

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T1 - 13 Houses
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Value Area	Barking Town Centre Flats and Houses (CIL Zone 1)
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No Units	13
Site Area	0.1 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,057,001	£1,895,733	£1,892,523	£1,868,448	£1,861,759	£1,833,292
50% SR : 20% LAR : 30% SO	5%	£1,935,386	£1,781,871	£1,778,661	£1,754,587	£1,747,898	£1,719,431
50% SR : 20% LAR : 30% SO	10%	£1,813,769	£1,668,010	£1,664,800	£1,640,725	£1,634,036	£1,605,568
50% SR : 20% LAR : 30% SO	15%	£1,692,152	£1,554,147	£1,550,937	£1,526,864	£1,520,175	£1,491,707
50% SR : 20% LAR : 30% SO	20%	£1,570,536	£1,440,286	£1,437,076	£1,413,001	£1,406,312	£1,377,846
50% SR : 20% LAR : 30% SO	25%	£1,448,920	£1,326,424	£1,323,214	£1,299,140	£1,292,451	£1,263,984
50% SR : 20% LAR : 30% SO	30%	£1,327,303	£1,212,563	£1,209,353	£1,185,278	£1,178,589	£1,150,123
50% SR : 20% LAR : 30% SO	35%	£1,205,686	£1,098,701	£1,095,491	£1,071,417	£1,064,728	£1,036,260
50% SR : 20% LAR : 30% SO	40%	£1,084,070	£984,839	£981,629	£957,555	£950,867	£922,399
50% SR : 20% LAR : 30% SO	45%	£962,454	£870,977	£867,767	£843,693	£837,004	£808,537
50% SR : 20% LAR : 30% SO	50%	£840,837	£757,116	£753,906	£729,831	£723,143	£694,676

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,643

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£607,837	£446,569	£443,359	£419,284	£412,595	£384,127
50% SR : 20% LAR : 30% SO	5%	£486,221	£332,706	£329,497	£305,423	£298,734	£270,266
50% SR : 20% LAR : 30% SO	10%	£364,604	£218,845	£215,635	£191,561	£184,872	£156,404
50% SR : 20% LAR : 30% SO	15%	£242,988	£104,983	£101,773	£77,699	£71,010	£42,543
50% SR : 20% LAR : 30% SO	20%	£121,372	£8,776	£12,088	£36,163	£42,852	£71,318
50% SR : 20% LAR : 30% SO	25%	£245	£122,740	£125,950	£150,024	£156,713	£185,181
50% SR : 20% LAR : 30% SO	30%	£121,961	£236,602	£239,811	£263,886	£270,575	£299,042
50% SR : 20% LAR : 30% SO	35%	£243,478	£350,464	£353,674	£377,747	£384,436	£413,304
50% SR : 20% LAR : 30% SO	40%	£365,094	£464,325	£467,535	£491,610	£498,298	£526,765
50% SR : 20% LAR : 30% SO	45%	£486,711	£578,187	£581,397	£605,471	£612,160	£640,627
50% SR : 20% LAR : 30% SO	50%	£608,327	£692,048	£695,258	£719,333	£726,021	£754,489

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,182,008	£1,020,739	£1,017,529	£993,455	£986,766	£958,298
50% SR : 20% LAR : 30% SO	5%	£1,060,392	£906,877	£903,667	£879,594	£872,904	£844,437
50% SR : 20% LAR : 30% SO	10%	£938,775	£793,016	£789,806	£765,731	£759,042	£730,575
50% SR : 20% LAR : 30% SO	15%	£817,158	£679,154	£675,944	£651,870	£645,181	£616,714
50% SR : 20% LAR : 30% SO	20%	£695,543	£565,293	£562,083	£538,008	£531,319	£502,852
50% SR : 20% LAR : 30% SO	25%	£573,926	£451,430	£448,220	£424,147	£417,458	£388,990
50% SR : 20% LAR : 30% SO	30%	£452,309	£337,569	£334,359	£310,284	£303,595	£275,129
50% SR : 20% LAR : 30% SO	35%	£330,693	£223,707	£220,497	£196,423	£189,734	£161,267
50% SR : 20% LAR : 30% SO	40%	£209,077	£109,846	£106,636	£82,561	£75,873	£47,405
50% SR : 20% LAR : 30% SO	45%	£87,460	£4,016	£7,226	£31,300	£37,989	£66,457
50% SR : 20% LAR : 30% SO	50%	£34,157	£117,878	£121,088	£145,162	£151,850	£180,318

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£8,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,372,953	£1,211,684	£1,208,474	£1,184,400	£1,177,711	£1,149,243
50% SR : 20% LAR : 30% SO	5%	£1,251,337	£1,097,822	£1,094,612	£1,070,539	£1,063,849	£1,035,382
50% SR : 20% LAR : 30% SO	10%	£1,129,720	£983,961	£980,751	£956,676	£949,987	£921,520
50% SR : 20% LAR : 30% SO	15%	£1,008,103	£870,099	£866,889	£842,815	£836,126	£807,659
50% SR : 20% LAR : 30% SO	20%	£886,488	£756,238	£753,028	£728,953	£722,264	£693,797
50% SR : 20% LAR : 30% SO	25%	£764,871	£642,375	£639,165	£615,092	£608,403	£579,935
50% SR : 20% LAR : 30% SO	30%	£643,254	£528,514	£525,304	£501,229	£494,540	£466,074
50% SR : 20% LAR : 30% SO	35%	£521,638	£414,652	£411,442	£387,368	£380,679	£352,212
50% SR : 20% LAR : 30% SO	40%	£400,022	£300,791	£297,581	£273,506	£266,818	£238,350
50% SR : 20% LAR : 30% SO	45%	£278,405	£186,929	£183,719	£159,645	£152,956	£124,488
50% SR : 20% LAR : 30% SO	50%	£156,788	£73,067	£69,857	£45,783	£39,095	£10,627

