776,484	£150,698,676	£150,543,464	£149,698,456	£143,274,394	£139,780,695
60% LAR : 40% CIR	40%	£163,940,174	£148,758,660	£148,680,980	£148,526,018	£147,681,830	£141,261,298	£137,769,668
60% LAR : 40% CIR	45%	£161,606,203	£146,726,378	£146,648,804	£146,494,050	£145,650,187	£139,232,997	£135,743,115
60% LAR : 40% CIR	50%	£159,257,820	£144,679,784	£144,602,291	£144,447,710	£143,604,274	£137,189,649	£133,701,191

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£94,705,234	£77,114,006	£77,034,604	£76,876,528	£76,024,360	£69,557,337	£66,039,771
60% LAR : 40% CIR	5%	£92,491,870	£75,201,478	£75,122,378	£74,964,836	£74,113,998	£67,654,961	£64,141,831
60% LAR : 40% CIR	10%	£90,262,916	£73,273,468	£73,194,647	£73,037,595	£72,187,984	£65,736,307	£62,227,265
60% LAR : 40% CIR	15%	£88,018,516	£71,330,124	£71,251,556	£71,094,953	£70,246,466	£63,801,528	£60,296,230
60% LAR : 40% CIR	20%	£85,758,821	£69,371,593	£69,293,251	£69,137,056	£68,289,589	£61,850,778	£58,348,883
60% LAR : 40% CIR	25%	£83,483,976	£67,398,017	£67,319,878	£67,164,052	£66,317,504	£59,884,209	£56,385,380
60% LAR : 40% CIR	30%	£81,194,128	£65,409,547	£65,331,585	£65,176,087	£64,330,358	£57,901,978	£54,405,879
60% LAR : 40% CIR	35%	£78,889,426	£63,406,326	£63,328,518	£63,173,306	£62,328,298	£55,904,236	£52,410,537
60% LAR : 40% CIR	40%	£76,570,016	£61,388,502	£61,310,822	£61,155,860	£60,311,473	£53,891,140	£50,399,511
60% LAR : 40% CIR	45%	£74,236,045	£59,356,220	£59,278,646	£59,123,893	£58,280,029	£51,862,839	£48,372,957
60% LAR : 40% CIR	50%	£71,887,663	£57,309,626	£57,232,134	£57,077,552	£56,234,116	£49,819,491	£46,331,033

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£130,908,971	£113,317,743	£113,238,341	£113,080,265	£112,228,097	£105,761,074	£102,243,508
60% LAR : 40% CIR	5%	£128,695,607	£111,405,214	£111,326,115	£111,168,573	£110,317,735	£103,858,698	£100,345,568
60% LAR : 40% CIR	10%	£126,466,652	£109,477,205	£109,398,384	£109,241,332	£108,391,721	£101,940,044	£98,431,002
60% LAR : 40% CIR	15%	£124,222,253	£107,533,861	£107,455,293	£107,298,690	£106,450,203	£100,005,264	£96,499,967
60% LAR : 40% CIR	20%	£121,962,558	£105,575,330	£105,496,988	£105,340,793	£104,493,326	£98,054,514	£94,552,619
60% LAR : 40% CIR	25%	£119,687,713	£103,601,754	£103,523,615	£103,367,789	£102,521,241	£96,087,946	£92,589,117
60% LAR : 40% CIR	30%	£117,397,865	£101,613,284	£101,535,322	£101,379,823	£100,534,095	£94,105,714	£90,609,616
60% LAR : 40% CIR	35%	£115,093,163	£99,610,063	£99,532,255	£99,377,043	£98,532,035	£92,107,973	£88,614,274
60% LAR : 40% CIR	40%	£112,773,753	£97,592,239	£97,514,559	£97,359,597	£96,515,209	£90,094,876	£86,603,247
60% LAR : 40% CIR	45%	£110,439,782	£95,559,956	£95,482,383	£95,327,629	£94,483,766	£88,066,576	£84,576,694
60% LAR : 40% CIR	50%	£108,091,399	£93,513,363	£93,435,870	£93,281,289	£92,437,853	£86,023,228	£82,534,770

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£145,810,129	£128,318,901	£128,239,498	£128,081,423	£127,229,255	£120,762,232	£117,244,666
60% LAR : 40% CIR	5%	£143,696,765	£126,406,372	£126,327,273	£126,169,730	£125,318,893	£118,859,856	£115,346,726
60% LAR : 40% CIR	10%	£141,467,810	£124,478,363	£124,399,542	£124,242,490	£123,392,879	£116,941,202	£113,432,160
60% LAR : 40% CIR	15%	£139,223,411	£122,535,019	£122,456,451	£122,299,848	£121,451,360	£115,006,422	£111,501,125
60% LAR : 40% CIR	20%	£136,963,716	£120,576,488	£120,498,146	£120,341,951	£119,494,484	£113,055,672	£109,553,777
60% LAR : 40% CIR	25%	£134,688,871	£118,602,912	£118,524,773	£118,368,946	£117,522,399	£111,089,104	£107,590,275
60% LAR : 40% CIR	30%	£132,399,023	£116,614,442	£116,536,480	£116,380,981	£115,535,253	£109,106,872	£105,610,774
60% LAR : 40% CIR	35%	£130,094,320	£114,611,221	£114,533,413	£114,378,201	£113,533,193	£107,109,131	£103,615,432
60% LAR : 40% CIR	40%	£127,774,911	£112,593,396	£112,515,717	£112,360,755	£111,516,367	£105,096,034	£101,604,405
60% LAR : 40% CIR	45%	£125,440,940	£110,561,114	£110,483,541	£110,328,787	£109,484,924	£103,067,734	£99,577,852
60% LAR : 40% CIR	50%	£123,092,557	£108,514,521	£108,437,028	£108,282,446	£107,439,011	£101,024,386	£97,535,928

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£163,642,919	£146,051,691	£145,972,288	£145,814,212	£144,962,045	£138,495,022	£134,977,455
60% LAR : 40% CIR	5%	£161,429,555	£144,139,162	£144,060,063	£143,902,520	£143,051,682	£136,592,646	£133,079,515
60% LAR : 40% CIR	10%	£159,200,600	£142,211,152	£142,132,331	£141,975,279	£141,125,669	£134,673,991	£131,164,950
60% LAR : 40% CIR	15%	£156,956,200	£140,267,809	£140,189,240	£140,032,637	£139,184,150	£132,739,212	£129,233,914
60% LAR : 40% CIR	20%	£154,696,505	£138,309,277	£138,230,936	£138,074,741	£137,227,274	£130,788,462	£127,286,567
60% LAR : 40% CIR	25%	£152,421,660	£136,335,702	£136,257,562	£136,101,736	£135,255,189	£128,821,894	£125,323,064
60% LAR : 40% CIR	30%	£150,131,812	£134,347,231	£134,269,270	£134,113,771	£133,268,042	£126,839,662	£123,343,563
60% LAR : 40% CIR	35%	£147,827,110	£132,344,011	£132,266,203	£132,110,991	£131,265,983	£124,841,921	£121,348,221
60% LAR : 40% CIR	40%	£145,507,701	£130,326,186	£130,248,506	£130,093,544	£129,249,157	£122,828,824	£119,337,195
60% LAR : 40% CIR	45%	£143,173,730	£128,293,904	£128,216,330	£128,061,577	£127,217,714	£120,800,523	£117,310,641
60% LAR : 40% CIR	50%	£140,825,347	£126,247,310	£126,169,818	£126,015,236	£125,171,800	£118,757,175	£115,268,717

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 50% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,100 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£185,547,830	£167,901,077	£167,821,674	£167,663,599	£166,811,431	£160,344,409	£156,826,841
60% LAR : 40% CIR	5%	£183,160,844	£165,817,703	£165,738,604	£165,581,060	£164,730,224	£158,271,187	£154,758,056
60% LAR : 40% CIR	10%	£180,758,268	£163,718,848	£163,640,027	£163,482,975	£162,633,363	£156,181,687	£152,672,644
60% LAR : 40% CIR	15%	£178,340,247	£161,604,658	£161,526,090	£161,369,487	£160,520,999	£154,076,061	£150,570,763
60% LAR : 40% CIR	20%	£175,906,929	£159,475,281	£159,396,938	£159,240,744	£158,393,278	£151,954,466	£148,452,571
60% LAR : 40% CIR	25%	£173,458,461	£157,330,860	£157,252,721	£157,096,894	£156,250,347	£149,817,052	£146,318,222
60% LAR : 40% CIR	30%	£170,994,993	£155,171,544	£155,093,582	£154,938,083	£154,092,355	£147,663,975	£144,167,876
60% LAR : 40% CIR	35%	£168,516,668	£152,997,477	£152,919,669	£152,764,457	£151,919,449	£145,495,388	£142,001,688
60% LAR : 40% CIR	40%	£166,023,636	£150,808,807	£150,731,128	£150,576,165	£149,731,779	£143,311,445	£139,819,816
60% LAR : 40% CIR	45%	£163,516,045	£148,605,680	£148,528,105	£148,373,352	£147,529,490	£141,112,300	£137,622,416
60% LAR : 40% CIR	50%	£160,994,039	£146,388,241	£146,310,748	£146,156,165	£145,312,731	£138,898,105	£135,409,647

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£98,177,672	£80,530,919	£80,451,516	£80,293,441	£79,441,273	£72,974,251	£69,456,683
60% LAR : 40% CIR	5%	£95,790,686	£78,447,545	£78,368,446	£78,210,902	£77,360,066	£70,901,029	£67,387,898
60% LAR : 40% CIR	10%	£93,388,110	£76,348,690	£76,269,869	£76,112,817	£75,263,205	£68,811,529	£65,302,486
60% LAR : 40% CIR	15%	£90,970,089	£74,234,500	£74,155,932	£73,999,329	£73,150,841	£66,705,904	£63,200,605
60% LAR : 40% CIR	20%	£88,536,771	£72,105,123	£72,026,781	£71,870,587	£71,023,120	£64,584,308	£61,082,413
60% LAR : 40% CIR	25%	£86,088,303	£69,960,702	£69,882,564	£69,726,736	£68,880,189	£62,446,894	£58,948,064
60% LAR : 40% CIR	30%	£83,624,835	£67,801,386	£67,723,424	£67,567,925	£66,722,197	£60,293,817	£56,797,718
60% LAR : 40% CIR	35%	£81,146,510	£65,627,319	£65,549,511	£65,394,299	£64,549,291	£58,125,230	£54,631,530
60% LAR : 40% CIR	40%	£78,653,478	£63,438,649	£63,360,970	£63,206,007	£62,361,621	£55,941,287	£52,449,658
60% LAR : 40% CIR	45%	£76,145,887	£61,235,522	£61,157,947	£61,003,194	£60,159,332	£53,742,142	£50,252,258
60% LAR : 40% CIR	50%	£73,623,881	£59,018,083	£58,940,590	£58,786,007	£57,942,573	£51,527,947	£48,039,490

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£134,381,409	£116,734,656	£116,655,253	£116,497,178	£115,645,009	£109,177,988	£105,660,420
60% LAR : 40% CIR	5%	£131,994,423	£114,651,282	£114,572,183	£114,414,639	£113,563,803	£107,104,766	£103,591,635
60% LAR : 40% CIR	10%	£129,591,847	£112,552,427	£112,473,606	£112,316,554	£111,466,942	£105,015,266	£101,506,223
60% LAR : 40% CIR	15%	£127,173,826	£110,438,237	£110,359,669	£110,203,066	£109,354,578	£102,909,640	£99,404,342
60% LAR : 40% CIR	20%	£124,740,508	£108,308,860	£108,230,517	£108,074,323	£107,226,857	£100,788,045	£97,286,150
60% LAR : 40% CIR	25%	£122,292,040	£106,164,439	£106,086,300	£105,930,473	£105,083,926	£98,650,631	£95,151,801
60% LAR : 40% CIR	30%	£119,828,572	£104,005,122	£103,927,161	£103,771,662	£102,925,934	£96,497,554	£93,001,455
60% LAR : 40% CIR	35%	£117,350,247	£101,831,056	£101,753,248	£101,598,036	£100,753,028	£94,328,967	£90,835,267
60% LAR : 40% CIR	40%	£114,857,215	£99,642,386	£99,564,707	£99,409,744	£98,565,358	£92,145,024	£88,653,395
60% LAR : 40% CIR	45%	£112,349,623	£97,439,259	£97,361,684	£97,206,931	£96,363,069	£89,945,879	£86,455,995
60% LAR : 40% CIR	50%	£109,827,618	£95,221,820	£95,144,327	£94,989,744	£94,146,310	£87,731,684	£84,243,226

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£149,382,567	£131,735,813	£131,656,411	£131,498,336	£130,646,167	£124,179,146	£120,661,578
60% LAR : 40% CIR	5%	£146,995,581	£129,652,440	£129,573,341	£129,415,797	£128,564,961	£122,105,924	£118,592,793
60% LAR : 40% CIR	10%	£144,593,005	£127,553,585	£127,474,764	£127,317,711	£126,468,100	£120,016,424	£116,507,381
60% LAR : 40% CIR	15%	£142,174,983	£125,439,395	£125,360,827	£125,204,224	£124,355,735	£117,910,798	£114,405,500
60% LAR : 40% CIR	20%	£139,741,666	£123,310,018	£123,231,675	£123,075,481	£122,228,014	£115,789,203	£112,287,308
60% LAR : 40% CIR	25%	£137,293,198	£121,165,597	£121,087,458	£120,931,631	£120,085,084	£113,651,789	£110,152,959
60% LAR : 40% CIR	30%	£134,829,730	£118,006,280	£118,928,319	£118,772,820	£117,927,092	£111,498,712	£108,002,612
60% LAR : 40% CIR	35%	£132,351,405	£116,832,214	£116,754,406	£116,599,194	£115,754,186	£109,330,125	£105,836,425
60% LAR : 40% CIR	40%	£129,858,373	£114,643,544	£114,565,865	£114,410,902	£113,566,516	£107,146,182	£103,654,552
60% LAR : 40% CIR	45%	£127,350,781	£112,440,417	£112,362,842	£112,208,089	£111,364,226	£104,947,036	£101,457,153
60% LAR : 40% CIR	50%	£124,828,776	£110,222,977	£110,145,485	£109,990,902	£109,147,468	£102,732,842	£99,244,384

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£167,115,356	£149,468,603	£149,389,200	£149,231,125	£148,378,957	£141,911,935	£138,394,367
60% LAR : 40% CIR	5%	£164,728,370	£147,385,229	£147,306,130	£147,148,586	£146,297,750	£139,838,713	£136,325,583
60% LAR : 40% CIR	10%	£162,325,794	£145,286,374	£145,207,553	£145,050,501	£144,200,889	£137,749,213	£134,240,170
60% LAR : 40% CIR	15%	£159,907,773	£143,172,185	£143,093,616	£142,937,013	£142,088,525	£135,643,588	£132,138,289
60% LAR : 40% CIR	20%	£157,474,455	£141,042,807	£140,964,465	£140,808,271	£139,960,804	£133,521,992	£130,020,097
60% LAR : 40% CIR	25%	£155,025,988	£138,898,386	£138,820,248	£138,664,420	£137,817,873	£131,384,578	£127,885,749
60% LAR : 40% CIR	30%	£152,562,519	£136,739,070	£136,661,108	£136,505,609	£135,659,881	£129,231,502	£125,735,402
60% LAR : 40% CIR	35%	£150,084,194	£134,565,004	£134,487,196	£134,331,984	£133,486,976	£127,062,915	£123,569,214
60% LAR : 40% CIR	40%	£147,591,162	£132,376,333	£132,298,655	£132,143,691	£131,299,305	£124,879,971	£121,387,342
60% LAR : 40% CIR	45%	£145,083,571	£130,173,206	£130,095,632	£129,940,878	£129,097,016	£122,679,826	£119,189,943
60% LAR : 40% CIR	50%	£142,561,565	£127,955,767	£127,878,274	£127,723,692	£126,880,257	£120,465,631	£116,977,174

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,150 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£189,020,268	£171,317,989	£171,238,587	£171,080,511	£170,228,343	£163,761,321	£160,243,754
60% LAR : 40% CIR	5%	£186,459,660	£169,063,770	£168,984,670	£168,827,128	£167,976,290	£161,517,253	£158,004,123
60% LAR : 40% CIR	10%	£183,883,461	£166,794,070	£166,715,249	£166,558,195	£165,708,585	£159,256,908	£155,747,866
60% LAR : 40% CIR	15%	£181,291,818	£164,509,034	£164,430,465	£164,273,862	£163,425,375	£156,980,437	£153,475,139
60% LAR : 40% CIR	20%	£178,684,879	£162,208,810	£162,130,469	£161,974,274	£161,126,808	£154,687,995	£151,186,100
60% LAR : 40% CIR	25%	£176,062,790	£159,893,544	£159,815,406	£159,659,579	£158,813,031	£152,379,736	£148,880,907
60% LAR : 40% CIR	30%	£173,425,699	£157,563,382	£157,485,421	£157,329,922	£156,484,194	£150,055,814	£146,559,714
60% LAR : 40% CIR	35%	£170,773,752	£155,218,470	£155,140,662	£154,985,451	£154,140,443	£147,716,381	£144,222,681
60% LAR : 40% CIR	40%	£168,107,099	£152,858,955	£152,781,275	£152,626,313	£151,781,926	£145,361,593	£141,869,964
60% LAR : 40% CIR	45%	£165,425,885	£150,484,981	£150,407,408	£150,252,654	£149,408,791	£142,991,601	£139,501,719
60% LAR : 40% CIR	50%	£162,730,258	£148,096,697	£148,019,205	£147,864,622	£147,021,186	£140,606,561	£137,118,104

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£101,650,110	£83,947,831	£83,868,429	£83,710,353	£82,858,185	£76,391,163	£72,873,597
60% LAR : 40% CIR	5%	£99,089,502	£81,693,612	£81,614,513	£81,456,970	£80,606,132	£74,147,096	£70,633,965
60% LAR : 40% CIR	10%	£96,513,303	£79,423,912	£79,345,091	£79,188,038	£78,338,427	£71,886,750	£68,377,708
60% LAR : 40% CIR	15%	£93,921,660	£77,138,876	£77,060,307	£76,903,704	£76,055,217	£69,610,280	£66,104,981
60% LAR : 40% CIR	20%	£91,314,721	£74,838,652	£74,760,311	£74,604,116	£73,756,650	£67,317,837	£63,815,942
60% LAR : 40% CIR	25%	£88,692,632	£72,523,386	£72,445,248	£72,289,421	£71,442,873	£65,009,578	£61,510,749
60% LAR : 40% CIR	30%	£86,055,541	£70,193,224	£70,115,263	£69,959,764	£69,114,036	£62,685,656	£59,189,556
60% LAR : 40% CIR	35%	£83,403,594	£67,848,312	£67,770,504	£67,615,293	£66,770,285	£60,346,223	£56,852,523
60% LAR : 40% CIR	40%	£80,736,941	£65,488,797	£65,411,118	£65,256,155	£64,411,768	£57,991,435	£54,499,806
60% LAR : 40% CIR	45%	£78,055,727	£63,114,823	£63,037,250	£62,882,496	£62,038,633	£55,621,443	£52,131,561
60% LAR : 40% CIR	50%	£75,360,100	£60,726,539	£60,649,047	£60,494,464	£59,651,029	£53,236,404	£49,747,946

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£137,853,847	£120,151,568	£120,072,166	£119,914,090	£119,061,922	£112,594,900	£109,077,333
60% LAR : 40% CIR	5%	£135,293,239	£117,897,349	£117,818,249	£117,660,707	£116,809,869	£110,350,832	£106,837,702
60% LAR : 40% CIR	10%	£132,717,040	£115,627,649	£115,548,828	£115,391,774	£114,542,164	£108,090,487	£104,581,445
60% LAR : 40% CIR	15%	£130,125,397	£113,342,613	£113,264,044	£113,107,441	£112,258,954	£105,814,016	£102,308,718
60% LAR : 40% CIR	20%	£127,518,458	£111,042,389	£110,964,048	£110,807,853	£109,960,387	£103,521,574	£100,019,679
60% LAR : 40% CIR	25%	£124,896,369	£108,727,123	£108,648,985	£108,493,158	£107,646,610	£101,213,315	£97,714,486
60% LAR : 40% CIR	30%	£122,259,278	£106,396,961	£106,319,000	£106,163,501	£105,317,773	£98,889,393	£95,393,293
60% LAR : 40% CIR	35%	£119,607,331	£104,052,049	£103,974,241	£103,819,030	£102,974,022	£96,549,960	£93,056,260
60% LAR : 40% CIR	40%	£116,940,678	£101,692,534	£101,614,854	£101,459,892	£100,615,505	£94,195,172	£90,703,543
60% LAR : 40% CIR	45%	£114,259,464	£99,318,560	£99,240,987	£99,086,233	£98,242,370	£91,825,180	£88,335,298
60% LAR : 40% CIR	50%	£111,563,837	£96,930,276	£96,852,784	£96,698,201	£95,854,765	£89,440,140	£85,951,683

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£152,855,005	£135,152,726	£135,073,324	£134,915,248	£134,063,080	£127,596,058	£124,078,491
60% LAR : 40% CIR	5%	£150,294,397	£132,898,506	£132,819,407	£132,661,865	£131,811,027	£125,351,990	£121,838,860
60% LAR : 40% CIR	10%	£147,718,198	£130,628,807	£130,549,985	£130,392,932	£129,543,322	£123,091,644	£119,582,603
60% LAR : 40% CIR	15%	£145,126,555	£128,343,771	£128,265,202	£128,108,599	£127,260,112	£120,815,174	£117,309,876
60% LAR : 40% CIR	20%	£142,519,616	£126,043,547	£125,965,206	£125,809,011	£124,961,545	£118,522,732	£115,020,837
60% LAR : 40% CIR	25%	£139,897,527	£123,728,281	£123,650,143	£123,494,315	£122,647,768	£116,214,473	£112,715,644
60% LAR : 40% CIR	30%	£137,260,436	£121,398,119	£121,320,158	£121,164,659	£120,318,930	£113,890,551	£110,394,451
60% LAR : 40% CIR	35%	£134,608,489	£119,053,207	£118,975,399	£118,820,188	£117,975,180	£111,551,118	£108,057,418
60% LAR : 40% CIR	40%	£131,941,836	£116,693,692	£116,616,012	£116,461,050	£115,616,663	£109,196,330	£105,704,701
60% LAR : 40% CIR	45%	£129,260,622	£114,319,718	£114,242,144	£114,087,391	£113,243,528	£106,826,338	£103,336,456
60% LAR : 40% CIR	50%	£126,564,995	£111,931,434	£111,853,942	£111,699,359	£110,855,923	£104,441,298	£100,952,841

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£170,587,794	£152,885,515	£152,806,114	£152,648,038	£151,795,869	£145,328,847	£141,811,281
60% LAR : 40% CIR	5%	£168,027,186	£150,631,296	£150,552,197	£150,394,654	£149,543,817	£143,084,780	£139,571,649
60% LAR : 40% CIR	10%	£165,450,987	£148,361,596	£148,282,775	£148,125,722	£147,276,111	£140,824,434	£137,315,392
60% LAR : 40% CIR	15%	£162,859,345	£146,076,561	£145,997,991	£145,841,388	£144,992,901	£138,547,964	£135,042,665
60% LAR : 40% CIR	20%	£160,252,405	£143,776,337	£143,697,995	£143,541,800	£142,694,334	£136,255,521	£132,753,626
60% LAR : 40% CIR	25%	£157,630,316	£141,461,071	£141,382,932	£141,227,105	£140,380,558	£133,947,263	£130,448,433
60% LAR : 40% CIR	30%	£154,993,225	£139,130,909	£139,052,947	£138,897,448	£138,051,720	£131,623,340	£128,127,241
60% LAR : 40% CIR	35%	£152,341,279	£136,785,997	£136,708,188	£136,552,978	£135,707,970	£129,283,908	£125,790,207
60% LAR : 40% CIR	40%	£149,674,625	£134,426,481	£134,348,802	£134,193,840	£133,349,452	£126,929,119	£123,437,490
60% LAR : 40% CIR	45%	£146,993,411	£132,052,508	£131,974,934	£131,820,181	£130,976,317	£124,559,127	£121,069,245
60% LAR : 40% CIR	50%	£144,297,784	£129,664,224	£129,586,731	£129,432,148	£128,588,713	£122,174,088	£118,685,630

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,200 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£192,492,705	£174,734,902	£174,655,500	£174,497,424	£173,645,256	£167,178,233	£163,660,667
60% LAR : 40% CIR	5%	£189,758,476	£172,309,837	£172,230,738	£172,073,194	£171,222,358	£164,763,321	£161,250,190
60% LAR : 40% CIR	10%	£187,008,655	£169,869,291	£169,790,469	£169,633,417	£168,783,807	£162,332,129	£158,823,087
60% LAR : 40% CIR	15%	£184,243,390	£167,413,410	£167,334,841	£167,178,238	£166,329,751	£159,884,813	£156,379,515
60% LAR : 40% CIR	20%	£181,462,829	£164,942,340	£164,863,999	£164,707,804	£163,860,338	£157,421,525	£153,919,630
60% LAR : 40% CIR	25%	£178,667,118	£162,456,229	£162,378,090	£162,222,263	£161,375,716	£154,942,421	£151,443,591
60% LAR : 40% CIR	30%	£175,856,405	£159,955,221	£159,877,260	£159,721,761	£158,876,032	£152,447,653	£148,951,553
60% LAR : 40% CIR	35%	£173,030,837	£157,439,464	£157,361,655	£157,206,444	£156,361,436	£149,937,374	£146,443,674
60% LAR : 40% CIR	40%	£170,190,562	£154,909,102	£154,831,424	£154,676,460	£153,832,074	£147,411,740	£143,920,111
60% LAR : 40% CIR	45%	£167,335,726	£152,364,284	£152,286,710	£152,131,957	£151,288,094	£144,870,903	£141,381,021
60% LAR : 40% CIR	50%	£164,466,476	£149,805,153	£149,727,660	£149,573,079	£148,729,643	£142,315,018	£138,826,560

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£105,122,547	£87,364,744	£87,285,342	£87,127,266	£86,275,098	£79,808,075	£76,290,509
60% LAR : 40% CIR	5%	£102,388,318	£84,939,679	£84,860,580	£84,703,036	£83,852,200	£77,393,163	£73,880,033
60% LAR : 40% CIR	10%	£99,638,497	£82,499,133	£82,420,312	£82,263,259	£81,413,649	£74,961,972	£71,452,929
60% LAR : 40% CIR	15%	£96,873,232	£80,043,253	£79,964,683	£79,808,080	£78,959,593	£72,514,655	£69,009,357
60% LAR : 40% CIR	20%	£94,092,671	£77,572,183	£77,493,841	£77,337,646	£76,490,180	£70,051,367	£66,549,472
60% LAR : 40% CIR	25%	£91,296,960	£75,086,071	£75,007,933	£74,852,105	£74,005,558	£67,572,263	£64,073,434
60% LAR : 40% CIR	30%	£88,486,247	£72,585,063	£72,507,103	£72,351,603	£71,505,874	£65,077,495	£61,581,395
60% LAR : 40% CIR	35%	£85,660,679	£70,069,306	£69,991,497	£69,836,286	£68,991,278	£62,567,216	£59,073,516
60% LAR : 40% CIR	40%	£82,820,404	£67,538,944	£67,461,266	£67,306,303	£66,461,916	£60,041,582	£56,549,953
60% LAR : 40% CIR	45%	£79,965,568	£64,994,126	£64,916,552	£64,761,799	£63,917,936	£57,506,746	£54,010,863
60% LAR : 40% CIR	50%	£77,096,319	£62,434,995	£62,357,503	£62,202,921	£61,359,485	£54,944,860	£51,456,402

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£141,326,284	£123,568,481	£123,489,079	£123,331,003	£122,478,835	£116,011,812	£112,494,246
60% LAR : 40% CIR	5%	£138,592,055	£121,143,416	£121,064,317	£120,906,773	£120,055,937	£113,596,900	£110,083,769
60% LAR : 40% CIR	10%	£135,842,234	£118,702,870	£118,624,048	£118,466,996	£117,617,386	£111,165,708	£107,656,666
60% LAR : 40% CIR	15%	£133,076,969	£116,246,989	£116,168,420	£116,011,817	£115,163,330	£108,718,391	£105,213,094
60% LAR : 40% CIR	20%	£130,296,408	£113,775,919	£113,697,578	£113,541,383	£112,693,917	£106,255,104	£102,753,209
60% LAR : 40% CIR	25%	£127,500,697	£111,289,808	£111,211,669	£111,055,842	£110,209,295	£103,776,000	£100,277,170
60% LAR : 40% CIR	30%	£124,689,984	£108,788,800	£108,710,839	£108,555,340	£107,709,611	£101,281,232	£97,785,132
60% LAR : 40% CIR	35%	£121,864,416	£106,273,043	£106,195,234	£106,040,023	£105,195,015	£98,770,953	£95,277,253
60% LAR : 40% CIR	40%	£119,024,141	£103,742,681	£103,665,003	£103,510,039	£102,665,653	£96,245,319	£92,753,690
60% LAR : 40% CIR	45%	£116,169,305	£101,197,863	£101,120,289	£100,965,536	£100,121,672	£93,704,482	£90,214,600
60% LAR : 40% CIR	50%	£113,300,055	£98,638,732	£98,561,239	£98,406,658	£97,563,222	£91,148,597	£87,660,139

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£156,327,442	£138,569,639	£138,490,236	£138,332,161	£137,479,993	£131,012,970	£127,495,404
60% LAR : 40% CIR	5%	£153,593,212	£136,144,574	£136,065,475	£135,907,931	£135,057,095	£128,598,058	£125,084,927
60% LAR : 40% CIR	10%	£150,843,392	£133,704,027	£133,625,206	£133,468,154	£132,618,544	£126,166,866	£122,657,824
60% LAR : 40% CIR	15%	£148,078,127	£131,248,147	£131,169,578	£131,012,975	£130,164,488	£123,719,549	£120,214,252
60% LAR : 40% CIR	20%	£145,297,566	£128,777,077	£128,698,736	£128,542,541	£127,695,075	£121,256,262	£117,754,367
60% LAR : 40% CIR	25%	£142,501,855	£126,290,966	£126,212,827	£126,057,000	£125,210,453	£118,777,158	£115,278,328
60% LAR : 40% CIR	30%	£139,691,142	£123,789,958	£123,711,997	£123,556,497	£122,710,769	£116,282,390	£112,786,290
60% LAR : 40% CIR	35%	£136,865,574	£121,274,201	£121,196,392	£121,041,181	£120,196,173	£113,772,111	£110,278,411
60% LAR : 40% CIR	40%	£134,025,299	£118,743,839	£118,666,160	£118,511,197	£117,666,811	£111,246,477	£107,754,848
60% LAR : 40% CIR	45%	£131,170,463	£115,199,021	£115,121,447	£114,966,694	£114,122,830	£108,705,640	£105,215,758
60% LAR : 40% CIR	50%	£128,301,213	£113,639,890	£113,562,397	£113,407,815	£112,564,380	£106,149,755	£102,661,297

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£174,060,232	£156,302,429	£156,223,026	£156,064,950	£155,212,783	£148,745,760	£145,228,193
60% LAR : 40% CIR	5%	£171,326,002	£153,877,364	£153,798,264	£153,640,721	£152,789,884	£146,330,847	£142,817,717
60% LAR : 40% CIR	10%	£168,576,181	£151,436,817	£151,357,996	£151,200,944	£150,351,333	£143,899,656	£140,390,613
60% LAR : 40% CIR	15%	£165,810,916	£148,980,937	£148,902,367	£148,745,764	£147,897,277	£141,452,339	£137,947,042
60% LAR : 40% CIR	20%	£163,030,355	£146,509,867	£146,431,525	£146,275,330	£145,427,865	£138,989,052	£135,487,157
60% LAR : 40% CIR	25%	£160,234,645	£144,023,755	£143,945,617	£143,789,789	£142,943,242	£136,509,947	£133,011,118
60% LAR : 40% CIR	30%	£157,423,931	£141,522,747	£141,444,787	£141,289,287	£140,443,559	£134,015,179	£130,519,079
60% LAR : 40% CIR	35%	£154,598,363	£139,006,991	£138,929,181	£138,773,971	£137,928,963	£131,504,901	£128,011,200
60% LAR : 40% CIR	40%	£151,758,088	£136,476,629	£136,398,950	£136,243,987	£135,399,600	£128,979,266	£125,487,637
60% LAR : 40% CIR	45%	£148,903,252	£133,931,810	£133,854,236	£133,699,483	£132,855,620	£126,438,430	£122,948,548
60% LAR : 40% CIR	50%	£146,034,003	£131,372,679	£131,295,187	£131,140,605	£130,297,169	£123,882,544	£120,394,086

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,250 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£195,965,143	£178,151,815	£178,072,412	£177,914,337	£177,062,169	£170,595,147	£167,077,579
60% LAR : 40% CIR	5%	£193,057,291	£175,555,904	£175,476,805	£175,319,262	£174,468,424	£168,009,388	£164,496,257
60% LAR : 40% CIR	10%	£190,133,848	£172,944,512	£172,865,691	£172,708,639	£171,859,028	£165,407,351	£161,898,309
60% LAR : 40% CIR	15%	£187,194,962	£170,317,785	£170,239,217	£170,082,614	£169,234,127	£162,789,189	£159,283,891
60% LAR : 40% CIR	20%	£184,240,779	£167,675,871	£167,597,529	£167,441,334	£166,593,868	£160,155,056	£156,653,161
60% LAR : 40% CIR	25%	£181,271,446	£165,018,913	£164,940,775	£164,784,948	£163,938,400	£157,505,105	£154,006,276
60% LAR : 40% CIR	30%	£178,287,111	£162,347,061	£162,269,099	£162,113,599	£161,267,872	£154,839,491	£151,343,392
60% LAR : 40% CIR	35%	£175,287,922	£159,660,457	£159,582,649	£159,427,437	£158,582,429	£152,158,368	£148,664,668
60% LAR : 40% CIR	40%	£172,274,025	£156,959,250	£156,881,571	£156,726,608	£155,882,221	£149,461,887	£145,970,258
60% LAR : 40% CIR	45%	£169,245,566	£154,243,585	£154,166,012	£154,011,258	£153,167,395	£146,750,205	£143,260,323
60% LAR : 40% CIR	50%	£166,202,695	£151,513,610	£151,436,117	£151,281,534	£150,438,100	£144,023,475	£140,535,016

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£108,594,985	£90,781,657	£90,702,254	£90,544,179	£89,692,011	£83,224,989	£79,707,421
60% LAR : 40% CIR	5%	£105,687,134	£88,185,746	£88,106,647	£87,949,104	£87,098,267	£80,639,230	£77,126,099
60% LAR : 40% CIR	10%	£102,763,690	£85,574,355	£85,495,533	£85,338,481	£84,488,870	£78,037,193	£74,528,151
60% LAR : 40% CIR	15%	£99,824,804	£82,947,628	£82,869,059	£82,712,456	£81,863,969	£75,419,031	£71,913,733
60% LAR : 40% CIR	20%	£96,870,621	£80,305,713	£80,227,371	£80,071,176	£79,223,711	£72,784,898	£69,283,003
60% LAR : 40% CIR	25%	£93,901,288	£77,648,755	£77,570,617	£77,414,790	£76,568,242	£70,134,947	£66,636,118
60% LAR : 40% CIR	30%	£90,916,953	£74,976,903	£74,898,941	£74,743,442	£73,897,714	£67,469,334	£63,973,234
60% LAR : 40% CIR	35%	£87,917,764	£72,290,299	£72,212,491	£72,057,279	£71,212,271	£64,788,210	£61,294,510
60% LAR : 40% CIR	40%	£84,903,867	£69,589,093	£69,511,413	£69,356,450	£68,512,063	£62,091,729	£58,600,100
60% LAR : 40% CIR	45%	£81,875,408	£66,873,427	£66,795,854	£66,641,100	£65,797,237	£59,380,047	£55,890,165
60% LAR : 40% CIR	50%	£78,832,537	£64,143,452	£64,065,959	£63,911,376	£63,067,942	£56,653,317	£53,164,859

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£144,798,722	£126,985,394	£126,905,991	£126,747,916	£125,895,748	£119,428,726	£115,911,158
60% LAR : 40% CIR	5%	£141,890,870	£124,389,483	£124,310,384	£124,152,841	£123,302,003	£116,842,967	£113,329,836
60% LAR : 40% CIR	10%	£138,967,427	£121,778,091	£121,699,270	£121,542,218	£120,692,607	£114,240,930	£110,731,888
60% LAR : 40% CIR	15%	£136,028,541	£119,151,364	£119,072,796	£118,916,193	£118,067,706	£111,622,768	£108,117,470
60% LAR : 40% CIR	20%	£133,074,358	£116,509,450	£116,431,108	£116,274,913	£115,427,447	£108,988,635	£105,486,739
60% LAR : 40% CIR	25%	£130,105,025	£113,852,492	£113,774,354	£113,618,527	£112,771,979	£106,338,684	£102,839,855
60% LAR : 40% CIR	30%	£127,120,690	£111,180,640	£111,102,678	£110,947,178	£110,101,451	£103,673,070	£100,176,971
60% LAR : 40% CIR	35%	£124,121,501	£108,494,036	£108,416,228	£108,261,016	£107,416,008	£100,991,947	£97,498,247
60% LAR : 40% CIR	40%	£121,107,604	£105,792,829	£105,715,150	£105,560,187	£104,715,800	£98,295,466	£94,803,837
60% LAR : 40% CIR	45%	£118,079,145	£103,077,164	£102,999,590	£102,844,837	£102,000,974	£95,583,784	£92,093,902
60% LAR : 40% CIR	50%	£115,036,274	£100,347,189	£100,269,696	£100,115,113	£99,271,679	£92,857,054	£89,368,595

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£159,799,880	£141,986,552	£141,907,149	£141,749,074	£140,896,905	£134,429,884	£130,912,316
60% LAR : 40% CIR	5%	£156,892,028	£139,390,641	£139,311,541	£139,153,999	£138,303,161	£131,844,124	
60% LAR : 40% CIR	10%	£153,968,585	£136,779,249	£136,700,428	£136,543,376	£135,693,764	£129,242,088	
60% LAR : 40% CIR	15%	£151,029,698	£134,152,522	£134,073,954	£133,917,351	£133,068,864	£126,623,925	
60% LAR : 40% CIR	20%	£148,075,516	£131,510,608	£131,432,266	£131,276,071	£130,428,605	£123,989,792	
60% LAR : 40% CIR	25%	£145,106,183	£128,853,650	£128,775,512	£128,619,684	£127,773,137	£121,339,842	
60% LAR : 40% CIR	30%	£142,121,848	£126,181,798	£126,103,836	£125,948,336	£125,102,609	£118,674,228	
60% LAR : 40% CIR	35%	£139,122,659	£123,495,194	£123,417,386	£123,262,174	£122,417,166	£115,993,105	
60% LAR : 40% CIR	40%	£136,108,761	£120,716,308	£120,638,628	£120,483,665	£119,639,278	£113,218,944	
60% LAR : 40% CIR	45%	£133,080,303	£117,978,322	£117,900,748	£117,745,995	£116,902,132	£110,484,942	
60% LAR : 40% CIR	50%	£130,037,432	£115,348,346	£115,270,854	£115,116,271	£114,272,837	£107,858,212	

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£177,532,669	£159,719,341	£159,639,938	£159,481,863	£158,629,695	£152,162,673	£148,645,105
60% LAR : 40% CIR	5%	£174,624,818	£157,123,430	£157,044,331	£156,886,788	£156,035,951	£149,576,914	£146,063,783
60% LAR : 40% CIR	10%	£171,701,375	£154,512,039	£154,433,218	£154,276,165	£153,426,554	£146,974,878	£143,465,835
60% LAR : 40% CIR	15%	£168,762,488	£151,885,312	£151,806,743	£151,650,140	£150,801,653	£144,356,715	£140,851,418
60% LAR : 40% CIR	20%	£165,808,305	£149,243,397	£149,165,056	£149,008,861	£148,161,395	£141,722,582	£138,220,687
60% LAR : 40% CIR	25%	£162,838,972	£146,586,440	£146,508,301	£146,352,474	£145,505,927	£139,072,632	£135,573,802
60% LAR : 40% CIR	30%	£159,854,637	£143,914,587	£143,836,626	£143,681,126	£142,835,398	£136,407,018	£132,910,918
60% LAR : 40% CIR	35%	£156,855,448	£141,227,984	£141,150,175	£140,994,964	£140,149,956	£133,725,894	£130,232,194
60% LAR : 40% CIR	40%	£153,841,551	£138,526,777	£138,449,097	£138,294,134	£137,449,748	£131,029,414	£127,537,785
60% LAR : 40% CIR	45%	£150,813,093	£135,811,112	£135,733,538	£135,578,784	£134,734,921	£128,317,731	£124,827,849
60% LAR : 40% CIR	50%	£147,770,221	£133,081,136	£133,003,643	£132,849,061	£132,005,626	£125,591,001	£122,102,543

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 20% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,300 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£199,437,580	£181,568,727	£181,489,325	£181,331,249	£180,479,081	£174,012,059	£170,494,492
60% LAR : 40% CIR	5%	£196,356,107	£178,801,971	£176,722,872	£178,565,328	£177,714,492	£171,255,455	£167,742,325
60% LAR : 40% CIR	10%	£193,259,043	£176,019,733	£175,940,912	£175,783,860	£174,934,249	£168,482,572	£164,973,530
60% LAR : 40% CIR	15%	£190,146,534	£173,222,161	£173,143,593	£172,986,990	£172,138,502	£165,693,565	£162,188,266
60% LAR : 40% CIR	20%	£187,018,729	£170,409,401	£170,331,060	£170,174,865	£169,327,398	£162,888,586	£159,386,691
60% LAR : 40% CIR	25%	£183,875,774	£167,581,598	£167,503,459	£167,347,632	£166,501,085	£160,067,790	£156,568,960
60% LAR : 40% CIR	30%	£180,717,818	£164,738,900	£164,660,938	£164,505,438	£163,659,711	£157,231,330	£153,735,231
60% LAR : 40% CIR	35%	£177,545,006	£161,881,450	£161,803,642	£161,648,430	£160,803,422	£154,379,361	£150,885,661
60% LAR : 40% CIR	40%	£174,357,486	£159,009,398	£158,931,719	£158,776,756	£157,932,369	£151,512,036	£148,020,406
60% LAR : 40% CIR	45%	£171,155,407	£156,122,888	£156,045,314	£155,890,561	£155,046,697	£148,629,507	£145,139,625
60% LAR : 40% CIR	50%	£167,938,914	£153,222,066	£153,144,574	£152,989,991	£152,146,555	£145,731,930	£142,243,473

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£112,067,422	£94,198,569	£94,119,167	£93,961,092	£93,108,923	£86,641,901	£83,124,335
60% LAR : 40% CIR	5%	£108,985,949	£91,431,813	£91,352,714	£91,195,171	£90,344,334	£83,885,297	£80,372,167
60% LAR : 40% CIR	10%	£105,888,885	£88,649,575	£88,570,754	£88,413,702	£87,564,092	£81,112,414	£77,603,373
60% LAR : 40% CIR	15%	£102,776,376	£85,852,004	£85,773,435	£85,616,832	£84,768,344	£78,323,407	£74,818,108
60% LAR : 40% CIR	20%	£99,648,571	£83,039,243	£82,960,902	£82,804,707	£81,957,240	£75,518,428	£72,016,533
60% LAR : 40% CIR	25%	£96,505,616	£80,211,440	£80,133,302	£79,977,474	£79,130,927	£72,697,632	£69,198,803
60% LAR : 40% CIR	30%	£93,347,660	£77,368,742	£77,290,780	£77,135,280	£76,289,553	£69,861,172	£66,365,073
60% LAR : 40% CIR	35%	£90,174,849	£74,511,292	£74,433,484	£74,278,272	£73,433,264	£67,009,203	£63,515,503
60% LAR : 40% CIR	40%	£86,987,328	£71,639,240	£71,561,561	£71,406,598	£70,562,211	£64,141,878	£60,650,249
60% LAR : 40% CIR	45%	£83,785,249	£68,752,730	£68,675,156	£68,520,403	£67,676,540	£61,259,349	£57,769,467
60% LAR : 40% CIR	50%	£80,568,756	£65,851,908	£65,774,416	£65,619,833	£64,776,398	£58,361,773	£54,873,315

