

Appendix 7 - Hotel appraisal results

**LB Camden
Local Plan Viability Testing 2025**
CB - 150 Bed Hotel and 50 residential units
Value Area
Zone A - Zone 1 and Eastern Central Zone
No Units
Site Area
50
0.68 Ha
Sales value inflation
Build cost inflation
Tenors
Base
Base
LAR : CIR
Residual land values:

Tenure	% AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3) & BREEAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CIR	0%	£3,492,813	£20,226,377	£20,202,271	£20,106,653	£19,870,806	£18,620,269	£17,672,068
60% LAR - 40% CIR	5%	£22,134,401	£16,910,328	£16,884,322	£16,780,719	£16,550,168	£17,307,677	£16,908,815
60% LAR - 40% CIR	10%	£20,732,218	£17,585,188	£17,563,273	£17,469,391	£17,234,685	£15,985,514	£15,044,036
60% LAR - 40% CIR	15%	£19,324,967	£16,263,000	£16,207,774	£16,143,439	£15,809,103	£14,666,146	£13,721,961
60% LAR - 40% CIR	20%	£17,917,665	£14,931,829	£14,860,072	£14,812,873	£14,578,472	£13,531,280	£12,584,663
60% LAR - 40% CIR	25%	£16,495,392	£13,598,708	£13,570,917	£13,476,537	£13,242,839	£12,003,713	£11,061,692
60% LAR - 40% CIR	30%	£15,073,118	£12,254,687	£12,229,068	£12,134,688	£11,899,254	£10,664,744	£9,722,991
60% LAR - 40% CIR	35%	£13,645,058	£10,908,817	£10,883,235	£10,789,958	£10,556,765	£9,320,675	£8,380,302
60% LAR - 40% CIR	40%	£12,214,171	£9,558,144	£9,532,665	£9,438,410	£9,204,422	£7,971,567	£7,030,686
60% LAR - 40% CIR	45%	£10,777,458	£8,202,718	£8,177,213	£8,084,087	£7,850,271	£6,617,440	£5,676,322
60% LAR - 40% CIR	50%	£9,336,004	£6,842,586	£6,817,108	£6,724,038	£6,491,362	£5,258,375	£4,319,726

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

£67,649,000

Tenure	% AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3) & BREEAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CIR	0%	£4,181,624	£47,105,898	£47,131,904	£47,225,847	£47,461,057	£48,708,648	£49,955,411
60% LAR - 40% CIR	5%	£45,284,027	£46,427,037	£46,452,293	£46,546,855	£46,781,240	£48,028,711	£49,272,382
60% LAR - 40% CIR	10%	£44,001,258	£46,743,116	£46,770,262	£46,874,796	£47,109,122	£48,350,077	£49,589,293
60% LAR - 40% CIR	15%	£42,731,503	£47,058,339	£47,110,133	£47,207,743	£47,443,724	£48,708,648	£49,955,411
60% LAR - 40% CIR	20%	£41,481,261	£47,373,562	£47,440,168	£47,546,898	£47,784,608	£49,055,227	£50,302,852
60% LAR - 40% CIR	25%	£40,241,007	£47,688,785	£47,769,841	£47,864,441	£48,109,119	£49,402,245	£50,639,305
60% LAR - 40% CIR	30%	£39,011,712	£48,004,008	£48,091,874	£48,192,074	£48,396,704	£49,748,814	£50,974,877
60% LAR - 40% CIR	35%	£37,782,141	£48,319,231	£48,412,723	£48,516,000	£48,723,152	£49,440,283	£50,280,266
60% LAR - 40% CIR	40%	£36,552,570	£48,634,454	£48,727,681	£48,821,465	£49,029,615	£49,786,433	£50,620,693
60% LAR - 40% CIR	45%	£35,322,999	£48,949,677	£49,032,640	£49,126,916	£49,332,970	£49,732,511	£50,962,122
60% LAR - 40% CIR	50%	£34,093,428	£49,264,900	£49,337,600	£49,432,369	£49,639,324	£49,678,889	£50,302,852

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

£67,186,000

Tenure	% AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3) & BREEAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CIR	0%	£19,168,945	£18,434,581	£18,490,887	£18,592,952	£18,750,452	£20,040,888	£20,988,992
60% LAR - 40% CIR	5%	£19,008,055	£19,770,939	£19,790,838	£19,891,896	£19,992,954	£21,191,386	£21,881,843
60% LAR - 40% CIR	10%	£17,928,742	£21,071,770	£21,097,885	£21,191,569	£21,285,253	£22,471,444	£23,158,882
60% LAR - 40% CIR	15%	£16,849,429	£22,367,601	£22,399,286	£22,471,615	£22,543,659	£23,720,864	£24,404,902
60% LAR - 40% CIR	20%	£15,770,116	£23,663,432	£23,700,585	£23,782,339	£23,864,093	£24,965,285	£25,640,340
60% LAR - 40% CIR	25%	£14,690,803	£24,959,263	£25,000,941	£25,084,441	£25,167,941	£26,328,245	£27,002,395
60% LAR - 40% CIR	30%	£13,611,490	£26,255,094	£26,301,874	£26,379,274	£26,456,674	£27,689,209	£28,364,449
60% LAR - 40% CIR	35%	£12,532,177	£27,550,925	£27,602,723	£27,671,000	£27,739,277	£29,050,172	£29,726,500
60% LAR - 40% CIR	40%	£11,452,864	£28,846,756	£28,903,681	£28,963,165	£29,022,649	£30,311,136	£31,000,000
60% LAR - 40% CIR	45%	£10,373,551	£30,142,587	£30,204,744	£30,267,071	£30,329,398	£31,572,100	£32,269,863
60% LAR - 40% CIR	50%	£9,294,238	£31,438,418	£31,505,009	£31,568,859	£31,632,709	£32,822,662	£33,532,727

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

£49,420,000

Tenure	% AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3) & BREEAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CIR	0%	£3,191,790	£9,413,899	£9,441,876	£9,555,819	£9,771,929	£10,019,820	£10,958,382
60% LAR - 40% CIR	5%	£9,008,055	£9,727,020	£9,746,919	£9,846,859	£9,946,799	£10,191,612	£10,881,843
60% LAR - 40% CIR	10%	£8,001,242	£11,063,101	£11,089,053	£11,186,758	£11,417,084	£11,680,048	£12,634,236
60% LAR - 40% CIR	15%	£7,111,535	£12,401,162	£12,426,164	£12,516,125	£12,761,725	£13,017,725	£13,989,888
60% LAR - 40% CIR	20%	£6,221,828	£13,739,223	£13,764,225	£13,854,226	£14,099,826	£14,350,826	£15,322,989
60% LAR - 40% CIR	25%	£5,332,121	£15,077,284	£15,102,286	£15,192,287	£15,437,887	£15,688,887	£16,661,050
60% LAR - 40% CIR	30%	£4,442,414	£16,415,345	£16,440,347	£16,530,348	£16,775,948	£17,026,948	£18,000,213
60% LAR - 40% CIR	35%	£3,552,707	£17,753,406	£17,778,408	£17,868,409	£18,114,009	£18,365,009	£19,339,274
60% LAR - 40% CIR	40%	£2,663,000	£19,091,467	£19,116,469	£19,206,470	£19,452,070	£19,703,070	£20,677,335
60% LAR - 40% CIR	45%	£1,773,293	£20,429,528	£20,454,530	£20,544,531	£20,790,131	£21,041,131	£22,015,400
60% LAR - 40% CIR	50%	£859,153	£21,767,589	£21,792,591	£21,882,592	£22,128,192	£22,379,192	£23,353,461

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

£20,601,000

Tenure	% AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3) & BREEAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4)(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Embodied Carbon
60% LAR - 40% CIR	0%	£2,088,060	£2,088,060	£2,088,060	£2,088,060	£2,088,060	£2,088,060	£2,088,060
60% LAR - 40% CIR	5%	£8,700	£2,096,760	£2,096,760	£2,096,760	£2,096,760	£2,096,760	£2,096,760
60% LAR - 40% CIR	10%	£9,804,781	£3,661,751	£3,635,836	£3,541,924	£3,307,249	£2,982,077	£1,118,659
60% LAR - 40% CIR	15%	£5,307,520	£4,315,565	£4,292,717	£4,202,717	£3,981,666	£3,600,777	£2,000,000
60% LAR - 40% CIR	20%	£3,985,228	£5,004,393	£4,978,526	£4,883,526	£4,662,526	£4,341,526	£2,500,000
60% LAR - 40% CIR	25%	£2,567,855	£5,693,025	£5,667,158	£5,572,158	£5,351,158	£4,930,158	£3,000,000
60% LAR - 40% CIR	30%	£1,145,751	£6,381,653	£6,355,786	£6,260,786	£6,039,786	£5,618,786	£3,500,000
60% LAR - 40% CIR	35%	£781,789	£7,070,281	£7,044,314	£6,949,314	£6,728,314	£6,307,314	£4,000,000
60% LAR - 40% CIR	40%	£1,166,700	£7,758,906	£7,732,939	£7,637,939	£7,416,939	£7,000,939	£4,500,000
60% LAR - 40% CIR	45%	£1,843,979	£8,447,531	£8,421,564	£8,326,564	£8,105,564	£7,689,564	£5,000,000
60% LAR - 40% CIR	50%	£4,551,432	£9,136,156	£9,110,189	£9,015,189	£8,794,189	£8,378,189	£5,500,000

LB Camden
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 90 residential units

Value Area Zone A - Kings Cross Lower

No Units 90
Site Area 0.68 Ha

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

Residual land values:

Tenure	%AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3) & BREAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£23,492,813	£20,226,377	£20,200,271	£20,106,053	£18,970,506	£18,620,289	£17,672,058
60% LAR - 40% CIR	10%	£22,134,401	£18,110,239	£18,084,322	£17,980,278	£16,855,166	£16,507,577	£16,306,815
60% LAR - 40% CIR	15%	£20,732,218	£17,589,188	£17,563,273	£17,469,351	£16,344,085	£15,995,514	£15,044,056
60% LAR - 40% CIR	20%	£19,254,957	£16,283,006	£16,257,174	£16,143,439	£15,009,103	£14,666,148	£13,721,961
60% LAR - 40% CIR	25%	£17,812,662	£14,831,929	£14,806,072	£14,692,473	£13,547,872	£13,207,530	£12,264,463
60% LAR - 40% CIR	30%	£16,495,392	£13,595,709	£13,570,017	£13,476,537	£12,342,839	£12,003,713	£11,061,652
60% LAR - 40% CIR	35%	£15,073,188	£12,254,987	£12,229,055	£12,135,583	£11,002,254	£10,664,734	£9,723,581
60% LAR - 40% CIR	40%	£13,648,088	£10,908,817	£10,883,235	£10,789,558	£9,506,675	£9,169,302	£8,228,130
60% LAR - 40% CIR	45%	£12,214,111	£9,558,145	£9,532,805	£9,439,410	£8,164,427	£7,827,657	£6,886,395
60% LAR - 40% CIR	50%	£10,777,458	£8,202,718	£8,177,213	£8,084,397	£6,851,211	£6,514,440	£5,573,522
60% LAR - 40% CIR	50%	£9,336,004	£6,842,586	£6,817,108	£6,724,038	£5,491,362	£5,154,375	£4,213,728

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	%AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3) & BREAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£43,981,524	£47,105,898	£47,131,904	£47,225,847	£46,105,796	£45,757,646	£44,655,411
60% LAR - 40% CIR	10%	£42,264,607	£46,427,517	£46,453,853	£46,548,836	£45,781,340	£45,433,711	£44,331,733
60% LAR - 40% CIR	15%	£40,601,468	£45,752,479	£45,778,826	£45,873,826	£45,107,122	£44,760,072	£43,658,254
60% LAR - 40% CIR	20%	£39,103,960	£45,188,798	£45,215,133	£45,310,133	£44,547,754	£44,201,995	£43,101,739
60% LAR - 40% CIR	25%	£37,771,292	£44,645,517	£44,671,892	£44,766,892	£43,913,517	£43,568,613	£42,467,134
60% LAR - 40% CIR	30%	£36,504,937	£44,131,438	£44,157,813	£44,253,552	£43,413,912	£43,069,481	£42,027,844
60% LAR - 40% CIR	35%	£35,303,123	£43,645,359	£43,671,734	£43,758,294	£42,931,341	£42,587,590	£41,548,844
60% LAR - 40% CIR	40%	£34,165,664	£43,184,080	£43,210,459	£43,307,019	£42,461,616	£42,118,639	£41,118,363
60% LAR - 40% CIR	45%	£33,093,768	£42,744,507	£42,770,982	£42,863,138	£42,005,395	£41,662,340	£40,648,569
60% LAR - 40% CIR	50%	£32,086,211	£42,332,833	£42,359,512	£42,450,267	£41,554,995	£41,319,589	£40,213,903

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	%AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3) & BREAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£15,188,345	£18,434,581	£18,460,887	£18,554,992	£18,780,492	£20,040,899	£20,988,899
60% LAR - 40% CIR	10%	£14,599,855	£18,129,639	£18,155,946	£18,250,051	£18,475,551	£19,735,958	£20,683,958
60% LAR - 40% CIR	15%	£14,059,740	£17,871,770	£17,897,885	£17,991,990	£18,217,490	£19,491,444	£20,438,862
60% LAR - 40% CIR	20%	£13,558,620	£17,660,795	£17,686,910	£17,781,015	£18,006,515	£19,276,608	£20,193,971
60% LAR - 40% CIR	25%	£13,103,595	£17,492,128	£17,518,243	£17,613,348	£17,829,048	£19,052,427	£19,909,055
60% LAR - 40% CIR	30%	£12,694,537	£17,362,071	£17,388,186	£17,483,291	£17,699,011	£18,878,340	£19,660,977
60% LAR - 40% CIR	35%	£12,330,123	£17,272,141	£17,298,256	£17,393,361	£17,513,326	£18,702,182	£19,486,059
60% LAR - 40% CIR	40%	£12,012,197	£17,211,813	£17,237,928	£17,333,033	£17,453,098	£18,566,601	£19,359,631
60% LAR - 40% CIR	45%	£11,738,530	£17,178,507	£17,204,622	£17,300,727	£17,420,792	£18,465,608	£19,278,239
60% LAR - 40% CIR	50%	£11,508,293	£17,161,811	£17,188,116	£17,284,421	£17,404,556	£18,401,316	£19,241,052

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	%AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3) & BREAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£4,191,796	£9,415,969	£9,441,871	£9,535,976	£9,771,029	£10,018,650	£10,266,892
60% LAR - 40% CIR	10%	£3,995,895	£9,377,009	£9,402,911	£9,500,016	£9,735,069	£10,000,912	£10,249,154
60% LAR - 40% CIR	15%	£3,851,240	£9,383,191	£9,408,023	£9,507,138	£9,741,194	£10,009,049	£10,258,229
60% LAR - 40% CIR	20%	£3,753,582	£9,428,288	£9,453,399	£9,558,518	£9,797,725	£10,058,887	£10,307,178
60% LAR - 40% CIR	25%	£3,690,895	£9,478,486	£9,503,596	£9,614,716	£9,858,696	£10,119,613	£10,368,415
60% LAR - 40% CIR	30%	£3,623,009	£9,537,510	£9,562,643	£9,671,814	£9,919,943	£10,183,453	£10,432,620
60% LAR - 40% CIR	35%	£3,550,188	£9,601,470	£9,626,602	£9,730,812	£10,000,032	£10,252,022	£10,501,971
60% LAR - 40% CIR	40%	£3,472,520	£9,678,592	£9,703,725	£9,798,797	£10,119,775	£10,334,841	£10,576,822
60% LAR - 40% CIR	45%	£3,389,719	£9,768,878	£9,793,884	£9,882,180	£10,244,607	£10,428,718	£10,656,679
60% LAR - 40% CIR	50%	£3,302,183	£9,871,413	£9,900,989	£9,985,158	£10,384,855	£10,529,892	£10,747,412

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	%AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3) & BREAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£4,486,176	£8,488,860	£8,514,834	£8,578,876	£8,699,962	£8,834,362	£8,974,174
60% LAR - 40% CIR	10%	£3,295,985	£4,582,991	£4,586,055	£4,586,055	£4,582,992	£4,582,992	£4,582,992
60% LAR - 40% CIR	15%	£2,894,791	£3,061,751	£3,035,830	£3,041,954	£3,007,249	£2,992,077	£2,977,519
60% LAR - 40% CIR	20%	£2,307,500	£2,335,569	£2,309,737	£2,312,022	£2,310,690	£2,309,737	£2,309,737
60% LAR - 40% CIR	25%	£3,385,228	£1,004,393	£979,636	£985,036	£985,036	£985,036	£985,036
60% LAR - 40% CIR	30%	£2,857,996	£897,899	£897,899	£897,899	£897,899	£897,899	£897,899
60% LAR - 40% CIR	35%	£1,145,751	£1,612,750	£1,616,862	£1,711,791	£2,025,163	£3,382,063	£4,201,659
60% LAR - 40% CIR	40%	£291,936	£3,018,600	£3,044,203	£3,137,476	£3,320,871	£3,599,761	£4,047,135
60% LAR - 40% CIR	45%	£1,102,600	£4,396,092	£4,394,834	£4,488,022	£4,712,015	£5,062,890	£5,495,072
60% LAR - 40% CIR	50%	£1,483,979	£5,724,718	£5,750,223	£5,843,349	£6,078,788	£6,409,987	£6,829,114
60% LAR - 40% CIR	50%	£4,801,842	£7,064,460	£7,101,328	£7,203,798	£7,478,014	£7,866,081	£8,303,711