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,647,740	£1,486,472	£1,483,262	£1,459,187	£1,452,498	£1,424,030
50% SR : 20% LAR : 30% SO	5%	£1,526,124	£1,372,609	£1,369,399	£1,345,326	£1,338,637	£1,310,169
50% SR : 20% LAR : 30% SO	10%	£1,404,507	£1,258,748	£1,255,538	£1,231,463	£1,224,774	£1,196,307
50% SR : 20% LAR : 30% SO	15%	£1,282,891	£1,144,886	£1,141,676	£1,117,602	£1,110,913	£1,082,446
50% SR : 20% LAR : 30% SO	20%	£1,161,275	£1,031,025	£1,027,815	£1,003,740	£997,051	£968,585
50% SR : 20% LAR : 30% SO	25%	£1,039,658	£917,163	£913,953	£889,879	£883,190	£854,722
50% SR : 20% LAR : 30% SO	30%	£918,042	£803,301	£800,091	£776,017	£769,328	£740,861
50% SR : 20% LAR : 30% SO	35%	£796,425	£689,439	£686,229	£662,155	£655,466	£626,999
50% SR : 20% LAR : 30% SO	40%	£674,809	£575,578	£572,368	£548,293	£541,605	£513,138
50% SR : 20% LAR : 30% SO	45%	£553,192	£461,716	£458,506	£434,432	£427,743	£399,275
50% SR : 20% LAR : 30% SO	50%	£431,576	£347,855	£344,645	£320,570	£313,882	£285,414

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T1 - 13 Houses
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Value Area	Barking Riverside Flats and Houses (CIL Zone 2)
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No Units	13
Site Area	0.1 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,240,672	£1,151,652	£1,148,442	£1,124,368	£1,117,679	£1,089,212
50% SR : 20% LAR : 30% SO	5%	£1,151,130	£1,066,381	£1,063,173	£1,039,098	£1,032,409	£1,003,941
50% SR : 20% LAR : 30% SO	10%	£1,061,589	£981,112	£977,902	£953,827	£947,138	£918,671
50% SR : 20% LAR : 30% SO	15%	£972,047	£895,841	£892,631	£868,557	£861,868	£833,401
50% SR : 20% LAR : 30% SO	20%	£882,505	£810,571	£807,362	£783,287	£776,598	£748,130
50% SR : 20% LAR : 30% SO	25%	£792,963	£725,301	£722,091	£698,017	£691,328	£662,861
50% SR : 20% LAR : 30% SO	30%	£703,421	£640,030	£636,821	£612,747	£606,057	£577,590
50% SR : 20% LAR : 30% SO	35%	£613,880	£554,761	£551,551	£527,477	£520,788	£492,320
50% SR : 20% LAR : 30% SO	40%	£524,339	£469,490	£466,281	£442,206	£435,517	£407,050
50% SR : 20% LAR : 30% SO	45%	£434,797	£384,220	£381,010	£356,936	£350,246	£321,780
50% SR : 20% LAR : 30% SO	50%	£345,255	£298,950	£295,740	£271,666	£264,977	£236,509

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£208,492	-£297,512	-£300,722	-£324,796	-£331,485	-£359,952
50% SR : 20% LAR : 30% SO	5%	-£298,034	-£382,783	-£385,992	-£410,066	-£416,756	-£445,223
50% SR : 20% LAR : 30% SO	10%	-£387,576	-£468,052	-£471,262	-£495,337	-£502,026	-£530,494
50% SR : 20% LAR : 30% SO	15%	-£477,118	-£553,323	-£556,533	-£580,607	-£587,296	-£615,763
50% SR : 20% LAR : 30% SO	20%	-£566,659	-£638,593	-£641,803	-£665,877	-£672,567	-£701,034
50% SR : 20% LAR : 30% SO	25%	-£656,201	-£723,863	-£727,073	-£751,147	-£757,836	-£786,304
50% SR : 20% LAR : 30% SO	30%	-£745,743	-£809,134	-£812,343	-£836,418	-£843,107	-£871,574
50% SR : 20% LAR : 30% SO	35%	-£835,285	-£894,404	-£897,614	-£921,687	-£928,376	-£956,844
50% SR : 20% LAR : 30% SO	40%	-£924,826	-£979,674	-£982,883	-£1,006,958	-£1,013,647	-£1,042,115
50% SR : 20% LAR : 30% SO	45%	-£1,014,367	-£1,064,944	-£1,068,154	-£1,092,229	-£1,098,918	-£1,127,384
50% SR : 20% LAR : 30% SO	50%	-£1,103,909	-£1,150,215	-£1,153,425	-£1,177,498	-£1,184,187	-£1,212,655

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£365,678	£276,659	£273,449	£249,375	£242,686	£214,218
50% SR : 20% LAR : 30% SO	5%	£276,137	£191,388	£188,179	£164,104	£157,415	£128,948
50% SR : 20% LAR : 30% SO	10%	£186,595	£106,118	£102,908	£78,834	£72,144	£43,677
50% SR : 20% LAR : 30% SO	15%	£97,053	£20,848	£17,638	£6,436	£13,125	£1,593
50% SR : 20% LAR : 30% SO	20%	£7,511	-£64,422	-£67,632	-£91,707	-£98,396	-£126,863
50% SR : 20% LAR : 30% SO	25%	-£82,030	-£149,693	-£152,903	-£176,976	-£183,665	-£212,133
50% SR : 20% LAR : 30% SO	30%	-£171,572	-£234,963	-£238,172	-£262,247	-£268,936	-£297,404
50% SR : 20% LAR : 30% SO	35%	-£261,114	-£320,233	-£323,443	-£347,517	-£354,206	-£382,673
50% SR : 20% LAR : 30% SO	40%	-£350,655	-£405,504	-£408,713	-£432,787	-£439,476	-£467,944
50% SR : 20% LAR : 30% SO	45%	-£440,196	-£490,773	-£493,983	-£518,058	-£524,747	-£553,214
50% SR : 20% LAR : 30% SO	50%	-£529,738	-£576,044	-£579,254	-£603,328	-£610,017	-£638,484

