

Local Plan Viability Study, December 2023

Appendix 7:

Hotel typology

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	50
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 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
60% LAR : 40% CIR	0%	£23,701,197	£20,793,957	£20,490,436	£20,465,206	£19,251,118	£17,879,438
60% LAR : 40% CIR	5%	£22,339,847	£19,511,532	£19,208,374	£19,183,441	£17,971,609	£16,602,184
60% LAR : 40% CIR	10%	£20,973,557	£18,224,244	£17,921,805	£17,896,761	£16,667,007	£15,319,681
60% LAR : 40% CIR	15%	£19,602,371	£16,932,141	£16,630,178	£16,605,213	£15,397,363	£14,031,921
60% LAR : 40% CIR	20%	£18,226,338	£15,635,267	£15,333,737	£15,308,844	£14,102,724	£12,739,012
60% LAR : 40% CIR	25%	£16,845,504	£14,333,668	£14,032,528	£14,007,699	£12,803,137	£11,440,984
60% LAR : 40% CIR	30%	£15,459,915	£13,027,391	£12,726,597	£12,701,825	£11,498,653	£10,137,887
60% LAR : 40% CIR	35%	£14,069,618	£11,716,480	£11,415,993	£11,391,269	£10,189,316	£8,829,771
60% LAR : 40% CIR	40%	£12,674,660	£10,400,985	£10,100,760	£10,076,078	£8,875,177	£7,516,685
60% LAR : 40% CIR	45%	£11,275,088	£9,080,948	£8,790,945	£8,756,296	£7,556,283	£6,198,679
60% LAR : 40% CIR	50%	£9,870,948	£7,756,416	£7,456,595	£7,431,971	£6,232,684	£4,875,804

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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
60% LAR : 40% CIR	0%	£42,316,029	£45,222,268	£45,525,789	£45,591,019	£46,765,107	£48,136,787
60% LAR : 40% CIR	5%	£43,676,378	£46,504,693	£46,807,652	£46,832,784	£48,044,617	£49,414,941
60% LAR : 40% CIR	10%	£45,042,688	£47,791,981	£48,084,420	£48,119,464	£49,329,218	£50,698,564
60% LAR : 40% CIR	15%	£46,413,854	£49,084,085	£49,366,048	£49,411,012	£50,618,662	£51,984,304
60% LAR : 40% CIR	20%	£47,789,888	£50,380,959	£50,682,489	£50,707,381	£51,913,501	£53,277,213
60% LAR : 40% CIR	25%	£49,170,722	£51,682,558	£51,983,698	£52,008,526	£53,213,088	£54,575,241
60% LAR : 40% CIR	30%	£50,556,311	£52,987,835	£53,289,439	£53,314,400	£54,517,673	£55,876,338
60% LAR : 40% CIR	35%	£51,946,607	£54,299,745	£54,600,232	£54,624,956	£55,826,910	£57,186,454
60% LAR : 40% CIR	40%	£53,341,565	£55,615,241	£55,915,465	£55,940,148	£57,141,048	£58,499,541
60% LAR : 40% CIR	45%	£54,741,137	£56,935,277	£57,235,281	£57,259,929	£58,459,942	£59,817,546
60% LAR : 40% CIR	50%	£56,143,277	£58,259,809	£58,559,631	£58,584,295	£59,793,542	£61,149,421

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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
60% LAR : 40% CIR	0%	£18,959,761	£17,967,000	£18,170,522	£18,195,792	£19,409,840	£20,781,520
60% LAR : 40% CIR	5%	£16,321,111	£15,149,426	£15,492,384	£15,477,917	£16,693,349	£18,068,774
60% LAR : 40% CIR	10%	£17,687,401	£14,436,714	£14,739,152	£14,764,196	£16,073,950	£17,441,297
60% LAR : 40% CIR	15%	£19,058,587	£13,728,817	£14,030,780	£14,055,744	£16,459,595	£17,829,036
60% LAR : 40% CIR	20%	£20,434,620	£13,025,691	£13,327,221	£13,352,114	£16,845,234	£18,219,949
60% LAR : 40% CIR	25%	£21,818,484	£12,327,290	£12,629,439	£12,654,389	£17,230,821	£18,610,974
60% LAR : 40% CIR	30%	£23,201,043	£11,633,567	£11,931,361	£11,956,333	£17,617,355	£19,002,070
60% LAR : 40% CIR	35%	£24,591,340	£10,944,477	£11,244,965	£11,269,689	£18,002,642	£19,393,187
60% LAR : 40% CIR	40%	£25,986,297	£10,259,973	£10,560,198	£10,584,880	£18,387,780	£19,784,273
60% LAR : 40% CIR	45%	£27,385,869	£9,580,010	£9,880,013	£9,904,662	£18,772,674	£20,175,326
60% LAR : 40% CIR	50%	£28,790,009	£8,904,542	£9,204,363	£9,228,687	£19,157,274	£20,566,454

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	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
60% LAR : 40% CIR	0%	£3,630,300	£3,333,246	£3,630,713	£3,655,381	£4,075,971	£4,496,746
60% LAR : 40% CIR	5%	£4,986,350	£2,814,655	£2,814,623	£2,814,756	£3,354,588	£3,774,013
60% LAR : 40% CIR	10%	£6,352,640	£2,301,953	£2,301,932	£2,302,036	£2,844,910	£3,264,536
60% LAR : 40% CIR	15%	£7,723,626	£1,794,057	£1,794,026	£1,794,140	£2,335,342	£2,745,062
60% LAR : 40% CIR	20%	£9,099,680	£1,287,931	£1,287,901	£1,287,974	£1,825,774	£2,235,588
60% LAR : 40% CIR	25%	£10,480,603	£782,530	£782,500	£782,574	£1,316,204	£1,726,113
60% LAR : 40% CIR	30%	£11,866,283	£287,806	£287,776	£287,850	£806,634	£1,136,638
60% LAR : 40% CIR	35%	£13,256,679	£15,609,717	£15,609,717	£15,609,717	£1,316,892	£1,737,113
60% LAR : 40% CIR	40%	£14,651,537	£16,925,212	£16,925,212	£16,925,212	£1,831,020	£2,147,638
60% LAR : 40% CIR	45%	£16,051,109	£18,249,249	£18,249,249	£18,249,249	£2,345,148	£2,558,163
60% LAR : 40% CIR	50%	£17,455,249	£19,569,781	£19,569,781	£19,569,781	£2,859,276	£3,068,688

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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
60% LAR : 40% CIR	0%	£9,773,750	£8,866,521	£8,562,999	£8,537,769	£9,323,682	£9,952,002
60% LAR : 40% CIR	5%	£8,412,411	£5,584,096	£5,281,137	£5,256,005	£4,044,172	£2,674,747
60% LAR : 40% CIR	10%	£7,046,120	£4,296,808	£3,994,369	£3,969,325	£2,759,571	£1,392,225
60% LAR : 40% CIR	15%	£5,674,934	£3,004,704	£2,702,741	£2,677,777	£1,469,926	£1,048,455
60% LAR : 40% CIR	20%	£4,298,901	£1,707,830	£1,406,300	£1,381,407	£1,175,297	£718,665
60% LAR : 40% CIR	25%	£2,918,067	£406,231	£105,091	£80,262	£1,124,300	£2,486,453
60% LAR : 40% CIR	30%	£1,532,478	£90,046	£1,200,839	£1,225,612	£2,428,784	£3,789,549
60% LAR : 40% CIR	35%	£142,181	£2,210,958	£2,511,444	£2,536,188	£3,738,121	£5,097,668
60% LAR : 40% CIR	40%	£1,251,776	£3,526,452	£3,826,677	£3,851,399	£5,052,259	£6,410,792
60% LAR : 40% CIR	45%	£2,652,348	£4,846,488	£5,146,492	£5,171,141	£6,371,153	£7,728,157
60% LAR : 40% CIR	50%	£4,056,488	£6,171,021	£6,470,842	£6,495,486	£7,694,753	£9,051,633

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone A - Kings Cross Lower
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£23,701,197	£20,793,957	£20,490,436	£20,465,206	£19,251,118	£17,879,438
60% LAR : 40% CIR	5%	£22,339,847	£19,511,532	£19,208,574	£19,183,441	£17,971,609	£16,602,184
60% LAR : 40% CIR	10%	£20,973,557	£18,224,244	£17,921,805	£17,896,751	£16,687,007	£15,319,561
60% LAR : 40% CIR	15%	£19,602,371	£16,932,141	£16,630,178	£16,605,213	£15,397,363	£14,031,921
60% LAR : 40% CIR	20%	£18,226,338	£15,635,267	£15,333,737	£15,308,844	£14,102,724	£12,739,012
60% LAR : 40% CIR	25%	£16,845,504	£14,333,668	£14,032,528	£14,007,699	£12,803,137	£11,440,984
60% LAR : 40% CIR	30%	£15,459,915	£13,027,391	£12,729,597	£12,704,825	£11,498,653	£10,137,697
60% LAR : 40% CIR	35%	£14,069,618	£11,716,480	£11,415,993	£11,391,269	£10,189,316	£8,829,771
60% LAR : 40% CIR	40%	£12,674,660	£10,400,985	£10,100,760	£10,076,078	£8,875,177	£7,516,685
60% LAR : 40% CIR	45%	£11,275,088	£9,080,948	£8,780,945	£8,756,296	£7,556,283	£6,198,679
60% LAR : 40% CIR	50%	£9,870,948	£7,756,416	£7,456,595	£7,431,971	£6,232,684	£4,875,804

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£42,315,029	£45,222,268	£45,525,789	£45,551,019	£46,785,107	£48,136,787
60% LAR : 40% CIR	5%	£43,875,378	£46,504,693	£46,997,652	£46,933,784	£48,544,617	£49,454,041
60% LAR : 40% CIR	10%	£45,042,668	£47,751,981	£48,094,420	£48,119,464	£49,529,216	£50,696,564
60% LAR : 40% CIR	15%	£46,413,654	£49,084,085	£49,398,048	£49,411,012	£50,618,662	£51,984,304
60% LAR : 40% CIR	20%	£47,789,888	£50,380,959	£50,682,489	£50,707,381	£51,913,501	£53,277,213
60% LAR : 40% CIR	25%	£49,170,722	£51,682,558	£51,983,698	£52,008,526	£53,213,088	£54,575,241
60% LAR : 40% CIR	30%	£50,555,311	£52,985,835	£53,289,630	£53,314,400	£54,517,678	£55,871,338
60% LAR : 40% CIR	35%	£51,940,607	£54,299,745	£54,500,232	£54,624,956	£55,826,910	£57,166,454
60% LAR : 40% CIR	40%	£53,341,565	£55,615,241	£55,915,465	£56,040,148	£57,141,048	£58,499,541
60% LAR : 40% CIR	45%	£54,741,137	£56,935,277	£57,235,281	£57,259,029	£58,459,942	£59,817,546
60% LAR : 40% CIR	50%	£56,145,277	£58,259,809	£58,559,631	£58,584,255	£59,783,942	£61,140,421

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£18,959,781	£17,967,000	£18,170,222	£18,195,752	£19,409,840	£20,781,220
60% LAR : 40% CIR	5%	£16,321,111	£15,149,426	£15,422,384	£15,477,517	£16,699,349	£17,958,774
60% LAR : 40% CIR	10%	£17,687,401	£20,436,714	£20,739,152	£20,764,196	£21,973,950	£23,341,297
60% LAR : 40% CIR	15%	£19,058,587	£21,728,817	£22,030,780	£22,055,744	£23,263,595	£24,629,036
60% LAR : 40% CIR	20%	£20,434,620	£23,020,691	£23,327,221	£23,352,114	£24,569,234	£25,921,946
60% LAR : 40% CIR	25%	£21,815,454	£24,327,290	£24,629,630	£24,653,289	£25,957,871	£27,219,974
60% LAR : 40% CIR	30%	£23,201,043	£25,633,557	£25,934,361	£25,958,133	£27,162,305	£28,523,070
60% LAR : 40% CIR	35%	£24,591,340	£26,944,477	£27,244,965	£27,269,689	£28,471,642	£29,831,187
60% LAR : 40% CIR	40%	£25,986,297	£28,259,973	£28,560,198	£28,584,890	£29,785,760	£31,144,273
60% LAR : 40% CIR	45%	£27,385,869	£29,580,010	£29,880,013	£29,904,662	£31,104,674	£32,462,276
60% LAR : 40% CIR	50%	£28,790,009	£30,894,542	£31,204,663	£31,228,987	£32,428,274	£33,785,154

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,162,000	£3,892,249	£3,835,761	£3,860,231	£3,975,079	£4,086,774
60% LAR : 40% CIR	5%	£4,986,350	£7,814,665	£8,117,623	£8,142,756	£9,354,588	£10,724,013
60% LAR : 40% CIR	10%	£6,352,640	£9,101,953	£9,404,392	£9,429,436	£10,639,190	£12,006,536
60% LAR : 40% CIR	15%	£7,723,628	£10,394,057	£10,696,020	£10,720,984	£11,928,834	£13,294,276
60% LAR : 40% CIR	20%	£9,099,860	£11,680,931	£11,982,481	£12,017,353	£13,223,473	£14,587,195
60% LAR : 40% CIR	25%	£10,460,693	£12,967,530	£13,283,670	£13,318,496	£14,523,060	£15,885,213
60% LAR : 40% CIR	30%	£11,826,283	£14,254,806	£14,559,600	£14,624,372	£15,827,544	£17,189,310
60% LAR : 40% CIR	35%	£13,256,579	£15,509,717	£15,910,204	£15,934,928	£17,136,882	£18,496,426
60% LAR : 40% CIR	40%	£14,651,537	£16,925,212	£17,225,437	£17,250,119	£18,451,020	£19,809,513
60% LAR : 40% CIR	45%	£16,051,109	£18,245,249	£18,545,233	£18,569,901	£19,769,914	£21,127,618
60% LAR : 40% CIR	50%	£17,455,249	£19,569,781	£19,869,603	£19,894,226	£21,083,514	£22,450,393

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,773,760	£8,866,521	£8,962,999	£8,937,769	£9,323,682	£9,852,002
60% LAR : 40% CIR	5%	£8,412,411	£5,584,096	£5,281,137	£5,256,005	£4,044,172	£2,674,747
60% LAR : 40% CIR	10%	£7,046,120	£4,296,808	£3,994,369	£3,969,325	£2,759,571	£1,392,225
60% LAR : 40% CIR	15%	£5,674,934	£3,004,704	£2,702,741	£2,677,777	£1,469,926	£1,044,485
60% LAR : 40% CIR	20%	£4,299,901	£1,707,630	£1,406,300	£1,381,407	£175,287	£107,639
60% LAR : 40% CIR	25%	£2,918,067	£406,231	£105,091	£80,262	£-1,124,390	£-2,486,453
60% LAR : 40% CIR	30%	£1,532,478	£-900,046	£-1,200,839	£-1,225,612	£-2,428,784	£-3,789,549
60% LAR : 40% CIR	35%	£142,181	£-2,210,956	£-2,511,444	£-2,536,168	£-3,738,121	£-5,097,696
60% LAR : 40% CIR	40%	£1,829,776	£-3,526,452	£-3,826,677	£-3,851,359	£-5,062,259	£-6,410,752
60% LAR : 40% CIR	45%	£2,652,348	£-4,846,488	£-5,146,462	£-5,171,141	£-6,371,153	£-7,728,757
60% LAR : 40% CIR	50%	£4,056,488	£-6,171,021	£-6,470,842	£-6,495,466	£-7,684,753	£-9,051,633

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone A - Kings Cross Higher
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£27,082,373	£24,145,167	£23,841,644	£23,816,415	£22,802,327	£21,230,647
60% LAR : 40% CIR	5%	£25,570,939	£22,695,180	£22,382,223	£22,367,089	£21,155,256	£19,785,833
60% LAR : 40% CIR	10%	£24,038,656	£21,240,332	£20,937,594	£20,912,849	£19,703,095	£18,335,750
60% LAR : 40% CIR	15%	£22,497,187	£19,780,668	£19,478,705	£19,453,740	£18,245,891	£16,880,448
60% LAR : 40% CIR	20%	£20,950,871	£18,316,233	£18,014,704	£17,989,811	£16,783,691	£15,419,979
60% LAR : 40% CIR	25%	£19,399,753	£16,847,074	£16,545,934	£16,521,105	£15,316,544	£13,954,390
60% LAR : 40% CIR	30%	£17,843,881	£15,373,237	£15,072,444	£15,047,671	£13,844,498	£12,483,734
60% LAR : 40% CIR	35%	£16,283,301	£13,894,767	£13,594,279	£13,569,555	£12,367,602	£11,008,056
60% LAR : 40% CIR	40%	£14,718,060	£12,411,710	£12,111,485	£12,086,802	£10,885,903	£9,527,410
60% LAR : 40% CIR	45%	£13,148,205	£10,924,113	£10,624,109	£10,599,461	£9,399,448	£8,041,844
60% LAR : 40% CIR	50%	£11,573,781	£9,432,021	£9,132,198	£9,107,576	£7,908,287	£6,551,408

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£38,933,853	£41,871,058	£42,174,381	£42,199,610	£43,413,899	£44,785,579
60% LAR : 40% CIR	5%	£40,445,286	£43,321,045	£43,654,003	£43,649,136	£44,868,869	£46,230,393
60% LAR : 40% CIR	10%	£41,977,569	£44,775,805	£45,078,331	£45,103,376	£46,313,139	£47,684,475
60% LAR : 40% CIR	15%	£43,519,039	£46,235,558	£46,537,520	£46,562,485	£47,770,334	£49,135,777
60% LAR : 40% CIR	20%	£45,065,354	£47,699,993	£48,001,522	£48,026,414	£49,232,534	£50,596,246
60% LAR : 40% CIR	25%	£46,616,473	£49,169,152	£49,470,291	£49,495,120	£50,699,681	£52,061,835
60% LAR : 40% CIR	30%	£48,172,344	£50,642,888	£50,943,022	£50,968,554	£52,171,727	£53,532,949
60% LAR : 40% CIR	35%	£49,732,624	£52,121,459	£52,421,947	£52,446,670	£53,648,623	£55,008,166
60% LAR : 40% CIR	40%	£51,298,165	£53,604,515	£53,904,741	£53,929,423	£55,130,322	£56,488,815
60% LAR : 40% CIR	45%	£52,868,021	£55,092,112	£55,392,116	£55,416,785	£56,816,777	£57,974,381
60% LAR : 40% CIR	50%	£54,442,444	£56,584,205	£56,894,027	£56,908,650	£58,107,938	£59,464,818

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£11,678,586	£14,515,791	£14,919,313	£14,944,542	£16,058,631	£17,430,311
60% LAR : 40% CIR	5%	£13,090,019	£15,965,176	£16,368,735	£16,393,969	£17,505,701	£19,075,126
60% LAR : 40% CIR	10%	£14,622,302	£17,420,626	£17,823,063	£17,748,108	£18,967,862	£20,325,208
60% LAR : 40% CIR	15%	£16,163,771	£18,880,290	£19,282,252	£19,207,217	£20,415,067	£21,780,509
60% LAR : 40% CIR	20%	£17,710,087	£20,344,725	£20,746,254	£20,671,147	£21,877,267	£23,240,979
60% LAR : 40% CIR	25%	£19,261,206	£21,813,884	£22,115,024	£22,039,853	£23,344,413	£24,706,495
60% LAR : 40% CIR	30%	£20,817,077	£23,287,121	£23,588,514	£23,513,287	£24,816,460	£26,177,224
60% LAR : 40% CIR	35%	£22,377,657	£24,766,191	£25,066,679	£25,001,402	£25,893,356	£27,652,901
60% LAR : 40% CIR	40%	£23,942,898	£26,249,247	£26,549,473	£26,574,155	£27,775,055	£29,133,548
60% LAR : 40% CIR	45%	£25,512,753	£27,736,845	£28,036,848	£28,061,497	£29,261,510	£30,614,114
60% LAR : 40% CIR	50%	£27,087,176	£29,229,937	£29,528,759	£29,553,382	£30,752,670	£32,109,650

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,932,825	£3,181,938	£3,484,555	£3,509,782	£4,123,123	£4,936,531
60% LAR : 40% CIR	5%	£1,755,258	£4,631,017	£4,933,975	£4,959,108	£6,170,941	£7,540,365
60% LAR : 40% CIR	10%	£3,287,541	£6,085,865	£6,388,303	£6,413,348	£7,623,102	£9,090,447
60% LAR : 40% CIR	15%	£4,829,010	£7,545,530	£7,847,492	£7,872,457	£9,080,306	£10,445,749
60% LAR : 40% CIR	20%	£6,375,326	£9,009,964	£9,311,493	£9,336,386	£10,542,509	£11,906,218
60% LAR : 40% CIR	25%	£7,926,444	£10,474,123	£10,780,263	£10,805,092	£12,009,653	£13,371,607
60% LAR : 40% CIR	30%	£9,482,316	£11,952,960	£12,259,754	£12,278,526	£13,481,699	£14,842,464
60% LAR : 40% CIR	35%	£11,042,898	£13,431,439	£13,731,919	£13,756,642	£14,958,595	£16,318,141
60% LAR : 40% CIR	40%	£12,608,137	£14,914,487	£15,214,713	£15,239,395	£16,440,294	£17,798,787
60% LAR : 40% CIR	45%	£14,177,992	£16,402,084	£16,702,088	£16,726,736	£17,826,749	£19,284,533
60% LAR : 40% CIR	50%	£15,752,416	£17,894,176	£18,193,999	£18,218,622	£19,417,910	£20,774,786

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£13,154,936	£10,217,730	£9,914,208	£9,888,979	£8,674,890	£7,303,210
60% LAR : 40% CIR	5%	£11,643,502	£8,767,743	£8,464,786	£8,439,652	£7,227,820	£5,858,396
60% LAR : 40% CIR	10%	£10,111,220	£7,312,895	£7,010,458	£6,985,413	£5,775,659	£4,408,313
60% LAR : 40% CIR	15%	£8,569,750	£5,853,231	£5,551,269	£5,526,304	£4,318,454	£2,953,012
60% LAR : 40% CIR	20%	£7,028,444	£4,398,796	£4,097,267	£4,072,374	£2,856,255	£1,492,542
60% LAR : 40% CIR	25%	£5,472,316	£2,919,637	£2,618,497	£2,593,668	£1,389,108	£26,954
60% LAR : 40% CIR	30%	£3,916,445	£1,445,800	£1,145,007	£1,120,235	£22,939	£-1,443,703
60% LAR : 40% CIR	35%	£2,355,865	£-22,670	£-933,158	£-957,881	£-1,269,835	£-2,019,390
60% LAR : 40% CIR	40%	£790,623	£-1,515,726	£-1,816,862	£-1,840,634	£-3,041,534	£-4,400,026
60% LAR : 40% CIR	45%	£-779,252	£-3,003,324	£-3,303,327	£-3,327,976	£-4,527,985	£-5,885,592
60% LAR : 40% CIR	50%	£-2,353,655	£-4,495,416	£-4,795,238	£-4,819,861	£-6,019,149	£-7,376,029