**LB Camden
Local Plan Viability Testing 2025**

C6 - 150 Bed Hotel and 90 residential units

Value Area	Zone A - Kings Cross Higher
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No Units	90
Site Area	0.68 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) & 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
60% LAR - 40% CIR	5%	£38,890,000	£23,816,817	£23,893,250	£23,501,882	£23,273,363	£22,060,442	£21,117,958
60% LAR - 40% CIR	10%	£33,385,008	£22,114,996	£22,148,606	£22,058,428	£21,828,764	£20,581,173	£19,834,416
60% LAR - 40% CIR	15%	£28,835,008	£20,690,489	£20,664,574	£20,570,692	£20,335,986	£19,090,815	£18,445,387
60% LAR - 40% CIR	20%	£22,200,084	£19,192,012	£19,166,181	£19,072,446	£18,838,110	£17,595,154	£16,650,969
60% LAR - 40% CIR	25%	£20,714,713	£17,698,542	£17,662,765	£17,569,184	£17,335,183	£16,092,043	£15,145,174
60% LAR - 40% CIR	30%	£19,121,807	£16,180,125	£16,154,434	£16,060,955	£15,827,267	£14,584,130	£13,646,070
60% LAR - 40% CIR	35%	£17,524,608	£14,669,910	£14,541,178	£14,447,806	£14,214,377	£12,971,887	£12,035,704
60% LAR - 40% CIR	40%	£15,929,323	£13,148,846	£13,123,063	£13,029,787	£12,796,584	£11,554,004	£10,620,130
60% LAR - 40% CIR	45%	£14,315,363	£11,629,719	£11,604,138	£11,510,864	£11,277,850	£10,035,961	£9,100,386
60% LAR - 40% CIR	50%	£12,703,495	£10,109,598	£10,074,453	£9,979,327	£9,746,510	£8,504,292	£7,573,562
60% LAR - 40% CIR	55%	£11,089,947	£8,589,532	£8,540,053	£8,446,984	£8,214,308	£6,981,320	£6,047,670

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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
60% LAR - 40% CIR	5%	£40,251,220	£24,841,325	£24,866,559	£24,537,757	£24,317,492	£23,045,052	£22,101,815
60% LAR - 40% CIR	10%	£42,181,217	£26,225,739	£26,317,622	£26,045,534	£25,820,259	£24,525,410	£23,579,526
60% LAR - 40% CIR	15%	£43,116,142	£26,624,214	£26,656,026	£26,364,760	£26,138,116	£24,817,071	£23,874,251
60% LAR - 40% CIR	20%	£43,302,292	£26,327,693	£26,353,437	£26,027,241	£25,801,942	£24,501,963	£23,560,511
60% LAR - 40% CIR	25%	£43,384,449	£26,024,163	£26,049,715	£25,745,703	£25,520,389	£24,215,718	£23,274,194
60% LAR - 40% CIR	30%	£43,361,718	£25,749,410	£25,776,071	£25,488,418	£25,263,049	£24,000,300	£23,085,522
60% LAR - 40% CIR	35%	£43,231,850	£25,486,158	£25,512,819	£25,240,134	£25,014,722	£23,748,492	£22,848,486
60% LAR - 40% CIR	40%	£43,100,922	£25,226,589	£25,253,250	£24,959,281	£24,733,909	£23,490,328	£22,607,837
60% LAR - 40% CIR	45%	£42,970,362	£24,969,020	£24,995,681	£24,702,312	£24,476,940	£23,242,767	£22,315,881
60% LAR - 40% CIR	50%	£42,840,078	£24,711,451	£24,738,112	£24,444,842	£24,219,470	£23,000,900	£22,024,693

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£37,186,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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
60% LAR - 40% CIR	5%	£11,750,929	£16,942,341	£16,997,989	£16,599,079	£16,387,595	£16,660,516	£17,243,029
60% LAR - 40% CIR	10%	£13,269,895	£17,488,065	£17,543,713	£17,144,803	£16,933,319	£17,206,240	£17,788,753
60% LAR - 40% CIR	15%	£14,825,580	£17,670,499	£17,866,384	£17,467,474	£17,254,372	£17,527,143	£18,111,511
60% LAR - 40% CIR	20%	£15,560,124	£17,648,588	£17,850,472	£17,454,564	£17,242,464	£17,514,884	£18,099,626
60% LAR - 40% CIR	25%	£15,546,164	£16,972,410	£16,958,173	£16,615,174	£16,505,775	£16,255,715	£16,935,784
60% LAR - 40% CIR	30%	£15,530,150	£16,296,833	£16,282,596	£15,939,059	£15,830,261	£15,679,869	£16,361,829
60% LAR - 40% CIR	35%	£15,514,085	£15,621,168	£15,606,931	£15,264,718	£15,155,320	£15,004,928	£15,683,454
60% LAR - 40% CIR	40%	£15,498,020	£14,945,512	£14,931,275	£14,581,171	£14,471,773	£14,321,454	£15,000,889
60% LAR - 40% CIR	45%	£15,481,955	£14,269,856	£14,255,619	£13,901,116	£13,791,718	£13,641,400	£14,319,468
60% LAR - 40% CIR	50%	£15,465,890	£13,594,200	£13,579,963	£13,201,111	£13,091,713	£12,941,400	£13,638,046

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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
60% LAR - 40% CIR	5%	£1,911,181	£5,151,361	£5,177,631	£4,927,799	£4,897,434	£5,745,044	£7,161,727
60% LAR - 40% CIR	10%	£3,181,985	£6,233,798	£6,260,068	£5,798,286	£5,767,921	£6,592,392	£8,009,075
60% LAR - 40% CIR	15%	£3,628,114	£6,170,499	£6,196,769	£5,634,937	£5,604,572	£6,430,043	£7,847,729
60% LAR - 40% CIR	20%	£4,074,243	£6,007,885	£6,034,155	£5,481,712	£5,451,347	£6,276,818	£7,693,503
60% LAR - 40% CIR	25%	£4,519,372	£5,742,410	£5,768,680	£5,238,479	£5,208,114	£6,033,589	£7,450,278
60% LAR - 40% CIR	30%	£4,964,501	£5,476,833	£5,503,103	£4,703,266	£4,672,901	£5,504,059	£6,910,943
60% LAR - 40% CIR	35%	£5,409,630	£5,211,256	£5,237,526	£4,448,109	£4,417,744	£5,248,331	£6,612,618
60% LAR - 40% CIR	40%	£5,854,759	£4,945,680	£4,971,950	£4,192,953	£4,162,588	£5,000,328	£6,304,292
60% LAR - 40% CIR	45%	£6,299,888	£4,680,103	£4,706,373	£3,937,956	£3,907,591	£4,745,068	£5,995,967
60% LAR - 40% CIR	50%	£6,745,017	£4,414,526	£4,440,796	£3,682,939	£3,652,574	£4,490,307	£5,691,641

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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
60% LAR - 40% CIR	5%	£11,437,269	£9,591,186	£9,597,254	£8,995,155	£8,989,284	£8,133,086	£7,180,433
60% LAR - 40% CIR	10%	£9,902,272	£8,763,092	£8,737,137	£8,643,255	£8,638,850	£8,183,378	£7,227,960
60% LAR - 40% CIR	15%	£8,372,647	£8,044,375	£8,038,744	£7,538,744	£7,534,289	£7,860,718	£7,123,511
60% LAR - 40% CIR	20%	£6,786,737	£7,361,105	£7,335,349	£6,847,747	£6,843,292	£7,169,506	£6,223,737
60% LAR - 40% CIR	25%	£5,184,311	£7,025,898	£7,229,097	£6,113,510	£6,109,670	£6,500,693	£6,049,949
60% LAR - 40% CIR	30%	£3,597,011	£7,039,373	£7,133,742	£5,020,370	£5,016,530	£5,407,553	£4,781,733
60% LAR - 40% CIR	35%	£1,984,886	£7,052,786	£7,147,155	£3,929,248	£3,925,408	£4,316,431	£3,697,206
60% LAR - 40% CIR	40%	£380,864	£7,067,199	£7,161,568	£2,840,460	£2,836,620	£3,227,643	£2,608,019
60% LAR - 40% CIR	45%	£1,233,841	£6,929,473	£7,023,842	£1,848,110	£1,844,270	£2,235,267	£1,813,873
60% LAR - 40% CIR	50%	£7,640,465	£5,181,905	£5,187,274	£4,096,424	£4,092,584	£4,483,607	£3,864,787

LB Camden Local Plan Viability Testing 2025

Table with 2 columns: Description, Value. Row 1: C6 - 150 Bed Hotel and 90 residential units

Table with 2 columns: Value Area, Zone A - Lower Central Zone

Table with 2 columns: No Units, 90; Site Area, 0.68 Ha

Table with 2 columns: Sales value inflation, Base; Build cost inflation, Base; Tenure, LAR, CIR

Residual land values:

Table with columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Table with columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£97,186,000

Table with columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Table with columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,600,000

Table with columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon

LB Camden
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 50 residential units	
No Units	50
Site Area	0.68 Hs

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	5%	£38,214,766	£34,767,236	£34,736,852	£34,645,523	£34,417,003	£33,204,083
00% LAR - 40% CIR	10%	£36,123,495	£32,711,956	£32,736,125	£32,644,897	£32,416,391	£31,201,619
00% LAR - 40% CIR	15%	£34,027,261	£30,755,514	£30,750,373	£30,639,251	£30,411,587	£29,203,562
00% LAR - 40% CIR	20%	£31,926,101	£28,744,781	£28,719,720	£28,628,782	£28,401,435	£27,195,561
00% LAR - 40% CIR	25%	£29,820,059	£26,729,203	£26,704,214	£26,613,458	£26,386,388	£25,182,466
00% LAR - 40% CIR	30%	£27,709,187	£24,708,825	£24,683,902	£24,593,211	£24,366,484	£23,162,561
00% LAR - 40% CIR	35%	£25,598,508	£22,693,098	£22,668,193	£22,577,411	£22,350,777	£21,146,854
00% LAR - 40% CIR	40%	£23,473,130	£20,674,740	£20,649,159	£20,558,881	£20,332,688	£19,128,765
00% LAR - 40% CIR	45%	£21,318,074	£18,657,459	£18,631,878	£18,541,204	£18,315,355	£17,111,432
00% LAR - 40% CIR	50%	£19,123,619	£16,641,423	£16,615,842	£16,525,762	£16,300,375	£15,096,452
00% LAR - 40% CIR	50%	£16,923,424	£14,625,682	£14,599,203	£14,509,133	£14,283,458	£13,079,529

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	5%	£29,892,730	£33,284,870	£33,260,100	£33,171,336	£33,599,434	£34,809,406	£35,729,325
00% LAR - 40% CIR	10%	£31,983,965	£35,260,712	£35,265,852	£35,176,819	£35,604,608	£36,814,604	£37,734,523
00% LAR - 40% CIR	15%	£34,069,135	£37,227,445	£37,236,926	£37,147,449	£37,575,444	£38,785,464	£39,705,383
00% LAR - 40% CIR	20%	£36,138,789	£39,187,522	£39,197,017	£39,107,890	£39,535,885	£40,745,881	£41,665,800
00% LAR - 40% CIR	25%	£38,193,420	£41,140,420	£41,149,924	£41,060,394	£41,488,389	£42,695,876	£43,615,795
00% LAR - 40% CIR	30%	£40,234,588	£43,132,520	£43,141,806	£43,052,739	£43,480,734	£44,697,821	£45,617,740
00% LAR - 40% CIR	35%	£42,261,986	£45,116,186	£45,125,496	£45,036,464	£45,464,459	£46,684,822	£47,604,661
00% LAR - 40% CIR	40%	£44,277,151	£47,088,767	£47,097,977	£47,008,504	£47,436,499	£48,643,875	£49,562,504
00% LAR - 40% CIR	45%	£46,282,506	£49,060,823	£49,070,033	£48,980,560	£49,408,555	£50,610,931	£51,529,560
00% LAR - 40% CIR	50%	£48,287,662	£51,027,444	£51,036,654	£50,947,181	£51,375,176	£52,578,126	£53,496,755

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	5%	£44,202	£3,896,790	£3,894,028	£3,819,434	£4,243,684	£5,456,675	£9,378,899
00% LAR - 40% CIR	10%	£2,817,663	£5,869,663	£5,867,271	£5,809,071	£6,244,196	£7,457,188	£11,379,412
00% LAR - 40% CIR	15%	£4,833,697	£7,855,444	£7,853,052	£7,804,852	£8,240,371	£9,453,366	£13,374,611
00% LAR - 40% CIR	20%	£6,849,731	£9,841,127	£9,838,735	£9,800,535	£10,236,054	£11,449,049	£15,370,256
00% LAR - 40% CIR	25%	£8,865,765	£11,827,810	£11,825,418	£11,787,218	£12,222,737	£13,435,732	£17,351,461
00% LAR - 40% CIR	30%	£10,881,799	£13,814,493	£13,812,101	£13,773,901	£14,209,416	£15,420,727	£19,337,190
00% LAR - 40% CIR	35%	£12,897,833	£15,801,176	£15,798,784	£15,760,584	£16,196,031	£17,401,718	£21,322,923
00% LAR - 40% CIR	40%	£14,913,867	£17,787,859	£17,785,467	£17,747,267	£18,182,714	£19,388,401	£23,308,656
00% LAR - 40% CIR	45%	£16,929,901	£19,774,542	£19,772,150	£19,733,950	£20,169,397	£21,375,084	£25,294,391
00% LAR - 40% CIR	50%	£18,945,935	£21,761,225	£21,758,833	£21,720,633	£22,156,080	£23,361,767	£27,280,136

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	5%	£7,438,058	£7,410,735	£7,410,735	£7,410,735	£7,410,735	£7,410,735	£7,410,735
00% LAR - 40% CIR	10%	£8,797,298	£8,436,159	£8,409,928	£8,319,890	£8,990,594	£9,880,222	£12,961,703
00% LAR - 40% CIR	15%	£9,701,664	£9,339,130	£9,312,899	£9,222,861	£9,893,565	£10,783,193	£13,862,684
00% LAR - 40% CIR	20%	£10,599,033	£10,188,383	£10,162,152	£10,072,114	£10,742,818	£11,632,446	£14,753,262
00% LAR - 40% CIR	25%	£11,496,402	£11,037,637	£11,011,406	£10,921,368	£11,592,072	£12,481,700	£15,643,841
00% LAR - 40% CIR	30%	£12,393,771	£12,036,892	£12,010,661	£11,920,623	£12,591,327	£13,480,955	£16,534,420
00% LAR - 40% CIR	35%	£13,291,140	£13,036,153	£13,010,922	£12,920,884	£13,591,588	£14,480,583	£17,425,000
00% LAR - 40% CIR	40%	£14,188,510	£14,035,414	£14,010,183	£13,920,145	£14,592,292	£15,480,210	£18,315,579
00% LAR - 40% CIR	45%	£15,085,880	£15,032,678	£15,007,447	£14,917,409	£15,503,139	£16,379,758	£19,206,158
00% LAR - 40% CIR	50%	£15,983,250	£16,029,942	£16,004,711	£15,914,673	£16,505,866	£17,269,297	£20,096,737

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
00% LAR - 40% CIR	5%	£22,196,058	£20,833,919	£20,808,688	£20,718,650	£21,389,354	£22,278,982	£23,168,610
00% LAR - 40% CIR	10%	£20,099,024	£18,629,077	£18,603,846	£18,513,808	£19,184,512	£19,774,140	£20,663,768
00% LAR - 40% CIR	15%	£17,999,990	£16,424,134	£16,398,903	£16,308,865	£16,979,569	£17,569,197	£18,458,825
00% LAR - 40% CIR	20%	£15,899,956	£14,219,191	£14,193,960	£14,103,922	£14,774,626	£15,364,254	£16,253,882
00% LAR - 40% CIR	25%	£13,799,922	£12,014,248	£11,989,017	£11,898,979	£12,569,683	£13,159,311	£14,048,939
00% LAR - 40% CIR	30%	£11,699,888	£9,809,305	£9,784,074	£9,694,036	£10,364,740	£10,954,368	£11,843,996
00% LAR - 40% CIR	35%	£9,599,854	£7,604,362	£7,579,131	£7,489,093	£8,159,797	£8,749,425	£9,639,053
00% LAR - 40% CIR	40%	£7,499,820	£5,409,419	£5,384,188	£5,294,150	£5,964,854	£6,554,482	£7,444,110
00% LAR - 40% CIR	45%	£5,399,786	£3,204,476	£3,179,245	£3,089,207	£3,759,911	£4,349,539	£5,239,167
00% LAR - 40% CIR	50%	£3,299,752	£1,009,533	£1,004,302	£994,264	£1,664,968	£2,254,596	£3,144,224

LB Camden Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units

No Units 50
Site Area 0.68 Ha

Value Area Zone B - Rest of Camden £900 paf

Sales value inflation Base
Build cost inflation Base
Temps Base, LAR, CIR

Residual land values:

Table with 10 columns: Tenure, % AH, and 8 columns of Base Build Costs and Access Prt M(2) & Building Safety Levy scenarios (S106, CL, Build Regs 2022 & Staircases, etc.).