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£148,271,159	£130,402,306	£130,322,904	£130,164,828	£129,312,660	£122,845,638	£119,328,071
60% LAR : 40% CIR	5%	£145,189,686	£127,635,550	£127,556,451	£127,398,907	£126,548,071	£120,089,034	£116,575,904
60% LAR : 40% CIR	10%	£142,092,622	£124,853,312	£124,774,491	£124,617,439	£123,767,828	£117,316,151	£113,807,109
60% LAR : 40% CIR	15%	£138,980,113	£122,055,740	£121,977,172	£121,820,569	£120,972,081	£114,527,144	£111,021,845
60% LAR : 40% CIR	20%	£135,852,308	£119,242,980	£119,164,639	£119,008,444	£118,160,977	£111,722,165	£108,220,270
60% LAR : 40% CIR	25%	£132,709,353	£116,415,177	£116,337,038	£116,181,211	£115,334,664	£108,901,369	£105,402,539
60% LAR : 40% CIR	30%	£129,551,397	£113,572,478	£113,494,517	£113,339,017	£112,493,290	£106,064,909	£102,568,810
60% LAR : 40% CIR	35%	£126,378,585	£110,715,029	£110,637,221	£110,482,009	£109,637,001	£103,212,940	£99,719,240
60% LAR : 40% CIR	40%	£123,191,065	£107,842,977	£107,765,298	£107,610,335	£106,765,947	£100,345,615	£96,853,985
60% LAR : 40% CIR	45%	£119,988,985	£104,956,467	£104,878,893	£104,724,140	£103,880,276	£97,463,086	£93,973,204
60% LAR : 40% CIR	50%	£116,772,493	£102,055,645	£101,978,153	£101,823,570	£100,980,134	£94,565,509	£91,077,052

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£163,272,317	£145,403,464	£145,324,062	£145,165,986	£144,313,818	£137,846,796	£134,329,229
60% LAR : 40% CIR	5%	£160,190,844	£142,636,708	£142,557,609	£142,400,065	£141,549,229	£135,090,192	£131,577,061
60% LAR : 40% CIR	10%	£157,093,779	£139,854,470	£139,775,649	£139,618,597	£138,768,986	£132,317,309	£128,808,267
60% LAR : 40% CIR	15%	£153,981,271	£137,056,898	£136,978,330	£136,821,727	£135,973,239	£129,528,301	£126,023,003
60% LAR : 40% CIR	20%	£150,853,466	£134,244,138	£134,165,796	£134,009,601	£133,162,135	£126,723,323	£123,221,428
60% LAR : 40% CIR	25%	£147,710,511	£131,416,335	£131,338,196	£131,182,369	£130,335,822	£123,902,527	£120,403,697
60% LAR : 40% CIR	30%	£144,552,555	£128,573,636	£128,495,675	£128,340,175	£127,494,448	£121,066,067	£117,569,967
60% LAR : 40% CIR	35%	£141,379,743	£125,716,187	£125,638,379	£125,483,167	£124,638,159	£118,214,098	£114,720,398
60% LAR : 40% CIR	40%	£138,192,223	£122,844,134	£122,766,456	£122,611,493	£121,767,105	£115,346,772	£111,855,143
60% LAR : 40% CIR	45%	£134,990,143	£119,957,625	£119,880,051	£119,725,297	£118,881,434	£112,464,244	£108,974,362
60% LAR : 40% CIR	50%	£131,773,651	£117,056,803	£116,979,311	£116,824,728	£115,981,292	£109,566,667	£106,078,210

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£181,005,106	£163,136,253	£163,056,852	£162,898,776	£162,046,607	£155,579,585	£152,062,019
60% LAR : 40% CIR	5%	£177,923,633	£160,369,498	£160,290,398	£160,132,855	£159,282,018	£152,822,982	£149,309,851
60% LAR : 40% CIR	10%	£174,826,569	£157,587,260	£157,508,438	£157,351,386	£156,501,776	£150,050,098	£146,541,057
60% LAR : 40% CIR	15%	£171,714,061	£154,789,688	£154,711,119	£154,554,516	£153,706,028	£147,261,091	£143,755,793
60% LAR : 40% CIR	20%	£168,586,255	£151,976,927	£151,898,586	£151,742,391	£150,894,924	£144,456,112	£140,954,217
60% LAR : 40% CIR	25%	£165,443,301	£149,149,124	£149,070,986	£148,915,158	£148,068,611	£141,635,316	£138,136,487
60% LAR : 40% CIR	30%	£162,285,344	£146,306,426	£146,228,464	£146,072,964	£145,227,237	£138,798,856	£135,302,757
60% LAR : 40% CIR	35%	£159,112,533	£143,448,976	£143,371,168	£143,215,957	£142,370,949	£135,946,887	£132,453,187
60% LAR : 40% CIR	40%	£155,925,013	£140,576,924	£140,499,245	£140,344,282	£139,499,895	£133,079,562	£129,587,933
60% LAR : 40% CIR	45%	£152,722,933	£137,690,414	£137,612,840	£137,458,087	£136,614,224	£130,197,034	£126,707,151
60% LAR : 40% CIR	50%	£149,506,440	£134,789,593	£134,712,100	£134,557,517	£133,714,082	£127,299,457	£123,810,999

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone B - Rest of Camden £900 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£183,143,785	£164,750,266	£164,670,864	£164,510,731	£163,607,135	£156,694,399	£152,936,831
60% LAR : 40% CIR	5%	£181,451,287	£163,350,275	£163,271,176	£163,111,575	£162,209,310	£155,304,559	£151,551,429
60% LAR : 40% CIR	10%	£179,743,197	£161,934,802	£161,855,981	£161,696,872	£160,795,832	£153,898,441	£150,149,400
60% LAR : 40% CIR	15%	£178,019,664	£160,503,996	£160,425,427	£160,266,767	£159,366,851	£152,476,199	£148,730,901
60% LAR : 40% CIR	20%	£176,280,833	£159,058,000	£158,979,659	£158,821,407	£157,922,512	£151,037,985	£147,296,090
60% LAR : 40% CIR	25%	£174,526,854	£157,596,962	£157,518,823	£157,360,939	£156,462,963	£149,583,954	£145,845,124
60% LAR : 40% CIR	30%	£172,757,872	£156,121,028	£156,043,067	£155,885,510	£154,988,354	£148,114,260	£144,378,160
60% LAR : 40% CIR	35%	£170,974,036	£154,630,345	£154,552,537	£154,395,268	£153,498,831	£146,629,056	£142,895,356
60% LAR : 40% CIR	40%	£169,175,492	£153,125,057	£153,047,378	£152,890,358	£151,994,542	£145,128,495	£141,396,865
60% LAR : 40% CIR	45%	£167,362,386	£151,605,312	£151,527,738	£151,370,927	£150,475,636	£143,612,732	£139,882,849
60% LAR : 40% CIR	50%	£165,534,869	£150,071,255	£149,993,763	£149,837,124	£148,942,259	£142,081,920	£138,353,462

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	9577,9627,12	£77,380,108	£77,300,706	£77,140,573	£76,236,977	£69,324,241	£65,566,673
60% LAR : 40% CIR	5%	£94,081,129	£75,980,117	£75,901,018	£76,741,417	£74,839,152	£67,934,401	£64,181,271
60% LAR : 40% CIR	10%	£92,373,039	£74,564,644	£74,485,823	£74,326,714	£73,425,674	£66,528,283	£62,779,242
60% LAR : 40% CIR	15%	£90,649,506	£73,133,838	£73,055,269	£72,896,609	£71,996,693	£65,106,041	£61,360,743
60% LAR : 40% CIR	20%	£88,910,675	£71,687,842	£71,609,501	£71,451,249	£70,552,354	£63,667,827	£59,925,932
60% LAR : 40% CIR	25%	£87,156,696	£70,226,804	£70,148,665	£69,990,781	£69,092,805	£62,213,796	£58,474,966
60% LAR : 40% CIR	30%	£85,387,714	£68,750,870	£68,672,910	£68,515,353	£67,618,196	£60,744,102	£57,008,002
60% LAR : 40% CIR	35%	£83,603,878	£67,260,187	£67,182,379	£67,025,110	£66,128,673	£59,258,898	£55,525,198
60% LAR : 40% CIR	40%	£81,805,334	£65,754,899	£65,677,220	£65,520,201	£64,624,384	£57,758,337	£54,026,708
60% LAR : 40% CIR	45%	£79,992,228	£64,235,154	£64,157,580	£64,000,769	£63,105,478	£56,242,574	£52,512,691
60% LAR : 40% CIR	50%	£78,164,711	£62,701,097	£62,623,605	£62,466,966	£61,572,101	£54,711,762	£50,983,304

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£131,977,364	£113,583,845	£113,504,443	£113,344,310	£112,440,713	£105,527,978	£101,770,410
60% LAR : 40% CIR	5%	£130,284,866	£112,183,854	£112,104,755	£111,945,154	£111,042,889	£104,138,138	£100,385,008
60% LAR : 40% CIR	10%	£128,576,776	£110,768,381	£110,689,560	£110,530,450	£109,629,411	£102,732,020	£98,982,978
60% LAR : 40% CIR	15%	£126,853,243	£109,337,575	£109,259,006	£109,100,346	£108,200,430	£101,309,777	£97,564,480
60% LAR : 40% CIR	20%	£125,114,412	£107,891,579	£107,813,238	£107,654,986	£106,756,091	£99,871,564	£96,129,669
60% LAR : 40% CIR	25%	£123,360,433	£106,430,541	£106,352,402	£106,194,518	£105,296,542	£98,417,533	£94,678,703
60% LAR : 40% CIR	30%	£121,591,451	£104,954,607	£104,876,646	£104,719,089	£103,821,933	£96,947,838	£93,211,739
60% LAR : 40% CIR	35%	£119,807,615	£103,463,924	£103,386,116	£103,228,847	£102,332,410	£95,462,635	£91,728,935
60% LAR : 40% CIR	40%	£118,009,071	£101,958,636	£101,880,957	£101,723,937	£100,828,121	£93,962,074	£90,230,444
60% LAR : 40% CIR	45%	£116,195,965	£100,438,891	£100,361,317	£100,204,506	£99,309,215	£92,446,311	£88,716,428
60% LAR : 40% CIR	50%	£114,368,448	£98,904,834	£98,827,342	£98,670,703	£97,775,838	£90,915,499	£87,187,041

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£146,976,522	£128,585,003	£128,505,601	£128,345,468	£127,441,871	£120,529,135	£116,771,568
60% LAR : 40% CIR	5%	£145,286,024	£127,185,012	£127,105,913	£126,946,312	£126,044,047	£119,139,296	£115,386,165
60% LAR : 40% CIR	10%	£143,577,933	£125,769,539	£125,690,718	£125,531,608	£124,630,569	£117,733,178	£113,984,136
60% LAR : 40% CIR	15%	£141,854,401	£124,338,732	£124,260,164	£124,101,504	£123,201,588	£116,310,935	£112,565,637
60% LAR : 40% CIR	20%	£140,115,570	£122,892,737	£122,814,396	£122,656,143	£121,757,248	£114,872,722	£111,130,827
60% LAR : 40% CIR	25%	£138,361,591	£121,431,699	£121,353,560	£121,195,676	£120,297,700	£113,418,691	£109,679,861
60% LAR : 40% CIR	30%	£136,592,609	£119,955,765	£119,877,804	£119,720,247	£118,823,091	£111,948,996	£108,212,897
60% LAR : 40% CIR	35%	£134,808,773	£118,465,082	£118,387,274	£118,230,004	£117,333,568	£110,463,792	£106,730,092
60% LAR : 40% CIR	40%	£133,010,228	£116,959,794	£116,882,115	£116,725,095	£115,829,279	£108,963,232	£105,231,602
60% LAR : 40% CIR	45%	£131,197,123	£115,440,048	£115,362,475	£115,205,664	£114,310,373	£107,447,469	£103,717,586
60% LAR : 40% CIR	50%	£129,369,606	£113,905,992	£113,828,500	£113,671,861	£112,776,996	£105,916,657	£102,188,199

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£164,711,311	£146,317,752	£146,238,390	£146,078,257	£145,174,661	£138,261,925	£134,504,358
60% LAR : 40% CIR	5%	£163,018,813	£144,917,801	£144,838,702	£144,679,101	£143,776,836	£136,872,085	£133,118,955
60% LAR : 40% CIR	10%	£161,310,723	£143,502,328	£143,423,507	£143,264,398	£142,363,359	£135,465,967	£131,716,926
60% LAR : 40% CIR	15%	£159,587,190	£142,071,522	£141,992,954	£141,834,293	£140,934,377	£134,043,725	£130,298,427
60% LAR : 40% CIR	20%	£157,848,360	£140,625,527	£140,547,185	£140,388,933	£139,490,038	£132,605,511	£128,863,617
60% LAR : 40% CIR	25%	£156,094,380	£139,164,488	£139,086,349	£138,928,466	£138,030,489	£131,151,480	£127,412,650
60% LAR : 40% CIR	30%	£154,325,398	£137,688,554	£137,610,594	£137,453,037	£136,555,881	£129,681,786	£125,945,687
60% LAR : 40% CIR	35%	£152,541,563	£136,197,871	£136,120,063	£135,962,794	£135,066,357	£128,196,582	£124,462,882
60% LAR : 40% CIR	40%	£150,743,018	£134,692,584	£134,614,904	£134,457,885	£133,562,069	£126,696,021	£122,964,392
60% LAR : 40% CIR	45%	£148,929,913	£133,172,838	£133,095,264	£132,938,454	£132,043,163	£125,180,258	£121,450,376
60% LAR : 40% CIR	50%	£147,102,395	£131,638,782	£131,561,289	£131,404,650	£130,509,786	£123,649,447	£119,920,989

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp	Value Area	Zone B - Rest of Camden £950 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£186,616,222	£168,167,179	£168,087,776	£167,927,643	£167,024,047	£160,111,311	£156,353,744
60% LAR : 40% CIR	5%	£184,750,102	£166,596,342	£166,517,243	£166,357,643	£165,455,376	£158,550,626	£154,797,495
60% LAR : 40% CIR	10%	£182,868,391	£165,010,024	£164,931,203	£164,772,093	£163,871,054	£156,973,663	£153,224,620
60% LAR : 40% CIR	15%	£180,971,235	£163,408,372	£163,329,802	£163,171,142	£162,271,226	£155,380,575	£151,635,277
60% LAR : 40% CIR	20%	£179,058,783	£161,791,531	£161,713,189	£161,554,937	£160,656,042	£153,771,515	£150,029,620
60% LAR : 40% CIR	25%	£177,131,183	£160,159,647	£160,081,507	£159,923,624	£159,025,648	£152,146,638	£148,407,808
60% LAR : 40% CIR	30%	£175,188,579	£158,512,868	£158,434,906	£158,277,349	£157,380,193	£150,506,098	£146,769,999
60% LAR : 40% CIR	35%	£173,231,121	£156,851,338	£156,773,530	£156,616,261	£155,719,825	£148,850,049	£145,116,349
60% LAR : 40% CIR	40%	£171,258,964	£155,175,205	£155,097,526	£154,940,506	£154,044,690	£147,178,642	£143,447,014
60% LAR : 40% CIR	45%	£169,272,228	£153,484,614	£153,407,040	£153,250,230	£152,354,938	£145,492,034	£141,762,152
60% LAR : 40% CIR	50%	£167,271,088	£151,779,712	£151,702,220	£151,545,579	£150,650,716	£143,790,377	£140,061,919

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£99,246,064	£80,797,021	£80,717,618	£80,557,485	£79,653,889	£72,741,153	£68,983,586
60% LAR : 40% CIR	5%	£97,379,945	£79,226,184	£79,147,085	£78,987,485	£78,085,218	£71,180,469	£67,427,337
60% LAR : 40% CIR	10%	£95,498,233	£77,639,866	£77,561,045	£77,401,935	£76,500,896	£69,603,505	£65,854,462
60% LAR : 40% CIR	15%	£93,601,078	£76,038,214	£75,959,644	£75,800,984	£74,901,068	£68,010,417	£64,265,119
60% LAR : 40% CIR	20%	£91,688,625	£74,421,373	£74,343,031	£74,184,779	£73,285,884	£66,401,357	£62,659,463
60% LAR : 40% CIR	25%	£89,761,025	£72,789,489	£72,711,349	£72,553,466	£71,655,490	£64,776,481	£61,037,651
60% LAR : 40% CIR	30%	£87,818,421	£71,142,710	£71,064,748	£70,907,191	£70,010,035	£63,135,940	£59,399,841
60% LAR : 40% CIR	35%	£85,860,963	£69,481,180	£69,403,372	£69,246,103	£68,349,667	£61,479,891	£57,746,191
60% LAR : 40% CIR	40%	£83,888,797	£67,805,047	£67,727,368	£67,570,348	£66,674,533	£59,808,484	£56,076,856
60% LAR : 40% CIR	45%	£81,902,070	£66,114,456	£66,036,882	£65,880,072	£64,984,780	£58,121,876	£54,391,994
60% LAR : 40% CIR	50%	£79,900,930	£64,409,554	£64,332,062	£64,175,422	£63,280,558	£56,420,219	£52,691,761

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£135,449,801	£117,000,758	£116,921,355	£116,761,222	£115,857,626	£108,944,890	£105,187,323
60% LAR : 40% CIR	5%	£133,583,681	£115,429,921	£115,350,821	£115,191,222	£114,288,955	£107,384,205	£103,631,074
60% LAR : 40% CIR	10%	£131,701,970	£113,843,603	£113,764,782	£113,605,672	£112,704,633	£105,807,242	£102,058,199
60% LAR : 40% CIR	15%	£129,804,814	£112,241,951	£112,163,381	£112,004,721	£111,104,805	£104,214,154	£100,468,856
60% LAR : 40% CIR	20%	£127,892,362	£110,625,109	£110,546,768	£110,388,516	£109,489,621	£102,605,094	£98,863,199
60% LAR : 40% CIR	25%	£125,964,761	£108,993,226	£108,915,086	£108,757,203	£107,859,227	£100,980,217	£97,241,387
60% LAR : 40% CIR	30%	£124,022,158	£107,346,447	£107,268,485	£107,110,928	£106,213,772	£99,339,677	£95,603,578
60% LAR : 40% CIR	35%	£122,064,700	£105,684,917	£105,607,109	£105,449,840	£104,553,404	£97,683,628	£93,949,928
60% LAR : 40% CIR	40%	£120,092,533	£104,008,784	£103,931,105	£103,774,085	£102,878,269	£96,012,221	£92,280,593
60% LAR : 40% CIR	45%	£118,105,807	£102,318,193	£102,240,619	£102,083,809	£101,188,517	£94,325,612	£90,595,731
60% LAR : 40% CIR	50%	£116,104,667	£100,613,291	£100,535,798	£100,379,158	£99,484,295	£92,623,956	£88,895,498

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£150,450,959	£132,001,916	£131,922,513	£131,762,380	£130,858,784	£123,946,048	£120,188,481
60% LAR : 40% CIR	5%	£148,584,839	£130,431,079	£130,351,979	£130,192,379	£129,290,113	£122,385,363	£118,632,232
60% LAR : 40% CIR	10%	£146,703,128	£128,844,761	£128,765,940	£128,606,830	£127,705,791	£120,808,399	£117,059,357
60% LAR : 40% CIR	15%	£144,805,972	£127,243,108	£127,164,539	£127,005,879	£126,105,963	£119,215,311	£115,470,013
60% LAR : 40% CIR	20%	£142,893,520	£125,626,267	£125,547,926	£125,389,674	£124,490,779	£117,606,252	£113,864,357
60% LAR : 40% CIR	25%	£140,965,919	£123,994,383	£123,916,244	£123,758,361	£122,860,385	£115,981,375	£112,242,545
60% LAR : 40% CIR	30%	£139,023,316	£122,347,605	£122,269,643	£122,112,086	£121,214,930	£114,340,835	£110,604,736
60% LAR : 40% CIR	35%	£137,065,857	£120,686,075	£120,608,267	£120,450,997	£119,554,562	£112,684,785	£108,951,085
60% LAR : 40% CIR	40%	£135,093,691	£119,009,941	£118,932,263	£118,775,242	£117,879,427	£111,013,379	£107,281,750
60% LAR : 40% CIR	45%	£133,106,964	£117,319,351	£117,241,777	£117,084,967	£116,189,675	£109,326,770	£105,596,888
60% LAR : 40% CIR	50%	£131,105,825	£115,614,449	£115,536,956	£115,380,316	£114,485,453	£107,625,114	£103,896,656

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£168,183,749	£149,734,705	£149,655,303	£149,495,170	£148,591,573	£141,678,837	£137,921,270
60% LAR : 40% CIR	5%	£166,317,629	£148,163,868	£148,084,769	£147,925,169	£147,022,903	£140,118,153	£136,365,022
60% LAR : 40% CIR	10%	£164,435,917	£146,577,550	£146,498,729	£146,339,620	£145,438,580	£138,541,189	£134,792,147
60% LAR : 40% CIR	15%	£162,538,762	£144,975,898	£144,897,329	£144,738,668	£143,838,752	£136,948,101	£133,202,803
60% LAR : 40% CIR	20%	£160,626,310	£143,359,057	£143,280,715	£143,122,463	£142,223,568	£135,339,042	£131,597,147
60% LAR : 40% CIR	25%	£158,698,709	£141,727,173	£141,649,034	£141,491,150	£140,593,174	£133,714,165	£129,975,335
60% LAR : 40% CIR	30%	£156,756,105	£140,080,394	£140,002,432	£139,844,875	£138,947,719	£132,073,625	£128,337,525
60% LAR : 40% CIR	35%	£154,798,647	£138,418,864	£138,341,056	£138,183,787	£137,287,351	£130,417,575	£126,683,875
60% LAR : 40% CIR	40%	£152,826,481	£136,742,731	£136,665,052	£136,508,032	£135,612,217	£128,746,169	£125,014,540
60% LAR : 40% CIR	45%	£150,839,754	£135,052,140	£134,974,567	£134,817,756	£133,922,464	£127,059,560	£123,329,678
60% LAR : 40% CIR	50%	£148,838,614	£133,347,238	£133,269,746	£133,113,106	£132,218,242	£125,357,903	£121,629,445

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp	Value Area	Zone B - Rest of Camden £1,000 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£190,088,660	£171,584,091	£171,504,689	£171,344,557	£170,440,959	£163,528,223	£159,770,656
60% LAR : 40% CIR	5%	£188,048,918	£169,842,409	£169,763,310	£169,603,709	£168,701,444	£161,796,693	£158,043,563
60% LAR : 40% CIR	10%	£185,993,585	£168,085,246	£168,006,425	£167,847,314	£166,946,275	£160,048,884	£156,299,942
60% LAR : 40% CIR	15%	£183,922,807	£166,312,748	£166,234,178	£166,075,518	£165,175,602	£158,284,951	£154,539,653
60% LAR : 40% CIR	20%	£181,836,733	£164,525,061	£164,446,719	£164,288,467	£163,389,571	£156,505,045	£152,763,151
60% LAR : 40% CIR	25%	£179,735,510	£162,722,331	£162,644,192	£162,486,308	£161,588,332	£154,709,323	£150,970,493
60% LAR : 40% CIR	30%	£177,619,285	£160,904,706	£160,826,745	£160,669,188	£159,772,032	£152,897,937	£149,161,838
60% LAR : 40% CIR	35%	£175,488,205	£159,072,331	£158,994,523	£158,837,255	£157,940,818	£151,071,042	£147,337,342
60% LAR : 40% CIR	40%	£173,342,416	£157,225,352	£157,147,673	£156,990,653	£156,094,838	£149,228,791	£145,497,161
60% LAR : 40% CIR	45%	£171,182,068	£155,363,916	£155,286,342	£155,129,531	£154,234,240	£147,371,336	£143,641,453
60% LAR : 40% CIR	50%	£169,007,307	£153,488,168	£153,410,675	£153,254,036	£152,359,173	£145,498,833	£141,770,376

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£102,718,502	£84,213,933	£84,134,531	£83,974,399	£83,070,801	£76,158,065	£72,400,498
60% LAR : 40% CIR	5%	£100,678,760	£82,472,251	£82,393,152	£82,233,551	£81,331,286	£74,426,535	£70,673,405
60% LAR : 40% CIR	10%	£98,623,427	£80,715,088	£80,636,267	£80,477,156	£79,576,117	£72,678,727	£68,929,784
60% LAR : 40% CIR	15%	£96,552,649	£78,942,590	£78,864,020	£78,705,360	£77,805,444	£70,914,793	£67,169,495
60% LAR : 40% CIR	20%	£94,466,576	£77,154,903	£77,076,561	£76,918,309	£76,019,414	£69,134,888	£65,392,993
60% LAR : 40% CIR	25%	£92,365,352	£75,352,173	£75,274,034	£75,116,150	£74,218,174	£67,339,165	£63,600,335
60% LAR : 40% CIR	30%	£90,249,127	£73,534,549	£73,456,587	£73,299,030	£72,401,874	£65,527,779	£61,791,680
60% LAR : 40% CIR	35%	£88,118,047	£71,702,173	£71,624,365	£71,467,097	£70,570,660	£63,700,884	£59,967,184
60% LAR : 40% CIR	40%	£85,972,258	£69,855,194	£69,777,515	£69,620,495	£68,724,680	£61,858,633	£58,127,003
60% LAR : 40% CIR	45%	£83,811,910	£67,993,758	£67,916,184	£67,759,373	£66,864,082	£60,001,178	£56,271,295
60% LAR : 40% CIR	50%	£81,637,149	£66,118,010	£66,040,517	£65,883,878	£64,989,015	£58,128,675	£54,400,218

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£138,922,239	£120,417,670	£120,338,268	£120,178,135	£119,274,538	£112,361,802	£108,604,235
60% LAR : 40% CIR	5%	£136,882,497	£118,675,988	£118,596,889	£118,437,288	£117,535,023	£110,630,272	£106,877,142
60% LAR : 40% CIR	10%	£134,827,164	£116,918,825	£116,840,004	£116,680,893	£115,779,854	£108,882,463	£105,133,421
60% LAR : 40% CIR	15%	£132,756,386	£115,146,327	£115,067,757	£114,909,097	£114,009,181	£107,118,530	£103,373,232
60% LAR : 40% CIR	20%	£130,670,312	£113,358,640	£113,280,298	£113,122,046	£112,223,150	£105,338,624	£101,596,730
60% LAR : 40% CIR	25%	£128,569,089	£111,555,910	£111,477,771	£111,319,887	£110,421,911	£103,542,902	£99,804,072
60% LAR : 40% CIR	30%	£126,452,864	£109,736,285	£109,660,324	£109,502,767	£108,605,611	£101,731,516	£97,995,417
60% LAR : 40% CIR	35%	£124,321,784	£107,905,910	£107,828,102	£107,670,834	£106,774,397	£99,904,621	£96,170,920
60% LAR : 40% CIR	40%	£122,175,995	£106,058,931	£105,981,252	£105,824,232	£104,928,417	£98,062,370	£94,330,740
60% LAR : 40% CIR	45%	£120,015,647	£104,197,494	£104,119,921	£103,963,110	£103,067,819	£96,204,915	£92,475,032
60% LAR : 40% CIR	50%	£117,840,885	£102,321,747	£102,244,254	£102,087,615	£101,192,752	£94,332,412	£90,603,955

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£153,923,397	£135,418,828	£135,339,425	£135,179,293	£134,275,696	£127,362,960	£123,605,393
60% LAR : 40% CIR	5%	£151,883,655	£133,677,146	£133,598,047	£133,438,446	£132,536,181	£125,631,430	£121,878,300
60% LAR : 40% CIR	10%	£149,828,322	£131,919,983	£131,841,161	£131,682,051	£130,781,012	£123,883,621	£120,134,579
60% LAR : 40% CIR	15%	£147,757,544	£130,147,485	£130,068,915	£129,910,255	£129,010,339	£122,119,687	£118,374,389
60% LAR : 40% CIR	20%	£145,671,470	£128,359,798	£128,281,456	£128,123,204	£127,224,308	£120,339,782	£116,597,888
60% LAR : 40% CIR	25%	£143,570,247	£126,557,068	£126,478,929	£126,321,045	£125,423,069	£118,544,060	£114,805,230
60% LAR : 40% CIR	30%	£141,454,022	£124,739,443	£124,661,482	£124,503,925	£123,606,769	£116,732,674	£112,996,575
60% LAR : 40% CIR	35%	£139,322,942	£122,907,068	£122,829,260	£122,671,991	£121,775,555	£114,905,778	£111,172,078
60% LAR : 40% CIR	40%	£137,177,153	£121,060,089	£120,982,410	£120,825,390	£119,929,574	£113,063,527	£109,331,898
60% LAR : 40% CIR	45%	£135,016,805	£119,198,652	£119,121,079	£118,964,268	£118,068,977	£111,206,073	£107,476,190
60% LAR : 40% CIR	50%	£132,842,043	£117,322,905	£117,245,412	£117,088,773	£116,193,910	£109,333,570	£105,605,113

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£171,656,186	£153,151,618	£153,072,215	£152,912,083	£152,008,486	£145,095,750	£141,338,182
60% LAR : 40% CIR	5%	£169,616,445	£151,409,936	£151,330,836	£151,171,236	£150,268,970	£143,364,219	£139,611,089
60% LAR : 40% CIR	10%	£167,561,111	£149,652,772	£149,573,951	£149,414,840	£148,513,801	£141,616,411	£137,867,368
60% LAR : 40% CIR	15%	£165,490,333	£147,880,274	£147,801,705	£147,643,044	£146,743,128	£139,852,477	£136,107,179
60% LAR : 40% CIR	20%	£163,404,260	£146,092,587	£146,014,246	£145,855,993	£144,957,098	£138,072,572	£134,330,677
60% LAR : 40% CIR	25%	£161,303,036	£144,289,857	£144,211,718	£144,053,835	£143,155,859	£136,276,849	£132,538,019
60% LAR : 40% CIR	30%	£159,186,811	£142,472,233	£142,394,271	£142,236,714	£141,339,558	£134,465,463	£130,729,364
60% LAR : 40% CIR	35%	£157,055,731	£140,639,857	£140,562,049	£140,404,781	£139,508,344	£132,638,568	£128,904,868
60% LAR : 40% CIR	40%	£154,909,943	£138,792,878	£138,715,200	£138,558,179	£137,662,364	£130,796,317	£127,064,687
60% LAR : 40% CIR	45%	£152,749,594	£136,931,442	£136,853,868	£136,697,057	£135,801,766	£128,938,862	£125,208,979
60% LAR : 40% CIR	50%	£150,574,833	£135,056,694	£134,978,202	£134,821,562	£133,926,699	£127,066,359	£123,337,902

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp	Value Area	Zone B - Rest of Camden £1,050 psf

No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£153,561,097	£175,001,004	£174,921,602	£174,761,469	£173,857,873	£166,945,137	£163,187,569
60% LAR : 40% CIR	5%	£191,347,734	£173,088,476	£173,009,377	£172,849,777	£171,947,510	£165,042,761	£161,289,629
60% LAR : 40% CIR	10%	£189,118,778	£171,160,467	£171,081,645	£170,922,536	£170,021,497	£163,124,105	£159,375,063
60% LAR : 40% CIR	15%	£186,874,380	£169,217,123	£169,138,554	£168,979,894	£168,079,978	£161,189,326	£157,444,028
60% LAR : 40% CIR	20%	£184,614,684	£167,258,591	£167,180,249	£167,021,997	£166,123,102	£159,238,576	£155,496,681
60% LAR : 40% CIR	25%	£182,339,839	£165,285,016	£165,206,876	£165,048,993	£164,151,017	£157,272,007	£153,533,177
60% LAR : 40% CIR	30%	£180,049,991	£163,296,545	£163,218,584	£163,061,028	£162,163,870	£155,289,777	£151,553,677
60% LAR : 40% CIR	35%	£177,745,289	£161,293,325	£161,215,517	£161,058,248	£160,161,811	£153,292,036	£149,558,335
60% LAR : 40% CIR	40%	£175,425,879	£159,275,500	£159,197,820	£159,040,801	£158,144,986	£151,278,938	£147,547,309
60% LAR : 40% CIR	45%	£173,091,909	£157,243,218	£157,165,644	£157,008,834	£156,113,543	£149,250,637	£145,520,756
60% LAR : 40% CIR	50%	£170,743,525	£155,196,624	£155,119,132	£154,962,493	£154,067,628	£147,207,289	£143,478,831

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£106,190,939	£87,630,846	£87,551,444	£87,391,311	£86,487,715	£79,574,979	£75,817,411
60% LAR : 40% CIR	5%	£103,977,576	£85,718,318	£85,639,219	£85,479,619	£84,577,353	£77,672,603	£73,919,471
60% LAR : 40% CIR	10%	£101,748,620	£83,790,309	£83,711,488	£83,552,378	£82,651,339	£75,753,947	£72,004,905
60% LAR : 40% CIR	15%	£99,504,222	£81,846,965	£81,768,396	£81,609,736	£80,709,820	£73,819,168	£70,073,870
60% LAR : 40% CIR	20%	£97,244,526	£79,888,433	£79,810,091	£79,651,840	£78,752,944	£71,868,418	£68,126,523
60% LAR : 40% CIR	25%	£94,969,681	£77,914,858	£77,836,718	£77,678,835	£76,780,859	£69,901,850	£66,163,020
60% LAR : 40% CIR	30%	£92,679,833	£75,926,387	£75,848,426	£75,690,870	£74,793,713	£67,919,619	£64,183,520
60% LAR : 40% CIR	35%	£90,375,131	£73,923,167	£73,845,359	£73,688,090	£72,791,653	£65,921,878	£62,188,177
60% LAR : 40% CIR	40%	£88,055,721	£71,905,342	£71,827,663	£71,670,643	£70,774,828	£63,908,780	£60,177,151
60% LAR : 40% CIR	45%	£85,721,751	£69,873,060	£69,795,486	£69,638,676	£68,743,385	£61,880,480	£58,150,598
60% LAR : 40% CIR	50%	£83,373,367	£67,826,466	£67,748,974	£67,592,335	£66,697,471	£59,837,131	£56,108,673

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£142,394,676	£123,834,583	£123,755,181	£123,595,048	£122,691,451	£115,778,716	£112,021,148
60% LAR : 40% CIR	5%	£140,181,313	£121,922,055	£121,842,956	£121,683,356	£120,781,089	£113,876,340	£110,123,208
60% LAR : 40% CIR	10%	£137,952,357	£119,994,046	£119,915,224	£119,756,115	£118,855,076	£111,957,684	£108,208,642
60% LAR : 40% CIR	15%	£135,707,959	£118,050,702	£117,972,133	£117,813,473	£116,913,557	£110,022,905	£106,277,607
60% LAR : 40% CIR	20%	£133,448,262	£116,092,170	£116,013,828	£115,855,576	£114,956,681	£108,072,155	£104,330,260
60% LAR : 40% CIR	25%	£131,173,417	£114,118,595	£114,040,455	£113,882,572	£112,984,596	£106,105,586	£102,366,756
60% LAR : 40% CIR	30%	£128,883,570	£112,130,124	£112,052,163	£111,894,607	£110,997,449	£104,123,356	£100,387,256
60% LAR : 40% CIR	35%	£126,578,868	£110,126,904	£110,049,096	£109,891,826	£108,995,390	£102,125,614	£98,391,913
60% LAR : 40% CIR	40%	£124,259,458	£108,109,079	£108,031,399	£107,874,380	£106,978,565	£100,112,517	£96,380,888
60% LAR : 40% CIR	45%	£121,925,488	£106,076,797	£105,999,223	£105,842,413	£104,947,121	£98,084,216	£94,354,334
60% LAR : 40% CIR	50%	£119,577,104	£104,030,203	£103,952,711	£103,796,072	£102,901,207	£96,040,868	£92,312,410

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£157,395,834	£138,835,741	£138,756,339	£138,596,206	£137,692,609	£130,779,873	£127,022,306
60% LAR : 40% CIR	5%	£155,182,471	£136,923,213	£136,844,114	£136,684,514	£135,782,247	£128,877,497	£125,124,366
60% LAR : 40% CIR	10%	£152,953,515	£134,995,203	£134,916,382	£134,757,273	£133,856,234	£126,958,842	£123,209,800
60% LAR : 40% CIR	15%	£150,709,117	£133,051,860	£132,973,291	£132,814,631	£131,914,715	£125,024,063	£121,278,765
60% LAR : 40% CIR	20%	£148,449,420	£131,093,328	£131,014,985	£130,856,734	£129,957,839	£123,073,313	£119,331,418
60% LAR : 40% CIR	25%	£146,174,575	£129,119,752	£129,041,613	£128,883,730	£127,985,754	£121,106,744	£117,367,914
60% LAR : 40% CIR	30%	£143,884,728	£127,131,282	£127,053,320	£126,895,764	£125,998,607	£119,124,514	£115,388,414
60% LAR : 40% CIR	35%	£141,580,026	£125,128,062	£125,050,253	£124,892,984	£123,996,548	£117,126,772	£113,393,071
60% LAR : 40% CIR	40%	£139,260,616	£123,110,237	£123,032,557	£122,875,538	£121,979,723	£115,113,675	£111,382,046
60% LAR : 40% CIR	45%	£136,926,646	£121,077,955	£121,000,381	£120,843,570	£119,948,279	£113,085,374	£109,355,492
60% LAR : 40% CIR	50%	£134,578,262	£119,031,361	£118,953,869	£118,797,230	£117,902,365	£111,042,026	£107,313,568

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£175,128,623	£156,568,530	£156,489,128	£156,328,995	£155,425,399	£148,512,663	£144,755,096
60% LAR : 40% CIR	5%	£172,915,260	£154,656,002	£154,576,903	£154,417,303	£153,515,037	£146,610,287	£142,857,156
60% LAR : 40% CIR	10%	£170,686,305	£152,727,993	£152,649,172	£152,490,062	£151,589,023	£144,691,632	£140,942,589
60% LAR : 40% CIR	15%	£168,441,906	£150,784,649	£150,706,081	£150,547,420	£149,647,504	£142,756,852	£139,011,554
60% LAR : 40% CIR	20%	£166,182,210	£148,826,117	£148,747,775	£148,589,524	£147,690,628	£140,806,102	£137,064,207
60% LAR : 40% CIR	25%	£163,907,365	£146,852,542	£146,774,403	£146,616,519	£145,718,543	£138,839,534	£135,100,704
60% LAR : 40% CIR	30%	£161,617,517	£144,864,072	£144,786,110	£144,628,554	£143,731,397	£136,857,303	£133,121,204
60% LAR : 40% CIR	35%	£159,312,816	£142,860,851	£142,783,043	£142,625,774	£141,729,337	£134,859,562	£131,125,861
60% LAR : 40% CIR	40%	£156,993,405	£140,843,026	£140,765,347	£140,608,327	£139,712,512	£132,846,464	£129,114,835
60% LAR : 40% CIR	45%	£154,659,435	£138,810,744	£138,733,170	£138,576,360	£137,681,069	£130,818,164	£127,088,282
60% LAR : 40% CIR	50%	£152,311,051	£136,764,151	£136,686,658	£136,530,019	£135,635,155	£128,774,816	£125,046,358

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp	Value Area	Zone B - Rest of Camden £1,100 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£197,033,535	£178,417,917	£178,338,514	£178,178,382	£177,274,785	£170,362,049	£166,604,482
60% LAR : 40% CIR	5%	£194,646,549	£176,334,543	£176,255,444	£176,095,843	£175,193,578	£168,288,827	£164,535,697
60% LAR : 40% CIR	10%	£192,243,972	£174,235,688	£174,156,867	£173,997,758	£173,096,719	£166,199,327	£162,450,285
60% LAR : 40% CIR	15%	£189,825,951	£172,121,499	£172,042,930	£171,884,270	£170,984,354	£164,093,702	£160,348,404
60% LAR : 40% CIR	20%	£187,392,634	£169,992,120	£169,913,779	£169,755,528	£168,856,632	£161,972,106	£158,230,211
60% LAR : 40% CIR	25%	£184,944,167	£167,847,700	£167,769,561	£167,611,677	£166,713,701	£159,834,692	£156,095,862
60% LAR : 40% CIR	30%	£182,480,698	£165,688,384	£165,610,422	£165,452,866	£164,555,709	£157,681,615	£153,945,516
60% LAR : 40% CIR	35%	£180,002,374	£163,514,318	£163,436,510	£163,279,241	£162,382,805	£155,513,029	£151,779,329
60% LAR : 40% CIR	40%	£177,509,342	£161,325,647	£161,247,969	£161,090,948	£160,195,133	£153,329,085	£149,597,456
60% LAR : 40% CIR	45%	£175,001,749	£159,122,519	£159,044,946	£158,888,135	£157,992,844	£151,129,940	£147,400,057
60% LAR : 40% CIR	50%	£172,479,744	£156,905,081	£156,827,589	£156,670,948	£155,776,085	£148,915,746	£145,187,288

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£109,663,377	£91,047,759	£90,968,356	£90,808,224	£89,904,627	£82,991,891	£79,234,324
60% LAR : 40% CIR	5%	£107,276,391	£88,964,386	£88,885,286	£88,725,685	£87,823,420	£80,918,669	£77,165,539
60% LAR : 40% CIR	10%	£104,873,815	£86,865,531	£86,786,709	£86,627,600	£85,726,561	£78,829,169	£75,080,127
60% LAR : 40% CIR	15%	£102,455,793	£84,751,341	£84,672,773	£84,514,112	£83,614,196	£76,723,544	£72,978,246
60% LAR : 40% CIR	20%	£100,022,476	£82,621,962	£82,543,621	£82,385,370	£81,486,474	£74,601,948	£70,860,053
60% LAR : 40% CIR	25%	£97,574,009	£80,477,542	£80,399,403	£80,241,519	£79,343,543	£72,464,534	£68,725,704
60% LAR : 40% CIR	30%	£95,110,540	£78,318,226	£78,240,265	£78,082,708	£77,185,551	£70,311,458	£66,575,358
60% LAR : 40% CIR	35%	£92,632,216	£76,144,160	£76,066,352	£75,909,083	£75,012,647	£68,142,871	£64,409,171
60% LAR : 40% CIR	40%	£90,139,184	£73,955,489	£73,877,811	£73,720,790	£72,824,975	£65,958,927	£62,227,298
60% LAR : 40% CIR	45%	£87,631,591	£71,752,361	£71,674,788	£71,517,977	£70,622,686	£63,759,782	£60,029,899
60% LAR : 40% CIR	50%	£85,109,586	£69,534,923	£69,457,431	£69,300,791	£68,405,927	£61,545,588	£57,817,130

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£145,867,114	£127,251,496	£127,172,093	£127,011,961	£126,108,364	£119,195,628	£115,438,061
60% LAR : 40% CIR	5%	£143,480,128	£125,168,122	£125,089,023	£124,929,422	£124,027,157	£117,122,406	£113,369,276
60% LAR : 40% CIR	10%	£141,077,551	£123,069,267	£122,990,446	£122,831,337	£121,930,297	£115,032,906	£111,283,864
60% LAR : 40% CIR	15%	£138,659,530	£120,955,078	£120,876,509	£120,717,849	£119,817,933	£112,927,281	£109,181,983
60% LAR : 40% CIR	20%	£136,226,213	£118,825,699	£118,747,358	£118,589,107	£117,690,211	£110,805,685	£107,063,790
60% LAR : 40% CIR	25%	£133,777,746	£116,681,279	£116,603,140	£116,445,256	£115,547,280	£108,668,271	£104,929,441
60% LAR : 40% CIR	30%	£131,314,277	£114,521,963	£114,444,001	£114,286,445	£113,389,288	£106,515,194	£102,779,095
60% LAR : 40% CIR	35%	£128,835,953	£112,347,897	£112,270,089	£112,112,819	£111,216,384	£104,346,607	£100,612,907
60% LAR : 40% CIR	40%	£126,342,921	£110,159,226	£110,081,548	£109,924,527	£109,028,712	£102,162,664	£98,431,035
60% LAR : 40% CIR	45%	£123,835,328	£107,956,098	£107,878,525	£107,721,714	£106,826,423	£99,963,519	£96,233,636
60% LAR : 40% CIR	50%	£121,313,323	£105,738,660	£105,661,168	£105,504,527	£104,609,664	£97,749,325	£94,020,867

