

Local Plan Viability Study, December 2023

Appendix 5:

Student accommodation typology

LB Camden
Local Plan Viability Testing 2023

C7 - 200 Bed Student Accommodation Only	
No Conventional AH Units	0
Site Area	0.21 Ha

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

Residual land values:

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£23,941,391	£21,894,832	£21,684,737	£21,585,597	£20,536,024	£19,485,450
10% Affordable Student Accommodation Scenario	£20,298,178	£18,309,894	£18,099,779	£18,001,640	£16,951,066	£15,900,492
20% Affordable Student Accommodation Scenario	£16,654,965	£14,724,936	£14,514,822	£14,416,682	£13,366,108	£12,315,535
30% Affordable Student Accommodation Scenario	£13,011,752	£11,139,979	£10,929,864	£10,831,724	£9,781,151	£8,730,577
35% Affordable Student Accommodation Scenario	£11,190,146	£9,347,501	£9,137,386	£9,039,245	£7,988,672	£6,938,098
40% Affordable Student Accommodation Scenario	£9,368,539	£7,555,021	£7,344,907	£7,246,766	£6,196,193	£5,145,620
50% Affordable Student Accommodation Scenario	£5,725,325	£3,970,064	£3,759,949	£3,661,808	£2,611,236	£1,560,662

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

£97,649,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£13,435,101	£1,388,562	£1,178,447	£1,080,307	£29,734	£1,020,846
10% Affordable Student Accommodation Scenario	£2,081,112	£2,196,396	£2,406,811	£2,504,650	£3,555,224	£4,605,798
20% Affordable Student Accommodation Scenario	£3,951,325	£5,781,354	£5,991,468	£6,089,608	£7,140,182	£8,190,756
30% Affordable Student Accommodation Scenario	£7,494,538	£9,366,311	£9,576,425	£9,674,566	£10,725,136	£11,775,710
35% Affordable Student Accommodation Scenario	£9,316,144	£11,158,780	£11,368,904	£11,467,045	£12,517,618	£13,568,192
40% Affordable Student Accommodation Scenario	£11,137,751	£12,951,269	£13,161,383	£13,259,524	£14,810,097	£15,860,670
50% Affordable Student Accommodation Scenario	£14,780,865	£16,936,226	£16,746,341	£16,844,482	£17,895,044	£18,945,628

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

£57,186,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£11,932,331	£9,885,792	£9,675,677	£9,577,537	£8,526,964	£7,476,390
10% Affordable Student Accommodation Scenario	£8,289,118	£6,300,834	£6,090,719	£5,992,580	£4,942,006	£3,891,432
20% Affordable Student Accommodation Scenario	£4,645,905	£2,715,876	£2,505,762	£2,407,622	£1,357,045	£306,476
30% Affordable Student Accommodation Scenario	£1,002,692	£869,081	£1,079,196	£1,177,336	£2,227,509	£3,278,483
35% Affordable Student Accommodation Scenario	£819,914	£2,691,259	£2,871,674	£2,969,815	£4,020,388	£5,070,862
40% Affordable Student Accommodation Scenario	£2,640,521	£4,454,039	£4,664,153	£4,762,294	£5,812,867	£6,863,440
50% Affordable Student Accommodation Scenario	£6,283,735	£8,039,936	£8,249,111	£8,347,252	£9,997,624	£10,448,358

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

£40,420,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£15,453,191	£13,408,852	£13,198,637	£13,096,397	£12,047,824	£10,997,250
10% Affordable Student Accommodation Scenario	£11,809,978	£9,821,694	£9,611,579	£9,513,440	£8,462,866	£7,412,292
20% Affordable Student Accommodation Scenario	£8,166,765	£6,236,736	£6,026,622	£5,928,482	£4,877,906	£3,827,335
30% Affordable Student Accommodation Scenario	£4,523,552	£2,651,779	£2,441,664	£2,343,524	£1,292,951	£242,377
35% Affordable Student Accommodation Scenario	£2,701,946	£869,301	£940,186	£951,045	£1,499,824	£1,550,142
40% Affordable Student Accommodation Scenario	£880,339	£393,179	£1,143,293	£1,241,434	£2,292,007	£3,342,580
50% Affordable Student Accommodation Scenario	£2,762,875	£4,618,136	£4,728,251	£4,826,392	£5,876,964	£6,927,538

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

£20,601,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£19,615,181	£17,568,642	£17,358,527	£17,260,387	£16,209,814	£15,159,240
10% Affordable Student Accommodation Scenario	£15,971,968	£13,983,684	£13,773,569	£13,675,430	£12,624,856	£11,574,282
20% Affordable Student Accommodation Scenario	£12,328,755	£10,398,726	£10,188,612	£10,090,472	£9,039,898	£7,989,325
30% Affordable Student Accommodation Scenario	£8,685,542	£6,813,769	£6,603,654	£6,505,514	£5,454,941	£4,404,367
35% Affordable Student Accommodation Scenario	£6,863,936	£5,021,291	£4,811,176	£4,713,035	£3,662,462	£2,611,888
40% Affordable Student Accommodation Scenario	£5,042,329	£3,228,811	£3,018,697	£2,920,556	£1,869,983	£819,410
50% Affordable Student Accommodation Scenario	£1,398,115	£266,144	£266,261	£266,402	£1,714,974	£2,765,948