Residual Land values compared to benchmark land values

£97,649,000

Higher Value Secondary Offices

Table with 10 columns: Tenure, % AH, and 8 columns of Base Build Costs and Access Prt M(2) & Building Safety Levy scenarios (S106, CL, Build Regs 2022 & Staircases, etc.).

Residual Land values compared to benchmark land values

£67,186,000

Medium Value Secondary Offices

Table with 10 columns: Tenure, % AH, and 8 columns of Base Build Costs and Access Prt M(2) & Building Safety Levy scenarios (S106, CL, Build Regs 2022 & Staircases, etc.).

Residual Land values compared to benchmark land values

£49,420,000

Lower Value Secondary Offices / Community Space

Table with 10 columns: Tenure, % AH, and 8 columns of Base Build Costs and Access Prt M(2) & Building Safety Levy scenarios (S106, CL, Build Regs 2022 & Staircases, etc.).

Residual Land values compared to benchmark land values

£20,601,000

Secondary Industrial/Storage/Distribution

Table with 10 columns: Tenure, % AH, and 8 columns of Base Build Costs and Access Prt M(2) & Building Safety Levy scenarios (S106, CL, Build Regs 2022 & Staircases, etc.).

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 90 residential units

Value Area Zone B - Rest of Camden E900 psf

No Units 90
Site Area 0.68 Ha

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

Residual land values:

Tenure	%AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	5%	18,336,620	15,321,889	15,295,783	15,291,566	14,969,018	13,715,801	12,767,580
80% LAR - 40% CIR	10%	17,718,305	14,719,199	14,713,763	14,699,739	14,424,630	13,177,699	12,230,217
80% LAR - 40% CIR	15%	17,044,884	14,232,599	14,206,685	14,192,820	14,112,802	12,822,525	11,887,507
80% LAR - 40% CIR	20%	16,426,344	13,680,366	13,654,535	13,640,800	13,326,464	12,083,508	11,139,522
80% LAR - 40% CIR	25%	15,742,284	13,122,140	13,096,309	13,082,574	12,768,238	11,538,841	10,595,713
80% LAR - 40% CIR	30%	15,114,284	12,560,367	12,534,536	12,520,800	12,205,932	10,969,972	10,019,508
80% LAR - 40% CIR	35%	14,539,801	12,000,367	11,974,536	11,960,800	11,645,932	10,401,004	9,452,008
80% LAR - 40% CIR	40%	13,782,453	11,421,376	11,395,545	11,381,810	11,066,942	9,832,036	8,883,040
80% LAR - 40% CIR	45%	13,195,288	10,850,367	10,824,536	10,810,800	10,495,932	9,262,036	8,313,040
80% LAR - 40% CIR	50%	12,431,297	10,280,367	10,254,536	10,240,800	9,925,932	8,692,036	7,743,040
80% LAR - 40% CIR	50%	11,748,586	9,710,367	9,684,536	9,670,800	9,355,932	8,122,036	7,173,040

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	%AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	5%	158,297,500	161,236,437	161,262,443	161,258,436	161,591,595	162,836,186	163,785,945
80% LAR - 40% CIR	10%	156,841,362	161,783,626	161,809,541	161,805,534	162,138,729	163,383,320	164,333,079
80% LAR - 40% CIR	15%	155,849,861	162,335,409	162,361,324	162,357,317	162,690,512	163,935,103	164,884,862
80% LAR - 40% CIR	20%	155,143,430	162,887,190	162,913,105	162,909,098	163,242,293	164,487,184	165,436,943
80% LAR - 40% CIR	25%	154,699,248	163,438,971	163,464,886	163,460,879	163,794,074	165,040,975	165,990,734
80% LAR - 40% CIR	30%	154,365,425	164,000,752	164,026,667	164,022,660	164,355,855	165,602,756	166,552,515
80% LAR - 40% CIR	35%	154,153,127	164,562,533	164,588,448	164,584,441	164,917,636	166,164,537	167,114,296
80% LAR - 40% CIR	40%	154,057,617	165,124,314	165,150,229	165,146,222	165,479,417	166,726,318	167,672,075
80% LAR - 40% CIR	45%	154,084,589	165,700,095	165,726,010	165,722,003	166,055,198	167,302,099	168,217,836
80% LAR - 40% CIR	50%	154,267,632	166,285,876	166,311,791	166,307,784	166,640,979	167,907,880	168,724,879

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	%AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	5%	430,394,337	433,339,069	433,365,176	433,361,169	433,694,340	434,948,931	435,898,690
80% LAR - 40% CIR	10%	429,942,892	433,891,159	433,917,266	433,913,259	434,246,430	435,501,021	436,450,780
80% LAR - 40% CIR	15%	429,598,094	434,449,359	434,475,466	434,471,459	434,804,630	436,055,612	437,005,371
80% LAR - 40% CIR	20%	429,324,613	434,999,559	435,025,666	435,021,659	435,354,830	436,310,203	437,265,030
80% LAR - 40% CIR	25%	429,115,163	435,551,759	435,577,866	435,573,859	435,907,030	436,564,575	437,519,777
80% LAR - 40% CIR	30%	429,000,993	436,099,959	436,126,066	436,122,059	436,455,230	437,119,317	437,774,019
80% LAR - 40% CIR	35%	429,000,993	436,652,159	436,678,266	436,674,259	437,007,430	437,662,021	438,316,721
80% LAR - 40% CIR	40%	429,000,993	437,204,359	437,230,466	437,226,459	437,559,630	438,216,612	438,871,314
80% LAR - 40% CIR	45%	429,000,993	437,756,559	437,782,666	437,778,659	438,111,830	438,766,421	439,421,123
80% LAR - 40% CIR	50%	429,000,993	438,308,759	438,334,866	438,330,859	438,664,030	439,318,621	440,073,323

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	%AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	5%	419,997,992	422,540,408	422,572,415	422,568,408	422,901,567	424,146,158	425,095,917
80% LAR - 40% CIR	10%	420,050,352	423,092,608	423,124,615	423,120,608	423,453,767	424,698,358	425,648,117
80% LAR - 40% CIR	15%	420,102,712	423,644,808	423,676,815	423,672,808	424,005,967	425,250,549	426,200,308
80% LAR - 40% CIR	20%	420,155,072	424,197,008	424,229,015	424,225,008	424,558,167	425,802,130	426,750,067
80% LAR - 40% CIR	25%	420,207,432	424,749,208	424,781,215	424,777,208	425,110,367	426,354,192	427,300,004
80% LAR - 40% CIR	30%	420,259,792	425,301,408	425,333,415	425,329,408	425,662,567	426,906,214	427,849,866
80% LAR - 40% CIR	35%	420,312,152	425,853,608	425,885,615	425,881,608	426,214,767	427,458,276	428,399,728
80% LAR - 40% CIR	40%	420,364,512	426,405,808	426,437,815	426,433,808	426,766,967	428,009,288	429,049,589
80% LAR - 40% CIR	45%	420,416,872	426,958,008	426,990,015	426,986,008	427,319,167	428,561,349	429,601,450
80% LAR - 40% CIR	50%	420,469,232	427,510,208	427,542,215	427,538,208	427,871,367	429,112,410	430,153,551

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,600,000

Tenure	%AH	Base Build Costs and Access Prt M(4/2) & Building Safety Levy	Base Build Costs, Access Prt M(4/2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3) & BREAM Excellent	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent & Biodiversity	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(4/2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(4/3), BREAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
80% LAR - 40% CIR	5%	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111
80% LAR - 40% CIR	10%	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111
80% LAR - 40% CIR	15%	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111
80% LAR - 40% CIR	20%	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111
80% LAR - 40% CIR	25%	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111
80% LAR - 40% CIR	30%	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111
80% LAR - 40% CIR	35%	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111
80% LAR - 40% CIR	40%	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111
80% LAR - 40% CIR	45%	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111
80% LAR - 40% CIR	50%	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111	43,250,111

**LB Camden
Local Plan Viability Testing 2023**

C6 - 150 Bed Hotel and 90 residential units		Value Area	Zone B - Rest of Camden £1,000 psf
No Units	90	Sales value inflation	Base
Site Area	0.68 Ha	Build cost inflation	Base
Residual land values:		Tenure	LAR, CIR

Tenure	%AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£9,523,915	£8,470,818	£9,444,413	£8,350,194	£8,114,647	£4,864,430	£3,916,210
60% LAR - 40% CIR	5%	£9,827,238	£8,770,388	£9,744,981	£8,700,038	£8,515,699	£4,268,238	£3,321,616
60% LAR - 40% CIR	10%	£8,125,430	£5,266,366	£5,240,451	£5,146,569	£4,911,863	£3,666,692	£2,721,274
60% LAR - 40% CIR	15%	£7,418,548	£4,658,702	£4,630,870	£4,537,135	£4,302,799	£3,059,845	£2,115,698
60% LAR - 40% CIR	20%	£6,708,631	£4,042,044	£4,016,287	£3,922,686	£3,688,686	£2,447,745	£1,504,977
60% LAR - 40% CIR	25%	£5,999,798	£3,422,440	£3,396,750	£3,303,270	£3,069,571	£1,830,444	£888,384
60% LAR - 40% CIR	30%	£5,297,907	£2,797,639	£2,772,309	£2,678,829	£2,445,129	£1,207,594	£396,912
60% LAR - 40% CIR	35%	£4,541,195	£2,168,885	£2,143,004	£2,049,728	£1,816,534	£580,443	£-865,422
60% LAR - 40% CIR	40%	£3,889,648	£1,534,431	£1,508,851	£1,415,698	£1,182,786	£-25,363	£-1,006,963
60% LAR - 40% CIR	45%	£3,073,309	£895,263	£870,104	£776,892	£544,075	£-790,280	£-1,633,727
60% LAR - 40% CIR	50%	£2,332,233	£251,909	£226,431	£133,361	£-100,830	£-1,352,631	£-2,305,692

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	%AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£42,180,500	£30,145,236	£30,171,324	£30,197,412	£30,223,500	£30,249,588	£30,275,676
60% LAR - 40% CIR	5%	£42,583,732	£30,548,468	£30,574,556	£30,600,644	£30,626,732	£30,652,820	£30,678,908
60% LAR - 40% CIR	10%	£35,555,558	£23,520,292	£23,546,380	£23,572,468	£23,598,556	£23,624,644	£23,650,732
60% LAR - 40% CIR	15%	£28,527,384	£16,494,116	£16,520,204	£16,546,292	£16,572,380	£16,598,468	£16,624,556
60% LAR - 40% CIR	20%	£21,500,210	£9,467,950	£9,494,038	£9,520,126	£9,546,214	£9,572,302	£9,598,390
60% LAR - 40% CIR	25%	£14,473,036	£2,441,784	£2,467,872	£2,493,960	£2,520,048	£2,546,136	£2,572,224
60% LAR - 40% CIR	30%	£7,445,862	£-462,410	£-436,322	£-410,234	£-384,146	£-358,058	£-331,970
60% LAR - 40% CIR	35%	£4,418,688	£-1,138,644	£-1,112,556	£-1,086,468	£-1,060,380	£-1,034,292	£-1,008,204
60% LAR - 40% CIR	40%	£1,391,514	£-814,810	£-788,722	£-762,634	£-736,546	£-710,458	£-684,370
60% LAR - 40% CIR	45%	£-334,340	£-1,489,044	£-1,462,956	£-1,436,868	£-1,410,780	£-1,384,692	£-1,358,604
60% LAR - 40% CIR	50%	£-1,361,516	£-2,164,278	£-2,138,190	£-2,112,102	£-2,086,014	£-2,059,926	£-2,033,838

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

Tenure	%AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£29,187,943	£20,142,679	£20,168,767	£20,194,855	£20,220,943	£20,247,031	£20,273,119
60% LAR - 40% CIR	5%	£29,591,175	£20,545,911	£20,572,000	£20,598,088	£20,624,177	£20,650,265	£20,676,353
60% LAR - 40% CIR	10%	£22,563,001	£13,519,745	£13,545,834	£13,571,923	£13,598,012	£13,624,101	£13,650,189
60% LAR - 40% CIR	15%	£15,534,827	£6,493,579	£6,519,668	£6,545,757	£6,571,846	£6,597,935	£6,624,023
60% LAR - 40% CIR	20%	£8,506,653	£-62,413	£-36,325	£-10,237	£15,851	£41,945	£68,039
60% LAR - 40% CIR	25%	£1,478,479	£-748,609	£-722,521	£-696,433	£-670,345	£-644,257	£-618,169
60% LAR - 40% CIR	30%	£-422,705	£-1,424,843	£-1,398,755	£-1,372,667	£-1,346,579	£-1,320,491	£-1,294,403
60% LAR - 40% CIR	35%	£-918,881	£-2,101,077	£-2,074,989	£-2,048,901	£-2,022,813	£-1,996,725	£-1,970,637
60% LAR - 40% CIR	40%	£-1,415,067	£-2,777,311	£-2,751,223	£-2,725,135	£-2,700,047	£-2,674,959	£-2,649,871
60% LAR - 40% CIR	45%	£-1,911,253	£-3,453,545	£-3,427,457	£-3,398,369	£-3,370,281	£-3,342,193	£-3,314,105
60% LAR - 40% CIR	50%	£-2,407,439	£-4,129,779	£-4,099,691	£-4,069,603	£-4,039,515	£-4,009,427	£-3,979,339

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£48,428,000**

Tenure	%AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£18,187,943	£12,142,679	£12,168,767	£12,194,855	£12,220,943	£12,247,031	£12,273,119
60% LAR - 40% CIR	5%	£18,591,175	£12,545,911	£12,572,000	£12,598,088	£12,624,177	£12,650,265	£12,676,353
60% LAR - 40% CIR	10%	£11,563,001	£5,519,745	£5,545,834	£5,571,923	£5,598,012	£5,624,101	£5,650,189
60% LAR - 40% CIR	15%	£4,534,827	£-124,413	£-76,325	£-30,237	£15,851	£41,945	£68,039
60% LAR - 40% CIR	20%	£-147,653	£-778,609	£-752,521	£-726,433	£-700,345	£-674,257	£-648,169
60% LAR - 40% CIR	25%	£-622,705	£-1,450,843	£-1,424,755	£-1,398,667	£-1,372,579	£-1,346,491	£-1,320,403
60% LAR - 40% CIR	30%	£-1,118,881	£-2,127,077	£-2,100,989	£-2,074,901	£-2,048,813	£-2,022,725	£-1,996,637
60% LAR - 40% CIR	35%	£-1,615,067	£-2,803,311	£-2,777,223	£-2,751,135	£-2,725,047	£-2,700,959	£-2,674,871
60% LAR - 40% CIR	40%	£-2,111,253	£-3,479,545	£-3,453,457	£-3,427,369	£-3,401,281	£-3,375,193	£-3,349,105
60% LAR - 40% CIR	45%	£-2,607,439	£-4,155,779	£-4,129,691	£-4,103,603	£-4,077,515	£-4,051,427	£-4,025,339

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£20,601,000**

Tenure	%AH	Base Build Costs and Access Prt M(2) & Building Safety Levy	Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3) & BREEAM Excellent	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
		£10,187,943	£6,142,679	£6,168,767	£6,194,855	£6,220,943	£6,247,031	£6,273,119
60% LAR - 40% CIR	5%	£10,591,175	£6,545,911	£6,572,000	£6,598,088	£6,624,177	£6,650,265	£6,676,353
60% LAR - 40% CIR	10%	£3,563,001	£-124,413	£-76,325	£-30,237	£15,851	£41,945	£68,039
60% LAR - 40% CIR	15%	£-147,653	£-778,609	£-752,521	£-726,433	£-700,345	£-674,257	£-648,169
60% LAR - 40% CIR	20%	£-622,705	£-1,450,843	£-1,424,755	£-1,398,667	£-1,372,579	£-1,346,491	£-1,320,403
60% LAR - 40% CIR	25%	£-1,118,881	£-2,127,077	£-2,100,989	£-2,074,901	£-2,048,813	£-2,022,725	£-1,996,637
60% LAR - 40% CIR	30%	£-1,615,067	£-2,803,311	£-2,777,223	£-2,751,135	£-2,725,047	£-2,700,959	£-2,674,871
60% LAR - 40% CIR	35%	£-2,111,253	£-3,479,545	£-3,453,457	£-3,427,369	£-3,401,281	£-3,375,193	£-3,349,105
60% LAR - 40% CIR	40%	£-2,607,439	£-4,155,779	£-4,129,691	£-4,103,603	£-4,077,515	£-4,051,427	£-4,025,339

LB Camden Local Plan Viability Testing 2023

Table with 2 columns: C6 - 150 Bed Hotel and 50 residential units

Table with 2 columns: Value Area, Zone B - Rest of Camden E1,050 pcf

Table with 2 columns: No Units, 50; Site Area, 0.68 Ha

Table with 3 columns: Sales value inflation, Base; Build cost inflation, Base; Tenure, LAR, CIR

Residual land values:

Large table with 9 columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Table with 9 columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£97,186,000

Table with 9 columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Table with 9 columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,610,000

Table with 9 columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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

LB Camden Local Plan Viability Testing 2023

Table with 2 columns: Description, Value. Row 1: C6 - 150 Bed Hotel and 90 residential units.