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£556,623	£467,604	£464,394	£440,320	£433,631	£405,163
50% SR : 20% LAR : 30% SO	5%	£467,082	£382,333	£379,124	£355,049	£348,360	£319,893
50% SR : 20% LAR : 30% SO	10%	£377,540	£297,063	£293,853	£269,779	£263,089	£234,622
50% SR : 20% LAR : 30% SO	15%	£287,998	£211,793	£208,583	£184,509	£177,820	£149,352
50% SR : 20% LAR : 30% SO	20%	£198,456	£126,523	£123,313	£99,238	£92,549	£64,082
50% SR : 20% LAR : 30% SO	25%	£108,915	£41,252	£38,042	£13,969	£7,280	£11,188
50% SR : 20% LAR : 30% SO	30%	£19,373	-£44,018	-£47,227	-£71,302	-£77,991	-£106,459
50% SR : 20% LAR : 30% SO	35%	-£70,169	-£129,288	-£132,498	-£156,572	-£163,261	-£191,728
50% SR : 20% LAR : 30% SO	40%	-£159,710	-£214,558	-£217,768	-£241,842	-£248,531	-£276,999
50% SR : 20% LAR : 30% SO	45%	-£249,251	-£299,828	-£303,038	-£327,113	-£333,802	-£362,269
50% SR : 20% LAR : 30% SO	50%	-£338,793	-£385,099	-£388,309	-£412,383	-£419,072	-£447,539

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£831,411	£742,391	£739,181	£715,107	£708,418	£679,950
50% SR : 20% LAR : 30% SO	5%	£741,869	£657,120	£653,911	£629,836	£623,147	£594,680
50% SR : 20% LAR : 30% SO	10%	£652,327	£571,850	£568,641	£544,566	£537,877	£509,409
50% SR : 20% LAR : 30% SO	15%	£562,785	£486,580	£483,370	£459,296	£452,607	£424,140
50% SR : 20% LAR : 30% SO	20%	£473,244	£401,310	£398,100	£374,025	£367,336	£338,868
50% SR : 20% LAR : 30% SO	25%	£383,702	£316,039	£312,830	£288,756	£282,067	£253,599
50% SR : 20% LAR : 30% SO	30%	£294,160	£230,769	£227,560	£203,485	£196,796	£168,329
50% SR : 20% LAR : 30% SO	35%	£204,618	£145,499	£142,289	£118,215	£111,526	£83,059
50% SR : 20% LAR : 30% SO	40%	£115,076	£60,228	£57,020	£32,945	£26,256	£1,981
50% SR : 20% LAR : 30% SO	45%	£25,536	-£25,041	-£28,251	-£53,326	-£59,015	-£87,481
50% SR : 20% LAR : 30% SO	50%	-£64,006	-£110,312	-£113,522	-£137,596	-£144,285	-£172,752

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T1 - 13 Houses
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Value Area	Chadwell Heath (CIL Zone 3)
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No Units	13
Site Area	0.1 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,057,001	£1,975,979	£1,972,770	£1,948,696	£1,942,007	£1,913,539
50% SR : 20% LAR : 30% SO	5%	£1,935,386	£1,858,105	£1,854,895	£1,830,822	£1,824,132	£1,795,665
50% SR : 20% LAR : 30% SO	10%	£1,813,769	£1,740,231	£1,737,022	£1,712,947	£1,706,258	£1,677,791
50% SR : 20% LAR : 30% SO	15%	£1,692,152	£1,622,358	£1,619,148	£1,595,073	£1,588,384	£1,559,918
50% SR : 20% LAR : 30% SO	20%	£1,570,536	£1,504,483	£1,501,273	£1,477,200	£1,470,511	£1,442,043
50% SR : 20% LAR : 30% SO	25%	£1,448,920	£1,386,609	£1,383,399	£1,359,325	£1,352,636	£1,324,169
50% SR : 20% LAR : 30% SO	30%	£1,327,303	£1,268,735	£1,265,526	£1,241,451	£1,234,762	£1,206,295
50% SR : 20% LAR : 30% SO	35%	£1,205,686	£1,150,862	£1,147,652	£1,123,577	£1,116,888	£1,088,420
50% SR : 20% LAR : 30% SO	40%	£1,084,070	£1,032,987	£1,029,777	£1,005,704	£999,015	£970,547
50% SR : 20% LAR : 30% SO	45%	£962,454	£915,113	£911,903	£887,829	£881,140	£852,673
50% SR : 20% LAR : 30% SO	50%	£840,837	£797,239	£794,030	£769,955	£763,266	£734,798

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices	£14,491,843
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£607,837	£526,815	£523,605	£499,532	£492,842	£464,375
50% SR : 20% LAR : 30% SO	5%	£486,221	£408,941	£405,731	£381,657	£374,968	£346,501
50% SR : 20% LAR : 30% SO	10%	£364,604	£291,067	£287,858	£263,783	£257,094	£228,626
50% SR : 20% LAR : 30% SO	15%	£242,988	£173,193	£169,983	£145,909	£139,220	£110,752
50% SR : 20% LAR : 30% SO	20%	£121,372	£55,319	£52,109	£28,035	£21,346	£(7,121)
50% SR : 20% LAR : 30% SO	25%	£(245)	£(62,565)	£(65,765)	£(89,839)	£(96,628)	£(124,995)
50% SR : 20% LAR : 30% SO	30%	£(121,891)	£(180,430)	£(183,638)	£(207,713)	£(214,402)	£(242,870)
50% SR : 20% LAR : 30% SO	35%	£(243,478)	£(298,303)	£(301,513)	£(325,587)	£(332,277)	£(360,744)
50% SR : 20% LAR : 30% SO	40%	£(365,094)	£(416,177)	£(419,387)	£(443,461)	£(450,150)	£(478,617)
50% SR : 20% LAR : 30% SO	45%	£(486,711)	£(534,051)	£(537,261)	£(561,335)	£(568,024)	£(596,492)
50% SR : 20% LAR : 30% SO	50%	£(608,327)	£(651,926)	£(655,135)	£(679,209)	£(685,898)	£(714,366)