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£160,868,272	£142,252,654	£142,173,251	£142,013,119	£141,109,522	£134,196,786	£130,439,219
60% LAR : 40% CIR	5%	£158,481,286	£140,169,280	£140,090,181	£139,930,580	£139,028,315	£132,123,564	£128,370,434
60% LAR : 40% CIR	10%	£156,078,709	£138,070,425	£137,991,604	£137,832,495	£136,931,455	£130,034,064	£126,285,022
60% LAR : 40% CIR	15%	£153,660,688	£135,956,236	£135,877,667	£135,719,007	£134,819,091	£127,928,439	£124,183,141
60% LAR : 40% CIR	20%	£151,227,370	£133,826,857	£133,748,516	£133,590,265	£132,691,369	£125,806,843	£122,064,948
60% LAR : 40% CIR	25%	£148,778,904	£131,682,437	£131,604,298	£131,446,414	£130,548,438	£123,669,429	£119,930,599
60% LAR : 40% CIR	30%	£146,315,435	£129,523,121	£129,445,159	£129,287,603	£128,390,446	£121,516,352	£117,780,253
60% LAR : 40% CIR	35%	£143,837,111	£127,349,055	£127,271,246	£127,113,977	£126,217,541	£119,347,765	£115,614,065
60% LAR : 40% CIR	40%	£141,344,079	£125,160,384	£125,082,706	£124,925,685	£124,029,870	£117,163,822	£113,432,193
60% LAR : 40% CIR	45%	£138,836,486	£122,957,256	£122,879,682	£122,722,872	£121,827,581	£114,964,677	£111,234,794
60% LAR : 40% CIR	50%	£136,314,481	£120,739,818	£120,662,325	£120,505,685	£119,610,822	£112,750,483	£109,022,025

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£178,601,062	£159,985,443	£159,906,041	£159,745,909	£158,842,311	£151,929,575	£148,172,008
60% LAR : 40% CIR	5%	£176,214,075	£157,902,070	£157,822,971	£157,663,370	£156,761,104	£149,856,353	£146,103,223
60% LAR : 40% CIR	10%	£173,811,499	£155,803,215	£155,724,394	£155,565,284	£154,664,245	£147,766,853	£144,017,811
60% LAR : 40% CIR	15%	£171,393,478	£153,689,025	£153,610,457	£153,451,796	£152,551,880	£145,661,228	£141,915,930
60% LAR : 40% CIR	20%	£168,960,160	£151,559,647	£151,481,305	£151,323,054	£150,424,158	£143,539,632	£139,797,738
60% LAR : 40% CIR	25%	£166,511,693	£149,415,226	£149,337,087	£149,179,204	£148,281,228	£141,402,218	£137,663,388
60% LAR : 40% CIR	30%	£164,048,224	£147,255,910	£147,177,949	£147,020,393	£146,123,236	£139,249,142	£135,513,043
60% LAR : 40% CIR	35%	£161,569,900	£145,081,844	£145,004,036	£144,846,767	£143,950,331	£137,080,555	£133,346,855
60% LAR : 40% CIR	40%	£159,076,868	£142,893,174	£142,815,495	£142,658,475	£141,762,659	£134,896,611	£131,164,983
60% LAR : 40% CIR	45%	£156,569,276	£140,690,046	£140,612,472	£140,455,661	£139,560,370	£132,697,466	£128,967,583
60% LAR : 40% CIR	50%	£154,047,270	£138,472,607	£138,395,115	£138,238,475	£137,343,611	£130,483,272	£126,754,814

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp	Value Area	Zone B - Rest of Camden £1,150 psf

No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£200,505,973	£181,834,829	£181,755,427	£181,595,255	£180,691,698	£173,778,961	£170,021,395
60% LAR : 40% CIR	5%	£197,945,365	£179,580,610	£179,501,511	£179,341,911	£178,439,645	£171,534,895	£167,781,764
60% LAR : 40% CIR	10%	£195,369,186	£177,310,910	£177,232,088	£177,072,979	£176,171,939	£169,274,546	£165,525,507
60% LAR : 40% CIR	15%	£192,777,523	£175,025,875	£174,947,305	£174,788,645	£173,888,729	£166,998,078	£163,252,780
60% LAR : 40% CIR	20%	£190,170,584	£172,725,651	£172,647,309	£172,489,057	£171,590,162	£164,705,636	£160,963,741
60% LAR : 40% CIR	25%	£187,548,495	£170,410,385	£170,332,245	£170,174,362	£169,276,386	£162,397,376	£158,658,547
60% LAR : 40% CIR	30%	£184,911,404	£168,080,223	£168,002,261	£167,844,705	£166,947,549	£160,073,454	£156,337,355
60% LAR : 40% CIR	35%	£182,259,458	£165,735,311	£165,657,503	£165,500,234	£164,603,798	£157,734,021	£154,000,321
60% LAR : 40% CIR	40%	£179,592,804	£163,375,795	£163,298,116	£163,141,096	£162,245,280	£155,379,233	£151,647,604
60% LAR : 40% CIR	45%	£176,911,590	£161,001,822	£160,924,248	£160,767,437	£159,872,146	£153,009,242	£149,279,359
60% LAR : 40% CIR	50%	£174,215,963	£158,613,537	£158,536,044	£158,379,405	£157,484,542	£150,624,202	£146,895,745

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£113,135,815	£94,464,672	£94,385,269	£94,225,137	£93,321,540	£86,408,803	£82,651,237
60% LAR : 40% CIR	5%	£110,575,207	£92,210,452	£92,131,353	£91,971,753	£91,069,487	£84,164,737	£80,411,606
60% LAR : 40% CIR	10%	£107,999,008	£89,940,752	£89,861,930	£89,702,821	£88,801,781	£81,904,390	£78,155,349
60% LAR : 40% CIR	15%	£105,407,365	£87,655,717	£87,577,148	£87,418,487	£86,518,571	£79,627,920	£75,882,622
60% LAR : 40% CIR	20%	£102,800,426	£85,355,493	£85,277,151	£85,118,899	£84,220,004	£77,335,478	£73,593,583
60% LAR : 40% CIR	25%	£100,178,337	£83,040,227	£82,962,087	£82,804,204	£81,906,228	£75,027,219	£71,288,390
60% LAR : 40% CIR	30%	£97,541,246	£80,710,065	£80,632,103	£80,474,547	£79,577,391	£72,703,296	£68,967,197
60% LAR : 40% CIR	35%	£94,889,300	£78,365,153	£78,287,345	£78,130,077	£77,233,640	£70,363,864	£66,630,164
60% LAR : 40% CIR	40%	£92,222,646	£76,005,638	£75,927,958	£75,770,939	£74,875,122	£68,009,075	£64,277,447
60% LAR : 40% CIR	45%	£89,541,432	£73,631,664	£73,554,090	£73,397,280	£72,501,989	£65,639,084	£61,909,202
60% LAR : 40% CIR	50%	£86,845,805	£71,243,379	£71,165,886	£71,009,247	£70,114,384	£63,254,044	£59,525,587

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£149,339,552	£130,668,408	£130,589,006	£130,428,874	£129,525,277	£122,612,540	£118,854,974
60% LAR : 40% CIR	5%	£146,779,944	£128,414,189	£128,335,090	£128,175,490	£127,273,224	£120,368,474	£116,615,342
60% LAR : 40% CIR	10%	£144,202,745	£126,144,489	£126,065,667	£125,906,558	£125,005,518	£118,108,127	£114,359,086
60% LAR : 40% CIR	15%	£141,611,102	£123,859,454	£123,780,884	£123,622,224	£122,722,308	£115,831,657	£112,086,359
60% LAR : 40% CIR	20%	£139,004,163	£121,559,230	£121,480,888	£121,322,636	£120,423,741	£113,539,215	£109,797,320
60% LAR : 40% CIR	25%	£136,382,073	£119,243,964	£119,165,824	£119,007,941	£118,109,965	£111,230,955	£107,492,126
60% LAR : 40% CIR	30%	£133,744,983	£116,913,802	£116,835,840	£116,678,284	£115,781,128	£108,907,033	£105,170,934
60% LAR : 40% CIR	35%	£131,093,037	£114,568,890	£114,491,082	£114,333,813	£113,437,377	£106,567,600	£102,833,900
60% LAR : 40% CIR	40%	£128,426,383	£112,209,374	£112,131,695	£111,974,675	£111,078,859	£104,212,812	£100,481,183
60% LAR : 40% CIR	45%	£125,745,168	£109,835,401	£109,757,827	£109,601,016	£108,705,725	£101,842,821	£98,112,938
60% LAR : 40% CIR	50%	£123,049,541	£107,447,116	£107,369,623	£107,212,984	£106,318,121	£99,457,781	£95,729,324

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£164,340,710	£145,669,566	£145,590,164	£145,430,031	£144,526,435	£137,613,698	£133,856,132
60% LAR : 40% CIR	5%	£161,780,101	£143,415,347	£143,336,248	£143,176,648	£142,274,381	£135,369,632	£131,616,500
60% LAR : 40% CIR	10%	£159,203,903	£141,145,647	£141,066,825	£140,907,715	£140,006,676	£133,109,285	£129,360,243
60% LAR : 40% CIR	15%	£156,612,260	£138,860,612	£138,782,042	£138,623,382	£137,723,466	£130,832,815	£127,087,517
60% LAR : 40% CIR	20%	£154,005,320	£136,560,387	£136,482,046	£136,323,794	£135,424,899	£128,540,373	£124,798,477
60% LAR : 40% CIR	25%	£151,383,231	£134,245,121	£134,166,982	£134,009,099	£133,111,123	£126,232,113	£122,493,284
60% LAR : 40% CIR	30%	£148,746,141	£131,914,960	£131,836,998	£131,679,442	£130,782,286	£123,908,191	£120,172,092
60% LAR : 40% CIR	35%	£146,094,195	£129,570,048	£129,492,239	£129,334,971	£128,438,534	£121,568,758	£117,835,058
60% LAR : 40% CIR	40%	£143,427,541	£127,210,532	£127,132,853	£126,975,833	£126,080,017	£119,213,970	£115,482,341
60% LAR : 40% CIR	45%	£140,746,326	£124,836,559	£124,758,985	£124,602,174	£123,706,883	£116,843,979	£113,114,096
60% LAR : 40% CIR	50%	£138,050,699	£122,448,274	£122,370,781	£122,214,142	£121,319,279	£114,458,939	£110,730,482

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£182,073,499	£163,402,356	£163,322,953	£163,162,821	£162,259,225	£155,346,488	£151,588,921
60% LAR : 40% CIR	5%	£179,512,891	£161,148,136	£161,069,037	£160,909,437	£160,007,171	£153,102,421	£149,349,290
60% LAR : 40% CIR	10%	£176,936,692	£158,878,437	£158,799,614	£158,640,505	£157,739,466	£150,842,074	£147,093,033
60% LAR : 40% CIR	15%	£174,345,049	£156,593,401	£156,514,832	£156,356,171	£155,456,255	£148,565,604	£144,820,306
60% LAR : 40% CIR	20%	£171,738,110	£154,293,177	£154,214,836	£154,056,583	£153,157,689	£146,273,163	£142,531,267
60% LAR : 40% CIR	25%	£169,116,021	£151,977,911	£151,899,772	£151,741,888	£150,843,912	£143,964,903	£140,226,074
60% LAR : 40% CIR	30%	£166,478,930	£149,647,749	£149,569,787	£149,412,231	£148,515,075	£141,640,981	£137,904,881
60% LAR : 40% CIR	35%	£163,826,984	£147,302,837	£147,225,029	£147,067,761	£146,171,324	£139,301,548	£135,567,848
60% LAR : 40% CIR	40%	£161,160,330	£144,943,322	£144,865,642	£144,708,623	£143,812,807	£136,946,760	£133,215,131
60% LAR : 40% CIR	45%	£158,479,116	£142,569,348	£142,491,774	£142,334,964	£141,439,673	£134,576,769	£130,846,886
60% LAR : 40% CIR	50%	£155,783,489	£140,181,063	£140,103,571	£139,946,931	£139,052,068	£132,191,728	£128,463,271

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp	Value Area	Zone B - Rest of Camden £1,200 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£203,978,410	£185,251,742	£185,172,340	£185,012,207	£184,108,611	£177,195,875	£173,438,307
60% LAR : 40% CIR	5%	£201,244,180	£182,826,678	£182,747,578	£182,587,978	£181,685,712	£174,780,961	£171,027,831
60% LAR : 40% CIR	10%	£198,494,360	£180,386,131	£180,307,310	£180,148,200	£179,247,161	£172,349,770	£168,600,727
60% LAR : 40% CIR	15%	£195,729,095	£177,930,251	£177,851,682	£177,693,021	£176,793,105	£169,902,454	£166,157,156
60% LAR : 40% CIR	20%	£192,948,534	£175,459,181	£175,380,839	£175,222,587	£174,323,693	£167,439,166	£163,697,271
60% LAR : 40% CIR	25%	£190,152,823	£172,973,069	£172,894,930	£172,737,046	£171,839,070	£164,960,061	£161,221,232
60% LAR : 40% CIR	30%	£187,342,110	£170,472,061	£170,394,100	£170,236,544	£169,339,388	£162,465,293	£158,729,194
60% LAR : 40% CIR	35%	£184,516,542	£167,956,304	£167,878,496	£167,721,227	£166,824,791	£159,955,014	£156,221,314
60% LAR : 40% CIR	40%	£181,676,266	£165,425,943	£165,348,264	£165,191,244	£164,296,428	£157,429,380	£153,697,752
60% LAR : 40% CIR	45%	£178,821,431	£162,881,124	£162,803,549	£162,646,740	£161,751,448	£154,888,544	£151,158,661
60% LAR : 40% CIR	50%	£175,952,181	£160,321,993	£160,244,501	£160,087,862	£159,192,997	£152,332,658	£148,604,200

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£116,608,252	£97,861,584	£97,802,152	£97,642,049	£96,738,453	£89,825,717	£86,068,150
60% LAR : 40% CIR	5%	£113,874,022	£95,456,520	£95,377,421	£95,217,820	£94,315,554	£87,410,803	£83,657,673
60% LAR : 40% CIR	10%	£111,124,202	£93,015,973	£92,937,152	£92,778,043	£91,877,003	£84,979,612	£81,230,569
60% LAR : 40% CIR	15%	£108,358,937	£90,560,093	£90,481,524	£90,322,863	£89,422,947	£82,532,296	£78,786,998
60% LAR : 40% CIR	20%	£105,578,376	£88,089,023	£88,010,682	£87,852,429	£86,953,535	£80,069,008	£76,327,113
60% LAR : 40% CIR	25%	£102,782,665	£85,602,911	£85,524,772	£85,366,886	£84,468,912	£77,589,903	£73,851,074
60% LAR : 40% CIR	30%	£99,971,952	£83,101,904	£83,023,942	£82,866,386	£81,969,230	£75,095,135	£71,359,036
60% LAR : 40% CIR	35%	£97,146,385	£80,586,146	£80,508,338	£80,351,070	£79,454,633	£72,584,857	£68,851,157
60% LAR : 40% CIR	40%	£94,306,109	£78,055,785	£77,978,106	£77,821,086	£76,925,271	£70,059,223	£66,327,594
60% LAR : 40% CIR	45%	£91,451,273	£75,510,966	£75,433,392	£75,276,582	£74,381,290	£67,518,386	£63,788,503
60% LAR : 40% CIR	50%	£88,582,023	£72,951,836	£72,874,343	£72,717,704	£71,822,840	£64,962,500	£61,234,042

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£152,811,989	£134,085,321	£134,005,919	£133,845,786	£132,942,190	£126,029,454	£122,271,886
60% LAR : 40% CIR	5%	£150,077,759	£131,660,257	£131,581,157	£131,421,556	£130,519,291	£123,614,540	£119,861,410
60% LAR : 40% CIR	10%	£147,327,939	£129,219,710	£129,140,889	£128,981,779	£128,080,740	£121,183,349	£117,434,306
60% LAR : 40% CIR	15%	£144,562,674	£126,763,830	£126,685,260	£126,526,600	£125,626,684	£118,736,033	£114,990,735
60% LAR : 40% CIR	20%	£141,782,113	£124,292,760	£124,214,418	£124,056,166	£123,157,271	£116,272,745	£112,530,850
60% LAR : 40% CIR	25%	£138,986,402	£121,806,648	£121,728,509	£121,570,625	£120,672,649	£113,793,640	£110,054,811
60% LAR : 40% CIR	30%	£136,175,689	£119,305,640	£119,227,679	£119,070,123	£118,172,967	£111,298,872	£107,562,773
60% LAR : 40% CIR	35%	£133,350,121	£116,789,883	£116,712,075	£116,554,806	£115,658,370	£108,788,593	£105,054,893
60% LAR : 40% CIR	40%	£130,509,845	£114,259,522	£114,181,843	£114,024,823	£113,129,007	£106,262,959	£102,531,331
60% LAR : 40% CIR	45%	£127,655,010	£111,714,703	£111,637,128	£111,480,319	£110,585,027	£103,722,123	£99,992,240
60% LAR : 40% CIR	50%	£124,785,760	£109,155,572	£109,078,080	£108,921,441	£108,026,576	£101,166,237	£97,437,779

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£167,813,147	£149,086,479	£149,007,077	£148,846,944	£147,943,347	£141,030,611	£137,273,044
60% LAR : 40% CIR	5%	£165,078,917	£146,661,414	£146,582,315	£146,422,714	£145,520,449	£138,615,698	£134,862,568
60% LAR : 40% CIR	10%	£162,329,097	£144,220,868	£144,142,047	£143,982,937	£143,081,898	£136,184,507	£132,435,464
60% LAR : 40% CIR	15%	£159,563,832	£141,764,988	£141,686,418	£141,527,758	£140,627,842	£133,737,191	£129,991,893
60% LAR : 40% CIR	20%	£156,783,271	£139,293,918	£139,215,576	£139,057,324	£138,158,429	£131,273,902	£127,532,008
60% LAR : 40% CIR	25%	£153,987,560	£136,807,806	£136,729,667	£136,571,783	£135,673,807	£128,794,798	£125,055,969
60% LAR : 40% CIR	30%	£151,176,846	£134,306,798	£134,228,837	£134,071,281	£133,174,125	£126,300,030	£122,563,931
60% LAR : 40% CIR	35%	£148,351,279	£131,791,040	£131,713,232	£131,555,964	£130,659,527	£123,789,751	£120,056,051
60% LAR : 40% CIR	40%	£145,511,003	£129,260,679	£129,183,001	£129,025,980	£128,130,165	£121,264,117	£117,532,489
60% LAR : 40% CIR	45%	£142,656,168	£126,715,861	£126,638,286	£126,481,477	£125,586,185	£118,723,281	£114,993,398
60% LAR : 40% CIR	50%	£139,786,918	£124,156,730	£124,079,238	£123,922,599	£123,027,734	£116,167,395	£112,438,937

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£185,545,936	£166,819,268	£166,739,866	£166,579,733	£165,676,137	£158,763,401	£155,005,834
60% LAR : 40% CIR	5%	£182,811,707	£164,394,204	£164,315,105	£164,155,504	£163,253,239	£156,348,488	£152,595,357
60% LAR : 40% CIR	10%	£180,061,886	£161,953,657	£161,874,836	£161,715,727	£160,814,687	£153,917,296	£150,168,254
60% LAR : 40% CIR	15%	£177,296,621	£159,497,777	£159,419,208	£159,260,547	£158,360,631	£151,469,980	£147,724,682
60% LAR : 40% CIR	20%	£174,516,060	£157,026,707	£156,948,366	£156,790,114	£155,891,219	£149,006,692	£145,264,797
60% LAR : 40% CIR	25%	£171,720,349	£154,540,595	£154,462,456	£154,304,573	£153,406,597	£146,527,587	£142,788,758
60% LAR : 40% CIR	30%	£168,909,636	£152,039,588	£151,961,626	£151,804,070	£150,906,914	£144,032,819	£140,296,720
60% LAR : 40% CIR	35%	£166,084,069	£149,523,830	£149,446,022	£149,288,754	£148,392,317	£141,522,541	£137,788,841
60% LAR : 40% CIR	40%	£163,243,793	£146,993,469	£146,915,790	£146,758,770	£145,862,955	£138,996,907	£135,265,278
60% LAR : 40% CIR	45%	£160,388,957	£144,448,651	£144,371,076	£144,214,266	£143,318,974	£136,456,070	£132,726,187
60% LAR : 40% CIR	50%	£157,519,708	£141,889,520	£141,812,027	£141,655,388	£140,760,524	£133,900,185	£130,171,727

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp	Value Area	Zone B - Rest of Camden £1,250 psf

No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£207,450,847	£188,668,655	£188,589,252	£188,429,120	£187,525,523	£180,612,787	£176,855,220
60% LAR : 40% CIR	5%	£204,542,996	£186,072,744	£185,993,645	£185,834,045	£184,931,779	£178,027,029	£174,273,898
60% LAR : 40% CIR	10%	£201,619,553	£183,461,353	£183,382,532	£183,223,422	£182,322,383	£175,424,992	£171,675,949
60% LAR : 40% CIR	15%	£198,680,667	£180,834,626	£180,756,058	£180,597,397	£179,697,481	£172,806,829	£169,061,531
60% LAR : 40% CIR	20%	£195,726,484	£178,192,711	£178,114,370	£177,956,118	£177,057,223	£170,172,696	£166,430,801
60% LAR : 40% CIR	25%	£192,757,152	£175,535,754	£175,457,614	£175,299,731	£174,401,755	£167,522,745	£163,783,917
60% LAR : 40% CIR	30%	£189,772,817	£172,863,900	£172,785,940	£172,628,383	£171,731,226	£164,857,132	£161,121,032
60% LAR : 40% CIR	35%	£186,773,627	£170,177,298	£170,099,490	£169,942,220	£169,045,784	£162,176,008	£158,442,308
60% LAR : 40% CIR	40%	£183,759,729	£167,476,090	£167,398,411	£167,241,391	£166,346,576	£159,479,529	£155,747,899
60% LAR : 40% CIR	45%	£180,731,271	£164,760,426	£164,682,852	£164,526,041	£163,630,750	£156,767,846	£153,037,963
60% LAR : 40% CIR	50%	£177,688,400	£162,030,450	£161,952,958	£161,796,317	£160,901,454	£154,041,115	£150,312,657

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£120,080,690	£101,298,497	£101,219,094	£101,058,962	£100,155,365	£93,242,629	£89,485,062
60% LAR : 40% CIR	5%	£117,172,838	£98,702,586	£98,623,487	£98,463,887	£97,561,621	£90,656,871	£86,903,740
60% LAR : 40% CIR	10%	£114,249,395	£96,091,195	£96,012,374	£95,853,264	£94,952,225	£88,054,834	£84,305,791
60% LAR : 40% CIR	15%	£111,310,509	£93,464,468	£93,385,900	£93,227,239	£92,327,323	£85,436,671	£81,691,373
60% LAR : 40% CIR	20%	£108,356,326	£90,822,553	£90,744,212	£90,585,960	£89,687,065	£82,802,538	£79,060,643
60% LAR : 40% CIR	25%	£105,386,994	£88,165,596	£88,087,456	£87,929,573	£87,031,597	£80,152,588	£76,413,759
60% LAR : 40% CIR	30%	£102,402,659	£85,493,742	£85,415,782	£85,258,225	£84,361,069	£77,486,974	£73,750,875
60% LAR : 40% CIR	35%	£99,403,469	£82,807,140	£82,729,332	£82,572,063	£81,675,626	£74,805,851	£71,072,151
60% LAR : 40% CIR	40%	£96,389,571	£80,105,932	£80,028,253	£79,871,233	£78,975,418	£72,109,371	£68,377,741
60% LAR : 40% CIR	45%	£93,361,113	£77,390,268	£77,312,694	£77,155,883	£76,260,592	£69,397,688	£65,667,805
60% LAR : 40% CIR	50%	£90,318,242	£74,660,292	£74,582,800	£74,426,160	£73,531,296	£66,670,957	£62,942,499

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£156,284,426	£137,502,234	£137,422,831	£137,262,699	£136,359,102	£129,446,366	£125,688,799
60% LAR : 40% CIR	5%	£153,376,575	£134,906,323	£134,827,224	£134,667,624	£133,765,358	£126,860,608	£123,107,477
60% LAR : 40% CIR	10%	£150,453,132	£132,294,932	£132,216,111	£132,057,001	£131,155,962	£124,258,570	£120,509,528
60% LAR : 40% CIR	15%	£147,514,246	£129,668,205	£129,589,637	£129,430,976	£128,531,060	£121,640,408	£117,895,110
60% LAR : 40% CIR	20%	£144,560,063	£127,026,290	£126,947,949	£126,789,696	£125,890,802	£119,006,275	£115,264,380
60% LAR : 40% CIR	25%	£141,590,731	£124,369,333	£124,291,193	£124,133,310	£123,235,334	£116,356,324	£112,617,495
60% LAR : 40% CIR	30%	£138,606,396	£121,697,479	£121,619,519	£121,461,962	£120,564,805	£113,690,711	£109,954,611
60% LAR : 40% CIR	35%	£135,607,206	£118,010,877	£118,933,069	£118,775,799	£117,879,363	£111,009,587	£107,275,887
60% LAR : 40% CIR	40%	£132,593,308	£116,309,669	£116,231,990	£116,074,970	£115,179,155	£108,313,108	£104,581,478
60% LAR : 40% CIR	45%	£129,564,850	£113,594,005	£113,516,431	£113,359,620	£112,464,329	£105,601,425	£101,871,542
60% LAR : 40% CIR	50%	£126,521,979	£110,864,029	£110,786,537	£110,629,896	£109,735,033	£102,874,694	£99,146,236

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£171,285,584	£152,503,392	£152,423,989	£152,263,857	£151,360,260	£144,447,524	£140,689,957
60% LAR : 40% CIR	5%	£168,377,733	£149,907,481	£149,828,382	£149,668,782	£148,766,516	£141,861,766	
60% LAR : 40% CIR	10%	£165,454,290	£147,296,090	£147,217,269	£147,058,159	£146,157,120	£139,259,728	
60% LAR : 40% CIR	15%	£162,515,404	£144,669,363	£144,590,794	£144,432,134	£143,532,218	£136,641,566	
60% LAR : 40% CIR	20%	£159,561,221	£142,027,448	£141,949,107	£141,790,854	£140,891,960	£134,007,433	
60% LAR : 40% CIR	25%	£156,591,888	£139,370,491	£139,292,351	£139,134,468	£138,236,492	£131,357,482	
60% LAR : 40% CIR	30%	£153,607,553	£136,698,637	£136,620,676	£136,463,119	£135,565,963	£128,691,869	
60% LAR : 40% CIR	35%	£150,608,364	£134,012,034	£133,934,226	£133,776,957	£132,880,520	£126,010,745	
60% LAR : 40% CIR	40%	£147,594,466	£131,310,827	£131,233,148	£131,076,128	£130,180,312	£123,314,265	
60% LAR : 40% CIR	45%	£144,566,008	£128,595,163	£128,517,589	£128,360,778	£127,465,487	£120,602,583	
60% LAR : 40% CIR	50%	£141,523,137	£125,865,187	£125,787,694	£125,631,054	£124,736,191	£117,875,852	

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£169,018,374	£170,236,181	£170,156,779	£169,996,647	£169,093,049	£162,180,313	£158,422,746
60% LAR : 40% CIR	5%	£166,110,522	£167,640,271	£167,561,171	£167,401,571	£166,499,305	£159,594,555	£155,841,424
60% LAR : 40% CIR	10%	£163,187,079	£165,028,879	£164,950,058	£164,790,949	£163,889,909	£156,992,518	£153,243,476
60% LAR : 40% CIR	15%	£160,248,194	£162,402,152	£162,323,584	£162,164,923	£161,265,007	£154,374,355	£150,629,057
60% LAR : 40% CIR	20%	£177,294,010	£159,760,238	£159,681,896	£159,523,644	£158,624,749	£151,740,222	£147,998,327
60% LAR : 40% CIR	25%	£174,324,678	£157,103,280	£157,025,141	£156,867,257	£155,969,281	£149,090,272	£145,351,443
60% LAR : 40% CIR	30%	£171,340,343	£154,431,427	£154,353,466	£154,195,909	£153,298,753	£146,424,658	£142,688,559
60% LAR : 40% CIR	35%	£168,341,153	£151,744,824	£151,667,016	£151,509,747	£150,613,310	£143,743,535	£140,009,835
60% LAR : 40% CIR	40%	£165,327,256	£149,043,616	£148,965,938	£148,808,917	£147,913,102	£141,047,055	£137,315,425
60% LAR : 40% CIR	45%	£162,298,797	£146,327,952	£146,250,378	£146,093,568	£145,198,277	£138,335,373	£134,605,490
60% LAR : 40% CIR	50%	£159,255,926	£143,597,976	£143,520,484	£143,363,844	£142,468,980	£135,608,641	£131,880,183

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp	Value Area	Zone B - Rest of Camden £1,300 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£210,923,285	£192,085,567	£192,006,165	£191,846,033	£190,942,436	£184,029,699	£180,272,133
60% LAR : 40% CIR	5%	£207,841,812	£189,318,812	£189,239,713	£189,060,112	£188,177,846	£181,273,095	£177,519,965
60% LAR : 40% CIR	10%	£204,744,747	£186,536,574	£186,457,753	£186,298,643	£185,397,604	£178,500,212	£174,751,171
60% LAR : 40% CIR	15%	£201,632,239	£183,739,002	£183,660,434	£183,501,773	£182,601,857	£175,711,205	£171,965,907
60% LAR : 40% CIR	20%	£198,504,434	£180,926,241	£180,847,900	£180,689,648	£179,790,753	£172,906,226	£169,164,331
60% LAR : 40% CIR	25%	£195,361,479	£178,098,438	£178,020,299	£177,862,415	£176,964,439	£170,085,430	£166,346,601
60% LAR : 40% CIR	30%	£192,203,523	£175,255,740	£175,177,778	£175,020,221	£174,123,065	£167,248,970	£163,512,871
60% LAR : 40% CIR	35%	£189,030,711	£172,398,291	£172,320,483	£172,163,213	£171,266,778	£164,397,001	£160,663,301
60% LAR : 40% CIR	40%	£185,843,192	£169,526,238	£169,448,559	£169,291,539	£168,395,724	£161,529,676	£157,798,047
60% LAR : 40% CIR	45%	£182,641,112	£166,639,728	£166,562,153	£166,405,344	£165,510,052	£158,647,148	£154,917,266
60% LAR : 40% CIR	50%	£179,424,619	£163,738,907	£163,661,413	£163,504,774	£162,609,911	£155,749,571	£152,021,114

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£123,553,127	£104,715,410	£104,636,007	£104,475,875	£103,572,278	£96,659,541	£92,901,975
60% LAR : 40% CIR	5%	£120,471,654	£101,948,654	£101,869,555	£101,709,954	£100,807,688	£93,902,938	£90,149,807
60% LAR : 40% CIR	10%	£117,374,589	£99,166,416	£99,087,595	£98,928,485	£98,027,446	£91,130,054	£87,381,013
60% LAR : 40% CIR	15%	£114,262,081	£96,368,844	£96,290,276	£96,131,615	£95,231,699	£88,341,047	£84,595,749
60% LAR : 40% CIR	20%	£111,134,276	£93,556,084	£93,477,742	£93,319,490	£92,420,595	£85,536,068	£81,794,174
60% LAR : 40% CIR	25%	£107,991,321	£90,728,280	£90,650,141	£90,492,257	£89,594,281	£82,715,272	£78,976,443
60% LAR : 40% CIR	30%	£104,833,365	£87,885,582	£87,807,620	£87,650,063	£86,752,907	£79,878,813	£76,142,713
60% LAR : 40% CIR	35%	£101,660,553	£85,028,133	£84,950,325	£84,793,056	£83,896,620	£77,026,844	£73,293,144
60% LAR : 40% CIR	40%	£98,473,034	£82,156,080	£82,078,401	£81,921,381	£81,025,566	£74,159,518	£70,427,889
60% LAR : 40% CIR	45%	£95,270,954	£79,269,570	£79,191,995	£79,035,186	£78,139,894	£71,276,990	£67,547,108
60% LAR : 40% CIR	50%	£92,054,461	£76,368,749	£76,291,255	£76,134,616	£75,239,753	£68,379,413	£64,650,956

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£159,756,864	£140,919,146	£140,839,744	£140,679,612	£139,776,015	£132,863,278	£129,105,712
60% LAR : 40% CIR	5%	£156,675,391	£138,152,391	£138,073,292	£137,913,691	£137,011,425	£130,106,674	£126,353,544
60% LAR : 40% CIR	10%	£153,578,326	£135,370,153	£135,291,331	£135,132,222	£134,231,183	£127,333,791	£123,584,750
60% LAR : 40% CIR	15%	£150,465,818	£132,572,581	£132,494,013	£132,335,352	£131,435,436	£124,544,784	£120,799,486
60% LAR : 40% CIR	20%	£147,338,013	£129,759,820	£129,681,479	£129,523,227	£128,624,332	£121,739,805	£117,997,910
60% LAR : 40% CIR	25%	£144,195,058	£126,932,017	£126,853,878	£126,695,994	£125,798,018	£118,919,009	£115,180,180
60% LAR : 40% CIR	30%	£141,037,101	£124,089,319	£124,011,357	£123,853,800	£122,956,644	£116,082,549	£112,346,450
60% LAR : 40% CIR	35%	£137,864,290	£121,231,870	£121,154,061	£120,996,792	£120,100,356	£113,230,580	£109,496,880
60% LAR : 40% CIR	40%	£134,676,771	£118,359,817	£118,282,137	£118,125,118	£117,229,303	£110,363,255	£106,631,626
60% LAR : 40% CIR	45%	£131,474,691	£115,473,307	£115,395,732	£115,238,923	£114,343,631	£107,480,727	£103,750,845
60% LAR : 40% CIR	50%	£128,258,197	£112,572,486	£112,494,992	£112,338,353	£111,443,490	£104,583,150	£100,854,693

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£174,758,022	£155,920,304	£155,840,902	£155,680,769	£154,777,173	£147,864,436	£144,106,870
60% LAR : 40% CIR	5%	£171,676,549	£153,153,549	£153,074,449	£152,914,849	£152,012,583	£145,107,832	£141,354,702
60% LAR : 40% CIR	10%	£168,579,484	£150,371,311	£150,292,489	£150,133,380	£149,232,341	£142,334,949	£138,585,908
60% LAR : 40% CIR	15%	£165,466,976	£147,573,739	£147,495,170	£147,336,510	£146,436,594	£139,545,942	£135,800,644
60% LAR : 40% CIR	20%	£162,339,171	£144,760,978	£144,682,637	£144,524,385	£143,625,490	£136,740,963	£132,999,068
60% LAR : 40% CIR	25%	£159,196,216	£141,933,175	£141,855,036	£141,697,152	£140,799,176	£133,920,167	£130,181,338
60% LAR : 40% CIR	30%	£156,038,259	£139,090,477	£139,012,515	£138,854,958	£137,957,802	£131,083,707	£127,347,608
60% LAR : 40% CIR	35%	£152,865,448	£136,233,027	£136,155,219	£135,997,950	£135,101,514	£128,231,738	£124,498,038
60% LAR : 40% CIR	40%	£149,677,929	£133,360,975	£133,283,295	£133,126,276	£132,230,461	£125,364,413	£121,632,784
60% LAR : 40% CIR	45%	£146,475,849	£130,474,465	£130,396,890	£130,240,081	£129,344,789	£122,481,884	£118,752,003
60% LAR : 40% CIR	50%	£143,259,355	£127,573,644	£127,496,150	£127,339,511	£126,444,648	£119,584,308	£115,855,851

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£192,490,811	£173,653,094	£173,573,691	£173,413,559	£172,509,963	£165,597,226	£161,839,659
60% LAR : 40% CIR	5%	£189,409,338	£170,886,338	£170,807,239	£170,647,638	£169,745,373	£162,840,622	£159,087,492
60% LAR : 40% CIR	10%	£186,312,274	£168,104,100	£168,025,279	£167,866,169	£166,965,130	£160,067,739	£156,318,697
60% LAR : 40% CIR	15%	£183,199,765	£165,306,528	£165,227,960	£165,069,300	£164,169,383	£157,278,731	£153,533,433
60% LAR : 40% CIR	20%	£180,071,960	£162,493,768	£162,415,426	£162,257,174	£161,358,279	£154,473,752	£150,731,858
60% LAR : 40% CIR	25%	£176,929,005	£159,665,964	£159,587,825	£159,429,942	£158,531,966	£151,652,956	£147,914,127
60% LAR : 40% CIR	30%	£173,771,049	£156,823,266	£156,745,305	£156,587,748	£155,690,592	£148,816,497	£145,080,398
60% LAR : 40% CIR	35%	£170,598,238	£153,965,817	£153,888,009	£153,730,740	£152,834,304	£145,964,528	£142,230,828
60% LAR : 40% CIR	40%	£167,410,718	£151,093,764	£151,016,085	£150,859,065	£149,963,250	£143,097,202	£139,365,573
60% LAR : 40% CIR	45%	£164,208,639	£148,207,254	£148,129,680	£147,972,870	£147,077,578	£140,214,674	£136,484,792
60% LAR : 40% CIR	50%	£160,992,145	£145,306,433	£145,228,940	£145,072,300	£144,177,437	£137,317,097	£133,588,640

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone B - Rest of Camden £900 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£171,024,022	£152,824,299	£152,744,897	£152,584,764	£151,681,168	£144,768,431	£141,010,865
60% LAR : 40% CIR	5%	£169,331,524	£151,424,309	£151,345,209	£151,185,609	£150,283,343	£143,378,592	£139,625,462
60% LAR : 40% CIR	10%	£167,623,434	£150,008,836	£149,930,015	£149,770,905	£148,869,866	£141,972,474	£138,223,433
60% LAR : 40% CIR	15%	£165,899,900	£148,578,029	£148,499,460	£148,340,800	£147,440,884	£140,550,232	£136,804,934
60% LAR : 40% CIR	20%	£164,161,070	£147,132,034	£147,053,692	£146,895,440	£145,996,545	£139,112,018	£135,370,124
60% LAR : 40% CIR	25%	£162,407,091	£145,670,996	£145,592,856	£145,434,973	£144,536,997	£137,657,987	£133,919,157
60% LAR : 40% CIR	30%	£160,638,109	£144,195,062	£144,117,100	£143,959,544	£143,062,388	£136,188,293	£132,452,194
60% LAR : 40% CIR	35%	£158,854,272	£142,704,378	£142,626,570	£142,469,301	£141,572,864	£134,703,089	£130,969,389
60% LAR : 40% CIR	40%	£157,055,728	£141,199,090	£141,121,411	£140,964,391	£140,068,576	£133,202,529	£129,470,899
60% LAR : 40% CIR	45%	£155,242,623	£139,679,345	£139,601,771	£139,444,961	£138,549,670	£131,686,766	£127,956,883
60% LAR : 40% CIR	50%	£153,415,105	£138,145,289	£138,067,796	£137,911,157	£137,016,293	£130,155,954	£126,427,496

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£83,653,864	£65,454,141	£65,374,740	£65,214,606	£64,311,010	£57,398,273	£53,640,707
60% LAR : 40% CIR	5%	£81,961,366	£64,054,151	£63,975,052	£63,815,451	£62,913,185	£56,008,434	£52,255,304
60% LAR : 40% CIR	10%	£80,253,276	£62,638,678	£62,559,857	£62,400,747	£61,499,708	£54,602,316	£50,853,275
60% LAR : 40% CIR	15%	£78,529,742	£61,207,871	£61,129,302	£60,970,642	£60,070,726	£53,180,074	£49,434,776
60% LAR : 40% CIR	20%	£76,790,912	£59,761,876	£59,683,534	£59,525,282	£58,626,388	£51,741,861	£47,999,966
60% LAR : 40% CIR	25%	£75,036,933	£58,300,838	£58,222,698	£58,064,815	£57,166,839	£50,287,830	£46,549,000
60% LAR : 40% CIR	30%	£73,267,951	£56,824,904	£56,746,942	£56,589,386	£55,692,230	£48,818,135	£45,082,036
60% LAR : 40% CIR	35%	£71,484,114	£55,334,220	£55,256,412	£55,099,143	£54,202,706	£47,332,931	£43,599,231
60% LAR : 40% CIR	40%	£69,685,570	£53,828,932	£53,751,253	£53,594,233	£52,698,418	£45,832,371	£42,100,741
60% LAR : 40% CIR	45%	£67,872,465	£52,309,187	£52,231,613	£52,074,803	£51,179,512	£44,316,608	£40,586,725
60% LAR : 40% CIR	50%	£66,044,947	£50,775,131	£50,697,639	£50,540,999	£49,646,135	£42,785,796	£39,057,338

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£119,857,601	£101,657,878	£101,578,476	£101,418,343	£100,514,747	£93,602,010	£89,844,444
60% LAR : 40% CIR	5%	£118,165,103	£100,257,888	£100,178,788	£100,019,188	£99,116,922	£92,212,171	£88,459,041
60% LAR : 40% CIR	10%	£116,457,012	£98,842,415	£98,763,593	£98,604,484	£97,703,445	£90,806,053	£87,057,012
60% LAR : 40% CIR	15%	£114,733,479	£97,411,608	£97,333,039	£97,174,379	£96,274,463	£89,383,811	£85,638,513
60% LAR : 40% CIR	20%	£112,994,649	£95,965,613	£95,887,271	£95,729,019	£94,830,124	£87,945,597	£84,203,703
60% LAR : 40% CIR	25%	£111,240,670	£94,504,575	£94,426,435	£94,268,552	£93,370,576	£86,491,566	£82,752,736
60% LAR : 40% CIR	30%	£109,471,688	£93,028,640	£92,950,679	£92,793,123	£91,895,967	£85,021,872	£81,285,773
60% LAR : 40% CIR	35%	£107,687,851	£91,537,957	£91,460,149	£91,302,880	£90,406,443	£83,536,668	£79,802,968
60% LAR : 40% CIR	40%	£105,889,306	£90,032,669	£89,954,990	£89,797,970	£88,902,155	£82,036,108	£78,304,478
60% LAR : 40% CIR	45%	£104,076,202	£88,512,924	£88,435,350	£88,278,540	£87,383,249	£80,520,345	£76,790,462
60% LAR : 40% CIR	50%	£102,248,684	£86,978,868	£86,901,375	£86,744,736	£85,849,872	£78,989,533	£75,261,075

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£134,858,759	£116,659,036	£116,579,634	£116,419,501	£115,515,905	£108,603,168	£104,845,602
60% LAR : 40% CIR	5%	£133,166,260	£115,259,046	£115,179,946	£115,020,345	£114,118,080	£107,213,329	£103,460,199
60% LAR : 40% CIR	10%	£131,458,170	£113,843,573	£113,764,751	£113,605,642	£112,704,603	£105,807,211	£102,058,170
60% LAR : 40% CIR	15%	£129,734,637	£112,412,766	£112,334,197	£112,175,537	£111,275,621	£104,384,969	£100,639,671
60% LAR : 40% CIR	20%	£127,995,807	£110,966,771	£110,888,429	£110,730,177	£109,831,282	£102,946,755	£99,204,861
60% LAR : 40% CIR	25%	£126,241,828	£109,505,732	£109,427,593	£109,269,710	£108,371,734	£101,492,724	£97,753,894
60% LAR : 40% CIR	30%	£124,472,846	£108,029,798	£107,951,837	£107,794,281	£106,897,125	£100,023,030	£96,286,931
60% LAR : 40% CIR	35%	£122,689,009	£106,539,115	£106,461,307	£106,304,038	£105,407,601	£98,537,826	£94,804,126
60% LAR : 40% CIR	40%	£120,890,464	£105,033,827	£104,956,148	£104,799,128	£103,903,313	£97,037,266	£93,305,636
60% LAR : 40% CIR	45%	£119,077,360	£103,514,082	£103,436,508	£103,279,696	£102,384,407	£95,521,502	£91,791,620
60% LAR : 40% CIR	50%	£117,249,842	£101,980,026	£101,902,533	£101,745,894	£100,851,030	£93,990,691	£90,262,233