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone A - Lower Central Zone
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£30,441,107	£27,464,093	£27,165,133	£27,140,282	£25,944,440	£24,581,855
60% LAR : 40% CIR	10%	£28,761,737	£25,867,872	£25,569,468	£25,544,713	£24,338,905	£22,989,460
60% LAR : 40% CIR	15%	£27,077,500	£24,256,426	£23,953,982	£23,928,637	£22,719,183	£21,351,838
60% LAR : 40% CIR	20%	£25,388,442	£22,629,196	£22,327,232	£22,302,268	£21,094,418	£19,728,976
60% LAR : 40% CIR	25%	£23,675,403	£20,997,200	£20,695,670	£20,670,778	£19,464,658	£18,100,946
60% LAR : 40% CIR	30%	£21,954,003	£19,360,481	£19,059,340	£19,034,512	£17,829,950	£16,467,797
60% LAR : 40% CIR	35%	£20,227,847	£17,719,082	£17,418,290	£17,393,518	£16,190,344	£14,829,590
60% LAR : 40% CIR	40%	£18,496,984	£16,073,052	£15,772,564	£15,747,841	£14,545,888	£13,196,342
60% LAR : 40% CIR	45%	£16,761,460	£14,422,435	£14,122,210	£14,097,528	£12,896,627	£11,538,136
60% LAR : 40% CIR	50%	£15,021,321	£12,767,278	£12,467,275	£12,442,625	£11,242,613	£9,885,009
60% LAR : 40% CIR	50%	£13,276,614	£11,107,625	£10,807,803	£10,783,179	£9,583,892	£8,227,013

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

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£35,575,118	£38,552,133	£38,851,093	£38,875,943	£40,071,785	£41,434,370
60% LAR : 40% CIR	5%	£31,259,488	£40,148,353	£40,446,757	£40,471,512	£41,677,320	£43,046,745
60% LAR : 40% CIR	10%	£38,638,725	£41,759,805	£42,062,243	£42,087,288	£43,327,042	£44,684,388
60% LAR : 40% CIR	15%	£40,627,783	£43,387,030	£43,688,993	£43,713,957	£44,921,807	£46,287,249
60% LAR : 40% CIR	20%	£42,340,822	£45,019,028	£45,320,556	£45,345,447	£46,551,567	£47,915,279
60% LAR : 40% CIR	25%	£44,062,223	£46,655,744	£46,956,885	£46,981,713	£48,188,275	£49,548,628
60% LAR : 40% CIR	30%	£45,786,379	£48,297,143	£48,597,936	£48,622,708	£49,826,861	£51,186,645
60% LAR : 40% CIR	35%	£47,519,241	£49,943,173	£50,243,681	£50,268,385	£51,470,338	£52,829,983
60% LAR : 40% CIR	40%	£49,254,766	£51,593,790	£51,894,015	£51,918,988	£53,119,598	£54,478,090
60% LAR : 40% CIR	45%	£50,994,904	£53,248,948	£53,548,950	£53,573,600	£54,773,613	£56,131,217
60% LAR : 40% CIR	50%	£52,739,611	£54,908,601	£55,208,422	£55,233,046	£56,432,333	£57,788,213

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

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,219,890	£11,786,868	£11,495,825	£11,520,675	£12,716,517	£14,076,102
60% LAR : 40% CIR	5%	£9,899,221	£12,793,085	£13,091,469	£13,116,245	£14,322,053	£15,681,477
60% LAR : 40% CIR	10%	£11,583,458	£14,404,538	£14,706,976	£14,732,021	£15,941,775	£17,309,120
60% LAR : 40% CIR	15%	£13,272,515	£16,031,762	£16,333,725	£16,358,689	£17,566,540	£18,931,982
60% LAR : 40% CIR	20%	£14,985,554	£17,663,758	£17,965,288	£17,990,190	£19,198,300	£20,560,012
60% LAR : 40% CIR	25%	£16,706,995	£19,300,477	£19,601,918	£19,626,446	£20,835,001	£22,195,190
60% LAR : 40% CIR	30%	£18,433,111	£20,943,675	£21,242,688	£21,267,440	£22,470,613	£23,831,378
60% LAR : 40% CIR	35%	£20,163,973	£22,587,905	£22,888,394	£22,913,117	£24,115,070	£25,474,616
60% LAR : 40% CIR	40%	£21,899,498	£24,238,523	£24,538,748	£24,563,430	£25,764,330	£27,122,822
60% LAR : 40% CIR	45%	£23,639,637	£25,893,680	£26,193,683	£26,218,332	£27,416,345	£28,775,949
60% LAR : 40% CIR	50%	£25,384,543	£27,553,333	£27,853,155	£27,877,778	£29,077,098	£30,433,645

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

£40,420,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,114,910	£3,977,895	£3,817,065	£3,841,915	£4,381,381	£4,748,347
60% LAR : 40% CIR	5%	£1,435,540	£1,458,325	£1,756,729	£1,781,484	£2,587,292	£4,356,717
60% LAR : 40% CIR	10%	£248,697	£3,069,777	£3,372,215	£3,397,260	£4,607,014	£5,974,359
60% LAR : 40% CIR	15%	£1,937,755	£4,697,002	£4,998,965	£5,023,929	£6,231,779	£7,597,221
60% LAR : 40% CIR	20%	£3,650,794	£6,329,997	£6,630,527	£6,655,419	£7,861,539	£9,225,251
60% LAR : 40% CIR	25%	£5,372,794	£7,965,716	£8,266,667	£8,291,686	£9,496,247	£10,859,400
60% LAR : 40% CIR	30%	£7,098,500	£9,607,115	£9,907,907	£9,932,680	£11,135,853	£12,496,617
60% LAR : 40% CIR	35%	£8,829,213	£11,253,145	£11,553,633	£11,578,356	£12,780,310	£14,139,855
60% LAR : 40% CIR	40%	£10,564,737	£12,903,762	£13,203,987	£13,228,699	£14,429,570	£15,798,061
60% LAR : 40% CIR	45%	£12,304,976	£14,558,939	£14,859,772	£14,884,572	£16,053,584	£17,441,199
60% LAR : 40% CIR	50%	£14,049,583	£16,218,573	£16,518,394	£16,543,018	£17,742,305	£19,099,165

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

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£16,513,671	£13,536,656	£13,237,696	£13,212,846	£12,017,004	£10,654,419
60% LAR : 40% CIR	5%	£14,834,301	£11,940,436	£11,642,032	£11,617,276	£10,411,468	£9,042,044
60% LAR : 40% CIR	10%	£13,150,063	£10,328,983	£10,026,546	£10,001,500	£8,791,746	£7,424,401
60% LAR : 40% CIR	15%	£11,461,006	£8,701,759	£8,399,796	£8,374,832	£7,166,961	£5,801,540
60% LAR : 40% CIR	20%	£9,747,967	£7,069,763	£6,768,233	£6,743,341	£5,537,222	£4,173,509
60% LAR : 40% CIR	25%	£8,026,566	£5,433,044	£5,131,903	£5,107,076	£3,902,514	£2,540,361
60% LAR : 40% CIR	30%	£6,300,410	£3,791,646	£3,490,853	£3,466,081	£2,262,908	£902,143
60% LAR : 40% CIR	35%	£4,589,548	£2,145,616	£1,845,127	£1,820,404	£1,618,451	£374,095
60% LAR : 40% CIR	40%	£2,834,023	£494,998	£194,773	£170,291	£1,039,896	£3,389,291
60% LAR : 40% CIR	45%	£1,083,885	£-1,169,159	£-1,466,162	£-1,484,811	£-2,684,824	£-4,042,428
60% LAR : 40% CIR	50%	£-680,822	£-2,819,812	£-3,119,633	£-3,144,257	£-4,343,545	£-5,700,424

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

Residual land values:

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£38,278,155	£35,175,824	£34,876,864	£34,852,014	£33,856,172	£32,305,107
60% LAR : 40% CIR	5%	£36,206,933	£33,194,019	£32,895,614	£32,870,858	£31,677,238	£30,328,395
60% LAR : 40% CIR	10%	£34,130,844	£31,207,424	£30,909,530	£30,884,862	£29,693,290	£28,346,493
60% LAR : 40% CIR	15%	£32,049,934	£29,216,084	£28,918,660	£28,894,070	£27,704,373	£26,359,452
60% LAR : 40% CIR	20%	£29,964,248	£27,220,046	£26,923,048	£26,898,529	£25,710,537	£24,356,536
60% LAR : 40% CIR	25%	£27,873,834	£25,219,355	£24,922,741	£24,898,285	£23,694,566	£22,332,413
60% LAR : 40% CIR	30%	£25,778,737	£23,192,124	£22,891,930	£22,867,159	£21,663,985	£20,303,220
60% LAR : 40% CIR	35%	£23,662,244	£21,155,719	£20,855,231	£20,830,508	£19,628,554	£18,269,009
60% LAR : 40% CIR	40%	£21,529,392	£19,114,128	£18,813,903	£18,789,220	£17,586,320	£16,229,827
60% LAR : 40% CIR	45%	£19,391,925	£17,067,996	£16,767,992	£16,743,344	£15,543,331	£14,185,727
60% LAR : 40% CIR	50%	£17,249,891	£15,017,368	£14,717,547	£14,692,923	£13,493,636	£12,136,756

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£27,738,070	£30,840,401	£31,139,361	£31,164,211	£32,360,053	£33,711,118
60% LAR : 40% CIR	5%	£29,809,293	£32,822,206	£33,150,612	£33,146,367	£34,338,997	£35,687,830
60% LAR : 40% CIR	10%	£31,885,381	£34,803,802	£35,106,665	£35,131,384	£36,322,536	£37,669,732
60% LAR : 40% CIR	15%	£33,966,292	£36,786,142	£37,097,565	£37,122,155	£38,311,652	£39,656,774
60% LAR : 40% CIR	20%	£36,051,977	£38,769,179	£39,093,178	£39,117,696	£40,305,689	£41,650,689
60% LAR : 40% CIR	25%	£38,142,391	£40,750,871	£41,093,484	£41,117,940	£42,321,659	£43,663,812
60% LAR : 40% CIR	30%	£40,237,489	£42,733,803	£43,134,205	£43,140,096	£44,352,240	£45,710,065
60% LAR : 40% CIR	35%	£42,333,982	£44,716,506	£45,166,594	£45,165,718	£46,387,671	£47,747,216
60% LAR : 40% CIR	40%	£44,431,833	£46,699,058	£47,202,323	£47,227,005	£48,427,905	£49,786,398
60% LAR : 40% CIR	45%	£46,531,300	£48,681,233	£49,248,233	£49,272,682	£50,472,894	£51,830,468
60% LAR : 40% CIR	50%	£48,631,934	£50,663,857	£51,298,678	£51,323,302	£52,522,589	£53,879,469

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,492,903	£3,485,133	£3,784,093	£3,808,043	£5,004,785	£6,355,990
60% LAR : 40% CIR	5%	£2,454,026	£3,466,939	£5,765,344	£5,790,059	£6,983,719	£8,332,583
60% LAR : 40% CIR	10%	£4,530,114	£7,453,534	£7,751,428	£7,776,096	£8,967,668	£10,314,464
60% LAR : 40% CIR	15%	£6,611,024	£9,444,874	£9,742,298	£9,766,887	£10,958,585	£12,301,506
60% LAR : 40% CIR	20%	£8,699,710	£11,440,812	£11,737,910	£11,762,429	£12,950,421	£14,304,422
60% LAR : 40% CIR	25%	£10,791,124	£13,441,803	£13,738,217	£13,762,672	£14,962,392	£16,316,045
60% LAR : 40% CIR	30%	£12,882,221	£15,448,234	£15,769,028	£15,793,799	£16,998,972	£18,357,737
60% LAR : 40% CIR	35%	£14,988,714	£17,455,238	£17,805,727	£17,830,450	£19,032,403	£20,391,949
60% LAR : 40% CIR	40%	£17,113,566	£19,466,830	£19,847,055	£19,871,737	£21,072,638	£22,431,130
60% LAR : 40% CIR	45%	£19,269,033	£21,483,962	£21,892,963	£21,917,614	£23,117,627	£24,475,231
60% LAR : 40% CIR	50%	£21,411,067	£23,513,598	£23,943,411	£23,968,036	£25,167,322	£26,524,291

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,951,958	£7,949,827	£7,550,667	£7,525,817	£8,329,975	£4,978,910
60% LAR : 40% CIR	5%	£8,880,735	£5,867,822	£5,569,417	£5,544,661	£4,351,041	£3,002,198
60% LAR : 40% CIR	10%	£6,804,647	£3,881,227	£3,583,333	£3,558,665	£2,367,092	£1,020,296
60% LAR : 40% CIR	15%	£4,723,736	£1,899,887	£1,592,463	£1,567,873	£378,176	£-966,745
60% LAR : 40% CIR	20%	£2,638,051	£-106,181	£-809,150	£-827,688	£-1,615,961	£-2,960,061
60% LAR : 40% CIR	25%	£547,637	£-210,842	£-403,456	£-427,912	£-803,931	£-1,493,784
60% LAR : 40% CIR	30%	£-1,547,460	£-413,473	£-434,267	£-459,038	£-662,211	£-1,022,977
60% LAR : 40% CIR	35%	£-3,663,953	£-617,078	£-670,966	£-695,689	£-897,643	£-1,057,188
60% LAR : 40% CIR	40%	£-5,796,805	£-821,070	£-912,295	£-938,977	£-1,173,677	£-1,096,370
60% LAR : 40% CIR	45%	£-7,934,272	£-1,035,201	£-1,159,205	£-1,186,854	£-1,352,866	£-1,140,470
60% LAR : 40% CIR	50%	£-10,076,306	£-1,250,829	£-1,508,650	£-1,533,274	£-1,832,561	£-1,189,441

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£24,350,719	£21,248,385	£20,949,428	£20,924,578	£19,728,736	£18,377,671
60% LAR : 40% CIR	5%	£22,279,496	£19,266,582	£18,968,177	£18,943,422	£17,749,802	£16,400,958
60% LAR : 40% CIR	10%	£20,203,407	£17,279,987	£16,982,093	£16,957,425	£15,765,853	£14,419,057
60% LAR : 40% CIR	15%	£18,122,497	£15,288,647	£14,991,223	£14,966,634	£13,776,936	£12,432,015
60% LAR : 40% CIR	20%	£16,036,811	£13,292,810	£12,995,611	£12,971,063	£11,783,100	£10,438,190
60% LAR : 40% CIR	25%	£13,946,398	£11,291,198	£10,995,304	£10,970,849	£9,767,130	£8,424,977
60% LAR : 40% CIR	30%	£11,851,300	£9,265,287	£8,964,494	£8,939,722	£7,736,549	£6,375,784
60% LAR : 40% CIR	35%	£9,734,807	£7,228,283	£6,927,794	£6,903,071	£5,701,118	£4,341,572
60% LAR : 40% CIR	40%	£7,601,955	£5,186,691	£4,886,466	£4,861,784	£3,660,883	£2,302,391
60% LAR : 40% CIR	45%	£5,464,488	£3,140,550	£2,840,556	£2,815,907	£1,615,894	£268,250
60% LAR : 40% CIR	50%	£3,322,454	£1,089,932	£790,110	£765,487	£-433,801	£-1,790,680

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone A - Higher Central Zone
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£42,756,468	£39,582,529	£39,283,569	£39,258,719	£38,062,877	£36,711,812
60% LAR : 40% CIR	5%	£40,461,331	£37,390,368	£37,081,993	£37,057,228	£35,863,608	£34,514,763
60% LAR : 40% CIR	10%	£38,161,325	£35,173,457	£34,875,594	£34,850,896	£33,659,324	£32,312,527
60% LAR : 40% CIR	15%	£35,856,500	£32,961,783	£32,664,359	£32,639,769	£31,450,072	£30,105,151
60% LAR : 40% CIR	20%	£33,546,899	£30,745,410	£30,448,411	£30,423,893	£29,235,900	£27,892,683
60% LAR : 40% CIR	25%	£31,232,969	£28,524,983	£28,227,768	£28,203,314	£27,016,955	£25,675,174
60% LAR : 40% CIR	30%	£28,913,556	£26,298,748	£26,002,476	£25,978,076	£24,791,761	£23,451,015
60% LAR : 40% CIR	35%	£26,589,906	£24,060,100	£23,759,612	£23,734,888	£22,532,935	£21,173,389
60% LAR : 40% CIR	40%	£24,253,924	£21,795,095	£21,494,870	£21,470,187	£20,269,287	£18,910,794
60% LAR : 40% CIR	45%	£21,889,414	£19,525,548	£19,225,546	£19,200,896	£18,000,885	£16,643,280
60% LAR : 40% CIR	50%	£19,520,336	£17,251,507	£16,951,686	£16,927,062	£15,727,775	£14,370,895

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

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£23,259,787	£26,433,698	£26,732,656	£26,787,507	£27,993,349	£29,394,414
60% LAR : 40% CIR	5%	£25,554,695	£29,635,837	£29,934,242	£29,989,096	£30,152,618	£31,551,462
60% LAR : 40% CIR	10%	£27,854,900	£30,842,769	£31,140,661	£31,195,339	£31,358,902	£32,757,698
60% LAR : 40% CIR	15%	£30,159,725	£33,054,443	£33,351,667	£33,376,456	£33,540,153	£34,939,075
60% LAR : 40% CIR	20%	£32,469,327	£35,270,815	£35,567,814	£35,592,332	£35,756,025	£37,155,042
60% LAR : 40% CIR	25%	£34,783,656	£37,491,842	£37,788,457	£37,812,911	£37,976,597	£39,375,562
60% LAR : 40% CIR	30%	£37,102,670	£39,717,477	£40,013,749	£40,038,140	£40,201,845	£41,600,824
60% LAR : 40% CIR	35%	£39,426,319	£41,955,126	£42,256,614	£42,281,337	£42,445,042	£43,844,021
60% LAR : 40% CIR	40%	£41,762,301	£44,221,131	£44,521,356	£44,546,038	£44,710,743	£46,109,724
60% LAR : 40% CIR	45%	£44,128,812	£46,490,677	£46,790,680	£46,815,329	£46,980,034	£48,379,003
60% LAR : 40% CIR	50%	£46,495,890	£48,764,718	£49,064,539	£49,089,163	£49,253,868	£50,652,847

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

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,095,510	£921,571	£622,611	£597,761	£598,081	£1,999,146
60% LAR : 40% CIR	5%	£1,900,373	£1,120,970	£1,518,975	£1,605,740	£2,197,350	£4,146,194
60% LAR : 40% CIR	10%	£499,633	£3,467,501	£3,785,394	£3,810,062	£5,001,634	£6,346,430
60% LAR : 40% CIR	15%	£2,804,458	£5,699,175	£5,996,599	£6,021,189	£7,210,866	£8,555,807
60% LAR : 40% CIR	20%	£5,114,059	£7,915,548	£8,212,547	£8,237,095	£9,425,058	£10,768,274
60% LAR : 40% CIR	25%	£7,426,389	£10,138,574	£10,433,169	£10,457,644	£11,645,607	£13,088,294
60% LAR : 40% CIR	30%	£9,747,402	£12,362,209	£12,656,841	£12,681,361	£13,869,377	£15,311,942
60% LAR : 40% CIR	35%	£12,071,052	£14,586,858	£14,891,346	£14,926,069	£16,128,023	£17,561,568
60% LAR : 40% CIR	40%	£14,407,033	£16,865,863	£17,166,088	£17,199,770	£18,391,671	£19,824,163
60% LAR : 40% CIR	45%	£16,771,544	£19,135,409	£19,435,412	£19,460,062	£20,652,073	£22,077,678
60% LAR : 40% CIR	50%	£19,140,622	£21,409,458	£21,709,272	£21,733,895	£22,924,183	£24,340,662

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

£40,420,000

Tenure	% AH	Base Build Costs and Access 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£15,430,271	£12,286,332	£11,957,372	£11,932,522	£10,736,880	£9,385,614
60% LAR : 40% CIR	5%	£13,135,134	£10,054,191	£9,755,786	£9,731,031	£8,537,410	£7,188,566
60% LAR : 40% CIR	10%	£10,835,128	£7,847,260	£7,549,367	£7,524,699	£6,333,126	£4,986,330
60% LAR : 40% CIR	15%	£8,530,303	£5,635,585	£5,338,162	£5,313,572	£4,123,875	£2,778,953
60% LAR : 40% CIR	20%	£6,220,701	£3,419,213	£3,122,214	£3,097,696	£1,909,703	£566,486
60% LAR : 40% CIR	25%	£3,906,372	£1,198,186	£901,571	£877,117	£693,342	£1,054,024
60% LAR : 40% CIR	30%	£1,587,595	£1,027,449	£1,323,721	£1,348,121	£2,534,416	£3,895,182
60% LAR : 40% CIR	35%	£736,291	£3,266,097	£3,566,588	£3,591,309	£4,793,262	£6,152,008
60% LAR : 40% CIR	40%	£3,072,273	£5,531,103	£5,831,327	£5,856,010	£7,056,910	£8,415,403
60% LAR : 40% CIR	45%	£5,436,794	£7,807,658	£8,107,433	£8,132,301	£9,325,313	£10,682,918
60% LAR : 40% CIR	50%	£7,805,861	£10,074,690	£10,374,511	£10,399,135	£11,588,422	£12,955,302

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

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£28,829,032	£25,655,082	£25,356,132	£25,331,282	£24,135,440	£22,784,376
60% LAR : 40% CIR	5%	£26,533,894	£23,452,951	£23,154,546	£23,129,791	£21,936,171	£20,587,327
60% LAR : 40% CIR	10%	£24,233,889	£21,246,020	£20,948,127	£20,923,459	£19,731,887	£18,385,091
60% LAR : 40% CIR	15%	£21,929,063	£19,034,346	£18,736,922	£18,712,333	£17,522,635	£16,177,714
60% LAR : 40% CIR	20%	£19,619,462	£16,817,973	£16,520,976	£16,496,456	£15,306,464	£13,962,247
60% LAR : 40% CIR	25%	£17,305,132	£14,596,947	£14,300,332	£14,275,877	£13,089,419	£11,747,737
60% LAR : 40% CIR	30%	£14,986,119	£12,371,312	£12,075,040	£12,050,640	£10,864,344	£9,503,579
60% LAR : 40% CIR	35%	£12,662,469	£10,132,663	£9,832,175	£9,807,452	£8,605,498	£7,245,953
60% LAR : 40% CIR	40%	£10,326,468	£7,867,658	£7,567,433	£7,542,751	£6,341,850	£4,983,358
60% LAR : 40% CIR	45%	£7,961,977	£5,588,112	£5,288,109	£5,273,480	£4,073,448	£2,715,843
60% LAR : 40% CIR	50%	£5,592,899	£3,324,071	£3,024,250	£2,999,626	£1,800,338	£443,459