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices	£8,749,936
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,182,008	£1,100,986	£1,097,776	£1,073,702	£1,067,013	£1,038,546
50% SR : 20% LAR : 30% SO	5%	£1,060,392	£983,112	£979,902	£955,828	£949,139	£920,671
50% SR : 20% LAR : 30% SO	10%	£938,775	£865,237	£862,028	£837,954	£831,265	£802,797
50% SR : 20% LAR : 30% SO	15%	£817,158	£747,364	£744,154	£720,079	£713,390	£684,923
50% SR : 20% LAR : 30% SO	20%	£695,543	£629,490	£626,280	£602,206	£595,517	£567,050
50% SR : 20% LAR : 30% SO	25%	£573,926	£511,615	£508,406	£484,332	£477,643	£449,175
50% SR : 20% LAR : 30% SO	30%	£452,309	£393,741	£390,532	£366,458	£359,768	£331,301
50% SR : 20% LAR : 30% SO	35%	£330,693	£275,868	£272,658	£248,583	£241,894	£213,427
50% SR : 20% LAR : 30% SO	40%	£209,077	£157,994	£154,784	£130,710	£124,021	£95,553
50% SR : 20% LAR : 30% SO	45%	£87,460	£40,119	£36,909	£12,836	£6,147	£(22,321)
50% SR : 20% LAR : 30% SO	50%	£(34,157)	£(77,755)	£(80,964)	£(105,038)	£(111,728)	£(140,195)

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£6,640,496
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,372,953	£1,291,931	£1,288,721	£1,264,647	£1,257,958	£1,229,491
50% SR : 20% LAR : 30% SO	5%	£1,251,337	£1,174,057	£1,170,847	£1,146,773	£1,140,084	£1,111,616
50% SR : 20% LAR : 30% SO	10%	£1,129,720	£1,056,182	£1,052,973	£1,028,899	£1,022,210	£993,742
50% SR : 20% LAR : 30% SO	15%	£1,008,103	£938,309	£935,099	£911,024	£904,335	£875,868
50% SR : 20% LAR : 30% SO	20%	£886,486	£820,435	£817,225	£793,151	£786,462	£757,995
50% SR : 20% LAR : 30% SO	25%	£764,871	£702,560	£699,351	£675,277	£668,588	£640,120
50% SR : 20% LAR : 30% SO	30%	£643,254	£584,686	£581,477	£557,403	£550,713	£522,246
50% SR : 20% LAR : 30% SO	35%	£521,638	£466,813	£463,603	£439,528	£432,839	£404,372
50% SR : 20% LAR : 30% SO	40%	£400,022	£348,939	£345,729	£321,655	£314,966	£286,498
50% SR : 20% LAR : 30% SO	45%	£278,405	£231,064	£227,854	£203,781	£197,092	£168,624
50% SR : 20% LAR : 30% SO	50%	£156,788	£113,190	£109,981	£85,906	£79,217	£50,750

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,092,614
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,647,740	£1,566,718	£1,563,508	£1,539,434	£1,532,745	£1,504,278
50% SR : 20% LAR : 30% SO	5%	£1,526,124	£1,448,844	£1,445,634	£1,421,560	£1,414,871	£1,386,404
50% SR : 20% LAR : 30% SO	10%	£1,404,507	£1,330,970	£1,327,761	£1,303,686	£1,296,997	£1,268,529
50% SR : 20% LAR : 30% SO	15%	£1,282,891	£1,213,096	£1,209,886	£1,185,812	£1,179,123	£1,150,655
50% SR : 20% LAR : 30% SO	20%	£1,161,275	£1,095,222	£1,092,012	£1,067,938	£1,061,249	£1,032,782
50% SR : 20% LAR : 30% SO	25%	£1,039,658	£977,348	£974,138	£950,064	£943,375	£914,907
50% SR : 20% LAR : 30% SO	30%	£918,042	£859,473	£856,263	£832,189	£825,501	£797,033
50% SR : 20% LAR : 30% SO	35%	£796,425	£741,599	£738,389	£714,315	£707,626	£679,158
50% SR : 20% LAR : 30% SO	40%	£674,809	£623,726	£620,516	£596,442	£589,753	£561,286
50% SR : 20% LAR : 30% SO	45%	£553,192	£505,852	£502,642	£478,568	£471,879	£443,411
50% SR : 20% LAR : 30% SO	50%	£431,576	£387,977	£384,768	£360,694	£354,005	£325,537

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T1 - 13 Houses
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Value Area	Dagenham and Beam Parklands Flats and Houses (CIL Zone 9)
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No Units	13
Site Area	0.1 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,444,755	£1,372,780	£1,369,570	£1,345,496	£1,338,807	£1,310,340
50% SR : 20% LAR : 30% SO	5%	£1,347,682	£1,279,088	£1,275,878	£1,251,804	£1,245,115	£1,216,647
50% SR : 20% LAR : 30% SO	10%	£1,250,610	£1,185,395	£1,182,185	£1,158,112	£1,151,423	£1,122,955
50% SR : 20% LAR : 30% SO	15%	£1,153,538	£1,091,703	£1,088,493	£1,064,419	£1,057,730	£1,029,263
50% SR : 20% LAR : 30% SO	20%	£1,056,466	£998,011	£994,801	£970,726	£964,038	£935,570
50% SR : 20% LAR : 30% SO	25%	£959,394	£904,318	£901,108	£877,034	£870,345	£841,877
50% SR : 20% LAR : 30% SO	30%	£862,322	£810,626	£807,416	£783,341	£776,652	£748,185
50% SR : 20% LAR : 30% SO	35%	£765,250	£716,934	£713,724	£689,649	£682,960	£654,493
50% SR : 20% LAR : 30% SO	40%	£668,178	£623,240	£620,032	£595,957	£589,268	£560,800
50% SR : 20% LAR : 30% SO	45%	£571,105	£529,548	£526,339	£502,264	£495,575	£467,108
50% SR : 20% LAR : 30% SO	50%	£474,034	£435,856	£432,647	£408,572	£401,883	£373,416