Table with 2 columns: Value Area, Description. Row 1: Zone B - Rest of Camden E1,100 psf.

Table with 2 columns: No Units, Value. Row 1: 90. Row 2: Site Area, 0.68 Ha.

Table with 3 columns: Sales value inflation, Build cost inflation, Base. Row 1: Base. Row 2: Base, CR.

Main data table for C6 - 150 Bed Hotel and 90 residential units. Columns include Tenure, %AH, and various Build Costs (Access Prt M4(2), S106, BREEAM, etc.).

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Main data table for Higher Value Secondary Offices. Columns include Tenure, %AH, and various Build Costs.

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Main data table for Medium Value Secondary Offices. Columns include Tenure, %AH, and various Build Costs.

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£46,426,000

Main data table for Lower Value Secondary Offices / Community Space. Columns include Tenure, %AH, and various Build Costs.

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£26,601,000

Main data table for Secondary Industrial/Storage/Distribution. Columns include Tenure, %AH, and various Build Costs.

LB Camden Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units

Value Area Zone B - Rest of Camden E1,150 psf

No Units 50 Site Area 0.68 Ha

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

Residual land values:

Table with 10 columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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. Rows include 60% LAR: 40% CIR from 5% to 50%.

Residual Land values compared to benchmark land values

£97,649,000

Higher Value Secondary Offices

Table with 10 columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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. Rows include 60% LAR: 40% CIR from 5% to 50%.

Residual Land values compared to benchmark land values

£97,186,000

Medium Value Secondary Offices

Table with 10 columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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. Rows include 60% LAR: 40% CIR from 5% to 50%.

Residual Land values compared to benchmark land values

£40,420,000

Lower Value Secondary Offices / Community Space

Table with 10 columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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. Rows include 60% LAR: 40% CIR from 5% to 50%.

Residual Land values compared to benchmark land values

£20,601,000

Secondary Industrial/Storage/Distribution

Table with 10 columns: Tenure, %AH, Base Build Costs and Access Prt M4(2) & Building Safety Levy, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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. Rows include 60% LAR: 40% CIR from 5% to 50%.

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 90 residential units

Value Area: Zone B - Rest of Camden E1, 200 paf

No Units: 90
Site Area: 0.68 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%	£14,193,096	£11,085,039	£11,038,933	£10,944,715	£10,709,167	£9,458,951	£8,510,729
60% LAR: 40% CIR	10%	£13,282,487	£10,205,781	£10,209,718	£10,153,731	£9,880,692	£8,633,032	£7,689,269
60% LAR: 40% CIR	15%	£12,527,693	£9,401,433	£9,375,519	£9,261,637	£9,046,931	£7,801,760	£6,856,342
60% LAR: 40% CIR	20%	£11,287,249	£8,592,044	£8,536,212	£8,442,477	£8,208,141	£6,965,186	£6,021,000
60% LAR: 40% CIR	25%	£10,441,978	£7,717,660	£7,681,903	£7,598,302	£7,364,301	£6,123,361	£5,180,293
60% LAR: 40% CIR	30%	£9,491,821	£6,868,329	£6,842,640	£6,749,160	£6,515,461	£5,278,334	£4,334,274
60% LAR: 40% CIR	35%	£8,538,334	£6,014,102	£5,988,669	£5,895,088	£5,661,688	£4,432,996	£3,489,099
60% LAR: 40% CIR	40%	£7,378,163	£5,155,023	£5,129,441	£5,036,166	£4,802,972	£3,586,881	£2,642,607
60% LAR: 40% CIR	45%	£6,011,154	£4,291,143	£4,265,004	£4,172,408	£3,939,441	£2,724,655	£1,784,963
60% LAR: 40% CIR	50%	£4,641,359	£3,422,509	£3,397,004	£3,305,878	£3,072,062	£1,857,251	£968,112
60% LAR: 40% CIR	55%	£4,666,804	£2,549,169	£2,523,891	£2,430,621	£2,197,945	£964,957	£26,309

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
60% LAR: 40% CIR	5%	£52,753,368	£50,780,445	£50,600,450	£50,550,494	£49,135,603	£47,381,194	£45,529,958
60% LAR: 40% CIR	10%	£51,668,533	£49,614,702	£49,449,706	£49,378,588	£47,960,294	£46,214,405	£44,363,173
60% LAR: 40% CIR	15%	£50,609,817	£47,454,181	£47,496,019	£47,412,446	£46,000,664	£44,260,228	£42,409,000
60% LAR: 40% CIR	20%	£49,574,249	£45,298,580	£45,324,329	£45,217,293	£43,801,924	£42,062,860	£40,210,633
60% LAR: 40% CIR	25%	£48,541,978	£43,142,976	£43,167,998	£43,042,664	£41,627,295	£39,884,914	£38,032,687
60% LAR: 40% CIR	30%	£47,491,821	£40,987,324	£41,012,346	£40,877,012	£39,461,646	£38,216,688	£36,364,461
60% LAR: 40% CIR	35%	£46,441,664	£38,831,672	£38,856,694	£38,721,360	£37,305,994	£36,060,728	£34,208,501
60% LAR: 40% CIR	40%	£45,391,507	£36,676,020	£36,701,042	£36,565,708	£35,150,342	£33,905,076	£32,052,849
60% LAR: 40% CIR	45%	£44,341,350	£34,520,368	£34,545,390	£34,410,056	£33,004,690	£31,759,424	£29,907,197
60% LAR: 40% CIR	50%	£43,291,193	£32,364,716	£32,389,738	£32,254,404	£30,849,038	£29,603,772	£27,751,545

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£97,186,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£24,487,882	£27,588,919	£27,622,028	£27,718,243	£27,951,791	£29,202,907	£30,159,229
60% LAR: 40% CIR	10%	£25,989,891	£26,455,177	£26,488,286	£26,584,501	£26,818,049	£28,069,165	£28,825,487
60% LAR: 40% CIR	15%	£26,333,265	£25,259,525	£25,292,634	£25,378,521	£25,614,068	£26,865,184	£27,421,816
60% LAR: 40% CIR	20%	£27,276,827	£24,063,873	£24,096,982	£24,182,869	£24,418,416	£25,669,532	£26,226,164
60% LAR: 40% CIR	25%	£28,220,389	£22,868,221	£22,901,330	£22,987,217	£23,222,764	£24,473,880	£25,030,512
60% LAR: 40% CIR	30%	£29,163,951	£21,672,569	£21,705,678	£21,791,565	£22,027,112	£23,275,000	£23,831,632
60% LAR: 40% CIR	35%	£30,107,513	£20,476,917	£20,510,026	£20,595,913	£20,831,460	£22,076,920	£22,633,552
60% LAR: 40% CIR	40%	£31,051,075	£19,281,265	£19,314,374	£19,400,261	£19,635,808	£21,877,840	£22,434,480
60% LAR: 40% CIR	45%	£32,004,637	£18,085,613	£18,118,722	£18,204,609	£18,440,156	£21,678,760	£22,235,400
60% LAR: 40% CIR	50%	£32,958,199	£16,889,961	£16,923,070	£17,008,957	£17,244,504	£21,479,680	£22,036,320

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Sustainability & Embodied Carbon
60% LAR: 40% CIR	5%	£14,983,240	£17,080,410	£17,118,421	£17,210,486	£17,445,975	£18,690,180	£19,639,929
60% LAR: 40% CIR	10%	£14,899,891	£15,935,177	£15,973,187	£16,065,252	£16,299,741	£17,543,946	£18,493,695
60% LAR: 40% CIR	15%	£15,353,265	£14,739,525	£14,777,535	£14,869,600	£15,104,089	£16,348,294	£17,298,043
60% LAR: 40% CIR	20%	£16,296,827	£13,543,873	£13,581,883	£13,673,948	£13,908,437	£15,152,642	£16,102,391
60% LAR: 40% CIR	25%	£17,240,389	£12,348,221	£12,386,231	£12,478,296	£12,712,785	£13,956,990	£14,906,740
60% LAR: 40% CIR	30%	£18,183,951	£11,152,569	£11,190,579	£11,282,644	£11,517,133	£12,761,340	£13,711,090
60% LAR: 40% CIR	35%	£19,127,513	£9,956,917	£9,994,927	£10,086,992	£10,321,481	£11,565,686	£12,510,840
60% LAR: 40% CIR	40%	£20,071,075	£8,761,265	£8,799,275	£8,891,340	£9,125,829	£10,370,034	£11,319,784
60% LAR: 40% CIR	45%	£21,014,637	£7,565,613	£7,603,623	£7,695,688	£7,930,177	£9,164,382	£10,169,532
60% LAR: 40% CIR	50%	£21,958,199	£6,370,061	£6,408,071	£6,500,136	£6,734,625	£7,968,830	£8,973,580

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,600,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£2,662,458	£2,991,695	£2,997,895	£3,004,095	£3,010,295	£3,016,495	£3,022,695
60% LAR: 40% CIR	10%	£2,596,744	£2,900,981	£2,907,181	£2,913,381	£2,919,581	£2,925,781	£2,931,981
60% LAR: 40% CIR	15%	£2,440,689	£2,709,317	£2,715,517	£2,721,717	£2,727,917	£2,734,117	£2,740,317
60% LAR: 40% CIR	20%	£2,284,634	£2,517,653	£2,523,853	£2,530,053	£2,536,253	£2,542,453	£2,548,653
60% LAR: 40% CIR	25%	£2,128,579	£2,325,989	£2,332,189	£2,338,389	£2,344,589	£2,350,789	£2,356,989
60% LAR: 40% CIR	30%	£1,972,524	£2,134,325	£2,140,525	£2,146,725	£2,152,925	£2,159,125	£2,165,325
60% LAR: 40% CIR	35%	£1,816,469	£1,942,661	£1,948,861	£1,955,061	£1,961,261	£1,967,461	£1,973,661
60% LAR: 40% CIR	40%	£1,660,414	£1,750,997	£1,757,197	£1,763,397	£1,769,597	£1,775,797	£1,781,997
60% LAR: 40% CIR	45%	£1,504,359	£1,559,432	£1,565,632	£1,571,832	£1,578,032	£1,584,232	£1,590,432
60% LAR: 40% CIR	50%	£1,348,304	£1,370,961	£1,377,161	£1,383,361	£1,389,561	£1,395,761	£1,401,961

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 90 residential units

Value Area Zone B - Rest of Camden £1,200 psf

No Units 90
Site Area 0.68 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%	£15,360,391	£12,213,666	£14,187,563	£12,093,344	£11,697,797	£10,607,580	£9,659,360
60% LAR: 40% CIR	10%	£14,317,888	£11,526,980	£13,200,914	£11,209,630	£10,817,821	£9,744,230	£8,777,468
60% LAR: 40% CIR	15%	£13,378,258	£10,435,200	£10,405,286	£10,515,404	£10,080,697	£8,835,527	£7,860,100
60% LAR: 40% CIR	20%	£12,379,550	£9,538,380	£9,512,547	£9,416,813	£9,184,477	£7,841,522	£6,997,335
60% LAR: 40% CIR	25%	£11,375,812	£8,636,360	£8,510,807	£8,317,207	£8,085,259	£7,042,266	£6,288,197
60% LAR: 40% CIR	30%	£10,367,093	£7,729,802	£7,704,111	£7,610,632	£7,376,934	£6,137,607	£5,195,747
60% LAR: 40% CIR	35%	£9,354,411	£6,819,142	£6,792,510	£6,698,138	£6,464,187	£5,208,196	£4,254,037
60% LAR: 40% CIR	40%	£8,344,904	£5,911,833	£5,876,051	£5,782,774	£5,548,581	£4,313,481	£3,373,118
60% LAR: 40% CIR	45%	£7,311,592	£4,980,374	£4,944,791	£4,851,508	£4,617,598	£3,393,734	£2,448,041
60% LAR: 40% CIR	50%	£6,283,372	£4,054,258	£4,018,701	£3,925,424	£3,702,208	£2,468,977	£1,529,895
60% LAR: 40% CIR	55%	£5,250,471	£3,125,484	£3,089,006	£3,004,936	£2,772,200	£1,439,273	£600,623

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£51,644,338	£44,680,244	£44,716,252	£44,899,536	£44,444,404	£44,291,995	£41,238,758
60% LAR: 40% CIR	10%	£52,857,967	£45,581,025	£45,606,038	£45,700,192	£45,355,528	£45,180,608	£42,125,118
60% LAR: 40% CIR	15%	£53,606,619	£46,447,040	£46,504,076	£46,641,148	£46,411,148	£46,074,703	£43,041,891
60% LAR: 40% CIR	20%	£54,640,213	£47,379,982	£47,403,419	£47,499,710	£47,333,020	£47,073,990	£43,971,259
60% LAR: 40% CIR	25%	£55,811,532	£48,384,423	£48,311,124	£48,389,492	£48,282,416	£48,042,416	£44,934,444
60% LAR: 40% CIR	30%	£56,962,785	£49,458,083	£49,322,719	£49,318,096	£49,250,516	£49,078,027	£45,921,189
60% LAR: 40% CIR	35%	£57,984,421	£50,599,821	£50,404,292	£50,344,116	£50,289,484	£50,144,116	£46,944,116
60% LAR: 40% CIR	40%	£58,704,263	£51,813,054	£51,601,444	£51,544,333	£51,502,627	£51,362,482	£48,002,184
60% LAR: 40% CIR	45%	£59,192,854	£53,081,970	£52,897,476	£52,800,228	£52,813,417	£52,740,247	£49,104,627
60% LAR: 40% CIR	50%	£59,365,254	£54,402,741	£54,111,220	£54,011,288	£54,043,862	£54,076,852	£50,245,814

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£97,186,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£23,380,595	£20,447,289	£20,473,369	£20,597,814	£20,893,180	£20,953,377	£20,021,598
60% LAR: 40% CIR	10%	£23,889,010	£21,133,376	£21,168,886	£21,293,287	£21,688,687	£21,748,884	£20,599,655
60% LAR: 40% CIR	15%	£25,262,760	£22,225,758	£22,251,872	£22,385,254	£22,880,260	£22,925,431	£21,770,849
60% LAR: 40% CIR	20%	£27,285,146	£23,622,571	£23,648,616	£23,782,012	£24,377,021	£24,412,438	£23,043,623
60% LAR: 40% CIR	25%	£29,891,384	£25,340,542	£25,366,587	£25,500,151	£26,195,162	£26,230,573	£24,561,761
60% LAR: 40% CIR	30%	£33,293,984	£27,401,159	£27,427,199	£27,560,763	£28,355,184	£28,390,595	£26,659,211
60% LAR: 40% CIR	35%	£37,607,817	£30,004,815	£30,030,857	£30,164,421	£31,058,898	£31,094,309	£29,411,921
60% LAR: 40% CIR	40%	£42,926,053	£33,279,323	£33,304,837	£33,439,397	£34,434,134	£34,468,871	£32,297,842
60% LAR: 40% CIR	45%	£49,481,402	£37,403,807	£37,429,291	£37,554,775	£38,649,360	£38,684,771	£36,304,118
60% LAR: 40% CIR	50%	£57,377,368	£42,600,762	£42,626,246	£42,751,730	£43,946,315	£43,981,806	£41,117,059
60% LAR: 40% CIR	55%	£67,419,687	£49,037,474	£49,062,958	£49,188,442	£50,483,027	£50,508,518	£48,060,934