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£152,591,548	£134,391,826	£134,312,424	£134,152,291	£133,248,694	£126,335,957	£122,578,391
60% LAR : 40% CIR	5%	£150,899,050	£132,991,835	£132,912,736	£132,753,135	£131,850,870	£124,946,119	£121,192,988
60% LAR : 40% CIR	10%	£149,190,960	£131,576,362	£131,497,541	£131,338,431	£130,437,392	£123,540,001	£119,790,959
60% LAR : 40% CIR	15%	£147,467,426	£130,145,555	£130,066,986	£129,908,327	£129,008,411	£122,117,758	£118,372,460
60% LAR : 40% CIR	20%	£145,728,596	£128,699,560	£128,621,219	£128,462,966	£127,564,072	£120,679,545	£116,937,650
60% LAR : 40% CIR	25%	£143,974,617	£127,238,522	£127,160,383	£127,002,499	£126,104,523	£119,225,514	£115,486,684
60% LAR : 40% CIR	30%	£142,205,635	£125,762,588	£125,684,626	£125,527,070	£124,629,914	£117,755,819	£114,019,720
60% LAR : 40% CIR	35%	£140,421,798	£124,271,905	£124,194,097	£124,036,827	£123,140,391	£116,270,615	£112,536,915
60% LAR : 40% CIR	40%	£138,623,254	£122,766,616	£122,688,938	£122,531,917	£121,636,102	£114,770,055	£111,038,425
60% LAR : 40% CIR	45%	£136,810,150	£121,246,871	£121,169,298	£121,012,487	£120,117,196	£113,254,292	£109,524,409
60% LAR : 40% CIR	50%	£134,982,631	£119,712,815	£119,635,323	£119,478,684	£118,583,819	£111,723,480	£107,995,022

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone B - Rest of Camden £950 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£174,496,459	£156,241,213	£156,161,810	£156,001,677	£155,098,080	£148,185,344	£144,427,777
60% LAR : 40% CIR	5%	£172,630,338	£154,670,375	£154,591,276	£154,431,676	£153,529,410	£146,624,659	£142,871,529
60% LAR : 40% CIR	10%	£170,748,628	£153,084,058	£153,005,236	£152,846,127	£151,945,068	£145,047,696	£141,298,654
60% LAR : 40% CIR	15%	£168,851,472	£151,482,405	£151,403,836	£151,245,175	£150,345,259	£143,454,608	£139,709,310
60% LAR : 40% CIR	20%	£166,939,020	£149,865,564	£149,787,223	£149,628,970	£148,730,075	£141,845,549	£138,103,654
60% LAR : 40% CIR	25%	£165,011,418	£148,233,680	£148,155,541	£147,997,657	£147,099,681	£140,220,672	£136,481,842
60% LAR : 40% CIR	30%	£163,068,815	£146,586,900	£146,508,940	£146,351,383	£145,454,227	£138,580,132	£134,844,033
60% LAR : 40% CIR	35%	£161,111,356	£144,925,371	£144,847,563	£144,690,294	£143,793,858	£136,924,082	£133,190,382
60% LAR : 40% CIR	40%	£159,139,190	£143,249,238	£143,171,559	£143,014,539	£142,118,724	£135,252,676	£131,521,047
60% LAR : 40% CIR	45%	£157,152,463	£141,558,648	£141,481,074	£141,324,263	£140,428,971	£133,566,067	£129,836,185
60% LAR : 40% CIR	50%	£155,151,324	£139,853,746	£139,776,253	£139,619,613	£138,724,750	£131,864,411	£128,135,953

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£87,126,301	£68,871,055	£68,791,652	£68,631,519	£67,727,922	£60,815,187	£57,057,619
60% LAR : 40% CIR	5%	£85,260,180	£67,300,217	£67,221,118	£67,061,518	£66,159,252	£59,254,501	£55,501,371
60% LAR : 40% CIR	10%	£83,378,470	£65,713,900	£65,635,078	£65,475,969	£64,574,930	£57,677,538	£53,928,496
60% LAR : 40% CIR	15%	£81,481,314	£64,112,247	£64,033,678	£63,875,018	£62,975,101	£56,084,450	£52,339,152
60% LAR : 40% CIR	20%	£79,568,862	£62,495,406	£62,417,065	£62,258,812	£61,359,917	£54,475,391	£50,733,496
60% LAR : 40% CIR	25%	£77,641,260	£60,863,522	£60,785,383	£60,627,499	£59,729,523	£52,850,514	£49,111,684
60% LAR : 40% CIR	30%	£75,698,657	£59,216,742	£59,138,782	£58,981,225	£58,084,069	£51,209,974	£47,473,875
60% LAR : 40% CIR	35%	£73,741,199	£57,555,213	£57,477,405	£57,320,136	£56,423,700	£49,553,924	£45,820,224
60% LAR : 40% CIR	40%	£71,769,032	£55,879,080	£55,801,401	£55,644,381	£54,748,566	£47,882,518	£44,150,889
60% LAR : 40% CIR	45%	£69,782,306	£54,188,490	£54,110,916	£53,954,105	£53,058,813	£46,196,909	£42,466,027
60% LAR : 40% CIR	50%	£67,781,166	£52,483,588	£52,406,095	£52,249,455	£51,354,592	£44,494,253	£40,765,795

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£123,330,038	£105,074,792	£104,995,389	£104,835,256	£103,931,659	£97,018,923	£93,261,356
60% LAR : 40% CIR	5%	£121,463,917	£103,503,954	£103,424,855	£103,265,255	£102,362,989	£95,458,238	£91,705,108
60% LAR : 40% CIR	10%	£119,582,207	£101,917,636	£101,838,815	£101,679,706	£100,778,667	£93,881,275	£90,132,233
60% LAR : 40% CIR	15%	£117,685,051	£100,315,984	£100,237,415	£100,078,754	£99,178,838	£92,288,187	£88,542,889
60% LAR : 40% CIR	20%	£115,772,599	£98,699,143	£98,620,802	£98,462,549	£97,563,654	£90,679,128	£86,937,233
60% LAR : 40% CIR	25%	£113,844,997	£97,067,259	£96,989,120	£96,831,236	£95,933,260	£89,054,251	£85,315,421
60% LAR : 40% CIR	30%	£111,902,394	£95,420,479	£95,342,519	£95,184,962	£94,287,805	£87,413,711	£83,677,611
60% LAR : 40% CIR	35%	£109,944,935	£93,758,950	£93,681,142	£93,523,873	£92,627,437	£85,757,661	£82,023,961
60% LAR : 40% CIR	40%	£107,972,769	£92,082,817	£92,005,138	£91,848,118	£90,952,303	£84,086,255	£80,354,626
60% LAR : 40% CIR	45%	£105,986,042	£90,392,227	£90,314,653	£90,157,842	£89,262,550	£82,399,646	£78,669,764
60% LAR : 40% CIR	50%	£103,984,903	£88,687,325	£88,609,832	£88,453,192	£87,558,329	£80,697,989	£76,969,531

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£138,331,196	£120,075,949	£119,996,547	£119,836,414	£118,932,817	£112,020,081	£108,262,514
60% LAR : 40% CIR	5%	£136,465,075	£118,505,112	£118,426,013	£118,266,413	£117,364,147	£110,459,396	£106,706,266
60% LAR : 40% CIR	10%	£134,583,365	£116,918,794	£116,839,973	£116,680,864	£115,779,824	£108,882,433	£105,133,391
60% LAR : 40% CIR	15%	£132,686,209	£115,317,142	£115,238,573	£115,079,912	£114,179,996	£107,289,345	£103,544,047
60% LAR : 40% CIR	20%	£130,773,757	£113,700,301	£113,621,959	£113,463,707	£112,564,812	£105,680,286	£101,938,391
60% LAR : 40% CIR	25%	£128,846,155	£112,068,417	£111,990,278	£111,832,394	£110,934,418	£104,055,409	£100,316,579
60% LAR : 40% CIR	30%	£126,903,552	£110,421,637	£110,343,677	£110,186,120	£109,288,963	£102,414,869	£98,678,769
60% LAR : 40% CIR	35%	£124,946,093	£108,760,108	£108,682,300	£108,525,031	£107,628,595	£100,758,819	£97,025,119
60% LAR : 40% CIR	40%	£122,973,927	£107,083,975	£107,006,295	£106,849,276	£105,953,461	£99,087,413	£95,355,784
60% LAR : 40% CIR	45%	£120,987,200	£105,393,384	£105,315,811	£105,159,000	£104,263,708	£97,400,804	£93,670,922
60% LAR : 40% CIR	50%	£118,986,061	£103,688,482	£103,610,990	£103,454,350	£102,559,486	£95,699,147	£91,970,689

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£156,063,986	£137,808,739	£137,729,336	£137,569,203	£136,665,607	£129,752,871	£125,995,304
60% LAR : 40% CIR	5%	£154,197,865	£136,237,902	£136,158,802	£135,999,202	£135,096,936	£128,192,185	£124,439,055
60% LAR : 40% CIR	10%	£152,316,154	£134,651,584	£134,572,763	£134,413,653	£133,512,614	£126,615,222	£122,866,180
60% LAR : 40% CIR	15%	£150,418,999	£133,049,931	£132,971,362	£132,812,702	£131,912,786	£125,022,134	£121,276,836
60% LAR : 40% CIR	20%	£148,506,547	£131,433,090	£131,354,749	£131,196,497	£130,297,601	£123,413,075	£119,671,180
60% LAR : 40% CIR	25%	£146,578,945	£129,801,206	£129,723,067	£129,565,184	£128,667,208	£121,788,198	£118,049,368
60% LAR : 40% CIR	30%	£144,636,341	£128,154,427	£128,076,466	£127,918,909	£127,021,753	£120,147,658	£116,411,559
60% LAR : 40% CIR	35%	£142,678,883	£126,492,898	£126,415,090	£126,257,820	£125,361,385	£118,491,608	£114,757,908
60% LAR : 40% CIR	40%	£140,706,717	£124,816,764	£124,739,085	£124,582,065	£123,686,250	£116,820,202	£113,088,573
60% LAR : 40% CIR	45%	£138,719,990	£123,126,174	£123,048,600	£122,891,790	£121,996,498	£115,133,593	£111,403,711
60% LAR : 40% CIR	50%	£136,718,850	£121,421,272	£121,343,779	£121,187,139	£120,292,276	£113,431,937	£109,703,479

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone B - Rest of Camden £1,000 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£177,968,897	£159,658,125	£159,578,722	£159,418,590	£158,514,993	£151,602,257	£147,844,690
60% LAR : 40% CIR	5%	£175,929,154	£157,916,442	£157,837,344	£157,677,743	£156,775,477	£149,870,727	£146,117,596
60% LAR : 40% CIR	10%	£173,873,821	£156,159,279	£156,080,457	£155,921,348	£155,020,308	£148,122,918	£144,373,876
60% LAR : 40% CIR	15%	£171,803,044	£154,386,780	£154,308,212	£154,149,551	£153,249,635	£146,358,984	£142,613,686
60% LAR : 40% CIR	20%	£169,716,970	£152,599,094	£152,520,752	£152,362,501	£151,463,605	£144,579,079	£140,837,184
60% LAR : 40% CIR	25%	£167,615,747	£150,796,365	£150,718,225	£150,560,342	£149,662,366	£142,783,356	£139,044,526
60% LAR : 40% CIR	30%	£165,499,522	£148,978,740	£148,900,778	£148,743,221	£147,846,065	£140,971,971	£137,235,871
60% LAR : 40% CIR	35%	£163,368,441	£147,146,364	£147,068,556	£146,911,288	£146,014,851	£139,145,075	£135,411,375
60% LAR : 40% CIR	40%	£161,222,653	£145,299,385	£145,221,707	£145,064,686	£144,168,871	£137,302,823	£133,571,194
60% LAR : 40% CIR	45%	£159,062,305	£143,437,949	£143,360,375	£143,203,565	£142,308,274	£135,445,370	£131,715,487
60% LAR : 40% CIR	50%	£156,887,542	£141,562,201	£141,484,709	£141,328,070	£140,433,205	£133,572,866	£129,844,409

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£90,598,739	£72,287,967	£72,208,564	£72,048,432	£71,144,835	£64,232,099	£60,474,532
60% LAR : 40% CIR	5%	£88,558,996	£70,546,284	£70,467,186	£70,307,585	£69,405,320	£62,500,569	£58,747,438
60% LAR : 40% CIR	10%	£86,503,663	£68,789,121	£68,710,299	£68,551,190	£67,650,151	£60,752,760	£57,003,718
60% LAR : 40% CIR	15%	£84,432,886	£67,016,622	£66,938,054	£66,779,394	£65,879,478	£58,988,826	£55,243,528
60% LAR : 40% CIR	20%	£82,346,812	£65,228,936	£65,150,594	£64,992,343	£64,093,447	£57,208,921	£53,467,026
60% LAR : 40% CIR	25%	£80,245,589	£63,426,207	£63,348,067	£63,190,184	£62,292,208	£55,413,199	£51,674,369
60% LAR : 40% CIR	30%	£78,129,364	£61,608,582	£61,530,621	£61,373,064	£60,475,907	£53,601,813	£49,865,713
60% LAR : 40% CIR	35%	£75,998,283	£59,776,206	£59,698,398	£59,541,130	£58,644,693	£51,774,917	£48,041,217
60% LAR : 40% CIR	40%	£73,852,495	£57,929,227	£57,851,549	£57,694,528	£56,798,713	£49,932,665	£46,201,036
60% LAR : 40% CIR	45%	£71,692,147	£56,067,791	£55,990,217	£55,833,407	£54,938,116	£48,075,212	£44,345,329
60% LAR : 40% CIR	50%	£69,517,384	£54,192,043	£54,114,551	£53,957,912	£53,063,047	£46,202,708	£42,474,251

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£126,802,476	£108,491,704	£108,412,301	£108,252,169	£107,348,572	£100,435,836	£96,678,269
60% LAR : 40% CIR	5%	£124,762,733	£106,750,021	£106,670,923	£106,511,322	£105,609,056	£98,704,305	£94,951,175
60% LAR : 40% CIR	10%	£122,707,400	£104,992,858	£104,914,036	£104,754,927	£103,853,887	£96,956,497	£93,207,455
60% LAR : 40% CIR	15%	£120,636,623	£103,220,359	£103,141,791	£102,983,130	£102,083,214	£95,192,563	£91,447,265
60% LAR : 40% CIR	20%	£118,550,549	£101,432,673	£101,354,331	£101,196,080	£100,297,184	£93,412,658	£89,670,763
60% LAR : 40% CIR	25%	£116,449,326	£99,629,944	£99,551,804	£99,393,921	£98,495,945	£91,616,935	£87,878,105
60% LAR : 40% CIR	30%	£114,333,101	£97,812,319	£97,734,357	£97,576,800	£96,679,642	£89,805,549	£86,069,450
60% LAR : 40% CIR	35%	£112,202,020	£95,979,943	£95,902,135	£95,744,867	£94,848,430	£87,978,654	£84,244,954
60% LAR : 40% CIR	40%	£110,056,232	£94,132,964	£94,055,286	£93,898,265	£93,002,450	£86,136,402	£82,404,773
60% LAR : 40% CIR	45%	£107,895,884	£92,271,528	£92,193,954	£92,037,144	£91,141,853	£84,278,948	£80,549,066
60% LAR : 40% CIR	50%	£105,721,121	£90,395,780	£90,318,288	£90,161,649	£89,266,784	£82,406,445	£78,677,988

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£141,803,633	£123,492,862	£123,413,459	£123,253,327	£122,349,730	£115,436,994	£111,679,426
60% LAR : 40% CIR	5%	£139,763,891	£121,751,179	£121,672,080	£121,512,480	£120,610,214	£113,705,463	£109,952,333
60% LAR : 40% CIR	10%	£137,708,558	£119,994,016	£119,915,194	£119,756,085	£118,855,045	£111,957,655	£108,208,613
60% LAR : 40% CIR	15%	£135,637,781	£118,221,517	£118,142,949	£117,984,288	£117,084,372	£110,193,721	£106,448,423
60% LAR : 40% CIR	20%	£133,551,707	£116,433,831	£116,355,489	£116,197,237	£115,298,342	£108,413,816	£104,671,921
60% LAR : 40% CIR	25%	£131,450,484	£114,631,101	£114,552,962	£114,395,079	£113,497,103	£106,618,093	£102,879,263
60% LAR : 40% CIR	30%	£129,334,259	£112,813,477	£112,735,515	£112,577,958	£111,680,802	£104,806,707	£101,070,608
60% LAR : 40% CIR	35%	£127,203,178	£110,981,101	£110,903,293	£110,746,025	£109,849,588	£102,979,812	£99,246,112
60% LAR : 40% CIR	40%	£125,057,390	£109,134,122	£109,056,444	£108,899,423	£108,003,608	£101,137,560	£97,405,931
60% LAR : 40% CIR	45%	£122,897,042	£107,272,686	£107,195,112	£107,038,302	£106,143,010	£99,280,106	£95,550,223
60% LAR : 40% CIR	50%	£120,722,279	£105,396,938	£105,319,446	£105,162,806	£104,267,942	£97,407,603	£93,679,146

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£159,536,423	£141,225,651	£141,146,248	£140,986,116	£140,082,519	£133,169,783	£129,412,216
60% LAR : 40% CIR	5%	£157,496,680	£139,483,968	£139,404,870	£139,245,269	£138,343,004	£131,438,253	£127,685,123
60% LAR : 40% CIR	10%	£155,441,347	£137,726,806	£137,647,983	£137,488,874	£136,587,835	£129,690,444	£125,941,402
60% LAR : 40% CIR	15%	£153,370,570	£135,954,307	£135,875,738	£135,717,078	£134,817,162	£127,926,510	£124,181,212
60% LAR : 40% CIR	20%	£151,284,497	£134,166,621	£134,088,278	£133,930,027	£133,031,131	£126,146,605	£122,404,711
60% LAR : 40% CIR	25%	£149,183,273	£132,363,891	£132,285,752	£132,127,868	£131,229,892	£124,350,883	£120,612,053
60% LAR : 40% CIR	30%	£147,067,048	£130,546,266	£130,468,305	£130,310,748	£129,413,592	£122,539,497	£118,803,398
60% LAR : 40% CIR	35%	£144,935,967	£128,713,891	£128,636,083	£128,478,814	£127,582,378	£120,712,601	£116,978,901
60% LAR : 40% CIR	40%	£142,790,179	£126,866,912	£126,789,233	£126,632,213	£125,736,397	£118,870,349	£115,138,721
60% LAR : 40% CIR	45%	£140,629,831	£125,005,475	£124,927,902	£124,771,091	£123,875,800	£117,012,896	£113,283,013
60% LAR : 40% CIR	50%	£138,455,069	£123,129,728	£123,052,235	£122,895,596	£122,000,732	£115,140,393	£111,411,936

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR in Perp		Value Area	Zone B - Rest of Camden £1,050 psf
No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£181,441,334	£163,075,037	£162,995,636	£162,835,502	£161,931,906	£155,019,169	£151,261,603
60% LAR : 40% CIR	5%	£179,227,970	£161,162,509	£161,083,410	£160,923,810	£160,021,544	£153,116,793	£149,363,663
60% LAR : 40% CIR	10%	£176,999,015	£159,234,500	£159,155,679	£158,996,570	£158,095,530	£151,198,139	£147,449,096
60% LAR : 40% CIR	15%	£174,754,616	£157,291,156	£157,212,588	£157,053,928	£156,154,011	£149,263,359	£145,518,061
60% LAR : 40% CIR	20%	£172,494,920	£155,332,624	£155,254,282	£155,096,031	£154,197,135	£147,312,609	£143,570,715
60% LAR : 40% CIR	25%	£170,220,075	£153,359,049	£153,280,910	£153,123,026	£152,225,050	£145,346,041	£141,607,211
60% LAR : 40% CIR	30%	£167,930,228	£151,370,579	£151,292,617	£151,135,060	£150,237,904	£143,363,810	£139,627,710
60% LAR : 40% CIR	35%	£165,625,525	£149,367,357	£149,289,549	£149,132,281	£148,235,844	£141,366,068	£137,632,368
60% LAR : 40% CIR	40%	£163,306,116	£147,349,534	£147,271,854	£147,114,835	£146,219,019	£139,352,971	£135,621,343
60% LAR : 40% CIR	45%	£160,972,145	£145,317,251	£145,239,678	£145,082,867	£144,187,575	£137,324,671	£133,594,789
60% LAR : 40% CIR	50%	£158,623,762	£143,270,658	£143,193,165	£143,036,526	£142,141,662	£135,281,323	£131,552,865

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£94,071,176	£75,704,879	£75,625,478	£75,465,345	£74,561,748	£67,649,011	£63,891,445
60% LAR : 40% CIR	5%	£91,857,812	£73,792,352	£73,713,252	£73,553,652	£72,651,386	£65,746,635	£61,993,505
60% LAR : 40% CIR	10%	£89,628,857	£71,864,342	£71,785,521	£71,626,412	£70,725,372	£63,827,981	£60,078,939
60% LAR : 40% CIR	15%	£87,384,458	£69,920,998	£69,842,430	£69,683,770	£68,783,854	£61,893,201	£58,147,903
60% LAR : 40% CIR	20%	£85,124,762	£67,962,466	£67,884,124	£67,725,873	£66,826,977	£59,942,451	£56,200,557
60% LAR : 40% CIR	25%	£82,849,918	£65,988,891	£65,910,752	£65,752,868	£64,854,892	£57,975,883	£54,237,053
60% LAR : 40% CIR	30%	£80,560,070	£64,000,421	£63,922,459	£63,764,902	£62,867,746	£55,993,652	£52,257,552
60% LAR : 40% CIR	35%	£78,255,367	£61,997,199	£61,919,391	£61,762,123	£60,865,686	£53,995,910	£50,262,210
60% LAR : 40% CIR	40%	£75,935,958	£59,979,376	£59,901,696	£59,744,677	£58,848,861	£51,982,813	£48,251,185
60% LAR : 40% CIR	45%	£73,601,987	£57,947,094	£57,869,520	£57,712,709	£56,817,417	£49,954,513	£46,224,631
60% LAR : 40% CIR	50%	£71,253,604	£55,900,500	£55,823,008	£55,666,368	£54,771,504	£47,911,165	£44,182,707

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£130,274,913	£111,908,616	£111,829,214	£111,669,081	£110,765,485	£103,852,748	£100,095,182
60% LAR : 40% CIR	5%	£128,061,549	£109,996,088	£109,916,989	£109,757,389	£108,855,123	£101,950,372	£98,197,242
60% LAR : 40% CIR	10%	£125,832,594	£108,068,079	£107,989,258	£107,830,148	£106,929,109	£100,031,718	£96,282,675
60% LAR : 40% CIR	15%	£123,588,195	£106,124,735	£106,046,167	£105,887,506	£104,987,590	£98,096,938	£94,351,640
60% LAR : 40% CIR	20%	£121,328,499	£104,166,203	£104,087,861	£103,929,610	£103,030,714	£96,146,188	£92,404,294
60% LAR : 40% CIR	25%	£119,053,654	£102,192,628	£102,114,489	£101,956,605	£101,058,629	£94,179,620	£90,440,790
60% LAR : 40% CIR	30%	£116,763,807	£100,204,158	£100,126,196	£99,968,639	£99,071,483	£92,197,389	£88,461,289
60% LAR : 40% CIR	35%	£114,459,104	£98,200,936	£98,123,128	£97,965,860	£97,069,423	£90,199,647	£86,465,947
60% LAR : 40% CIR	40%	£112,139,695	£96,183,112	£96,105,433	£95,948,413	£95,052,598	£88,186,550	£84,454,922
60% LAR : 40% CIR	45%	£109,805,724	£94,150,830	£94,073,257	£93,916,446	£93,021,154	£86,158,250	£82,428,368
60% LAR : 40% CIR	50%	£107,457,341	£92,104,237	£92,026,744	£91,870,105	£90,975,241	£84,114,902	£80,386,444

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£145,276,071	£126,909,774	£126,830,372	£126,670,239	£125,766,643	£118,853,906	£115,096,340
60% LAR : 40% CIR	5%	£143,062,707	£124,997,246	£124,918,147	£124,758,547	£123,856,281	£116,951,530	£113,198,400
60% LAR : 40% CIR	10%	£140,833,752	£123,069,237	£122,990,416	£122,831,306	£121,930,267	£115,032,876	£111,283,833
60% LAR : 40% CIR	15%	£138,589,352	£121,125,893	£121,047,325	£120,888,664	£119,988,748	£113,098,096	£109,352,798
60% LAR : 40% CIR	20%	£136,329,657	£119,167,360	£119,089,019	£118,930,768	£118,031,872	£111,147,346	£107,405,451
60% LAR : 40% CIR	25%	£134,054,812	£117,193,786	£117,115,647	£116,957,763	£116,059,787	£109,180,778	£105,441,948
60% LAR : 40% CIR	30%	£131,764,965	£115,205,316	£115,127,354	£114,969,797	£114,072,641	£107,198,547	£103,462,447
60% LAR : 40% CIR	35%	£129,460,262	£113,202,094	£113,124,286	£112,967,018	£112,070,581	£105,200,805	£101,467,105
60% LAR : 40% CIR	40%	£127,140,853	£111,184,270	£111,106,591	£110,949,571	£110,053,756	£103,187,708	£99,456,079
60% LAR : 40% CIR	45%	£124,806,882	£109,151,988	£109,074,415	£108,917,604	£108,022,312	£101,159,408	£97,429,526
60% LAR : 40% CIR	50%	£122,458,499	£107,105,395	£107,027,902	£106,871,263	£105,976,399	£99,116,060	£95,387,602

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£163,008,860	£144,642,564	£144,563,162	£144,403,029	£143,499,432	£136,586,695	£132,829,129
60% LAR : 40% CIR	5%	£160,795,496	£142,730,036	£142,650,937	£142,491,337	£141,589,070	£134,684,319	£130,931,189
60% LAR : 40% CIR	10%	£158,566,541	£140,802,026	£140,723,205	£140,564,096	£139,663,057	£132,765,665	£129,016,623
60% LAR : 40% CIR	15%	£156,322,142	£138,858,683	£138,780,114	£138,621,454	£137,721,538	£130,830,886	£127,085,588
60% LAR : 40% CIR	20%	£154,062,447	£136,900,150	£136,821,808	£136,663,557	£135,764,662	£128,880,136	£125,138,241
60% LAR : 40% CIR	25%	£151,787,602	£134,926,575	£134,848,436	£134,690,553	£133,792,577	£126,913,567	£123,174,737
60% LAR : 40% CIR	30%	£149,497,754	£132,938,105	£132,860,144	£132,702,586	£131,805,430	£124,931,337	£121,195,236
60% LAR : 40% CIR	35%	£147,193,052	£130,934,884	£130,857,076	£130,699,807	£129,803,371	£122,933,594	£119,199,894
60% LAR : 40% CIR	40%	£144,873,642	£128,917,060	£128,839,380	£128,682,361	£127,786,548	£120,920,498	£117,188,869
60% LAR : 40% CIR	45%	£142,539,671	£126,884,778	£126,807,204	£126,650,393	£125,755,101	£118,892,197	£115,162,315
60% LAR : 40% CIR	50%	£140,191,288	£124,838,184	£124,760,692	£124,604,053	£123,709,188	£116,848,849	£113,120,391

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone B - Rest of Camden £1,100 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£184,913,771	£166,491,951	£166,412,548	£166,252,415	£165,348,818	£158,436,082	£154,678,515
60% LAR : 40% CIR	5%	£182,526,786	£164,408,576	£164,329,478	£164,169,877	£163,267,612	£156,362,861	£152,609,730
60% LAR : 40% CIR	10%	£180,124,208	£162,309,722	£162,230,901	£162,071,791	£161,170,752	£154,273,361	£150,524,318
60% LAR : 40% CIR	15%	£177,706,187	£160,195,532	£160,116,963	£159,958,304	£159,058,387	£152,167,735	£148,422,437
60% LAR : 40% CIR	20%	£175,272,870	£158,066,154	£157,987,812	£157,829,560	£156,930,666	£150,046,140	£146,304,244
60% LAR : 40% CIR	25%	£172,824,403	£155,921,734	£155,843,594	£155,685,711	£154,787,735	£147,908,725	£144,169,896
60% LAR : 40% CIR	30%	£170,360,934	£153,762,417	£153,684,456	£153,526,900	£152,629,743	£145,755,649	£142,019,550
60% LAR : 40% CIR	35%	£167,882,610	£151,588,351	£151,510,543	£151,353,274	£150,456,837	£143,587,062	£139,853,362
60% LAR : 40% CIR	40%	£165,389,578	£149,399,681	£149,322,002	£149,164,982	£148,269,167	£141,403,119	£137,671,490
60% LAR : 40% CIR	45%	£162,881,986	£147,196,553	£147,118,979	£146,962,169	£146,066,878	£139,203,973	£135,474,090
60% LAR : 40% CIR	50%	£160,359,981	£144,979,115	£144,901,622	£144,744,982	£143,850,119	£136,989,780	£133,261,322

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£97,543,613	£79,121,793	£79,042,390	£78,882,257	£77,978,661	£71,065,925	£67,308,357
60% LAR : 40% CIR	5%	£95,156,628	£77,038,418	£76,959,320	£76,799,719	£75,897,454	£68,992,703	£65,239,573
60% LAR : 40% CIR	10%	£92,754,050	£74,939,564	£74,860,743	£74,701,633	£73,800,594	£66,903,203	£63,154,160
60% LAR : 40% CIR	15%	£90,336,029	£72,825,374	£72,746,805	£72,588,146	£71,688,230	£64,797,577	£61,052,279
60% LAR : 40% CIR	20%	£87,902,713	£70,695,996	£70,617,655	£70,459,402	£69,560,508	£62,675,982	£58,934,086
60% LAR : 40% CIR	25%	£85,454,245	£68,551,576	£68,473,436	£68,315,553	£67,417,577	£60,538,568	£56,799,738
60% LAR : 40% CIR	30%	£82,990,776	£66,392,260	£66,314,298	£66,156,742	£65,259,585	£58,385,491	£54,649,392
60% LAR : 40% CIR	35%	£80,512,452	£64,218,193	£64,140,385	£63,983,116	£63,086,679	£56,216,904	£52,483,204
60% LAR : 40% CIR	40%	£78,019,420	£62,029,523	£61,951,844	£61,794,824	£60,899,009	£54,032,961	£50,301,332
60% LAR : 40% CIR	45%	£75,511,828	£59,826,395	£59,748,821	£59,592,011	£58,696,720	£51,833,815	£48,103,933
60% LAR : 40% CIR	50%	£72,989,823	£57,608,957	£57,531,464	£57,374,824	£56,479,961	£49,619,622	£45,891,164

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£133,747,350	£115,325,530	£115,246,127	£115,085,994	£114,182,397	£107,269,661	£103,512,094
60% LAR : 40% CIR	5%	£131,360,365	£113,242,155	£113,163,057	£113,003,456	£112,101,191	£105,196,440	£101,443,309
60% LAR : 40% CIR	10%	£128,957,787	£111,143,301	£111,064,480	£110,905,370	£110,004,331	£103,106,940	£99,357,897
60% LAR : 40% CIR	15%	£126,539,766	£109,029,111	£108,950,542	£108,791,883	£107,891,966	£101,001,314	£97,256,016
60% LAR : 40% CIR	20%	£124,106,449	£106,899,733	£106,821,391	£106,663,139	£105,764,244	£98,879,718	£95,137,823
60% LAR : 40% CIR	25%	£121,657,982	£104,755,313	£104,677,173	£104,519,290	£103,621,314	£96,742,304	£93,003,474
60% LAR : 40% CIR	30%	£119,194,513	£102,595,996	£102,518,035	£102,360,479	£101,463,322	£94,589,228	£90,853,129
60% LAR : 40% CIR	35%	£116,716,189	£100,421,930	£100,344,122	£100,186,853	£99,290,416	£92,420,641	£88,686,941
60% LAR : 40% CIR	40%	£114,223,157	£98,233,260	£98,155,581	£97,998,561	£97,102,746	£90,236,697	£86,505,069
60% LAR : 40% CIR	45%	£111,715,565	£96,030,132	£95,952,558	£95,795,748	£94,900,456	£88,037,552	£84,307,669
60% LAR : 40% CIR	50%	£109,193,560	£93,812,694	£93,735,201	£93,578,561	£92,683,698	£85,823,358	£82,094,901

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£148,748,508	£130,326,687	£130,247,285	£130,087,152	£129,183,555	£122,270,819	£118,513,252
60% LAR : 40% CIR	5%	£146,361,523	£128,243,313	£128,164,215	£128,004,614	£127,102,348	£120,197,598	£116,444,467
60% LAR : 40% CIR	10%	£143,958,945	£126,144,459	£126,065,638	£125,906,528	£125,005,489	£118,108,097	£114,359,055
60% LAR : 40% CIR	15%	£141,540,924	£124,030,269	£123,951,700	£123,793,040	£122,893,124	£116,002,472	£112,257,174
60% LAR : 40% CIR	20%	£139,107,607	£121,900,891	£121,822,549	£121,664,297	£120,765,402	£113,880,876	£110,138,981
60% LAR : 40% CIR	25%	£136,659,140	£119,756,471	£119,678,331	£119,520,448	£118,622,472	£111,743,462	£108,004,632
60% LAR : 40% CIR	30%	£134,195,670	£117,597,154	£117,519,193	£117,361,637	£116,464,480	£109,590,386	£105,854,287
60% LAR : 40% CIR	35%	£131,717,346	£115,423,088	£115,345,280	£115,188,011	£114,291,574	£107,421,799	£103,688,099
60% LAR : 40% CIR	40%	£129,224,315	£113,234,418	£113,156,739	£112,999,719	£112,103,903	£105,237,855	£101,506,227
60% LAR : 40% CIR	45%	£126,716,723	£111,031,290	£110,953,716	£110,796,905	£109,901,614	£103,038,710	£99,308,827
60% LAR : 40% CIR	50%	£124,194,718	£108,813,851	£108,736,359	£108,579,719	£107,684,855	£100,824,516	£97,096,058

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£166,481,298	£148,059,477	£147,980,074	£147,819,941	£146,916,345	£140,003,609	£136,246,042
60% LAR : 40% CIR	5%	£164,094,312	£145,976,102	£145,897,004	£145,737,403	£144,835,138	£137,930,387	£134,177,257
60% LAR : 40% CIR	10%	£161,691,735	£143,877,248	£143,798,427	£143,639,318	£142,738,278	£135,840,887	£132,091,845
60% LAR : 40% CIR	15%	£159,273,714	£141,763,059	£141,684,489	£141,525,830	£140,625,914	£133,735,262	£129,989,964
60% LAR : 40% CIR	20%	£156,840,397	£139,633,680	£139,555,339	£139,397,087	£138,498,192	£131,613,666	£127,871,770
60% LAR : 40% CIR	25%	£154,391,929	£137,489,260	£137,411,121	£137,253,237	£136,355,261	£129,476,252	£125,737,422
60% LAR : 40% CIR	30%	£151,928,460	£135,329,944	£135,251,982	£135,094,426	£134,197,269	£127,323,175	£123,587,076
60% LAR : 40% CIR	35%	£149,450,136	£133,155,878	£133,078,069	£132,920,800	£132,024,363	£125,154,588	£121,420,888
60% LAR : 40% CIR	40%	£146,957,104	£130,967,207	£130,889,529	£130,732,508	£129,836,693	£122,970,645	£119,239,016
60% LAR : 40% CIR	45%	£144,449,512	£128,764,079	£128,686,505	£128,529,695	£127,634,404	£120,771,500	£117,041,617
60% LAR : 40% CIR	50%	£141,927,507	£126,546,641	£126,469,148	£126,312,508	£125,417,645	£118,557,306	£114,828,848

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone B - Rest of Camden £1,150 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£188,386,209	£169,908,863	£169,829,460	£169,669,328	£168,765,731	£161,852,995	£158,095,428
60% LAR : 40% CIR	5%	£185,825,601	£167,654,644	£167,575,544	£167,415,944	£166,513,678	£159,608,927	£155,855,797
60% LAR : 40% CIR	10%	£183,249,403	£165,384,943	£165,306,122	£165,147,012	£164,245,973	£157,348,581	£153,599,540
60% LAR : 40% CIR	15%	£180,657,760	£163,099,908	£163,021,339	£162,862,679	£161,962,763	£155,072,111	£151,326,813
60% LAR : 40% CIR	20%	£178,050,821	£160,799,684	£160,721,343	£160,563,090	£159,664,196	£152,779,669	£149,037,774
60% LAR : 40% CIR	25%	£175,428,731	£158,484,418	£158,406,279	£158,248,395	£157,350,419	£150,471,410	£146,732,580
60% LAR : 40% CIR	30%	£172,791,641	£156,154,256	£156,076,295	£155,918,739	£155,021,581	£148,147,488	£144,411,388
60% LAR : 40% CIR	35%	£170,139,694	£153,809,344	£153,731,536	£153,574,268	£152,677,831	£145,808,055	£142,074,355
60% LAR : 40% CIR	40%	£167,473,041	£151,449,829	£151,372,149	£151,215,129	£150,319,314	£143,453,267	£139,721,637
60% LAR : 40% CIR	45%	£164,791,826	£149,075,855	£148,998,282	£148,841,471	£147,946,180	£141,083,275	£137,353,393
60% LAR : 40% CIR	50%	£162,096,199	£146,687,570	£146,610,078	£146,453,439	£145,558,574	£138,698,235	£134,969,778

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£101,016,051	£82,538,705	£82,459,302	£82,299,170	£81,395,573	£74,482,837	£70,725,270
60% LAR : 40% CIR	5%	£98,455,444	£80,284,486	£80,205,386	£80,045,787	£79,143,520	£72,238,769	£68,485,639
60% LAR : 40% CIR	10%	£95,879,245	£78,014,785	£77,935,964	£77,776,854	£76,875,815	£69,978,424	£66,229,382
60% LAR : 40% CIR	15%	£93,287,602	£75,729,750	£75,651,181	£75,492,521	£74,592,605	£67,701,953	£63,956,655
60% LAR : 40% CIR	20%	£90,680,663	£73,429,526	£73,351,185	£73,192,933	£72,294,038	£65,409,511	£61,667,616
60% LAR : 40% CIR	25%	£88,058,574	£71,114,260	£71,036,121	£70,878,237	£69,980,261	£63,101,252	£59,362,422
60% LAR : 40% CIR	30%	£85,421,483	£68,784,098	£68,706,137	£68,548,581	£67,651,424	£60,777,330	£57,041,231
60% LAR : 40% CIR	35%	£82,769,536	£66,439,186	£66,361,378	£66,204,110	£65,307,673	£58,437,897	£54,704,197
60% LAR : 40% CIR	40%	£80,102,883	£64,079,671	£64,001,992	£63,844,971	£62,949,156	£56,083,109	£52,351,479
60% LAR : 40% CIR	45%	£77,421,669	£61,705,697	£61,628,124	£61,471,313	£60,576,022	£53,713,117	£49,983,235
60% LAR : 40% CIR	50%	£74,726,042	£59,317,412	£59,239,920	£59,083,281	£58,188,416	£51,328,077	£47,599,620

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£137,219,788	£118,742,442	£118,663,039	£118,502,907	£117,599,310	£110,686,574	£106,929,007
60% LAR : 40% CIR	5%	£134,659,180	£116,488,223	£116,409,123	£116,249,523	£115,347,257	£108,442,506	£104,689,376
60% LAR : 40% CIR	10%	£132,082,982	£114,218,522	£114,139,701	£113,980,591	£113,079,552	£106,182,160	£102,433,119
60% LAR : 40% CIR	15%	£129,491,339	£111,933,487	£111,854,918	£111,696,258	£110,796,342	£103,905,690	£100,160,392
60% LAR : 40% CIR	20%	£126,884,399	£109,633,263	£109,554,922	£109,396,669	£108,497,775	£101,613,248	£97,871,353
60% LAR : 40% CIR	25%	£124,262,310	£107,317,997	£107,239,858	£107,081,974	£106,183,998	£99,304,989	£95,566,159
60% LAR : 40% CIR	30%	£121,625,220	£104,987,835	£104,909,874	£104,752,318	£103,855,160	£96,981,067	£93,244,967
60% LAR : 40% CIR	35%	£118,973,273	£102,642,923	£102,565,115	£102,407,847	£101,511,410	£94,641,634	£90,907,934
60% LAR : 40% CIR	40%	£116,306,620	£100,283,408	£100,205,728	£100,048,708	£99,152,893	£92,286,846	£88,555,216
60% LAR : 40% CIR	45%	£113,625,405	£97,909,434	£97,831,861	£97,675,050	£96,779,759	£89,916,854	£86,186,972
60% LAR : 40% CIR	50%	£110,929,778	£95,521,149	£95,443,657	£95,287,018	£94,392,153	£87,531,814	£83,803,357

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£152,220,945	£133,743,600	£133,664,197	£133,504,065	£132,600,468	£125,687,732	£121,930,164
60% LAR : 40% CIR	5%	£149,660,338	£131,489,380	£131,410,281	£131,250,681	£130,348,415	£123,443,664	£119,690,534
60% LAR : 40% CIR	10%	£147,084,139	£129,219,680	£129,140,858	£128,981,749	£128,080,710	£121,183,318	£117,434,277
60% LAR : 40% CIR	15%	£144,492,497	£126,934,645	£126,856,076	£126,697,415	£125,797,499	£118,906,848	£115,161,550
60% LAR : 40% CIR	20%	£141,885,557	£124,634,421	£124,556,080	£124,397,827	£123,498,933	£116,614,406	£112,872,511
60% LAR : 40% CIR	25%	£139,263,468	£122,319,155	£122,241,016	£122,083,132	£121,185,156	£114,306,147	£110,567,317
60% LAR : 40% CIR	30%	£136,626,377	£119,988,993	£119,911,032	£119,753,475	£118,856,318	£111,982,225	£108,246,125
60% LAR : 40% CIR	35%	£133,974,431	£117,644,081	£117,566,273	£117,409,005	£116,512,568	£109,642,792	£105,909,092
60% LAR : 40% CIR	40%	£131,307,777	£115,284,566	£115,206,886	£115,049,866	£114,154,051	£107,288,004	£103,556,374
60% LAR : 40% CIR	45%	£128,626,563	£112,910,592	£112,833,018	£112,676,208	£111,780,917	£104,918,012	£101,188,130
60% LAR : 40% CIR	50%	£125,930,936	£110,522,307	£110,444,815	£110,288,175	£109,393,311	£102,532,972	£98,804,515

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£169,953,735	£151,476,389	£151,396,987	£151,236,854	£150,333,257	£143,420,521	£139,662,954
60% LAR : 40% CIR	5%	£167,393,128	£149,222,170	£149,143,071	£148,983,471	£148,081,204	£141,176,454	£137,423,323
60% LAR : 40% CIR	10%	£164,816,929	£146,952,469	£146,873,648	£146,714,538	£145,813,499	£138,916,108	£135,167,066
60% LAR : 40% CIR	15%	£162,225,286	£144,667,435	£144,588,865	£144,430,205	£143,530,289	£136,639,638	£132,894,340
60% LAR : 40% CIR	20%	£159,618,347	£142,367,210	£142,288,869	£142,130,617	£141,231,722	£134,347,195	£130,605,300
60% LAR : 40% CIR	25%	£156,996,258	£140,051,944	£139,973,805	£139,815,922	£138,917,946	£132,038,936	£128,300,106
60% LAR : 40% CIR	30%	£154,359,167	£137,721,783	£137,643,821	£137,486,265	£136,589,108	£129,715,014	£125,978,915
60% LAR : 40% CIR	35%	£151,707,220	£135,376,871	£135,299,062	£135,141,794	£134,245,357	£127,375,581	£123,641,881
60% LAR : 40% CIR	40%	£149,040,567	£133,017,355	£132,939,676	£132,782,655	£131,886,840	£125,020,793	£121,289,163
60% LAR : 40% CIR	45%	£146,359,353	£130,643,382	£130,565,808	£130,408,997	£129,513,706	£122,650,801	£118,920,919
60% LAR : 40% CIR	50%	£143,663,726	£128,255,097	£128,177,604	£128,020,965	£127,126,101	£120,265,762	£116,537,305

