

Local Plan Viability Study, December 2023

Appendix 4:

Build To Rent typologies

LB Camden
Local Plan Viability Testing 2023

C7 - 200 Bed BTR with DMR Affordable Housing	
No Conventional AH Units	200
Site Area	0.29 Ha

Value Area	CIL Zone A
Sales value inflation	Base
Build cost inflation	Base
Tenure	DMR @ LLR

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
100% Market Rent	0%	£120,391,368	£112,393,396	£109,726,680	£109,621,430	£106,954,714	£104,287,999
10% DMR @ 100% LLR	10%	£106,092,221	£98,322,895	£95,656,180	£95,550,929	£92,884,213	£90,217,498
20% DMR @ 100% LLR	20%	£91,793,075	£84,252,995	£81,585,680	£81,480,428	£78,813,712	£76,146,997
25% DMR @ 100% LLR	25%	£84,643,502	£77,217,144	£74,550,429	£74,445,178	£71,778,463	£69,111,747
30% DMR @ 100% LLR	30%	£77,493,929	£70,181,894	£67,515,179	£67,409,927	£64,743,212	£62,076,496
35% DMR @ 100% LLR	35%	£70,344,355	£63,146,643	£60,479,928	£60,374,677	£57,707,962	£55,041,246
40% DMR @ 100% LLR	40%	£63,194,782	£56,111,393	£53,444,678	£53,339,427	£50,672,712	£48,005,996
45% DMR @ 100% LLR	45%	£56,045,209	£49,076,142	£46,409,427	£46,304,176	£43,637,461	£40,970,746
50% DMR @ 100% LLR	50%	£48,895,636	£42,040,892	£39,374,177	£39,268,926	£36,602,211	£33,935,496

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
100% Market Rent	0%	£92,073,158	£84,075,186	£81,408,470	£81,303,220	£78,636,504	£76,969,789
10% DMR @ 100% LLR	10%	£77,774,011	£70,004,685	£67,337,970	£67,232,719	£64,566,003	£61,899,288
20% DMR @ 100% LLR	20%	£63,474,865	£55,934,185	£53,267,470	£53,162,218	£50,495,502	£47,828,787
25% DMR @ 100% LLR	25%	£56,325,292	£48,888,934	£46,222,219	£46,116,968	£43,450,252	£40,783,537
30% DMR @ 100% LLR	30%	£49,175,719	£41,863,684	£39,196,969	£39,091,717	£36,425,002	£33,758,286
35% DMR @ 100% LLR	35%	£42,026,145	£34,828,433	£32,161,718	£32,056,467	£29,389,752	£26,723,036
40% DMR @ 100% LLR	40%	£34,876,572	£27,793,183	£25,126,468	£25,021,217	£22,354,502	£19,687,786
45% DMR @ 100% LLR	45%	£27,726,999	£20,757,932	£18,091,217	£17,985,966	£15,319,251	£12,652,536
50% DMR @ 100% LLR	50%	£20,577,426	£13,722,682	£11,055,967	£10,950,716	£8,284,001	£5,617,286

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
100% Market Rent	0%	£103,307,428	£95,309,456	£93,142,740	£93,037,490	£90,370,774	£87,704,059
10% DMR @ 100% LLR	10%	£89,508,281	£81,738,955	£79,072,240	£78,966,989	£76,300,273	£73,633,558
20% DMR @ 100% LLR	20%	£75,209,135	£67,668,455	£65,001,740	£64,896,488	£62,229,772	£59,563,057
25% DMR @ 100% LLR	25%	£68,059,562	£60,633,204	£57,966,489	£57,861,238	£55,194,522	£52,527,807
30% DMR @ 100% LLR	30%	£60,909,989	£53,597,954	£50,932,219	£50,826,967	£48,160,252	£45,493,537
35% DMR @ 100% LLR	35%	£53,760,416	£46,562,703	£43,996,969	£43,891,717	£41,225,002	£38,558,286
40% DMR @ 100% LLR	40%	£46,610,842	£39,527,453	£36,860,738	£36,755,487	£34,088,772	£31,422,056
45% DMR @ 100% LLR	45%	£39,461,269	£32,492,202	£29,825,487	£29,720,236	£27,053,521	£24,386,806
50% DMR @ 100% LLR	50%	£32,311,696	£25,456,952	£22,790,237	£22,684,986	£20,018,271	£17,351,556

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
100% Market Rent	0%	£108,669,568	£100,671,596	£98,004,880	£97,899,630	£95,232,914	£92,566,199
10% DMR @ 100% LLR	10%	£94,370,421	£86,801,995	£83,334,380	£83,229,129	£80,562,413	£77,895,698
20% DMR @ 100% LLR	20%	£80,071,275	£72,530,595	£69,863,880	£69,758,628	£67,091,912	£64,425,197
25% DMR @ 100% LLR	25%	£72,921,702	£65,495,344	£62,828,629	£62,723,378	£60,056,662	£57,389,947
30% DMR @ 100% LLR	30%	£65,772,129	£58,460,094	£55,793,379	£55,688,127	£53,021,412	£50,354,696
35% DMR @ 100% LLR	35%	£58,622,555	£51,424,843	£48,758,128	£48,652,877	£45,986,162	£43,319,446
40% DMR @ 100% LLR	40%	£51,472,982	£44,389,593	£41,722,878	£41,617,627	£38,950,912	£36,284,196
45% DMR @ 100% LLR	45%	£44,323,409	£37,354,342	£34,687,627	£34,582,376	£31,915,661	£29,248,946
50% DMR @ 100% LLR	50%	£37,173,836	£30,319,092	£27,652,377	£27,547,126	£24,880,411	£22,213,696