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£12,994,310	£10,989,219	£10,925,224	£11,118,297	£11,354,376	£11,601,967	£10,548,229
60% LAR: 40% CIR	10%	£13,389,039	£11,897,987	£11,833,991	£12,031,063	£12,267,142	£12,514,733	£11,441,488
60% LAR: 40% CIR	15%	£14,345,847	£12,787,818	£12,723,822	£12,920,895	£13,157,974	£13,405,565	£12,238,872
60% LAR: 40% CIR	20%	£15,995,885	£13,999,534	£13,935,538	£14,137,607	£14,374,686	£14,622,277	£13,227,061
60% LAR: 40% CIR	25%	£18,269,104	£15,688,366	£15,624,370	£15,860,151	£16,097,230	£16,344,821	£14,602,050
60% LAR: 40% CIR	30%	£21,272,756	£17,908,055	£17,844,059	£18,079,642	£18,316,721	£18,553,800	£16,635,011
60% LAR: 40% CIR	35%	£25,141,493	£20,823,807	£20,759,811	£20,985,394	£21,222,473	£21,459,552	£19,409,762
60% LAR: 40% CIR	40%	£30,034,985	£24,345,878	£24,281,882	£24,497,411	£24,734,490	£24,971,569	£22,472,172
60% LAR: 40% CIR	45%	£37,180,202	£29,571,962	£29,507,966	£29,723,495	£29,959,574	£30,195,653	£27,528,119
60% LAR: 40% CIR	50%	£46,975,138	£36,667,713	£36,603,717	£36,819,246	£37,055,325	£37,291,404	£34,593,014

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,610,000

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£4,425,425	£3,600,457	£3,536,461	£3,572,465	£3,588,469	£3,594,473	£3,498,477
60% LAR: 40% CIR	10%	£4,849,179	£3,849,236	£3,785,240	£3,821,244	£3,837,248	£3,843,252	£3,747,256
60% LAR: 40% CIR	15%	£5,417,867	£4,389,007	£4,325,011	£4,361,015	£4,377,019	£4,383,023	£4,287,027
60% LAR: 40% CIR	20%	£6,251,825	£5,290,812	£5,226,816	£5,262,820	£5,278,824	£5,284,828	£5,188,832
60% LAR: 40% CIR	25%	£7,469,883	£6,507,627	£6,443,631	£6,479,635	£6,495,639	£6,501,643	£6,405,647
60% LAR: 40% CIR	30%	£9,073,941	£8,059,442	£8,000,446	£8,036,450	£8,052,454	£8,058,458	£7,962,462
60% LAR: 40% CIR	35%	£11,162,000	£9,991,257	£9,932,261	£9,968,265	£9,984,269	£9,990,273	£9,894,277
60% LAR: 40% CIR	40%	£13,846,058	£12,463,072	£12,404,076	£12,440,080	£12,456,084	£12,462,088	£12,366,092
60% LAR: 40% CIR	45%	£17,244,055	£16,073,187	£16,014,191	£16,050,195	£16,066,199	£16,072,203	£15,976,207
60% LAR: 40% CIR	50%	£21,469,966	£20,008,953	£19,949,957	£19,985,961	£19,999,965	£20,005,969	£19,909,973

LB Camden
Local Plan Viability Testing 2023

CE - 150 Bed Hotel and 90 residential units	Value Area	Zone B - Rest of Camden E1,300 pspf
No Units Site Area	Sales value inflation Build cost inflation Tenure	Base Base LAR: CIR
90 0.68 Ha		

Residual land values:

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£16,927,686	£13,362,296	£13,336,193	£13,241,974	£13,008,427	£11,736,211	£10,807,989
60% LAR: 40% CIR	10%	£15,480,918	£12,481,719	£12,392,127	£12,296,129	£12,063,000	£10,815,426	£9,869,967
60% LAR: 40% CIR	15%	£14,428,824	£11,468,967	£11,443,053	£11,348,171	£11,114,464	£9,869,294	£8,923,676
60% LAR: 40% CIR	20%	£13,371,751	£10,514,715	£10,488,884	£10,393,149	£10,160,812	£8,917,657	£7,973,070
60% LAR: 40% CIR	25%	£12,309,648	£9,566,668	£9,540,753	£9,445,019	£9,212,109	£7,967,199	£7,021,011
60% LAR: 40% CIR	30%	£11,242,464	£8,591,275	£8,565,360	£8,470,105	£8,236,407	£6,999,290	£6,051,219
60% LAR: 40% CIR	35%	£10,170,548	£7,522,183	£7,496,268	£7,401,013	£7,167,290	£6,050,230	£5,102,077
60% LAR: 40% CIR	40%	£9,093,648	£6,448,242	£6,422,327	£6,327,072	£6,093,350	£5,060,100	£4,119,727
60% LAR: 40% CIR	45%	£8,014,949	£5,369,300	£5,343,385	£5,248,130	£5,014,407	£4,068,811	£3,143,178
60% LAR: 40% CIR	50%	£6,936,384	£4,289,002	£4,263,087	£4,167,832	£3,934,109	£3,000,724	£2,167,605
60% LAR: 40% CIR	50%	£5,854,119	£3,209,799	£3,183,884	£3,078,629	£2,844,906	£2,113,888	£1,174,938

Residual Land values compared to benchmark land values
Higher Value Secondary Offices **£97,649,000**

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£50,535,407	£33,598,047	£33,452,053	£33,218,596	£32,854,531	£29,200,797	£26,117,559
60% LAR: 40% CIR	10%	£46,567,402	£30,547,238	£30,373,172	£30,139,704	£29,775,639	£26,117,559	£23,034,321
60% LAR: 40% CIR	15%	£42,600,397	£27,496,429	£27,322,106	£27,088,638	£26,724,573	£22,613,322	£19,529,044
60% LAR: 40% CIR	20%	£38,633,392	£24,445,620	£24,271,297	£24,037,829	£23,673,764	£19,529,044	£16,443,766
60% LAR: 40% CIR	25%	£34,666,387	£21,394,811	£21,220,488	£20,987,020	£20,622,955	£16,443,766	£13,358,508
60% LAR: 40% CIR	30%	£30,699,382	£18,344,002	£18,169,679	£17,935,211	£17,571,146	£13,358,508	£10,273,250
60% LAR: 40% CIR	35%	£26,732,377	£15,293,193	£15,118,870	£14,884,402	£14,520,337	£10,273,250	£7,188,002
60% LAR: 40% CIR	40%	£22,765,372	£12,242,384	£12,068,061	£11,833,593	£11,469,528	£7,188,002	£4,102,744
60% LAR: 40% CIR	45%	£18,798,367	£9,191,575	£9,017,252	£8,782,784	£8,418,719	£4,102,744	£1,017,486
60% LAR: 40% CIR	50%	£14,831,362	£6,140,766	£5,966,443	£5,731,976	£5,367,911	£1,017,486	£0

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

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£22,183,272	£15,298,860	£15,244,768	£15,118,984	£14,854,531	£12,804,747	£11,782,969
60% LAR: 40% CIR	10%	£20,535,340	£14,143,279	£14,079,187	£13,953,402	£13,688,949	£11,782,969	£10,761,187
60% LAR: 40% CIR	15%	£18,887,407	£12,987,698	£12,923,606	£12,797,819	£12,533,366	£9,732,036	£8,710,415
60% LAR: 40% CIR	20%	£17,239,474	£11,832,117	£11,768,025	£11,642,239	£11,377,786	£7,681,106	£6,659,494
60% LAR: 40% CIR	25%	£15,591,541	£10,676,536	£10,612,444	£10,486,652	£10,222,200	£5,629,276	£4,607,662
60% LAR: 40% CIR	30%	£13,943,608	£9,520,955	£9,456,863	£9,330,969	£9,066,517	£3,577,452	£2,555,838
60% LAR: 40% CIR	35%	£12,295,675	£8,365,374	£8,301,282	£8,175,388	£7,910,936	£1,525,628	£548,014
60% LAR: 40% CIR	40%	£10,647,742	£7,209,793	£7,145,701	£7,019,807	£6,755,355	£0	£0
60% LAR: 40% CIR	45%	£9,000,000	£6,054,212	£5,990,120	£5,864,226	£5,600,000	£0	£0
60% LAR: 40% CIR	50%	£7,352,258	£4,898,631	£4,834,539	£4,708,645	£4,444,420	£0	£0

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space **£46,425,000**

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£11,845,379	£7,499,019	£7,434,927	£7,309,142	£7,044,689	£4,913,789	£4,457,231
60% LAR: 40% CIR	10%	£10,790,374	£6,850,293	£6,786,201	£6,660,416	£6,395,963	£4,457,231	£4,001,673
60% LAR: 40% CIR	15%	£10,195,444	£6,301,567	£6,237,475	£6,111,690	£5,847,237	£3,000,000	£2,545,115
60% LAR: 40% CIR	20%	£9,600,514	£5,752,841	£5,688,749	£5,562,964	£5,298,511	£1,598,231	£1,142,559
60% LAR: 40% CIR	25%	£9,005,584	£5,204,115	£5,140,023	£5,014,238	£4,750,000	£1,142,559	£687,002
60% LAR: 40% CIR	30%	£8,410,654	£4,655,389	£4,591,297	£4,465,512	£4,201,231	£687,002	£231,445
60% LAR: 40% CIR	35%	£7,815,724	£4,106,663	£4,042,571	£3,916,727	£3,652,274	£231,445	£0
60% LAR: 40% CIR	40%	£7,220,794	£3,557,937	£3,493,845	£3,368,042	£3,103,589	£0	£0
60% LAR: 40% CIR	45%	£6,625,864	£3,009,211	£2,945,119	£2,820,347	£2,555,894	£0	£0
60% LAR: 40% CIR	50%	£6,030,934	£2,460,485	£2,396,393	£2,271,620	£2,007,167	£0	£0

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution **£26,600,000**

Tenure	%AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability	Base Build Costs, Access Prt 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%	£1,553,361	£1,269,258	£1,265,166	£1,251,074	£1,236,982	£1,121,890	£1,006,800
60% LAR: 40% CIR	10%	£1,403,356	£1,119,253	£1,115,161	£1,101,069	£1,086,977	£971,790	£856,700
60% LAR: 40% CIR	15%	£1,253,351	£969,248	£965,156	£951,064	£936,972	£821,603	£706,413
60% LAR: 40% CIR	20%	£1,103,346	£819,243	£815,151	£801,059	£786,967	£671,434	£556,224
60% LAR: 40% CIR	25%	£953,341	£669,238	£665,146	£651,054	£636,962	£521,305	£406,035
60% LAR: 40% CIR	30%	£803,336	£519,233	£515,141	£501,049	£486,957	£371,036	£255,846
60% LAR: 40% CIR	35%	£653,331	£369,228	£365,136	£351,044	£336,952	£255,846	£135,657
60% LAR: 40% CIR	40%	£503,326	£219,223	£215,131	£201,039	£186,947	£135,657	£15,468
60% LAR: 40% CIR	45%	£353,321	£69,218	£65,126	£51,034	£36,942	£15,468	£0
60% LAR: 40% CIR	50%	£203,316	£-80,787	£-76,695	£-62,603	£-48,511	£15,468	£0

LB Camden
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 50 residential units	
No Units	50
Site Area	0.68 Ha

Value Area	Zone C - £1,150 paf
Status value inflation	Base
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) & 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
60% LAR - 40% CR	5%	£2,099,472	£3,759,702	£3,733,655	£3,839,652	£3,456,543	£2,156,992	£1,210,190
60% LAR - 40% CR	10%	£1,122,517	£3,015,596	£3,025,122	£3,311,259	£2,996,533	£1,451,563	£659,948
60% LAR - 40% CR	15%	£6,240,593	£2,337,308	£2,311,496	£2,217,762	£1,983,426	£740,470	£206,825
60% LAR - 40% CR	20%	£5,353,595	£1,818,606	£1,812,970	£1,769,267	£1,567,267	£43,327	£32,780
60% LAR - 40% CR	25%	£4,481,595	£884,978	£869,289	£775,858	£621,109	£-707,633	£-1,664,087
60% LAR - 40% CR	30%	£3,584,673	£166,436	£140,789	£47,428	£188,860	£-1,445,233	£-2,420,786
60% LAR - 40% CR	35%	£2,652,666	£-920,915	£-801,588	£-686,263	£-633,030	£-2,187,869	£-3,164,711
60% LAR - 40% CR	40%	£1,736,223	£-1,226,078	£-1,351,507	£-1,445,624	£-1,682,167	£-2,835,874	£-3,889,904
60% LAR - 40% CR	45%	£844,792	£-2,678,366	£-2,199,269	£-2,199,807	£-2,456,176	£-3,688,833	£-4,462,280
60% LAR - 40% CR	50%	£-72,468	£-2,838,431	£-2,854,259	£-2,958,769	£-3,195,014	£-4,446,815	£-5,399,787

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£37,658,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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
60% LAR - 40% CR	5%	£38,014,713	£62,466,524	£62,528,539	£62,378,673	£62,116,682	£63,659,273	£64,366,536
60% LAR - 40% CR	10%	£29,819,760	£50,950,560	£50,950,560	£50,950,560	£50,950,560	£50,950,560	£50,950,560
60% LAR - 40% CR	15%	£26,775,632	£46,676,698	£46,734,729	£46,734,729	£46,734,729	£46,734,729	£46,734,729
60% LAR - 40% CR	20%	£26,032,641	£44,997,589	£44,923,356	£44,923,356	£44,923,356	£44,923,356	£44,923,356
60% LAR - 40% CR	25%	£26,151,522	£45,101,458	£45,101,458	£45,101,458	£45,101,458	£45,101,458	£45,101,458
60% LAR - 40% CR	30%	£26,217,522	£45,349,794	£45,349,794	£45,349,794	£45,349,794	£45,349,794	£45,349,794
60% LAR - 40% CR	35%	£26,173,707	£45,109,847	£45,109,847	£45,109,847	£45,109,847	£45,109,847	£45,109,847
60% LAR - 40% CR	40%	£26,209,031	£45,341,903	£45,341,903	£45,341,903	£45,341,903	£45,341,903	£45,341,903
60% LAR - 40% CR	45%	£26,112,414	£45,065,361	£45,065,361	£45,065,361	£45,065,361	£45,065,361	£45,065,361
60% LAR - 40% CR	50%	£26,048,843	£44,894,887	£44,894,887	£44,894,887	£44,894,887	£44,894,887	£44,894,887

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£37,186,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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
60% LAR - 40% CR	5%	£36,014,713	£62,466,524	£62,528,539	£62,378,673	£62,116,682	£63,659,273	£64,366,536
60% LAR - 40% CR	10%	£29,819,760	£50,950,560	£50,950,560	£50,950,560	£50,950,560	£50,950,560	£50,950,560
60% LAR - 40% CR	15%	£26,775,632	£46,676,698	£46,734,729	£46,734,729	£46,734,729	£46,734,729	£46,734,729
60% LAR - 40% CR	20%	£26,032,641	£44,997,589	£44,923,356	£44,923,356	£44,923,356	£44,923,356	£44,923,356
60% LAR - 40% CR	25%	£26,151,522	£45,101,458	£45,101,458	£45,101,458	£45,101,458	£45,101,458	£45,101,458
60% LAR - 40% CR	30%	£26,217,522	£45,349,794	£45,349,794	£45,349,794	£45,349,794	£45,349,794	£45,349,794
60% LAR - 40% CR	35%	£26,173,707	£45,109,847	£45,109,847	£45,109,847	£45,109,847	£45,109,847	£45,109,847
60% LAR - 40% CR	40%	£26,209,031	£45,341,903	£45,341,903	£45,341,903	£45,341,903	£45,341,903	£45,341,903
60% LAR - 40% CR	45%	£26,112,414	£45,065,361	£45,065,361	£45,065,361	£45,065,361	£45,065,361	£45,065,361
60% LAR - 40% CR	50%	£26,048,843	£44,894,887	£44,894,887	£44,894,887	£44,894,887	£44,894,887	£44,894,887

Residual Land values compared to benchmark land values

Lower Value Secondary Offices (Community Space)

£40,420,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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
60% LAR - 40% CR	5%	£39,328,723	£62,466,524	£62,528,539	£62,378,673	£62,116,682	£63,659,273	£64,366,536
60% LAR - 40% CR	10%	£29,819,760	£50,950,560	£50,950,560	£50,950,560	£50,950,560	£50,950,560	£50,950,560
60% LAR - 40% CR	15%	£26,775,632	£46,676,698	£46,734,729	£46,734,729	£46,734,729	£46,734,729	£46,734,729
60% LAR - 40% CR	20%	£26,032,641	£44,997,589	£44,923,356	£44,923,356	£44,923,356	£44,923,356	£44,923,356
60% LAR - 40% CR	25%	£26,151,522	£45,101,458	£45,101,458	£45,101,458	£45,101,458	£45,101,458	£45,101,458
60% LAR - 40% CR	30%	£26,217,522	£45,349,794	£45,349,794	£45,349,794	£45,349,794	£45,349,794	£45,349,794
60% LAR - 40% CR	35%	£26,173,707	£45,109,847	£45,109,847	£45,109,847	£45,109,847	£45,109,847	£45,109,847
60% LAR - 40% CR	40%	£26,209,031	£45,341,903	£45,341,903	£45,341,903	£45,341,903	£45,341,903	£45,341,903
60% LAR - 40% CR	45%	£26,112,414	£45,065,361	£45,065,361	£45,065,361	£45,065,361	£45,065,361	£45,065,361
60% LAR - 40% CR	50%	£26,048,843	£44,894,887	£44,894,887	£44,894,887	£44,894,887	£44,894,887	£44,894,887