LB Camden
Local Plan Viability Testing 2023

C7 - 200 Bed Student Accommodation and 35% of floorspace conventional Affordable Housing	
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Value Area	Central London (CIL Zone A)
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No Conventional Units	44
Site Area	0.21 Ha

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

Residual land values:

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR : CIL)	£16,738,134	£14,530,989	£14,195,164	£14,075,187	£12,521,772	£10,958,357
Student Accommodation with 50% Conventional AH (LAR : CIL)	£13,627,637	£11,351,139	£10,961,030	£10,831,623	£9,061,072	£7,290,521

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

£97,649,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR : CIL)	-£1,798,156	-£5,975,901	-£6,811,128	-£6,831,103	-£7,894,318	-£9,531,923
Student Accommodation with 50% Conventional AH (LAR : CIL)	-£6,679,653	-£9,155,151	-£9,545,266	-£9,674,657	-£11,446,216	-£13,215,768

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

£57,186,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR : CIL)	£4,249,074	£2,621,329	£2,786,104	£2,066,127	£512,712	-£1,088,703
Student Accommodation with 50% Conventional AH (LAR : CIL)	£1,619,577	-£667,621	-£1,968,636	-£1,177,437	-£2,947,068	-£4,716,536

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

£40,420,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR : CIL)	£8,249,934	£6,042,789	£5,786,954	£5,586,967	£4,033,572	£2,480,157
Student Accommodation with 50% Conventional AH (LAR : CIL)	£5,139,437	£2,892,939	£2,472,830	£2,343,423	£572,872	-£1,967,636

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

£20,601,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR : CIL)	£12,411,324	£10,204,779	£9,868,954	£9,748,977	£8,195,582	£6,642,147
Student Accommodation with 50% Conventional AH (LAR : CIL)	£9,301,427	£7,024,929	£6,634,920	£6,505,413	£4,734,862	£2,964,311

LB Camden
Local Plan Viability Testing 2023

C7 - 200 Bed Student Accommodation Only	
No Conventional AH Units	0
Site Area	0.21 Ha

Value Area	Rest of Camden, Highgate and Hampstead (CIL Zones B & C)
Sales value inflation	Base
Build cost inflation	Base
Tenure	N/A

Residual land values:

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£19,463,291	£15,800,254	£15,890,139	£15,491,999	£14,441,425	£13,390,851
10% Affordable Student Accommodation Scenario	£16,267,888	£12,655,946	£12,445,831	£12,347,691	£11,297,117	£10,246,543
20% Affordable Student Accommodation Scenario	£13,072,485	£9,511,638	£9,301,523	£9,203,383	£8,152,809	£7,102,235
30% Affordable Student Accommodation Scenario	£9,877,082	£6,367,330	£6,157,215	£6,059,075	£5,008,501	£3,957,927
35% Affordable Student Accommodation Scenario	£8,279,380	£4,795,175	£4,685,061	£4,586,920	£3,436,346	£2,385,774
40% Affordable Student Accommodation Scenario	£6,681,679	£3,223,022	£3,012,907	£2,914,767	£1,864,193	£813,619
50% Affordable Student Accommodation Scenario	£3,486,276	£78,714	£-133,407	£-233,044	£-1,299,648	£-2,366,251

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

£97,649,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£1,042,999	£4,706,036	£4,316,151	£5,014,291	£8,064,865	£7,115,438
10% Affordable Student Accommodation Scenario	£4,238,402	£7,850,344	£8,060,459	£8,158,599	£9,209,173	£10,259,747
20% Affordable Student Accommodation Scenario	£7,433,805	£10,994,652	£11,204,767	£11,302,907	£12,353,481	£13,404,055
30% Affordable Student Accommodation Scenario	£10,629,208	£14,138,960	£14,349,075	£14,447,215	£15,497,789	£16,548,363
35% Affordable Student Accommodation Scenario	£12,226,910	£15,711,115	£15,921,229	£16,019,370	£17,069,944	£18,120,518
40% Affordable Student Accommodation Scenario	£13,824,611	£17,283,268	£17,493,383	£17,591,523	£18,642,097	£19,692,671
50% Affordable Student Accommodation Scenario	£17,020,014	£20,477,675	£20,689,697	£20,789,834	£21,839,938	£22,890,512

