

## Appendix 5 - Student accommodation appraisal results

LB Camden  
Local Plan Viability Testing 2025

CT - 200 Bed Student Accommodation Only		Value Area					
		Central London (CIL Zone A)					
No Conventional AH Units	0	Sales value inflation		Base			
Site Area	0.21 Ha	Build cost inflation		Base			
Residual land values:		Tenure		Base		N/A	
<b>Tenure</b>	<b>Base Build Costs and Access Prt M4(2) &amp; Building Safety Levy</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy &amp; S106, CIL, Building Regs 2022 &amp; Staircases</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3) &amp; BREEAM Excellent</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent &amp; Biodiversity</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity &amp; Renewable Offset Payments</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments &amp; Sustainability</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &amp; Embodied Carbon</b>
100% Private Student Accommodation Scenario	£23,074,662	£20,828,046	£20,728,122	£20,663,841	£20,503,480	£18,868,978	£18,150,205
10% Affordable Student Accommodation Scenario	£19,431,448	£17,263,089	£17,143,164	£17,044,984	£16,918,330	£15,314,000	£14,645,246
20% Affordable Student Accommodation Scenario	£15,788,236	£13,658,131	£13,558,207	£13,484,028	£13,333,675	£11,729,062	£11,060,308
30% Affordable Student Accommodation Scenario	£12,145,022	£10,073,173	£9,973,249	£9,909,069	£9,748,617	£8,144,106	£7,475,352
35% Affordable Student Accommodation Scenario	£10,320,416	£8,250,566	£8,150,770	£8,116,589	£7,956,138	£6,351,628	£5,682,874
40% Affordable Student Accommodation Scenario	£8,501,809	£6,488,216	£6,388,291	£6,324,111	£6,163,660	£4,559,147	£3,890,393
50% Affordable Student Accommodation Scenario	£4,858,596	£2,903,238	£2,803,334	£2,739,154	£2,578,702	£974,190	£226,417
Residual Land values compared to benchmark land values							
Higher Value Secondary Offices							
<b>£97,648,000</b>							
<b>Tenure</b>	<b>Base Build Costs and Access Prt M4(2) &amp; Building Safety Levy</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy &amp; S106, CIL, Building Regs 2022 &amp; Staircases</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3) &amp; BREEAM Excellent</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent &amp; Biodiversity</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity &amp; Renewable Offset Payments</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments &amp; Sustainability</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &amp; Embodied Carbon</b>
100% Private Student Accommodation Scenario	£2,566,372	£3,217,755	£2,218,325	£1,577,851	£1,587,737	£5,192,270	£5,941,042
10% Affordable Student Accommodation Scenario	£1,074,841	£3,293,291	£3,383,738	£3,427,809	£3,471,880	£4,172,716	£4,921,488
20% Affordable Student Accommodation Scenario	£471,024	£3,464,159	£3,400,063	£2,072,404	£2,072,404	£3,722,809	£4,471,581
30% Affordable Student Accommodation Scenario	£8,311,259	£10,833,117	£10,533,041	£10,527,221	£10,727,873	£12,382,185	£13,130,858
35% Affordable Student Accommodation Scenario	£11,956,024	£13,258,621	£13,258,621	£13,258,621	£13,258,621	£15,164,861	£15,164,861
40% Affordable Student Accommodation Scenario	£12,034,431	£14,018,074	£14,117,999	£14,112,179	£14,342,830	£15,947,143	£16,000,915
50% Affordable Student Accommodation Scenario	£18,841,898	£17,683,002	£17,782,898	£17,781,138	£17,822,898	£18,828,108	£18,989,879
Residual Land values compared to benchmark land values							
Medium Value Secondary Offices							
<b>£37,196,000</b>							
<b>Tenure</b>	<b>Base Build Costs and Access Prt M4(2) &amp; Building Safety Levy</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy &amp; S106, CIL, Building Regs 2022 &amp; Staircases</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3) &amp; BREEAM Excellent</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent &amp; Biodiversity</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity &amp; Renewable Offset Payments</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments &amp; Sustainability</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &amp; Embodied Carbon</b>