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone B - Rest of Camden E900 psf
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No Units	50
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 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
60% LAR : 40% CIR	0%	£7,808,089	£5,182,243	£4,878,720	£4,853,491	£3,639,402	£2,267,722
60% LAR : 40% CIR	5%	£7,241,395	£4,708,668	£4,405,710	£4,380,577	£3,168,744	£1,789,320
60% LAR : 40% CIR	10%	£6,669,759	£4,230,232	£3,927,794	£3,902,749	£2,692,995	£1,325,649
60% LAR : 40% CIR	15%	£6,093,230	£3,746,979	£3,445,017	£3,420,052	£2,212,203	£848,760
60% LAR : 40% CIR	20%	£5,511,852	£3,258,957	£2,957,427	£2,932,534	£1,726,414	£362,703
60% LAR : 40% CIR	25%	£4,925,673	£2,766,211	£2,465,070	£2,440,242	£1,235,680	£-128,404
60% LAR : 40% CIR	30%	£4,334,739	£2,268,784	£1,967,592	£1,943,219	£740,046	£-630,189
60% LAR : 40% CIR	35%	£3,739,098	£1,766,726	£1,466,238	£1,441,515	£239,562	£-1,137,073
60% LAR : 40% CIR	40%	£3,138,796	£1,260,082	£959,858	£935,174	£-269,779	£-1,649,001
60% LAR : 40% CIR	45%	£2,533,880	£748,896	£448,894	£424,245	£-787,604	£-2,165,923
60% LAR : 40% CIR	50%	£1,924,395	£233,217	£-67,621	£-92,620	£-1,310,207	£-2,687,790

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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
60% LAR : 40% CIR	0%	£58,208,136	£60,833,983	£81,137,505	£61,162,734	£62,376,823	£63,748,503
60% LAR : 40% CIR	5%	£58,774,890	£61,307,557	£81,610,516	£61,635,648	£62,847,481	£64,216,908
60% LAR : 40% CIR	10%	£59,346,466	£61,785,994	£82,088,432	£62,113,417	£63,323,231	£64,690,576
60% LAR : 40% CIR	15%	£59,922,995	£62,269,246	£82,571,208	£62,596,173	£63,804,022	£65,169,465
60% LAR : 40% CIR	20%	£60,504,373	£62,757,268	£83,058,798	£63,083,691	£64,289,811	£65,653,522
60% LAR : 40% CIR	25%	£61,090,553	£63,250,015	£83,551,159	£63,571,384	£64,770,545	£66,144,629
60% LAR : 40% CIR	30%	£61,681,486	£63,747,441	£84,048,234	£64,063,208	£65,255,179	£66,645,615
60% LAR : 40% CIR	35%	£62,277,127	£64,249,459	£84,549,987	£64,574,710	£65,776,654	£67,153,288
60% LAR : 40% CIR	40%	£62,877,429	£64,756,143	£85,056,368	£65,081,051	£66,288,005	£67,665,226
60% LAR : 40% CIR	45%	£63,482,346	£65,267,329	£85,567,332	£65,591,980	£66,803,829	£68,182,148
60% LAR : 40% CIR	50%	£64,091,830	£65,783,009	£86,083,846	£66,108,845	£67,326,433	£68,704,915

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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
60% LAR : 40% CIR	0%	£30,852,969	£33,478,716	£33,782,238	£33,807,467	£35,021,556	£36,293,235
60% LAR : 40% CIR	5%	£31,418,963	£33,952,290	£34,255,248	£34,280,381	£35,495,213	£36,867,478
60% LAR : 40% CIR	10%	£31,991,198	£34,430,726	£34,733,164	£34,758,209	£35,967,963	£37,355,308
60% LAR : 40% CIR	15%	£32,567,728	£34,913,978	£35,215,940	£35,240,905	£36,448,755	£37,814,188
60% LAR : 40% CIR	20%	£33,148,106	£35,402,001	£35,703,531	£35,728,423	£36,934,543	£38,298,254
60% LAR : 40% CIR	25%	£33,733,285	£35,894,747	£36,195,868	£36,220,716	£37,425,278	£38,789,315
60% LAR : 40% CIR	30%	£34,326,210	£36,392,173	£36,692,966	£36,717,738	£37,920,911	£39,291,147
60% LAR : 40% CIR	35%	£34,921,860	£36,894,231	£37,194,720	£37,219,443	£38,421,396	£39,798,030
60% LAR : 40% CIR	40%	£35,522,162	£37,400,875	£37,701,100	£37,725,783	£38,930,377	£40,309,958
60% LAR : 40% CIR	45%	£36,127,078	£37,912,061	£38,212,064	£38,236,712	£39,445,562	£40,826,881
60% LAR : 40% CIR	50%	£36,736,563	£38,427,741	£38,728,578	£38,753,678	£39,971,165	£41,348,748

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access 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
60% LAR : 40% CIR	0%	£18,318,308	£22,143,053	£22,447,477	£22,472,188	£23,686,743	£25,058,639
60% LAR : 40% CIR	5%	£20,084,802	£22,617,529	£22,920,488	£22,945,620	£24,157,453	£25,526,878
60% LAR : 40% CIR	10%	£20,656,438	£23,095,966	£23,398,403	£23,423,448	£24,632,000	£26,000,548
60% LAR : 40% CIR	15%	£21,232,967	£23,579,218	£23,881,180	£23,906,145	£25,113,994	£26,479,437
60% LAR : 40% CIR	20%	£21,814,345	£24,067,240	£24,368,770	£24,393,663	£25,599,783	£26,963,494
60% LAR : 40% CIR	25%	£22,400,524	£24,559,987	£24,861,128	£24,886,865	£26,090,517	£27,454,601
60% LAR : 40% CIR	30%	£22,991,458	£25,057,413	£25,358,205	£25,382,978	£26,586,151	£27,956,386
60% LAR : 40% CIR	35%	£23,587,099	£25,559,471	£25,859,959	£25,884,682	£27,086,635	£28,463,270
60% LAR : 40% CIR	40%	£24,187,401	£26,066,115	£26,368,340	£26,393,023	£27,595,977	£28,975,198
60% LAR : 40% CIR	45%	£24,792,316	£26,577,301	£26,877,303	£26,901,962	£28,113,801	£29,492,120
60% LAR : 40% CIR	50%	£25,401,802	£27,092,880	£27,393,818	£27,418,817	£28,638,405	£30,013,987

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,801,000

Tenure	% AH	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
60% LAR : 40% CIR	0%	£6,119,347	£6,745,194	£8,048,717	£8,048,717	£10,238,034	£11,569,714
60% LAR : 40% CIR	5%	£6,688,041	£7,314,769	£9,521,727	£9,546,880	£10,758,692	£12,128,117
60% LAR : 40% CIR	10%	£7,257,677	£7,897,205	£9,999,843	£10,024,688	£11,234,442	£12,601,787
60% LAR : 40% CIR	15%	£7,834,207	£8,480,457	£10,482,419	£10,507,384	£11,715,234	£13,080,976
60% LAR : 40% CIR	20%	£8,415,584	£9,069,450	£10,970,010	£10,994,602	£12,201,022	£13,564,733
60% LAR : 40% CIR	25%	£9,001,764	£9,661,226	£11,462,367	£11,487,195	£12,691,757	£14,055,840
60% LAR : 40% CIR	30%	£9,592,698	£10,265,852	£11,959,445	£11,984,217	£13,187,390	£14,557,626
60% LAR : 40% CIR	35%	£10,188,339	£10,878,710	£12,461,198	£12,485,922	£13,687,875	£15,064,509
60% LAR : 40% CIR	40%	£10,788,841	£11,497,354	£12,967,378	£12,992,262	£14,197,216	£15,576,437
60% LAR : 40% CIR	45%	£11,393,557	£12,125,540	£13,476,543	£13,503,191	£14,715,600	£16,093,359
60% LAR : 40% CIR	50%	£12,003,041	£12,764,220	£13,995,058	£14,020,057	£15,237,644	£16,615,227

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone B - Rest of Camden £950 psf
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£8,943,312	£6,299,312	£5,995,790	£5,970,561	£4,756,472	£3,384,792
60% LAR : 40% CIR	5%	£3,319,856	£5,769,884	£5,466,327	£5,441,793	£4,229,960	£2,860,536
60% LAR : 40% CIR	10%	£7,691,460	£5,235,595	£4,933,156	£4,908,111	£3,698,358	£2,331,012
60% LAR : 40% CIR	15%	£7,058,168	£4,696,489	£4,394,526	£4,369,562	£3,161,712	£1,795,270
60% LAR : 40% CIR	20%	£6,420,030	£4,152,613	£3,851,083	£3,826,190	£2,620,071	£1,256,358
60% LAR : 40% CIR	25%	£5,777,090	£3,604,012	£3,302,872	£3,278,043	£2,073,482	£711,328
60% LAR : 40% CIR	30%	£5,129,985	£3,050,733	£2,749,941	£2,725,168	£1,621,995	£161,230
60% LAR : 40% CIR	35%	£4,476,992	£2,492,822	£2,192,333	£2,167,610	£995,657	-\$399,898
60% LAR : 40% CIR	40%	£3,819,929	£1,930,324	£1,630,099	£1,605,417	£404,516	-\$968,532
60% LAR : 40% CIR	45%	£3,158,252	£1,363,285	£1,063,282	£1,038,633	£163,842	-\$1,542,160
60% LAR : 40% CIR	50%	£2,492,006	£791,752	£491,930	£467,307	£743,150	-\$2,120,733

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

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-\$57,072,914	-\$59,716,913	-\$60,020,436	-\$60,045,685	-\$61,259,753	-\$62,631,433
60% LAR : 40% CIR	5%	-\$57,896,369	-\$60,248,341	-\$60,549,299	-\$60,574,432	-\$61,798,295	-\$63,155,690
60% LAR : 40% CIR	10%	-\$58,324,766	-\$60,780,631	-\$61,083,069	-\$61,108,114	-\$62,317,667	-\$63,685,212
60% LAR : 40% CIR	15%	-\$58,958,057	-\$61,311,736	-\$61,621,699	-\$61,646,663	-\$62,854,514	-\$64,219,595
60% LAR : 40% CIR	20%	-\$59,596,196	-\$61,863,612	-\$62,165,142	-\$62,190,335	-\$63,398,155	-\$64,759,867
60% LAR : 40% CIR	25%	-\$60,239,136	-\$62,412,213	-\$62,713,353	-\$62,738,182	-\$63,942,743	-\$65,304,897
60% LAR : 40% CIR	30%	-\$60,886,831	-\$62,965,492	-\$63,268,095	-\$63,292,957	-\$64,494,230	-\$65,854,996
60% LAR : 40% CIR	35%	-\$61,539,233	-\$63,523,404	-\$63,823,592	-\$63,848,615	-\$65,050,568	-\$66,416,124
60% LAR : 40% CIR	40%	-\$62,198,296	-\$64,085,901	-\$64,386,126	-\$64,410,808	-\$65,611,707	-\$66,984,758
60% LAR : 40% CIR	45%	-\$62,857,974	-\$64,652,940	-\$64,952,944	-\$64,977,592	-\$66,180,667	-\$67,558,366
60% LAR : 40% CIR	50%	-\$63,524,220	-\$65,224,473	-\$65,524,296	-\$65,548,919	-\$66,759,375	-\$68,136,958

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

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-\$29,717,846	-\$32,361,646	-\$32,985,169	-\$32,990,397	-\$33,304,498	-\$33,276,166
60% LAR : 40% CIR	5%	-\$30,341,102	-\$32,981,074	-\$33,194,031	-\$33,218,165	-\$33,430,957	-\$33,391,422
60% LAR : 40% CIR	10%	-\$30,969,498	-\$33,425,363	-\$33,727,802	-\$33,752,847	-\$33,962,600	-\$33,924,946
60% LAR : 40% CIR	15%	-\$31,602,790	-\$33,964,469	-\$34,266,432	-\$34,291,396	-\$34,499,248	-\$34,461,688
60% LAR : 40% CIR	20%	-\$32,240,928	-\$34,509,345	-\$34,809,875	-\$34,834,767	-\$35,040,887	-\$35,003,599
60% LAR : 40% CIR	25%	-\$32,883,668	-\$35,056,492	-\$35,358,095	-\$35,382,915	-\$35,587,177	-\$35,549,629
60% LAR : 40% CIR	30%	-\$33,531,563	-\$35,610,225	-\$35,911,017	-\$35,935,790	-\$36,138,963	-\$36,099,728
60% LAR : 40% CIR	35%	-\$34,183,966	-\$36,168,138	-\$36,468,624	-\$36,493,348	-\$36,695,301	-\$36,656,856
60% LAR : 40% CIR	40%	-\$34,841,028	-\$36,730,634	-\$37,030,859	-\$37,055,541	-\$37,256,441	-\$37,217,499
60% LAR : 40% CIR	45%	-\$35,502,706	-\$37,297,672	-\$37,597,676	-\$37,622,325	-\$37,824,799	-\$37,785,118
60% LAR : 40% CIR	50%	-\$36,168,962	-\$37,869,206	-\$38,168,628	-\$38,193,651	-\$38,404,108	-\$38,364,691

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

£40,420,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-\$18,383,866	-\$21,008,635	-\$21,339,408	-\$21,364,187	-\$22,588,721	-\$23,341,422
60% LAR : 40% CIR	5%	-\$19,006,341	-\$21,556,313	-\$21,859,271	-\$21,884,404	-\$23,096,237	-\$24,465,602
60% LAR : 40% CIR	10%	-\$19,634,737	-\$22,090,602	-\$22,393,041	-\$22,418,086	-\$23,627,839	-\$24,955,185
60% LAR : 40% CIR	15%	-\$20,268,029	-\$22,629,708	-\$22,931,671	-\$22,956,635	-\$24,164,486	-\$25,529,927
60% LAR : 40% CIR	20%	-\$20,905,188	-\$23,173,948	-\$23,475,114	-\$23,500,007	-\$24,708,177	-\$26,089,839
60% LAR : 40% CIR	25%	-\$21,549,197	-\$23,722,185	-\$24,023,326	-\$24,048,194	-\$25,252,715	-\$26,614,869
60% LAR : 40% CIR	30%	-\$22,196,803	-\$24,275,464	-\$24,576,257	-\$24,601,029	-\$25,804,202	-\$27,164,968
60% LAR : 40% CIR	35%	-\$22,849,205	-\$24,833,376	-\$25,133,864	-\$25,158,597	-\$26,360,540	-\$27,726,095
60% LAR : 40% CIR	40%	-\$23,506,268	-\$25,395,873	-\$25,696,098	-\$25,720,780	-\$26,921,681	-\$28,294,729
60% LAR : 40% CIR	45%	-\$24,167,946	-\$25,962,812	-\$26,261,616	-\$26,285,564	-\$27,480,039	-\$28,868,358
60% LAR : 40% CIR	50%	-\$24,834,191	-\$26,534,445	-\$26,834,268	-\$26,858,890	-\$28,069,347	-\$29,446,930

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

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-\$4,984,128	-\$7,628,123	-\$7,831,847	-\$7,856,676	-\$9,170,665	-\$10,542,645
60% LAR : 40% CIR	5%	-\$5,607,581	-\$8,157,553	-\$8,460,510	-\$8,485,644	-\$9,897,476	-\$11,066,901
60% LAR : 40% CIR	10%	-\$6,235,977	-\$8,691,842	-\$9,094,281	-\$9,119,326	-\$10,229,079	-\$11,596,425
60% LAR : 40% CIR	15%	-\$6,869,269	-\$9,230,947	-\$9,533,911	-\$9,559,075	-\$10,765,725	-\$12,131,167
60% LAR : 40% CIR	20%	-\$7,507,407	-\$9,774,824	-\$10,076,353	-\$10,101,246	-\$11,307,366	-\$12,671,078
60% LAR : 40% CIR	25%	-\$8,150,347	-\$10,323,425	-\$10,624,565	-\$10,649,393	-\$11,853,954	-\$13,216,108
60% LAR : 40% CIR	30%	-\$8,798,042	-\$10,876,704	-\$11,177,496	-\$11,202,268	-\$12,405,442	-\$13,766,207
60% LAR : 40% CIR	35%	-\$9,450,444	-\$11,434,615	-\$11,735,103	-\$11,759,826	-\$12,961,780	-\$14,327,335
60% LAR : 40% CIR	40%	-\$10,107,507	-\$11,997,113	-\$12,297,338	-\$12,322,030	-\$13,522,939	-\$14,895,969
60% LAR : 40% CIR	45%	-\$10,769,185	-\$12,564,151	-\$12,864,155	-\$12,888,803	-\$14,091,278	-\$15,469,597
60% LAR : 40% CIR	50%	-\$11,435,431	-\$13,135,685	-\$13,435,507	-\$13,460,130	-\$14,670,587	-\$16,048,169

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone B - Rest of Camden £1,000 psf
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,078,533	£7,416,382	£7,112,859	£7,087,830	£5,873,541	£4,501,861
60% LAR : 40% CIR	5%	£3,398,317	£6,831,101	£6,528,142	£6,303,010	£5,281,176	£3,921,752
60% LAR : 40% CIR	10%	£8,713,159	£5,240,957	£5,938,519	£5,913,474	£4,703,720	£3,336,375
60% LAR : 40% CIR	15%	£8,023,107	£5,645,998	£5,344,036	£5,319,071	£4,111,221	£2,745,779
60% LAR : 40% CIR	20%	£7,328,207	£5,046,268	£4,744,738	£4,719,846	£3,513,727	£2,150,014
60% LAR : 40% CIR	25%	£6,626,506	£4,441,814	£4,140,674	£4,115,846	£2,911,285	£1,549,131
60% LAR : 40% CIR	30%	£5,924,050	£3,832,682	£3,531,889	£3,507,117	£2,303,944	£943,178
60% LAR : 40% CIR	35%	£5,214,887	£3,218,917	£2,918,428	£2,893,705	£1,691,752	£332,207
60% LAR : 40% CIR	40%	£4,501,062	£2,600,565	£2,300,341	£2,275,658	£1,074,758	£-288,064
60% LAR : 40% CIR	45%	£3,782,624	£1,977,673	£1,677,671	£1,653,021	£453,009	£-918,397
60% LAR : 40% CIR	50%	£3,059,616	£1,350,286	£1,050,465	£1,025,841	£-178,093	£-1,553,676

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

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£56,937,692	£38,899,844	£38,003,366	£38,028,595	£60,142,684	£61,514,364
60% LAR : 40% CIR	5%	£56,817,908	£39,185,125	£39,488,083	£39,513,216	£60,725,049	£62,084,473
60% LAR : 40% CIR	10%	£57,303,086	£39,775,268	£40,077,706	£40,102,781	£61,312,505	£62,678,860
60% LAR : 40% CIR	15%	£57,993,118	£40,370,228	£40,672,100	£40,697,155	£61,905,004	£63,270,447
60% LAR : 40% CIR	20%	£58,688,018	£40,969,957	£41,271,487	£41,296,379	£62,502,499	£63,866,211
60% LAR : 40% CIR	25%	£59,387,720	£41,574,411	£41,875,351	£41,900,380	£63,104,940	£64,467,095
60% LAR : 40% CIR	30%	£60,092,176	£42,183,544	£42,484,335	£42,509,108	£63,712,293	£65,073,947
60% LAR : 40% CIR	35%	£60,801,338	£42,797,305	£43,097,797	£43,122,520	£64,324,473	£65,684,016
60% LAR : 40% CIR	40%	£61,515,163	£43,415,660	£43,715,885	£43,740,587	£64,941,467	£66,304,289
60% LAR : 40% CIR	45%	£62,233,602	£44,038,552	£44,338,555	£44,363,204	£65,563,216	£66,934,622
60% LAR : 40% CIR	50%	£62,956,609	£44,665,939	£44,965,760	£44,990,384	£66,182,318	£67,569,902

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

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£28,592,426	£31,244,576	£31,548,099	£31,573,328	£32,787,418	£34,190,096
60% LAR : 40% CIR	5%	£29,262,641	£31,829,857	£32,132,815	£32,157,948	£33,398,761	£34,829,305
60% LAR : 40% CIR	10%	£29,947,799	£32,420,001	£32,722,438	£32,747,483	£33,957,237	£35,324,583
60% LAR : 40% CIR	15%	£30,637,851	£33,014,960	£33,316,922	£33,341,887	£34,549,737	£35,915,179
60% LAR : 40% CIR	20%	£31,332,751	£33,614,690	£33,916,220	£33,941,111	£35,147,231	£36,510,943
60% LAR : 40% CIR	25%	£32,032,452	£34,219,143	£34,520,383	£34,545,192	£35,749,673	£37,111,897
60% LAR : 40% CIR	30%	£32,736,908	£34,828,276	£35,129,688	£35,153,841	£36,357,014	£37,717,779
60% LAR : 40% CIR	35%	£33,446,071	£35,442,041	£35,742,529	£35,767,252	£36,969,206	£38,328,750
60% LAR : 40% CIR	40%	£34,159,896	£36,060,392	£36,360,617	£36,385,299	£37,586,200	£38,949,022
60% LAR : 40% CIR	45%	£34,878,334	£36,683,285	£36,983,287	£37,007,937	£38,207,048	£39,579,355
60% LAR : 40% CIR	50%	£35,601,341	£37,310,672	£37,610,493	£37,635,137	£38,832,051	£40,214,634

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

£40,420,000

Tenure	% AH	Base Build Costs and Access 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£17,244,684	£19,869,818	£20,213,538	£20,238,387	£21,453,654	£22,334,305
60% LAR : 40% CIR	5%	£17,927,860	£20,495,096	£20,798,055	£20,823,187	£22,035,021	£23,404,445
60% LAR : 40% CIR	10%	£18,613,038	£21,085,240	£21,387,878	£21,412,723	£22,622,477	£23,989,822
60% LAR : 40% CIR	15%	£19,303,050	£21,680,199	£21,982,161	£22,007,127	£23,214,976	£24,580,419
60% LAR : 40% CIR	20%	£19,997,990	£22,279,929	£22,581,459	£22,606,351	£23,812,471	£25,176,183
60% LAR : 40% CIR	25%	£20,697,691	£22,884,363	£23,185,523	£23,210,362	£24,414,912	£25,777,666
60% LAR : 40% CIR	30%	£21,402,147	£23,493,515	£23,794,308	£23,819,080	£25,022,253	£26,383,019
60% LAR : 40% CIR	35%	£22,111,310	£24,107,289	£24,407,769	£24,432,492	£25,634,443	£26,993,990
60% LAR : 40% CIR	40%	£22,825,135	£24,725,632	£25,025,857	£25,050,539	£26,249,439	£27,614,261
60% LAR : 40% CIR	45%	£23,543,573	£25,349,324	£25,648,527	£25,673,176	£26,873,198	£28,244,594
60% LAR : 40% CIR	50%	£24,266,581	£25,975,911	£26,275,732	£26,300,356	£27,502,290	£28,879,874