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
100% Market Rent	0%	£114,417,078	£106,419,106	£103,752,390	£103,647,140	£100,980,424	£98,313,709
10% DMR @ 100% LLR	10%	£100,117,931	£92,348,605	£89,681,890	£89,576,639	£86,909,923	£84,243,208
20% DMR @ 100% LLR	20%	£85,818,785	£78,278,105	£75,611,390	£75,506,138	£72,839,422	£70,172,707
25% DMR @ 100% LLR	25%	£78,669,212	£71,242,854	£68,576,139	£68,470,888	£65,804,172	£63,137,457
30% DMR @ 100% LLR	30%	£71,519,639	£64,207,604	£61,540,889	£61,435,637	£58,768,922	£56,102,206
35% DMR @ 100% LLR	35%	£64,370,065	£57,172,353	£54,505,638	£54,400,387	£51,733,672	£49,066,956
40% DMR @ 100% LLR	40%	£57,220,492	£50,137,103	£47,470,388	£47,365,137	£44,698,422	£42,031,706
45% DMR @ 100% LLR	45%	£50,070,919	£43,101,852	£40,435,137	£40,329,886	£37,663,171	£34,996,456
50% DMR @ 100% LLR	50%	£42,921,346	£36,066,602	£33,399,887	£33,294,636	£30,627,921	£27,961,206

LB Camden
Local Plan Viability Testing 2023

C7 - 200 Bed BTR with Conventional Affordable Housing

Value Area CIL Zone A

Site Area 0.29 Ha

Sales value inflation Base
Build cost inflation Base
Tenure Conventional Affordable Housing: 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
100% Market Rent	0%	£120,391,368	£112,393,396	£109,726,680	£109,621,430	£106,954,714	£104,287,999
60% LAR : 40% CIR	5%	£112,215,231	£104,586,407	£101,329,262	£101,824,412	£99,167,266	£96,510,120
60% LAR : 40% CIR	10%	£104,016,536	£96,757,222	£94,108,837	£94,004,357	£91,355,974	£88,707,589
60% LAR : 40% CIR	15%	£95,795,479	£88,906,031	£86,265,608	£86,161,462	£83,521,041	£80,880,619
60% LAR : 40% CIR	20%	£87,552,253	£81,033,026	£78,399,773	£78,295,928	£75,662,674	£73,029,421
60% LAR : 40% CIR	25%	£79,287,055	£73,138,400	£70,511,529	£70,407,952	£67,781,081	£65,154,210
60% LAR : 40% CIR	30%	£71,000,077	£65,222,342	£62,601,074	£62,497,733	£59,876,466	£57,255,198
60% LAR : 40% CIR	35%	£62,691,515	£57,285,046	£54,668,609	£54,565,471	£51,949,034	£49,332,597
60% LAR : 40% CIR	40%	£54,361,564	£49,326,702	£46,714,331	£46,611,364	£43,998,992	£41,386,620
60% LAR : 40% CIR	45%	£46,010,417	£41,347,502	£38,738,438	£38,635,611	£36,026,546	£33,417,482
60% LAR : 40% CIR	50%	£37,636,271	£33,347,639	£30,741,129	£30,638,410	£28,031,901	£25,425,393

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
100% Market Rent	0%	£92,073,158	£84,075,186	£81,408,470	£81,303,220	£78,636,504	£75,969,789
60% LAR : 40% CIR	5%	£83,897,021	£75,268,197	£73,611,052	£73,506,202	£70,849,956	£68,191,910
60% LAR : 40% CIR	10%	£75,698,326	£68,439,012	£66,790,627	£66,686,147	£64,030,379	£61,373,379
60% LAR : 40% CIR	15%	£67,477,269	£60,587,821	£57,947,398	£57,843,252	£55,187,081	£52,530,081
60% LAR : 40% CIR	20%	£59,234,043	£52,714,816	£50,081,563	£49,977,718	£47,321,464	£44,665,211
60% LAR : 40% CIR	25%	£50,988,845	£44,820,190	£42,193,319	£42,089,742	£39,433,497	£36,777,244
60% LAR : 40% CIR	30%	£42,743,867	£36,954,132	£34,064,132	£33,960,526	£31,304,271	£28,648,018
60% LAR : 40% CIR	35%	£34,493,305	£28,866,836	£26,550,399	£26,447,261	£23,791,006	£21,134,753
60% LAR : 40% CIR	40%	£26,243,354	£21,008,492	£18,396,121	£18,293,154	£15,636,900	£12,980,647
60% LAR : 40% CIR	45%	£17,992,207	£13,029,292	£10,420,228	£10,317,401	£7,661,146	£5,004,893
60% LAR : 40% CIR	50%	£9,741,061	£5,029,429	£2,422,919	£2,320,200	£0	£0