100% Private Student Accommodation Scenario	£1,005,627	£8,718,985	£8,119,002	£5,554,881	£4,494,432	£6,958,911	£6,141,145
10% Affordable Student Accommodation Scenario	£7,422,389	£5,234,029	£5,134,104	£5,089,924	£4,909,473	£3,304,900	£2,556,168
20% Affordable Student Accommodation Scenario	£2,947,824	£3,464,159	£3,400,063	£2,072,404	£2,072,404	£3,722,809	£4,471,581
30% Affordable Student Accommodation Scenario	£1,135,962	£3,436,887	£2,908,811	£2,099,891	£2,260,449	£3,864,935	£4,413,728
35% Affordable Student Accommodation Scenario	£1,988,024	£3,128,982	£3,829,859	£3,894,471	£4,016,805	£5,458,454	£6,400,202
40% Affordable Student Accommodation Scenario	£3,607,251	£3,500,841	£3,600,106	£3,600,106	£3,600,106	£7,440,613	£7,440,613
50% Affordable Student Accommodation Scenario	£7,150,854	£8,168,892	£8,208,728	£8,208,808	£8,230,958	£11,034,878	£11,068,849
Residual Land values compared to benchmark land values							
Lower Value Secondary Offices / Community Space							
<b>£40,420,000</b>							
<b>Tenure</b>	<b>Base Build Costs and Access Prt M4(2) &amp; Building Safety Levy</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy &amp; S106, CIL, Building Regs 2022 &amp; Staircases</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3) &amp; BREEAM Excellent</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent &amp; Biodiversity</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity &amp; Renewable Offset Payments</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments &amp; Sustainability</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &amp; Embodied Carbon</b>
100% Private Student Accommodation Scenario	£1,889,492	£10,338,890	£12,239,252	£16,175,341	£16,025,280	£10,010,778	£9,052,003
10% Affordable Student Accommodation Scenario	£10,943,249	£8,754,889	£8,654,964	£8,590,784	£8,430,333	£6,825,820	£6,077,048
20% Affordable Student Accommodation Scenario	£7,300,036	£5,169,931	£5,070,007	£5,005,826	£4,845,375	£3,240,862	£2,492,090
30% Affordable Student Accommodation Scenario	£3,656,822	£1,584,973	£1,485,049	£1,420,869	£1,260,417	£2,865,905	£3,562,598
35% Affordable Student Accommodation Scenario	£1,836,716	£2,999,824	£3,699,824	£3,699,824	£3,699,824	£4,848,824	£5,600,824
40% Affordable Student Accommodation Scenario	£1,133,968	£1,566,854	£2,069,509	£2,164,083	£2,224,540	£3,125,033	£4,077,325
50% Affordable Student Accommodation Scenario	£8,859,854	£8,584,892	£8,984,988	£9,149,087	£9,909,898	£12,144,070	£12,989,789
Residual Land values compared to benchmark land values							
Secondary Industrial/Storage/Distribution							
<b>£20,601,000</b>							
<b>Tenure</b>	<b>Base Build Costs and Access Prt M4(2) &amp; Building Safety Levy</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy &amp; S106, CIL, Building Regs 2022 &amp; Staircases</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3) &amp; BREEAM Excellent</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent &amp; Biodiversity</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity &amp; Renewable Offset Payments</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments &amp; Sustainability</b>	<b>Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 &amp; Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability &amp; Embodied Carbon</b>
100% Private Student Accommodation Scenario	£10,480,527	£10,401,810	£10,401,810	£10,377,911	£10,172,280	£15,872,918	£13,153,705
10% Affordable Student Accommodation Scenario	£15,109,239	£12,918,879	£12,918,879	£12,752,774	£12,592,323	£10,967,810	£10,299,038
20% Affordable Student Accommodation Scenario	£11,449,030	£9,313,921	£9,313,921	£9,217,817	£9,011,365	£7,462,852	£6,854,080
30% Affordable Student Accommodation Scenario	£7,818,812	£5,746,963	£5,647,039	£5,582,859	£5,422,407	£3,817,896	£3,069,122
35% Affordable Student Accommodation Scenario	£5,991,206	£3,924,436	£3,824,280	£3,780,379	£3,629,928	£2,025,418	£1,276,643
40% Affordable Student Accommodation Scenario	£4,174,596	£2,462,006	£2,462,081	£2,469,901	£2,481,456	£1,851,456	£1,841,456
50% Affordable Student Accommodation Scenario	£532,386	£1,429,892	£1,522,978	£1,597,059	£1,727,908	£3,162,059	£4,100,789