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

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,848,304	£6,311,055	£6,814,577	£6,838,006	£8,053,685	£8,425,575
60% LAR : 40% CIR	5%	£4,529,120	£7,096,336	£7,399,294	£7,424,427	£8,636,260	£9,005,684
60% LAR : 40% CIR	10%	£5,214,277	£7,886,480	£8,188,917	£8,213,962	£9,223,716	£9,591,062
60% LAR : 40% CIR	15%	£5,904,330	£8,681,439	£8,983,861	£9,008,366	£9,816,215	£10,181,658
60% LAR : 40% CIR	20%	£6,599,230	£9,481,169	£9,785,582	£9,810,590	£10,413,710	£10,777,422
60% LAR : 40% CIR	25%	£7,298,951	£10,284,622	£10,587,762	£10,612,591	£11,016,152	£11,318,306
60% LAR : 40% CIR	30%	£8,003,388	£11,094,755	£11,395,547	£11,420,320	£11,623,493	£11,924,258
60% LAR : 40% CIR	35%	£8,712,549	£11,908,520	£12,209,008	£12,233,791	£12,235,693	£12,535,229
60% LAR : 40% CIR	40%	£9,426,375	£12,726,871	£13,027,096	£13,051,779	£12,852,079	£13,155,569
60% LAR : 40% CIR	45%	£10,144,813	£13,549,763	£13,849,766	£13,874,416	£13,474,427	£13,845,534
60% LAR : 40% CIR	50%	£10,867,820	£14,377,150	£14,676,972	£14,701,596	£14,103,529	£14,581,113

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone B - Rest of Camden £1,050 psf
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,213,755	£8,533,451	£8,229,929	£8,204,700	£6,990,611	£5,818,931
60% LAR : 40% CIR	5%	£10,476,778	£7,892,317	£7,580,358	£7,564,226	£6,352,393	£4,982,988
60% LAR : 40% CIR	10%	£9,734,859	£7,246,320	£6,943,882	£6,918,837	£5,706,083	£4,341,737
60% LAR : 40% CIR	15%	£8,988,046	£6,595,507	£6,293,544	£6,268,580	£5,060,730	£3,695,288
60% LAR : 40% CIR	20%	£8,236,385	£5,939,924	£5,638,394	£5,613,501	£4,407,382	£3,043,670
60% LAR : 40% CIR	25%	£7,479,923	£5,279,617	£4,978,477	£4,953,648	£3,749,086	£2,386,933
60% LAR : 40% CIR	30%	£6,718,706	£4,614,631	£4,313,837	£4,289,066	£3,086,993	£1,725,127
60% LAR : 40% CIR	35%	£5,952,781	£3,945,012	£3,644,525	£3,619,800	£2,417,848	£1,058,303
60% LAR : 40% CIR	40%	£5,182,196	£3,270,807	£2,970,582	£2,945,900	£1,745,000	£386,508
60% LAR : 40% CIR	45%	£4,406,996	£2,592,062	£2,292,058	£2,267,410	£1,067,397	£-294,835
60% LAR : 40% CIR	50%	£3,627,227	£1,908,822	£1,608,999	£1,584,376	£385,088	£-986,619

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£54,802,470	£57,482,774	£57,786,297	£57,811,526	£59,025,614	£60,397,294
60% LAR : 40% CIR	5%	£55,539,448	£56,123,909	£56,456,897	£56,482,090	£57,693,832	£58,053,287
60% LAR : 40% CIR	10%	£56,281,367	£54,769,905	£55,072,344	£55,097,389	£56,307,143	£56,674,488
60% LAR : 40% CIR	15%	£57,028,180	£53,420,718	£53,722,681	£53,747,645	£54,955,495	£55,320,937
60% LAR : 40% CIR	20%	£57,779,841	£52,076,301	£52,377,831	£52,402,724	£53,608,844	£53,972,555
60% LAR : 40% CIR	25%	£58,536,303	£50,736,609	£51,037,749	£51,062,577	£52,267,139	£52,629,292
60% LAR : 40% CIR	30%	£59,297,520	£49,391,595	£49,692,385	£49,717,190	£50,820,336	£51,182,095
60% LAR : 40% CIR	35%	£60,063,444	£48,047,215	£48,347,701	£48,372,310	£49,471,525	£49,825,523
60% LAR : 40% CIR	40%	£60,834,030	£46,702,418	£46,995,843	£47,020,325	£48,121,222	£48,475,718
60% LAR : 40% CIR	45%	£61,609,229	£45,357,163	£45,642,167	£45,666,815	£46,811,828	£47,169,860
60% LAR : 40% CIR	50%	£62,389,998	£44,011,494	£44,296,226	£44,320,849	£45,511,137	£45,862,845

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£27,447,203	£30,727,507	£30,431,029	£30,456,258	£31,670,347	£33,042,027
60% LAR : 40% CIR	5%	£28,184,180	£29,378,041	£29,081,569	£29,106,792	£30,320,566	£31,697,888
60% LAR : 40% CIR	10%	£28,926,099	£28,033,637	£27,737,176	£27,762,121	£28,975,875	£30,349,220
60% LAR : 40% CIR	15%	£29,672,912	£26,689,450	£26,392,713	£26,417,378	£27,620,228	£28,965,670
60% LAR : 40% CIR	20%	£30,424,573	£25,345,034	£25,048,564	£25,073,100	£26,267,476	£27,617,287
60% LAR : 40% CIR	25%	£31,176,036	£24,000,341	£23,703,310	£23,727,310	£24,911,871	£26,270,025
60% LAR : 40% CIR	30%	£31,927,252	£22,655,327	£22,357,121	£22,381,121	£23,555,055	£24,925,523
60% LAR : 40% CIR	35%	£32,678,176	£21,310,348	£21,012,433	£21,036,157	£22,210,110	£23,602,655
60% LAR : 40% CIR	40%	£33,428,762	£19,965,151	£19,667,376	£19,691,058	£20,861,958	£22,274,450
60% LAR : 40% CIR	45%	£34,179,962	£18,619,686	£18,321,899	£18,345,548	£19,593,560	£20,955,593
60% LAR : 40% CIR	50%	£34,933,721	£17,274,136	£16,981,659	£16,995,581	£18,326,870	£19,647,577

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£18,114,842	£18,736,746	£18,966,369	£18,991,437	£19,586,347	£20,181,787
60% LAR : 40% CIR	5%	£18,849,419	£17,391,681	£17,196,839	£17,221,972	£17,817,804	£18,413,229
60% LAR : 40% CIR	10%	£19,584,099	£16,046,637	£15,851,716	£15,876,811	£16,472,615	£17,068,040
60% LAR : 40% CIR	15%	£20,328,180	£14,701,593	£14,506,672	£14,531,727	£15,127,551	£15,722,965
60% LAR : 40% CIR	20%	£21,072,261	£13,356,549	£13,161,628	£13,186,701	£13,782,475	£14,318,379
60% LAR : 40% CIR	25%	£21,816,342	£12,011,505	£11,816,603	£11,841,676	£12,438,299	£12,963,293
60% LAR : 40% CIR	30%	£22,560,423	£10,666,461	£10,471,681	£10,496,726	£11,148,123	£11,738,207
60% LAR : 40% CIR	35%	£23,304,504	£9,321,417	£9,126,539	£9,151,552	£9,857,950	£10,448,031
60% LAR : 40% CIR	40%	£24,048,585	£7,976,373	£7,781,403	£7,806,376	£8,567,777	£9,157,855
60% LAR : 40% CIR	45%	£24,792,666	£6,631,329	£6,436,359	£6,461,312	£7,177,604	£7,867,679
60% LAR : 40% CIR	50%	£25,536,747	£5,286,285	£5,091,317	£5,116,270	£5,887,431	£6,577,503

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,713,631	£5,363,886	£5,697,508	£5,722,737	£6,336,626	£6,950,506
60% LAR : 40% CIR	5%	£3,450,659	£4,005,120	£3,838,078	£3,863,211	£4,477,043	£5,090,923
60% LAR : 40% CIR	10%	£4,192,578	£2,650,116	£2,481,555	£2,506,688	£3,121,515	£3,735,395
60% LAR : 40% CIR	15%	£4,934,497	£1,300,112	£1,131,552	£1,156,685	£1,771,512	£2,385,395
60% LAR : 40% CIR	20%	£5,676,416	£-40,892	£-230,112	£-205,245	£1,386,439	£2,000,395
60% LAR : 40% CIR	25%	£6,418,335	£-270,888	£-460,112	£-435,245	£1,001,266	£1,615,395
60% LAR : 40% CIR	30%	£7,160,254	£-540,884	£-790,112	£-765,245	£616,093	£1,230,395
60% LAR : 40% CIR	35%	£7,902,173	£-810,880	£-1,120,112	£-1,095,245	£230,920	£845,395
60% LAR : 40% CIR	40%	£8,644,092	£-1,080,876	£-1,450,112	£-1,425,245	£-144,146	£470,395
60% LAR : 40% CIR	45%	£9,386,011	£-1,350,872	£-1,780,112	£-1,755,245	£-429,146	£95,395
60% LAR : 40% CIR	50%	£10,127,930	£-1,620,868	£-2,110,112	£-2,085,245	£-714,146	£-144,604

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone B - Rest of Camden £1,100 psf
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,348,978	£9,650,521	£9,346,998	£9,321,769	£8,107,681	£6,736,000
60% LAR : 40% CIR	5%	£11,555,239	£8,953,833	£8,650,574	£8,625,442	£7,413,809	£6,044,184
60% LAR : 40% CIR	10%	£10,756,559	£8,251,683	£7,949,244	£7,924,200	£6,714,446	£5,347,100
60% LAR : 40% CIR	15%	£9,952,985	£7,545,016	£7,243,054	£7,218,089	£6,010,240	£4,644,797
60% LAR : 40% CIR	20%	£9,144,562	£6,833,580	£6,532,050	£6,507,157	£5,301,038	£3,937,325
60% LAR : 40% CIR	25%	£8,331,339	£6,117,419	£5,816,278	£5,791,450	£4,586,889	£3,224,736
60% LAR : 40% CIR	30%	£7,513,361	£5,396,579	£5,095,786	£5,071,015	£3,867,841	£2,507,076
60% LAR : 40% CIR	35%	£6,690,675	£4,671,108	£4,370,620	£4,345,896	£3,143,943	£1,784,398
60% LAR : 40% CIR	40%	£5,863,238	£3,941,050	£3,640,824	£3,616,141	£2,415,242	£1,056,749
60% LAR : 40% CIR	45%	£5,031,368	£3,206,450	£2,906,447	£2,881,798	£1,681,786	£324,181
60% LAR : 40% CIR	50%	£4,194,839	£2,467,356	£2,167,534	£2,142,911	£943,623	£-419,562

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

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£53,667,248	£36,365,708	£36,689,227	£36,694,456	£37,908,545	£39,280,225
60% LAR : 40% CIR	5%	£54,460,987	£37,062,693	£37,385,651	£37,390,784	£38,604,816	£39,972,041
60% LAR : 40% CIR	10%	£55,255,666	£37,764,543	£38,086,981	£38,092,095	£39,307,778	£40,669,126
60% LAR : 40% CIR	15%	£56,053,241	£38,471,209	£38,793,171	£38,798,136	£40,005,966	£41,371,429
60% LAR : 40% CIR	20%	£56,871,663	£39,182,645	£39,494,175	£39,499,068	£40,715,188	£42,078,900
60% LAR : 40% CIR	25%	£57,684,887	£39,898,806	£40,199,347	£40,204,275	£41,423,337	£42,791,450
60% LAR : 40% CIR	30%	£58,502,664	£40,613,646	£40,904,603	£40,909,211	£42,128,354	£43,506,292
60% LAR : 40% CIR	35%	£59,325,550	£41,345,117	£41,614,506	£41,619,330	£42,832,282	£44,231,528
60% LAR : 40% CIR	40%	£60,152,897	£42,075,178	£42,323,402	£42,328,084	£43,536,983	£44,958,474
60% LAR : 40% CIR	45%	£60,984,857	£42,809,778	£43,033,776	£43,038,428	£44,241,439	£45,692,044
60% LAR : 40% CIR	50%	£61,821,387	£43,548,870	£43,744,691	£43,749,315	£44,946,802	£46,435,787

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

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£26,311,980	£19,010,437	£19,313,960	£19,319,189	£19,553,277	£19,924,397
60% LAR : 40% CIR	5%	£27,105,719	£19,707,425	£20,010,384	£20,015,616	£20,249,349	£20,619,173
60% LAR : 40% CIR	10%	£27,904,399	£20,409,275	£20,711,714	£20,716,958	£20,950,512	£21,319,858
60% LAR : 40% CIR	15%	£28,707,873	£21,115,942	£21,417,904	£21,423,169	£21,656,718	£22,021,161
60% LAR : 40% CIR	20%	£29,516,396	£21,827,378	£22,126,908	£22,132,190	£22,365,620	£22,725,632
60% LAR : 40% CIR	25%	£30,329,619	£22,543,339	£22,844,603	£22,849,907	£23,078,354	£23,438,292
60% LAR : 40% CIR	30%	£31,147,557	£33,264,378	£33,565,172	£33,570,543	£33,793,116	£34,153,882
60% LAR : 40% CIR	35%	£31,970,282	£33,989,850	£34,290,338	£34,295,762	£34,517,014	£34,876,560
60% LAR : 40% CIR	40%	£32,797,629	£34,719,908	£35,020,134	£35,025,616	£35,246,714	£35,604,208
60% LAR : 40% CIR	45%	£33,629,590	£35,454,508	£35,754,510	£35,759,190	£35,979,172	£36,336,777
60% LAR : 40% CIR	50%	£34,466,118	£36,193,602	£36,488,423	£36,493,047	£36,712,334	£37,069,620

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

£40,420,000

Tenure	% AH	Base Build Costs and Access 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£14,977,230	£11,675,673	£11,979,189	£11,984,432	£12,118,317	£12,350,173
60% LAR : 40% CIR	5%	£15,770,959	£12,372,665	£12,675,623	£12,680,866	£12,814,788	£13,046,513
60% LAR : 40% CIR	10%	£16,569,638	£13,074,515	£13,378,953	£13,384,196	£13,518,149	£13,749,799
60% LAR : 40% CIR	15%	£17,373,212	£13,781,181	£14,083,143	£14,088,386	£14,222,308	£14,453,858
60% LAR : 40% CIR	20%	£18,181,636	£14,492,617	£14,794,147	£14,799,390	£14,933,312	£15,165,408
60% LAR : 40% CIR	25%	£18,994,859	£15,205,778	£15,509,919	£15,515,162	£15,649,084	£15,881,408
60% LAR : 40% CIR	30%	£19,812,836	£15,922,618	£16,229,411	£16,234,654	£16,368,576	£16,600,732
60% LAR : 40% CIR	35%	£20,635,522	£16,645,089	£16,952,577	£16,957,820	£17,092,728	£17,325,199
60% LAR : 40% CIR	40%	£21,462,869	£17,372,149	£17,681,374	£17,686,617	£17,820,765	£18,054,448
60% LAR : 40% CIR	45%	£22,294,929	£18,103,747	£18,412,199	£18,417,442	£18,551,580	£18,785,911
60% LAR : 40% CIR	50%	£23,131,358	£18,840,841	£19,143,663	£19,148,906	£19,283,054	£19,518,750

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

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,876,459	£8,276,916	£8,590,408	£8,605,637	£8,819,756	£9,131,436
60% LAR : 40% CIR	5%	£2,372,198	£8,973,904	£9,276,662	£9,291,891	£9,506,010	£9,817,690
60% LAR : 40% CIR	10%	£3,170,878	£9,671,754	£9,974,193	£9,989,422	£10,203,541	£10,515,221
60% LAR : 40% CIR	15%	£3,974,452	£10,370,604	£10,676,343	£10,691,572	£10,905,691	£11,217,371
60% LAR : 40% CIR	20%	£4,782,876	£11,070,454	£11,378,493	£11,393,722	£11,607,841	£11,919,521
60% LAR : 40% CIR	25%	£5,596,058	£11,771,304	£12,079,643	£12,094,872	£12,308,991	£12,620,671
60% LAR : 40% CIR	30%	£6,414,075	£12,473,154	£12,781,793	£12,797,022	£13,011,141	£13,322,821
60% LAR : 40% CIR	35%	£7,236,761	£13,175,004	£13,483,943	£13,499,172	£13,713,291	£14,025,501
60% LAR : 40% CIR	40%	£8,064,108	£13,876,854	£14,186,093	£14,201,322	£14,415,441	£14,727,181
60% LAR : 40% CIR	45%	£8,896,060	£14,578,704	£14,888,243	£14,903,472	£15,117,591	£15,429,921
60% LAR : 40% CIR	50%	£9,732,598	£15,280,554	£15,590,393	£15,605,622	£15,819,741	£16,132,661

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone B - Rest of Camden £1,150 psf
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£13,484,199	£10,767,590	£10,464,068	£10,438,839	£9,224,751	£7,853,070
60% LAR : 40% CIR	10%	£12,633,699	£10,014,748	£9,711,730	£9,686,657	£8,474,825	£7,105,400
60% LAR : 40% CIR	15%	£11,778,258	£9,257,045	£8,954,607	£8,928,562	£7,719,808	£6,352,463
60% LAR : 40% CIR	20%	£10,917,923	£8,494,526	£8,192,563	£8,167,599	£6,959,748	£5,594,306
60% LAR : 40% CIR	25%	£10,052,739	£7,727,235	£7,425,705	£7,400,813	£6,194,694	£4,830,981
60% LAR : 40% CIR	30%	£9,182,756	£6,955,222	£6,654,081	£6,629,253	£5,424,691	£4,062,538
60% LAR : 40% CIR	35%	£8,308,017	£6,178,528	£5,877,735	£5,852,963	£4,640,790	£3,289,025
60% LAR : 40% CIR	40%	£7,428,569	£5,397,203	£5,096,715	£5,071,992	£3,870,038	£2,510,453
60% LAR : 40% CIR	45%	£6,544,462	£4,611,291	£4,331,066	£4,286,384	£3,085,484	£1,726,991
60% LAR : 40% CIR	50%	£5,655,739	£3,820,838	£3,520,835	£3,496,186	£2,296,174	£938,570
60% LAR : 40% CIR	50%	£4,762,449	£3,025,891	£2,726,069	£2,701,446	£1,502,158	£145,278

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£52,532,026	£55,248,635	£55,582,158	£55,577,387	£56,791,474	£58,163,155
60% LAR : 40% CIR	5%	£53,385,528	£56,501,477	£56,394,435	£56,328,568	£57,541,400	£58,910,825
60% LAR : 40% CIR	10%	£54,237,967	£57,759,189	£57,061,618	£57,086,583	£58,298,417	£59,655,762
60% LAR : 40% CIR	15%	£55,098,303	£59,017,700	£57,823,693	£57,848,627	£59,056,477	£60,421,919
60% LAR : 40% CIR	20%	£55,963,486	£60,288,990	£58,590,520	£58,615,412	£59,821,532	£61,185,244
60% LAR : 40% CIR	25%	£56,833,470	£61,561,004	£59,352,145	£59,386,973	£60,591,534	£61,953,887
60% LAR : 40% CIR	30%	£57,706,209	£62,837,697	£60,108,497	£60,163,262	£61,366,436	£62,727,201
60% LAR : 40% CIR	35%	£58,587,656	£64,119,022	£60,819,510	£60,944,234	£62,148,187	£63,505,133
60% LAR : 40% CIR	40%	£59,471,763	£65,404,934	£61,505,159	£61,729,841	£62,930,742	£64,289,234
60% LAR : 40% CIR	45%	£60,360,488	£66,705,387	£62,195,390	£62,520,040	£63,720,051	£65,077,655
60% LAR : 40% CIR	50%	£61,253,778	£68,019,334	£62,890,157	£63,314,789	£64,514,068	£65,876,947

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£25,176,759	£27,893,368	£28,196,990	£28,222,119	£29,436,207	£30,807,888
60% LAR : 40% CIR	5%	£26,027,258	£29,144,209	£28,949,168	£28,974,300	£30,189,133	£31,555,529
60% LAR : 40% CIR	10%	£26,882,699	£30,403,913	£29,706,351	£29,731,396	£30,941,150	£32,308,495
60% LAR : 40% CIR	15%	£27,743,035	£31,668,432	£30,468,395	£30,493,359	£31,701,210	£33,066,651
60% LAR : 40% CIR	20%	£28,608,218	£32,933,723	£31,235,253	£31,260,144	£32,466,264	£33,829,976
60% LAR : 40% CIR	25%	£29,478,202	£34,205,736	£32,008,977	£32,033,706	£33,236,267	£34,598,490
60% LAR : 40% CIR	30%	£30,352,941	£35,482,430	£32,783,223	£32,807,984	£34,011,166	£35,371,933
60% LAR : 40% CIR	35%	£31,232,388	£36,763,755	£33,564,243	£33,588,966	£34,790,919	£36,150,465
60% LAR : 40% CIR	40%	£32,118,496	£38,049,667	£34,349,892	£34,374,574	£35,575,474	£36,933,967
60% LAR : 40% CIR	45%	£33,005,219	£39,340,120	£35,140,123	£35,164,772	£36,364,784	£37,722,388
60% LAR : 40% CIR	50%	£33,898,508	£40,635,057	£35,934,689	£35,959,512	£37,158,890	£38,516,690

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,141,988	£16,558,603	£16,962,129	£16,987,238	£18,101,144	£19,472,122
60% LAR : 40% CIR	5%	£14,092,488	£17,311,449	£17,614,407	£17,639,540	£18,851,372	£20,220,797
60% LAR : 40% CIR	10%	£15,047,939	£18,069,152	£18,371,590	£18,396,635	£19,606,389	£20,973,734
60% LAR : 40% CIR	15%	£16,008,274	£18,831,671	£19,133,635	£19,158,599	£20,368,449	£21,731,881
60% LAR : 40% CIR	20%	£17,073,458	£19,598,992	£19,890,492	£19,925,384	£21,131,504	£22,485,216
60% LAR : 40% CIR	25%	£18,143,441	£20,370,976	£20,652,117	£20,686,984	£21,901,906	£23,243,669
60% LAR : 40% CIR	30%	£19,218,180	£21,147,669	£21,418,463	£21,473,234	£22,678,407	£24,007,173
60% LAR : 40% CIR	35%	£20,297,628	£21,928,994	£22,192,482	£22,254,205	£23,456,159	£24,781,704
60% LAR : 40% CIR	40%	£21,379,735	£22,714,906	£22,975,131	£23,039,813	£24,240,714	£25,569,208
60% LAR : 40% CIR	45%	£22,463,488	£23,505,359	£23,763,362	£23,830,011	£25,030,023	£26,367,627
60% LAR : 40% CIR	50%	£23,553,748	£24,300,306	£24,560,128	£24,624,751	£25,824,040	£27,180,919

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£443,235	£3,169,646	£3,453,368	£3,468,596	£4,102,666	£4,734,367
60% LAR : 40% CIR	5%	£1,293,737	£3,912,688	£4,215,647	£4,240,779	£5,452,612	£6,822,036
60% LAR : 40% CIR	10%	£2,149,178	£4,670,392	£4,972,829	£4,997,874	£6,207,628	£7,574,974
60% LAR : 40% CIR	15%	£3,006,514	£5,432,911	£5,734,874	£5,759,838	£6,967,688	£8,333,130
60% LAR : 40% CIR	20%	£3,874,697	£6,200,201	£6,501,731	£6,526,623	£7,732,743	£9,098,465
60% LAR : 40% CIR	25%	£4,744,681	£6,972,215	£7,273,356	£7,298,184	£8,502,746	£9,864,899
60% LAR : 40% CIR	30%	£5,619,420	£7,748,908	£8,049,702	£8,074,473	£9,277,646	£10,638,412
60% LAR : 40% CIR	35%	£6,498,867	£8,530,233	£8,830,722	£8,855,445	£10,057,398	£11,416,944
60% LAR : 40% CIR	40%	£7,382,076	£9,316,146	£9,616,370	£9,641,053	£10,841,953	£12,200,445
60% LAR : 40% CIR	45%	£8,271,657	£10,105,559	£10,406,601	£10,431,251	£11,631,263	£12,988,866
60% LAR : 40% CIR	50%	£9,164,987	£10,901,548	£11,201,368	£11,225,991	£12,425,279	£13,782,159