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000								
Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & 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
60% LAR - 40% CR	5%	£19,877,884	£30,167,735	£30,193,741	£30,287,784	£30,622,884	£31,772,484	£32,712,287
60% LAR - 40% CR	10%	£19,899,895	£31,971,611	£31,971,611	£31,971,611	£31,971,611	£31,971,611	£31,971,611
60% LAR - 40% CR	15%	£17,889,684	£31,160,759	£31,175,849	£31,179,875	£31,184,011	£31,189,569	£31,194,262
60% LAR - 40% CR	20%	£17,877,811	£30,989,689	£30,989,689	£30,989,689	£30,989,689	£30,989,689	£30,989,689
60% LAR - 40% CR	25%	£18,465,841	£31,028,428	£31,028,428	£31,028,428	£31,028,428	£31,028,428	£31,028,428
60% LAR - 40% CR	30%	£18,365,764	£31,001,860	£31,001,860	£31,001,860	£31,001,860	£31,001,860	£31,001,860
60% LAR - 40% CR	35%	£18,264,011	£30,989,689	£30,989,689	£30,989,689	£30,989,689	£30,989,689	£30,989,689
60% LAR - 40% CR	40%	£18,171,216	£30,952,515	£30,952,515	£30,952,515	£30,952,515	£30,952,515	£30,952,515
60% LAR - 40% CR	45%	£18,076,464	£30,906,863	£30,906,863	£30,906,863	£30,906,863	£30,906,863	£30,906,863
60% LAR - 40% CR	50%	£18,009,865	£30,858,888	£30,858,888	£30,858,888	£30,858,888	£30,858,888	£30,858,888

LB Camden
Local Plan Viability Testing 2025

C5 - 150 Bed Hotel and 50 residential units		Value Area	Zone C - £1,500 paf				
No Units	50	Sales value inflation	Base				
Site Area	0.68 Ha	Build cost inflation	Base				
Residual land values:		Tenure	LAR - CR				
Tenure	% AH	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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
60% LAR - 40% CIR	5%	£11,365,315	£12,727,756	£12,727,756	£13,827,471	£13,827,471	£13,827,471
60% LAR - 40% CIR	10%	£13,761,985	£11,388,591	£11,372,085	£11,278,042	£11,042,932	£9,795,341
60% LAR - 40% CIR	15%	£14,416,511	£9,207,498	£9,206,491	£9,107,608	£8,928,402	£6,667,737
60% LAR - 40% CIR	20%	£13,159,999	£9,171,677	£9,145,845	£9,055,111	£8,817,773	£7,474,819
60% LAR - 40% CIR	25%	£11,899,438	£8,920,894	£8,874,177	£8,786,292	£8,548,296	£7,205,332
60% LAR - 40% CIR	30%	£10,569,895	£8,626,246	£8,599,395	£8,506,115	£8,272,416	£6,933,200
60% LAR - 40% CIR	35%	£9,284,419	£8,294,718	£8,269,987	£8,176,714	£7,942,295	£6,598,672
60% LAR - 40% CIR	40%	£7,974,069	£7,940,302	£7,915,571	£7,822,302	£7,587,883	£6,264,786
60% LAR - 40% CIR	45%	£6,658,862	£7,579,093	£7,493,543	£7,400,348	£7,165,929	£5,952,802
60% LAR - 40% CIR	50%	£5,339,879	£7,274,111	£7,248,006	£7,154,479	£6,920,053	£5,768,892
60% LAR - 40% CIR	55%	£4,014,155	£7,024,432	£7,198,954	£7,105,883	£6,871,208	£5,765,959
							£37,459,000

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

£37,459,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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
60% LAR - 40% CIR	5%	£30,254,242	£34,618,134	£34,644,142	£34,738,183	£34,979,294	£35,225,684	£37,167,644
60% LAR - 40% CIR	10%	£29,479,816	£32,729,840	£32,729,840	£32,814,311	£33,054,422	£33,300,812	£35,247,512
60% LAR - 40% CIR	15%	£28,630,224	£30,944,540	£30,944,540	£31,029,015	£31,269,126	£31,515,516	£33,592,634
60% LAR - 40% CIR	20%	£28,129,198	£29,307,212	£29,307,212	£29,391,683	£29,631,794	£29,877,905	£32,002,638
60% LAR - 40% CIR	25%	£27,919,809	£27,900,840	£27,900,840	£28,040,910	£28,281,021	£28,521,132	£30,604,806
60% LAR - 40% CIR	30%	£28,717,829	£26,221,507	£26,221,507	£26,316,031	£26,556,142	£26,796,253	£29,302,813
60% LAR - 40% CIR	35%	£28,974,156	£24,799,662	£24,799,662	£24,893,793	£25,133,904	£25,374,015	£28,004,986
60% LAR - 40% CIR	40%	£29,379,313	£23,487,142	£23,487,142	£23,577,272	£23,817,383	£24,057,494	£26,707,222
60% LAR - 40% CIR	45%	£30,039,879	£22,284,115	£22,284,115	£22,373,244	£22,613,355	£22,853,466	£25,414,495
60% LAR - 40% CIR	50%	£30,958,011	£21,191,393	£21,191,393	£21,280,462	£21,520,573	£21,760,684	£24,121,768

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

£37,186,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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
60% LAR - 40% CIR	5%	£22,888,971	£27,252,362	£27,288,371	£27,382,412	£27,622,523	£27,862,634	£29,704,794
60% LAR - 40% CIR	10%	£22,114,545	£25,364,068	£25,364,068	£25,458,109	£25,698,220	£25,938,331	£27,780,491
60% LAR - 40% CIR	15%	£21,274,564	£23,475,774	£23,475,774	£23,569,815	£23,809,926	£24,050,037	£26,482,651
60% LAR - 40% CIR	20%	£20,773,538	£21,910,484	£21,910,484	£22,004,525	£22,244,636	£22,484,747	£25,186,811
60% LAR - 40% CIR	25%	£20,524,156	£20,489,190	£20,489,190	£20,583,231	£20,823,342	£21,063,453	£23,890,966
60% LAR - 40% CIR	30%	£20,379,539	£19,067,840	£19,067,840	£19,161,881	£19,401,992	£19,642,103	£22,595,121
60% LAR - 40% CIR	35%	£20,346,894	£17,755,248	£17,755,248	£17,849,293	£18,089,404	£18,329,515	£21,299,276
60% LAR - 40% CIR	40%	£20,322,999	£16,442,615	£16,442,615	£16,536,020	£16,776,131	£17,016,242	£20,003,431
60% LAR - 40% CIR	45%	£20,311,014	£15,130,011	£15,130,011	£15,223,416	£15,463,527	£15,703,638	£18,707,586
60% LAR - 40% CIR	50%	£20,308,853	£13,817,407	£13,817,407	£13,910,812	£14,150,923	£14,391,034	£17,411,741

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

£48,420,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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
60% LAR - 40% CIR	5%	£11,964,472	£19,369,105	£19,394,112	£19,488,153	£19,728,264	£19,968,375	£21,710,535
60% LAR - 40% CIR	10%	£12,449,198	£17,480,811	£17,480,811	£17,574,852	£17,814,963	£18,055,074	£19,797,234
60% LAR - 40% CIR	15%	£13,144,198	£15,597,517	£15,597,517	£15,691,558	£15,931,669	£16,171,780	£18,539,394
60% LAR - 40% CIR	20%	£13,919,719	£13,714,223	£13,714,223	£13,808,264	£14,048,375	£14,288,486	£17,243,554
60% LAR - 40% CIR	25%	£14,735,201	£11,830,929	£11,830,929	£11,924,970	£12,165,081	£12,405,192	£15,947,714
60% LAR - 40% CIR	30%	£15,591,774	£9,947,635	£9,947,635	£10,041,676	£10,281,787	£10,521,898	£14,651,874
60% LAR - 40% CIR	35%	£16,488,347	£8,064,341	£8,064,341	£8,158,382	£8,398,493	£8,638,604	£13,356,034
60% LAR - 40% CIR	40%	£17,425,920	£6,181,047	£6,181,047	£6,275,088	£6,515,199	£6,755,310	£12,060,194
60% LAR - 40% CIR	45%	£18,404,493	£4,297,753	£4,297,753	£4,391,794	£4,631,905	£4,872,016	£10,764,354
60% LAR - 40% CIR	50%	£19,423,066	£2,414,459	£2,414,459	£2,508,500	£2,748,611	£2,988,722	£9,468,514

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

£20,491,000

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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
60% LAR - 40% CIR	5%	£1,834,549	£2,269,345	£2,269,345	£2,269,345	£2,269,345	£2,269,345	£2,269,345
60% LAR - 40% CIR	10%	£2,059,594	£1,959,000	£1,959,000	£1,959,000	£1,959,000	£1,959,000	£1,959,000
60% LAR - 40% CIR	15%	£2,314,639	£1,848,656	£1,848,656	£1,848,656	£1,848,656	£1,848,656	£1,848,656
60% LAR - 40% CIR	20%	£2,569,684	£1,738,312	£1,738,312	£1,738,312	£1,738,312	£1,738,312	£1,738,312
60% LAR - 40% CIR	25%	£2,824,729	£1,627,968	£1,627,968	£1,627,968	£1,627,968	£1,627,968	£1,627,968
60% LAR - 40% CIR	30%	£3,079,774	£1,517,624	£1,517,624	£1,517,624	£1,517,624	£1,517,624	£1,517,624
60% LAR - 40% CIR	35%	£3,334,819	£1,407,280	£1,407,280	£1,407,280	£1,407,280	£1,407,280	£1,407,280
60% LAR - 40% CIR	40%	£3,589,864	£1,296,936	£1,296,936	£1,296,936	£1,296,936	£1,296,936	£1,296,936
60% LAR - 40% CIR	45%	£3,844,909	£1,186,592	£1,186,592	£1,186,592	£1,186,592	£1,186,592	£1,186,592
60% LAR - 40% CIR	50%	£4,100,000	£1,076,248	£1,076,248	£1,076,248	£1,076,248	£1,076,248	£1,076,248

LB Camden
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 50 residential units		Value Area	Zone C - £1,750 paf
No Units	50	Sales value inflation	Base
Site Area	0.68 Ha	Build cost inflation	Base
Residual land values:		Tenure	LAR - CR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
60% LAR - 40% CR	2%	£21,210,451	£18,854,593	£18,858,077	£18,858,077	£18,858,077	£18,858,077	£18,858,077
60% LAR - 40% CR	5%	£19,688,453	£17,500,255	£17,500,255	£17,500,255	£17,500,255	£17,500,255	£17,500,255
60% LAR - 40% CR	15%	£18,145,528	£14,263,364	£14,027,523	£13,833,788	£13,699,451	£12,456,496	£11,512,309
60% LAR - 40% CR	20%	£18,509,818	£12,844,474	£11,814,711	£12,286,168	£12,221,146	£11,021,173	£10,108,967
60% LAR - 40% CR	25%	£14,967,252	£11,252,648	£11,256,957	£11,115,477	£10,876,779	£9,840,953	£9,068,593
60% LAR - 40% CR	30%	£13,369,952	£9,814,424	£9,789,291	£9,695,919	£9,462,490	£8,224,980	£7,283,818
60% LAR - 40% CR	35%	£11,787,768	£8,362,249	£8,366,707	£8,272,480	£8,040,268	£6,802,207	£6,063,834
60% LAR - 40% CR	40%	£10,160,748	£6,894,973	£6,899,433	£6,846,238	£6,613,250	£5,378,385	£4,438,893
60% LAR - 40% CR	45%	£8,546,849	£5,502,843	£5,507,338	£5,414,212	£5,181,395	£3,947,964	£3,008,447
60% LAR - 40% CR	50%	£6,932,392	£4,096,007	£4,070,529	£3,977,458	£3,744,782	£2,511,795	£1,573,146

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
£37,658,000								
60% LAR - 40% CR	2%	£44,858,773	£48,162,142	£48,168,148	£48,252,181	£48,513,390	£49,764,681	£51,111,854
60% LAR - 40% CR	5%	£40,199,886	£44,196,817	£44,199,886	£44,283,919	£44,545,128	£45,796,419	£47,143,592
60% LAR - 40% CR	15%	£47,870,617	£51,960,871	£51,966,877	£52,050,910	£52,312,119	£53,563,410	£54,910,583
60% LAR - 40% CR	20%	£49,456,617	£53,370,751	£53,388,509	£53,480,109	£53,741,118	£54,992,409	£56,339,582
60% LAR - 40% CR	25%	£51,042,617	£54,780,631	£54,800,389	£54,902,089	£55,163,098	£56,414,389	£57,761,562
60% LAR - 40% CR	30%	£52,628,617	£56,190,511	£56,212,369	£56,314,069	£56,575,078	£57,826,369	£59,173,542
60% LAR - 40% CR	35%	£54,214,617	£57,600,391	£57,624,249	£57,725,949	£58,086,958	£59,338,249	£60,589,540
60% LAR - 40% CR	40%	£55,800,617	£59,010,271	£59,036,129	£59,137,829	£59,498,838	£60,750,129	£62,001,420
60% LAR - 40% CR	45%	£57,386,617	£60,420,151	£60,448,009	£60,549,709	£60,910,718	£62,162,009	£63,413,300
60% LAR - 40% CR	50%	£58,972,617	£61,830,031	£61,859,889	£61,961,589	£62,322,598	£63,573,300	£64,824,591

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
£37,186,000								
60% LAR - 40% CR	2%	£17,458,207	£21,806,874	£21,832,880	£21,828,884	£22,089,893	£22,350,902	£22,611,911
60% LAR - 40% CR	5%	£16,044,207	£20,412,874	£20,438,880	£20,434,884	£20,695,893	£20,956,902	£21,217,911
60% LAR - 40% CR	15%	£14,630,207	£19,018,874	£19,044,880	£19,040,884	£19,301,893	£19,562,902	£19,823,911
60% LAR - 40% CR	20%	£13,216,207	£17,624,874	£17,650,880	£17,646,884	£17,907,893	£18,168,902	£18,429,911
60% LAR - 40% CR	25%	£11,802,207	£16,230,874	£16,256,880	£16,252,884	£16,513,893	£16,774,902	£17,035,911
60% LAR - 40% CR	30%	£10,388,207	£14,836,874	£14,862,880	£14,858,884	£15,119,893	£15,380,902	£15,641,911
60% LAR - 40% CR	35%	£8,974,207	£13,442,874	£13,468,880	£13,464,884	£13,725,893	£13,986,902	£14,247,911
60% LAR - 40% CR	40%	£7,560,207	£12,048,874	£12,074,880	£12,070,884	£12,331,893	£12,592,902	£12,853,911
60% LAR - 40% CR	45%	£6,146,207	£10,654,874	£10,680,880	£10,676,884	£10,937,893	£11,198,902	£11,459,911
60% LAR - 40% CR	50%	£4,732,207	£9,260,874	£9,286,880	£9,282,884	£9,543,893	£9,804,902	£10,065,911

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
£40,420,000								
60% LAR - 40% CR	2%	£9,115,747	£9,474,114	£10,498,329	£10,592,163	£10,897,272	£12,074,883	£13,252,494
60% LAR - 40% CR	5%	£8,189,689	£8,532,243	£11,298,879	£11,389,713	£11,694,822	£12,872,433	£14,050,044
60% LAR - 40% CR	15%	£7,263,631	£7,586,272	£12,014,433	£12,105,267	£12,410,376	£13,587,987	£14,765,598
60% LAR - 40% CR	20%	£6,337,573	£6,640,301	£12,730,087	£12,820,921	£13,126,030	£14,303,641	£15,483,209
60% LAR - 40% CR	25%	£5,411,515	£5,694,330	£13,445,641	£13,536,475	£13,841,584	£15,020,195	£16,198,810
60% LAR - 40% CR	30%	£4,485,457	£4,748,359	£14,161,195	£14,252,029	£14,557,138	£15,736,746	£16,914,361
60% LAR - 40% CR	35%	£3,559,399	£3,802,388	£14,876,749	£14,967,583	£15,272,692	£16,452,295	£17,629,912
60% LAR - 40% CR	40%	£2,633,341	£2,956,417	£15,592,303	£15,683,137	£15,988,246	£17,167,844	£18,345,463
60% LAR - 40% CR	45%	£1,707,283	£2,060,446	£16,307,857	£16,398,691	£16,703,800	£17,882,393	£19,061,014
60% LAR - 40% CR	50%	£78,225	£1,164,475	£17,023,411	£17,114,245	£17,419,354	£18,603,947	£19,788,558