LB Camden  
Local Plan Viability Testing 2025

CT - 200 Bed Student Accommodation Only		Value Area						Rest of Camden, Highgate and Hampstead (CIL Zones B & C)	
No Conventional AH Units	0							Base	Base
Site Area	0.21 Ha							Build cost inflation	Base
Residual land values:								Tenure	MA
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
<b>Tenure</b>									
100% Private Student Accommodation Scenario	£18,596,561	£14,733,448	£14,833,524	£14,833,524	£14,833,524	£14,833,524	£14,833,524	£12,555,507	
10% Affordable Student Accommodation Scenario	£18,451,158	£11,589,140	£11,589,140	£11,589,140	£11,589,140	£11,589,140	£11,589,140	£8,811,299	
20% Affordable Student Accommodation Scenario	£12,205,755	£8,444,832	£8,444,832	£8,444,832	£8,444,832	£8,444,832	£8,444,832	£5,766,911	
30% Affordable Student Accommodation Scenario	£9,010,352	£5,300,524	£5,300,524	£5,300,524	£5,300,524	£5,300,524	£5,300,524	£2,222,882	
35% Affordable Student Accommodation Scenario	£7,412,651	£3,729,370	£3,729,370	£3,729,370	£3,729,370	£3,729,370	£3,729,370	£1,260,529	
40% Affordable Student Accommodation Scenario	£6,814,949	£2,156,217	£2,156,217	£2,156,217	£2,156,217	£2,156,217	£2,156,217	£25,584	
50% Affordable Student Accommodation Scenario	£2,619,545	£-1,093,168	£-1,093,168	£-1,093,168	£-1,093,168	£-1,093,168	£-1,093,168	£-3,721,888	
Residual Land values compared to benchmark land values									
Higher Value Secondary Offices									
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
<b>Tenure</b>									
100% Private Student Accommodation Scenario	£18,596,561	£14,733,448	£14,833,524	£14,833,524	£14,833,524	£14,833,524	£14,833,524	£12,555,507	
10% Affordable Student Accommodation Scenario	£8,105,132	£8,917,155	£9,017,074	£9,017,074	£9,017,074	£9,017,074	£9,017,074	£11,564,961	
20% Affordable Student Accommodation Scenario	£8,200,538	£12,261,458	£12,101,083	£12,101,083	£12,101,083	£12,101,083	£12,101,083	£14,756,296	
30% Affordable Student Accommodation Scenario	£11,495,238	£15,255,760	£15,309,871	£15,309,871	£15,309,871	£15,309,871	£15,309,871	£17,683,603	
35% Affordable Student Accommodation Scenario	£14,691,341	£18,350,073	£18,440,000	£18,440,000	£18,440,000	£18,440,000	£18,440,000	£20,455,311	
40% Affordable Student Accommodation Scenario	£17,886,748	£21,269,468	£21,310,000	£21,310,000	£21,310,000	£21,310,000	£21,310,000	£23,030,874	
50% Affordable Student Accommodation Scenario	£17,886,748	£21,269,468	£21,310,000	£21,310,000	£21,310,000	£21,310,000	£21,310,000	£23,030,874	
Residual Land values compared to benchmark land values									
Medium Value Secondary Offices									
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
<b>Tenure</b>									
100% Private Student Accommodation Scenario	£8,267,971	£7,741,335	£7,724,424	£7,724,424	£7,724,424	£7,724,424	£7,724,424	£6,541,741	
10% Affordable Student Accommodation Scenario	£3,392,059	£4,119,920	£4,119,920	£4,119,920	£4,119,920	£4,119,920	£4,119,920	£4,119,920	
20% Affordable Student Accommodation Scenario	£4,200,538	£6,107,458	£6,101,083	£6,101,083	£6,101,083	£6,101,083	£6,101,083	£6,101,083	
30% Affordable Student Accommodation Scenario	£6,298,738	£8,785,336	£8,808,871	£8,808,871	£8,808,871	£8,808,871	£8,808,871	£8,808,871	
35% Affordable Student Accommodation Scenario	£8,496,499	£10,269,696	£10,269,696	£10,269,696	£10,269,696	£10,269,696	£10,269,696	£10,269,696	
40% Affordable Student Accommodation Scenario	£10,694,260	£11,817,000	£11,817,000	£11,817,000	£11,817,000	£11,817,000	£11,817,000	£11,817,000	
50% Affordable Student Accommodation Scenario	£8,399,916	£10,019,228	£10,019,228	£10,019,228	£10,019,228	£10,019,228	£10,019,228	£10,019,228	
Residual Land values compared to benchmark land values									
Lower Value Secondary Offices / Community Space									
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
<b>Tenure</b>									
100% Private Student Accommodation Scenario	£8,105,132	£8,105,132	£8,105,132	£8,105,132	£8,105,132	£8,105,132	£8,105,132	£8,105,132	
10% Affordable Student Accommodation Scenario	£8,917,155	£8,917,155	£8,917,155	£8,917,155	£8,917,155	£8,917,155	£8,917,155	£8,917,155	
20% Affordable Student Accommodation Scenario	£8,200,538	£8,200,538	£8,200,538	£8,200,538	£8,200,538	£8,200,538	£8,200,538	£8,200,538	
30% Affordable Student Accommodation Scenario	£8,785,336	£8,785,336	£8,785,336	£8,785,336	£8,785,336	£8,785,336	£8,785,336	£8,785,336	
35% Affordable Student Accommodation Scenario	£10,269,696	£10,269,696	£10,269,696	£10,269,696	£10,269,696	£10,269,696	£10,269,696	£10,269,696	
40% Affordable Student Accommodation Scenario	£11,817,000	£11,817,000	£11,817,000	£11,817,000	£11,817,000	£11,817,000	£11,817,000	£11,817,000	
50% Affordable Student Accommodation Scenario	£8,399,916	£8,399,916	£8,399,916	£8,399,916	£8,399,916	£8,399,916	£8,399,916	£8,399,916	
Residual Land values compared to benchmark land values									
Secondary Industrial/Storage/Distribution									
		Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon	
<b>Tenure</b>									
100% Private Student Accommodation Scenario	£11,074,948	£10,822,230	£10,822,230	£10,822,230	£10,822,230	£10,822,230	£10,822,230	£10,822,230	
10% Affordable Student Accommodation Scenario	£11,074,948	£7,262,930	£7,262,930	£7,262,930	£7,262,930	£7,262,930	£7,262,930	£7,262,930	
20% Affordable Student Accommodation Scenario	£7,262,930	£4,749,862	£4,749,862	£4,749,862	£4,749,862	£4,749,862	£4,749,862	£4,749,862	
30% Affordable Student Accommodation Scenario	£4,084,142	£3,181,676	£3,181,676	£3,181,676	£3,181,676	£3,181,676	£3,181,676	£3,181,676	
35% Affordable Student Accommodation Scenario	£3,086,441	£2,183,980	£2,183,980	£2,183,980	£2,183,980	£2,183,980	£2,183,980	£2,183,980	
40% Affordable Student Accommodation Scenario	£1,468,758	£1,181,683	£1,181,683	£1,181,683	£1,181,683	£1,181,683	£1,181,683	£1,181,683	
50% Affordable Student Accommodation Scenario	£1,709,899	£5,128,218	£5,128,218	£5,128,218	£5,128,218	£5,128,218	£5,128,218	£5,128,218	
Residual Land values compared to benchmark land values									