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,410	£76,384	£79,594	£103,668	£110,357	£138,825
50% SR : 20% LAR : 30% SO	5%	£101,482	£170,077	£173,287	£197,360	£204,049	£232,517
50% SR : 20% LAR : 30% SO	10%	£198,554	£263,769	£266,979	£291,053	£297,742	£326,209
50% SR : 20% LAR : 30% SO	15%	£295,626	£357,461	£360,671	£384,745	£391,434	£419,902
50% SR : 20% LAR : 30% SO	20%	£392,698	£451,154	£454,363	£478,438	£485,126	£513,594
50% SR : 20% LAR : 30% SO	25%	£489,771	£544,846	£548,056	£572,131	£578,820	£607,287
50% SR : 20% LAR : 30% SO	30%	£586,842	£638,538	£641,748	£665,823	£672,512	£706,979
50% SR : 20% LAR : 30% SO	35%	£683,915	£732,231	£735,440	£759,515	£766,204	£794,672
50% SR : 20% LAR : 30% SO	40%	£780,986	£825,924	£829,133	£853,208	£859,897	£888,354
50% SR : 20% LAR : 30% SO	45%	£878,059	£919,616	£922,825	£946,900	£953,589	£982,056
50% SR : 20% LAR : 30% SO	50%	£975,130	£1,013,309	£1,016,517	£1,040,592	£1,047,281	£1,075,749

Residual Land values compared to benchmark land values

Benchmark land value 2- Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£569,761	£497,786	£494,577	£470,503	£463,814	£435,346
50% SR : 20% LAR : 30% SO	5%	£472,688	£404,094	£400,884	£376,810	£370,121	£341,654
50% SR : 20% LAR : 30% SO	10%	£375,617	£310,402	£307,192	£283,118	£276,429	£247,962
50% SR : 20% LAR : 30% SO	15%	£278,544	£216,709	£213,500	£189,426	£182,737	£154,269
50% SR : 20% LAR : 30% SO	20%	£181,473	£123,017	£119,807	£95,732	£89,044	£60,577
50% SR : 20% LAR : 30% SO	25%	£84,400	£29,325	£26,115	£2,040	£4,649	£33,116
50% SR : 20% LAR : 30% SO	30%	£12,971	£64,368	£67,577	£91,652	£98,341	£126,809
50% SR : 20% LAR : 30% SO	35%	£109,744	£158,060	£161,270	£185,345	£192,034	£220,501
50% SR : 20% LAR : 30% SO	40%	£206,816	£251,753	£254,962	£279,037	£285,726	£314,193
50% SR : 20% LAR : 30% SO	45%	£303,888	£345,446	£348,654	£372,729	£379,418	£407,896
50% SR : 20% LAR : 30% SO	50%	£400,960	£439,138	£442,347	£466,422	£473,111	£501,578

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£760,706	£688,731	£685,522	£661,448	£654,759	£626,291
50% SR : 20% LAR : 30% SO	5%	£663,633	£595,039	£591,829	£567,755	£561,066	£532,599
50% SR : 20% LAR : 30% SO	10%	£566,562	£501,347	£498,137	£474,063	£467,374	£438,907
50% SR : 20% LAR : 30% SO	15%	£469,489	£407,654	£404,445	£380,371	£373,682	£345,214
50% SR : 20% LAR : 30% SO	20%	£372,418	£313,962	£310,752	£286,677	£279,989	£251,522
50% SR : 20% LAR : 30% SO	25%	£275,345	£220,270	£217,060	£192,985	£186,296	£157,829
50% SR : 20% LAR : 30% SO	30%	£178,274	£126,577	£123,368	£99,293	£92,604	£64,136
50% SR : 20% LAR : 30% SO	35%	£81,201	£32,885	£29,675	£5,600	£1,909	£29,558
50% SR : 20% LAR : 30% SO	40%	£16,871	£60,868	£64,077	£88,092	£94,781	£123,248
50% SR : 20% LAR : 30% SO	45%	£112,943	£154,501	£157,709	£181,784	£188,473	£216,941
50% SR : 20% LAR : 30% SO	50%	£210,015	£248,193	£251,402	£275,477	£282,166	£310,633

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,035,493	£963,519	£960,309	£936,235	£929,546	£901,078
50% SR : 20% LAR : 30% SO	5%	£938,421	£869,826	£866,616	£842,543	£835,854	£807,386
50% SR : 20% LAR : 30% SO	10%	£841,349	£776,134	£772,924	£748,850	£742,161	£713,694
50% SR : 20% LAR : 30% SO	15%	£744,276	£682,442	£679,232	£655,158	£648,469	£620,001
50% SR : 20% LAR : 30% SO	20%	£647,205	£588,749	£585,539	£561,465	£554,777	£526,309
50% SR : 20% LAR : 30% SO	25%	£550,132	£495,057	£491,847	£467,772	£461,083	£432,616
50% SR : 20% LAR : 30% SO	30%	£453,061	£401,365	£398,155	£374,080	£367,391	£338,923
50% SR : 20% LAR : 30% SO	35%	£355,988	£307,672	£304,462	£280,388	£273,699	£245,231
50% SR : 20% LAR : 30% SO	40%	£258,917	£213,979	£210,770	£186,695	£180,006	£151,539
50% SR : 20% LAR : 30% SO	45%	£161,844	£120,287	£117,078	£93,003	£86,314	£57,846
50% SR : 20% LAR : 30% SO	50%	£64,773	£26,594	£23,385	£689	£7,376	£35,846