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone B - Rest of Camden £1,200 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£191,858,647	£173,325,775	£173,246,374	£173,086,240	£172,182,644	£165,269,908	£161,512,341
60% LAR : 40% CIR	5%	£189,124,417	£170,900,710	£170,821,612	£170,662,011	£169,759,746	£162,854,995	£159,101,864
60% LAR : 40% CIR	10%	£186,374,596	£168,460,165	£168,381,343	£168,222,234	£167,321,195	£160,423,803	£156,674,761
60% LAR : 40% CIR	15%	£183,609,332	£166,004,283	£165,925,715	£165,767,055	£164,867,139	£157,976,487	£154,231,189
60% LAR : 40% CIR	20%	£180,828,771	£163,533,214	£163,454,873	£163,296,621	£162,397,726	£155,513,199	£151,771,304
60% LAR : 40% CIR	25%	£178,033,059	£161,047,103	£160,968,963	£160,811,080	£159,913,104	£153,034,095	£149,295,265
60% LAR : 40% CIR	30%	£175,222,347	£158,546,095	£158,468,133	£158,310,577	£157,413,421	£150,539,326	£146,803,227
60% LAR : 40% CIR	35%	£172,396,778	£156,030,337	£155,952,529	£155,795,261	£154,898,824	£148,029,048	£144,295,348
60% LAR : 40% CIR	40%	£169,556,503	£153,499,976	£153,422,297	£153,265,277	£152,369,462	£145,503,414	£141,771,785
60% LAR : 40% CIR	45%	£166,701,667	£150,955,157	£150,877,583	£150,720,772	£149,825,481	£142,962,577	£139,232,694
60% LAR : 40% CIR	50%	£163,832,418	£148,396,027	£148,318,534	£148,161,895	£147,267,031	£140,406,692	£136,678,234

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£104,488,489	£85,955,617	£85,876,216	£85,716,083	£84,812,486	£77,899,750	£74,142,183
60% LAR : 40% CIR	5%	£101,754,259	£83,530,552	£83,451,454	£83,291,853	£82,389,588	£75,484,837	£71,731,706
60% LAR : 40% CIR	10%	£99,004,438	£81,090,007	£81,011,186	£80,852,076	£79,951,037	£73,053,645	£69,304,603
60% LAR : 40% CIR	15%	£96,239,174	£78,634,125	£78,555,557	£78,396,897	£77,496,981	£70,606,329	£66,861,031
60% LAR : 40% CIR	20%	£93,458,613	£76,163,057	£76,084,715	£75,926,463	£75,027,568	£68,143,041	£64,401,146
60% LAR : 40% CIR	25%	£90,662,901	£73,676,945	£73,598,806	£73,440,922	£72,542,946	£65,663,937	£61,925,107
60% LAR : 40% CIR	30%	£87,852,189	£71,175,937	£71,097,976	£70,940,419	£70,043,263	£63,169,169	£59,433,069
60% LAR : 40% CIR	35%	£85,026,620	£68,660,179	£68,582,371	£68,425,103	£67,528,666	£60,658,890	£56,925,190
60% LAR : 40% CIR	40%	£82,186,345	£66,129,818	£66,052,139	£65,895,119	£64,999,304	£58,133,256	£54,401,627
60% LAR : 40% CIR	45%	£79,331,509	£63,584,999	£63,507,425	£63,350,615	£62,455,324	£55,592,419	£51,862,536
60% LAR : 40% CIR	50%	£76,462,260	£61,025,889	£60,948,377	£60,791,737	£59,896,873	£53,036,534	£49,308,076

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£140,892,226	£122,159,354	£122,079,953	£121,919,819	£121,016,223	£114,103,487	£110,345,920
60% LAR : 40% CIR	5%	£137,957,996	£119,734,289	£119,655,191	£119,495,590	£118,593,325	£111,688,574	£107,935,443
60% LAR : 40% CIR	10%	£135,208,175	£117,293,744	£117,214,922	£117,055,813	£116,154,774	£109,257,382	£105,508,340
60% LAR : 40% CIR	15%	£132,442,911	£114,837,862	£114,759,294	£114,600,634	£113,700,718	£106,810,066	£103,064,768
60% LAR : 40% CIR	20%	£129,662,350	£112,366,793	£112,288,452	£112,130,200	£111,231,305	£104,346,778	£100,604,883
60% LAR : 40% CIR	25%	£126,866,638	£109,880,682	£109,802,542	£109,644,659	£108,746,683	£101,867,673	£98,128,843
60% LAR : 40% CIR	30%	£124,055,925	£107,379,674	£107,301,712	£107,144,156	£106,247,000	£99,372,905	£95,636,806
60% LAR : 40% CIR	35%	£121,230,357	£104,863,916	£104,786,108	£104,628,840	£103,732,403	£96,862,627	£93,128,927
60% LAR : 40% CIR	40%	£118,390,082	£102,333,555	£102,255,876	£102,098,856	£101,203,041	£94,336,993	£90,605,364
60% LAR : 40% CIR	45%	£115,535,246	£99,788,736	£99,711,162	£99,554,351	£98,659,060	£91,796,156	£88,066,273
60% LAR : 40% CIR	50%	£112,665,997	£97,229,606	£97,152,113	£96,995,474	£96,100,610	£89,240,271	£85,511,813

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£155,693,384	£137,160,512	£137,081,110	£136,920,977	£136,017,381	£129,104,645	£125,347,078
60% LAR : 40% CIR	5%	£152,959,154	£134,735,447	£134,656,349	£134,496,748	£133,594,483	£126,689,732	£122,936,600
60% LAR : 40% CIR	10%	£150,209,333	£132,294,901	£132,216,080	£132,056,971	£131,155,932	£124,258,540	£120,509,498
60% LAR : 40% CIR	15%	£147,444,068	£129,839,020	£129,760,452	£129,601,791	£128,701,875	£121,811,224	£118,065,926
60% LAR : 40% CIR	20%	£144,663,507	£127,367,951	£127,289,610	£127,131,358	£126,232,463	£119,347,936	£115,606,041
60% LAR : 40% CIR	25%	£141,867,796	£124,881,840	£124,803,700	£124,645,817	£123,747,841	£116,868,831	£113,130,001
60% LAR : 40% CIR	30%	£139,057,083	£122,380,832	£122,302,870	£122,145,314	£121,248,158	£114,374,063	£110,637,964
60% LAR : 40% CIR	35%	£136,231,515	£119,865,074	£119,787,266	£119,629,998	£118,733,561	£111,863,785	£108,130,085
60% LAR : 40% CIR	40%	£133,391,240	£117,334,713	£117,257,033	£117,100,014	£116,204,199	£109,338,151	£105,606,522
60% LAR : 40% CIR	45%	£130,536,403	£114,789,894	£114,712,320	£114,555,509	£113,660,218	£106,797,314	£103,067,431
60% LAR : 40% CIR	50%	£127,667,155	£112,230,764	£112,153,271	£111,996,632	£111,101,768	£104,241,429	£100,512,971

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£173,426,173	£154,893,302	£154,813,900	£154,653,767	£153,750,170	£146,837,435	£143,079,867
60% LAR : 40% CIR	5%	£170,691,944	£152,468,236	£152,389,138	£152,229,537	£151,327,272	£144,422,521	£140,669,390
60% LAR : 40% CIR	10%	£167,942,122	£150,027,691	£149,948,870	£149,789,760	£148,888,721	£141,991,330	£138,242,287
60% LAR : 40% CIR	15%	£165,176,858	£147,571,810	£147,493,241	£147,334,581	£146,434,665	£139,544,014	£135,798,716
60% LAR : 40% CIR	20%	£162,396,297	£145,100,741	£145,022,399	£144,864,147	£143,965,252	£137,080,725	£133,338,831
60% LAR : 40% CIR	25%	£159,600,585	£142,614,629	£142,536,490	£142,378,606	£141,480,630	£134,601,621	£130,862,791
60% LAR : 40% CIR	30%	£156,789,873	£140,113,621	£140,035,660	£139,878,104	£138,980,948	£132,106,853	£128,370,754
60% LAR : 40% CIR	35%	£153,964,305	£137,597,863	£137,520,055	£137,362,787	£136,466,350	£129,596,574	£125,862,874
60% LAR : 40% CIR	40%	£151,124,030	£135,067,502	£134,989,823	£134,832,803	£133,936,988	£127,070,940	£123,339,312
60% LAR : 40% CIR	45%	£148,269,193	£132,522,683	£132,445,109	£132,288,299	£131,393,008	£124,530,104	£120,800,221
60% LAR : 40% CIR	50%	£145,399,944	£129,963,553	£129,886,061	£129,729,422	£128,834,557	£121,974,218	£118,245,760

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR in Perp

Value Area	Zone B - Rest of Camden £1,250 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£195,331,084	£176,742,689	£176,663,286	£176,503,154	£175,599,556	£168,686,821	£164,929,253
60% LAR : 40% CIR	5%	£192,423,233	£174,146,778	£174,067,679	£173,908,079	£173,005,812	£166,101,061	£162,347,931
60% LAR : 40% CIR	10%	£189,499,790	£171,535,386	£171,456,585	£171,297,455	£170,396,415	£163,499,025	£159,749,983
60% LAR : 40% CIR	15%	£186,560,903	£168,908,659	£168,830,091	£168,671,431	£167,771,515	£160,880,862	£157,135,564
60% LAR : 40% CIR	20%	£183,606,721	£166,266,745	£166,188,403	£166,030,151	£165,131,256	£158,246,729	£154,504,835
60% LAR : 40% CIR	25%	£180,637,387	£163,609,787	£163,531,648	£163,373,764	£162,475,768	£155,596,779	£151,857,949
60% LAR : 40% CIR	30%	£177,653,052	£160,937,934	£160,859,972	£160,702,416	£159,805,260	£152,931,165	£149,195,066
60% LAR : 40% CIR	35%	£174,653,863	£158,251,331	£158,173,523	£158,016,254	£157,119,817	£150,250,042	£146,516,342
60% LAR : 40% CIR	40%	£171,639,965	£155,550,123	£155,472,445	£155,315,424	£154,419,609	£147,553,561	£143,821,932
60% LAR : 40% CIR	45%	£168,611,508	£152,834,459	£152,756,885	£152,600,075	£151,704,784	£144,841,880	£141,111,997
60% LAR : 40% CIR	50%	£165,568,637	£150,104,484	£150,026,991	£149,870,351	£148,975,488	£142,115,149	£138,386,691

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£107,960,926	£89,372,531	£89,293,128	£89,132,996	£88,229,399	£81,316,663	£77,559,095
60% LAR : 40% CIR	5%	£105,053,075	£86,776,620	£86,697,521	£86,537,921	£85,635,654	£78,730,904	£74,977,773
60% LAR : 40% CIR	10%	£102,129,632	£84,165,228	£84,086,407	£83,927,297	£83,026,258	£76,128,867	£72,379,825
60% LAR : 40% CIR	15%	£99,190,745	£81,538,502	£81,459,933	£81,301,273	£80,401,357	£73,510,704	£69,765,406
60% LAR : 40% CIR	20%	£96,236,563	£78,896,587	£78,818,245	£78,659,993	£77,761,098	£70,876,571	£67,134,677
60% LAR : 40% CIR	25%	£93,267,230	£76,239,629	£76,161,490	£76,003,606	£75,105,630	£68,226,621	£64,487,791
60% LAR : 40% CIR	30%	£90,282,895	£73,567,776	£73,489,814	£73,332,258	£72,435,102	£65,561,007	£61,824,908
60% LAR : 40% CIR	35%	£87,283,705	£70,881,173	£70,803,365	£70,646,096	£69,749,659	£62,879,884	£59,146,184
60% LAR : 40% CIR	40%	£84,269,807	£68,179,965	£68,102,287	£67,945,266	£67,049,451	£60,183,403	£56,451,775
60% LAR : 40% CIR	45%	£81,241,350	£65,464,301	£65,386,728	£65,229,917	£64,334,626	£57,471,722	£53,741,839
60% LAR : 40% CIR	50%	£78,198,479	£62,734,326	£62,656,833	£62,500,193	£61,605,330	£54,744,991	£51,016,533

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£144,164,663	£125,576,268	£125,496,865	£125,336,733	£124,433,135	£117,520,399	£113,762,832
60% LAR : 40% CIR	5%	£141,256,812	£122,980,357	£122,901,257	£122,741,658	£121,839,391	£114,934,640	£111,181,510
60% LAR : 40% CIR	10%	£138,333,369	£120,368,965	£120,290,144	£120,131,034	£119,229,994	£112,332,604	£108,583,562
60% LAR : 40% CIR	15%	£135,394,482	£117,742,238	£117,663,670	£117,505,010	£116,605,094	£109,714,441	£105,969,143
60% LAR : 40% CIR	20%	£132,440,300	£115,100,324	£115,021,982	£114,863,730	£113,964,835	£107,080,308	£103,338,414
60% LAR : 40% CIR	25%	£129,470,966	£112,443,366	£112,365,227	£112,207,343	£111,309,367	£104,430,358	£100,691,528
60% LAR : 40% CIR	30%	£126,486,631	£109,771,513	£109,693,551	£109,535,995	£108,638,839	£101,764,744	£98,028,645
60% LAR : 40% CIR	35%	£123,487,442	£107,084,910	£107,007,102	£106,849,833	£105,953,396	£99,083,621	£95,349,921
60% LAR : 40% CIR	40%	£120,473,544	£104,383,702	£104,306,024	£104,149,003	£103,253,188	£96,387,140	£92,655,511
60% LAR : 40% CIR	45%	£117,445,087	£101,668,038	£101,590,464	£101,433,654	£100,538,363	£93,675,459	£89,945,576
60% LAR : 40% CIR	50%	£114,402,216	£98,938,063	£98,860,570	£98,703,930	£97,809,067	£90,948,728	£87,220,270

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£159,165,821	£140,577,425	£140,498,023	£140,337,891	£139,434,293	£132,521,557	£128,763,990
60% LAR : 40% CIR	5%	£156,257,970	£137,981,515	£137,902,415	£137,742,815	£136,840,549	£129,935,798	
60% LAR : 40% CIR	10%	£153,334,527	£135,370,123	£135,291,302	£135,132,192	£134,231,152	£127,333,762	
60% LAR : 40% CIR	15%	£150,395,640	£132,743,396	£132,664,828	£132,506,168	£131,606,251	£124,715,599	
60% LAR : 40% CIR	20%	£147,441,458	£130,101,482	£130,023,140	£129,864,888	£128,965,993	£122,081,466	
60% LAR : 40% CIR	25%	£144,472,124	£127,444,524	£127,366,385	£127,208,501	£126,310,525	£119,431,516	
60% LAR : 40% CIR	30%	£141,487,789	£124,772,671	£124,694,709	£124,537,153	£123,639,997	£116,765,902	
60% LAR : 40% CIR	35%	£138,488,600	£122,086,068	£122,008,260	£121,850,991	£120,954,554	£114,084,779	
60% LAR : 40% CIR	40%	£135,474,702	£119,384,860	£119,307,182	£119,150,161	£118,254,346	£111,388,298	
60% LAR : 40% CIR	45%	£132,446,245	£116,669,196	£116,591,622	£116,434,812	£115,539,521	£108,676,617	
60% LAR : 40% CIR	50%	£129,403,374	£113,939,220	£113,861,728	£113,705,088	£112,810,224	£105,949,885	

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£176,898,611	£158,310,215	£158,230,812	£158,070,680	£157,167,083	£150,254,347	£146,496,780
60% LAR : 40% CIR	5%	£173,990,759	£155,714,304	£155,635,205	£155,475,605	£154,573,339	£147,668,588	£143,915,458
60% LAR : 40% CIR	10%	£171,067,316	£153,102,913	£153,024,092	£152,864,981	£151,963,942	£145,066,551	£141,317,509
60% LAR : 40% CIR	15%	£168,128,430	£150,476,186	£150,397,617	£150,238,957	£149,339,041	£142,448,389	£138,703,091
60% LAR : 40% CIR	20%	£165,174,247	£147,834,271	£147,755,930	£147,597,677	£146,698,783	£139,814,256	£136,072,361
60% LAR : 40% CIR	25%	£162,204,914	£145,177,314	£145,099,174	£144,941,291	£144,043,315	£137,164,305	£133,425,475
60% LAR : 40% CIR	30%	£159,220,579	£142,505,460	£142,427,498	£142,269,942	£141,372,786	£134,498,692	£130,762,592
60% LAR : 40% CIR	35%	£156,221,389	£139,818,857	£139,741,049	£139,583,780	£138,687,343	£131,817,568	£128,083,868
60% LAR : 40% CIR	40%	£153,207,491	£137,117,650	£137,039,971	£136,882,951	£135,987,135	£129,121,087	£125,389,459
60% LAR : 40% CIR	45%	£150,179,034	£134,401,986	£134,324,412	£134,167,601	£133,272,310	£126,409,406	£122,679,523
60% LAR : 40% CIR	50%	£147,136,163	£131,672,010	£131,594,517	£131,437,877	£130,543,014	£123,682,675	£119,954,217

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR in Perp

Value Area	Zone B - Rest of Camden £1,300 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£198,803,522	£180,159,601	£180,080,198	£179,920,066	£179,016,470	£172,103,733	£168,346,167
60% LAR : 40% CIR	5%	£195,722,049	£177,392,844	£177,313,746	£177,154,145	£176,251,880	£169,347,129	£165,593,998
60% LAR : 40% CIR	10%	£192,624,984	£174,610,607	£174,531,786	£174,372,677	£173,471,637	£166,574,246	£162,825,204
60% LAR : 40% CIR	15%	£189,512,476	£171,813,035	£171,734,466	£171,575,807	£170,675,891	£163,785,238	£160,039,940
60% LAR : 40% CIR	20%	£186,384,670	£169,000,275	£168,921,934	£168,763,681	£167,864,787	£160,980,260	£157,238,365
60% LAR : 40% CIR	25%	£183,241,716	£166,172,472	£166,094,332	£165,936,449	£165,038,473	£158,159,464	£154,420,634
60% LAR : 40% CIR	30%	£180,083,759	£163,329,772	£163,251,812	£163,094,255	£162,197,099	£155,323,004	£151,586,905
60% LAR : 40% CIR	35%	£176,910,947	£160,472,324	£160,394,516	£160,237,247	£159,340,811	£152,471,035	£148,737,335
60% LAR : 40% CIR	40%	£173,723,428	£157,600,272	£157,522,592	£157,365,573	£156,469,757	£149,603,709	£145,872,081
60% LAR : 40% CIR	45%	£170,521,348	£154,713,762	£154,636,187	£154,479,377	£153,584,085	£146,721,181	£142,991,298
60% LAR : 40% CIR	50%	£167,304,855	£151,812,939	£151,735,447	£151,578,808	£150,683,944	£143,823,604	£140,095,147

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£111,433,364	£92,789,443	£92,710,040	£92,549,908	£91,646,312	£84,733,575	£80,976,009
60% LAR : 40% CIR	5%	£108,351,891	£90,022,686	£89,943,588	£89,783,987	£88,881,722	£81,976,971	£78,223,840
60% LAR : 40% CIR	10%	£105,254,826	£87,240,449	£87,161,628	£87,002,519	£86,101,479	£79,204,088	£75,455,046
60% LAR : 40% CIR	15%	£102,142,318	£84,442,878	£84,364,308	£84,205,649	£83,305,733	£76,415,081	£72,669,783
60% LAR : 40% CIR	20%	£99,014,512	£81,630,117	£81,551,776	£81,393,523	£80,494,629	£73,610,102	£69,868,207
60% LAR : 40% CIR	25%	£95,871,558	£78,802,314	£78,724,175	£78,566,291	£77,668,315	£70,789,306	£67,050,476
60% LAR : 40% CIR	30%	£92,713,601	£75,959,615	£75,881,654	£75,724,097	£74,826,941	£67,952,846	£64,216,747
60% LAR : 40% CIR	35%	£89,540,789	£73,102,166	£73,024,358	£72,867,089	£71,970,653	£65,100,877	£61,367,177
60% LAR : 40% CIR	40%	£86,353,270	£70,230,114	£70,152,434	£69,995,415	£69,099,599	£62,233,551	£58,501,923
60% LAR : 40% CIR	45%	£83,151,190	£67,343,604	£67,266,029	£67,109,219	£66,213,927	£59,351,023	£55,621,140
60% LAR : 40% CIR	50%	£79,934,698	£64,442,781	£64,365,289	£64,208,650	£63,313,786	£56,453,446	£52,724,989

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£147,637,101	£128,993,180	£128,913,777	£128,753,645	£127,850,049	£120,937,312	£117,179,746
60% LAR : 40% CIR	5%	£144,555,628	£126,226,423	£126,147,325	£125,987,724	£125,085,459	£118,180,708	£114,427,577
60% LAR : 40% CIR	10%	£141,458,563	£123,444,186	£123,365,365	£123,206,256	£122,305,216	£115,407,825	£111,658,782
60% LAR : 40% CIR	15%	£138,346,055	£120,646,614	£120,568,045	£120,409,386	£119,509,470	£112,618,817	£108,873,519
60% LAR : 40% CIR	20%	£135,218,249	£117,833,854	£117,755,512	£117,597,260	£116,698,366	£109,813,839	£106,071,944
60% LAR : 40% CIR	25%	£132,075,295	£115,006,051	£114,927,911	£114,770,028	£113,872,052	£106,993,042	£103,254,212
60% LAR : 40% CIR	30%	£128,917,338	£112,163,351	£112,085,391	£111,927,834	£111,030,678	£104,156,583	£100,420,484
60% LAR : 40% CIR	35%	£125,744,526	£109,305,903	£109,228,095	£109,070,826	£108,174,390	£101,304,614	£97,570,914
60% LAR : 40% CIR	40%	£122,557,007	£106,433,851	£106,356,171	£106,199,152	£105,303,336	£98,437,288	£94,705,660
60% LAR : 40% CIR	45%	£119,354,927	£103,547,341	£103,469,766	£103,312,956	£102,417,664	£95,554,760	£91,824,877
60% LAR : 40% CIR	50%	£116,138,434	£100,646,518	£100,569,026	£100,412,387	£99,517,523	£92,657,183	£88,928,726

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£162,838,258	£143,994,338	£143,914,935	£143,754,803	£142,851,207	£135,938,470	£132,180,903
60% LAR : 40% CIR	5%	£159,556,786	£141,227,581	£141,148,483	£140,988,882	£140,086,617	£133,181,866	£129,428,735
60% LAR : 40% CIR	10%	£156,459,721	£138,445,344	£138,366,523	£138,207,413	£137,306,374	£130,408,983	£126,659,940
60% LAR : 40% CIR	15%	£153,347,213	£135,647,772	£135,569,203	£135,410,544	£134,510,628	£127,619,975	£123,874,677
60% LAR : 40% CIR	20%	£150,219,407	£132,835,012	£132,756,670	£132,598,418	£131,699,523	£124,814,996	£121,073,102
60% LAR : 40% CIR	25%	£147,076,453	£130,007,209	£129,929,069	£129,771,186	£128,873,210	£121,994,200	£118,255,370
60% LAR : 40% CIR	30%	£143,918,496	£127,164,509	£127,086,549	£126,928,992	£126,031,836	£119,157,741	£115,421,642
60% LAR : 40% CIR	35%	£140,745,684	£124,307,061	£124,229,253	£124,071,984	£123,175,548	£116,305,772	£112,572,072
60% LAR : 40% CIR	40%	£137,558,165	£121,435,008	£121,357,329	£121,200,309	£120,304,494	£113,438,446	£109,706,817
60% LAR : 40% CIR	45%	£134,356,085	£118,548,499	£118,470,924	£118,314,114	£117,418,822	£110,555,918	£106,826,035
60% LAR : 40% CIR	50%	£131,139,592	£115,647,676	£115,570,184	£115,413,545	£114,518,681	£107,658,341	£103,929,884

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£180,371,048	£161,727,127	£161,647,725	£161,487,592	£160,583,996	£153,671,259	£149,913,693
60% LAR : 40% CIR	5%	£177,289,575	£158,960,371	£158,881,272	£158,721,672	£157,819,406	£150,914,655	£147,161,524
60% LAR : 40% CIR	10%	£174,192,511	£156,178,134	£156,099,312	£155,940,203	£155,039,164	£148,141,772	£144,392,730
60% LAR : 40% CIR	15%	£171,080,002	£153,380,562	£153,301,992	£153,143,333	£152,243,417	£145,352,765	£141,607,467
60% LAR : 40% CIR	20%	£167,952,196	£150,567,801	£150,489,460	£150,331,208	£149,432,313	£142,547,786	£138,805,891
60% LAR : 40% CIR	25%	£164,809,242	£147,739,998	£147,661,859	£147,503,975	£146,605,999	£139,726,990	£135,988,160
60% LAR : 40% CIR	30%	£161,651,286	£144,897,299	£144,819,338	£144,661,781	£143,764,625	£136,890,530	£133,154,431
60% LAR : 40% CIR	35%	£158,478,473	£142,039,850	£141,962,042	£141,804,773	£140,908,337	£134,038,561	£130,304,861
60% LAR : 40% CIR	40%	£155,290,954	£139,167,798	£139,090,118	£138,933,099	£138,037,284	£131,171,236	£127,439,607
60% LAR : 40% CIR	45%	£152,088,874	£136,281,288	£136,203,713	£136,046,904	£135,151,612	£128,288,707	£124,558,825
60% LAR : 40% CIR	50%	£148,872,382	£133,380,466	£133,302,973	£133,146,334	£132,251,471	£125,391,131	£121,662,674

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £900 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£196,236,988	£177,634,107	£177,554,704	£177,394,571	£176,490,975	£169,578,239	£165,820,672
60% LAR : 40% CIR	5%	£194,544,490	£176,234,115	£176,155,016	£175,995,416	£175,093,150	£168,186,399	£164,435,269
60% LAR : 40% CIR	10%	£192,836,400	£174,818,643	£174,739,822	£174,580,712	£173,679,674	£166,782,282	£163,033,240
60% LAR : 40% CIR	15%	£191,112,867	£173,387,836	£173,309,268	£173,150,607	£172,250,691	£165,360,039	£161,614,742
60% LAR : 40% CIR	20%	£189,374,036	£171,941,841	£171,863,499	£171,705,247	£170,806,352	£163,921,825	£160,179,930
60% LAR : 40% CIR	25%	£187,620,057	£170,480,802	£170,402,684	£170,244,779	£169,346,804	£162,467,795	£158,728,965
60% LAR : 40% CIR	30%	£185,851,075	£169,004,869	£168,926,908	£168,769,351	£167,872,195	£160,998,100	£157,262,001
60% LAR : 40% CIR	35%	£184,067,238	£167,514,185	£167,436,377	£167,279,109	£166,382,672	£159,512,896	£155,779,196
60% LAR : 40% CIR	40%	£182,268,695	£166,008,898	£165,931,218	£165,774,199	£164,878,383	£158,012,335	£154,280,707
60% LAR : 40% CIR	45%	£180,455,589	£164,489,153	£164,411,578	£164,254,769	£163,359,476	£156,496,572	£152,766,689
60% LAR : 40% CIR	50%	£178,628,072	£162,955,096	£162,877,603	£162,720,964	£161,826,100	£154,965,761	£151,237,304

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£108,866,830	£90,263,949	£90,184,546	£90,024,413	£89,120,817	£82,208,081	£78,450,514
60% LAR : 40% CIR	5%	£107,174,332	£88,863,958	£88,784,858	£88,625,258	£87,722,992	£80,818,241	£77,065,111
60% LAR : 40% CIR	10%	£105,466,242	£87,448,486	£87,369,664	£87,210,554	£86,309,516	£79,412,124	£75,663,082
60% LAR : 40% CIR	15%	£103,742,709	£86,017,678	£85,939,110	£85,780,449	£84,880,533	£77,989,881	£74,244,584
60% LAR : 40% CIR	20%	£102,003,878	£84,571,683	£84,493,341	£84,335,089	£83,436,194	£76,551,667	£72,809,773
60% LAR : 40% CIR	25%	£100,249,899	£83,110,644	£83,032,506	£82,874,622	£81,976,647	£75,097,637	£71,358,807
60% LAR : 40% CIR	30%	£98,480,917	£81,634,711	£81,556,750	£81,399,193	£80,502,037	£73,627,942	£69,891,843
60% LAR : 40% CIR	35%	£96,697,080	£80,144,027	£80,066,219	£79,908,951	£79,012,514	£72,142,738	£68,409,038
60% LAR : 40% CIR	40%	£94,898,537	£78,638,740	£78,561,060	£78,404,041	£77,508,226	£70,642,178	£66,910,549
60% LAR : 40% CIR	45%	£93,085,431	£77,118,995	£77,041,420	£76,884,611	£75,989,319	£69,126,414	£65,396,532
60% LAR : 40% CIR	50%	£91,257,914	£75,584,938	£75,507,445	£75,350,806	£74,455,942	£67,595,603	£63,867,146

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£145,070,567	£126,467,686	£126,388,283	£126,228,150	£125,324,554	£118,411,818	£114,654,251
60% LAR : 40% CIR	5%	£143,378,069	£125,067,694	£124,988,595	£124,828,995	£123,926,729	£117,021,978	£113,268,848
60% LAR : 40% CIR	10%	£141,669,979	£123,652,222	£123,573,401	£123,414,291	£122,513,252	£115,615,861	£111,866,819
60% LAR : 40% CIR	15%	£139,946,446	£122,221,415	£122,142,846	£121,984,186	£121,084,270	£114,193,618	£110,448,321
60% LAR : 40% CIR	20%	£138,207,615	£120,775,419	£120,697,078	£120,538,826	£119,639,931	£112,755,404	£109,013,509
60% LAR : 40% CIR	25%	£136,453,636	£119,314,381	£119,236,243	£119,078,358	£118,180,383	£111,301,374	£107,562,544
60% LAR : 40% CIR	30%	£134,684,654	£117,838,448	£117,760,487	£117,602,930	£116,705,773	£109,831,679	£106,095,579
60% LAR : 40% CIR	35%	£132,900,817	£116,347,764	£116,269,956	£116,112,688	£115,216,251	£108,346,475	£104,612,775
60% LAR : 40% CIR	40%	£131,102,274	£114,842,477	£114,764,797	£114,607,778	£113,711,962	£106,845,914	£103,114,286
60% LAR : 40% CIR	45%	£129,289,168	£113,322,732	£113,245,157	£113,088,347	£112,193,055	£105,330,151	£101,600,268
60% LAR : 40% CIR	50%	£127,461,651	£111,788,675	£111,711,182	£111,554,543	£110,659,679	£103,799,340	£100,070,883

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£160,071,725	£141,468,844	£141,389,441	£141,229,308	£140,325,712	£133,412,976	£129,655,408
60% LAR : 40% CIR	5%	£158,379,227	£140,068,852	£139,989,753	£139,830,153	£138,927,887	£132,023,136	£128,270,006
60% LAR : 40% CIR	10%	£156,671,136	£138,653,380	£138,574,559	£138,415,449	£137,514,410	£130,617,019	£126,867,977
60% LAR : 40% CIR	15%	£154,947,604	£137,222,573	£137,144,004	£136,985,344	£136,085,428	£129,194,776	£125,449,479
60% LAR : 40% CIR	20%	£153,208,773	£135,776,577	£135,698,236	£135,539,984	£134,641,089	£127,756,562	£124,014,667
60% LAR : 40% CIR	25%	£151,454,794	£134,315,539	£134,237,401	£134,079,516	£133,181,541	£126,302,532	£122,563,702
60% LAR : 40% CIR	30%	£149,685,812	£132,839,606	£132,761,645	£132,604,087	£131,706,931	£124,832,837	£121,096,737
60% LAR : 40% CIR	35%	£147,901,975	£131,348,922	£131,271,114	£131,113,846	£130,217,409	£123,347,633	£119,613,933
60% LAR : 40% CIR	40%	£146,103,432	£129,843,634	£129,765,955	£129,608,935	£128,713,120	£121,847,072	£118,115,444
60% LAR : 40% CIR	45%	£144,290,326	£128,323,890	£128,246,315	£128,089,505	£127,194,213	£120,331,309	£116,601,426
60% LAR : 40% CIR	50%	£142,462,809	£126,789,832	£126,712,340	£126,555,701	£125,660,836	£118,800,497	£115,072,040

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£177,804,514	£159,201,633	£159,122,231	£158,962,097	£158,058,501	£151,145,765	£147,388,198
60% LAR : 40% CIR	5%	£176,112,016	£157,801,642	£157,722,543	£157,562,943	£156,660,676	£149,755,925	£146,002,795
60% LAR : 40% CIR	10%	£174,403,926	£156,386,170	£156,307,349	£156,148,238	£155,247,200	£148,349,808	£144,600,766
60% LAR : 40% CIR	15%	£172,680,393	£154,955,362	£154,876,794	£154,718,133	£153,818,217	£146,927,565	£143,182,268
60% LAR : 40% CIR	20%	£170,941,563	£153,509,367	£153,431,025	£153,272,773	£152,373,878	£145,489,351	£141,747,457
60% LAR : 40% CIR	25%	£169,187,583	£152,048,329	£151,970,190	£151,812,306	£150,914,331	£144,035,321	£140,296,492
60% LAR : 40% CIR	30%	£167,418,601	£150,572,396	£150,494,434	£150,336,877	£149,439,721	£142,565,626	£138,829,527
60% LAR : 40% CIR	35%	£165,634,765	£149,081,711	£149,003,903	£148,846,635	£147,950,198	£141,080,422	£137,346,722
60% LAR : 40% CIR	40%	£163,836,221	£147,576,424	£147,498,744	£147,341,725	£146,445,910	£139,579,862	£135,848,233
60% LAR : 40% CIR	45%	£162,023,116	£146,056,679	£145,979,104	£145,822,295	£144,927,003	£138,064,099	£134,334,216
60% LAR : 40% CIR	50%	£160,195,599	£144,522,622	£144,445,129	£144,288,490	£143,393,626	£136,533,287	£132,804,830

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £950 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£199,709,425	£181,051,019	£180,971,617	£180,811,484	£179,907,887	£172,995,151	£169,237,584
60% LAR : 40% CIR	5%	£197,843,306	£179,480,182	£179,401,084	£179,241,483	£178,339,218	£171,434,467	£167,681,335
60% LAR : 40% CIR	10%	£196,961,594	£177,893,864	£177,815,043	£177,655,934	£176,754,894	£169,857,503	£166,108,462
60% LAR : 40% CIR	15%	£194,064,438	£176,292,212	£176,213,644	£176,054,983	£175,155,067	£168,264,415	£164,519,117
60% LAR : 40% CIR	20%	£192,151,986	£174,675,371	£174,597,029	£174,438,777	£173,539,882	£166,655,355	£162,913,461
60% LAR : 40% CIR	25%	£190,224,386	£173,043,488	£172,965,349	£172,807,464	£171,909,489	£165,030,480	£161,291,650
60% LAR : 40% CIR	30%	£188,281,782	£171,396,708	£171,318,746	£171,161,190	£170,264,033	£163,389,940	£159,653,840
60% LAR : 40% CIR	35%	£186,324,323	£169,735,178	£169,657,370	£169,500,102	£168,603,665	£161,733,889	£158,000,189
60% LAR : 40% CIR	40%	£184,352,156	£168,059,045	£167,981,366	£167,824,346	£166,928,531	£160,062,483	£156,330,854
60% LAR : 40% CIR	45%	£182,365,431	£166,368,454	£166,290,881	£166,134,070	£165,238,779	£158,375,875	£154,645,992
60% LAR : 40% CIR	50%	£180,364,291	£164,663,552	£164,586,060	£164,429,421	£163,534,556	£156,674,217	£152,945,759

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£112,339,267	£93,680,861	£93,601,459	£93,441,327	£92,537,729	£85,624,993	£81,867,426
60% LAR : 40% CIR	5%	£110,473,148	£92,110,024	£92,030,926	£91,871,325	£90,969,060	£84,064,309	£80,311,178
60% LAR : 40% CIR	10%	£108,591,436	£90,523,706	£90,444,885	£90,285,776	£89,384,736	£82,487,345	£78,738,304
60% LAR : 40% CIR	15%	£106,694,281	£88,922,054	£88,843,486	£88,684,825	£87,784,909	£80,894,257	£77,148,959
60% LAR : 40% CIR	20%	£104,781,828	£87,305,213	£87,226,871	£87,068,619	£86,169,725	£79,285,198	£75,543,303
60% LAR : 40% CIR	25%	£102,854,228	£85,673,330	£85,595,191	£85,437,306	£84,539,331	£77,660,322	£73,921,492
60% LAR : 40% CIR	30%	£100,911,624	£84,026,550	£83,948,589	£83,791,033	£82,893,875	£76,019,782	£72,283,682
60% LAR : 40% CIR	35%	£98,954,165	£82,365,020	£82,287,212	£82,129,944	£81,233,507	£74,363,731	£70,630,031
60% LAR : 40% CIR	40%	£96,981,999	£80,688,887	£80,611,208	£80,454,188	£79,558,373	£72,692,325	£68,960,696
60% LAR : 40% CIR	45%	£94,995,273	£78,998,296	£78,920,723	£78,763,912	£77,868,621	£71,005,717	£67,275,834
60% LAR : 40% CIR	50%	£92,994,133	£77,293,394	£77,215,902	£77,059,263	£76,164,398	£69,304,059	£65,575,601

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£148,543,004	£129,884,598	£129,805,196	£129,645,063	£128,741,466	£121,828,730	£118,071,163
60% LAR : 40% CIR	5%	£146,676,884	£128,313,761	£128,234,663	£128,075,062	£127,172,797	£120,268,046	£116,514,914
60% LAR : 40% CIR	10%	£144,795,173	£126,727,443	£126,648,622	£126,489,513	£125,588,473	£118,691,082	£114,942,041
60% LAR : 40% CIR	15%	£142,898,017	£125,125,791	£125,047,222	£124,888,562	£123,988,646	£117,097,994	£113,352,696
60% LAR : 40% CIR	20%	£140,985,565	£123,508,950	£123,430,608	£123,272,356	£122,373,461	£115,488,934	£111,747,040
60% LAR : 40% CIR	25%	£139,057,964	£121,877,067	£121,798,928	£121,641,043	£120,743,068	£113,864,059	£110,125,229
60% LAR : 40% CIR	30%	£137,115,361	£120,230,287	£120,152,325	£119,994,769	£119,097,612	£112,223,518	£108,487,419
60% LAR : 40% CIR	35%	£135,157,902	£118,568,757	£118,490,949	£118,333,681	£117,437,244	£110,567,468	£106,833,768
60% LAR : 40% CIR	40%	£133,185,735	£116,892,624	£116,814,945	£116,657,925	£115,762,110	£108,896,062	£105,164,433
60% LAR : 40% CIR	45%	£131,199,010	£115,202,033	£115,124,459	£114,967,649	£114,072,358	£107,209,454	£103,479,571
60% LAR : 40% CIR	50%	£129,197,870	£113,497,131	£113,419,639	£113,263,000	£112,368,135	£105,507,796	£101,779,338

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£163,544,162	£144,885,756	£144,806,353	£144,646,221	£143,742,624	£136,829,888	£133,072,321
60% LAR : 40% CIR	5%	£161,678,042	£143,314,919	£143,235,821	£143,076,220	£142,173,954	£135,269,204	£131,516,072
60% LAR : 40% CIR	10%	£159,796,331	£141,728,601	£141,649,780	£141,490,670	£140,589,631	£133,692,240	£129,943,198
60% LAR : 40% CIR	15%	£157,899,175	£140,126,949	£140,048,380	£139,889,720	£138,989,804	£132,099,152	£128,353,854
60% LAR : 40% CIR	20%	£155,986,723	£138,510,108	£138,431,766	£138,273,514	£137,374,619	£130,490,092	£126,748,198
60% LAR : 40% CIR	25%	£154,059,122	£136,878,225	£136,800,085	£136,642,201	£135,744,226	£128,865,217	£125,126,387
60% LAR : 40% CIR	30%	£152,116,519	£135,231,445	£135,153,483	£134,995,927	£134,098,770	£127,224,676	£123,488,577
60% LAR : 40% CIR	35%	£150,159,059	£133,569,915	£133,492,107	£133,334,839	£132,438,402	£125,568,626	£121,834,926
60% LAR : 40% CIR	40%	£148,186,893	£131,893,782	£131,816,103	£131,659,083	£130,763,268	£123,897,219	£120,165,591
60% LAR : 40% CIR	45%	£146,200,167	£130,203,191	£130,125,617	£129,968,807	£129,073,516	£122,210,612	£118,480,729
60% LAR : 40% CIR	50%	£144,199,028	£128,498,289	£128,420,797	£128,264,158	£127,369,293	£120,508,954	£116,780,496

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£181,276,952	£162,618,546	£162,539,143	£162,379,011	£161,475,413	£154,562,677	£150,805,110
60% LAR : 40% CIR	5%	£179,410,832	£161,047,708	£160,968,610	£160,809,009	£159,906,744	£153,001,993	£149,248,862
60% LAR : 40% CIR	10%	£177,529,120	£159,461,391	£159,382,569	£159,223,460	£158,322,421	£151,425,029	£147,675,988
60% LAR : 40% CIR	15%	£175,631,965	£157,859,738	£157,781,170	£157,622,509	£156,722,593	£149,831,941	£146,086,643
60% LAR : 40% CIR	20%	£173,719,513	£156,242,897	£156,164,556	£156,006,303	£155,107,409	£148,222,882	£144,480,987
60% LAR : 40% CIR	25%	£171,791,912	£154,611,014	£154,532,875	£154,374,990	£153,477,015	£146,598,006	£142,859,176
60% LAR : 40% CIR	30%	£169,849,308	£152,964,234	£152,886,273	£152,728,717	£151,831,560	£144,957,466	£141,221,367
60% LAR : 40% CIR	35%	£167,891,849	£151,302,704	£151,224,896	£151,067,628	£150,171,191	£143,301,415	£139,567,715
60% LAR : 40% CIR	40%	£165,919,683	£149,626,571	£149,548,893	£149,391,872	£148,496,057	£141,630,009	£137,898,380
60% LAR : 40% CIR	45%	£163,932,957	£147,935,981	£147,858,407	£147,701,596	£146,806,305	£139,943,401	£136,213,518
60% LAR : 40% CIR	50%	£161,931,817	£146,231,079	£146,153,586	£145,996,947	£145,102,083	£138,241,744	£134,513,286

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years	
No Units	**170**
Site Area	**0.89 Ha**

Value Area	Zone B - Rest of Camden £1,000 psf
Sales value inflation	**Base**
Build cost inflation	**Base**
Tenure	**LAR : CIR**

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£203,181,863	£184,467,932	£184,388,530	£184,228,397	£183,324,800	£176,412,065	£172,654,497
60% LAR : 40% CIR	5%	£201,142,121	£182,726,250	£182,647,150	£182,487,550	£181,585,284	£174,680,533	£170,927,403
60% LAR : 40% CIR	10%	£199,086,788	£180,969,086	£180,890,265	£180,731,155	£179,830,116	£172,932,725	£169,183,682
60% LAR : 40% CIR	15%	£197,016,010	£179,196,588	£179,118,019	£178,959,358	£178,059,443	£171,168,791	£167,423,493
60% LAR : 40% CIR	20%	£194,929,936	£177,408,901	£177,330,560	£177,172,307	£176,273,413	£169,388,886	£165,646,991
60% LAR : 40% CIR	25%	£192,829,713	£175,606,172	£175,528,033	£175,370,149	£174,472,173	£167,593,164	£163,854,334
60% LAR : 40% CIR	30%	£190,712,488	£173,788,547	£173,710,585	£173,553,029	£172,655,872	£165,781,778	£162,045,679
60% LAR : 40% CIR	35%	£188,581,408	£171,956,172	£171,878,364	£171,721,095	£170,824,658	£163,954,883	£160,221,182
60% LAR : 40% CIR	40%	£186,435,619	£170,109,193	£170,031,514	£169,874,494	£168,978,679	£162,112,631	£158,381,002
60% LAR : 40% CIR	45%	£184,275,271	£168,247,757	£168,170,183	£168,013,372	£167,118,080	£160,255,176	£156,525,294
60% LAR : 40% CIR	50%	£182,100,510	£166,372,009	£166,294,516	£166,137,876	£165,243,013	£158,382,674	£154,654,216

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£115,811,705	£97,097,774	£97,018,372	£96,858,239	£95,954,643	£89,041,907	£85,284,339
60% LAR : 40% CIR	5%	£113,771,963	£95,356,092	£95,276,992	£95,117,393	£94,215,126	£87,310,375	£83,557,245
60% LAR : 40% CIR	10%	£111,716,630	£93,598,928	£93,520,107	£93,360,998	£92,459,958	£85,562,567	£81,813,525
60% LAR : 40% CIR	15%	£109,645,852	£91,826,430	£91,747,861	£91,589,200	£90,689,285	£83,798,633	£80,053,335
60% LAR : 40% CIR	20%	£107,559,779	£90,038,743	£89,960,402	£89,802,149	£88,903,255	£82,018,728	£78,276,833
60% LAR : 40% CIR	25%	£105,458,555	£88,236,014	£88,157,875	£87,999,991	£87,102,016	£80,223,006	£76,484,176
60% LAR : 40% CIR	30%	£103,342,330	£86,418,389	£86,340,427	£86,182,871	£85,285,714	£78,411,620	£74,675,521
60% LAR : 40% CIR	35%	£101,211,250	£84,586,014	£84,508,206	£84,350,937	£83,454,500	£76,584,725	£72,851,024
60% LAR : 40% CIR	40%	£99,065,461	£82,739,035	£82,661,356	£82,504,336	£81,608,521	£74,742,473	£71,010,844
60% LAR : 40% CIR	45%	£96,905,113	£80,877,599	£80,800,025	£80,643,215	£79,747,922	£72,885,018	£69,155,136
60% LAR : 40% CIR	50%	£94,730,352	£79,001,851	£78,924,359	£78,767,718	£77,872,855	£71,012,516	£67,284,058