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
£20,601,000								
60% LAR - 40% CR	2%	£7,283,014	£2,626,647	£2,900,641	£2,808,597	£2,571,488	£1,323,398	£377,135
60% LAR - 40% CR	5%	£6,138,014	£1,471,647	£1,745,641	£1,653,597	£1,416,488	£1,168,398	£1,012,135
60% LAR - 40% CR	15%	£4,218,014	£1,215,647	£1,100,641	£1,008,597	£831,488	£470,398	£214,135
60% LAR - 40% CR	20%	£3,073,014	£1,060,647	£985,641	£893,597	£716,488	£355,398	£108,135
60% LAR - 40% CR	25%	£1,928,014	£905,647	£870,641	£778,597	£601,488	£244,398	£53,135
60% LAR - 40% CR	30%	£783,014	£750,647	£755,641	£663,597	£486,488	£183,398	£2,135
60% LAR - 40% CR	35%	£1,059,014	£605,647	£600,641	£508,597	£331,488	£82,398	£-118,135
60% LAR - 40% CR	40%	£1,939,014	£460,647	£455,641	£363,597	£186,488	£-118,135	£-278,135
60% LAR - 40% CR	45%	£2,819,014	£315,647	£310,641	£218,597	£51,488	£-278,135	£-428,135
60% LAR - 40% CR	50%	£3,709,014	£170,647	£165,641	£68,597	£-118,135	£-428,135	£-578,135

LB Camden
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 50 residential units	
No Units	50
Site Area	0.68 Ha

Value Area	Zone C - £1,900 paf
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Sales value inflation	Base
Buildcost 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) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, 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
60% LAR - 40% CIR	5%	£24,437,998	£20,958,037	£20,032,809	£19,941,870	£19,713,474	£18,503,101	£17,578,397
60% LAR - 40% CIR	10%	£22,738,129	£18,354,863	£17,029,621	£16,918,790	£16,707,396	£15,503,307	£14,627,469
60% LAR - 40% CIR	15%	£21,033,334	£16,862,361	£16,956,528	£16,862,794	£16,628,458	£15,385,503	£14,441,316
60% LAR - 40% CIR	20%	£19,328,539	£15,369,859	£15,714,826	£15,569,899	£15,348,499	£14,105,499	£13,214,819
60% LAR - 40% CIR	25%	£17,623,744	£13,877,357	£14,479,324	£14,297,392	£14,044,107	£12,752,070	£11,933,010
60% LAR - 40% CIR	30%	£15,918,949	£12,384,855	£13,201,822	£12,987,390	£12,748,412	£11,459,975	£10,704,819
60% LAR - 40% CIR	35%	£14,214,154	£10,892,353	£11,924,320	£11,677,388	£11,412,414	£10,127,102	£9,426,840
60% LAR - 40% CIR	40%	£12,509,359	£9,399,851	£10,646,818	£10,377,386	£10,092,412	£8,804,100	£8,163,662
60% LAR - 40% CIR	45%	£10,804,564	£7,907,349	£9,369,316	£9,077,384	£8,778,410	£7,489,800	£6,926,227
60% LAR - 40% CIR	50%	£9,099,769	£6,414,847	£8,091,814	£7,777,382	£7,458,408	£6,170,190	£5,666,656
60% LAR - 40% CIR	55%	£7,394,974	£4,922,345	£6,814,312	£6,477,380	£6,142,406	£4,854,188	£4,402,223
60% LAR - 40% CIR	60%	£5,690,179	£3,429,843	£5,536,810	£5,177,378	£4,834,404	£3,546,170	£3,144,258

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
60% LAR - 40% CIR	5%	£41,078,228	£46,468,188	£46,959,418	£44,074,606	£44,507,781	£41,111,125	£48,438,668
60% LAR - 40% CIR	10%	£37,497,160	£42,887,120	£43,378,350	£40,493,794	£40,926,969	£37,524,269	£44,851,610
60% LAR - 40% CIR	15%	£33,916,092	£39,306,052	£39,789,282	£36,904,988	£37,338,163	£33,939,319	£41,264,552
60% LAR - 40% CIR	20%	£30,335,024	£35,725,000	£36,208,214	£33,324,182	£33,757,357	£29,958,465	£37,673,494
60% LAR - 40% CIR	25%	£26,753,956	£32,143,948	£32,627,146	£29,739,376	£30,170,532	£26,577,557	£34,082,436
60% LAR - 40% CIR	30%	£23,172,888	£28,562,896	£29,046,078	£26,154,570	£26,601,707	£23,206,649	£29,491,378
60% LAR - 40% CIR	35%	£19,591,820	£24,981,844	£25,465,010	£22,573,604	£23,032,884	£19,645,741	£25,900,320
60% LAR - 40% CIR	40%	£16,010,752	£21,400,792	£21,883,942	£19,002,638	£19,464,061	£16,086,833	£22,309,262
60% LAR - 40% CIR	45%	£12,429,684	£17,819,740	£18,302,874	£15,421,672	£15,883,334	£12,527,925	£18,718,204
60% LAR - 40% CIR	50%	£8,848,616	£14,238,688	£14,711,806	£11,840,706	£12,302,407	£8,968,967	£15,127,146

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
60% LAR - 40% CIR	5%	£14,223,960	£16,062,360	£16,228,120	£14,710,388	£14,834,484	£14,111,287	£17,082,791
60% LAR - 40% CIR	10%	£12,812,160	£14,650,560	£14,794,320	£13,298,596	£13,422,692	£12,688,491	£15,671,991
60% LAR - 40% CIR	15%	£11,400,360	£13,238,760	£13,358,520	£11,882,804	£12,006,890	£11,274,291	£14,261,191
60% LAR - 40% CIR	20%	£10,000,560	£11,826,960	£11,878,720	£10,471,012	£10,605,098	£9,860,491	£12,850,391
60% LAR - 40% CIR	25%	£8,600,760	£10,415,160	£10,460,920	£9,059,220	£9,203,284	£8,458,491	£11,439,591
60% LAR - 40% CIR	30%	£7,200,960	£9,003,360	£9,046,680	£7,647,352	£7,801,348	£7,106,691	£10,028,791
60% LAR - 40% CIR	35%	£5,801,160	£7,591,560	£7,630,440	£6,235,484	£6,399,434	£5,701,891	£8,617,991
60% LAR - 40% CIR	40%	£4,401,360	£6,179,760	£6,218,320	£4,823,616	£4,987,566	£4,290,091	£7,207,191
60% LAR - 40% CIR	45%	£3,001,560	£4,767,960	£4,806,480	£3,411,752	£3,575,702	£2,882,291	£5,796,391
60% LAR - 40% CIR	50%	£1,601,760	£3,356,160	£3,394,720	£2,000,884	£2,164,834	£1,474,491	£4,385,591

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
60% LAR - 40% CIR	5%	£2,889,000	£2,289,000	£2,293,800	£2,389,800	£2,412,220	£2,823,000	£3,748,000
60% LAR - 40% CIR	10%	£2,595,000	£2,015,000	£2,019,600	£2,115,600	£2,138,020	£2,548,000	£3,473,000
60% LAR - 40% CIR	15%	£2,301,000	£1,635,000	£1,639,200	£1,735,200	£1,757,620	£2,167,000	£3,098,000
60% LAR - 40% CIR	20%	£2,007,000	£1,255,000	£1,259,400	£1,355,400	£1,377,820	£1,787,000	£2,713,000
60% LAR - 40% CIR	25%	£1,713,000	£875,000	£879,600	£975,600	£998,020	£1,407,000	£2,332,000
60% LAR - 40% CIR	30%	£1,419,000	£495,000	£499,200	£595,200	£617,620	£1,026,000	£1,957,000
60% LAR - 40% CIR	35%	£1,125,000	£315,000	£319,200	£415,200	£437,620	£845,000	£1,772,000
60% LAR - 40% CIR	40%	£831,000	£135,000	£139,200	£235,200	£257,620	£654,000	£1,547,000
60% LAR - 40% CIR	45%	£537,000	£15,000	£15,600	£111,200	£133,620	£514,000	£1,432,000
60% LAR - 40% CIR	50%	£243,000	£1,000	£1,200	£67,200	£89,620	£404,000	£1,317,000

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
60% LAR - 40% CIR	5%	£18,510,361	£8,139,601	£6,105,371	£5,214,133	£5,786,037	£4,675,664	£3,660,730
60% LAR - 40% CIR	10%	£16,995,361	£6,624,601	£4,590,361	£3,699,093	£4,270,997	£3,160,720	£2,145,796
60% LAR - 40% CIR	15%	£15,480,361	£5,109,601	£2,575,361	£1,684,055	£2,255,959	£1,145,483	£1,130,872
60% LAR - 40% CIR	20%	£13,965,361	£3,594,601	£544,361	£1,169,017	£1,740,921	£635,447	£620,536
60% LAR - 40% CIR	25%	£12,450,361	£2,079,601	£1,029,361	£653,979	£1,225,883	£490,403	£475,425
60% LAR - 40% CIR	30%	£10,935,361	£564,601	£514,361	£148,941	£710,847	£365,367	£350,397
60% LAR - 40% CIR	35%	£9,420,361	£109,601	£99,361	£3,805	£526,711	£210,301	£200,347
60% LAR - 40% CIR	40%	£7,905,361	£1,009,601	£99,361	£3,805	£342,575	£110,165	£100,211
60% LAR - 40% CIR	45%	£6,390,361	£1,009,601	£99,361	£3,805	£158,439	£60,029	£50,065
60% LAR - 40% CIR	50%	£4,875,361	£1,009,601	£99,361	£3,805	£74,303	£30,893	£20,929

LB Camden
Local Plan Viability Testing 2025

C6 - 150 Bed Hotel and 50 residential units		Value Area	Zone C - £2,000 paf
No Units	50	Sales value Inflation	Base
Site Area	0.68 Ha	Buildcost Inflation	Base
Residual land values:		Tenure	LAR - CR

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
60% LAR - 40% CR	5%	£29,589,695	£22,175,330	£22,150,099	£22,098,861	£21,830,706	£20,620,330	£19,201,674
60% LAR - 40% CR	10%	£28,717,965	£20,940,818	£20,915,576	£20,864,338	£20,596,183	£19,385,807	£18,017,602
60% LAR - 40% CR	15%	£22,956,537	£18,901,415	£18,876,353	£18,785,415	£18,508,070	£17,338,174	£16,393,986
60% LAR - 40% CR	20%	£41,135,818	£17,729,886	£17,714,233	£17,623,812	£17,346,467	£16,176,571	£15,232,383
60% LAR - 40% CR	25%	£19,307,805	£15,640,010	£15,614,520	£15,420,940	£15,149,141	£13,984,015	£13,039,827
60% LAR - 40% CR	30%	£17,459,486	£13,855,128	£13,839,496	£13,748,125	£13,462,095	£12,292,185	£11,347,997
60% LAR - 40% CR	35%	£15,661,477	£12,125,386	£12,109,815	£12,008,038	£11,723,345	£10,553,434	£9,609,246
60% LAR - 40% CR	40%	£16,662,633	£10,410,863	£10,395,324	£10,292,128	£10,009,139	£8,834,275	£7,889,583
60% LAR - 40% CR	45%	£14,759,002	£8,691,976	£8,666,071	£8,572,844	£8,289,129	£7,109,297	£6,164,719
60% LAR - 40% CR	50%	£9,850,630	£6,967,582	£6,942,104	£6,849,033	£6,616,357	£5,383,370	£4,444,721

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
60% LAR - 40% CR	5%	£39,428,535	£43,840,885	£43,886,126	£44,567,394	£44,166,440	£44,593,432	£46,414,361
60% LAR - 40% CR	10%	£39,428,535	£43,840,885	£43,886,126	£44,567,394	£44,166,440	£44,593,432	£46,414,361
60% LAR - 40% CR	15%	£43,037,688	£47,114,811	£47,130,871	£47,230,810	£47,236,136	£48,071,052	£49,622,228
60% LAR - 40% CR	20%	£44,895,010	£48,770,212	£48,801,988	£48,895,580	£48,926,586	£49,010,530	£50,133,596
60% LAR - 40% CR	25%	£46,752,364	£50,425,613	£50,457,389	£50,550,981	£50,582,087	£50,666,030	£51,889,106
60% LAR - 40% CR	30%	£48,609,718	£52,081,014	£52,102,790	£52,200,382	£52,231,388	£52,315,331	£53,638,407
60% LAR - 40% CR	35%	£50,467,076	£53,736,415	£53,758,191	£53,855,783	£53,886,789	£53,970,732	£55,393,808
60% LAR - 40% CR	40%	£52,324,434	£55,391,816	£55,413,592	£55,511,184	£55,542,190	£55,626,133	£57,049,209
60% LAR - 40% CR	45%	£54,181,792	£57,047,217	£57,069,003	£57,166,595	£57,197,601	£57,281,544	£58,704,620
60% LAR - 40% CR	50%	£56,039,150	£58,702,618	£58,724,404	£58,821,996	£58,853,002	£58,936,945	£60,360,021

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
60% LAR - 40% CR	5%	£19,071,282	£16,485,628	£16,510,829	£16,607,297	£16,632,105	£16,716,520	£16,800,935
60% LAR - 40% CR	10%	£19,071,282	£16,485,628	£16,510,829	£16,607,297	£16,632,105	£16,716,520	£16,800,935
60% LAR - 40% CR	15%	£19,071,282	£16,485,628	£16,510,829	£16,607,297	£16,632,105	£16,716,520	£16,800,935
60% LAR - 40% CR	20%	£19,071,282	£16,485,628	£16,510,829	£16,607,297	£16,632,105	£16,716,520	£16,800,935
60% LAR - 40% CR	25%	£21,928,604	£18,342,029	£18,367,230	£18,463,698	£18,488,506	£18,572,921	£18,657,336
60% LAR - 40% CR	30%	£23,785,926	£20,198,430	£20,223,631	£20,319,099	£20,343,907	£20,428,322	£20,512,737
60% LAR - 40% CR	35%	£25,643,248	£22,054,831	£22,080,032	£22,175,500	£22,200,308	£22,284,723	£22,369,138
60% LAR - 40% CR	40%	£27,500,570	£23,911,232	£23,936,433	£24,031,901	£24,056,709	£24,141,124	£24,225,539
60% LAR - 40% CR	45%	£29,357,892	£25,767,633	£25,792,834	£25,888,302	£25,913,110	£26,000,000	£26,084,415
60% LAR - 40% CR	50%	£31,215,214	£27,624,034	£27,649,235	£27,744,703	£27,769,511	£27,856,400	£27,941,815

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
60% LAR - 40% CR	5%	£7,761,962	£5,180,896	£5,178,099	£5,267,256	£5,292,459	£5,376,874	£5,461,289
60% LAR - 40% CR	10%	£7,761,962	£5,180,896	£5,178,099	£5,267,256	£5,292,459	£5,376,874	£5,461,289
60% LAR - 40% CR	15%	£8,447,663	£6,224,762	£6,249,964	£6,340,122	£6,365,324	£6,449,739	£6,534,154
60% LAR - 40% CR	20%	£9,133,364	£7,268,628	£7,293,830	£7,383,988	£7,409,190	£7,493,605	£7,578,020
60% LAR - 40% CR	25%	£10,118,538	£8,312,494	£8,337,696	£8,427,854	£8,453,056	£8,537,471	£8,621,886
60% LAR - 40% CR	30%	£10,870,111	£9,356,360	£9,381,562	£9,471,720	£9,496,922	£9,581,337	£9,665,752
60% LAR - 40% CR	35%	£11,704,726	£10,400,226	£10,425,428	£10,515,586	£10,540,788	£10,625,203	£10,709,618
60% LAR - 40% CR	40%	£12,539,341	£11,444,092	£11,469,294	£11,559,452	£11,584,654	£11,669,069	£11,753,484
60% LAR - 40% CR	45%	£13,373,956	£12,487,958	£12,513,160	£12,603,318	£12,628,520	£12,712,935	£12,797,350
60% LAR - 40% CR	50%	£14,208,571	£13,531,824	£13,557,026	£13,647,184	£13,672,386	£13,756,801	£13,841,216