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 £1,200 psf
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Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£14,619,421	£11,884,660	£11,581,137	£11,555,908	£10,341,821	£8,970,140
60% LAR : 40% CIR	5%	£13,712,160	£11,075,964	£10,773,007	£10,747,873	£9,536,041	£8,166,616
60% LAR : 40% CIR	10%	£12,795,958	£10,262,408	£9,959,969	£9,934,924	£8,725,171	£7,357,825
60% LAR : 40% CIR	15%	£11,882,862	£9,444,034	£9,142,072	£9,117,107	£7,909,258	£6,543,815
60% LAR : 40% CIR	20%	£10,960,917	£8,620,891	£8,319,361	£8,294,469	£7,088,349	£5,724,637
60% LAR : 40% CIR	25%	£10,034,172	£7,793,023	£7,491,883	£7,467,054	£6,262,493	£4,900,339
60% LAR : 40% CIR	30%	£9,102,672	£6,960,477	£6,659,683	£6,634,912	£5,431,739	£4,070,973
60% LAR : 40% CIR	35%	£8,166,464	£6,123,296	£5,822,810	£5,798,087	£4,596,134	£3,236,588
60% LAR : 40% CIR	40%	£7,225,595	£5,281,533	£4,981,308	£4,956,626	£3,755,725	£2,397,233
60% LAR : 40% CIR	45%	£6,280,111	£4,435,227	£4,135,223	£4,110,575	£2,910,562	£1,552,958
60% LAR : 40% CIR	50%	£5,330,060	£3,584,425	£3,284,604	£3,259,980	£2,060,693	£703,813

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£51,396,804	£54,131,566	£54,435,088	£54,480,317	£55,874,405	£57,046,086
60% LAR : 40% CIR	5%	£52,304,085	£54,948,261	£55,243,218	£55,288,382	£56,480,184	£57,649,609
60% LAR : 40% CIR	10%	£53,216,268	£55,753,817	£56,056,266	£56,091,301	£57,291,054	£58,454,402
60% LAR : 40% CIR	15%	£54,133,364	£56,572,191	£56,874,153	£56,899,118	£58,106,968	£59,472,410
60% LAR : 40% CIR	20%	£55,055,308	£57,395,334	£57,696,864	£57,721,757	£58,927,877	£60,281,588
60% LAR : 40% CIR	25%	£55,982,054	£58,223,202	£58,524,342	£58,549,171	£59,753,732	£61,115,888
60% LAR : 40% CIR	30%	£56,913,553	£59,057,745	£59,359,745	£59,384,313	£60,984,486	£61,945,292
60% LAR : 40% CIR	35%	£57,849,761	£59,892,027	£60,193,415	£60,218,138	£61,420,052	£62,779,637
60% LAR : 40% CIR	40%	£58,790,330	£60,734,693	£61,034,918	£61,059,600	£62,260,500	£63,618,992
60% LAR : 40% CIR	45%	£59,738,114	£61,580,999	£61,881,002	£61,905,651	£63,105,663	£64,463,267
60% LAR : 40% CIR	50%	£60,686,165	£62,431,800	£62,731,621	£62,756,245	£63,955,533	£65,312,412

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£24,041,537	£26,776,298	£27,079,821	£27,105,049	£28,319,137	£29,980,818
60% LAR : 40% CIR	5%	£24,948,797	£27,584,953	£27,887,951	£27,913,084	£29,124,917	£30,494,305
60% LAR : 40% CIR	10%	£25,861,000	£28,398,550	£28,700,988	£28,726,033	£29,935,786	£31,303,133
60% LAR : 40% CIR	15%	£26,778,096	£29,216,923	£29,518,885	£29,543,851	£30,751,700	£32,117,143
60% LAR : 40% CIR	20%	£27,700,041	£30,040,067	£30,341,937	£30,366,489	£31,572,609	£32,936,320
60% LAR : 40% CIR	25%	£28,626,786	£30,867,935	£31,169,075	£31,193,994	£32,398,466	£33,760,619
60% LAR : 40% CIR	30%	£29,558,285	£31,700,481	£32,001,274	£32,026,046	£33,229,219	£34,589,984
60% LAR : 40% CIR	35%	£30,494,493	£32,537,659	£32,838,148	£32,862,871	£34,064,824	£35,424,370
60% LAR : 40% CIR	40%	£31,435,362	£33,379,425	£33,679,650	£33,704,332	£34,905,233	£36,263,724
60% LAR : 40% CIR	45%	£32,380,846	£34,225,731	£34,525,735	£34,550,383	£35,750,396	£37,108,000
60% LAR : 40% CIR	50%	£33,330,898	£35,076,532	£35,376,354	£35,400,978	£36,600,265	£37,957,144

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£18,746,716	£19,441,538	£19,746,060	£19,771,238	£20,984,317	£21,388,305
60% LAR : 40% CIR	5%	£19,614,037	£20,250,233	£20,553,190	£20,578,324	£21,790,156	£22,195,581
60% LAR : 40% CIR	10%	£20,482,239	£21,063,789	£21,366,228	£21,391,273	£22,602,026	£23,007,372
60% LAR : 40% CIR	15%	£21,350,438	£21,882,163	£22,184,125	£22,209,090	£23,413,939	£23,818,382
60% LAR : 40% CIR	20%	£22,218,640	£22,703,306	£23,006,936	£23,031,728	£24,224,849	£24,629,560
60% LAR : 40% CIR	25%	£23,086,842	£23,524,174	£23,830,514	£23,855,143	£25,035,704	£25,440,288
60% LAR : 40% CIR	30%	£23,955,044	£24,345,720	£24,646,514	£24,671,285	£25,841,554	£26,245,224
60% LAR : 40% CIR	35%	£24,823,246	£25,167,859	£25,467,387	£25,492,110	£26,647,464	£27,050,609
60% LAR : 40% CIR	40%	£25,691,448	£25,990,695	£26,288,889	£26,313,572	£27,453,472	£27,858,964
60% LAR : 40% CIR	45%	£26,559,650	£26,814,174	£27,110,974	£27,135,693	£28,259,535	£28,664,299
60% LAR : 40% CIR	50%	£27,427,852	£27,637,772	£27,941,593	£27,966,217	£29,065,604	£29,470,384

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,981,985	£2,042,777	£2,346,288	£2,371,526	£3,385,616	£4,857,267
60% LAR : 40% CIR	5%	£215,276	£2,851,472	£3,154,430	£3,179,563	£4,381,396	£5,760,821
60% LAR : 40% CIR	10%	£1,127,479	£3,665,028	£3,967,467	£3,992,512	£5,202,265	£6,589,611
60% LAR : 40% CIR	15%	£2,044,575	£4,483,402	£4,784,394	£4,810,329	£6,018,179	£7,383,622
60% LAR : 40% CIR	20%	£2,961,671	£5,301,174	£5,601,915	£5,627,850	£6,839,088	£8,202,766
60% LAR : 40% CIR	25%	£3,878,767	£6,119,444	£6,420,554	£6,446,382	£7,664,943	£9,027,097
60% LAR : 40% CIR	30%	£4,795,863	£6,937,714	£7,238,663	£7,264,491	£8,483,604	£9,852,463
60% LAR : 40% CIR	35%	£5,712,959	£7,755,984	£8,059,612	£8,085,440	£9,294,217	£10,667,849
60% LAR : 40% CIR	40%	£6,630,055	£8,574,254	£8,871,240	£8,897,068	£10,100,874	£11,500,293
60% LAR : 40% CIR	45%	£7,547,151	£9,392,524	£9,702,214	£9,728,042	£11,016,874	£12,374,479
60% LAR : 40% CIR	50%	£8,464,247	£10,210,794	£10,520,904	£10,546,732	£11,932,874	£13,223,623

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone B - Rest of Camden £1,250 psf
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£15,754,644	£13,001,729	£12,898,207	£12,672,978	£11,458,890	£10,087,209
60% LAR : 40% CIR	5%	£14,790,621	£12,137,181	£11,834,223	£11,809,090	£10,597,258	£9,227,833
60% LAR : 40% CIR	10%	£13,821,858	£11,267,770	£10,965,332	£10,940,288	£9,730,534	£8,363,187
60% LAR : 40% CIR	15%	£12,847,801	£10,393,544	£10,091,581	£10,066,617	£8,858,766	£7,493,325
60% LAR : 40% CIR	20%	£11,869,095	£9,514,547	£9,213,017	£9,188,125	£7,982,005	£6,618,292
60% LAR : 40% CIR	25%	£10,885,589	£8,630,825	£8,329,685	£8,304,857	£7,100,296	£5,736,142
60% LAR : 40% CIR	30%	£9,897,327	£7,742,426	£7,441,632	£7,416,861	£6,215,688	£4,852,922
60% LAR : 40% CIR	35%	£8,904,359	£6,849,393	£6,548,905	£6,524,182	£5,322,229	£3,962,683
60% LAR : 40% CIR	40%	£7,906,728	£5,951,714	£5,651,549	£5,626,867	£4,425,967	£3,067,475
60% LAR : 40% CIR	45%	£6,904,483	£5,049,615	£4,749,612	£4,724,962	£3,524,951	£2,167,346
60% LAR : 40% CIR	50%	£5,897,672	£4,142,961	£3,843,138	£3,818,515	£2,619,228	£1,262,348

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£90,261,582	£83,014,498	£83,318,919	£83,343,248	£84,357,335	£85,929,016
60% LAR : 40% CIR	5%	£81,225,604	£75,878,044	£74,182,602	£74,187,135	£75,418,868	£76,788,392
60% LAR : 40% CIR	10%	£72,194,567	£68,748,455	£66,060,894	£66,075,398	£67,288,692	£68,653,098
60% LAR : 40% CIR	15%	£63,168,425	£61,622,681	£58,924,644	£58,949,609	£59,157,459	£60,522,901
60% LAR : 40% CIR	20%	£54,147,130	£54,501,678	£51,808,208	£51,828,101	£52,034,221	£53,397,933
60% LAR : 40% CIR	25%	£45,130,637	£47,385,400	£44,696,540	£44,711,389	£44,918,930	£46,278,084
60% LAR : 40% CIR	30%	£36,116,369	£40,269,130	£37,169,995	£37,189,995	£37,390,536	£38,751,303
60% LAR : 40% CIR	35%	£27,111,867	£33,156,832	£29,467,320	£29,482,043	£29,683,907	£31,033,542
60% LAR : 40% CIR	40%	£18,109,497	£26,064,451	£21,864,876	£21,889,358	£22,090,259	£23,448,750
60% LAR : 40% CIR	45%	£9,111,742	£19,006,611	£14,286,813	£14,311,283	£14,512,275	£15,868,879
60% LAR : 40% CIR	50%	£0,116,554	£11,913,285	£6,173,687	£6,197,710	£6,398,997	£7,753,678

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£22,908,314	£20,559,229	£20,982,751	£20,987,980	£21,202,088	£21,575,749
60% LAR : 40% CIR	5%	£23,870,337	£20,523,176	£20,868,735	£20,851,887	£20,983,700	£21,433,326
60% LAR : 40% CIR	10%	£24,839,300	£21,393,187	£21,695,626	£21,720,670	£21,930,424	£22,397,170
60% LAR : 40% CIR	15%	£25,813,157	£22,267,414	£22,569,377	£22,594,341	£22,802,191	£23,263,633
60% LAR : 40% CIR	20%	£26,791,882	£23,140,411	£23,447,941	£23,472,833	£23,678,953	£24,042,685
60% LAR : 40% CIR	25%	£27,775,369	£24,013,130	£24,331,272	£24,356,101	£24,562,618	£24,927,918
60% LAR : 40% CIR	30%	£28,763,631	£24,886,532	£25,219,526	£25,244,097	£25,447,270	£25,808,036
60% LAR : 40% CIR	35%	£29,756,599	£25,761,584	£26,112,053	£26,136,776	£26,338,729	£26,698,275
60% LAR : 40% CIR	40%	£30,754,230	£26,637,184	£27,009,409	£27,034,091	£27,234,991	£27,593,483
60% LAR : 40% CIR	45%	£31,756,474	£27,513,343	£27,911,348	£27,935,995	£28,136,007	£28,493,612
60% LAR : 40% CIR	50%	£32,763,286	£28,391,997	£28,817,620	£28,842,442	£29,041,730	£29,398,610

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£11,811,394	£11,324,458	£11,367,990	£11,383,419	£11,589,000	£11,793,326
60% LAR : 40% CIR	5%	£12,535,576	£15,189,016	£15,491,974	£15,517,107	£16,728,939	£18,098,364
60% LAR : 40% CIR	10%	£13,504,539	£16,058,427	£16,360,865	£16,385,910	£17,595,663	£19,063,010
60% LAR : 40% CIR	15%	£14,478,397	£16,932,653	£17,234,611	£17,259,580	£18,467,431	£19,932,872
60% LAR : 40% CIR	20%	£15,467,102	£17,811,659	£18,113,180	£18,138,073	£19,344,193	£20,797,995
60% LAR : 40% CIR	25%	£16,460,698	£18,695,372	£19,006,512	£19,031,341	£20,226,901	£21,688,665
60% LAR : 40% CIR	30%	£17,468,870	£19,583,772	£19,894,565	£19,909,336	£21,112,510	£22,473,275
60% LAR : 40% CIR	35%	£18,481,839	£20,476,804	£20,777,292	£20,802,015	£22,003,968	£23,363,514
60% LAR : 40% CIR	40%	£19,499,469	£21,374,423	£21,674,648	£21,699,330	£22,900,231	£24,258,722
60% LAR : 40% CIR	45%	£20,521,714	£22,276,393	£22,576,985	£22,601,235	£23,801,246	£25,158,651
60% LAR : 40% CIR	50%	£21,428,525	£23,183,237	£23,483,059	£23,507,682	£24,706,969	£26,063,850

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,827,207	£925,707	£1,229,230	£1,254,459	£2,488,541	£3,840,228
60% LAR : 40% CIR	5%	£863,185	£1,790,255	£2,093,214	£2,118,346	£3,330,179	£4,699,604
60% LAR : 40% CIR	10%	£1,055,778	£2,659,866	£2,962,105	£2,987,149	£4,196,903	£5,564,249
60% LAR : 40% CIR	15%	£1,079,636	£3,533,893	£3,835,996	£3,860,820	£5,068,670	£6,434,112
60% LAR : 40% CIR	20%	£2,058,341	£4,412,869	£4,714,419	£4,739,312	£5,945,432	£7,309,144
60% LAR : 40% CIR	25%	£3,041,848	£5,296,611	£5,597,751	£5,622,580	£6,827,141	£8,189,295
60% LAR : 40% CIR	30%	£4,030,110	£6,185,011	£6,485,804	£6,510,576	£7,713,749	£9,074,514
60% LAR : 40% CIR	35%	£5,023,078	£7,078,943	£7,378,531	£7,403,255	£8,605,208	£9,994,753
60% LAR : 40% CIR	40%	£6,020,799	£7,975,863	£8,275,887	£8,300,570	£9,501,470	£10,899,962
60% LAR : 40% CIR	45%	£7,022,953	£8,877,822	£9,177,825	£9,202,474	£10,402,486	£11,760,091
60% LAR : 40% CIR	50%	£8,029,765	£9,784,476	£10,084,298	£10,108,921	£11,308,209	£12,665,089

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone B - Rest of Camden £1,300 psf
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£16,889,865	£14,118,799	£13,815,276	£13,790,047	£12,575,960	£11,204,279
60% LAR : 40% CIR	5%	£15,869,082	£13,196,397	£12,895,439	£12,870,306	£11,656,474	£10,289,049
60% LAR : 40% CIR	10%	£14,843,358	£12,273,133	£11,970,695	£11,945,650	£10,735,896	£9,368,551
60% LAR : 40% CIR	15%	£13,812,739	£11,343,053	£11,041,091	£11,016,125	£9,808,276	£8,442,833
60% LAR : 40% CIR	20%	£12,777,273	£10,408,202	£10,106,672	£10,081,780	£8,875,661	£7,511,948
60% LAR : 40% CIR	25%	£11,737,005	£9,468,628	£9,167,488	£9,142,659	£7,938,097	£6,575,944
60% LAR : 40% CIR	30%	£10,691,952	£8,524,374	£8,223,581	£8,198,810	£6,995,636	£5,634,871
60% LAR : 40% CIR	35%	£9,642,253	£7,575,489	£7,275,000	£7,250,277	£6,048,324	£4,688,778
60% LAR : 40% CIR	40%	£8,587,862	£6,622,017	£6,321,791	£6,297,108	£5,096,209	£3,737,716
60% LAR : 40% CIR	45%	£7,528,856	£5,664,004	£5,364,000	£5,339,351	£4,139,339	£2,781,735
60% LAR : 40% CIR	50%	£6,465,282	£4,701,495	£4,401,674	£4,377,050	£3,177,762	£1,820,883

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£49,128,360	£51,897,427	£52,200,949	£52,226,178	£53,440,266	£54,811,947
60% LAR : 40% CIR	5%	£50,147,143	£52,817,828	£53,150,787	£53,145,918	£54,357,752	£55,727,175
60% LAR : 40% CIR	10%	£51,172,868	£53,743,093	£53,465,530	£53,470,525	£54,289,329	£55,647,675
60% LAR : 40% CIR	15%	£52,203,486	£54,673,173	£54,975,135	£54,990,100	£55,207,949	£57,573,392
60% LAR : 40% CIR	20%	£53,238,952	£55,608,023	£55,909,553	£55,934,446	£56,140,565	£58,504,277
60% LAR : 40% CIR	25%	£54,279,221	£56,547,598	£56,848,738	£56,873,598	£56,978,128	£59,440,281
60% LAR : 40% CIR	30%	£55,324,243	£57,491,851	£57,792,644	£57,817,416	£58,020,589	£60,381,254
60% LAR : 40% CIR	35%	£56,373,973	£58,440,737	£58,741,225	£58,765,948	£58,967,901	£61,327,447
60% LAR : 40% CIR	40%	£57,428,364	£59,394,209	£59,694,435	£59,719,117	£60,020,016	£62,278,509
60% LAR : 40% CIR	45%	£58,487,370	£60,352,222	£60,652,225	£60,676,874	£61,076,887	£63,234,491
60% LAR : 40% CIR	50%	£59,550,943	£61,314,731	£61,614,552	£61,639,176	£62,038,463	£64,195,343

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£21,771,093	£24,542,159	£24,945,881	£24,970,910	£26,084,958	£27,456,679
60% LAR : 40% CIR	5%	£22,791,876	£25,462,561	£25,765,515	£25,790,582	£27,002,426	£28,371,609
60% LAR : 40% CIR	10%	£23,817,600	£26,387,625	£26,690,263	£26,715,308	£27,925,062	£29,292,407
60% LAR : 40% CIR	15%	£24,848,218	£27,317,905	£27,619,867	£27,644,832	£28,852,682	£30,214,124
60% LAR : 40% CIR	20%	£25,883,685	£28,252,758	£28,554,285	£28,579,178	£29,785,297	£31,149,009
60% LAR : 40% CIR	25%	£26,923,983	£29,192,330	£29,494,070	£29,518,999	£30,020,589	£32,085,014
60% LAR : 40% CIR	30%	£27,968,975	£30,136,583	£30,437,377	£30,462,148	£31,065,321	£33,026,067
60% LAR : 40% CIR	35%	£29,018,705	£31,085,469	£31,385,957	£31,410,681	£32,012,634	£33,972,179
60% LAR : 40% CIR	40%	£30,073,096	£32,038,941	£32,339,167	£32,363,649	£32,964,749	£34,923,241
60% LAR : 40% CIR	45%	£31,132,102	£32,996,954	£33,296,958	£33,321,606	£33,921,619	£35,879,223
60% LAR : 40% CIR	50%	£32,195,675	£33,959,463	£34,259,284	£34,283,908	£34,883,195	£36,840,675

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£10,333,342	£13,807,338	£13,970,921	£13,983,159	£14,789,254	£16,181,819
60% LAR : 40% CIR	5%	£11,457,115	£14,127,800	£14,430,758	£14,455,891	£15,667,724	£17,037,148
60% LAR : 40% CIR	10%	£12,482,840	£15,053,064	£15,355,502	£15,380,547	£16,590,301	£17,957,647
60% LAR : 40% CIR	15%	£13,513,458	£15,983,145	£16,285,107	£16,310,072	£17,517,921	£18,883,364
60% LAR : 40% CIR	20%	£14,548,924	£16,917,995	£17,219,525	£17,244,418	£18,459,537	£19,814,249
60% LAR : 40% CIR	25%	£15,589,192	£17,857,569	£18,158,709	£18,183,538	£19,388,100	£20,740,253
60% LAR : 40% CIR	30%	£16,634,215	£18,801,623	£19,102,616	£19,127,388	£20,330,561	£21,691,326
60% LAR : 40% CIR	35%	£17,683,945	£19,750,709	£20,051,197	£20,075,920	£21,277,873	£22,637,419
60% LAR : 40% CIR	40%	£18,738,336	£20,704,181	£21,004,409	£21,029,089	£22,229,988	£23,588,481
60% LAR : 40% CIR	45%	£19,797,342	£21,652,194	£21,952,197	£21,988,846	£23,186,858	£24,544,602
60% LAR : 40% CIR	50%	£20,860,915	£22,624,702	£22,924,524	£22,949,148	£24,148,435	£25,505,314

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,982,428	£191,382	£114,150	£137,389	£1,351,477	£4,723,158
60% LAR : 40% CIR	5%	£1,941,645	£728,039	£1,031,998	£1,057,130	£2,288,963	£3,638,388
60% LAR : 40% CIR	10%	£915,921	£1,654,304	£1,956,742	£1,981,787	£3,181,541	£4,558,888
60% LAR : 40% CIR	15%	£-114,897	£2,584,384	£2,886,345	£2,911,311	£4,119,161	£5,494,593
60% LAR : 40% CIR	20%	£-115,164	£3,519,234	£3,820,764	£3,845,657	£5,051,176	£6,415,486
60% LAR : 40% CIR	25%	£-219,432	£4,458,809	£4,759,949	£4,784,778	£5,989,339	£7,351,492
60% LAR : 40% CIR	30%	£-323,454	£5,403,062	£5,703,856	£5,728,627	£6,931,800	£8,292,566
60% LAR : 40% CIR	35%	£-428,184	£6,351,948	£6,652,436	£6,677,159	£7,879,113	£9,238,658
60% LAR : 40% CIR	40%	£-533,976	£7,305,420	£7,605,846	£7,630,328	£8,831,228	£10,189,720
60% LAR : 40% CIR	45%	£-638,551	£8,263,433	£8,563,437	£8,588,085	£9,788,058	£11,145,702
60% LAR : 40% CIR	50%	£-742,154	£9,225,942	£9,525,763	£9,550,387	£10,749,674	£12,108,554