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

£57,186,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£7,454,231	£3,791,194	£3,581,079	£3,482,939	£2,432,365	£1,381,791
10% Affordable Student Accommodation Scenario	£4,256,828	£5,635,285	£4,26,771	£3,38,631	£1,184,841	£1,706,871
20% Affordable Student Accommodation Scenario	£1,053,425	£9,497,442	£9,707,437	£9,805,297	£10,855,251	£11,905,205
30% Affordable Student Accommodation Scenario	£2,131,976	£5,641,730	£5,851,845	£5,949,985	£7,000,559	£8,050,133
35% Affordable Student Accommodation Scenario	£3,729,680	£7,213,885	£7,423,999	£7,522,140	£8,572,714	£9,622,288
40% Affordable Student Accommodation Scenario	£5,327,381	£8,786,038	£8,996,153	£9,094,293	£10,144,867	£11,194,441
50% Affordable Student Accommodation Scenario	£8,522,784	£11,930,346	£12,142,467	£12,242,104	£13,308,708	£14,375,311

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

£40,420,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£10,978,091	£7,312,054	£7,101,939	£7,003,799	£5,953,225	£4,902,651
10% Affordable Student Accommodation Scenario	£7,779,688	£4,167,746	£3,957,631	£3,859,491	£2,808,917	£1,758,343
20% Affordable Student Accommodation Scenario	£4,584,285	£1,023,438	£813,323	£715,183	£-335,391	£-1,385,965
30% Affordable Student Accommodation Scenario	£1,388,882	£-1,200,870	£-2,330,865	£-2,429,125	£-3,479,699	£-4,530,273
35% Affordable Student Accommodation Scenario	£-998,869	£-5,693,025	£-6,803,139	£-6,901,269	£-8,051,654	£-9,102,428
40% Affordable Student Accommodation Scenario	£-1,806,521	£-8,265,178	£-9,475,293	£-9,573,433	£-10,724,007	£-11,774,581
50% Affordable Student Accommodation Scenario	£-5,001,924	£-12,498,488	£-13,621,607	£-13,721,244	£-14,877,848	£-15,928,451

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

£20,601,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
100% Private Student Accommodation Scenario	£18,137,081	£11,474,044	£11,263,929	£11,165,789	£10,115,215	£9,064,641
10% Affordable Student Accommodation Scenario	£11,941,678	£8,329,736	£8,119,621	£8,021,481	£6,970,907	£5,920,333
20% Affordable Student Accommodation Scenario	£8,746,275	£5,185,428	£4,975,313	£4,877,173	£3,826,599	£2,776,025
30% Affordable Student Accommodation Scenario	£5,550,872	£2,041,120	£1,831,005	£1,732,865	£682,291	£-368,283
35% Affordable Student Accommodation Scenario	£3,953,170	£468,965	£258,851	£160,710	£-889,864	£-1,940,438
40% Affordable Student Accommodation Scenario	£2,355,460	£-1,193,188	£-1,313,303	£-1,411,483	£-2,462,017	£-3,512,591
50% Affordable Student Accommodation Scenario	£-938,934	£-4,247,466	£-4,469,617	£-4,569,254	£-5,628,656	£-6,689,461

LB Camden
Local Plan Viability Testing 2023

C7 - 200 Bed Student Accommodation and 35% of floorspace conventional Affordable Housing	
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Value Area	Rest of Camden, Highgate and Hampstead (CIL Zones B & C)
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No Conventional Units	44
Site Area	0.21 Ha

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

Residual land values:

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR : CIL)	£12,260,033	£10,124,494	£9,785,668	£9,668,691	£8,115,276	£6,561,862
Student Accommodation with 50% Conventional AH (LAR : CIL)	£9,149,535	£6,944,644	£6,554,535	£6,425,127	£4,654,577	£2,884,026

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

£97,649,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR : CIL)	£8,246,287	£10,881,798	£10,777,622	£10,837,989	£12,381,014	£13,384,428
Student Accommodation with 50% Conventional AH (LAR : CIL)	£11,366,755	£13,961,646	£13,951,755	£14,081,163	£16,651,713	£17,652,264

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

£57,186,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR : CIL)	£250,973	£1,884,968	£2,220,292	£2,240,369	£3,863,784	£5,841,198
Student Accommodation with 50% Conventional AH (LAR : CIL)	£2,626,525	£5,664,416	£5,454,925	£5,563,933	£7,354,483	£9,142,034

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

£40,420,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR : CIL)	£3,771,833	£1,636,294	£1,300,468	£1,180,491	£1,722,694	£1,626,338
Student Accommodation with 50% Conventional AH (LAR : CIL)	£261,335	£1,543,356	£1,653,656	£2,068,073	£3,033,623	£5,604,174

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

£20,601,000

Tenure	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
Student Accommodation with 35% Conventional AH (LAR : CIL)	£7,933,823	£5,198,284	£5,462,458	£5,342,481	£3,789,066	£2,235,652
Student Accommodation with 50% Conventional AH (LAR : CIL)	£4,823,325	£2,619,434	£2,226,325	£2,098,917	£326,367	£1,442,164