LB Camden  
Local Plan Viability Testing 2025

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

Value Area  
Central London (CL Zone A)

No Conventional Units: 40  
Site Area: 0.21 Ha

State value inflation: Base  
Build cost inflation: Base  
Tenure: LAR : CR

Residual land values:

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	£16,119,959	£16,381,026	£17,796,807	£17,396,407	£19,939,959	£19,939,959	£19,939,959
Student Accommodation with 50% Conventional AH (LAR - CIL)	£12,330,688	£8,743,852	£18,973,221	£8,454,001	£8,106,159	£5,726,845	£4,520,006

Residual Land values compared to benchmark land values

£97,849,000

Higher Value Secondary Offices

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	£4,936,361	£6,145,746	£6,267,203	£6,369,663	£6,626,311	£10,926,621	£11,475,246
Student Accommodation with 50% Conventional AH (LAR - CIL)	£4,172,662	£1,662,606	£10,630,266	£12,662,472	£12,662,472	£14,729,342	£14,666,842

Residual Land values compared to benchmark land values

£57,186,000

Medium Value Secondary Offices

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	£3,561,875	£357,085	£220,927	£127,347	£1,910,101	£1,301,966	£1,181,338
Student Accommodation with 50% Conventional AH (LAR - CIL)	£2,111,629	£1,969,106	£4,630,266	£1,666,846	£1,666,846	£1,666,846	£1,666,846