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£152,015,442	£133,301,511	£133,222,109	£133,061,976	£132,158,379	£125,245,643	£121,488,076
60% LAR : 40% CIR	5%	£149,975,700	£131,559,829	£131,480,729	£131,321,129	£130,418,863	£123,514,112	£119,760,982
60% LAR : 40% CIR	10%	£147,920,367	£129,802,665	£129,723,844	£129,564,734	£128,663,695	£121,766,304	£118,017,261
60% LAR : 40% CIR	15%	£145,849,589	£128,030,167	£127,951,598	£127,792,937	£126,893,022	£120,002,370	£116,257,072
60% LAR : 40% CIR	20%	£143,763,515	£126,242,480	£126,164,139	£126,005,886	£125,106,992	£118,222,465	£114,480,570
60% LAR : 40% CIR	25%	£141,662,292	£124,439,751	£124,361,612	£124,203,727	£123,305,752	£116,426,743	£112,687,913
60% LAR : 40% CIR	30%	£139,546,067	£122,622,126	£122,544,164	£122,386,608	£121,489,451	£114,615,357	£110,879,258
60% LAR : 40% CIR	35%	£137,414,987	£120,789,751	£120,711,943	£120,554,674	£119,658,237	£112,788,462	£109,054,761
60% LAR : 40% CIR	40%	£135,269,198	£118,942,772	£118,865,092	£118,708,073	£117,812,258	£110,946,210	£107,214,581
60% LAR : 40% CIR	45%	£133,108,850	£117,081,336	£117,003,762	£116,846,951	£115,951,659	£109,088,755	£105,358,873
60% LAR : 40% CIR	50%	£130,934,088	£115,205,588	£115,128,095	£114,971,455	£114,076,592	£107,216,253	£103,487,795

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£167,016,600	£148,302,668	£148,223,267	£148,063,134	£147,159,537	£140,246,801	£136,489,234
60% LAR : 40% CIR	5%	£164,976,858	£146,560,986	£146,481,887	£146,322,287	£145,420,021	£138,515,270	£134,762,140
60% LAR : 40% CIR	10%	£162,921,525	£144,803,823	£144,725,002	£144,565,892	£143,664,853	£136,767,462	£133,018,419
60% LAR : 40% CIR	15%	£160,850,747	£143,031,325	£142,952,755	£142,794,095	£141,894,180	£135,003,528	£131,258,230
60% LAR : 40% CIR	20%	£158,764,673	£141,243,638	£141,165,296	£141,007,044	£140,108,150	£133,223,623	£129,481,728
60% LAR : 40% CIR	25%	£156,663,450	£139,440,909	£139,362,770	£139,204,885	£138,306,910	£131,427,901	£127,689,071
60% LAR : 40% CIR	30%	£154,547,225	£137,623,284	£137,545,322	£137,387,766	£136,490,609	£129,616,515	£125,880,416
60% LAR : 40% CIR	35%	£152,416,145	£135,790,909	£135,713,101	£135,555,832	£134,659,395	£127,789,620	£124,055,919
60% LAR : 40% CIR	40%	£150,270,356	£133,943,930	£133,866,250	£133,709,231	£132,813,416	£125,947,368	£122,215,739
60% LAR : 40% CIR	45%	£148,110,008	£132,082,494	£132,004,920	£131,848,109	£130,952,817	£124,089,913	£120,360,031
60% LAR : 40% CIR	50%	£145,935,246	£130,206,746	£130,129,253	£129,972,613	£129,077,750	£122,217,411	£118,488,953

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£184,749,389	£166,035,458	£165,956,056	£165,795,923	£164,892,327	£157,979,591	£154,222,024
60% LAR : 40% CIR	5%	£182,709,648	£164,293,776	£164,214,677	£164,055,077	£163,152,810	£156,248,060	£152,494,929
60% LAR : 40% CIR	10%	£180,654,314	£162,536,612	£162,457,791	£162,298,682	£161,397,642	£154,500,251	£150,751,209
60% LAR : 40% CIR	15%	£178,583,536	£160,764,114	£160,685,545	£160,526,885	£159,626,969	£152,736,317	£148,991,019
60% LAR : 40% CIR	20%	£176,497,463	£158,976,427	£158,898,086	£158,739,834	£157,840,939	£150,956,412	£147,214,517
60% LAR : 40% CIR	25%	£174,396,239	£157,173,699	£157,095,559	£156,937,675	£156,039,700	£149,160,691	£145,421,861
60% LAR : 40% CIR	30%	£172,280,014	£155,356,073	£155,278,111	£155,120,555	£154,223,398	£147,349,305	£143,613,205
60% LAR : 40% CIR	35%	£170,148,934	£153,523,698	£153,445,890	£153,288,621	£152,392,184	£145,522,409	£141,788,708
60% LAR : 40% CIR	40%	£168,003,146	£151,676,719	£151,599,040	£151,442,020	£150,546,205	£143,680,157	£139,948,528
60% LAR : 40% CIR	45%	£165,842,797	£149,815,283	£149,737,709	£149,580,899	£148,685,607	£141,822,703	£138,092,821
60% LAR : 40% CIR	50%	£163,668,036	£147,939,535	£147,862,043	£147,705,403	£146,810,539	£139,950,200	£136,221,742

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,050 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£206,654,300	£187,884,845	£187,805,442	£187,645,309	£186,741,713	£179,828,977	£176,071,410
60% LAR : 40% CIR	5%	£204,440,936	£185,972,316	£185,893,218	£185,733,617	£184,831,352	£177,926,601	£174,173,470
60% LAR : 40% CIR	10%	£202,211,981	£184,044,308	£183,965,486	£183,806,376	£182,905,337	£176,007,947	£172,258,904
60% LAR : 40% CIR	15%	£199,967,583	£182,100,964	£182,022,395	£181,863,734	£180,963,818	£174,073,167	£170,327,869
60% LAR : 40% CIR	20%	£197,707,887	£180,142,431	£180,064,090	£179,905,838	£179,006,943	£172,122,416	£168,380,521
60% LAR : 40% CIR	25%	£195,433,042	£178,168,857	£178,090,718	£177,932,833	£177,034,858	£170,155,849	£166,417,019
60% LAR : 40% CIR	30%	£193,143,194	£176,180,385	£176,102,424	£175,944,868	£175,047,712	£168,173,617	£164,437,518
60% LAR : 40% CIR	35%	£190,838,492	£174,177,165	£174,099,357	£173,942,088	£173,045,652	£166,175,876	£162,442,176
60% LAR : 40% CIR	40%	£188,519,082	£172,159,340	£172,081,662	£171,924,641	£171,028,826	£164,162,778	£160,431,149
60% LAR : 40% CIR	45%	£186,185,112	£170,127,058	£170,049,484	£169,892,674	£168,997,383	£162,134,479	£158,404,596
60% LAR : 40% CIR	50%	£183,836,728	£168,080,465	£168,002,972	£167,846,333	£166,951,470	£160,091,130	£156,362,673

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£119,284,142	£100,514,687	£100,435,284	£100,275,151	£99,371,555	£92,458,819	£88,701,252
60% LAR : 40% CIR	5%	£117,070,778	£98,602,158	£98,523,060	£98,363,459	£97,461,194	£90,556,443	£86,803,312
60% LAR : 40% CIR	10%	£114,841,823	£96,674,150	£96,595,328	£96,436,218	£95,535,179	£88,637,789	£84,888,746
60% LAR : 40% CIR	15%	£112,597,425	£94,730,806	£94,652,237	£94,493,576	£93,593,660	£86,703,009	£82,957,711
60% LAR : 40% CIR	20%	£110,337,729	£92,772,273	£92,693,932	£92,535,680	£91,636,785	£84,752,258	£81,010,363
60% LAR : 40% CIR	25%	£108,062,884	£90,798,699	£90,720,560	£90,562,675	£89,664,700	£82,785,691	£79,046,861
60% LAR : 40% CIR	30%	£105,773,036	£88,810,228	£88,732,266	£88,574,710	£87,677,554	£80,803,459	£77,067,360
60% LAR : 40% CIR	35%	£103,468,334	£86,807,007	£86,729,199	£86,571,930	£85,675,494	£78,805,718	£75,072,018
60% LAR : 40% CIR	40%	£101,148,924	£84,789,182	£84,711,504	£84,554,483	£83,658,668	£76,792,620	£73,060,991
60% LAR : 40% CIR	45%	£98,814,954	£82,756,900	£82,679,327	£82,522,516	£81,627,225	£74,764,321	£71,034,438
60% LAR : 40% CIR	50%	£96,466,570	£80,710,307	£80,632,814	£80,476,175	£79,581,312	£72,720,972	£68,992,515

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£155,487,879	£136,718,424	£136,639,021	£136,478,888	£135,575,292	£128,662,556	£124,904,989
60% LAR : 40% CIR	5%	£153,274,515	£134,805,895	£134,726,797	£134,567,196	£133,664,931	£126,760,180	£123,007,049
60% LAR : 40% CIR	10%	£151,045,560	£132,877,887	£132,799,065	£132,639,955	£131,738,916	£124,841,525	£121,092,483
60% LAR : 40% CIR	15%	£148,801,162	£130,934,543	£130,855,974	£130,697,313	£129,797,397	£122,906,746	£119,161,448
60% LAR : 40% CIR	20%	£146,541,465	£128,976,010	£128,897,669	£128,739,417	£127,840,522	£120,955,995	£117,214,100
60% LAR : 40% CIR	25%	£144,266,620	£127,002,436	£126,924,297	£126,766,412	£125,868,437	£118,989,428	£115,250,598
60% LAR : 40% CIR	30%	£141,976,773	£125,013,964	£124,936,003	£124,778,447	£123,881,291	£117,007,196	£113,271,097
60% LAR : 40% CIR	35%	£139,672,071	£123,010,744	£122,932,936	£122,775,667	£121,879,231	£115,009,455	£111,275,755
60% LAR : 40% CIR	40%	£137,352,661	£120,992,919	£120,915,241	£120,758,220	£119,862,405	£112,996,357	£109,264,728
60% LAR : 40% CIR	45%	£135,018,691	£118,960,637	£118,883,063	£118,726,253	£117,830,962	£110,968,058	£107,238,175
60% LAR : 40% CIR	50%	£132,670,307	£116,914,044	£116,836,551	£116,679,912	£115,785,049	£108,924,709	£105,196,252

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£170,489,037	£151,719,582	£151,640,179	£151,480,046	£150,576,450	£143,663,714	£139,906,146
60% LAR : 40% CIR	5%	£168,275,673	£149,807,053	£149,727,955	£149,568,354	£148,666,089	£141,761,338	£138,008,206
60% LAR : 40% CIR	10%	£166,046,718	£147,879,045	£147,800,223	£147,641,113	£146,740,074	£139,842,683	£136,093,641
60% LAR : 40% CIR	15%	£163,802,320	£145,935,701	£145,857,131	£145,698,471	£144,798,555	£137,907,904	£134,162,606
60% LAR : 40% CIR	20%	£161,542,623	£143,977,168	£143,898,827	£143,740,574	£142,841,680	£135,957,153	£132,215,258
60% LAR : 40% CIR	25%	£159,267,778	£142,003,594	£141,925,454	£141,767,570	£140,869,595	£133,990,586	£130,251,756
60% LAR : 40% CIR	30%	£156,977,931	£140,015,122	£139,937,161	£139,779,605	£138,882,449	£132,008,354	£128,272,255
60% LAR : 40% CIR	35%	£154,673,229	£138,011,902	£137,934,094	£137,776,825	£136,880,389	£130,010,613	£126,276,913
60% LAR : 40% CIR	40%	£152,353,819	£135,994,077	£135,916,399	£135,759,378	£134,863,563	£127,997,515	£124,265,886
60% LAR : 40% CIR	45%	£150,019,849	£133,961,795	£133,884,221	£133,727,411	£132,832,120	£125,969,216	£122,239,333
60% LAR : 40% CIR	50%	£147,671,465	£131,915,201	£131,837,709	£131,681,070	£130,786,207	£123,925,866	£120,197,409

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£188,221,826	£169,452,371	£169,372,969	£169,212,835	£168,309,239	£161,396,503	£157,638,936
60% LAR : 40% CIR	5%	£186,008,462	£167,539,842	£167,460,744	£167,301,143	£166,398,878	£159,494,127	£155,740,996
60% LAR : 40% CIR	10%	£183,779,508	£165,611,834	£165,533,012	£165,373,903	£164,472,863	£157,575,473	£153,826,431
60% LAR : 40% CIR	15%	£181,535,109	£163,668,490	£163,589,921	£163,431,261	£162,531,344	£155,640,693	£151,895,395
60% LAR : 40% CIR	20%	£179,275,413	£161,709,958	£161,631,616	£161,473,364	£160,574,469	£153,689,942	£149,948,048
60% LAR : 40% CIR	25%	£177,000,568	£159,736,383	£159,658,244	£159,500,359	£158,602,384	£151,723,375	£147,984,545
60% LAR : 40% CIR	30%	£174,710,720	£157,747,912	£157,669,950	£157,512,394	£156,615,238	£149,741,143	£146,005,044
60% LAR : 40% CIR	35%	£172,406,019	£155,744,691	£155,666,883	£155,509,614	£154,613,178	£147,743,402	£144,009,702
60% LAR : 40% CIR	40%	£170,086,608	£153,726,867	£153,649,188	£153,492,168	£152,596,352	£145,730,304	£141,998,676
60% LAR : 40% CIR	45%	£167,752,638	£151,694,585	£151,617,011	£151,460,200	£150,564,909	£143,702,005	£139,972,122
60% LAR : 40% CIR	50%	£165,404,255	£149,647,991	£149,570,498	£149,413,859	£148,518,996	£141,658,656	£137,930,199

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,100 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£210,126,738	£191,301,757	£191,222,355	£191,062,222	£190,158,626	£183,245,889	£179,488,322
60% LAR : 40% CIR	5%	£207,739,752	£189,218,384	£189,139,285	£188,979,685	£188,077,418	£181,172,667	£177,419,537
60% LAR : 40% CIR	10%	£205,337,175	£187,119,529	£187,040,708	£186,881,598	£185,980,559	£179,083,167	£175,334,125
60% LAR : 40% CIR	15%	£202,919,154	£185,005,339	£184,926,771	£184,768,110	£183,868,194	£176,977,542	£173,232,245
60% LAR : 40% CIR	20%	£200,485,837	£182,875,962	£182,797,620	£182,639,368	£181,740,473	£174,855,946	£171,114,052
60% LAR : 40% CIR	25%	£198,037,370	£180,731,541	£180,653,402	£180,495,518	£179,597,542	£172,718,533	£168,979,703
60% LAR : 40% CIR	30%	£195,573,901	£178,572,224	£178,494,263	£178,336,707	£177,439,550	£170,565,456	£166,829,356
60% LAR : 40% CIR	35%	£193,095,577	£176,398,158	£176,320,350	£176,163,082	£175,266,645	£168,396,869	£164,663,169
60% LAR : 40% CIR	40%	£190,602,545	£174,209,487	£174,131,809	£173,974,788	£173,078,973	£166,212,926	£162,481,297
60% LAR : 40% CIR	45%	£188,094,952	£172,006,361	£171,928,787	£171,771,976	£170,876,684	£164,013,780	£160,283,898
60% LAR : 40% CIR	50%	£185,572,947	£169,788,921	£169,711,429	£169,554,790	£168,659,925	£161,799,586	£158,071,128

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£122,756,581	£103,931,599	£103,852,197	£103,692,065	£102,788,468	£95,875,731	£92,118,164
60% LAR : 40% CIR	5%	£120,369,594	£101,848,226	£101,769,127	£101,609,527	£100,707,260	£93,802,510	£90,049,379
60% LAR : 40% CIR	10%	£117,967,018	£99,749,371	£99,670,550	£99,511,440	£98,610,401	£91,713,009	£87,963,967
60% LAR : 40% CIR	15%	£115,548,997	£97,635,181	£97,556,613	£97,397,952	£96,498,036	£89,607,384	£85,862,087
60% LAR : 40% CIR	20%	£113,115,679	£95,505,804	£95,427,462	£95,269,210	£94,370,315	£87,485,788	£83,743,894
60% LAR : 40% CIR	25%	£110,667,212	£93,361,384	£93,283,244	£93,125,360	£92,227,385	£85,348,375	£81,609,545
60% LAR : 40% CIR	30%	£108,203,743	£91,202,066	£91,124,105	£90,966,549	£90,069,393	£83,195,298	£79,459,199
60% LAR : 40% CIR	35%	£105,725,419	£89,028,000	£88,950,192	£88,792,924	£87,896,487	£81,026,711	£77,293,011
60% LAR : 40% CIR	40%	£103,232,387	£86,839,330	£86,761,651	£86,604,631	£85,708,815	£78,842,768	£75,111,139
60% LAR : 40% CIR	45%	£100,724,794	£84,636,203	£84,558,629	£84,401,818	£83,506,526	£76,643,622	£72,913,740
60% LAR : 40% CIR	50%	£98,202,789	£82,418,763	£82,341,271	£82,184,632	£81,289,767	£74,429,428	£70,700,970

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£158,960,317	£140,135,336	£140,055,934	£139,895,801	£138,992,205	£132,079,468	£128,321,901
60% LAR : 40% CIR	5%	£156,573,331	£138,051,963	£137,972,863	£137,813,264	£136,910,997	£130,006,246	£126,253,116
60% LAR : 40% CIR	10%	£154,170,754	£135,953,108	£135,874,286	£135,715,177	£134,814,138	£127,916,746	£124,167,704
60% LAR : 40% CIR	15%	£151,752,733	£133,838,918	£133,760,350	£133,601,689	£132,701,773	£125,811,121	£122,065,824
60% LAR : 40% CIR	20%	£149,319,416	£131,709,541	£131,631,199	£131,472,947	£130,574,052	£123,689,525	£119,947,631
60% LAR : 40% CIR	25%	£146,870,949	£129,565,120	£129,486,981	£129,329,096	£128,431,121	£121,552,112	£117,813,282
60% LAR : 40% CIR	30%	£144,407,480	£127,405,803	£127,327,842	£127,170,286	£126,273,129	£119,399,035	£115,662,935
60% LAR : 40% CIR	35%	£141,929,156	£125,231,737	£125,153,929	£124,996,661	£124,100,224	£117,230,448	£113,496,748
60% LAR : 40% CIR	40%	£139,436,124	£123,043,086	£122,965,388	£122,808,367	£121,912,552	£115,046,505	£111,314,875
60% LAR : 40% CIR	45%	£136,928,531	£120,839,940	£120,762,366	£120,605,555	£119,710,263	£112,847,359	£109,117,477
60% LAR : 40% CIR	50%	£134,406,526	£118,622,500	£118,545,008	£118,388,369	£117,493,504	£110,633,165	£106,904,707

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£173,961,475	£155,136,494	£155,057,091	£154,896,959	£153,993,363	£147,080,626	£143,323,059
60% LAR : 40% CIR	5%	£171,574,489	£153,053,121	£152,974,021	£152,814,421	£151,912,155	£145,007,404	£141,254,274
60% LAR : 40% CIR	10%	£169,171,912	£150,954,266	£150,875,444	£150,716,335	£149,815,296	£142,917,904	£139,168,862
60% LAR : 40% CIR	15%	£166,753,891	£148,840,076	£148,761,508	£148,602,847	£147,702,931	£140,812,279	£137,066,982
60% LAR : 40% CIR	20%	£164,320,573	£146,710,698	£146,632,357	£146,474,105	£145,575,210	£138,690,683	£134,948,788
60% LAR : 40% CIR	25%	£161,872,107	£144,566,278	£144,488,139	£144,330,254	£143,432,279	£136,553,270	£132,814,440
60% LAR : 40% CIR	30%	£159,408,638	£142,406,961	£142,328,999	£142,171,443	£141,274,287	£134,400,193	£130,664,093
60% LAR : 40% CIR	35%	£156,930,314	£140,232,895	£140,155,087	£139,997,819	£139,101,382	£132,231,606	£128,497,906
60% LAR : 40% CIR	40%	£154,437,282	£138,044,224	£137,966,546	£137,809,525	£136,913,710	£130,047,663	£126,316,033
60% LAR : 40% CIR	45%	£151,929,689	£135,841,097	£135,763,524	£135,606,713	£134,711,421	£127,848,517	£124,118,635
60% LAR : 40% CIR	50%	£149,407,684	£133,623,658	£133,546,166	£133,389,527	£132,494,662	£125,634,323	£121,905,865

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£191,694,265	£172,869,284	£172,789,881	£172,629,749	£171,726,152	£164,813,416	£161,055,848
60% LAR : 40% CIR	5%	£189,307,278	£170,785,910	£170,706,811	£170,547,211	£169,644,945	£162,740,194	£158,987,064
60% LAR : 40% CIR	10%	£186,904,702	£168,687,055	£168,608,234	£168,449,124	£167,548,085	£160,650,694	£156,901,651
60% LAR : 40% CIR	15%	£184,486,681	£166,572,865	£166,494,297	£166,335,637	£165,435,721	£158,545,068	£154,799,771
60% LAR : 40% CIR	20%	£182,053,363	£164,443,488	£164,365,146	£164,206,894	£163,308,000	£156,423,473	£152,681,578
60% LAR : 40% CIR	25%	£179,604,896	£162,299,068	£162,220,928	£162,063,044	£161,165,069	£154,286,060	£150,547,230
60% LAR : 40% CIR	30%	£177,141,427	£160,139,751	£160,061,789	£159,904,233	£159,007,077	£152,132,982	£148,396,883
60% LAR : 40% CIR	35%	£174,663,103	£157,965,684	£157,887,876	£157,730,608	£156,834,171	£149,964,395	£146,230,695
60% LAR : 40% CIR	40%	£172,170,071	£155,777,014	£155,699,335	£155,542,315	£154,646,500	£147,780,453	£144,048,823
60% LAR : 40% CIR	45%	£169,662,479	£153,573,887	£153,496,313	£153,339,503	£152,444,211	£145,581,306	£141,851,425
60% LAR : 40% CIR	50%	£167,140,473	£151,356,448	£151,278,955	£151,122,316	£150,227,452	£143,367,113	£139,638,655

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,150 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£213,599,176	£194,718,670	£194,639,268	£194,479,135	£193,575,538	£186,662,803	£182,905,235
60% LAR : 40% CIR	5%	£211,036,568	£192,464,450	£192,385,352	£192,225,751	£191,323,486	£184,418,735	£180,665,604
60% LAR : 40% CIR	10%	£208,462,369	£190,194,750	£190,115,929	£189,956,820	£189,055,781	£182,158,389	£178,409,347
60% LAR : 40% CIR	15%	£205,870,726	£187,909,715	£187,831,147	£187,672,486	£186,772,570	£179,881,918	£176,136,620
60% LAR : 40% CIR	20%	£203,263,787	£185,609,492	£185,531,149	£185,372,898	£184,474,003	£177,589,477	£173,847,582
60% LAR : 40% CIR	25%	£200,641,698	£183,294,226	£183,216,087	£183,058,202	£182,160,227	£175,281,218	£171,542,388
60% LAR : 40% CIR	30%	£198,004,607	£180,964,063	£180,886,102	£180,728,545	£179,831,389	£172,957,294	£169,221,195
60% LAR : 40% CIR	35%	£195,352,661	£178,619,151	£178,541,343	£178,384,075	£177,487,638	£170,617,862	£166,884,162
60% LAR : 40% CIR	40%	£192,686,007	£176,259,636	£176,181,956	£176,024,937	£175,129,121	£168,263,073	£164,531,445
60% LAR : 40% CIR	45%	£190,004,793	£173,885,662	£173,808,088	£173,651,278	£172,755,987	£165,893,083	£162,163,200
60% LAR : 40% CIR	50%	£187,309,166	£171,497,378	£171,419,885	£171,263,245	£170,368,382	£163,508,043	£159,779,585

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£126,229,018	£107,348,512	£107,269,110	£107,108,977	£106,205,381	£99,292,645	£95,535,077
60% LAR : 40% CIR	5%	£123,668,410	£105,094,292	£105,015,194	£104,855,593	£103,953,328	£97,048,577	£93,295,446
60% LAR : 40% CIR	10%	£121,092,211	£102,824,593	£102,745,771	£102,586,662	£101,685,623	£94,788,231	£91,039,189
60% LAR : 40% CIR	15%	£118,500,568	£100,539,557	£100,460,989	£100,302,328	£99,402,412	£92,511,760	£88,766,462
60% LAR : 40% CIR	20%	£115,893,629	£98,239,334	£98,160,992	£98,002,740	£97,103,845	£90,219,319	£86,477,424
60% LAR : 40% CIR	25%	£113,271,540	£95,924,068	£95,845,929	£95,688,044	£94,790,069	£87,911,060	£84,172,230
60% LAR : 40% CIR	30%	£110,634,449	£93,593,905	£93,515,944	£93,358,387	£92,461,231	£85,587,137	£81,851,037
60% LAR : 40% CIR	35%	£107,982,503	£91,248,993	£91,171,185	£91,013,917	£90,117,480	£83,247,704	£79,514,004
60% LAR : 40% CIR	40%	£105,315,849	£88,889,478	£88,811,798	£88,654,779	£87,758,964	£80,892,916	£77,161,287
60% LAR : 40% CIR	45%	£102,634,635	£86,515,504	£86,437,930	£86,281,120	£85,385,829	£78,522,925	£74,793,042
60% LAR : 40% CIR	50%	£99,939,008	£84,127,220	£84,049,728	£83,893,087	£82,998,224	£76,137,885	£72,409,427

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£162,432,755	£143,552,249	£143,472,847	£143,312,714	£142,409,117	£135,496,382	£131,738,814
60% LAR : 40% CIR	5%	£159,872,147	£141,298,029	£141,218,931	£141,059,330	£140,157,065	£133,252,314	£129,499,183
60% LAR : 40% CIR	10%	£157,295,948	£139,028,329	£138,949,508	£138,790,399	£137,889,360	£130,991,968	£127,242,926
60% LAR : 40% CIR	15%	£154,704,305	£136,743,294	£136,664,726	£136,506,065	£135,606,149	£128,715,497	£124,970,199
60% LAR : 40% CIR	20%	£152,097,366	£134,443,071	£134,364,728	£134,206,477	£133,307,581	£126,423,055	£122,681,161
60% LAR : 40% CIR	25%	£149,475,277	£132,127,805	£132,049,666	£131,891,781	£130,993,806	£124,114,797	£120,375,967
60% LAR : 40% CIR	30%	£146,838,186	£129,797,642	£129,719,681	£129,562,124	£128,664,968	£121,790,873	£118,054,774
60% LAR : 40% CIR	35%	£144,186,240	£127,452,730	£127,374,922	£127,217,654	£126,321,217	£119,451,441	£115,717,741
60% LAR : 40% CIR	40%	£141,519,586	£125,093,215	£125,015,535	£124,858,516	£123,962,700	£117,096,652	£113,365,024
60% LAR : 40% CIR	45%	£138,838,371	£122,719,241	£122,641,667	£122,484,857	£121,589,566	£114,726,662	£110,996,779
60% LAR : 40% CIR	50%	£136,142,745	£120,330,957	£120,253,464	£120,096,824	£119,201,961	£112,341,622	£108,613,164

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£177,433,913	£158,553,406	£158,474,005	£158,313,872	£157,410,275	£150,497,539	£146,739,972
60% LAR : 40% CIR	5%	£174,873,304	£156,299,187	£156,220,089	£156,060,488	£155,158,223	£148,253,472	£144,500,341
60% LAR : 40% CIR	10%	£172,297,106	£154,029,487	£153,950,666	£153,791,557	£152,890,517	£145,993,126	£142,244,084
60% LAR : 40% CIR	15%	£169,705,463	£151,744,452	£151,665,884	£151,507,223	£150,607,307	£143,716,655	£139,971,357
60% LAR : 40% CIR	20%	£167,098,524	£149,444,229	£149,365,886	£149,207,635	£148,308,739	£141,424,213	£137,682,319
60% LAR : 40% CIR	25%	£164,476,434	£147,128,963	£147,050,823	£146,892,939	£145,994,964	£139,115,955	£135,377,125
60% LAR : 40% CIR	30%	£161,839,344	£144,798,800	£144,720,839	£144,563,282	£143,666,126	£136,792,031	£133,055,932
60% LAR : 40% CIR	35%	£159,187,398	£142,453,888	£142,376,080	£142,218,812	£141,322,375	£134,452,599	£130,718,899
60% LAR : 40% CIR	40%	£156,520,744	£140,094,373	£140,016,693	£139,859,674	£138,963,858	£132,097,810	£128,366,182
60% LAR : 40% CIR	45%	£153,839,529	£137,720,399	£137,642,825	£137,486,015	£136,590,724	£129,727,819	£125,997,936
60% LAR : 40% CIR	50%	£151,143,902	£135,332,115	£135,254,622	£135,097,982	£134,203,119	£127,342,780	£123,614,322

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£195,166,702	£176,286,196	£176,206,794	£176,046,661	£175,143,065	£168,230,329	£164,472,762
60% LAR : 40% CIR	5%	£192,606,094	£174,031,977	£173,952,878	£173,793,278	£172,891,012	£165,986,261	£162,233,130
60% LAR : 40% CIR	10%	£190,029,895	£171,762,277	£171,683,456	£171,524,346	£170,623,307	£163,725,915	£159,976,873
60% LAR : 40% CIR	15%	£187,438,252	£169,477,241	£169,398,673	£169,240,013	£168,340,097	£161,449,444	£157,704,146
60% LAR : 40% CIR	20%	£184,831,313	£167,177,018	£167,098,676	£166,940,425	£166,041,529	£159,157,003	£155,415,108
60% LAR : 40% CIR	25%	£182,209,224	£164,861,752	£164,783,613	£164,625,728	£163,727,753	£156,848,744	£153,109,914
60% LAR : 40% CIR	30%	£179,572,133	£162,531,589	£162,453,629	£162,296,072	£161,398,916	£154,524,821	£150,788,722
60% LAR : 40% CIR	35%	£176,920,187	£160,186,677	£160,108,869	£159,951,601	£159,055,164	£152,185,388	£148,451,688
60% LAR : 40% CIR	40%	£174,253,533	£157,827,162	£157,749,462	£157,592,463	£156,696,648	£149,830,600	£146,098,971
60% LAR : 40% CIR	45%	£171,572,319	£155,453,188	£155,375,615	£155,218,804	£154,323,513	£147,460,609	£143,730,726
60% LAR : 40% CIR	50%	£168,876,692	£153,064,904	£152,987,412	£152,830,772	£151,935,908	£145,075,569	£141,347,111

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,200 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£217,071,613	£198,135,583	£198,056,180	£197,896,048	£196,992,451	£190,079,715	£186,322,148
60% LAR : 40% CIR	5%	£214,337,383	£195,710,518	£195,631,419	£195,471,819	£194,569,552	£187,664,802	£183,911,671
60% LAR : 40% CIR	10%	£211,587,563	£193,269,971	£193,191,150	£193,032,041	£192,131,001	£185,233,610	£181,484,569
60% LAR : 40% CIR	15%	£208,822,298	£190,814,091	£190,735,522	£190,576,861	£189,676,946	£182,786,294	£179,040,996
60% LAR : 40% CIR	20%	£206,041,737	£188,343,021	£188,264,680	£188,106,428	£187,207,533	£180,323,007	£176,581,112
60% LAR : 40% CIR	25%	£203,246,026	£185,856,910	£185,778,771	£185,620,887	£184,722,911	£177,843,902	£174,105,072
60% LAR : 40% CIR	30%	£200,435,313	£183,355,903	£183,277,941	£183,120,384	£182,223,228	£175,349,133	£171,613,034
60% LAR : 40% CIR	35%	£197,609,745	£180,840,145	£180,762,337	£180,605,068	£179,708,631	£172,838,856	£169,105,156
60% LAR : 40% CIR	40%	£194,769,470	£178,309,783	£178,232,104	£178,075,084	£177,179,269	£170,313,221	£166,581,592
60% LAR : 40% CIR	45%	£191,914,634	£175,764,965	£175,687,391	£175,530,580	£174,635,288	£167,772,384	£164,042,502
60% LAR : 40% CIR	50%	£189,045,384	£173,205,834	£173,128,341	£172,971,702	£172,076,839	£165,216,499	£161,488,042

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£129,701,455	£110,765,425	£110,686,022	£110,525,890	£109,622,293	£102,709,557	£98,951,990
60% LAR : 40% CIR	5%	£126,967,225	£108,340,360	£108,261,261	£108,101,661	£107,199,395	£100,294,644	£96,541,513
60% LAR : 40% CIR	10%	£124,217,405	£105,899,813	£105,820,992	£105,661,883	£104,760,843	£97,863,452	£94,114,411
60% LAR : 40% CIR	15%	£121,452,140	£103,443,933	£103,365,364	£103,206,703	£102,306,788	£95,416,136	£91,670,838
60% LAR : 40% CIR	20%	£118,671,579	£100,972,863	£100,894,522	£100,736,271	£99,837,375	£92,952,849	£89,210,954
60% LAR : 40% CIR	25%	£115,875,868	£98,486,753	£98,408,613	£98,250,729	£97,352,754	£90,473,744	£86,734,914
60% LAR : 40% CIR	30%	£113,065,155	£95,985,745	£95,907,783	£95,750,226	£94,853,070	£87,978,975	£84,242,876
60% LAR : 40% CIR	35%	£110,239,588	£93,469,987	£93,392,179	£93,234,910	£92,338,473	£85,468,698	£81,734,998
60% LAR : 40% CIR	40%	£107,399,312	£90,939,625	£90,861,946	£90,704,926	£89,809,111	£82,943,063	£79,211,434
60% LAR : 40% CIR	45%	£104,544,476	£88,394,807	£88,317,233	£88,160,422	£87,265,130	£80,402,226	£76,672,344
60% LAR : 40% CIR	50%	£101,675,226	£85,835,676	£85,758,183	£85,601,544	£84,706,681	£77,846,341	£74,117,884

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£165,905,192	£146,969,162	£146,889,759	£146,729,627	£145,826,030	£138,913,294	£135,155,727
60% LAR : 40% CIR	5%	£163,170,962	£144,544,097	£144,464,998	£144,305,398	£143,403,131	£136,498,381	£132,745,250
60% LAR : 40% CIR	10%	£160,421,142	£142,103,550	£142,024,729	£141,865,620	£140,964,580	£134,067,189	£130,318,148
60% LAR : 40% CIR	15%	£157,655,877	£139,647,670	£139,569,101	£139,410,440	£138,510,525	£131,619,873	£127,874,575
60% LAR : 40% CIR	20%	£154,875,316	£137,176,600	£137,098,259	£136,940,007	£136,041,112	£129,156,586	£125,414,691
60% LAR : 40% CIR	25%	£152,079,605	£134,690,489	£134,612,350	£134,454,465	£133,556,490	£126,677,481	£122,938,651
60% LAR : 40% CIR	30%	£149,268,892	£132,189,482	£132,111,520	£131,953,963	£131,056,807	£124,182,712	£120,446,613
60% LAR : 40% CIR	35%	£146,443,324	£129,673,724	£129,595,916	£129,438,647	£128,542,210	£121,672,435	£117,938,735
60% LAR : 40% CIR	40%	£143,603,048	£127,143,362	£127,065,683	£126,908,663	£126,012,848	£119,146,800	£115,415,171
60% LAR : 40% CIR	45%	£140,748,213	£124,598,543	£124,520,970	£124,364,159	£123,468,867	£116,605,963	£112,876,081
60% LAR : 40% CIR	50%	£137,878,963	£122,039,413	£121,961,920	£121,805,281	£120,910,418	£114,050,078	£110,321,621

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£180,906,350	£161,970,320	£161,890,917	£161,730,785	£160,827,188	£153,914,452	£150,156,885
60% LAR : 40% CIR	5%	£178,172,120	£159,545,255	£159,466,156	£159,306,556	£158,404,289	£151,499,538	£147,746,408
60% LAR : 40% CIR	10%	£175,422,300	£157,104,708	£157,025,887	£156,866,777	£155,965,738	£149,068,347	£145,319,305
60% LAR : 40% CIR	15%	£172,657,035	£154,648,828	£154,570,259	£154,411,598	£153,511,683	£146,621,031	£142,875,733
60% LAR : 40% CIR	20%	£169,876,474	£152,177,758	£152,099,417	£151,941,165	£151,042,270	£144,157,744	£140,415,849
60% LAR : 40% CIR	25%	£167,080,763	£149,691,647	£149,613,508	£149,455,623	£148,557,648	£141,678,639	£137,939,809
60% LAR : 40% CIR	30%	£164,270,049	£147,190,640	£147,112,678	£146,955,121	£146,057,965	£139,183,870	£135,447,771
60% LAR : 40% CIR	35%	£161,444,482	£144,674,882	£144,597,074	£144,439,805	£143,543,368	£136,673,593	£132,939,893
60% LAR : 40% CIR	40%	£158,604,206	£142,144,520	£142,066,841	£141,909,821	£141,014,006	£134,147,958	£130,416,329
60% LAR : 40% CIR	45%	£155,749,371	£139,599,701	£139,522,128	£139,365,317	£138,470,025	£131,607,121	£127,877,239
60% LAR : 40% CIR	50%	£152,880,121	£137,040,570	£136,963,078	£136,806,439	£135,911,576	£129,051,235	£125,322,778

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£198,639,139	£179,703,109	£179,623,707	£179,463,574	£178,559,977	£171,647,241	£167,889,674
60% LAR : 40% CIR	5%	£195,904,910	£177,278,044	£177,198,945	£177,039,345	£176,137,079	£169,232,328	£165,479,198
60% LAR : 40% CIR	10%	£193,155,089	£174,837,498	£174,758,676	£174,599,567	£173,698,528	£166,801,136	£163,052,095
60% LAR : 40% CIR	15%	£190,389,824	£172,381,617	£172,303,048	£172,144,388	£171,244,473	£164,353,820	£160,608,522
60% LAR : 40% CIR	20%	£187,609,263	£169,910,547	£169,832,206	£169,673,955	£168,775,059	£161,890,533	£158,148,638
60% LAR : 40% CIR	25%	£184,813,552	£167,424,437	£167,346,297	£167,188,413	£166,290,438	£159,411,429	£155,672,599
60% LAR : 40% CIR	30%	£182,002,839	£164,923,429	£164,845,467	£164,687,910	£163,790,754	£156,916,660	£153,180,560
60% LAR : 40% CIR	35%	£179,177,272	£162,407,671	£162,329,863	£162,172,594	£161,276,157	£154,406,382	£150,672,682
60% LAR : 40% CIR	40%	£176,336,996	£159,877,309	£159,799,631	£159,642,610	£158,746,795	£151,880,747	£148,149,118
60% LAR : 40% CIR	45%	£173,482,160	£157,332,491	£157,254,917	£157,098,106	£156,202,814	£149,339,910	£145,610,028
60% LAR : 40% CIR	50%	£170,612,911	£154,773,360	£154,695,867	£154,539,228	£153,644,365	£146,784,025	£143,055,568

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,250 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£220,544,050	£201,552,495	£201,473,093	£201,312,961	£200,409,364	£193,496,627	£189,739,061
60% LAR : 40% CIR	5%	£217,636,199	£198,956,584	£198,877,486	£198,717,885	£197,815,620	£190,910,869	£187,157,738
60% LAR : 40% CIR	10%	£214,712,756	£196,345,193	£196,266,372	£196,107,262	£195,206,223	£188,308,832	£184,559,789
60% LAR : 40% CIR	15%	£211,773,870	£193,718,467	£193,639,898	£193,481,237	£192,581,321	£185,690,670	£181,945,372
60% LAR : 40% CIR	20%	£208,819,687	£191,076,551	£190,998,210	£190,839,959	£189,941,063	£183,056,537	£179,314,641
60% LAR : 40% CIR	25%	£205,850,354	£188,419,595	£188,341,456	£188,183,571	£187,285,596	£180,406,587	£176,667,757
60% LAR : 40% CIR	30%	£202,866,020	£185,747,741	£185,669,780	£185,512,223	£184,615,067	£177,740,973	£174,004,873
60% LAR : 40% CIR	35%	£199,866,830	£183,061,138	£182,983,330	£182,826,061	£181,929,625	£175,059,849	£171,326,149
60% LAR : 40% CIR	40%	£196,852,932	£180,359,931	£180,282,252	£180,125,232	£179,229,417	£172,363,369	£168,631,740
60% LAR : 40% CIR	45%	£193,824,474	£177,644,266	£177,566,692	£177,409,882	£176,514,591	£169,651,686	£165,921,804
60% LAR : 40% CIR	50%	£190,781,603	£174,914,290	£174,836,798	£174,680,159	£173,785,294	£166,924,955	£163,196,497

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£133,173,893	£114,182,337	£114,102,935	£113,942,803	£113,039,206	£106,126,469	£102,368,903
60% LAR : 40% CIR	5%	£130,266,041	£111,586,427	£111,507,328	£111,347,727	£110,445,462	£103,540,711	£99,787,580
60% LAR : 40% CIR	10%	£127,342,598	£108,975,035	£108,896,214	£108,737,105	£107,836,065	£100,938,674	£97,189,632
60% LAR : 40% CIR	15%	£124,403,712	£106,348,309	£106,269,740	£106,111,080	£105,211,163	£98,320,512	£94,575,214
60% LAR : 40% CIR	20%	£121,449,529	£103,706,394	£103,628,052	£103,469,801	£102,570,905	£95,686,379	£91,944,483
60% LAR : 40% CIR	25%	£118,480,196	£101,049,437	£100,971,298	£100,813,413	£99,915,438	£93,036,429	£89,297,599
60% LAR : 40% CIR	30%	£115,495,862	£98,377,584	£98,299,622	£98,142,065	£97,244,909	£90,370,815	£86,634,715
60% LAR : 40% CIR	35%	£112,496,672	£95,690,980	£95,613,172	£95,455,903	£94,559,467	£87,689,691	£83,955,991
60% LAR : 40% CIR	40%	£109,482,774	£92,989,773	£92,912,094	£92,755,074	£91,859,259	£84,993,211	£81,261,582
60% LAR : 40% CIR	45%	£106,454,316	£90,274,108	£90,196,534	£90,039,724	£89,144,433	£82,281,529	£78,551,646
60% LAR : 40% CIR	50%	£103,411,445	£87,544,132	£87,466,640	£87,310,001	£86,415,136	£79,554,797	£75,826,339

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£169,377,629	£150,386,074	£150,306,672	£150,146,539	£149,242,943	£142,330,206	£138,572,640
60% LAR : 40% CIR	5%	£166,469,778	£147,790,163	£147,711,065	£147,551,464	£146,649,199	£139,744,448	£135,991,317
60% LAR : 40% CIR	10%	£163,546,335	£145,178,772	£145,099,951	£144,940,841	£144,039,802	£137,142,411	£133,393,368
60% LAR : 40% CIR	15%	£160,607,449	£142,552,046	£142,473,477	£142,314,816	£141,414,900	£134,524,249	£130,778,951
60% LAR : 40% CIR	20%	£157,653,266	£139,910,130	£139,831,789	£139,673,538	£138,774,642	£131,890,116	£128,148,220
60% LAR : 40% CIR	25%	£154,683,933	£137,253,174	£137,175,035	£137,017,150	£136,119,175	£129,240,166	£125,501,336
60% LAR : 40% CIR	30%	£151,699,599	£134,581,320	£134,503,359	£134,345,802	£133,448,646	£126,574,552	£122,838,452
60% LAR : 40% CIR	35%	£148,700,409	£131,894,717	£131,816,909	£131,659,640	£130,763,204	£123,893,428	£120,159,728
60% LAR : 40% CIR	40%	£145,686,511	£129,193,510	£129,115,830	£128,958,811	£128,062,996	£121,196,948	£117,465,319
60% LAR : 40% CIR	45%	£142,658,053	£126,477,845	£126,400,271	£126,243,461	£125,348,170	£118,485,265	£114,755,382
60% LAR : 40% CIR	50%	£139,615,182	£123,747,869	£123,670,377	£123,513,738	£122,618,873	£115,758,534	£112,030,076