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
100% Market Rent	0%	£103,807,428	£95,859,456	£93,142,740	£93,037,490	£90,370,774	£87,704,059
60% LAR : 40% CIR	5%	£95,631,291	£88,002,467	£85,345,322	£85,240,472	£82,573,756	£80,000,041
60% LAR : 40% CIR	10%	£87,432,596	£80,173,282	£77,524,897	£77,420,417	£74,753,701	£72,180,000
60% LAR : 40% CIR	15%	£79,211,539	£72,322,091	£69,681,668	£69,577,522	£66,910,806	£64,337,105
60% LAR : 40% CIR	20%	£70,988,313	£64,449,086	£61,815,833	£61,711,988	£59,045,272	£56,471,571
60% LAR : 40% CIR	25%	£62,763,115	£56,554,460	£53,927,989	£53,824,012	£51,157,306	£48,583,605
60% LAR : 40% CIR	30%	£54,538,137	£48,638,402	£46,011,134	£45,913,792	£43,247,086	£40,673,385
60% LAR : 40% CIR	35%	£46,313,159	£40,701,106	£38,084,669	£37,987,531	£35,320,825	£32,747,124
60% LAR : 40% CIR	40%	£38,088,181	£32,742,762	£30,130,391	£30,027,424	£27,360,718	£24,787,017
60% LAR : 40% CIR	45%	£29,863,203	£24,763,562	£22,154,498	£22,051,671	£19,384,965	£16,811,264
60% LAR : 40% CIR	50%	£21,638,225	£16,763,699	£14,157,189	£14,054,470	£11,386,764	£8,813,063

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
100% Market Rent	0%	£108,669,568	£100,671,596	£98,004,880	£97,899,630	£95,232,914	£92,566,199
60% LAR : 40% CIR	5%	£100,493,431	£92,864,607	£90,207,462	£90,102,612	£87,435,896	£84,769,181
60% LAR : 40% CIR	10%	£92,294,736	£85,035,422	£82,387,037	£82,282,557	£79,615,841	£76,949,126
60% LAR : 40% CIR	15%	£84,073,679	£77,184,231	£74,543,808	£74,439,662	£71,772,946	£69,106,231
60% LAR : 40% CIR	20%	£75,852,622	£69,311,226	£66,671,803	£66,567,423	£63,900,707	£61,234,000
60% LAR : 40% CIR	25%	£67,631,565	£61,416,600	£58,793,229	£58,688,152	£56,021,436	£53,354,721
60% LAR : 40% CIR	30%	£59,410,508	£53,500,542	£50,674,274	£50,569,333	£47,902,617	£45,235,902
60% LAR : 40% CIR	35%	£51,189,451	£45,583,246	£42,657,809	£42,552,671	£40,000,000	£37,347,285
60% LAR : 40% CIR	40%	£42,968,394	£37,666,190	£34,740,753	£34,635,615	£32,083,000	£29,429,285
60% LAR : 40% CIR	45%	£34,747,337	£29,749,084	£26,824,316	£26,719,178	£24,166,500	£21,512,785
60% LAR : 40% CIR	50%	£26,526,280	£21,831,978	£18,908,868	£18,803,730	£16,251,000	£13,597,285

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 & 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
100% Market Rent	0%	£114,417,078	£106,419,106	£103,752,390	£103,647,140	£100,980,424	£98,313,709
60% LAR : 40% CIR	5%	£106,240,941	£98,612,117	£95,954,972	£95,850,122	£93,183,406	£90,516,691
60% LAR : 40% CIR	10%	£98,042,246	£90,782,932	£88,134,547	£88,030,067	£85,363,351	£82,696,636
60% LAR : 40% CIR	15%	£89,821,169	£82,931,741	£80,083,316	£80,000,000	£77,333,284	£74,666,569
60% LAR : 40% CIR	20%	£81,600,092	£75,081,556	£72,233,131	£72,128,651	£69,461,935	£66,795,220
60% LAR : 40% CIR	25%	£73,379,015	£67,181,370	£64,332,945	£64,228,465	£61,561,749	£58,895,034
60% LAR : 40% CIR	30%	£65,157,938	£59,281,184	£56,432,760	£56,328,280	£53,661,564	£51,000,000
60% LAR : 40% CIR	35%	£56,936,861	£51,381,000	£48,532,575	£48,428,095	£45,761,379	£43,100,000
60% LAR : 40% CIR	40%	£48,715,784	£43,480,816	£40,582,390	£40,477,910	£37,811,200	£35,150,000
60% LAR : 40% CIR	45%	£40,494,707	£35,580,632	£32,632,205	£32,527,725	£29,761,000	£27,100,000
60% LAR : 40% CIR	50%	£32,273,630	£27,680,448	£24,730,220	£24,625,740	£21,860,000	£19,200,000