Residual Land values compared to benchmark land values

£46,420,000

Lower Value Secondary Offices / Community Space

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	£7,982,735	£3,972,846	£3,750,787	£3,648,207	£3,391,739	£1,111,365	£142,502
Student Accommodation with 50% Conventional AH (LAR - CIL)	£3,342,465	£2,101,752	£35,021	£1,666,846	£1,666,846	£1,666,846	£1,666,846

Residual Land values compared to benchmark land values

£26,601,000

Secondary Industrial/Storage/Distribution

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	£1,244,725	£8,041,935	£7,812,777	£7,810,197	£7,853,749	£5,373,355	£4,304,462
Student Accommodation with 50% Conventional AH (LAR - CIL)	£9,204,478	£4,378,772	£4,247,011	£4,107,861	£3,829,949	£1,469,735	£193,799

LB Camden  
Local Plan Viability Testing 2025

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

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

No Conventional Units: 40  
Site Area: 0.21 Ha

State value inflation: Base  
Build cost inflation: Base  
Tenure: LAR : CR

Residual land values:

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	£1,192,890	£1,263,950	£1,332,800	£1,399,812	£1,470,864	£1,539,870	£1,622,220
Student Accommodation with 50% Conventional AH (LAR - CIL)	£7,892,587	£8,208,457	£8,565,720	£8,947,595	£9,328,864	£9,709,450	£113,910

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

£97,449,000

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	29,213,481	31,261,642	33,275,798	35,278,918	37,262,828	39,223,220	41,162,980
Student Accommodation with 50% Conventional AH (LAR - CIL)	24,162,470	25,602,867	27,039,824	28,478,912	29,920,000	31,363,040	32,809,080

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

£57,186,000

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	79,118,225	83,284,410	87,375,593	91,493,148	95,632,598	99,793,590	103,982,830
Student Accommodation with 50% Conventional AH (LAR - CIL)	24,162,470	25,602,867	27,039,824	28,478,912	29,920,000	31,363,040	32,809,080

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

£48,420,000

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	67,604,630	70,324,526	73,025,769	75,712,736	78,389,728	81,059,940	83,727,830
Student Accommodation with 50% Conventional AH (LAR - CIL)	24,162,470	25,602,867	27,039,824	28,478,912	29,920,000	31,363,040	32,809,080

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

£28,601,000

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR - CIL)	65,766,800	68,638,440	71,506,281	74,372,236	77,237,528	80,102,540	82,967,830
Student Accommodation with 50% Conventional AH (LAR - CIL)	23,226,277	24,267,240	25,308,204	26,349,168	27,390,132	28,431,096	29,472,060

LB Camden  
Local Plan Viability Testing 2025

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

Value Area	Central London (CL Zone A)
Base value inflation	Base
Build costs inflation	Base
Tenure	LAR : CR

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£16,179,355	£16,381,658	£17,398,867	£17,398,867	£17,398,867	£17,398,867	£17,398,867
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£11,927,722	£8,726,187	£8,654,929	£8,501,449	£8,209,001	£8,144,507	£8,245,745
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£8,374,500	£5,127,250	£5,059,072	£4,906,492	£4,614,044	£4,549,550	£4,650,788
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,641,296	£1,698,272	£1,484,114	£1,381,534	£1,129,086	£1,071,512	£1,166,552
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£2,119,696	£18,048	£18,048	£47,714	£67,876	£49,944	£37,411
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£988,083	£2,028,877	£4,132,889	£5,537,543	£7,49,469	£4,711,170	£3,786,239
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£2,685,489	£5,648,834	£4,772,556	£5,476,701	£6,137,983	£8,500,627	£9,436,897

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£16,179,355	£16,381,658	£17,398,867	£17,398,867	£17,398,867	£17,398,867	£17,398,867
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£8,579,669	£11,793,303	£11,852,291	£11,958,241	£12,211,238	£14,397,743	£14,400,245
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,122,121	£5,135,905	£4,144,216	£4,339,166	£4,534,116	£4,729,066	£4,924,016
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£18,884,684	£18,360,018	£18,028,178	£18,104,756	£18,381,204	£18,577,802	£22,862,472
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,659,055	£29,265,268	£29,265,268	£29,265,268	£29,265,268	£29,265,268	£29,265,268
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£18,009,207	£22,515,187	£22,639,189	£22,743,333	£23,003,699	£23,217,440	£26,302,520
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£24,191,788	£26,168,824	£26,276,884	£26,382,001	£26,484,923	£26,587,137	£26,689,351