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units

Value Area
Zone C - £1,050 psf

No Units: 50
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 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
60% LAR : 40% CIR	0%	£7,125,632	£3,167,516	£2,863,994	£2,838,765	£1,624,676	£252,996
60% LAR : 40% CIR	5%	£6,388,655	£2,593,541	£2,290,582	£2,265,450	£1,053,617	-£320,627
60% LAR : 40% CIR	10%	£5,646,735	£2,014,703	£1,712,285	£1,687,220	£477,486	-£303,457
60% LAR : 40% CIR	15%	£4,899,923	£1,431,050	£1,129,087	£1,104,122	£-105,310	-£1,491,587
60% LAR : 40% CIR	20%	£4,148,261	£842,625	£541,096	£516,203	£-700,444	-£2,084,963
60% LAR : 40% CIR	25%	£3,391,800	£249,477	£-52,452	£-77,669	£-1,300,599	-£2,683,537
60% LAR : 40% CIR	30%	£2,630,583	£-333,665	£-269,048	£-384,198	£-1,905,729	-£3,287,257
60% LAR : 40% CIR	35%	£1,864,658	£-965,317	£-1,270,390	£-1,295,490	£-2,515,783	-£3,896,073
60% LAR : 40% CIR	40%	£1,094,073	£-1,581,625	£-1,886,431	£-1,911,490	£-3,130,714	-£4,509,934
60% LAR : 40% CIR	45%	£318,873	£-2,202,543	£-2,507,124	£-2,532,149	£-3,750,471	-£5,128,790
60% LAR : 40% CIR	50%	£-467,928	£-2,828,025	£-3,132,421	£-3,157,420	£-4,375,007	-£5,752,591

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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
60% LAR : 40% CIR	0%	£58,896,593	£62,848,709	£83,152,232	£63,177,461	£64,391,549	£65,763,229
60% LAR : 40% CIR	5%	£55,627,571	£63,422,685	£83,725,643	£63,750,776	£64,965,688	£66,336,852
60% LAR : 40% CIR	10%	£50,369,490	£64,001,522	£84,303,961	£64,329,008	£65,538,790	£66,910,663
60% LAR : 40% CIR	15%	£41,116,303	£64,585,176	£84,887,139	£64,912,103	£66,121,535	£67,507,912
60% LAR : 40% CIR	20%	£31,867,964	£65,173,600	£85,475,130	£65,500,023	£66,716,669	£68,119,189
60% LAR : 40% CIR	25%	£22,624,426	£65,766,748	£86,068,677	£66,088,884	£67,316,824	£68,739,762
60% LAR : 40% CIR	30%	£13,380,943	£66,360,896	£86,663,990	£66,678,273	£67,921,954	£69,360,462
60% LAR : 40% CIR	35%	£4,141,567	£66,961,542	£87,266,616	£67,271,716	£68,532,009	£69,991,288
60% LAR : 40% CIR	40%	£-494,153	£67,567,850	£87,872,656	£67,872,715	£69,143,939	£70,626,159
60% LAR : 40% CIR	45%	£-1,097,353	£68,178,768	£88,483,349	£68,478,375	£69,756,696	£71,265,015
60% LAR : 40% CIR	50%	£-1,700,553	£68,794,250	£89,094,947	£69,083,646	£70,371,232	£71,906,816

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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
60% LAR : 40% CIR	0%	£31,536,326	£35,493,442	£35,796,956	£35,822,193	£37,036,282	£38,407,962
60% LAR : 40% CIR	5%	£32,272,303	£36,067,417	£36,370,375	£36,395,608	£37,607,341	£39,081,355
60% LAR : 40% CIR	10%	£33,014,222	£36,646,254	£36,948,693	£36,973,738	£38,183,452	£39,764,415
60% LAR : 40% CIR	15%	£33,761,035	£37,229,908	£37,531,871	£37,556,835	£38,766,268	£40,454,545
60% LAR : 40% CIR	20%	£34,512,696	£37,819,332	£38,119,962	£38,144,755	£39,351,402	£41,154,921
60% LAR : 40% CIR	25%	£35,268,188	£38,411,481	£38,713,409	£38,738,617	£39,942,957	£41,864,464
60% LAR : 40% CIR	30%	£36,030,375	£39,014,623	£39,320,006	£39,345,155	£40,536,686	£42,584,214
60% LAR : 40% CIR	35%	£36,796,300	£39,626,274	£39,931,348	£39,956,448	£41,131,741	£43,314,252
60% LAR : 40% CIR	40%	£37,566,885	£40,242,582	£40,547,388	£40,572,448	£41,731,672	£44,054,892
60% LAR : 40% CIR	45%	£38,342,085	£40,863,501	£41,168,082	£41,193,107	£42,331,429	£44,806,747
60% LAR : 40% CIR	50%	£39,128,885	£41,488,982	£41,793,379	£41,818,378	£42,935,965	£45,569,648

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	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
60% LAR : 40% CIR	0%	£28,200,585	£24,158,681	£24,400,204	£24,437,433	£25,101,241	£25,973,033
60% LAR : 40% CIR	5%	£20,937,543	£24,732,656	£25,035,615	£25,060,748	£26,272,580	£27,646,624
60% LAR : 40% CIR	10%	£21,679,462	£25,311,494	£25,613,932	£25,638,977	£26,848,731	£28,229,654
60% LAR : 40% CIR	15%	£22,426,274	£25,895,148	£26,197,111	£26,222,075	£27,431,507	£28,817,784
60% LAR : 40% CIR	20%	£23,177,936	£26,483,572	£26,785,102	£26,809,994	£28,026,641	£29,411,160
60% LAR : 40% CIR	25%	£23,934,397	£27,076,720	£27,376,649	£27,403,866	£28,626,786	£30,009,734
60% LAR : 40% CIR	30%	£24,695,615	£27,673,862	£27,965,245	£28,010,395	£29,231,926	£30,613,454
60% LAR : 40% CIR	35%	£25,461,539	£28,271,514	£28,559,588	£28,617,687	£29,841,980	£31,222,270
60% LAR : 40% CIR	40%	£26,232,125	£28,867,822	£29,152,628	£29,227,687	£30,456,811	£31,834,131
60% LAR : 40% CIR	45%	£27,007,324	£29,459,740	£29,743,321	£29,838,345	£31,076,668	£32,448,987
60% LAR : 40% CIR	50%	£27,794,125	£30,054,222	£30,338,619	£30,433,618	£31,701,204	£33,078,788

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,801,000

Tenure	% AH	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
60% LAR : 40% CIR	0%	£8,801,594	£10,759,821	£11,063,443	£11,088,672	£12,302,781	£13,674,441
60% LAR : 40% CIR	5%	£7,538,782	£11,333,896	£11,636,854	£11,661,987	£12,873,819	£14,248,063
60% LAR : 40% CIR	10%	£6,280,701	£11,912,733	£12,215,172	£12,240,217	£13,449,971	£14,830,894
60% LAR : 40% CIR	15%	£5,027,514	£12,496,387	£12,798,550	£12,823,314	£14,032,747	£15,419,024
60% LAR : 40% CIR	20%	£3,778,175	£13,084,611	£13,386,341	£13,411,294	£14,622,881	£16,012,400
60% LAR : 40% CIR	25%	£2,535,637	£13,677,959	£13,979,888	£14,005,095	£15,228,036	£16,610,973
60% LAR : 40% CIR	30%	£1,296,854	£14,281,101	£14,584,484	£14,611,634	£15,833,165	£17,214,893
60% LAR : 40% CIR	35%	£12,082,778	£14,892,753	£15,197,827	£15,222,927	£16,443,220	£17,823,509
60% LAR : 40% CIR	40%	£12,833,364	£15,509,061	£15,813,897	£15,839,927	£17,055,190	£18,437,371
60% LAR : 40% CIR	45%	£13,608,564	£16,125,880	£16,434,561	£16,459,586	£17,677,907	£19,056,226
60% LAR : 40% CIR	50%	£14,395,364	£16,755,401	£17,059,858	£17,084,857	£18,302,443	£19,680,027

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone C - £1,150 psf
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£9,396,076	£5,401,655	£5,098,133	£5,072,904	£3,858,816	£2,487,135
60% LAR : 40% CIR	5%	£3,945,576	£4,715,972	£4,413,014	£4,387,881	£3,176,049	£1,808,624
60% LAR : 40% CIR	10%	£7,690,135	£4,025,426	£3,722,950	£3,697,945	£2,488,191	£1,120,846
60% LAR : 40% CIR	15%	£6,829,800	£3,330,068	£3,028,105	£3,003,141	£1,795,290	£429,849
60% LAR : 40% CIR	20%	£5,964,616	£2,629,937	£2,328,407	£2,303,514	£1,097,395	£-270,381
60% LAR : 40% CIR	25%	£5,094,633	£1,925,081	£1,623,941	£1,599,113	£394,552	£-982,366
60% LAR : 40% CIR	30%	£4,219,894	£1,215,548	£914,754	£889,983	£-317,970	£-1,699,497
60% LAR : 40% CIR	35%	£3,340,446	£501,382	£200,894	£176,169	£-1,041,434	£-2,421,725
60% LAR : 40% CIR	40%	£2,456,339	£-220,688	£-525,494	£-550,553	£-1,769,777	£-3,148,997
60% LAR : 40% CIR	45%	£1,567,617	£-955,018	£-1,259,598	£-1,284,624	£-2,502,946	£-3,881,265
60% LAR : 40% CIR	50%	£674,326	£-1,693,911	£-1,998,308	£-2,023,307	£-3,240,893	£-4,616,477

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

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£56,620,150	£80,814,670	£80,918,993	£80,943,322	£62,157,409	£63,529,060
60% LAR : 40% CIR	5%	£57,470,649	£81,300,253	£81,693,211	£81,628,344	£62,840,176	£64,209,601
60% LAR : 40% CIR	10%	£58,326,090	£81,889,797	£82,283,235	£82,168,280	£63,484,939	£64,854,379
60% LAR : 40% CIR	15%	£59,186,426	£82,486,157	£82,908,120	£82,613,085	£64,220,935	£65,596,377
60% LAR : 40% CIR	20%	£60,051,609	£83,086,289	£83,687,819	£83,312,712	£64,918,830	£66,286,607
60% LAR : 40% CIR	25%	£60,921,593	£83,691,144	£84,332,284	£83,847,112	£65,621,674	£66,998,591
60% LAR : 40% CIR	30%	£61,796,332	£84,300,878	£85,001,671	£84,426,243	£66,334,195	£67,716,223
60% LAR : 40% CIR	35%	£62,675,779	£84,914,843	£85,615,332	£85,040,056	£67,057,680	£68,437,550
60% LAR : 40% CIR	40%	£63,559,887	£85,526,913	£86,241,719	£85,666,779	£67,786,002	£69,165,223
60% LAR : 40% CIR	45%	£64,448,608	£86,141,244	£86,875,824	£86,300,849	£68,519,171	£69,897,400
60% LAR : 40% CIR	50%	£65,341,899	£86,761,136	£87,514,533	£86,939,532	£69,257,119	£70,634,702

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

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£20,264,882	£33,259,303	£33,592,825	£33,588,054	£34,962,142	£36,173,823
60% LAR : 40% CIR	5%	£20,115,381	£33,944,955	£34,277,944	£34,273,076	£35,484,939	£36,654,334
60% LAR : 40% CIR	10%	£20,070,822	£34,635,530	£34,937,967	£34,963,012	£36,172,768	£37,540,112
60% LAR : 40% CIR	15%	£20,031,158	£35,330,890	£35,632,853	£35,657,817	£36,865,667	£38,231,109
60% LAR : 40% CIR	20%	£20,096,341	£36,031,021	£36,332,551	£36,357,444	£37,563,563	£38,931,339
60% LAR : 40% CIR	25%	£20,166,326	£36,735,877	£37,037,017	£37,061,844	£38,266,406	£39,643,223
60% LAR : 40% CIR	30%	£20,241,064	£37,445,410	£37,746,204	£37,770,975	£38,978,927	£40,360,455
60% LAR : 40% CIR	35%	£20,320,511	£38,159,576	£38,460,064	£38,484,788	£39,702,382	£41,082,683
60% LAR : 40% CIR	40%	£20,404,619	£38,881,646	£39,186,452	£39,211,511	£40,430,735	£41,809,555
60% LAR : 40% CIR	45%	£20,493,341	£39,615,976	£39,920,556	£39,945,581	£41,183,904	£42,542,223
60% LAR : 40% CIR	50%	£20,586,631	£40,364,868	£40,669,266	£40,694,265	£41,941,851	£43,279,435

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

£40,420,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,933,781	£21,804,534	£22,268,065	£22,263,294	£23,467,381	£24,330,330
60% LAR : 40% CIR	5%	£18,780,621	£22,610,225	£22,913,183	£22,938,316	£24,150,148	£25,519,575
60% LAR : 40% CIR	10%	£19,636,062	£23,300,769	£23,603,207	£23,628,252	£24,838,008	£26,205,351
60% LAR : 40% CIR	15%	£20,496,398	£23,990,129	£24,296,092	£24,321,056	£25,530,907	£26,896,348
60% LAR : 40% CIR	20%	£21,361,581	£24,686,261	£24,997,791	£25,022,884	£26,228,802	£27,586,578
60% LAR : 40% CIR	25%	£22,231,564	£25,401,116	£25,720,256	£25,745,084	£26,931,646	£28,280,563
60% LAR : 40% CIR	30%	£23,106,304	£26,110,649	£26,441,443	£26,466,214	£27,644,167	£28,982,694
60% LAR : 40% CIR	35%	£23,985,751	£26,824,815	£27,125,304	£27,150,028	£28,367,632	£29,747,922
60% LAR : 40% CIR	40%	£24,869,858	£27,546,885	£27,851,691	£27,876,750	£29,095,874	£30,475,184
60% LAR : 40% CIR	45%	£25,759,590	£28,281,215	£28,585,196	£28,610,821	£29,829,143	£31,207,462
60% LAR : 40% CIR	50%	£26,651,871	£29,020,108	£29,324,505	£29,349,504	£30,567,090	£31,944,674

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

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,831,361	£8,525,782	£8,826,304	£8,854,633	£10,068,621	£11,440,302
60% LAR : 40% CIR	5%	£5,381,860	£9,211,464	£9,514,423	£9,539,555	£10,751,388	£12,120,812
60% LAR : 40% CIR	10%	£6,237,301	£9,902,009	£10,204,446	£10,229,491	£11,439,245	£12,806,561
60% LAR : 40% CIR	15%	£7,097,637	£10,597,369	£10,899,532	£10,924,296	£12,132,145	£13,497,588
60% LAR : 40% CIR	20%	£7,962,820	£11,297,500	£11,598,030	£11,623,923	£12,830,142	£14,197,618
60% LAR : 40% CIR	25%	£8,832,804	£12,002,356	£12,303,496	£12,328,323	£13,532,685	£14,909,802
60% LAR : 40% CIR	30%	£9,707,543	£12,711,889	£13,012,682	£13,037,454	£14,245,408	£15,626,934
60% LAR : 40% CIR	35%	£10,586,990	£13,426,655	£13,726,543	£13,751,267	£14,968,871	£16,346,161
60% LAR : 40% CIR	40%	£11,471,098	£14,148,125	£14,452,030	£14,477,990	£15,697,214	£17,076,434
60% LAR : 40% CIR	45%	£12,359,820	£14,882,455	£15,187,035	£15,212,060	£16,430,383	£17,808,702
60% LAR : 40% CIR	50%	£13,253,110	£15,621,348	£15,925,744	£15,950,743	£17,169,330	£18,545,914

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 C - £1,350 psf
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Sales value Inflation	Base
Build Cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£13,936,964	£9,869,933	£9,566,412	£9,541,182	£8,327,094	£6,955,413
60% LAR : 40% CIR	5%	£12,859,420	£8,960,837	£8,657,879	£8,632,746	£7,420,914	£6,051,489
60% LAR : 40% CIR	10%	£11,776,935	£8,046,879	£7,744,440	£7,719,305	£6,509,642	£5,142,296
60% LAR : 40% CIR	15%	£10,689,554	£7,128,105	£6,826,141	£6,801,177	£5,593,327	£4,227,885
60% LAR : 40% CIR	20%	£9,597,327	£6,204,560	£5,903,030	£5,878,137	£4,672,017	£3,308,306
60% LAR : 40% CIR	25%	£8,500,299	£5,276,291	£4,975,150	£4,950,322	£3,745,760	£2,383,607
60% LAR : 40% CIR	30%	£7,398,515	£4,343,343	£4,042,549	£4,017,777	£2,814,005	£1,453,839
60% LAR : 40% CIR	35%	£6,292,024	£3,405,762	£3,105,274	£3,080,551	£1,878,598	£519,052
60% LAR : 40% CIR	40%	£5,180,871	£2,463,596	£2,163,371	£2,138,688	£937,788	-£427,123
60% LAR : 40% CIR	45%	£4,065,105	£1,516,888	£1,216,885	£1,192,236	-£7,895	-£1,386,214
60% LAR : 40% CIR	50%	£2,944,770	£565,686	£265,864	£241,241	-£972,665	-£2,350,249

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£52,079,261	£36,146,292	£36,449,814	£36,475,044	£37,889,131	£39,080,812
60% LAR : 40% CIR	5%	£53,156,606	£37,655,358	£37,357,347	£37,383,479	£38,595,312	£39,984,737
60% LAR : 40% CIR	10%	£54,239,290	£38,969,346	£38,271,785	£38,296,830	£39,508,553	£40,873,620
60% LAR : 40% CIR	15%	£55,326,671	£39,888,121	£39,190,084	£39,215,048	£40,422,698	£41,769,340
60% LAR : 40% CIR	20%	£56,418,898	£40,811,666	£40,113,196	£40,138,088	£41,344,208	£42,707,920
60% LAR : 40% CIR	25%	£57,515,927	£41,739,935	£41,041,076	£41,065,904	£42,270,485	£43,632,612
60% LAR : 40% CIR	30%	£58,617,711	£42,672,893	£41,972,876	£41,996,448	£43,201,621	£44,562,396
60% LAR : 40% CIR	35%	£59,724,202	£43,610,463	£42,910,951	£42,935,674	£44,137,628	£45,497,173
60% LAR : 40% CIR	40%	£60,835,354	£44,552,629	£43,852,854	£43,877,538	£45,078,437	£46,443,348
60% LAR : 40% CIR	45%	£61,951,121	£45,499,337	£44,799,341	£44,823,989	£46,024,120	£47,402,439
60% LAR : 40% CIR	50%	£63,071,458	£46,450,539	£45,750,362	£45,774,984	£46,988,899	£48,368,474

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£24,723,994	£18,781,025	£18,084,240	£18,119,776	£19,333,884	£21,705,245
60% LAR : 40% CIR	5%	£25,801,538	£19,700,121	£19,003,079	£19,038,212	£20,249,044	£22,669,469
60% LAR : 40% CIR	10%	£26,884,023	£20,614,079	£19,916,517	£19,941,562	£21,151,315	£23,518,662
60% LAR : 40% CIR	15%	£27,971,403	£21,532,853	£20,834,816	£20,859,780	£22,053,631	£24,433,072
60% LAR : 40% CIR	20%	£29,063,631	£22,450,399	£21,752,929	£21,778,821	£22,958,941	£25,352,652
60% LAR : 40% CIR	25%	£30,160,699	£23,364,667	£22,665,905	£22,691,636	£23,864,185	£26,277,391
60% LAR : 40% CIR	30%	£31,262,443	£24,271,615	£23,576,409	£23,603,181	£24,769,353	£27,207,118
60% LAR : 40% CIR	35%	£32,368,934	£25,175,195	£24,485,684	£24,509,407	£25,672,360	£28,141,966
60% LAR : 40% CIR	40%	£33,480,087	£26,073,362	£25,392,587	£25,422,270	£26,573,169	£29,088,081
60% LAR : 40% CIR	45%	£34,595,853	£26,969,069	£26,299,473	£26,327,022	£27,472,619	£30,047,171
60% LAR : 40% CIR	50%	£35,716,168	£27,862,272	£27,206,694	£27,241,717	£28,370,623	£31,011,208

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£13,399,293	£11,458,234	£11,759,165	£11,784,103	£18,999,103	£26,370,169
60% LAR : 40% CIR	5%	£14,466,777	£12,365,360	£12,668,318	£12,693,451	£19,905,284	£27,274,708
60% LAR : 40% CIR	10%	£15,549,262	£13,279,318	£13,581,757	£13,606,802	£20,816,555	£28,183,901
60% LAR : 40% CIR	15%	£16,636,643	£14,193,999	£14,500,056	£14,525,020	£21,732,870	£29,098,312
60% LAR : 40% CIR	20%	£17,728,870	£15,112,638	£15,418,168	£15,443,080	£22,654,189	£30,017,891
60% LAR : 40% CIR	25%	£18,826,898	£16,031,907	£16,337,048	£16,361,879	£23,579,579	£30,942,560
60% LAR : 40% CIR	30%	£19,927,662	£16,952,854	£17,256,648	£17,281,420	£24,511,592	£31,872,358
60% LAR : 40% CIR	35%	£21,034,174	£17,875,435	£18,176,923	£18,201,646	£25,447,600	£32,807,145
60% LAR : 40% CIR	40%	£22,145,326	£18,800,601	£19,102,826	£19,127,509	£26,388,409	£33,745,320
60% LAR : 40% CIR	45%	£23,261,093	£19,728,359	£20,030,913	£20,055,981	£27,334,092	£34,687,411
60% LAR : 40% CIR	50%	£24,381,427	£20,660,511	£20,960,333	£20,985,566	£28,288,862	£35,633,446

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,527	£4,057,933	£4,351,025	£4,366,235	£3,600,543	£6,972,024
60% LAR : 40% CIR	5%	£1,068,017	£4,966,800	£5,269,558	£5,284,691	£4,506,523	£7,875,948
60% LAR : 40% CIR	10%	£2,150,502	£5,880,557	£6,182,098	£6,208,041	£5,417,794	£8,785,141
60% LAR : 40% CIR	15%	£3,237,882	£6,799,332	£7,101,295	£7,126,259	£6,234,110	£9,699,551
60% LAR : 40% CIR	20%	£4,330,109	£7,722,877	£8,024,407	£8,049,300	£7,255,420	£10,618,131
60% LAR : 40% CIR	25%	£5,427,138	£8,651,146	£8,952,287	£8,977,115	£8,181,677	£11,543,830
60% LAR : 40% CIR	30%	£6,528,922	£9,584,087	£9,884,887	£9,909,660	£9,112,832	£12,473,597
60% LAR : 40% CIR	35%	£7,635,413	£10,521,674	£10,822,163	£10,846,898	£10,248,839	£13,408,385
60% LAR : 40% CIR	40%	£8,746,565	£11,463,841	£11,764,065	£11,788,749	£11,699,048	£14,354,559
60% LAR : 40% CIR	45%	£9,862,332	£12,410,548	£12,710,552	£12,735,200	£13,635,351	£15,313,650
60% LAR : 40% CIR	50%	£10,982,667	£13,361,751	£13,661,573	£13,686,196	£14,900,102	£16,277,885