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T1 - 13 Houses
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Value Area	Becontree and Valence Park (CIL Zone 3)
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No Units	13
Site Area	0.1 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,363,122	£1,292,353	£1,289,144	£1,265,070	£1,258,381	£1,229,913
50% SR : 20% LAR : 30% SO	5%	£1,269,133	£1,201,699	£1,198,491	£1,174,416	£1,167,727	£1,139,259
50% SR : 20% LAR : 30% SO	10%	£1,175,146	£1,111,046	£1,107,837	£1,083,762	£1,077,073	£1,048,605
50% SR : 20% LAR : 30% SO	15%	£1,081,158	£1,020,392	£1,017,182	£993,108	£986,420	£957,952
50% SR : 20% LAR : 30% SO	20%	£987,170	£929,738	£926,528	£902,455	£895,766	£867,298
50% SR : 20% LAR : 30% SO	25%	£893,182	£839,084	£835,874	£811,801	£805,112	£776,644
50% SR : 20% LAR : 30% SO	30%	£799,195	£748,430	£745,221	£721,147	£714,458	£685,990
50% SR : 20% LAR : 30% SO	35%	£705,206	£657,777	£654,567	£630,493	£623,804	£595,336
50% SR : 20% LAR : 30% SO	40%	£611,219	£567,123	£563,913	£539,840	£533,151	£504,683
50% SR : 20% LAR : 30% SO	45%	£517,230	£476,469	£473,259	£449,186	£442,497	£414,029
50% SR : 20% LAR : 30% SO	50%	£423,243	£385,815	£382,606	£358,532	£351,843	£323,375

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£86,043	£156,811	£160,021	£184,095	£190,784	£219,251
50% SR : 20% LAR : 30% SO	5%	£180,031	£247,465	£250,674	£274,749	£281,438	£309,905
50% SR : 20% LAR : 30% SO	10%	£274,018	£338,118	£341,328	£365,403	£372,092	£400,559
50% SR : 20% LAR : 30% SO	15%	£368,007	£428,772	£431,982	£456,057	£462,746	£491,212
50% SR : 20% LAR : 30% SO	20%	£461,994	£519,426	£522,636	£546,710	£553,399	£581,866
50% SR : 20% LAR : 30% SO	25%	£555,982	£610,080	£613,290	£637,364	£644,053	£672,520
50% SR : 20% LAR : 30% SO	30%	£649,970	£700,734	£703,943	£728,018	£734,707	£763,174
50% SR : 20% LAR : 30% SO	35%	£743,958	£791,387	£794,597	£818,672	£825,361	£853,828
50% SR : 20% LAR : 30% SO	40%	£837,945	£882,041	£885,251	£909,325	£916,014	£944,481
50% SR : 20% LAR : 30% SO	45%	£931,934	£972,695	£975,905	£999,979	£1,006,668	£1,035,135
50% SR : 20% LAR : 30% SO	50%	£1,025,921	£1,063,349	£1,066,558	£1,090,633	£1,097,322	£1,125,789

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£488,128	£417,360	£414,150	£390,076	£383,387	£354,920
50% SR : 20% LAR : 30% SO	5%	£394,140	£326,706	£323,497	£299,422	£292,733	£264,266
50% SR : 20% LAR : 30% SO	10%	£300,152	£236,053	£232,843	£208,768	£202,079	£173,612
50% SR : 20% LAR : 30% SO	15%	£206,164	£145,399	£142,189	£118,114	£111,426	£82,959
50% SR : 20% LAR : 30% SO	20%	£112,177	£54,745	£51,535	£27,461	£20,772	£7,885
50% SR : 20% LAR : 30% SO	25%	£18,188	£35,909	£39,119	£63,193	£69,882	£98,349
50% SR : 20% LAR : 30% SO	30%	£75,799	£129,563	£129,772	£153,847	£160,536	£189,003
50% SR : 20% LAR : 30% SO	35%	£169,787	£217,216	£220,426	£244,501	£251,190	£279,657
50% SR : 20% LAR : 30% SO	40%	£263,775	£307,870	£311,080	£335,154	£341,843	£370,310
50% SR : 20% LAR : 30% SO	45%	£357,763	£398,524	£401,734	£425,808	£432,497	£460,954
50% SR : 20% LAR : 30% SO	50%	£451,750	£489,178	£492,387	£516,462	£523,151	£551,618

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£679,073	£608,305	£605,095	£581,021	£574,332	£545,865
50% SR : 20% LAR : 30% SO	5%	£585,085	£517,651	£514,442	£490,367	£483,678	£455,211
50% SR : 20% LAR : 30% SO	10%	£491,097	£426,998	£423,788	£399,713	£393,024	£364,557
50% SR : 20% LAR : 30% SO	15%	£397,109	£336,344	£333,134	£309,059	£302,371	£273,904
50% SR : 20% LAR : 30% SO	20%	£303,122	£245,690	£242,480	£218,406	£211,717	£183,250
50% SR : 20% LAR : 30% SO	25%	£209,133	£155,036	£151,826	£127,752	£121,063	£92,596
50% SR : 20% LAR : 30% SO	30%	£115,146	£64,382	£61,173	£37,098	£30,409	£1,942
50% SR : 20% LAR : 30% SO	35%	£21,158	£26,871	£29,481	£53,556	£60,245	£88,712
50% SR : 20% LAR : 30% SO	40%	£172,830	£116,925	£120,135	£144,209	£150,898	£179,365
50% SR : 20% LAR : 30% SO	45%	£168,818	£207,579	£210,789	£234,863	£241,552	£270,019
50% SR : 20% LAR : 30% SO	50%	£260,805	£298,233	£301,442	£325,517	£332,206	£360,673