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£16,179,355	£16,381,658	£17,398,867	£17,398,867	£17,398,867	£17,398,867	£17,398,867
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,131,248	£3,222,233	£3,305,031	£3,402,811	£3,714,059	£4,489,463	£4,893,315
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,121,651	£4,174,001	£4,174,001	£4,262,466	£4,573,714	£5,349,118	£5,752,970
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£7,587,764	£10,452,768	£10,529,440	£10,607,520	£10,685,600	£10,763,680	£10,841,760
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,659,055	£29,265,268	£29,265,268	£29,265,268	£29,265,268	£29,265,268	£29,265,268
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£11,011,877	£14,317,937	£14,414,309	£14,510,681	£14,607,053	£14,703,425	£14,800,000
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,419,005	£11,717,064	£11,717,064	£11,717,064	£11,717,064	£11,717,064	£11,717,064

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£7,587,764	£8,172,246	£8,170,787	£8,648,207	£8,317,799	£8,211,265	£8,212,502
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£3,439,522	£293,487	£189,829	£35,243	£3,714,059	£4,489,463	£4,893,315
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£2,693,491	£2,269,132	£1,414,124	£1,547,296	£1,778,106	£2,553,510	£2,727,414
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,249,764	£3,811,188	£3,811,188	£3,811,188	£3,811,188	£3,811,188	£3,811,188
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,659,055	£29,265,268	£29,265,268	£29,265,268	£29,265,268	£29,265,268	£29,265,268
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£7,431,117	£10,487,027	£10,529,440	£10,571,853	£10,614,266	£10,656,680	£10,700,000
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,171,066	£11,408,144	£11,408,144	£11,408,144	£11,408,144	£11,408,144	£11,408,144

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£11,244,725	£8,054,936	£7,812,777	£7,812,777	£7,553,749	£5,373,255	£4,304,452
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£7,601,014	£4,449,977	£4,307,918	£4,225,259	£3,966,791	£1,798,827	£1,715,526
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£3,938,299	£1,865,020	£1,742,462	£1,620,282	£1,503,834	£1,389,880	£1,288,423
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,609,014	£1,199,078	£1,199,078	£1,199,078	£1,199,078	£1,199,078	£1,199,078
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,659,055	£29,265,268	£29,265,268	£29,265,268	£29,265,268	£29,265,268	£29,265,268
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£7,431,117	£10,487,027	£10,529,440	£10,571,853	£10,614,266	£10,656,680	£10,700,000
50% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,171,066	£11,408,144	£11,408,144	£11,408,144	£11,408,144	£11,408,144	£11,408,144

LB Camden  
Local Plan Viability Testing 2025

C7 - 206 Bed Student Accommodation and 35% of floorspace conventional Affordable Housing	
No Conventional Units	44
Site Area	0.21 Ha

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£1,192,830	£1,945,658	£1,832,897	£1,739,812	£1,643,466	£1,592,310	£1,522,250
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£7,897,432	£4,819,242	£4,688,183	£4,585,604	£4,329,156	£4,148,461	£1,079,890
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,192,230	£1,669,074	£1,541,875	£1,441,566	£1,184,844	£1,110,839	£270,960
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,956,420	£1,200,830	£1,024,853	£1,128,997	£1,080,359	£4,203,123	£5,288,159
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£52,481	£1,969,974	£4,223,895	£3,251,138	£1,986,301	£4,799,366	£1,884,130
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,714,545	£4,093,115	£4,817,157	£4,821,282	£5,181,863	£7,395,408	£8,480,478
45% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,958,705	£7,685,399	£8,099,422	£8,113,666	£8,373,928	£10,587,692	£11,672,762

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

£97,648,000							
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£1,192,830	£1,945,658	£1,832,897	£1,739,812	£1,643,466	£1,592,310	£1,522,250
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£12,003,438	£15,395,348	£18,818,107	£19,500,386	£18,177,134	£18,337,629	£19,428,291
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,634,251	£1,840,966	£1,848,416	£1,944,684	£1,932,642	£1,937,416	£2,002,619
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£18,899,664	£22,207,120	£22,131,143	£22,238,287	£22,436,649	£24,709,413	£25,794,493
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£20,595,765	£22,302,262	£22,379,258	£22,471,426	£22,669,788	£22,868,150	£23,066,512
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£22,231,833	£25,189,400	£25,229,427	£25,427,572	£25,625,717	£27,601,688	£28,586,768
45% Affordable Student Accommodation Scenario & 35% Conventional AH	£26,864,895	£28,281,668	£28,376,914	£28,575,059	£28,773,204	£31,059,175	£32,044,255