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
60% LAR - 40% CR	5%	£12,662,259	£8,247,893	£8,222,662	£8,131,424	£7,903,329	£6,692,096	£5,744,437
60% LAR - 40% CR	10%	£12,662,259	£8,247,893	£8,222,662	£8,131,424	£7,903,329	£6,692,096	£5,744,437
60% LAR - 40% CR	15%	£18,849,143	£11,813,381	£11,808,245	£11,697,759	£11,469,459	£9,501,429	£7,842,961
60% LAR - 40% CR	20%	£3,031,101	£4,973,976	£4,948,917	£4,857,978	£4,630,633	£3,410,737	£2,468,550
60% LAR - 40% CR	25%	£7,288,179	£11,713,997	£11,688,938	£11,578,452	£11,351,107	£9,130,960	£7,775,106
60% LAR - 40% CR	30%	£5,385,423	£1,212,574	£1,188,883	£1,103,403	£1,250,705	£1,035,979	£849,460
60% LAR - 40% CR	35%	£3,523,049	£292,306	£277,981	£271,132	£244,424	£1,885,281	£1,202,214
60% LAR - 40% CR	40%	£1,824,941	£1,802,662	£1,780,869	£1,700,869	£1,548,094	£1,103,163	£643,066
60% LAR - 40% CR	45%	£3,516,274	£3,516,274	£3,545,113	£3,539,399	£3,588,237	£3,533,161	£3,582,594
60% LAR - 40% CR	50%	£4,164,435	£5,206,861	£5,206,861	£5,244,463	£5,244,265	£5,282,867	£5,321,469
60% LAR - 40% CR	50%	£4,812,687	£6,859,284	£6,859,284	£7,098,493	£7,098,493	£7,337,702	£7,576,911

LB Camden
Local Plan Viability Testing 2025

CE - 150 Bed Hotel and 50 residential units No Units: 50 Site Area: 0.68 Ha		Value Area: Zone C - RP Periphery £2,250 paf
Status value inflation: Base Built cost inflation: Base Tenure: LAR - CR		
Tenure	% AH	
60% LAR - 40% CR	5%	£31,323,495
60% LAR - 40% CR	10%	£32,261,267
60% LAR - 40% CR	15%	£33,199,039
60% LAR - 40% CR	20%	£34,136,811
60% LAR - 40% CR	25%	£35,074,583
60% LAR - 40% CR	30%	£36,012,355
60% LAR - 40% CR	35%	£36,950,127
60% LAR - 40% CR	40%	£37,887,899
60% LAR - 40% CR	45%	£38,825,671
60% LAR - 40% CR	50%	£39,763,443

Residual Land values compared to benchmark land values

		£37,458,000						
Tenure	% AH							
60% LAR - 40% CR	5%	£39,854,725	£34,716,243	£34,742,732	£34,813,991	£35,000,096	£36,271,459	£37,458,000
60% LAR - 40% CR	10%	£41,199,160	£36,066,660	£36,110,000	£36,200,000	£36,300,000	£37,600,000	£38,750,000
60% LAR - 40% CR	15%	£42,543,595	£37,417,090	£37,571,619	£37,730,000	£37,890,000	£39,300,000	£40,500,000
60% LAR - 40% CR	20%	£43,888,030	£38,767,520	£38,932,149	£39,100,000	£39,270,000	£40,700,000	£41,750,000
60% LAR - 40% CR	25%	£45,232,465	£40,117,950	£40,292,678	£40,470,000	£40,650,000	£42,100,000	£43,000,000
60% LAR - 40% CR	30%	£46,576,900	£41,468,380	£41,648,207	£41,830,000	£42,010,000	£42,500,000	£43,250,000
60% LAR - 40% CR	35%	£47,921,335	£42,818,810	£42,998,736	£43,180,000	£43,370,000	£42,900,000	£43,500,000
60% LAR - 40% CR	40%	£49,265,770	£44,169,240	£44,353,265	£44,540,000	£44,730,000	£43,300,000	£43,750,000
60% LAR - 40% CR	45%	£50,610,205	£45,519,670	£45,703,794	£45,900,000	£46,100,000	£43,700,000	£44,000,000
60% LAR - 40% CR	50%	£51,954,640	£46,870,100	£47,048,323	£47,250,000	£47,460,000	£44,100,000	£44,250,000

Residual Land values compared to benchmark land values

		£37,186,000						
Tenure	% AH							
60% LAR - 40% CR	5%	£39,854,725	£34,716,243	£34,742,732	£34,813,991	£35,000,096	£36,271,459	£37,186,000
60% LAR - 40% CR	10%	£41,199,160	£36,066,660	£36,110,000	£36,200,000	£36,300,000	£37,600,000	£38,250,000
60% LAR - 40% CR	15%	£42,543,595	£37,417,090	£37,571,619	£37,730,000	£37,890,000	£39,300,000	£39,750,000
60% LAR - 40% CR	20%	£43,888,030	£38,767,520	£38,932,149	£39,100,000	£39,270,000	£40,700,000	£41,250,000
60% LAR - 40% CR	25%	£45,232,465	£40,117,950	£40,292,678	£40,470,000	£40,650,000	£42,100,000	£42,500,000
60% LAR - 40% CR	30%	£46,576,900	£41,468,380	£41,648,207	£41,830,000	£42,010,000	£42,500,000	£42,750,000
60% LAR - 40% CR	35%	£47,921,335	£42,818,810	£42,998,736	£43,180,000	£43,370,000	£42,900,000	£43,000,000
60% LAR - 40% CR	40%	£49,265,770	£44,169,240	£44,353,265	£44,540,000	£44,730,000	£43,300,000	£43,250,000
60% LAR - 40% CR	45%	£50,610,205	£45,519,670	£45,703,794	£45,900,000	£46,100,000	£43,700,000	£43,500,000
60% LAR - 40% CR	50%	£51,954,640	£46,870,100	£47,048,323	£47,250,000	£47,460,000	£44,100,000	£43,750,000

Residual Land values compared to benchmark land values

		£46,420,000						
Tenure	% AH							
60% LAR - 40% CR	5%	£39,854,725	£34,716,243	£34,742,732	£34,813,991	£35,000,096	£36,271,459	£46,420,000
60% LAR - 40% CR	10%	£41,199,160	£36,066,660	£36,110,000	£36,200,000	£36,300,000	£37,600,000	£47,750,000
60% LAR - 40% CR	15%	£42,543,595	£37,417,090	£37,571,619	£37,730,000	£37,890,000	£39,300,000	£48,900,000
60% LAR - 40% CR	20%	£43,888,030	£38,767,520	£38,932,149	£39,100,000	£39,270,000	£40,700,000	£50,050,000
60% LAR - 40% CR	25%	£45,232,465	£40,117,950	£40,292,678	£40,470,000	£40,650,000	£42,100,000	£51,200,000
60% LAR - 40% CR	30%	£46,576,900	£41,468,380	£41,648,207	£41,830,000	£42,010,000	£42,500,000	£52,350,000
60% LAR - 40% CR	35%	£47,921,335	£42,818,810	£42,998,736	£43,180,000	£43,370,000	£42,900,000	£53,500,000
60% LAR - 40% CR	40%	£49,265,770	£44,169,240	£44,353,265	£44,540,000	£44,730,000	£43,300,000	£54,650,000
60% LAR - 40% CR	45%	£50,610,205	£45,519,670	£45,703,794	£45,900,000	£46,100,000	£43,700,000	£55,800,000
60% LAR - 40% CR	50%	£51,954,640	£46,870,100	£47,048,323	£47,250,000	£47,460,000	£44,100,000	£56,950,000

Residual Land values compared to benchmark land values

		£20,491,000						
Tenure	% AH							
60% LAR - 40% CR	5%	£24,196,058	£17,373,266	£17,348,036	£17,256,797	£17,028,703	£18,818,329	£20,491,000
60% LAR - 40% CR	10%	£25,540,493	£18,717,696	£18,692,466	£18,591,227	£18,363,133	£20,157,955	£21,640,000
60% LAR - 40% CR	15%	£26,884,928	£20,062,126	£20,036,896	£19,935,657	£19,707,563	£21,307,377	£22,790,000
60% LAR - 40% CR	20%	£28,229,363	£21,406,556	£21,381,326	£21,280,087	£21,051,993	£21,956,799	£23,940,000
60% LAR - 40% CR	25%	£29,573,798	£22,750,986	£22,725,756	£22,624,517	£22,396,423	£22,601,201	£25,090,000
60% LAR - 40% CR	30%	£30,918,233	£24,095,416	£24,070,186	£23,968,947	£23,740,853	£22,750,579	£26,240,000
60% LAR - 40% CR	35%	£32,262,668	£25,439,846	£25,414,616	£25,313,377	£25,085,283	£22,900,957	£27,390,000
60% LAR - 40% CR	40%	£33,607,103	£26,784,276	£26,759,046	£26,657,807	£26,429,713	£23,051,335	£28,540,000
60% LAR - 40% CR	45%	£34,951,538	£28,128,706	£28,103,476	£28,002,237	£27,774,143	£23,201,713	£29,690,000
60% LAR - 40% CR	50%	£36,295,973	£29,473,136	£29,447,906	£29,346,667	£29,118,573	£23,352,091	£30,840,000

LB Camden
Local Plan Viability Testing 2025

CE - 150 Bed Hotel and 50 residential units		Value Area	Zone C - RP Periphery £2,490 paf
No Units Site Area	50 0.68 Ha	Sales value Inflation Built cost Inflation Tenure	Base Base 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) & BREEM Excellent	Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, 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
60% LAR - 40% CR	5%	£49,428,891	£35,235,286	£35,510,057	£35,418,818	£35,190,720	£33,980,350	£33,961,811
60% LAR - 40% CR	10%	£38,104,102	£27,999,811	£28,274,582	£28,183,343	£27,955,245	£26,744,875	£26,726,336
60% LAR - 40% CR	15%	£30,776,507	£21,258,444	£21,233,362	£21,142,123	£20,913,999	£20,709,223	£20,700,203
60% LAR - 40% CR	20%	£31,443,972	£20,177,751	£20,181,743	£20,090,504	£19,862,380	£19,657,604	£19,648,584
60% LAR - 40% CR	25%	£31,104,004	£20,862,220	£20,937,297	£20,846,058	£20,617,934	£20,413,158	£20,404,138
60% LAR - 40% CR	30%	£28,764,451	£20,806,957	£20,782,090	£20,690,851	£20,462,727	£20,258,001	£20,249,001
60% LAR - 40% CR	35%	£26,417,559	£22,646,980	£22,622,113	£22,530,874	£22,302,750	£22,108,024	£22,100,024
60% LAR - 40% CR	40%	£24,069,674	£20,437,738	£20,412,871	£20,321,632	£20,093,508	£19,888,782	£19,880,782
60% LAR - 40% CR	45%	£21,691,698	£18,201,686	£18,176,819	£18,085,580	£17,857,456	£17,652,730	£17,644,730
60% LAR - 40% CR	50%	£19,265,014	£15,969,689	£15,935,211	£15,844,141	£15,616,017	£15,411,291	£15,403,291

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
60% LAR - 40% CR	5%	£25,858,314	£20,480,539	£20,566,189	£20,567,408	£20,565,502	£20,565,478	£20,565,464
60% LAR - 40% CR	10%	£22,916,818	£15,919,916	£15,919,916	£15,919,916	£15,919,916	£15,919,916	£15,919,916
60% LAR - 40% CR	15%	£20,626,718	£14,707,782	£14,707,782	£14,707,782	£14,707,782	£14,707,782	£14,707,782
60% LAR - 40% CR	20%	£19,072,219	£13,903,484	£13,903,484	£13,903,484	£13,903,484	£13,903,484	£13,903,484
60% LAR - 40% CR	25%	£17,919,776	£13,004,028	£13,004,028	£13,004,028	£13,004,028	£13,004,028	£13,004,028
60% LAR - 40% CR	30%	£17,291,776	£12,509,268	£12,509,268	£12,509,268	£12,509,268	£12,509,268	£12,509,268
60% LAR - 40% CR	35%	£16,904,921	£12,009,428	£12,009,428	£12,009,428	£12,009,428	£12,009,428	£12,009,428
60% LAR - 40% CR	40%	£16,509,211	£11,519,638	£11,519,638	£11,519,638	£11,519,638	£11,519,638	£11,519,638
60% LAR - 40% CR	50%	£14,938,211	£10,038,538	£10,038,538	£10,038,538	£10,038,538	£10,038,538	£10,038,538

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
60% LAR - 40% CR	5%	£17,955,314	£13,128,271	£13,128,271	£13,128,271	£13,128,271	£13,128,271	£13,128,271
60% LAR - 40% CR	10%	£16,488,478	£12,623,461	£12,623,461	£12,623,461	£12,623,461	£12,623,461	£12,623,461
60% LAR - 40% CR	15%	£15,021,642	£12,118,651	£12,118,651	£12,118,651	£12,118,651	£12,118,651	£12,118,651
60% LAR - 40% CR	20%	£13,554,806	£11,613,841	£11,613,841	£11,613,841	£11,613,841	£11,613,841	£11,613,841
60% LAR - 40% CR	25%	£12,087,970	£11,109,031	£11,109,031	£11,109,031	£11,109,031	£11,109,031	£11,109,031
60% LAR - 40% CR	30%	£10,621,134	£10,604,221	£10,604,221	£10,604,221	£10,604,221	£10,604,221	£10,604,221
60% LAR - 40% CR	35%	£9,154,298	£10,099,611	£10,099,611	£10,099,611	£10,099,611	£10,099,611	£10,099,611
60% LAR - 40% CR	40%	£7,687,462	£9,595,001	£9,595,001	£9,595,001	£9,595,001	£9,595,001	£9,595,001
60% LAR - 40% CR	45%	£6,220,626	£9,090,391	£9,090,391	£9,090,391	£9,090,391	£9,090,391	£9,090,391
60% LAR - 40% CR	50%	£4,753,790	£8,585,781	£8,585,781	£8,585,781	£8,585,781	£8,585,781	£8,585,781

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
60% LAR - 40% CR	5%	£14,100,684	£8,269,089	£8,183,880	£8,882,660	£7,884,526	£8,684,163	£8,788,833
60% LAR - 40% CR	10%	£12,771,965	£8,013,113	£8,041,878	£8,986,880	£7,781,181	£8,581,161	£8,685,831
60% LAR - 40% CR	15%	£11,443,246	£7,757,137	£7,807,185	£8,831,882	£7,581,582	£8,381,161	£8,485,831
60% LAR - 40% CR	20%	£10,114,527	£7,501,161	£7,571,210	£8,576,884	£7,381,181	£8,181,161	£8,285,831
60% LAR - 40% CR	25%	£8,785,808	£7,245,185	£7,335,228	£8,271,886	£7,181,181	£7,981,161	£8,085,831
60% LAR - 40% CR	30%	£7,457,089	£6,989,209	£7,099,270	£7,966,888	£6,981,181	£7,781,161	£7,885,831
60% LAR - 40% CR	35%	£6,128,370	£6,733,233	£6,853,320	£7,661,890	£6,781,181	£7,581,161	£7,685,831
60% LAR - 40% CR	40%	£4,800,651	£6,477,257	£6,607,400	£7,356,892	£6,581,181	£7,381,161	£7,485,831
60% LAR - 40% CR	45%	£3,471,932	£6,221,281	£6,361,520	£7,051,904	£6,381,181	£7,181,161	£7,285,831
60% LAR - 40% CR	50%	£2,143,213	£5,965,305	£6,115,760	£6,746,916	£6,181,181	£6,981,161	£7,085,831

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

Tenure	% AH	Base Build Costs and Access Prt M4(2) & Building Safety Levy	Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, 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, 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
60% LAR - 40% CR	5%	£26,817,205	£21,789,886	£21,852,620	£21,852,620	£21,263,286	£20,052,813	£19,134,384
60% LAR - 40% CR	10%	£24,499,455	£21,607,880	£21,582,620	£21,491,881	£21,263,286	£20,052,813	£19,134,384
60% LAR - 40% CR	15%	£22,181,705	£21,425,874	£21,400,620	£21,310,881	£21,263,286	£20,052,813	£19,134,384
60% LAR - 40% CR	20%	£19,863,955	£21,243,868	£21,318,360	£21,220,881	£21,263,286	£20,052,813	£19,134,384
60% LAR - 40% CR	25%	£17,546,205	£21,061,862	£21,142,860	£21,120,881	£21,263,286	£20,052,813	£19,134,384
60% LAR - 40% CR	30%	£15,228,455	£20,879,856	£20,963,860	£21,040,881	£21,263,286	£20,052,813	£19,134,384
60% LAR - 40% CR	35%	£12,910,705	£20,697,850	£20,791,860	£20,958,881	£21,263,286	£20,052,813	£19,134,384
60% LAR - 40% CR	40%	£10,592,955	£20,515,844	£20,619,860	£20,876,881	£21,263,286	£20,052,813	£19,134,384
60% LAR - 40% CR	45%	£8,275,205	£20,333,838	£20,447,860	£20,794,881	£21,263,286	£20,052,813	£19,134,384
60% LAR - 40% CR	50%	£5,957,455	£20,151,832	£20,275,860	£20,712,881	£21,263,286	£20,052,813	£19,134,384