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£953,860	£883,092	£879,882	£855,808	£849,119	£820,652
50% SR : 20% LAR : 30% SO	5%	£859,872	£792,438	£789,229	£765,154	£758,465	£729,998
50% SR : 20% LAR : 30% SO	10%	£765,884	£701,785	£698,575	£674,500	£667,811	£639,344
50% SR : 20% LAR : 30% SO	15%	£671,896	£611,131	£607,921	£583,846	£577,157	£548,691
50% SR : 20% LAR : 30% SO	20%	£577,909	£520,477	£517,267	£493,193	£486,504	£458,037
50% SR : 20% LAR : 30% SO	25%	£483,920	£429,823	£426,613	£402,539	£395,850	£367,383
50% SR : 20% LAR : 30% SO	30%	£389,933	£339,169	£335,960	£311,885	£305,196	£276,729
50% SR : 20% LAR : 30% SO	35%	£295,945	£248,516	£245,306	£221,231	£214,542	£186,075
50% SR : 20% LAR : 30% SO	40%	£201,957	£157,862	£154,652	£130,576	£123,887	£95,222
50% SR : 20% LAR : 30% SO	45%	£107,969	£67,208	£63,998	£39,924	£33,235	£4,768
50% SR : 20% LAR : 30% SO	50%	£13,982	£23,446	£26,655	£50,730	£57,419	£85,886

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T2 - 20 Flats
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Value Area	Barking Town Centre Flats (CIL Zone 1)
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No Units	20
Site Area	0.2 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,620,936	£1,408,392	£1,403,333	£1,363,961	£1,345,262	£1,331,128
50% SR : 20% LAR : 30% SO	5%	£1,470,335	£1,268,545	£1,263,485	£1,224,114	£1,205,415	£1,191,281
50% SR : 20% LAR : 30% SO	10%	£1,319,734	£1,128,698	£1,123,539	£1,084,267	£1,065,568	£1,051,434
50% SR : 20% LAR : 30% SO	15%	£1,169,132	£988,851	£983,791	£944,421	£925,721	£911,587
50% SR : 20% LAR : 30% SO	20%	£1,018,532	£849,004	£843,945	£804,573	£785,874	£771,740
50% SR : 20% LAR : 30% SO	25%	£867,931	£709,157	£704,097	£664,727	£646,027	£631,893
50% SR : 20% LAR : 30% SO	30%	£717,329	£569,309	£564,251	£524,879	£506,179	£492,046
50% SR : 20% LAR : 30% SO	35%	£566,728	£429,463	£424,403	£385,033	£366,333	£352,199
50% SR : 20% LAR : 30% SO	40%	£416,127	£289,616	£284,556	£245,185	£226,485	£212,352
50% SR : 20% LAR : 30% SO	45%	£265,525	£149,769	£144,710	£105,338	£86,639	£72,505
50% SR : 20% LAR : 30% SO	50%	£114,924	£9,922	£4,862	£-34,997	£-53,961	£-68,295

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,277,392	£1,489,936	£1,494,996	£1,534,368	£1,553,067	£1,567,201
50% SR : 20% LAR : 30% SO	5%	£1,427,993	£1,629,784	£1,634,843	£1,674,214	£1,692,914	£1,707,047
50% SR : 20% LAR : 30% SO	10%	£1,578,595	£1,769,630	£1,774,690	£1,814,062	£1,832,760	£1,846,895
50% SR : 20% LAR : 30% SO	15%	£1,729,196	£1,909,478	£1,914,537	£1,953,908	£1,972,608	£1,986,742
50% SR : 20% LAR : 30% SO	20%	£1,879,797	£2,049,324	£2,054,384	£2,093,755	£2,112,454	£2,126,589
50% SR : 20% LAR : 30% SO	25%	£2,030,398	£2,189,172	£2,194,231	£2,233,602	£2,252,302	£2,266,436
50% SR : 20% LAR : 30% SO	30%	£2,180,999	£2,329,019	£2,334,078	£2,373,449	£2,392,149	£2,406,282
50% SR : 20% LAR : 30% SO	35%	£2,331,601	£2,468,866	£2,473,925	£2,513,296	£2,531,996	£2,546,130
50% SR : 20% LAR : 30% SO	40%	£2,482,202	£2,608,713	£2,613,773	£2,653,143	£2,671,843	£2,685,976
50% SR : 20% LAR : 30% SO	45%	£2,632,803	£2,748,559	£2,753,619	£2,792,991	£2,811,690	£2,825,824
50% SR : 20% LAR : 30% SO	50%	£2,783,405	£2,888,407	£2,893,466	£2,932,836	£2,951,536	£2,965,669

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,938

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£129,051	£341,595	£346,655	£386,026	£404,725	£418,859
50% SR : 20% LAR : 30% SO	5%	£279,652	£481,443	£486,502	£525,873	£544,573	£558,706
50% SR : 20% LAR : 30% SO	10%	£430,253	£621,291	£626,349	£665,720	£684,419	£698,553
50% SR : 20% LAR : 30% SO	15%	£580,855	£761,139	£766,196	£805,567	£824,266	£838,401
50% SR : 20% LAR : 30% SO	20%	£731,455	£900,987	£906,042	£945,414	£964,113	£978,247
50% SR : 20% LAR : 30% SO	25%	£882,056	£1,040,835	£1,045,890	£1,085,260	£1,103,960	£1,118,095
50% SR : 20% LAR : 30% SO	30%	£1,032,657	£1,180,678	£1,185,735	£1,225,105	£1,243,805	£1,257,941
50% SR : 20% LAR : 30% SO	35%	£1,183,258	£1,320,524	£1,325,584	£1,364,954	£1,383,654	£1,397,788
50% SR : 20% LAR : 30% SO	40%	£1,333,859	£1,460,372	£1,465,431	£1,504,802	£1,523,502	£1,537,635
50% SR : 20% LAR : 30% SO	45%	£1,484,459	£1,600,218	£1,605,278	£1,644,649	£1,663,348	£1,677,482
50% SR : 20% LAR : 30% SO	50%	£1,635,060	£1,740,066	£1,745,125	£1,784,495	£1,803,194	£1,817,328