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

£87,186,000							
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£1,192,830	£1,945,658	£1,832,897	£1,739,812	£1,643,466	£1,592,310	£1,522,250
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,111,631	£7,184,718	£7,330,877	£7,423,486	£7,679,904	£8,860,369	£10,925,161
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£7,207,011	£10,243,068	£10,466,188	£10,697,704	£10,929,220	£11,160,736	£11,392,252
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£10,302,434	£13,309,880	£13,633,010	£13,738,967	£13,988,419	£14,237,871	£14,487,323
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£11,411,026	£15,106,612	£15,202,058	£15,307,504	£15,402,950	£15,599,402	£15,795,854
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£12,721,600	£16,392,174	£16,529,107	£16,730,242	£17,100,703	£17,454,164	£17,807,625
45% Affordable Student Accommodation Scenario & 35% Conventional AH	£14,032,174	£17,677,736	£17,834,669	£18,035,804	£18,406,265	£18,769,726	£19,133,187

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

£46,420,000							
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£2,604,810	£3,919,292	£3,905,769	£3,912,736	£3,919,702	£3,926,668	£3,933,634
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£6,969,586	£13,432,886	£14,044,325	£14,565,904	£15,187,483	£15,809,062	£16,430,641
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,178,171	£4,852,198	£4,844,325	£4,846,452	£4,848,579	£4,850,706	£4,852,833
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£8,169,613	£11,869,186	£11,913,010	£11,956,834	£12,000,658	£12,044,482	£12,088,306
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£8,687,666	£11,365,173	£11,365,173	£11,365,173	£11,365,173	£11,365,173	£11,365,173
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£10,207,745	£13,181,131	£13,306,217	£13,431,302	£13,556,388	£13,681,473	£13,806,558
45% Affordable Student Accommodation Scenario & 35% Conventional AH	£11,444,064	£14,506,612	£14,649,269	£14,791,926	£14,934,583	£15,077,240	£15,219,897

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

£20,601,000							
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario & 35% Conventional AH	£5,769,655	£3,628,440	£3,506,281	£3,403,792	£3,347,254	£3,290,716	£3,234,178
10% Affordable Student Accommodation Scenario & 35% Conventional AH	£1,571,022	£498,129	£301,873	£203,384	£144,895	£86,406	£27,917
20% Affordable Student Accommodation Scenario & 35% Conventional AH	£3,618,619	£2,697,174	£2,789,339	£2,881,504	£2,973,669	£3,065,834	£3,157,999
30% Affordable Student Accommodation Scenario & 35% Conventional AH	£2,899,884	£1,977,740	£1,977,740	£1,977,740	£1,977,740	£1,977,740	£1,977,740
35% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,418,676	£3,423,183	£3,741,203	£4,059,223	£4,377,243	£4,695,263	£5,013,283
40% Affordable Student Accommodation Scenario & 35% Conventional AH	£4,818,164	£3,822,671	£4,140,691	£4,458,711	£4,776,731	£5,094,751	£5,412,771
45% Affordable Student Accommodation Scenario & 35% Conventional AH	£5,217,652	£4,222,160	£4,540,280	£4,858,300	£5,176,320	£5,494,340	£5,812,360

LB Camden  
Local Plan Viability Testing 2025

CT - 200 Bed Student Accommodation and 35% of floorspace conventional Affordable Housing		Value Area		Central London (CIL Zone A)			
No. Conventional Units	63	Base Value Inflation		Base			
Site Area	0.21 Ha	Build Cost Inflation		Base			
Residual land values:		Tenure		LAR: CIR			
Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£19,330,395	£19,330,395	£19,330,395	£19,330,395	£19,330,395	£19,330,395	£19,330,395
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£8,887,475	£8,120,024	£4,988,303	£4,988,154	£4,571,202	£2,141,989	£935,049
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£5,444,362	£1,936,566	£1,430,390	£1,341,460	£986,144	£1,456,987	£2,996,724
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£1,401,049	£2,081,168	£2,214,840	£2,335,918	£2,638,365	£5,104,644	£6,330,001
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£45,614	£1,966,998	£4,134,799	£4,165,747	£4,458,184	£5,044,673	£5,141,823
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£2,276,376	£5,720,827	£4,854,598	£5,975,576	£5,274,023	£8,744,302	£9,969,658
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£5,075,178	£9,360,484	£9,494,255	£9,615,233	£9,871,889	£12,383,859	£13,609,316