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£184,378,787	£165,387,232	£165,307,829	£165,147,697	£164,244,101	£157,331,364	£153,573,798
60% LAR : 40% CIR	5%	£181,470,936	£162,791,321	£162,712,223	£162,552,622	£161,650,357	£154,745,606	
60% LAR : 40% CIR	10%	£178,547,493	£160,179,930	£160,101,109	£159,941,999	£159,040,960	£152,143,569	
60% LAR : 40% CIR	15%	£175,608,607	£157,553,204	£157,474,635	£157,315,974	£156,416,058	£149,525,407	
60% LAR : 40% CIR	20%	£172,654,424	£154,911,288	£154,832,947	£154,674,696	£153,775,800	£146,891,274	
60% LAR : 40% CIR	25%	£169,685,090	£152,254,332	£152,176,192	£152,018,308	£151,120,333	£144,241,324	
60% LAR : 40% CIR	30%	£166,700,756	£149,582,478	£149,504,517	£149,346,960	£148,449,804	£141,575,710	
60% LAR : 40% CIR	35%	£163,701,567	£146,895,875	£146,818,067	£146,660,798	£145,764,362	£138,894,586	
60% LAR : 40% CIR	40%	£160,687,669	£144,194,668	£144,116,988	£143,959,969	£143,064,154	£136,198,106	
60% LAR : 40% CIR	45%	£157,659,211	£141,479,003	£141,401,429	£141,244,618	£140,349,327	£133,486,423	
60% LAR : 40% CIR	50%	£154,616,340	£138,749,027	£138,671,535	£138,514,896	£137,620,031	£130,759,692	

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£202,111,577	£183,120,022	£183,040,619	£182,880,487	£181,976,890	£175,064,154	£171,306,587
60% LAR : 40% CIR	5%	£199,203,725	£180,524,111	£180,445,013	£180,285,412	£179,383,146	£172,478,395	£168,725,264
60% LAR : 40% CIR	10%	£196,280,282	£177,912,719	£177,833,898	£177,674,789	£176,773,750	£169,876,358	£166,127,316
60% LAR : 40% CIR	15%	£193,341,397	£175,285,993	£175,207,424	£175,048,764	£174,148,848	£167,258,196	£163,512,898
60% LAR : 40% CIR	20%	£190,387,213	£172,644,078	£172,565,736	£172,407,485	£171,508,589	£164,624,063	£160,882,168
60% LAR : 40% CIR	25%	£187,417,880	£169,987,121	£169,908,982	£169,751,097	£168,853,122	£161,974,113	£158,235,283
60% LAR : 40% CIR	30%	£184,433,546	£167,315,268	£167,237,306	£167,079,749	£166,182,593	£159,308,499	£155,572,399
60% LAR : 40% CIR	35%	£181,434,356	£164,628,664	£164,550,856	£164,393,587	£163,497,151	£156,627,375	£152,893,675
60% LAR : 40% CIR	40%	£178,420,459	£161,927,457	£161,849,778	£161,692,758	£160,796,943	£153,930,895	£150,199,266
60% LAR : 40% CIR	45%	£175,392,000	£159,211,792	£159,134,219	£158,977,408	£158,082,117	£151,219,213	£147,489,330
60% LAR : 40% CIR	50%	£172,349,129	£156,481,817	£156,404,324	£156,247,685	£155,352,821	£148,492,482	£144,764,024

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 80% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,300 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£224,016,488	£204,969,408	£204,890,006	£204,729,873	£203,826,277	£196,913,541	£193,155,973
60% LAR : 40% CIR	5%	£220,935,015	£202,202,652	£202,123,553	£201,963,953	£201,061,687	£194,156,936	£190,403,805
60% LAR : 40% CIR	10%	£217,837,950	£199,420,415	£199,341,594	£199,182,483	£198,281,444	£191,384,054	£187,635,011
60% LAR : 40% CIR	15%	£214,725,442	£196,622,842	£196,544,274	£196,385,613	£195,485,697	£188,595,045	£184,849,748
60% LAR : 40% CIR	20%	£211,597,637	£193,810,082	£193,731,740	£193,573,488	£192,674,593	£185,790,067	£182,048,172
60% LAR : 40% CIR	25%	£208,454,682	£190,982,279	£190,904,140	£190,746,256	£189,848,280	£182,969,271	£179,230,441
60% LAR : 40% CIR	30%	£205,296,726	£188,139,580	£188,061,619	£187,904,063	£187,006,905	£180,132,812	£176,396,712
60% LAR : 40% CIR	35%	£202,123,914	£185,282,131	£185,204,323	£185,047,055	£184,150,618	£177,280,842	£173,547,142
60% LAR : 40% CIR	40%	£198,936,394	£182,410,078	£182,332,400	£182,175,379	£181,279,564	£174,413,516	£170,681,887
60% LAR : 40% CIR	45%	£195,734,315	£179,523,568	£179,445,995	£179,289,184	£178,393,893	£171,530,989	£167,801,106
60% LAR : 40% CIR	50%	£192,517,822	£176,622,747	£176,545,255	£176,388,614	£175,493,751	£168,633,412	£164,904,954

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£136,846,330	£117,599,250	£117,519,848	£117,359,715	£116,456,119	£109,543,383	£105,785,815
60% LAR : 40% CIR	5%	£133,564,857	£114,832,494	£114,753,395	£114,593,795	£113,691,529	£106,786,778	£103,033,648
60% LAR : 40% CIR	10%	£130,467,792	£112,050,257	£111,971,436	£111,812,325	£110,911,286	£104,013,896	£100,264,853
60% LAR : 40% CIR	15%	£127,355,284	£109,252,684	£109,174,116	£109,015,456	£108,115,539	£101,224,887	£97,479,590
60% LAR : 40% CIR	20%	£124,227,479	£106,439,924	£106,361,582	£106,203,330	£105,304,435	£98,419,909	£94,678,014
60% LAR : 40% CIR	25%	£121,084,524	£103,612,122	£103,533,982	£103,376,098	£102,478,123	£95,599,113	£91,860,283
60% LAR : 40% CIR	30%	£117,926,568	£100,769,422	£100,691,461	£100,533,905	£99,636,748	£92,762,654	£89,026,555
60% LAR : 40% CIR	35%	£114,753,756	£97,911,973	£97,834,165	£97,676,897	£96,780,460	£89,910,684	£86,176,984
60% LAR : 40% CIR	40%	£111,566,236	£95,039,920	£94,962,242	£94,805,221	£93,909,406	£87,043,358	£83,311,729
60% LAR : 40% CIR	45%	£108,364,157	£92,153,411	£92,075,837	£91,919,026	£91,023,735	£84,160,831	£80,430,948
60% LAR : 40% CIR	50%	£105,147,664	£89,252,589	£89,175,097	£89,018,457	£88,123,593	£81,263,254	£77,534,796

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£172,850,067	£153,802,987	£153,723,585	£153,563,452	£152,659,855	£145,747,120	£141,989,552
60% LAR : 40% CIR	5%	£169,768,594	£151,036,231	£150,957,132	£150,797,532	£149,895,266	£142,990,515	£139,237,384
60% LAR : 40% CIR	10%	£166,671,529	£148,253,994	£148,175,173	£148,016,062	£147,115,023	£140,217,633	£136,468,590
60% LAR : 40% CIR	15%	£163,559,021	£145,456,421	£145,377,853	£145,219,192	£144,319,276	£137,428,624	£133,683,327
60% LAR : 40% CIR	20%	£160,431,216	£142,643,661	£142,565,319	£142,407,067	£141,508,172	£134,623,646	£130,881,751
60% LAR : 40% CIR	25%	£157,288,261	£139,815,858	£139,737,719	£139,579,835	£138,681,859	£131,802,850	£128,064,020
60% LAR : 40% CIR	30%	£154,130,304	£136,973,159	£136,895,198	£136,737,642	£135,840,484	£128,966,391	£125,230,291
60% LAR : 40% CIR	35%	£150,957,493	£134,115,710	£134,037,902	£133,880,634	£132,984,197	£126,114,421	£122,380,721
60% LAR : 40% CIR	40%	£147,769,973	£131,243,657	£131,165,979	£131,008,958	£130,113,143	£123,247,095	£119,515,466
60% LAR : 40% CIR	45%	£144,567,894	£128,357,147	£128,279,574	£128,122,763	£127,227,472	£120,364,568	£116,634,685
60% LAR : 40% CIR	50%	£141,351,401	£125,456,326	£125,378,833	£125,222,193	£124,327,330	£117,466,991	£113,738,533

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£187,851,225	£168,804,145	£168,724,743	£168,564,610	£167,661,013	£160,748,277	£156,990,710
60% LAR : 40% CIR	5%	£184,769,752	£166,037,389	£165,958,290	£165,798,690	£164,896,423	£157,991,673	£154,238,542
60% LAR : 40% CIR	10%	£181,672,687	£163,255,152	£163,176,331	£163,017,220	£162,116,181	£155,218,790	£151,469,748
60% LAR : 40% CIR	15%	£178,560,179	£160,457,579	£160,379,011	£160,220,350	£159,320,434	£152,429,782	£148,684,485
60% LAR : 40% CIR	20%	£175,432,374	£157,644,819	£157,566,477	£157,408,225	£156,509,330	£149,624,804	£145,882,909
60% LAR : 40% CIR	25%	£172,289,419	£154,817,016	£154,738,877	£154,580,992	£153,683,017	£146,804,008	£143,065,178
60% LAR : 40% CIR	30%	£169,131,462	£151,974,317	£151,896,355	£151,738,799	£150,841,642	£143,967,549	£140,231,449
60% LAR : 40% CIR	35%	£165,958,651	£149,116,868	£149,039,060	£148,881,792	£147,985,355	£141,115,579	£137,381,878
60% LAR : 40% CIR	40%	£162,771,131	£146,244,815	£146,167,137	£146,010,116	£145,114,301	£138,248,253	£134,516,624
60% LAR : 40% CIR	45%	£159,569,052	£143,358,305	£143,280,731	£143,123,921	£142,228,630	£135,365,726	£131,635,843
60% LAR : 40% CIR	50%	£156,352,558	£140,457,484	£140,379,991	£140,223,351	£139,328,488	£132,468,149	£128,739,691

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£205,584,014	£186,536,934	£186,457,532	£186,297,399	£185,393,803	£178,481,067	£174,723,500
60% LAR : 40% CIR	5%	£202,502,541	£183,770,178	£183,691,079	£183,531,479	£182,629,213	£175,724,462	£171,971,332
60% LAR : 40% CIR	10%	£199,405,477	£180,987,941	£180,909,120	£180,750,010	£179,848,970	£172,951,580	£169,202,538
60% LAR : 40% CIR	15%	£196,292,968	£178,190,368	£178,111,800	£177,953,140	£177,053,224	£170,162,571	£166,417,274
60% LAR : 40% CIR	20%	£193,165,163	£175,377,608	£175,299,267	£175,141,014	£174,242,120	£167,357,594	£163,615,698
60% LAR : 40% CIR	25%	£190,022,208	£172,549,806	£172,471,666	£172,313,782	£171,415,807	£164,536,798	£160,797,968
60% LAR : 40% CIR	30%	£186,864,252	£169,707,107	£169,629,145	£169,471,589	£168,574,432	£161,700,338	£157,964,239
60% LAR : 40% CIR	35%	£183,691,441	£166,849,657	£166,771,849	£166,614,581	£165,718,144	£158,848,368	£155,114,668
60% LAR : 40% CIR	40%	£180,503,920	£163,977,605	£163,899,926	£163,742,906	£162,847,090	£155,981,042	£152,249,414
60% LAR : 40% CIR	45%	£177,301,842	£161,091,095	£161,013,521	£160,856,710	£159,961,419	£153,098,515	£149,368,632
60% LAR : 40% CIR	50%	£174,085,348	£158,190,273	£158,112,781	£157,956,141	£157,061,277	£150,200,938	£146,472,480

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone B - Rest of Camden £900 psf

No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£189,034,483	£170,546,770	£170,467,369	£170,307,226	£169,403,639	£162,490,903	£158,733,336
60% LAR : 40% CIR	5%	£187,341,985	£169,146,780	£169,067,681	£168,908,080	£168,005,814	£161,101,064	£157,347,933
60% LAR : 40% CIR	10%	£185,653,895	£167,751,307	£167,652,486	£167,493,376	£166,592,337	£159,694,946	£155,945,904
60% LAR : 40% CIR	15%	£183,910,361	£166,300,500	£166,221,932	£166,063,272	£165,163,355	£158,272,703	£154,527,405
60% LAR : 40% CIR	20%	£182,171,532	£164,854,505	£164,776,164	£164,617,911	£163,719,017	£156,834,490	£153,092,595
60% LAR : 40% CIR	25%	£180,417,552	£163,393,467	£163,315,328	£163,157,444	£162,259,468	£155,380,459	£151,641,629
60% LAR : 40% CIR	30%	£178,648,570	£161,917,533	£161,839,572	£161,682,015	£160,784,859	£153,910,764	£150,174,665
60% LAR : 40% CIR	35%	£176,864,734	£160,426,850	£160,349,041	£160,191,772	£159,295,336	£152,425,560	£148,691,860
60% LAR : 40% CIR	40%	£175,066,189	£158,921,562	£158,843,883	£158,686,863	£157,791,047	£150,925,000	£147,193,371
60% LAR : 40% CIR	45%	£173,253,085	£157,401,816	£157,324,243	£157,167,432	£156,272,141	£149,409,237	£145,679,354
60% LAR : 40% CIR	50%	£171,425,567	£155,867,760	£155,790,268	£155,633,628	£154,738,764	£147,878,425	£144,149,967

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£101,664,325	£83,176,612	£83,097,211	£82,937,078	£82,033,481	£75,120,745	£71,363,178
60% LAR : 40% CIR	5%	£99,971,827	£81,776,622	£81,697,523	£81,537,922	£80,635,657	£73,730,906	£69,977,775
60% LAR : 40% CIR	10%	£98,263,737	£80,361,149	£80,282,328	£80,123,218	£79,222,179	£72,324,788	£68,575,746
60% LAR : 40% CIR	15%	£96,540,203	£78,930,342	£78,851,774	£78,693,114	£77,793,198	£70,902,545	£67,157,247
60% LAR : 40% CIR	20%	£94,801,374	£77,484,347	£77,406,006	£77,247,753	£76,348,858	£69,464,332	£65,722,437
60% LAR : 40% CIR	25%	£93,047,394	£76,023,309	£75,945,170	£75,787,286	£74,889,310	£68,010,301	£64,271,471
60% LAR : 40% CIR	30%	£91,278,412	£74,547,375	£74,469,414	£74,311,857	£73,414,701	£66,540,606	£62,804,507
60% LAR : 40% CIR	35%	£89,494,576	£73,056,692	£72,978,884	£72,821,614	£71,925,179	£65,055,402	£61,321,702
60% LAR : 40% CIR	40%	£87,696,031	£71,551,404	£71,473,725	£71,316,705	£70,420,889	£63,554,842	£59,823,213
60% LAR : 40% CIR	45%	£85,882,927	£70,031,658	£69,954,085	£69,797,274	£68,901,983	£62,039,079	£58,309,196
60% LAR : 40% CIR	50%	£84,055,409	£68,497,602	£68,420,110	£68,263,471	£67,368,606	£60,508,267	£56,779,809

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£137,868,062	£119,380,349	£119,300,948	£119,140,814	£118,237,218	£111,324,482	£107,566,915
60% LAR : 40% CIR	5%	£136,175,564	£117,980,359	£117,901,260	£117,741,659	£116,839,393	£109,934,642	£106,181,512
60% LAR : 40% CIR	10%	£134,467,474	£116,564,886	£116,486,065	£116,326,955	£115,425,916	£108,528,524	£104,779,483
60% LAR : 40% CIR	15%	£132,743,940	£115,134,079	£115,055,511	£114,896,850	£113,996,934	£107,106,282	£103,360,984
60% LAR : 40% CIR	20%	£131,005,111	£113,688,084	£113,609,742	£113,451,490	£112,552,596	£105,668,069	£101,926,174
60% LAR : 40% CIR	25%	£129,251,131	£112,227,046	£112,148,906	£111,991,023	£111,093,047	£104,214,038	£100,475,208
60% LAR : 40% CIR	30%	£127,482,149	£110,751,112	£110,673,151	£110,515,594	£109,618,438	£102,744,343	£99,008,244
60% LAR : 40% CIR	35%	£125,698,313	£109,260,428	£109,182,620	£109,025,351	£108,128,915	£101,259,139	£97,525,439
60% LAR : 40% CIR	40%	£123,899,768	£107,755,141	£107,677,461	£107,520,442	£106,624,626	£99,758,579	£96,026,950
60% LAR : 40% CIR	45%	£122,086,664	£106,235,395	£106,157,822	£106,001,011	£105,105,720	£98,242,816	£94,512,933
60% LAR : 40% CIR	50%	£120,259,145	£104,701,339	£104,623,847	£104,467,207	£103,572,343	£96,712,004	£92,983,546

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£152,869,220	£134,381,507	£134,302,105	£134,141,972	£133,238,376	£126,325,640	£122,568,073
60% LAR : 40% CIR	5%	£151,176,722	£132,981,517	£132,902,418	£132,742,817	£131,840,551	£124,935,800	£121,182,670
60% LAR : 40% CIR	10%	£149,468,632	£131,566,044	£131,487,223	£131,328,113	£130,427,074	£123,529,682	£119,780,641
60% LAR : 40% CIR	15%	£147,745,098	£130,135,237	£130,056,669	£129,898,008	£128,998,092	£122,107,440	£118,362,142
60% LAR : 40% CIR	20%	£146,006,268	£128,689,242	£128,610,900	£128,452,648	£127,553,753	£120,669,226	£116,927,332
60% LAR : 40% CIR	25%	£144,252,289	£127,228,204	£127,150,064	£126,992,181	£126,094,205	£119,215,196	£115,476,365
60% LAR : 40% CIR	30%	£142,483,307	£125,752,270	£125,674,309	£125,516,752	£124,619,596	£117,745,501	£114,009,402
60% LAR : 40% CIR	35%	£140,699,470	£124,261,586	£124,183,778	£124,026,509	£123,130,073	£116,260,297	£112,526,597
60% LAR : 40% CIR	40%	£138,900,926	£122,756,299	£122,678,619	£122,521,600	£121,625,784	£114,759,737	£111,028,108
60% LAR : 40% CIR	45%	£137,087,822	£121,236,553	£121,158,979	£121,002,169	£120,106,878	£113,243,974	£109,514,091
60% LAR : 40% CIR	50%	£135,260,303	£119,702,497	£119,625,004	£119,468,365	£118,573,501	£111,713,162	£107,984,704

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£170,602,010	£152,114,297	£152,034,895	£151,874,762	£150,971,166	£144,058,430	£140,300,862
60% LAR : 40% CIR	5%	£168,909,511	£150,714,306	£150,635,207	£150,475,606	£149,573,341	£142,668,590	£138,915,460
60% LAR : 40% CIR	10%	£167,201,421	£149,298,833	£149,220,012	£149,060,903	£148,159,863	£141,262,472	£137,513,431
60% LAR : 40% CIR	15%	£165,477,887	£147,868,027	£147,789,458	£147,630,798	£146,730,882	£139,840,230	£136,094,932
60% LAR : 40% CIR	20%	£163,739,058	£146,422,031	£146,343,690	£146,185,438	£145,286,543	£138,402,016	£134,660,121
60% LAR : 40% CIR	25%	£161,985,079	£144,960,993	£144,882,854	£144,724,970	£143,826,994	£136,947,985	£133,209,155
60% LAR : 40% CIR	30%	£160,216,097	£143,485,059	£143,407,098	£143,249,541	£142,352,385	£135,478,291	£131,742,191
60% LAR : 40% CIR	35%	£158,432,260	£141,994,376	£141,916,568	£141,759,299	£140,862,863	£133,993,087	£130,259,387
60% LAR : 40% CIR	40%	£156,633,715	£140,489,088	£140,411,409	£140,254,389	£139,358,573	£132,492,526	£128,760,897
60% LAR : 40% CIR	45%	£154,820,611	£138,969,343	£138,891,769	£138,734,958	£137,839,667	£130,976,763	£127,246,880
60% LAR : 40% CIR	50%	£152,993,093	£137,435,286	£137,357,794	£137,201,155	£136,306,290	£129,445,951	£125,717,493

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone B - Rest of Camden £950 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£152,506,921	£173,963,684	£173,884,281	£173,724,149	£172,820,552	£165,907,816	£162,150,248
60% LAR : 40% CIR	5%	£190,640,800	£172,392,846	£172,313,747	£172,154,147	£171,251,882	£164,347,131	£160,594,000
60% LAR : 40% CIR	10%	£188,759,089	£170,806,529	£170,727,708	£170,568,598	£169,667,559	£162,770,167	£159,021,125
60% LAR : 40% CIR	15%	£186,861,934	£169,204,876	£169,126,307	£168,967,647	£168,067,732	£161,177,079	£157,431,781
60% LAR : 40% CIR	20%	£184,949,482	£167,588,035	£167,509,694	£167,351,442	£166,452,547	£159,568,020	£155,826,125
60% LAR : 40% CIR	25%	£183,021,880	£165,956,151	£165,878,012	£165,720,128	£164,822,152	£157,943,143	£154,204,313
60% LAR : 40% CIR	30%	£181,079,276	£164,309,372	£164,231,411	£164,073,854	£163,176,698	£156,302,603	£152,566,504
60% LAR : 40% CIR	35%	£179,121,818	£162,647,842	£162,570,034	£162,412,766	£161,516,329	£154,646,553	£150,912,853
60% LAR : 40% CIR	40%	£177,149,652	£160,971,709	£160,894,031	£160,737,010	£159,841,195	£152,975,147	£149,243,518
60% LAR : 40% CIR	45%	£175,162,925	£159,281,119	£159,203,545	£159,046,734	£158,151,443	£151,288,538	£147,558,656
60% LAR : 40% CIR	50%	£173,161,785	£157,576,217	£157,498,724	£157,342,084	£156,447,221	£149,586,882	£145,858,424

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

						£97,649,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£105,136,763	£86,593,526	£86,514,123	£86,353,991	£85,450,394	£78,537,658	£74,780,090
60% LAR : 40% CIR	5%	£103,270,642	£85,022,689	£84,943,589	£84,783,989	£83,881,724	£76,976,973	£73,223,842
60% LAR : 40% CIR	10%	£101,388,931	£83,436,371	£83,357,550	£83,198,440	£82,297,401	£75,400,009	£71,650,967
60% LAR : 40% CIR	15%	£99,491,776	£81,834,718	£81,756,149	£81,597,489	£80,697,574	£73,806,921	£70,061,623
60% LAR : 40% CIR	20%	£97,579,324	£80,217,877	£80,139,536	£79,981,284	£79,082,389	£72,197,862	£68,455,967
60% LAR : 40% CIR	25%	£95,651,722	£78,585,993	£78,507,854	£78,349,971	£77,451,994	£70,572,985	£66,834,155
60% LAR : 40% CIR	30%	£93,709,118	£76,939,215	£76,861,253	£76,703,696	£75,806,540	£68,932,445	£65,196,346
60% LAR : 40% CIR	35%	£91,751,660	£75,277,685	£75,199,877	£75,042,608	£74,146,172	£67,276,395	£63,542,695
60% LAR : 40% CIR	40%	£89,779,494	£73,601,551	£73,523,873	£73,366,852	£72,471,037	£65,604,989	£61,873,360
60% LAR : 40% CIR	45%	£87,792,767	£71,910,961	£71,833,387	£71,676,577	£70,781,285	£63,918,380	£60,188,498
60% LAR : 40% CIR	50%	£85,791,627	£70,206,059	£70,128,566	£69,971,926	£69,077,063	£62,216,724	£58,488,266

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

						£57,186,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£141,340,500	£122,797,263	£122,717,860	£122,557,728	£121,654,130	£114,741,395	£110,983,827
60% LAR : 40% CIR	5%	£139,474,379	£121,226,425	£121,147,326	£120,987,726	£120,085,461	£113,180,710	£109,427,579
60% LAR : 40% CIR	10%	£137,592,668	£119,640,108	£119,561,286	£119,402,177	£118,501,138	£111,603,746	£107,854,704
60% LAR : 40% CIR	15%	£135,695,513	£118,038,455	£117,959,886	£117,801,226	£116,901,310	£110,010,658	£106,265,360
60% LAR : 40% CIR	20%	£133,783,061	£116,421,614	£116,343,273	£116,185,020	£115,286,126	£108,401,599	£104,659,704
60% LAR : 40% CIR	25%	£131,855,459	£114,789,730	£114,711,591	£114,553,707	£113,655,731	£106,776,722	£103,037,892
60% LAR : 40% CIR	30%	£129,912,855	£113,142,951	£113,064,990	£112,907,433	£112,010,277	£105,136,182	£101,400,083
60% LAR : 40% CIR	35%	£127,955,397	£111,481,421	£111,403,613	£111,246,345	£110,349,908	£103,480,132	£99,746,432
60% LAR : 40% CIR	40%	£125,983,231	£109,805,288	£109,727,610	£109,570,589	£108,674,774	£101,808,726	£98,077,097
60% LAR : 40% CIR	45%	£123,996,504	£108,114,698	£108,037,124	£107,880,313	£106,985,022	£100,122,117	£96,392,235
60% LAR : 40% CIR	50%	£121,995,364	£106,409,796	£106,332,303	£106,175,663	£105,280,800	£98,420,461	£94,692,003

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

						£40,420,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£156,341,658	£137,798,421	£137,719,018	£137,558,886	£136,655,288	£129,742,552	£125,984,985
60% LAR : 40% CIR	5%	£154,475,537	£136,227,583	£136,148,484	£135,988,884	£135,086,619	£128,181,868	£124,428,737
60% LAR : 40% CIR	10%	£152,593,826	£134,641,266	£134,562,444	£134,403,335	£133,502,296	£126,604,904	£122,855,862
60% LAR : 40% CIR	15%	£150,696,671	£133,039,613	£132,961,044	£132,802,383	£131,902,468	£125,011,816	£121,266,518
60% LAR : 40% CIR	20%	£148,784,219	£131,422,772	£131,344,431	£131,186,178	£130,287,284	£123,402,757	£119,660,862
60% LAR : 40% CIR	25%	£146,856,617	£129,790,888	£129,712,749	£129,554,865	£128,656,889	£121,777,880	£118,039,050
60% LAR : 40% CIR	30%	£144,914,013	£128,144,109	£128,066,148	£127,908,591	£127,011,435	£120,137,340	£116,401,241
60% LAR : 40% CIR	35%	£142,956,555	£126,482,579	£126,404,771	£126,247,503	£125,351,066	£118,481,290	£114,747,590
60% LAR : 40% CIR	40%	£140,984,389	£124,806,446	£124,728,768	£124,571,747	£123,675,932	£116,809,884	£113,078,255
60% LAR : 40% CIR	45%	£138,997,662	£123,115,856	£123,038,282	£122,881,471	£121,986,180	£115,123,275	£111,393,393
60% LAR : 40% CIR	50%	£136,996,522	£121,410,954	£121,333,461	£121,176,821	£120,281,958	£113,421,619	£109,693,161

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

						£20,601,000		
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£174,074,447	£155,531,210	£155,451,807	£155,291,675	£154,388,078	£147,475,342	£143,717,775
60% LAR : 40% CIR	5%	£172,208,326	£153,960,373	£153,881,274	£153,721,674	£152,819,408	£145,914,657	£142,161,526
60% LAR : 40% CIR	10%	£170,326,616	£152,374,055	£152,295,234	£152,136,124	£151,235,085	£144,337,694	£140,588,651
60% LAR : 40% CIR	15%	£168,429,460	£150,772,403	£150,693,833	£150,535,173	£149,635,258	£142,744,606	£138,999,308
60% LAR : 40% CIR	20%	£166,517,008	£149,155,562	£149,077,220	£148,918,968	£148,020,073	£141,135,546	£137,393,651
60% LAR : 40% CIR	25%	£164,589,406	£147,523,678	£147,445,538	£147,287,655	£146,389,679	£139,510,669	£135,771,839
60% LAR : 40% CIR	30%	£162,646,803	£145,876,899	£145,798,937	£145,641,380	£144,744,224	£137,870,129	£134,134,030
60% LAR : 40% CIR	35%	£160,689,344	£144,215,369	£144,137,561	£143,980,293	£143,083,856	£136,214,080	£132,480,380
60% LAR : 40% CIR	40%	£158,717,179	£142,539,236	£142,461,557	£142,304,537	£141,408,721	£134,542,673	£130,811,045
60% LAR : 40% CIR	45%	£156,730,451	£140,848,645	£140,771,071	£140,614,261	£139,718,970	£132,856,065	£129,126,183
60% LAR : 40% CIR	50%	£154,729,312	£139,143,743	£139,066,251	£138,909,610	£138,014,747	£131,154,408	£127,425,950

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone B - Rest of Camden £1,000 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£195,979,356	£177,380,596	£177,301,193	£177,141,061	£176,237,465	£169,324,728	£165,567,162
60% LAR : 40% CIR	5%	£193,939,616	£175,638,914	£175,559,815	£175,400,214	£174,497,949	£167,593,198	£163,840,067
60% LAR : 40% CIR	10%	£191,884,282	£173,881,750	£173,802,929	£173,643,819	£172,742,781	£165,845,389	£162,096,347
60% LAR : 40% CIR	15%	£189,813,505	£172,109,252	£172,030,683	£171,872,023	£170,972,107	£164,081,455	£160,336,157
60% LAR : 40% CIR	20%	£187,727,432	£170,321,566	£170,243,224	£170,084,972	£169,186,076	£162,301,550	£158,559,655
60% LAR : 40% CIR	25%	£185,626,208	£168,518,836	£168,440,697	£168,282,813	£167,384,837	£160,505,828	£156,766,999
60% LAR : 40% CIR	30%	£183,509,983	£166,701,211	£166,623,250	£166,465,693	£165,568,536	£158,694,443	£154,958,342
60% LAR : 40% CIR	35%	£181,378,902	£164,868,835	£164,791,027	£164,633,759	£163,737,322	£156,867,546	£153,133,846
60% LAR : 40% CIR	40%	£179,233,115	£163,021,857	£162,944,178	£162,787,158	£161,891,342	£155,025,295	£151,293,666
60% LAR : 40% CIR	45%	£177,072,766	£161,160,420	£161,082,846	£160,926,036	£160,030,745	£153,167,841	£149,437,958
60% LAR : 40% CIR	50%	£174,898,004	£159,284,673	£159,207,180	£159,050,541	£158,155,677	£151,295,337	£147,566,880

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£108,609,200	£90,010,438	£89,931,035	£89,770,903	£88,867,307	£81,954,570	£78,197,004
60% LAR : 40% CIR	5%	£106,569,456	£88,268,756	£88,189,657	£88,030,056	£87,127,791	£80,223,040	£76,469,910
60% LAR : 40% CIR	10%	£104,514,125	£86,511,593	£86,432,771	£86,273,661	£85,372,623	£78,475,231	£74,726,189
60% LAR : 40% CIR	15%	£102,443,348	£84,739,094	£84,660,525	£84,501,865	£83,601,949	£76,711,297	£72,965,999
60% LAR : 40% CIR	20%	£100,357,274	£82,951,408	£82,873,066	£82,714,814	£81,815,918	£74,931,392	£71,189,498
60% LAR : 40% CIR	25%	£98,256,050	£81,148,678	£81,070,539	£80,912,655	£80,014,679	£73,135,670	£69,396,841
60% LAR : 40% CIR	30%	£96,139,825	£79,331,053	£79,253,092	£79,095,535	£78,198,379	£71,324,285	£67,588,185
60% LAR : 40% CIR	35%	£94,008,744	£77,498,678	£77,420,869	£77,263,601	£76,367,164	£69,497,388	£65,763,688
60% LAR : 40% CIR	40%	£91,862,957	£75,651,699	£75,574,020	£75,417,000	£74,521,184	£67,655,137	£63,923,508
60% LAR : 40% CIR	45%	£89,702,608	£73,790,262	£73,712,689	£73,555,878	£72,660,587	£65,797,663	£62,067,800
60% LAR : 40% CIR	50%	£87,527,846	£71,914,516	£71,837,022	£71,680,383	£70,785,520	£63,925,179	£60,196,722

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£144,812,937	£126,214,175	£126,134,772	£125,974,640	£125,071,044	£118,158,307	£114,400,741
60% LAR : 40% CIR	5%	£142,773,195	£124,472,493	£124,393,394	£124,233,793	£123,331,528	£116,426,777	£112,673,646
60% LAR : 40% CIR	10%	£140,717,861	£122,715,329	£122,636,508	£122,477,398	£121,576,360	£114,678,968	£110,929,926
60% LAR : 40% CIR	15%	£138,647,084	£120,942,831	£120,864,262	£120,705,602	£119,805,686	£112,915,034	£109,169,736
60% LAR : 40% CIR	20%	£136,561,011	£119,155,144	£119,076,803	£118,918,551	£118,019,655	£111,135,129	£107,393,234
60% LAR : 40% CIR	25%	£134,459,787	£117,352,415	£117,274,275	£117,116,392	£116,218,416	£109,339,407	£105,600,578
60% LAR : 40% CIR	30%	£132,343,562	£115,534,790	£115,456,829	£115,299,272	£114,402,115	£107,528,022	£103,791,921
60% LAR : 40% CIR	35%	£130,212,481	£113,702,414	£113,624,606	£113,467,338	£112,570,901	£105,701,125	£101,967,425
60% LAR : 40% CIR	40%	£128,066,694	£111,855,435	£111,777,757	£111,620,736	£110,724,921	£103,858,874	£100,127,244
60% LAR : 40% CIR	45%	£125,906,345	£109,993,999	£109,916,425	£109,759,615	£108,864,324	£102,001,420	£98,271,537
60% LAR : 40% CIR	50%	£123,731,583	£108,118,252	£108,040,759	£107,884,120	£106,989,256	£100,128,916	£96,400,459

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£159,814,095	£141,215,333	£141,135,930	£140,975,798	£140,072,202	£133,159,465	£129,401,899
60% LAR : 40% CIR	5%	£157,774,352	£139,473,651	£139,394,552	£139,234,951	£138,332,685	£131,427,935	£127,674,804
60% LAR : 40% CIR	10%	£155,719,019	£137,716,487	£137,637,666	£137,478,556	£136,577,517	£129,680,126	£125,931,084
60% LAR : 40% CIR	15%	£153,648,242	£135,943,989	£135,865,420	£135,706,759	£134,806,843	£127,916,192	£124,170,894
60% LAR : 40% CIR	20%	£151,562,169	£134,156,302	£134,077,961	£133,919,709	£133,020,813	£126,136,287	£122,394,392
60% LAR : 40% CIR	25%	£149,460,945	£132,353,573	£132,275,433	£132,117,550	£131,219,574	£124,340,564	£120,601,736
60% LAR : 40% CIR	30%	£147,344,720	£130,535,948	£130,457,986	£130,300,429	£129,403,273	£122,529,180	£118,793,079
60% LAR : 40% CIR	35%	£145,213,639	£128,703,572	£128,625,764	£128,468,496	£127,572,059	£120,702,283	£116,968,583
60% LAR : 40% CIR	40%	£143,067,851	£126,856,593	£126,778,915	£126,621,894	£125,726,079	£118,860,032	£115,128,402
60% LAR : 40% CIR	45%	£140,907,503	£124,995,157	£124,917,583	£124,760,773	£123,865,482	£117,002,578	£113,272,695
60% LAR : 40% CIR	50%	£138,732,741	£123,119,410	£123,041,917	£122,885,278	£121,990,414	£115,130,074	£111,401,617

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£177,546,884	£158,948,122	£158,868,720	£158,708,588	£157,804,991	£150,892,254	£147,134,688
60% LAR : 40% CIR	5%	£175,507,142	£157,206,440	£157,127,341	£156,967,740	£156,065,475	£149,160,724	£145,407,594
60% LAR : 40% CIR	10%	£173,451,809	£155,449,277	£155,370,456	£155,211,345	£154,310,307	£147,412,915	£143,663,873
60% LAR : 40% CIR	15%	£171,381,032	£153,676,779	£153,598,209	£153,439,549	£152,539,633	£145,648,982	£141,903,684
60% LAR : 40% CIR	20%	£169,294,958	£151,889,092	£151,810,750	£151,652,498	£150,753,602	£143,869,076	£140,127,182
60% LAR : 40% CIR	25%	£167,193,735	£150,086,362	£150,008,223	£149,850,339	£148,952,363	£142,073,354	£138,334,525
60% LAR : 40% CIR	30%	£165,077,510	£148,268,737	£148,190,776	£148,033,219	£147,136,063	£140,261,969	£136,525,869
60% LAR : 40% CIR	35%	£162,946,429	£146,436,362	£146,358,554	£146,201,286	£145,304,849	£138,435,073	£134,701,373
60% LAR : 40% CIR	40%	£160,800,641	£144,589,383	£144,511,704	£144,354,684	£143,458,869	£136,592,822	£132,861,192
60% LAR : 40% CIR	45%	£158,640,292	£142,727,947	£142,650,373	£142,493,562	£141,598,271	£134,735,367	£131,005,484
60% LAR : 40% CIR	50%	£156,465,530	£140,852,200	£140,774,706	£140,618,067	£139,723,204	£132,862,864	£129,134,407

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone B - Rest of Camden £1,050 psf

No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£159,451,795	£180,797,508	£180,718,107	£180,557,974	£179,654,377	£172,741,641	£168,984,074
60% LAR : 40% CIR	5%	£197,238,431	£178,884,981	£178,805,881	£178,646,281	£177,744,016	£170,839,265	£167,086,134
60% LAR : 40% CIR	10%	£195,009,477	£176,956,971	£176,878,150	£176,719,041	£175,816,001	£168,920,610	£165,171,569
60% LAR : 40% CIR	15%	£192,765,077	£175,013,627	£174,935,059	£174,776,399	£173,876,483	£166,985,830	£163,240,533
60% LAR : 40% CIR	20%	£190,505,382	£173,055,096	£172,976,753	£172,818,502	£171,919,606	£165,035,080	£161,293,186
60% LAR : 40% CIR	25%	£188,230,537	£171,081,520	£171,003,381	£170,845,497	£169,947,521	£163,068,512	£159,329,683
60% LAR : 40% CIR	30%	£185,940,689	£169,093,050	£169,015,088	£168,857,532	£167,960,375	£161,086,281	£157,350,182
60% LAR : 40% CIR	35%	£183,635,987	£167,089,829	£167,012,021	£166,854,752	£165,958,315	£159,088,540	£155,354,840
60% LAR : 40% CIR	40%	£181,316,577	£165,072,005	£164,994,325	£164,837,306	£163,941,491	£157,075,442	£153,343,814
60% LAR : 40% CIR	45%	£178,982,606	£163,039,723	£162,962,149	£162,805,338	£161,910,047	£155,047,143	£151,317,260
60% LAR : 40% CIR	50%	£176,634,223	£160,993,129	£160,915,637	£160,758,997	£159,864,133	£153,003,794	£149,275,336

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£112,081,638	£93,427,351	£93,347,949	£93,187,816	£92,284,219	£85,371,483	£81,613,916
60% LAR : 40% CIR	5%	£109,868,273	£91,514,823	£91,435,724	£91,276,124	£90,373,858	£83,469,107	£79,715,976
60% LAR : 40% CIR	10%	£107,639,319	£89,586,813	£89,507,992	£89,348,883	£88,447,844	£81,550,452	£77,801,411
60% LAR : 40% CIR	15%	£105,394,919	£87,643,470	£87,564,901	£87,406,241	£86,506,325	£79,615,672	£75,870,375
60% LAR : 40% CIR	20%	£103,135,224	£85,684,938	£85,606,595	£85,448,344	£84,549,449	£77,664,923	£73,923,028
60% LAR : 40% CIR	25%	£100,860,379	£83,711,362	£83,633,223	£83,475,340	£82,577,363	£75,698,354	£71,959,525
60% LAR : 40% CIR	30%	£98,570,531	£81,722,892	£81,644,930	£81,487,374	£80,590,217	£73,716,124	£69,980,024
60% LAR : 40% CIR	35%	£96,265,829	£79,719,672	£79,641,863	£79,484,594	£78,588,157	£71,718,382	£67,984,682
60% LAR : 40% CIR	40%	£93,946,420	£77,701,847	£77,624,167	£77,467,148	£76,571,333	£69,705,285	£65,973,656
60% LAR : 40% CIR	45%	£91,612,449	£75,669,565	£75,591,991	£75,435,180	£74,539,889	£67,676,965	£63,947,102
60% LAR : 40% CIR	50%	£89,264,065	£73,622,971	£73,545,479	£73,388,840	£72,493,975	£65,633,636	£61,905,178

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£148,285,374	£129,631,087	£129,551,686	£129,391,553	£128,487,956	£121,575,220	£117,817,653
60% LAR : 40% CIR	5%	£146,072,010	£127,718,560	£127,639,460	£127,479,860	£126,577,595	£119,672,844	£115,919,713
60% LAR : 40% CIR	10%	£143,843,056	£125,790,550	£125,711,729	£125,552,620	£124,651,580	£117,754,189	£114,005,148
60% LAR : 40% CIR	15%	£141,598,656	£123,847,206	£123,768,638	£123,609,978	£122,710,062	£115,819,409	£112,074,112
60% LAR : 40% CIR	20%	£139,338,961	£121,888,675	£121,810,332	£121,652,081	£120,753,185	£113,868,659	£110,126,765
60% LAR : 40% CIR	25%	£137,064,116	£119,915,099	£119,836,960	£119,679,076	£118,781,100	£111,902,091	£108,163,262
60% LAR : 40% CIR	30%	£134,774,268	£117,926,629	£117,848,667	£117,691,111	£116,793,954	£109,919,860	£106,183,761
60% LAR : 40% CIR	35%	£132,469,566	£115,923,408	£115,845,600	£115,688,331	£114,791,894	£107,922,119	£104,188,419
60% LAR : 40% CIR	40%	£130,150,156	£113,905,584	£113,827,904	£113,670,885	£112,775,069	£105,909,021	£102,177,393
60% LAR : 40% CIR	45%	£127,816,185	£111,873,302	£111,795,728	£111,638,917	£110,743,626	£103,880,722	£100,150,839
60% LAR : 40% CIR	50%	£125,467,801	£109,826,708	£109,749,216	£109,592,576	£108,697,712	£101,837,373	£98,108,915

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£163,286,532	£144,632,245	£144,552,844	£144,392,710	£143,489,114	£136,576,378	£132,818,811
60% LAR : 40% CIR	5%	£161,073,168	£142,719,717	£142,640,618	£142,481,018	£141,578,753	£134,674,002	£130,920,871
60% LAR : 40% CIR	10%	£158,844,213	£140,791,708	£140,712,887	£140,553,778	£139,652,738	£132,755,347	£129,006,305
60% LAR : 40% CIR	15%	£156,599,814	£138,848,364	£138,769,796	£138,611,136	£137,711,219	£130,820,567	£127,075,270
60% LAR : 40% CIR	20%	£154,340,119	£136,889,833	£136,811,490	£136,653,239	£135,754,343	£128,869,817	£125,127,923
60% LAR : 40% CIR	25%	£152,065,274	£134,916,257	£134,838,118	£134,680,234	£133,782,258	£126,903,249	£123,164,420
60% LAR : 40% CIR	30%	£149,775,426	£132,927,787	£132,849,825	£132,692,269	£131,795,112	£124,921,018	£121,184,919
60% LAR : 40% CIR	35%	£147,470,724	£130,924,566	£130,846,758	£130,689,489	£129,793,052	£122,923,277	£119,189,577
60% LAR : 40% CIR	40%	£145,151,314	£128,906,742	£128,829,062	£128,672,043	£127,776,227	£120,910,179	£117,178,551
60% LAR : 40% CIR	45%	£142,817,343	£126,874,459	£126,796,886	£126,640,075	£125,744,784	£118,881,880	£115,151,997
60% LAR : 40% CIR	50%	£140,468,959	£124,827,866	£124,750,373	£124,593,734	£123,698,870	£116,838,531	£113,110,073