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone C - £1,500 psf
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£17,342,630	£13,221,142	£12,917,620	£12,892,390	£11,678,303	£10,306,623
60% LAR : 40% CIR	5%	£16,094,302	£12,144,486	£11,841,527	£11,816,385	£10,604,562	£9,235,137
60% LAR : 40% CIR	10%	£14,842,034	£11,062,967	£10,760,528	£10,735,483	£9,525,730	£8,158,384
60% LAR : 40% CIR	15%	£13,584,371	£9,976,631	£9,674,669	£9,649,704	£8,441,855	£7,076,412
60% LAR : 40% CIR	20%	£12,321,860	£8,885,527	£8,583,997	£8,559,104	£7,352,984	£5,989,272
60% LAR : 40% CIR	25%	£11,054,548	£7,789,697	£7,488,557	£7,463,728	£6,259,167	£4,897,013
60% LAR : 40% CIR	30%	£9,782,481	£6,689,189	£6,388,396	£6,363,623	£5,150,450	£3,799,686
60% LAR : 40% CIR	35%	£8,505,707	£5,584,048	£5,283,560	£5,258,836	£4,056,883	£2,697,339
60% LAR : 40% CIR	40%	£7,224,271	£4,474,320	£4,174,096	£4,149,413	£2,948,513	£1,590,021
60% LAR : 40% CIR	45%	£5,938,221	£3,360,053	£3,060,050	£3,035,401	£1,835,389	£477,784
60% LAR : 40% CIR	50%	£4,647,603	£2,241,290	£1,941,469	£1,916,845	£717,557	£-649,077

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£48,673,595	£32,795,084	£33,098,605	£33,123,635	£34,337,923	£35,709,603
60% LAR : 40% CIR	5%	£49,921,423	£33,871,749	£34,174,698	£34,199,931	£35,411,663	£36,781,089
60% LAR : 40% CIR	10%	£51,174,191	£34,953,268	£35,256,697	£35,281,742	£36,493,496	£37,861,941
60% LAR : 40% CIR	15%	£52,431,854	£36,039,594	£36,341,556	£36,366,521	£37,574,370	£38,939,613
60% LAR : 40% CIR	20%	£53,694,366	£37,130,699	£37,427,229	£37,452,121	£38,665,241	£39,026,953
60% LAR : 40% CIR	25%	£54,961,678	£38,226,529	£38,517,669	£38,542,497	£39,757,058	£40,119,212
60% LAR : 40% CIR	30%	£56,233,744	£39,327,036	£39,612,401	£39,637,002	£40,850,776	£41,212,940
60% LAR : 40% CIR	35%	£57,510,519	£40,432,177	£40,712,686	£40,737,389	£41,955,342	£42,318,597
60% LAR : 40% CIR	40%	£58,791,954	£41,541,905	£41,812,130	£41,836,812	£43,067,712	£43,426,204
60% LAR : 40% CIR	45%	£60,078,004	£42,656,172	£42,916,175	£42,940,625	£44,180,838	£44,538,441
60% LAR : 40% CIR	50%	£61,368,622	£43,774,935	£44,024,757	£44,049,381	£45,298,698	£45,655,302

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£21,318,328	£15,439,818	£15,743,337	£15,768,587	£16,982,658	£18,354,335
60% LAR : 40% CIR	5%	£22,566,155	£16,516,472	£16,819,430	£16,844,563	£18,059,336	£19,435,870
60% LAR : 40% CIR	10%	£23,818,924	£17,597,991	£17,900,430	£17,925,475	£19,135,228	£20,502,574
60% LAR : 40% CIR	15%	£25,076,587	£18,684,328	£19,086,288	£19,111,253	£20,219,103	£21,584,546
60% LAR : 40% CIR	20%	£26,339,098	£19,775,437	£20,276,961	£20,301,894	£21,307,974	£22,671,688
60% LAR : 40% CIR	25%	£27,606,410	£20,871,261	£21,472,401	£21,497,290	£22,401,780	£23,765,945
60% LAR : 40% CIR	30%	£28,878,476	£21,971,769	£22,672,562	£22,697,335	£23,500,500	£24,861,212
60% LAR : 40% CIR	35%	£30,155,251	£23,076,910	£23,877,398	£23,902,121	£24,604,075	£25,963,619
60% LAR : 40% CIR	40%	£31,436,687	£24,186,637	£25,086,862	£25,111,544	£25,712,445	£27,070,936
60% LAR : 40% CIR	45%	£32,722,737	£25,300,905	£26,300,907	£26,325,557	£26,825,569	£28,183,174
60% LAR : 40% CIR	50%	£34,013,365	£26,419,658	£27,518,489	£27,543,113	£27,943,499	£29,310,605

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£13,333,387	£11,105,032	£11,408,577	£11,433,387	£13,647,287	£15,019,310
60% LAR : 40% CIR	5%	£11,231,395	£15,181,711	£15,484,670	£15,509,802	£16,721,635	£18,091,060
60% LAR : 40% CIR	10%	£12,484,163	£16,263,230	£16,565,669	£16,590,714	£17,800,467	£19,167,813
60% LAR : 40% CIR	15%	£13,741,828	£17,349,566	£17,651,528	£17,676,493	£18,884,342	£20,249,785
60% LAR : 40% CIR	20%	£15,004,338	£18,440,671	£18,742,203	£18,767,093	£19,973,213	£21,336,925
60% LAR : 40% CIR	25%	£16,271,650	£19,535,500	£19,837,640	£19,862,469	£21,067,030	£22,422,184
60% LAR : 40% CIR	30%	£17,543,716	£20,637,008	£20,937,802	£20,962,574	£22,165,747	£23,506,512
60% LAR : 40% CIR	35%	£18,820,490	£21,742,149	£22,042,638	£22,067,361	£23,269,314	£24,628,859
60% LAR : 40% CIR	40%	£20,101,926	£22,851,877	£23,152,102	£23,176,784	£24,377,684	£25,738,176
60% LAR : 40% CIR	45%	£21,387,976	£23,965,144	£24,265,147	£24,289,796	£25,489,806	£26,848,413
60% LAR : 40% CIR	50%	£22,678,594	£25,084,907	£25,384,729	£25,409,353	£26,608,640	£27,975,274

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,415,193	£1,068,265	£1,069,816	£1,033,046	£2,249,134	£3,620,314
60% LAR : 40% CIR	5%	£2,167,366	£1,782,951	£2,085,909	£2,111,024	£3,322,874	£4,692,299
60% LAR : 40% CIR	10%	£914,597	£2,864,470	£3,166,908	£3,191,953	£4,401,708	£5,769,053
60% LAR : 40% CIR	15%	£-543,966	£3,950,805	£4,252,767	£4,277,732	£5,495,562	£6,851,024
60% LAR : 40% CIR	20%	£-1,605,577	£5,041,910	£5,343,440	£5,368,333	£6,574,453	£7,938,165
60% LAR : 40% CIR	25%	£-2,872,889	£6,137,740	£6,438,880	£6,463,709	£7,668,269	£9,030,423
60% LAR : 40% CIR	30%	£-4,144,955	£7,238,248	£7,539,041	£7,563,813	£8,766,987	£10,127,751
60% LAR : 40% CIR	35%	£-5,421,730	£8,343,389	£8,643,877	£8,668,600	£9,870,554	£11,230,088
60% LAR : 40% CIR	40%	£-6,703,186	£9,453,116	£9,753,341	£9,778,023	£10,978,924	£12,337,415
60% LAR : 40% CIR	45%	£-7,989,216	£10,567,384	£10,867,385	£10,892,036	£12,082,074	£13,449,652
60% LAR : 40% CIR	50%	£-9,279,834	£11,686,147	£11,985,968	£12,010,592	£13,209,879	£14,576,513

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone C - £1,750 psf
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£22,994,250	£18,806,490	£18,502,968	£18,477,739	£17,263,650	£15,891,970
60% LAR : 40% CIR	5%	£21,482,816	£17,450,566	£17,147,608	£17,122,475	£15,910,643	£14,541,218
60% LAR : 40% CIR	10%	£19,950,533	£16,089,760	£15,787,342	£15,762,257	£14,552,543	£13,185,197
60% LAR : 40% CIR	15%	£18,409,064	£14,724,178	£14,422,215	£14,397,251	£13,189,400	£11,823,958
60% LAR : 40% CIR	20%	£16,862,748	£13,353,805	£13,052,275	£13,027,382	£11,821,262	£10,457,551
60% LAR : 40% CIR	25%	£15,311,630	£11,978,708	£11,677,568	£11,652,739	£10,448,178	£9,086,024
60% LAR : 40% CIR	30%	£13,755,758	£10,598,932	£10,298,139	£10,273,367	£9,070,194	£7,709,428
60% LAR : 40% CIR	35%	£12,195,178	£9,214,525	£8,914,036	£8,889,313	£7,687,360	£6,327,814
60% LAR : 40% CIR	40%	£10,629,937	£7,825,530	£7,525,304	£7,500,622	£6,299,723	£4,941,230
60% LAR : 40% CIR	45%	£9,060,022	£6,431,994	£6,131,991	£6,107,342	£4,907,330	£3,549,726
60% LAR : 40% CIR	50%	£7,485,658	£5,033,964	£4,734,142	£4,709,519	£3,510,232	£2,153,352

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

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£43,021,976	£47,209,738	£47,513,257	£47,538,486	£48,752,575	£50,124,255
60% LAR : 40% CIR	5%	£44,533,409	£46,565,859	£46,966,817	£46,993,750	£48,165,583	£49,475,067
60% LAR : 40% CIR	10%	£46,065,692	£45,929,445	£46,328,884	£46,355,999	£47,533,653	£48,811,628
60% LAR : 40% CIR	15%	£47,607,162	£45,292,048	£45,694,011	£45,721,075	£46,715,225	£47,995,267
60% LAR : 40% CIR	20%	£49,153,477	£44,654,651	£45,059,134	£45,086,198	£45,702,275	£47,074,814
60% LAR : 40% CIR	25%	£50,704,596	£44,017,254	£44,424,257	£44,451,321	£44,688,322	£46,153,361
60% LAR : 40% CIR	30%	£52,254,467	£43,379,857	£43,791,380	£43,818,444	£43,804,369	£45,232,908
60% LAR : 40% CIR	35%	£53,821,047	£42,742,460	£43,153,503	£43,180,567	£42,790,416	£44,313,455
60% LAR : 40% CIR	40%	£55,388,288	£42,105,063	£42,515,626	£42,542,690	£41,776,465	£43,393,902
60% LAR : 40% CIR	45%	£56,956,144	£41,467,666	£41,877,749	£41,904,813	£40,861,514	£42,474,349
60% LAR : 40% CIR	50%	£58,530,567	£40,830,269	£41,237,872	£41,264,936	£39,946,565	£41,554,796

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

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£15,696,708	£19,854,487	£20,157,990	£20,183,219	£21,397,307	£22,788,588
60% LAR : 40% CIR	5%	£17,178,142	£19,217,091	£19,520,594	£19,545,823	£20,759,911	£22,149,197
60% LAR : 40% CIR	10%	£18,710,425	£18,579,694	£18,883,197	£18,908,426	£20,121,504	£21,509,793
60% LAR : 40% CIR	15%	£20,251,894	£17,942,297	£18,236,500	£18,261,729	£19,473,097	£20,860,382
60% LAR : 40% CIR	20%	£21,793,210	£17,304,900	£17,590,803	£17,616,032	£18,824,485	£20,220,877
60% LAR : 40% CIR	25%	£23,334,526	£16,667,503	£16,953,906	£16,979,135	£18,185,878	£19,581,369
60% LAR : 40% CIR	30%	£24,875,200	£16,030,106	£16,316,509	£16,341,738	£17,547,271	£18,941,860
60% LAR : 40% CIR	35%	£26,416,578	£15,392,709	£15,673,112	£15,698,341	£16,908,664	£18,302,351
60% LAR : 40% CIR	40%	£28,011,021	£14,755,312	£15,028,715	£15,053,944	£16,269,057	£17,662,842
60% LAR : 40% CIR	45%	£29,606,876	£14,117,915	£14,379,318	£14,404,547	£15,629,450	£17,023,333
60% LAR : 40% CIR	50%	£31,175,299	£13,480,518	£13,729,921	£13,755,150	£14,989,843	£16,383,824

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

£40,420,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,331,248	£8,519,707	£8,553,229	£8,578,458	£10,063,247	£11,434,240
60% LAR : 40% CIR	5%	£5,843,381	£7,872,310	£7,905,832	£7,931,061	£9,415,850	£10,786,843
60% LAR : 40% CIR	10%	£7,355,514	£7,224,913	£7,258,435	£7,283,664	£8,768,439	£10,137,836
60% LAR : 40% CIR	15%	£8,867,647	£6,577,516	£6,611,038	£6,636,267	£8,121,212	£9,488,829
60% LAR : 40% CIR	20%	£10,379,780	£5,930,119	£5,963,641	£5,988,870	£7,476,157	£8,839,822
60% LAR : 40% CIR	25%	£11,891,913	£5,282,722	£5,316,244	£5,341,473	£6,831,102	£8,190,815
60% LAR : 40% CIR	30%	£13,404,046	£4,635,325	£4,668,847	£4,694,076	£6,286,047	£7,541,808
60% LAR : 40% CIR	35%	£14,916,179	£3,987,928	£4,021,450	£4,046,679	£5,740,992	£6,992,801
60% LAR : 40% CIR	40%	£16,428,312	£3,340,531	£3,374,053	£3,399,282	£5,195,937	£6,443,794
60% LAR : 40% CIR	45%	£17,940,445	£2,693,134	£2,726,656	£2,751,885	£4,650,882	£5,894,787
60% LAR : 40% CIR	50%	£19,452,578	£2,045,737	£2,079,259	£2,104,488	£4,105,827	£5,345,780

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

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£9,086,813	£4,878,054	£4,575,531	£4,550,302	£3,336,214	£1,964,534
60% LAR : 40% CIR	5%	£7,555,379	£3,523,130	£3,220,171	£3,195,039	£1,983,206	£813,781
60% LAR : 40% CIR	10%	£6,023,096	£2,168,206	£1,865,247	£1,840,115	£1,002,298	£-742,239
60% LAR : 40% CIR	15%	£4,490,813	£796,741	£494,778	£469,646	£-78,036	£-2,103,478
60% LAR : 40% CIR	20%	£2,958,530	£-571,834	£-875,871	£-900,739	£-1,108,174	£-3,463,886
60% LAR : 40% CIR	25%	£1,426,247	£-1,548,909	£-2,249,846	£-2,274,714	£-2,479,258	£-4,841,412
60% LAR : 40% CIR	30%	£-171,879	£-3,226,005	£-3,927,072	£-3,952,000	£-4,857,243	£-6,218,008
60% LAR : 40% CIR	35%	£-1,732,259	£-4,712,912	£-5,013,400	£-5,038,124	£-6,240,977	£-7,599,622
60% LAR : 40% CIR	40%	£-3,297,500	£-6,199,819	£-6,490,132	£-6,514,856	£-7,627,714	£-9,082,207
60% LAR : 40% CIR	45%	£-4,862,741	£-7,686,726	£-7,977,245	£-8,001,969	£-9,014,653	£-10,464,692
60% LAR : 40% CIR	50%	£-6,427,982	£-9,173,633	£-9,464,152	£-9,488,876	£-10,501,500	£-11,846,187

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone C - £1,900 psf
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£26,352,984	£22,145,193	£21,846,233	£21,821,383	£20,814,860	£19,243,179
60% LAR : 40% CIR	5%	£24,673,614	£20,634,214	£20,331,257	£20,308,123	£19,094,290	£17,724,866
60% LAR : 40% CIR	10%	£22,989,377	£19,105,868	£18,803,429	£18,778,384	£17,568,631	£16,201,285
60% LAR : 40% CIR	15%	£21,300,319	£17,572,705	£17,270,743	£17,245,777	£16,037,928	£14,672,485
60% LAR : 40% CIR	20%	£19,587,280	£16,034,772	£15,733,242	£15,708,349	£14,502,229	£13,138,518
60% LAR : 40% CIR	25%	£17,865,890	£14,492,114	£14,190,974	£14,166,146	£12,961,584	£11,599,431
60% LAR : 40% CIR	30%	£16,139,725	£12,944,778	£12,643,595	£12,619,213	£11,416,040	£10,055,275
60% LAR : 40% CIR	35%	£14,408,861	£11,392,810	£11,092,322	£11,067,599	£9,865,645	£8,506,100
60% LAR : 40% CIR	40%	£12,673,337	£9,836,255	£9,536,030	£9,511,347	£8,310,447	£6,951,955
60% LAR : 40% CIR	45%	£10,933,198	£8,275,159	£7,975,156	£7,950,507	£6,750,495	£5,392,890
60% LAR : 40% CIR	50%	£9,188,491	£6,709,569	£6,409,747	£6,385,124	£5,185,836	£3,828,956

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£39,663,241	£43,877,033	£44,189,993	£44,194,843	£45,401,368	£46,773,047
60% LAR : 40% CIR	5%	£41,342,611	£45,362,011	£45,684,969	£45,719,192	£46,921,935	£48,291,360
60% LAR : 40% CIR	10%	£43,026,948	£46,810,359	£47,112,796	£47,147,841	£48,447,594	£49,814,940
60% LAR : 40% CIR	15%	£44,715,906	£48,243,521	£48,545,483	£48,577,448	£49,978,297	£51,343,740
60% LAR : 40% CIR	20%	£46,428,945	£49,661,454	£50,282,984	£50,307,676	£51,513,998	£52,877,707
60% LAR : 40% CIR	25%	£48,159,346	£51,074,117	£51,825,251	£51,850,079	£53,054,641	£54,416,794
60% LAR : 40% CIR	30%	£49,876,071	£52,477,447	£53,372,241	£53,397,012	£54,609,185	£56,001,651
60% LAR : 40% CIR	35%	£51,607,364	£53,874,415	£54,925,504	£54,948,627	£56,150,580	£57,510,126
60% LAR : 40% CIR	40%	£53,342,889	£55,267,971	£56,480,196	£56,504,878	£57,705,778	£59,064,270
60% LAR : 40% CIR	45%	£55,083,027	£56,657,068	£58,041,069	£58,065,718	£59,265,730	£60,623,335
60% LAR : 40% CIR	50%	£56,827,734	£58,036,656	£59,606,479	£59,631,102	£60,830,399	£62,187,269

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,307,973	£16,515,795	£16,814,725	£16,839,575	£18,046,098	£19,477,779
60% LAR : 40% CIR	5%	£13,987,344	£18,026,744	£18,325,701	£18,350,545	£19,566,657	£20,998,092
60% LAR : 40% CIR	10%	£15,671,581	£19,555,090	£19,857,528	£19,882,573	£21,092,326	£22,524,673
60% LAR : 40% CIR	15%	£17,360,639	£21,088,253	£21,390,215	£21,415,180	£22,623,030	£24,056,472
60% LAR : 40% CIR	20%	£19,073,677	£22,620,198	£22,927,716	£22,952,609	£24,158,729	£25,592,440
60% LAR : 40% CIR	25%	£20,795,078	£24,168,844	£24,469,984	£24,494,812	£25,609,375	£27,130,525
60% LAR : 40% CIR	30%	£22,531,233	£25,716,180	£26,016,973	£26,041,784	£27,244,916	£28,665,683
60% LAR : 40% CIR	35%	£24,282,096	£27,268,148	£27,568,636	£27,593,599	£28,795,313	£30,154,658
60% LAR : 40% CIR	40%	£26,047,621	£28,824,703	£29,124,928	£29,149,610	£30,350,511	£31,709,002
60% LAR : 40% CIR	45%	£27,727,760	£30,385,759	£30,685,801	£30,710,451	£31,910,462	£33,258,067
60% LAR : 40% CIR	50%	£29,472,466	£31,951,388	£32,251,211	£32,276,634	£33,475,122	£34,832,602

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,373,274	£5,181,004	£5,473,964	£5,498,214	£6,111,111	£6,983,071
60% LAR : 40% CIR	5%	£2,652,583	£6,691,983	£6,994,941	£7,020,074	£8,231,907	£9,601,332
60% LAR : 40% CIR	10%	£4,336,820	£8,220,329	£8,522,768	£8,547,813	£9,757,566	£11,124,912
60% LAR : 40% CIR	15%	£6,025,878	£9,753,493	£10,055,455	£10,080,420	£11,288,269	£12,653,712
60% LAR : 40% CIR	20%	£7,738,917	£11,281,426	£11,582,955	£11,617,948	£12,823,968	£14,187,619
60% LAR : 40% CIR	25%	£9,460,316	£12,804,059	£13,135,223	£13,169,951	£14,364,619	£15,720,166
60% LAR : 40% CIR	30%	£11,186,473	£14,321,419	£14,632,212	£14,706,984	£15,910,157	£17,270,922
60% LAR : 40% CIR	35%	£12,917,336	£15,833,387	£16,233,876	£16,258,599	£17,460,552	£18,820,098
60% LAR : 40% CIR	40%	£14,652,860	£17,349,943	£17,790,167	£17,814,850	£19,015,790	£20,374,242
60% LAR : 40% CIR	45%	£16,392,999	£18,861,038	£19,351,041	£19,375,690	£20,576,702	£21,933,307
60% LAR : 40% CIR	50%	£18,137,706	£20,376,628	£20,916,451	£20,941,073	£22,140,362	£23,497,241

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,425,548	£8,217,736	£7,918,796	£7,893,946	£6,687,423	£5,315,742
60% LAR : 40% CIR	5%	£10,746,178	£6,706,777	£6,403,820	£6,378,686	£5,166,854	£3,797,429
60% LAR : 40% CIR	10%	£9,061,940	£5,178,432	£4,875,993	£4,850,948	£3,641,195	£2,273,848
60% LAR : 40% CIR	15%	£7,372,883	£3,645,268	£3,343,306	£3,318,341	£2,101,491	£745,049
60% LAR : 40% CIR	20%	£5,659,844	£2,107,335	£1,805,605	£1,780,913	£574,793	£168,916
60% LAR : 40% CIR	25%	£3,938,443	£564,677	£263,537	£238,710	£496,852	£2,328,005
60% LAR : 40% CIR	30%	£2,212,288	£982,658	£1,283,452	£1,308,223	£2,511,396	£3,872,162
60% LAR : 40% CIR	35%	£481,425	£2,334,627	£2,836,115	£2,859,838	£4,061,791	£5,421,337
60% LAR : 40% CIR	40%	£1,258,180	£4,081,622	£4,391,407	£4,416,089	£5,616,990	£6,975,461
60% LAR : 40% CIR	45%	£2,994,230	£5,822,278	£6,052,280	£6,076,930	£7,176,941	£8,534,546
60% LAR : 40% CIR	50%	£4,738,945	£7,571,868	£7,617,690	£7,642,313	£8,741,601	£10,098,481