Residual Land values compared to benchmark land values  
Higher Value Secondary Offices **£37,649,000**

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£11,819,813	£13,366,298	£18,319,027	£18,337,186	£18,938,889	£18,364,362	£19,171,241
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£2,145,029	£18,917,184	£18,103,884	£18,102,144	£18,103,884	£18,103,884	£18,103,884
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£1,108,241	£20,281,438	£22,721,230	£22,282,226	£22,144,859	£22,810,334	£28,838,251
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£203,254	£24,476,286	£24,411,026	£24,411,026	£24,411,026	£24,411,026	£24,411,026
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£22,782,668	£26,227,117	£26,360,888	£26,481,366	£26,784,313	£26,200,362	£26,471,848
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£26,481,688	£28,868,718	£28,920,428	£29,103,225	£29,222,895	£29,609,499	£29,716,896

Residual Land values compared to benchmark land values  
Medium Value Secondary Offices **£37,186,000**

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£3,321,365	£8,889,038	£7,620,797	£7,139,589	£7,437,888	£9,967,072	£11,074,911
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£5,464,708	£10,476,984	£9,669,784	£9,244,814	£9,102,674	£9,144,847	£9,144,847
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£1,629,011	£14,993,238	£14,222,000	£14,343,878	£14,247,419	£17,113,704	£18,399,381
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£12,479,024	£18,476,286	£18,411,026	£18,411,026	£18,411,026	£18,411,026	£18,411,026
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£14,282,430	£17,723,197	£17,801,858	£17,884,336	£18,297,393	£20,737,362	£21,178,718
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£17,723,197	£19,360,484	£19,411,026	£19,411,026	£19,411,026	£19,411,026	£19,411,026

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

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£3,242,488	£7,174,782	£6,021	£49,179	£59,361	£41,240	£1,261,712
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£159,275	£13,868,781	£13,868,781	£13,868,781	£13,868,781	£13,868,781	£13,868,781
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£4,443,538	£8,953,134	£7,088,894	£7,204,584	£7,901,969	£8,953,134	£11,18,442
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£7,187,187	£10,969,388	£10,969,388	£10,969,388	£10,969,388	£10,969,388	£10,969,388
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£8,415,174	£12,368,138	£12,368,138	£12,368,138	£12,368,138	£12,368,138	£12,368,138
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£10,784,578	£14,220,227	£14,220,227	£14,220,227	£14,220,227	£14,220,227	£14,220,227
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£14,220,227	£16,411,026	£16,411,026	£16,411,026	£16,411,026	£16,411,026	£16,411,026

Residual Land values compared to benchmark land values  
Secondary Industrial/Storage/Distribution **£20,661,000**

Tenure	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
100% Private Student Accommodation Scenario & 50% Conventional AH	£5,054,476	£4,378,772	£4,247,011	£4,127,831	£4,829,340	£1,600,735	£193,798
10% Affordable Student Accommodation Scenario & 50% Conventional AH	£4,361,255	£7,918,114	£66,053	£463,846	£244,896	£244,896	£244,896
20% Affordable Student Accommodation Scenario & 50% Conventional AH	£2,897,889	£2,791,144	£2,822,894	£2,927,284	£3,339,869	£3,781,187	£7,018,552
30% Affordable Student Accommodation Scenario & 50% Conventional AH	£2,897,889	£4,378,772	£4,378,772	£4,378,772	£4,378,772	£4,378,772	£4,378,772
35% Affordable Student Accommodation Scenario & 50% Conventional AH	£4,733,184	£3,227,256	£3,360,978	£3,481,197	£3,784,404	£11,269,883	£12,178,838
40% Affordable Student Accommodation Scenario & 50% Conventional AH	£11,587,844	£11,587,844	£11,587,844	£11,587,844	£11,587,844	£11,587,844	£11,587,844
50% Affordable Student Accommodation Scenario & 50% Conventional AH	£11,587,844	£11,587,844	£11,587,844	£11,587,844	£11,587,844	£11,587,844	£11,587,844