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£181,019,352	£162,365,035	£162,285,633	£162,125,500	£161,221,904	£154,309,168	£150,551,600
60% LAR : 40% CIR	5%	£178,805,958	£160,452,507	£160,373,408	£160,213,808	£159,311,542	£152,406,792	£148,653,660
60% LAR : 40% CIR	10%	£176,577,003	£158,524,498	£158,445,676	£158,286,567	£157,385,528	£150,488,136	£146,739,095
60% LAR : 40% CIR	15%	£174,332,603	£156,581,154	£156,502,585	£156,343,925	£155,444,009	£148,553,357	£144,808,060
60% LAR : 40% CIR	20%	£172,072,908	£154,622,622	£154,544,280	£154,386,028	£153,487,133	£146,602,607	£142,860,712
60% LAR : 40% CIR	25%	£169,798,063	£152,649,047	£152,570,907	£152,413,024	£151,515,048	£144,636,038	£140,897,209
60% LAR : 40% CIR	30%	£167,508,215	£150,660,576	£150,582,615	£150,425,059	£149,527,901	£142,653,808	£138,917,708
60% LAR : 40% CIR	35%	£165,203,513	£148,657,366	£148,579,548	£148,422,279	£147,525,842	£140,656,067	£136,922,367
60% LAR : 40% CIR	40%	£162,884,104	£146,639,531	£146,561,851	£146,404,832	£145,509,017	£138,642,969	£134,911,340
60% LAR : 40% CIR	45%	£160,550,133	£144,607,249	£144,529,675	£144,372,865	£143,477,574	£136,614,669	£132,884,787
60% LAR : 40% CIR	50%	£158,201,749	£142,560,655	£142,483,163	£142,326,524	£141,431,659	£134,571,320	£130,842,862

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone B - Rest of Camden £1,100 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£202,924,233	£184,214,422	£184,135,019	£183,974,887	£183,071,290	£176,158,554	£172,400,986
60% LAR : 40% CIR	5%	£200,537,247	£182,131,048	£182,051,949	£181,892,348	£180,990,083	£174,085,332	£170,332,202
60% LAR : 40% CIR	10%	£198,134,670	£180,032,193	£179,953,372	£179,794,262	£178,893,223	£171,995,832	£168,246,769
60% LAR : 40% CIR	15%	£195,716,649	£177,918,003	£177,839,435	£177,680,775	£176,780,859	£169,890,206	£166,144,908
60% LAR : 40% CIR	20%	£193,283,332	£175,788,625	£175,710,284	£175,552,032	£174,653,137	£167,768,611	£164,026,716
60% LAR : 40% CIR	25%	£190,834,864	£173,644,205	£173,566,066	£173,408,182	£172,510,206	£165,631,197	£161,892,368
60% LAR : 40% CIR	30%	£188,371,395	£171,484,889	£171,406,927	£171,249,371	£170,352,214	£163,478,120	£159,742,021
60% LAR : 40% CIR	35%	£185,893,071	£169,310,822	£169,233,014	£169,075,745	£168,179,309	£161,309,533	£157,575,833
60% LAR : 40% CIR	40%	£183,400,039	£167,122,152	£167,044,473	£166,887,453	£165,991,638	£159,125,590	£155,393,961
60% LAR : 40% CIR	45%	£180,892,448	£164,919,024	£164,841,450	£164,684,640	£163,789,349	£156,926,445	£153,196,562
60% LAR : 40% CIR	50%	£178,370,442	£162,701,586	£162,624,093	£162,467,453	£161,572,590	£154,712,251	£150,983,793

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£115,554,075	£96,844,264	£96,764,861	£96,604,729	£95,701,132	£88,788,396	£85,030,829
60% LAR : 40% CIR	5%	£113,167,089	£94,760,890	£94,681,791	£94,522,190	£93,619,925	£86,715,174	£82,962,044
60% LAR : 40% CIR	10%	£110,764,512	£92,662,035	£92,583,214	£92,424,105	£91,523,065	£84,625,674	£80,876,632
60% LAR : 40% CIR	15%	£108,346,491	£90,547,846	£90,469,277	£90,310,617	£89,410,701	£82,520,049	£78,774,751
60% LAR : 40% CIR	20%	£105,913,174	£88,418,467	£88,340,126	£88,181,874	£87,282,979	£80,398,453	£76,656,558
60% LAR : 40% CIR	25%	£103,464,706	£86,274,047	£86,195,908	£86,036,024	£85,140,048	£78,261,039	£74,522,210
60% LAR : 40% CIR	30%	£101,001,237	£84,114,731	£84,036,769	£83,879,213	£82,982,056	£76,107,962	£72,371,863
60% LAR : 40% CIR	35%	£98,522,913	£81,940,665	£81,862,856	£81,705,587	£80,809,151	£73,939,375	£70,205,675
60% LAR : 40% CIR	40%	£96,029,881	£79,751,994	£79,674,315	£79,517,295	£78,621,480	£71,755,432	£68,023,803
60% LAR : 40% CIR	45%	£93,522,290	£77,548,866	£77,471,292	£77,314,482	£76,419,191	£69,556,287	£65,826,404
60% LAR : 40% CIR	50%	£91,000,284	£75,331,428	£75,253,935	£75,097,295	£74,202,432	£67,342,093	£63,613,635

Residual Land values compared to benchmark land values
Medium Value Secondary Offices **£57,186,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£151,757,812	£133,048,001	£132,968,598	£132,808,466	£131,904,869	£124,992,133	£121,234,565
60% LAR : 40% CIR	5%	£149,370,826	£130,964,627	£130,885,528	£130,725,927	£129,823,662	£122,918,911	£119,165,781
60% LAR : 40% CIR	10%	£146,968,249	£128,865,772	£128,786,951	£128,627,841	£127,726,802	£120,829,411	£117,080,368
60% LAR : 40% CIR	15%	£144,550,228	£126,751,582	£126,673,014	£126,514,354	£125,614,438	£118,723,785	£114,978,487
60% LAR : 40% CIR	20%	£142,116,911	£124,622,204	£124,543,863	£124,385,611	£123,486,716	£116,602,190	£112,860,295
60% LAR : 40% CIR	25%	£139,668,443	£122,477,784	£122,399,645	£122,241,761	£121,343,785	£114,464,776	£110,725,947
60% LAR : 40% CIR	30%	£137,204,974	£120,318,468	£120,240,506	£120,082,950	£119,185,793	£112,311,699	£108,575,600
60% LAR : 40% CIR	35%	£134,726,650	£118,144,401	£118,066,593	£117,909,324	£117,012,888	£110,143,112	£106,409,412
60% LAR : 40% CIR	40%	£132,233,618	£115,955,731	£115,878,052	£115,721,032	£114,825,217	£107,959,169	£104,227,540
60% LAR : 40% CIR	45%	£129,726,027	£113,752,603	£113,675,029	£113,518,219	£112,622,928	£105,760,024	£102,030,141
60% LAR : 40% CIR	50%	£127,204,021	£111,535,165	£111,457,672	£111,301,032	£110,406,169	£103,545,830	£99,817,372

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£40,420,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£166,758,970	£148,049,159	£147,969,756	£147,809,624	£146,906,026	£139,993,291	£136,235,723
60% LAR : 40% CIR	5%	£164,371,984	£145,965,785	£145,886,686	£145,727,085	£144,824,820	£137,920,069	£134,166,938
60% LAR : 40% CIR	10%	£161,969,407	£143,866,930	£143,788,109	£143,628,999	£142,727,960	£135,830,569	£132,081,526
60% LAR : 40% CIR	15%	£159,551,386	£141,752,740	£141,674,172	£141,515,512	£140,615,595	£133,724,943	£129,979,645
60% LAR : 40% CIR	20%	£157,118,069	£139,623,362	£139,545,020	£139,386,769	£138,487,874	£131,603,348	£127,861,453
60% LAR : 40% CIR	25%	£154,669,601	£137,478,942	£137,400,802	£137,242,919	£136,344,943	£129,465,934	£125,727,105
60% LAR : 40% CIR	30%	£152,206,132	£135,319,626	£135,241,664	£135,084,108	£134,186,951	£127,312,857	£123,576,758
60% LAR : 40% CIR	35%	£149,727,808	£133,145,559	£133,067,751	£132,910,482	£132,014,046	£125,144,270	£121,410,570
60% LAR : 40% CIR	40%	£147,234,776	£130,956,889	£130,879,210	£130,722,190	£129,826,375	£122,960,327	£119,228,698
60% LAR : 40% CIR	45%	£144,727,184	£128,753,761	£128,676,187	£128,519,377	£127,624,086	£120,761,181	£117,031,298
60% LAR : 40% CIR	50%	£142,205,179	£126,536,323	£126,458,830	£126,302,190	£125,407,327	£118,546,988	£114,818,530

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£184,491,759	£165,781,948	£165,702,545	£165,542,413	£164,638,816	£157,726,080	£153,968,513
60% LAR : 40% CIR	5%	£182,104,773	£163,698,575	£163,619,475	£163,459,874	£162,557,609	£155,652,858	£151,899,728
60% LAR : 40% CIR	10%	£179,702,196	£161,599,719	£161,520,898	£161,361,789	£160,460,750	£153,563,358	£149,814,316
60% LAR : 40% CIR	15%	£177,284,175	£159,485,530	£159,406,961	£159,248,301	£158,348,385	£151,457,733	£147,712,435
60% LAR : 40% CIR	20%	£174,850,858	£157,356,151	£157,277,810	£157,119,559	£156,220,663	£149,336,137	£145,594,242
60% LAR : 40% CIR	25%	£172,402,391	£155,211,731	£155,133,592	£154,975,708	£154,077,732	£147,198,723	£143,459,894
60% LAR : 40% CIR	30%	£169,938,921	£153,052,415	£152,974,453	£152,816,897	£151,919,740	£145,045,646	£141,309,547
60% LAR : 40% CIR	35%	£167,460,597	£150,876,349	£150,800,541	£150,643,272	£149,746,836	£142,877,060	£139,143,360
60% LAR : 40% CIR	40%	£164,967,566	£148,689,678	£148,612,000	£148,454,979	£147,559,164	£140,693,116	£136,961,487
60% LAR : 40% CIR	45%	£162,459,974	£146,486,550	£146,408,977	£146,252,166	£145,356,875	£138,493,971	£134,764,088
60% LAR : 40% CIR	50%	£159,937,969	£144,269,112	£144,191,620	£144,034,979	£143,140,116	£136,279,777	£132,551,319

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone B - Rest of Camden £1,150 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation		Base
Build cost inflation		Base
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£206,396,670	£187,631,334	£187,551,931	£187,391,799	£186,488,203	£179,575,466	£175,817,900
60% LAR : 40% CIR	5%	£203,836,063	£185,377,115	£185,298,016	£185,138,416	£184,236,149	£177,331,399	£173,578,268
60% LAR : 40% CIR	10%	£201,259,894	£183,107,415	£183,028,593	£182,869,483	£181,968,444	£175,071,054	£171,322,011
60% LAR : 40% CIR	15%	£198,668,221	£180,822,379	£180,743,810	£180,585,150	£179,685,235	£172,794,582	£169,049,284
60% LAR : 40% CIR	20%	£196,061,282	£178,522,155	£178,443,814	£178,285,563	£177,386,667	£170,502,141	£166,760,245
60% LAR : 40% CIR	25%	£193,439,193	£176,206,889	£176,128,750	£175,970,866	£175,072,890	£168,193,881	£164,455,052
60% LAR : 40% CIR	30%	£190,802,102	£173,876,727	£173,798,766	£173,641,210	£172,744,054	£165,869,959	£162,133,860
60% LAR : 40% CIR	35%	£188,150,155	£171,531,815	£171,454,007	£171,296,739	£170,400,302	£163,530,526	£159,796,826
60% LAR : 40% CIR	40%	£185,483,502	£169,172,300	£169,094,621	£168,937,601	£168,041,786	£161,175,738	£157,444,109
60% LAR : 40% CIR	45%	£182,802,288	£166,798,327	£166,720,753	£166,563,942	£165,668,651	£158,805,747	£155,075,864
60% LAR : 40% CIR	50%	£180,106,661	£164,410,042	£164,332,550	£164,175,910	£163,281,046	£156,420,706	£152,692,249

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£119,026,512	£100,261,176	£100,181,773	£100,021,641	£99,118,045	£92,205,308	£88,447,742
60% LAR : 40% CIR	5%	£116,455,905	£98,006,957	£97,927,858	£97,768,258	£96,865,991	£89,961,242	£86,208,110
60% LAR : 40% CIR	10%	£113,889,706	£95,737,257	£95,658,435	£95,499,325	£94,598,286	£87,700,896	£83,951,853
60% LAR : 40% CIR	15%	£111,298,064	£93,452,222	£93,373,652	£93,214,992	£92,315,077	£85,424,425	£81,679,127
60% LAR : 40% CIR	20%	£108,691,124	£91,151,997	£91,073,656	£90,915,405	£90,016,509	£83,131,983	£79,390,087
60% LAR : 40% CIR	25%	£106,069,035	£88,836,731	£88,758,592	£88,600,709	£87,702,733	£80,823,723	£77,084,894
60% LAR : 40% CIR	30%	£103,431,944	£86,506,570	£86,428,608	£86,271,052	£85,373,896	£78,499,801	£74,763,702
60% LAR : 40% CIR	35%	£100,779,998	£84,161,657	£84,083,849	£83,926,581	£83,030,144	£76,160,368	£72,426,668
60% LAR : 40% CIR	40%	£98,113,344	£81,802,142	£81,724,463	£81,567,443	£80,671,626	£73,805,580	£70,073,951
60% LAR : 40% CIR	45%	£95,432,130	£79,428,169	£79,350,595	£79,193,784	£78,298,493	£71,435,589	£67,705,706
60% LAR : 40% CIR	50%	£92,736,503	£77,039,885	£76,962,392	£76,805,752	£75,910,889	£69,050,548	£65,322,092

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£155,230,249	£136,464,913	£136,385,510	£136,225,378	£135,321,782	£128,409,045	£124,651,479
60% LAR : 40% CIR	5%	£152,669,642	£134,210,694	£134,131,595	£133,971,995	£133,069,728	£126,164,978	£122,411,847
60% LAR : 40% CIR	10%	£150,093,443	£131,940,994	£131,862,172	£131,703,062	£130,802,023	£123,904,633	£120,155,590
60% LAR : 40% CIR	15%	£147,501,800	£129,655,958	£129,577,389	£129,418,729	£128,518,814	£121,628,161	£117,882,863
60% LAR : 40% CIR	20%	£144,894,861	£127,355,734	£127,277,393	£127,119,142	£126,220,246	£119,335,720	£115,593,824
60% LAR : 40% CIR	25%	£142,272,772	£125,040,468	£124,962,329	£124,804,445	£123,906,469	£117,027,460	£113,288,631
60% LAR : 40% CIR	30%	£139,635,681	£122,710,306	£122,632,345	£122,474,789	£121,577,633	£114,703,538	£110,967,439
60% LAR : 40% CIR	35%	£136,983,734	£120,365,394	£120,287,586	£120,130,318	£119,233,881	£112,364,105	£108,630,405
60% LAR : 40% CIR	40%	£134,317,081	£118,005,879	£117,928,200	£117,771,180	£116,875,365	£110,009,317	£106,277,688
60% LAR : 40% CIR	45%	£131,635,867	£115,631,905	£115,554,332	£115,397,521	£114,502,230	£107,639,326	£103,909,443
60% LAR : 40% CIR	50%	£128,940,240	£113,243,621	£113,166,129	£113,009,489	£112,114,625	£105,254,285	£101,525,828

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£170,231,407	£151,466,071	£151,386,668	£151,226,536	£150,322,940	£143,410,203	£139,652,637
60% LAR : 40% CIR	5%	£167,670,800	£149,211,852	£149,132,752	£148,973,152	£148,070,886	£141,166,136	£137,413,005
60% LAR : 40% CIR	10%	£165,094,601	£146,942,152	£146,863,330	£146,704,220	£145,803,181	£138,905,790	£135,156,748
60% LAR : 40% CIR	15%	£162,502,958	£144,657,116	£144,578,547	£144,419,887	£143,519,972	£136,629,319	£132,884,021
60% LAR : 40% CIR	20%	£159,896,019	£142,356,892	£142,278,551	£142,120,299	£141,221,404	£134,336,878	£130,594,982
60% LAR : 40% CIR	25%	£157,273,930	£140,041,626	£139,963,487	£139,805,603	£138,907,627	£132,028,618	£128,289,789
60% LAR : 40% CIR	30%	£154,636,839	£137,711,464	£137,633,503	£137,475,947	£136,578,791	£129,704,696	£125,968,597
60% LAR : 40% CIR	35%	£151,984,892	£135,366,552	£135,288,744	£135,131,476	£134,235,039	£127,365,263	£123,631,563
60% LAR : 40% CIR	40%	£149,318,239	£133,007,037	£132,929,357	£132,772,336	£131,876,523	£125,010,475	£121,278,846
60% LAR : 40% CIR	45%	£146,637,025	£130,633,063	£130,555,490	£130,398,679	£129,503,388	£122,640,484	£118,910,601
60% LAR : 40% CIR	50%	£143,941,398	£128,244,779	£128,167,287	£128,010,647	£127,115,783	£120,255,443	£116,526,986

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£187,964,196	£169,198,860	£169,119,458	£168,959,326	£168,055,729	£161,142,992	£157,385,426
60% LAR : 40% CIR	5%	£185,403,589	£166,944,641	£166,865,542	£166,705,942	£165,803,676	£158,898,926	£155,145,795
60% LAR : 40% CIR	10%	£182,827,390	£164,674,941	£164,596,119	£164,437,010	£163,535,970	£156,638,580	£152,889,538
60% LAR : 40% CIR	15%	£180,235,748	£162,389,906	£162,311,336	£162,152,676	£161,252,761	£154,362,109	£150,616,811
60% LAR : 40% CIR	20%	£177,628,808	£160,089,682	£160,011,340	£159,853,089	£158,954,193	£152,069,667	£148,327,772
60% LAR : 40% CIR	25%	£175,006,719	£157,774,416	£157,696,276	£157,538,393	£156,640,417	£149,761,407	£146,022,579
60% LAR : 40% CIR	30%	£172,369,628	£155,444,254	£155,366,292	£155,208,736	£154,311,580	£147,437,485	£143,701,386
60% LAR : 40% CIR	35%	£169,717,682	£153,099,342	£153,021,534	£152,864,265	£151,967,829	£145,098,053	£141,364,352
60% LAR : 40% CIR	40%	£167,051,028	£150,739,826	£150,662,147	£150,505,127	£149,609,312	£142,743,264	£139,011,635
60% LAR : 40% CIR	45%	£164,369,814	£148,365,853	£148,288,279	£148,131,468	£147,236,177	£140,373,273	£136,643,390
60% LAR : 40% CIR	50%	£161,674,187	£145,977,569	£145,900,078	£145,743,436	£144,848,573	£137,988,233	£134,259,776

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR for 15 Years

Value Area	Zone B - Rest of Camden £1,200 psf

No Units	170
Site Area	0.89 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£209,869,108	£191,048,247	£190,968,845	£190,808,712	£189,905,115	£182,992,379	£179,234,812
60% LAR : 40% CIR	5%	£207,134,879	£188,623,182	£188,544,083	£188,384,482	£187,482,217	£180,577,466	£176,824,336
60% LAR : 40% CIR	10%	£204,385,057	£186,182,636	£186,103,815	£185,944,705	£185,043,566	£178,146,274	£174,397,232
60% LAR : 40% CIR	15%	£201,619,793	£183,726,756	£183,648,186	£183,489,526	£182,589,610	£175,698,958	£171,953,661
60% LAR : 40% CIR	20%	£198,839,232	£181,255,686	£181,177,344	£181,019,092	£180,120,197	£173,235,671	£169,493,776
60% LAR : 40% CIR	25%	£196,043,520	£178,769,574	£178,691,435	£178,533,551	£177,635,575	£170,756,566	£167,017,737
60% LAR : 40% CIR	30%	£193,232,808	£176,268,566	£176,190,605	£176,033,049	£175,135,892	£168,261,798	£164,525,698
60% LAR : 40% CIR	35%	£190,407,240	£173,752,808	£173,675,000	£173,517,732	£172,621,295	£165,751,519	£162,017,819
60% LAR : 40% CIR	40%	£187,566,965	£171,222,447	£171,144,769	£170,987,748	£170,091,933	£163,225,885	£159,494,256
60% LAR : 40% CIR	45%	£184,712,128	£168,677,629	£168,600,054	£168,443,245	£167,547,953	£160,685,048	£156,955,167
60% LAR : 40% CIR	50%	£181,842,880	£166,118,498	£166,041,006	£165,884,366	£164,989,502	£158,129,163	£154,400,705

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£122,496,951	£103,678,090	£103,598,687	£103,438,554	£102,534,957	£95,622,221	£91,864,654
60% LAR : 40% CIR	5%	£119,764,721	£101,253,024	£101,173,925	£101,014,324	£100,112,059	£93,207,308	£89,454,178
60% LAR : 40% CIR	10%	£117,014,899	£98,812,478	£98,733,657	£98,574,547	£97,673,508	£90,776,117	£87,027,074
60% LAR : 40% CIR	15%	£114,249,635	£96,356,598	£96,278,028	£96,119,368	£95,219,452	£88,328,801	£84,583,503
60% LAR : 40% CIR	20%	£111,469,074	£93,885,528	£93,807,186	£93,648,934	£92,750,039	£85,865,513	£82,123,618
60% LAR : 40% CIR	25%	£108,673,363	£91,399,416	£91,321,277	£91,163,393	£90,265,417	£83,386,408	£79,647,579
60% LAR : 40% CIR	30%	£105,862,650	£88,898,408	£88,820,447	£88,662,891	£87,765,735	£80,891,640	£77,155,541
60% LAR : 40% CIR	35%	£103,037,082	£86,382,650	£86,304,842	£86,147,574	£85,251,137	£78,381,361	£74,647,661
60% LAR : 40% CIR	40%	£100,196,807	£83,852,289	£83,774,611	£83,617,590	£82,721,775	£75,855,727	£72,124,098
60% LAR : 40% CIR	45%	£97,341,970	£81,307,471	£81,229,896	£81,073,087	£80,177,795	£73,314,891	£69,585,009
60% LAR : 40% CIR	50%	£94,472,722	£78,748,340	£78,670,848	£78,514,209	£77,619,344	£70,759,005	£67,030,547

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£158,702,687	£139,881,826	£139,802,424	£139,642,291	£138,738,694	£131,825,958	£128,068,391
60% LAR : 40% CIR	5%	£155,968,458	£137,456,761	£137,377,662	£137,218,061	£136,315,796	£129,411,045	£125,657,915
60% LAR : 40% CIR	10%	£153,218,636	£135,016,215	£134,937,394	£134,778,284	£133,877,245	£126,979,853	£123,230,811
60% LAR : 40% CIR	15%	£150,453,372	£132,560,334	£132,481,765	£132,323,105	£131,423,189	£124,532,537	£120,787,239
60% LAR : 40% CIR	20%	£147,672,811	£130,089,265	£130,010,923	£129,852,671	£128,953,776	£122,069,250	£118,327,355
60% LAR : 40% CIR	25%	£144,877,099	£127,603,153	£127,525,014	£127,367,130	£126,469,154	£119,590,145	£115,851,316
60% LAR : 40% CIR	30%	£142,066,387	£125,102,145	£125,024,184	£124,866,627	£123,969,471	£117,095,377	£113,359,277
60% LAR : 40% CIR	35%	£139,240,819	£122,586,387	£122,508,579	£122,351,311	£121,454,874	£114,585,098	£110,851,398
60% LAR : 40% CIR	40%	£136,400,544	£120,056,026	£119,978,348	£119,821,327	£118,925,512	£112,059,464	£108,327,835
60% LAR : 40% CIR	45%	£133,545,707	£117,511,208	£117,433,633	£117,276,824	£116,381,532	£109,518,627	£105,788,745
60% LAR : 40% CIR	50%	£130,676,459	£114,952,077	£114,874,585	£114,717,945	£113,823,081	£106,962,742	£103,234,284

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£173,703,845	£154,882,964	£154,803,582	£154,643,448	£153,739,852	£146,827,116	£143,069,549
60% LAR : 40% CIR	5%	£170,969,616	£152,457,919	£152,378,820	£152,219,219	£151,316,954	£144,412,203	£140,659,073
60% LAR : 40% CIR	10%	£168,219,794	£150,017,373	£149,938,551	£149,779,442	£148,878,403	£141,981,011	£138,231,969
60% LAR : 40% CIR	15%	£165,454,530	£147,561,492	£147,482,923	£147,324,263	£146,424,347	£139,533,695	£135,788,397
60% LAR : 40% CIR	20%	£162,673,969	£145,090,422	£145,012,081	£144,853,829	£143,954,934	£137,070,408	£133,328,512
60% LAR : 40% CIR	25%	£159,878,257	£142,604,311	£142,526,171	£142,368,288	£141,470,312	£134,591,303	£130,852,474
60% LAR : 40% CIR	30%	£157,067,545	£140,103,303	£140,025,341	£139,867,785	£138,970,629	£132,096,535	£128,360,435
60% LAR : 40% CIR	35%	£154,241,977	£137,587,545	£137,509,737	£137,352,469	£136,456,032	£129,586,256	£125,852,556
60% LAR : 40% CIR	40%	£151,401,702	£135,057,184	£134,979,506	£134,822,485	£133,926,670	£127,060,622	£123,328,993
60% LAR : 40% CIR	45%	£148,546,865	£132,512,366	£132,434,791	£132,277,981	£131,382,689	£124,519,785	£120,789,903
60% LAR : 40% CIR	50%	£145,677,616	£129,953,235	£129,875,742	£129,719,103	£128,824,239	£121,963,900	£118,235,442

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£191,436,635	£172,615,774	£172,536,371	£172,376,238	£171,472,642	£164,559,906	£160,802,338
60% LAR : 40% CIR	5%	£188,702,405	£170,190,709	£170,111,609	£169,952,009	£169,049,743	£162,144,992	£158,391,862
60% LAR : 40% CIR	10%	£185,952,584	£167,750,162	£167,671,341	£167,512,231	£166,611,192	£159,713,801	£155,964,758
60% LAR : 40% CIR	15%	£183,187,319	£165,294,282	£165,215,713	£165,057,052	£164,157,136	£157,266,485	£153,521,187
60% LAR : 40% CIR	20%	£180,406,758	£162,823,212	£162,744,870	£162,586,618	£161,687,724	£154,803,198	£151,061,302
60% LAR : 40% CIR	25%	£177,611,047	£160,337,100	£160,258,961	£160,101,077	£159,203,101	£152,324,092	£148,585,263
60% LAR : 40% CIR	30%	£174,800,334	£157,836,092	£157,758,131	£157,600,575	£156,703,419	£149,829,324	£146,093,225
60% LAR : 40% CIR	35%	£171,974,766	£155,320,335	£155,242,527	£155,085,258	£154,188,822	£147,319,045	£143,585,345
60% LAR : 40% CIR	40%	£169,134,491	£152,789,974	£152,712,295	£152,555,275	£151,659,459	£144,793,411	£141,061,783
60% LAR : 40% CIR	45%	£166,279,654	£150,245,155	£150,167,581	£150,010,771	£149,115,479	£142,252,575	£138,522,693
60% LAR : 40% CIR	50%	£163,410,406	£147,686,024	£147,608,532	£147,451,893	£146,557,028	£139,696,689	£135,968,231

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone B - Rest of Camden £1,250 psf

No Units	170	Sales value inflation		Base
Site Area	0.89 Ha	Build cost inflation		Base
		Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£213,341,540	£194,465,160	£194,385,757	£194,225,625	£193,322,028	£188,409,292	£182,651,724
60% LAR : 40% CIR	5%	£210,433,694	£191,869,249	£191,790,150	£191,630,550	£190,728,283	£183,823,534	£180,070,402
60% LAR : 40% CIR	10%	£207,510,251	£189,257,858	£189,179,036	£189,019,927	£188,118,888	£181,221,496	£177,472,454
60% LAR : 40% CIR	15%	£204,571,365	£186,631,131	£186,552,562	£186,393,902	£185,493,986	£178,603,334	£174,858,037
60% LAR : 40% CIR	20%	£201,617,182	£183,989,216	£183,910,874	£183,752,622	£182,853,728	£175,969,201	£172,227,306
60% LAR : 40% CIR	25%	£198,647,849	£181,332,258	£181,254,120	£181,096,235	£180,198,259	£173,319,250	£169,580,421
60% LAR : 40% CIR	30%	£195,663,514	£178,660,405	£178,582,444	£178,424,887	£177,527,731	£170,653,636	£166,917,537
60% LAR : 40% CIR	35%	£192,664,324	£175,973,802	£175,895,994	£175,738,725	£174,842,288	£167,972,513	£164,238,813
60% LAR : 40% CIR	40%	£189,650,427	£173,272,595	£173,194,916	£173,037,896	£172,142,080	£165,276,033	£161,544,404
60% LAR : 40% CIR	45%	£186,621,969	£170,556,930	£170,479,357	£170,322,546	£169,427,255	£162,564,351	£158,834,468
60% LAR : 40% CIR	50%	£183,579,098	£167,826,955	£167,749,462	£167,592,822	£166,697,959	£159,837,620	£156,109,162

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£125,971,388	£107,095,002	£107,015,599	£106,855,467	£105,951,870	£99,039,134	£95,281,567
60% LAR : 40% CIR	5%	£123,063,537	£104,499,091	£104,419,992	£104,260,392	£103,358,126	£96,453,376	£92,700,244
60% LAR : 40% CIR	10%	£120,140,094	£101,887,700	£101,808,878	£101,649,769	£100,748,730	£93,851,338	£90,102,296
60% LAR : 40% CIR	15%	£117,201,207	£99,260,973	£99,182,404	£99,023,744	£98,123,828	£91,233,176	£87,487,879
60% LAR : 40% CIR	20%	£114,247,024	£96,619,058	£96,540,717	£96,382,464	£95,483,570	£88,599,043	£84,857,148
60% LAR : 40% CIR	25%	£111,277,691	£93,962,100	£93,883,962	£93,726,078	£92,828,102	£85,949,092	£82,210,263
60% LAR : 40% CIR	30%	£108,293,356	£91,290,247	£91,212,286	£91,054,729	£90,157,573	£83,283,479	£79,547,379
60% LAR : 40% CIR	35%	£105,294,166	£88,603,644	£88,525,836	£88,368,567	£87,472,130	£80,602,355	£76,868,655
60% LAR : 40% CIR	40%	£102,280,269	£85,902,437	£85,824,758	£85,667,738	£84,771,922	£77,905,875	£74,174,246
60% LAR : 40% CIR	45%	£99,251,811	£83,186,773	£83,109,199	£82,952,388	£82,057,097	£75,194,193	£71,464,310
60% LAR : 40% CIR	50%	£96,208,940	£80,456,797	£80,379,304	£80,222,664	£79,327,801	£72,467,462	£68,739,004

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£162,175,125	£143,298,739	£143,219,336	£143,059,204	£142,155,607	£135,242,871	£131,485,303
60% LAR : 40% CIR	5%	£159,267,273	£140,702,828	£140,623,729	£140,464,129	£139,561,862	£132,657,113	£128,903,981
60% LAR : 40% CIR	10%	£156,343,830	£138,091,436	£138,012,615	£137,853,506	£136,952,467	£130,055,075	£126,306,033
60% LAR : 40% CIR	15%	£153,404,944	£135,464,710	£135,386,141	£135,227,481	£134,327,565	£127,436,912	£123,691,616
60% LAR : 40% CIR	20%	£150,450,761	£132,822,795	£132,744,453	£132,586,201	£131,687,306	£124,802,779	£121,060,885
60% LAR : 40% CIR	25%	£147,481,428	£130,165,837	£130,087,699	£129,929,814	£129,031,838	£122,152,829	£118,414,000
60% LAR : 40% CIR	30%	£144,497,093	£127,493,984	£127,416,023	£127,258,466	£126,361,310	£119,487,215	£115,751,116
60% LAR : 40% CIR	35%	£141,497,903	£124,807,381	£124,729,573	£124,572,304	£123,676,867	£116,806,092	£113,072,392
60% LAR : 40% CIR	40%	£138,484,006	£122,106,173	£122,028,495	£121,871,474	£120,975,659	£114,109,612	£110,377,983
60% LAR : 40% CIR	45%	£135,455,548	£119,390,509	£119,312,936	£119,156,125	£118,260,834	£111,397,930	£107,668,047
60% LAR : 40% CIR	50%	£132,412,677	£116,660,534	£116,583,041	£116,426,401	£115,531,538	£108,671,199	£104,942,741

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£177,176,283	£158,299,897	£158,220,494	£158,060,362	£157,156,764	£150,244,029	£146,486,461
60% LAR : 40% CIR	5%	£174,268,431	£155,703,986	£155,624,887	£155,465,287	£154,563,020	£147,658,270	
60% LAR : 40% CIR	10%	£171,344,988	£153,092,594	£153,013,773	£152,854,664	£151,953,624	£145,056,233	
60% LAR : 40% CIR	15%	£168,406,102	£150,465,867	£150,387,299	£150,228,639	£149,328,723	£142,438,070	
60% LAR : 40% CIR	20%	£165,451,919	£147,823,953	£147,745,611	£147,587,359	£146,688,464	£139,803,937	
60% LAR : 40% CIR	25%	£162,482,586	£145,166,995	£145,088,857	£144,930,972	£144,032,996	£137,153,987	
60% LAR : 40% CIR	30%	£159,498,251	£142,495,142	£142,417,181	£142,259,624	£141,362,468	£134,488,373	
60% LAR : 40% CIR	35%	£156,499,061	£139,808,539	£139,730,731	£139,573,462	£138,677,025	£131,807,250	
60% LAR : 40% CIR	40%	£153,485,164	£137,107,331	£137,029,653	£136,872,632	£135,976,817	£129,110,770	
60% LAR : 40% CIR	45%	£150,456,706	£134,391,667	£134,314,093	£134,157,283	£133,261,992	£126,399,088	
60% LAR : 40% CIR	50%	£147,413,835	£131,661,692	£131,584,199	£131,427,559	£130,532,696	£123,672,357	

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£194,909,072	£176,032,686	£175,953,283	£175,793,151	£174,889,554	£167,976,818	£164,219,251
60% LAR : 40% CIR	5%	£192,001,221	£173,436,775	£173,357,676	£173,198,076	£172,295,810	£165,391,060	£161,637,929
60% LAR : 40% CIR	10%	£189,077,778	£170,825,384	£170,746,563	£170,587,453	£169,686,414	£162,789,023	£159,039,980
60% LAR : 40% CIR	15%	£186,138,891	£168,198,657	£168,120,089	£167,961,428	£167,061,512	£160,170,860	£156,425,563
60% LAR : 40% CIR	20%	£183,184,708	£165,556,742	£165,478,401	£165,320,149	£164,421,254	£157,536,727	£153,794,832
60% LAR : 40% CIR	25%	£180,215,375	£162,899,785	£162,821,646	£162,663,762	£161,765,786	£154,886,777	£151,147,948
60% LAR : 40% CIR	30%	£177,231,040	£160,227,931	£160,149,971	£159,992,414	£159,095,257	£152,221,163	£148,485,063
60% LAR : 40% CIR	35%	£174,231,850	£157,541,329	£157,463,521	£157,306,251	£156,409,815	£149,540,039	£145,806,339
60% LAR : 40% CIR	40%	£171,217,953	£154,840,121	£154,762,442	£154,605,422	£153,709,607	£146,843,560	£143,111,930
60% LAR : 40% CIR	45%	£168,189,496	£152,124,457	£152,046,883	£151,890,072	£150,994,781	£144,131,877	£140,401,994
60% LAR : 40% CIR	50%	£165,146,625	£149,394,481	£149,316,989	£149,160,348	£148,265,485	£141,405,146	£137,676,688

LB Camden
Local Plan Viability Testing 2025

C5 - 15,000 sq m Lab-enabled Space and 170 Flats - 10% AW @ 50% MR for 15 Years	Value Area	Zone B - Rest of Camden £1,300 psf

No Units	170	Sales value inflation	Base
Site Area	0.89 Ha	Build cost inflation	Base
		Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£216,813,983	£197,882,072	£197,802,670	£197,642,537	£196,738,941	£189,826,204	£186,068,638
60% LAR : 40% CIR	5%	£213,732,510	£195,115,316	£195,036,217	£194,876,616	£193,974,351	£187,069,600	£183,316,470
60% LAR : 40% CIR	10%	£210,635,446	£192,333,078	£192,254,257	£192,095,148	£191,194,108	£184,296,717	£180,547,676
60% LAR : 40% CIR	15%	£207,522,937	£189,535,507	£189,456,938	£189,298,278	£188,398,362	£181,507,710	£177,762,412
60% LAR : 40% CIR	20%	£204,395,131	£186,722,746	£186,644,405	£186,486,152	£185,587,258	£178,702,731	£174,960,836
60% LAR : 40% CIR	25%	£201,252,177	£183,894,943	£183,816,805	£183,658,920	£182,760,944	£175,881,935	£172,143,106
60% LAR : 40% CIR	30%	£198,094,221	£181,052,245	£180,974,283	£180,816,726	£179,919,570	£173,045,475	£169,309,376
60% LAR : 40% CIR	35%	£194,921,409	£178,194,795	£178,116,987	£177,959,719	£177,063,282	£170,193,506	£166,459,806
60% LAR : 40% CIR	40%	£191,733,889	£175,322,743	£175,245,063	£175,088,044	£174,192,229	£167,326,181	£163,594,552
60% LAR : 40% CIR	45%	£188,531,810	£172,436,233	£172,358,659	£172,201,848	£171,306,556	£164,443,652	£160,713,770
60% LAR : 40% CIR	50%	£185,315,317	£169,535,411	£169,457,919	£169,301,279	£168,406,415	£161,546,075	£157,817,618

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£129,443,825	£110,611,914	£110,432,513	£110,272,379	£109,368,783	£102,456,046	£98,698,480
60% LAR : 40% CIR	5%	£126,362,352	£107,745,159	£107,566,059	£107,406,458	£106,504,193	£99,599,442	£95,846,312
60% LAR : 40% CIR	10%	£123,265,288	£104,962,920	£104,884,099	£104,724,990	£103,823,951	£96,926,559	£93,177,518
60% LAR : 40% CIR	15%	£120,152,779	£102,165,349	£102,086,780	£101,928,120	£101,028,204	£94,137,552	£90,392,254
60% LAR : 40% CIR	20%	£117,024,973	£99,352,588	£99,274,247	£99,115,995	£98,217,100	£91,332,573	£87,590,678
60% LAR : 40% CIR	25%	£113,882,020	£96,524,785	£96,446,647	£96,288,762	£95,390,786	£88,511,777	£84,772,948
60% LAR : 40% CIR	30%	£110,724,063	£93,682,087	£93,604,125	£93,446,568	£92,549,412	£85,675,317	£81,939,218
60% LAR : 40% CIR	35%	£107,551,251	£90,824,637	£90,746,829	£90,589,561	£89,693,124	£82,823,348	£79,089,648
60% LAR : 40% CIR	40%	£104,363,732	£87,952,585	£87,874,905	£87,717,886	£86,822,071	£79,956,023	£76,224,394
60% LAR : 40% CIR	45%	£101,161,652	£85,066,075	£84,988,501	£84,831,691	£83,936,399	£77,073,494	£73,343,613
60% LAR : 40% CIR	50%	£97,945,159	£82,165,254	£82,087,761	£81,931,121	£81,036,258	£74,175,918	£70,447,461

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£165,647,562	£146,715,651	£146,636,249	£146,476,116	£145,572,520	£138,659,783	£134,902,217
60% LAR : 40% CIR	5%	£162,566,089	£143,948,895	£143,869,796	£143,710,195	£142,807,930	£135,903,179	£132,150,049
60% LAR : 40% CIR	10%	£159,469,025	£141,166,657	£141,087,836	£140,928,727	£140,027,687	£133,130,296	£129,381,255
60% LAR : 40% CIR	15%	£156,356,516	£138,369,086	£138,290,517	£138,131,857	£137,231,941	£130,341,289	£126,595,991
60% LAR : 40% CIR	20%	£153,228,710	£135,556,325	£135,477,984	£135,319,731	£134,420,837	£127,536,310	£123,794,415
60% LAR : 40% CIR	25%	£150,085,756	£132,728,522	£132,650,384	£132,492,499	£131,594,523	£124,715,514	£120,976,685
60% LAR : 40% CIR	30%	£146,927,800	£129,885,824	£129,807,862	£129,650,305	£128,753,149	£121,879,054	£118,142,955
60% LAR : 40% CIR	35%	£143,754,988	£127,028,374	£126,950,566	£126,793,298	£125,896,861	£119,027,085	£115,293,385
60% LAR : 40% CIR	40%	£140,567,468	£124,156,322	£124,078,642	£123,921,623	£123,025,808	£116,159,759	£112,428,131
60% LAR : 40% CIR	45%	£137,365,389	£121,269,812	£121,192,238	£121,035,427	£120,140,135	£113,277,231	£109,547,349
60% LAR : 40% CIR	50%	£134,148,896	£118,368,990	£118,291,498	£118,134,858	£117,239,994	£110,379,654	£106,651,197

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£160,648,720	£161,716,809	£161,637,407	£161,477,274	£160,573,678	£153,660,941	£149,903,375
60% LAR : 40% CIR	5%	£177,567,247	£158,950,053	£158,870,954	£158,711,353	£157,809,088	£150,904,337	£147,151,207
60% LAR : 40% CIR	10%	£174,470,183	£156,167,815	£156,088,994	£155,929,885	£155,028,845	£148,131,454	£144,382,413
60% LAR : 40% CIR	15%	£171,357,674	£153,370,243	£153,291,675	£153,133,015	£152,233,099	£145,342,446	£141,597,148
60% LAR : 40% CIR	20%	£168,229,868	£150,557,483	£150,479,142	£150,320,889	£149,421,995	£142,537,468	£138,795,573
60% LAR : 40% CIR	25%	£165,086,914	£147,729,680	£147,651,541	£147,493,657	£146,595,681	£139,716,672	£135,977,843
60% LAR : 40% CIR	30%	£161,928,958	£144,886,981	£144,809,020	£144,651,463	£143,754,307	£136,880,212	£133,144,113
60% LAR : 40% CIR	35%	£158,756,145	£142,029,532	£141,951,724	£141,794,456	£140,898,019	£134,028,243	£130,294,543
60% LAR : 40% CIR	40%	£155,568,626	£139,157,480	£139,079,800	£138,922,781	£138,026,965	£131,160,917	£127,429,289
60% LAR : 40% CIR	45%	£152,366,546	£136,270,970	£136,193,396	£136,036,585	£135,141,293	£128,278,389	£124,548,507
60% LAR : 40% CIR	50%	£149,150,054	£133,370,148	£133,292,656	£133,136,016	£132,241,152	£125,380,812	£121,652,355

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon
	0%	£188,381,509	£179,449,598	£179,370,197	£179,210,064	£178,306,467	£171,393,730	£167,636,164
60% LAR : 40% CIR	5%	£195,300,037	£176,682,843	£176,603,744	£176,444,143	£175,541,877	£168,637,126	£164,883,996
60% LAR : 40% CIR	10%	£192,202,972	£173,900,605	£173,821,784	£173,662,674	£172,761,635	£165,864,243	£162,115,202
60% LAR : 40% CIR	15%	£189,090,464	£171,103,033	£171,024,465	£170,865,804	£169,965,888	£163,075,236	£159,329,938
60% LAR : 40% CIR	20%	£185,962,658	£168,290,272	£168,211,931	£168,053,679	£167,154,784	£160,270,257	£156,528,362
60% LAR : 40% CIR	25%	£182,819,704	£165,462,469	£165,384,331	£165,226,446	£164,328,470	£157,449,461	£153,710,632
60% LAR : 40% CIR	30%	£179,661,747	£162,619,771	£162,541,809	£162,384,252	£161,487,096	£154,613,001	£150,876,902
60% LAR : 40% CIR	35%	£176,488,935	£159,762,322	£159,684,514	£159,527,245	£158,630,809	£151,761,032	£148,027,332
60% LAR : 40% CIR	40%	£173,301,416	£156,890,269	£156,812,590	£156,655,570	£155,759,755	£148,893,707	£145,162,078
60% LAR : 40% CIR	45%	£170,099,336	£154,003,759	£153,926,185	£153,769,375	£152,874,083	£146,011,179	£142,281,297
60% LAR : 40% CIR	50%	£166,882,843	£151,102,938	£151,025,445	£150,868,805	£149,973,942	£143,113,602	£139,385,145