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone C - £2,000 psf
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£28,592,141	£24,348,548	£24,049,585	£24,024,734	£22,828,893	£21,477,318
60% LAR : 40% CIR	10%	£26,800,813	£22,734,806	£22,436,401	£22,411,647	£21,216,723	£19,847,288
60% LAR : 40% CIR	15%	£25,004,619	£21,116,278	£20,814,155	£20,789,110	£19,579,358	£18,212,011
60% LAR : 40% CIR	20%	£23,203,602	£19,471,723	£19,169,761	£19,144,796	£17,936,946	£16,571,504
60% LAR : 40% CIR	25%	£21,397,812	£17,822,083	£17,520,553	£17,495,661	£16,289,541	£14,925,829
60% LAR : 40% CIR	30%	£19,568,713	£16,167,719	£15,866,379	£15,841,750	£14,637,189	£13,275,035
60% LAR : 40% CIR	35%	£17,729,035	£14,508,876	£14,207,882	£14,183,111	£12,979,938	£11,619,172
60% LAR : 40% CIR	40%	£15,884,649	£12,845,000	£12,544,512	£12,519,789	£11,317,836	£9,958,290
60% LAR : 40% CIR	45%	£14,035,603	£11,176,739	£10,876,514	£10,851,831	£9,650,931	£8,292,438
60% LAR : 40% CIR	50%	£12,181,942	£9,503,936	£9,203,932	£9,179,284	£7,979,271	£6,621,667
60% LAR : 40% CIR	50%	£10,323,714	£7,826,639	£7,526,816	£7,502,193	£6,302,905	£4,946,025

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£37,424,085	£41,887,689	£41,986,841	£41,991,491	£43,187,332	£44,588,967
60% LAR : 40% CIR	5%	£39,215,412	£43,281,419	£43,379,824	£43,384,579	£44,799,502	£46,188,907
60% LAR : 40% CIR	10%	£41,011,697	£44,689,947	£44,792,073	£44,797,315	£46,436,899	£47,894,215
60% LAR : 40% CIR	15%	£42,812,623	£46,104,502	£46,214,464	£46,219,430	£48,079,279	£49,444,722
60% LAR : 40% CIR	20%	£44,618,414	£47,534,142	£47,646,872	£47,651,864	£49,726,684	£51,090,396
60% LAR : 40% CIR	25%	£46,447,513	£49,008,507	£49,124,847	£49,129,475	£51,479,036	£52,741,180
60% LAR : 40% CIR	30%	£48,297,191	£50,527,339	£50,646,343	£50,651,114	£53,306,286	£54,369,093
60% LAR : 40% CIR	35%	£50,131,576	£52,091,225	£52,213,713	£52,218,437	£55,168,390	£56,057,935
60% LAR : 40% CIR	40%	£51,980,622	£53,703,487	£53,829,712	£53,834,394	£57,065,294	£57,723,787
60% LAR : 40% CIR	45%	£53,834,283	£55,361,289	£55,492,293	£55,497,042	£59,006,954	£59,394,558
60% LAR : 40% CIR	50%	£55,692,512	£57,068,987	£57,204,499	£57,209,252	£60,984,320	£61,076,209

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,088,817	£14,312,412	£14,611,373	£14,636,223	£15,832,064	£17,183,640
60% LAR : 40% CIR	5%	£11,860,145	£15,926,152	£16,222,557	£16,247,311	£17,444,234	£18,913,659
60% LAR : 40% CIR	10%	£13,656,339	£17,544,680	£17,846,803	£17,871,848	£19,081,602	£20,448,947
60% LAR : 40% CIR	15%	£15,457,355	£19,169,235	£19,491,197	£19,516,162	£20,724,011	£22,089,454
60% LAR : 40% CIR	20%	£17,263,146	£20,808,878	£21,140,405	£21,165,297	£22,371,416	£23,735,129
60% LAR : 40% CIR	25%	£19,092,245	£22,460,239	£22,794,379	£22,819,343	£24,026,769	£25,386,093
60% LAR : 40% CIR	30%	£20,931,923	£24,122,282	£24,453,076	£24,477,947	£25,681,000	£27,041,785
60% LAR : 40% CIR	35%	£22,778,308	£25,785,957	£26,116,446	£26,141,169	£27,343,122	£28,702,688
60% LAR : 40% CIR	40%	£24,625,355	£27,461,219	£27,794,444	£27,809,126	£29,010,027	£30,388,519
60% LAR : 40% CIR	45%	£26,479,015	£29,151,022	£29,487,026	£29,491,674	£30,681,687	£32,039,291
60% LAR : 40% CIR	50%	£28,337,244	£30,854,318	£31,194,442	£31,199,784	£32,358,953	£33,714,692

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,265,944	£2,917,853	£3,276,813	£3,301,743	£3,497,344	£3,848,371
60% LAR : 40% CIR	5%	£252,384	£4,591,391	£4,889,796	£4,914,551	£5,109,474	£5,478,899
60% LAR : 40% CIR	10%	£2,321,579	£6,209,919	£6,512,042	£6,537,087	£6,746,841	£7,114,187
60% LAR : 40% CIR	15%	£4,122,595	£7,854,474	£8,166,436	£8,191,401	£8,389,251	£8,754,693
60% LAR : 40% CIR	20%	£5,928,386	£9,534,114	£9,856,844	£9,881,536	£10,068,656	£10,440,388
60% LAR : 40% CIR	25%	£7,737,485	£11,258,478	£11,589,618	£11,614,447	£11,799,036	£12,171,162
60% LAR : 40% CIR	30%	£9,597,163	£13,027,621	£13,361,315	£13,386,086	£13,568,259	£13,940,025
60% LAR : 40% CIR	35%	£11,441,548	£14,841,197	£15,176,885	£15,201,616	£15,376,362	£15,748,307
60% LAR : 40% CIR	40%	£13,290,594	£16,709,459	£17,046,983	£17,071,714	£17,246,266	£17,618,759
60% LAR : 40% CIR	45%	£15,144,295	£18,622,261	£18,960,093	£18,984,814	£19,158,226	£19,531,530
60% LAR : 40% CIR	50%	£17,002,484	£20,585,559	£20,923,381	£20,948,004	£21,121,292	£21,494,111

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£14,664,704	£10,421,109	£10,122,148	£10,097,298	£8,901,457	£7,549,881
60% LAR : 40% CIR	5%	£12,873,377	£8,807,369	£8,508,984	£8,484,210	£7,289,287	£5,919,862
60% LAR : 40% CIR	10%	£11,077,182	£7,188,841	£6,886,718	£6,861,673	£5,651,919	£4,284,574
60% LAR : 40% CIR	15%	£9,276,106	£5,544,286	£5,242,324	£5,217,359	£4,009,510	£2,644,067
60% LAR : 40% CIR	20%	£7,470,375	£3,894,646	£3,593,116	£3,568,225	£2,362,105	£998,392
60% LAR : 40% CIR	25%	£5,641,276	£2,240,282	£1,939,142	£1,914,313	£709,753	£-852,401
60% LAR : 40% CIR	30%	£3,801,598	£581,239	£280,446	£255,674	£-947,499	£-2,308,264
60% LAR : 40% CIR	35%	£1,957,213	£-1,082,436	£-1,382,925	£-1,407,648	£-2,609,601	£-3,969,147
60% LAR : 40% CIR	40%	£108,166	£-2,750,898	£-3,050,893	£-3,075,605	£-4,276,506	£-5,634,988
60% LAR : 40% CIR	45%	£-1,745,494	£-4,423,591	£-4,723,504	£-4,748,153	£-5,948,166	£-7,305,769
60% LAR : 40% CIR	50%	£-3,603,723	£-6,100,798	£-6,400,620	£-6,425,243	£-7,624,532	£-9,011,411

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone C - RP Periphery E2,250 psf
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£38,278,155	£33,823,949	£33,324,989	£33,300,139	£32,104,297	£30,753,232
60% LAR : 40% CIR	10%	£36,206,933	£31,734,791	£31,436,386	£31,411,631	£30,216,011	£28,869,167
60% LAR : 40% CIR	15%	£34,130,844	£29,840,944	£29,542,951	£29,518,283	£28,326,710	£26,979,914
60% LAR : 40% CIR	20%	£32,049,934	£27,942,153	£27,644,729	£27,620,140	£26,430,443	£25,082,171
60% LAR : 40% CIR	25%	£29,964,248	£26,038,764	£25,741,765	£25,717,247	£24,520,941	£23,157,229
60% LAR : 40% CIR	30%	£27,873,834	£24,119,652	£23,818,711	£23,793,883	£22,589,321	£21,227,168
60% LAR : 40% CIR	35%	£25,778,737	£22,181,541	£21,880,748	£21,855,976	£20,652,803	£19,292,037
60% LAR : 40% CIR	40%	£23,662,244	£20,238,598	£19,938,110	£19,913,387	£18,711,434	£17,351,888
60% LAR : 40% CIR	45%	£21,529,392	£18,291,068	£17,990,844	£17,966,161	£16,765,261	£15,406,769
60% LAR : 40% CIR	50%	£19,391,925	£16,338,999	£16,038,996	£16,014,346	£14,814,335	£13,456,730
60% LAR : 40% CIR	50%	£17,249,891	£14,382,434	£14,082,612	£14,057,989	£12,856,702	£11,501,821

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£27,738,070	£32,392,277	£32,691,237	£32,716,087	£33,911,929	£35,262,994
60% LAR : 40% CIR	5%	£29,809,293	£34,291,434	£34,579,839	£34,604,594	£35,798,215	£37,147,658
60% LAR : 40% CIR	10%	£31,885,381	£36,175,381	£36,473,274	£36,497,942	£37,699,516	£39,096,312
60% LAR : 40% CIR	15%	£33,966,292	£38,074,072	£38,371,496	£38,396,085	£39,585,763	£40,934,054
60% LAR : 40% CIR	20%	£36,051,977	£39,977,461	£40,274,460	£40,298,978	£41,455,285	£42,658,996
60% LAR : 40% CIR	25%	£38,142,391	£41,880,373	£42,197,514	£42,222,342	£43,426,904	£44,739,057
60% LAR : 40% CIR	30%	£40,237,489	£43,844,684	£44,842,477	£44,867,240	£45,963,422	£47,324,188
60% LAR : 40% CIR	35%	£42,353,982	£45,777,627	£46,078,115	£46,102,839	£47,304,792	£48,654,337
60% LAR : 40% CIR	40%	£44,488,833	£47,725,157	£48,025,382	£48,050,084	£49,250,964	£50,609,456
60% LAR : 40% CIR	45%	£46,624,300	£49,677,227	£49,977,229	£49,999,879	£51,201,891	£52,559,495
60% LAR : 40% CIR	50%	£48,766,834	£51,633,791	£51,933,614	£51,956,236	£53,167,524	£54,514,404

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,492,803	£5,097,959	£5,335,969	£5,360,819	£6,356,661	£7,397,726
60% LAR : 40% CIR	5%	£2,454,026	£5,506,166	£5,724,572	£5,749,327	£6,442,947	£7,571,730
60% LAR : 40% CIR	10%	£4,530,114	£8,820,113	£9,118,006	£9,142,674	£10,334,248	£11,681,044
60% LAR : 40% CIR	15%	£6,611,024	£10,718,804	£11,016,228	£11,040,818	£12,230,515	£13,578,787
60% LAR : 40% CIR	20%	£8,696,710	£12,622,194	£12,919,193	£12,943,711	£14,140,017	£15,593,728
60% LAR : 40% CIR	25%	£10,787,124	£14,541,108	£14,842,977	£14,867,075	£16,073,436	£17,433,189
60% LAR : 40% CIR	30%	£12,882,221	£16,479,417	£16,790,205	£16,804,382	£18,088,155	£19,368,520
60% LAR : 40% CIR	35%	£14,988,714	£18,422,359	£18,722,848	£18,747,571	£19,949,524	£21,309,070
60% LAR : 40% CIR	40%	£17,131,566	£20,369,889	£20,670,114	£20,694,796	£22,189,697	£23,254,188
60% LAR : 40% CIR	45%	£19,289,033	£22,321,959	£22,621,962	£22,646,611	£23,846,623	£25,204,228
60% LAR : 40% CIR	50%	£21,411,067	£24,278,924	£24,578,948	£24,602,989	£25,802,256	£27,159,197

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,951,268	£6,297,752	£5,996,792	£5,973,941	£4,778,099	£3,427,034
60% LAR : 40% CIR	5%	£8,808,735	£4,408,594	£4,110,189	£4,085,434	£2,891,514	£1,542,970
60% LAR : 40% CIR	10%	£6,804,647	£2,514,647	£2,216,754	£2,192,086	£1,000,513	£-346,293
60% LAR : 40% CIR	15%	£4,723,736	£615,956	£18,532	£18,943	£-895,765	£-244,026
60% LAR : 40% CIR	20%	£2,638,051	£1,287,433	£1,584,482	£1,608,950	£2,805,256	£4,188,968
60% LAR : 40% CIR	25%	£447,637	£-3,206,345	£-3,597,486	£-3,572,814	£4,186,876	£6,059,029
60% LAR : 40% CIR	30%	£-1,547,460	£-5,144,856	£-5,445,449	£-5,470,221	£-6,673,394	£-8,034,160
60% LAR : 40% CIR	35%	£-3,663,953	£-7,087,599	£-7,388,087	£-7,412,810	£-8,614,764	£-9,974,309
60% LAR : 40% CIR	40%	£-5,796,805	£-9,035,129	£-9,335,354	£-9,360,036	£-10,560,936	£-11,919,428
60% LAR : 40% CIR	45%	£-7,934,272	£-10,987,199	£-11,297,201	£-11,311,851	£-12,511,852	£-13,869,467
60% LAR : 40% CIR	50%	£-10,076,306	£-12,943,763	£-13,243,585	£-13,268,208	£-14,467,496	£-15,824,376

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£24,350,719	£19,696,612	£19,397,552	£19,372,702	£18,176,860	£16,825,785
60% LAR : 40% CIR	5%	£22,279,496	£17,807,355	£17,508,950	£17,484,194	£16,290,574	£14,941,731
60% LAR : 40% CIR	10%	£20,203,407	£15,913,408	£15,615,515	£15,590,847	£14,399,273	£13,052,477
60% LAR : 40% CIR	15%	£18,122,497	£14,014,717	£13,717,293	£13,692,703	£12,503,006	£11,154,735
60% LAR : 40% CIR	20%	£16,036,811	£12,111,327	£11,814,329	£11,789,810	£10,593,504	£9,229,793
60% LAR : 40% CIR	25%	£13,946,398	£10,192,415	£9,891,274	£9,866,447	£8,661,885	£7,299,372
60% LAR : 40% CIR	30%	£11,851,300	£8,254,104	£7,953,312	£7,928,539	£6,725,366	£5,364,601
60% LAR : 40% CIR	35%	£9,734,807	£6,311,162	£6,010,673	£5,985,950	£4,783,997	£3,424,451
60% LAR : 40% CIR	40%	£7,601,955	£4,363,632	£4,063,407	£4,038,725	£2,837,824	£1,479,333
60% LAR : 40% CIR	45%	£5,464,488	£2,411,562	£2,111,559	£2,086,910	£886,898	£-147,707
60% LAR : 40% CIR	50%	£3,322,454	£454,998	£155,175	£130,652	£-1,068,735	£-2,425,616

LB Camden
Local Plan Viability Testing 2023

C6 - 150 Bed Hotel and 50 residential units	
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Value Area	Zone C - RP Periphery E2,450 psf
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No Units	50
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 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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£42,756,468	£38,030,653	£37,731,893	£37,706,843	£36,511,001	£35,159,936
60% LAR : 40% CIR	10%	£40,461,331	£35,921,160	£35,622,755	£35,598,000	£34,404,380	£33,055,537
60% LAR : 40% CIR	15%	£38,161,325	£33,806,676	£33,508,995	£33,484,316	£32,292,744	£30,945,948
60% LAR : 40% CIR	20%	£35,856,500	£31,687,852	£31,390,427	£31,365,838	£30,176,141	£28,831,220
60% LAR : 40% CIR	25%	£33,546,899	£29,564,128	£29,267,129	£29,242,611	£28,054,618	£26,711,401
60% LAR : 40% CIR	30%	£31,232,969	£27,435,749	£27,139,134	£27,114,680	£25,928,221	£24,578,377
60% LAR : 40% CIR	35%	£28,913,556	£25,302,763	£25,006,490	£24,982,090	£23,790,595	£22,440,833
60% LAR : 40% CIR	40%	£26,589,906	£23,142,979	£22,842,491	£22,817,767	£21,615,614	£20,256,270
60% LAR : 40% CIR	45%	£24,253,924	£20,972,036	£20,671,811	£20,647,128	£19,446,228	£18,087,736
60% LAR : 40% CIR	50%	£21,889,414	£18,796,552	£18,496,549	£18,471,900	£17,271,887	£15,914,283
60% LAR : 40% CIR	50%	£19,520,336	£16,616,573	£16,316,751	£16,292,128	£15,092,841	£13,735,960

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£23,259,787	£27,985,672	£28,284,532	£28,309,382	£29,505,224	£30,896,289
60% LAR : 40% CIR	5%	£25,554,695	£30,595,095	£30,893,670	£30,918,226	£31,611,645	£32,960,689
60% LAR : 40% CIR	10%	£27,854,000	£32,209,547	£32,507,641	£32,531,989	£33,123,651	£34,570,217
60% LAR : 40% CIR	15%	£30,159,725	£34,326,373	£34,625,798	£34,650,388	£35,840,085	£37,185,055
60% LAR : 40% CIR	20%	£32,469,327	£36,452,098	£36,749,096	£36,773,615	£37,961,607	£39,304,824
60% LAR : 40% CIR	25%	£34,783,656	£38,580,476	£38,877,091	£38,901,548	£40,088,004	£41,437,548
60% LAR : 40% CIR	30%	£37,102,670	£40,713,405	£41,009,735	£41,034,135	£42,235,627	£43,586,581
60% LAR : 40% CIR	35%	£39,426,319	£42,873,246	£43,173,735	£43,198,458	£44,400,411	£45,759,556
60% LAR : 40% CIR	40%	£41,762,301	£45,044,190	£45,344,415	£45,369,097	£46,569,997	£47,928,489
60% LAR : 40% CIR	45%	£44,128,812	£47,219,673	£47,519,677	£47,544,325	£48,744,338	£50,101,942
60% LAR : 40% CIR	50%	£46,495,890	£49,399,652	£49,699,474	£49,724,097	£50,923,395	£52,280,295

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,095,510	£6,301,365	£6,599,266	£6,584,115	£7,149,967	£7,501,022
60% LAR : 40% CIR	5%	£1,900,373	£2,739,797	£3,038,202	£3,023,056	£3,256,578	£3,490,421
60% LAR : 40% CIR	10%	£-499,633	£4,854,079	£5,151,973	£5,136,641	£5,176,641	£5,116,010
60% LAR : 40% CIR	15%	£-2,804,458	£6,973,106	£7,270,530	£7,255,120	£6,484,817	£5,829,738
60% LAR : 40% CIR	20%	£-5,114,059	£9,096,830	£9,393,829	£9,419,347	£8,009,340	£7,199,567
60% LAR : 40% CIR	25%	£-7,428,389	£11,225,209	£11,521,824	£11,546,276	£9,728,737	£8,582,581
60% LAR : 40% CIR	30%	£-9,747,402	£13,358,194	£13,654,468	£13,678,567	£11,680,590	£10,241,125
60% LAR : 40% CIR	35%	£-12,071,052	£15,517,979	£15,818,467	£15,843,190	£13,045,144	£11,404,688
60% LAR : 40% CIR	40%	£-14,407,033	£17,688,922	£17,989,147	£18,013,629	£15,214,730	£13,073,221
60% LAR : 40% CIR	45%	£-16,771,544	£19,864,405	£20,164,409	£20,189,058	£17,389,070	£15,246,674
60% LAR : 40% CIR	50%	£-19,140,622	£22,044,358	£22,344,207	£22,368,930	£20,568,117	£18,524,698

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£15,430,271	£10,704,456	£10,405,496	£10,380,646	£9,184,804	£7,833,739
60% LAR : 40% CIR	5%	£13,135,134	£8,594,963	£8,296,558	£8,271,803	£7,078,183	£5,729,340
60% LAR : 40% CIR	10%	£10,835,128	£6,480,681	£6,182,787	£6,158,119	£4,966,547	£3,619,751
60% LAR : 40% CIR	15%	£8,530,303	£4,361,655	£4,064,230	£4,039,641	£2,849,943	£1,505,023
60% LAR : 40% CIR	20%	£6,220,701	£2,237,930	£1,940,932	£1,916,413	£728,421	£-18,798
60% LAR : 40% CIR	25%	£3,906,372	£109,652	£-189,063	£-211,617	£-397,976	£-747,620
60% LAR : 40% CIR	30%	£1,587,359	£-2,023,434	£-2,319,707	£-2,344,107	£-3,545,599	£-4,906,365
60% LAR : 40% CIR	35%	£-736,291	£-4,183,218	£-4,483,707	£-4,508,430	£-5,710,383	£-7,069,028
60% LAR : 40% CIR	40%	£-3,072,273	£-6,354,162	£-6,654,387	£-6,679,699	£-7,879,969	£-9,238,461
60% LAR : 40% CIR	45%	£-5,436,794	£-8,529,845	£-8,829,649	£-8,854,297	£-10,054,310	£-11,411,914
60% LAR : 40% CIR	50%	£-7,805,861	£-10,709,624	£-11,009,446	£-11,034,069	£-12,233,356	£-13,590,237

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	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 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£28,829,032	£24,103,217	£23,804,257	£23,779,406	£22,583,564	£21,232,498
60% LAR : 40% CIR	5%	£26,533,894	£21,993,724	£21,695,319	£21,670,563	£20,476,943	£19,128,100
60% LAR : 40% CIR	10%	£24,233,889	£19,879,442	£19,581,548	£19,556,880	£18,365,308	£17,018,511
60% LAR : 40% CIR	15%	£21,929,063	£17,760,416	£17,462,991	£17,438,401	£16,248,704	£14,903,784
60% LAR : 40% CIR	20%	£19,619,462	£15,636,691	£15,339,692	£15,315,174	£14,127,181	£12,783,965
60% LAR : 40% CIR	25%	£17,305,132	£13,508,313	£13,211,698	£13,187,243	£12,000,784	£10,650,940
60% LAR : 40% CIR	30%	£14,986,119	£11,375,327	£11,079,054	£11,054,654	£9,853,161	£8,492,396
60% LAR : 40% CIR	35%	£12,662,469	£9,215,542	£8,915,054	£8,890,331	£7,688,377	£6,328,833
60% LAR : 40% CIR	40%	£10,326,468	£7,044,999	£6,744,374	£6,719,692	£5,518,791	£4,160,309
60% LAR : 40% CIR	45%	£7,961,977	£4,869,116	£4,563,112	£4,544,463	£3,344,451	£1,985,847
60% LAR : 40% CIR	50%	£5,592,899	£2,689,137	£2,389,314	£2,364,691	£1,165,404	£-191,476