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£8,640,498

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£252,839	£40,295	£35,235	£4,136	£22,635	£36,969
50% SR : 20% LAR : 30% SO	5%	£102,238	£99,553	£104,612	£143,983	£162,683	£176,816
50% SR : 20% LAR : 30% SO	10%	£48,363	£239,399	£244,459	£283,830	£302,529	£316,663
50% SR : 20% LAR : 30% SO	15%	£198,965	£379,246	£384,306	£423,677	£442,376	£456,511
50% SR : 20% LAR : 30% SO	20%	£349,565	£519,093	£524,152	£563,524	£582,223	£596,357
50% SR : 20% LAR : 30% SO	25%	£500,166	£658,940	£664,000	£703,370	£722,070	£736,205
50% SR : 20% LAR : 30% SO	30%	£650,768	£798,788	£803,848	£843,218	£861,918	£876,051
50% SR : 20% LAR : 30% SO	35%	£801,369	£938,634	£943,694	£983,064	£1,001,764	£1,015,898
50% SR : 20% LAR : 30% SO	40%	£951,971	£1,078,482	£1,083,541	£1,122,912	£1,141,612	£1,155,745
50% SR : 20% LAR : 30% SO	45%	£1,102,572	£1,218,328	£1,223,388	£1,262,759	£1,281,458	£1,295,592
50% SR : 20% LAR : 30% SO	50%	£1,253,173	£1,358,176	£1,363,235	£1,402,605	£1,421,305	£1,435,439

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£802,414	£589,869	£584,810	£545,438	£526,739	£512,605
50% SR : 20% LAR : 30% SO	5%	£651,812	£450,022	£444,962	£405,592	£386,892	£372,759
50% SR : 20% LAR : 30% SO	10%	£501,211	£310,175	£305,116	£265,744	£247,045	£232,911
50% SR : 20% LAR : 30% SO	15%	£350,610	£170,328	£165,268	£125,898	£107,198	£93,064
50% SR : 20% LAR : 30% SO	20%	£200,009	£30,482	£25,422	£13,950	£-32,649	£-46,783
50% SR : 20% LAR : 30% SO	25%	£49,408	£-109,366	£-114,425	£-153,796	£-172,496	£-186,630
50% SR : 20% LAR : 30% SO	30%	£-101,193	£-249,213	£-254,272	£-293,644	£-312,343	£-326,477
50% SR : 20% LAR : 30% SO	35%	£-251,795	£-389,060	£-394,119	£-433,490	£-452,190	£-466,324
50% SR : 20% LAR : 30% SO	40%	£-402,396	£-528,907	£-533,967	£-573,337	£-592,037	£-606,170
50% SR : 20% LAR : 30% SO	45%	£-552,997	£-668,754	£-673,813	£-713,185	£-731,884	£-746,018
50% SR : 20% LAR : 30% SO	50%	£-703,599	£-808,601	£-813,661	£-853,030	£-871,730	£-885,864



LB Barking and Dagenham  
Local Plan Viability Testing 2019

T2 - 20 Flats
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Value Area	Barking Riverside Flats (CIL Zone 2)
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No Units	20
Site Area	0.2 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, & M4(2) Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£745,154	£631,711	£626,653	£587,281	£568,581	£554,448
50% SR : 20% LAR : 30% SO	5%	£630,897	£523,365	£518,305	£478,933	£460,235	£446,100
50% SR : 20% LAR : 30% SO	10%	£516,640	£415,017	£409,957	£370,587	£351,887	£337,753
50% SR : 20% LAR : 30% SO	15%	£402,384	£306,669	£301,610	£262,239	£243,539	£229,405
50% SR : 20% LAR : 30% SO	20%	£288,127	£198,321	£193,262	£153,891	£135,191	£121,057
50% SR : 20% LAR : 30% SO	25%	£173,870	£89,974	£84,915	£45,543	£26,844	£12,710
50% SR : 20% LAR : 30% SO	30%	£59,614	-£18,633	-£23,765	-£63,693	-£82,657	-£96,991
50% SR : 20% LAR : 30% SO	35%	-£55,417	-£128,514	-£133,645	-£173,574	-£192,538	-£206,871
50% SR : 20% LAR : 30% SO	40%	-£171,290	-£238,395	-£243,526	-£283,455	-£302,418	-£316,752
50% SR : 20% LAR : 30% SO	45%	-£287,163	-£348,276	-£353,407	-£393,335	-£412,299	-£426,633
50% SR : 20% LAR : 30% SO	50%	-£403,037	-£458,157	-£463,288	-£503,216	-£522,180	-£536,514

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, & M4(2) Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,153,175	-£2,266,617	-£2,271,676	-£2,311,047	-£2,328,747	-£2,343,880
50% SR : 20% LAR : 30% SO	5%	-£2,267,432	-£2,374,964	-£2,380,024	-£2,419,395	-£2,436,094	-£2,452,228
50% SR : 20% LAR : 30% SO	10%	-£2,381,689	-£2,483,312	-£2,488,371	-£2,527,742	-£2,546,442	-£2,560,576
50% SR : 20% LAR : 30% SO	15%	-£2,495,945	-£2,591,659	-£2,596,719	-£2,636,090	-£2,654,790	-£2,668,924
50% SR : 20% LAR : 30% SO	20%	-£2,610,202	-£2,700,007	-£2,705,067	-£2,744,437	-£2,763,137	-£2,777,271
50% SR : 20% LAR : 30% SO	25%	-£2,724,459	-£2,808,355	-£2,813,414	-£2,852,785	-£2,871,485	-£2,885,618
50% SR : 20% LAR : 30% SO	30%	-£2,838,715	-£2,916,702	-£2,922,093	-£2,962,022	-£2,980,985	-£2,995,319
50% SR : 20% LAR : 30% SO	35%	-£2,952,972	-£3,025,049	-£3,031,074	-£3,071,902	-£3,090,866	-£3,105,200
50% SR : 20% LAR : 30% SO	40%	-£3,067,228	-£3,133,396	-£3,139,421	-£3,180,250	-£3,200,747	-£3,215,081
50% SR : 20% LAR : 30% SO	45%	-£3,181,485	-£3,241,743	-£3,247,768	-£3,288,597	-£3,310,528	-£3,324,962
50% SR : 20% LAR : 30% SO	50%	-£3,301,366	-£3,350,090	-£3,356,116	-£3,401,545	-£3,420,509	-£3,434,842

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, & M4(2) Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,004,833	-£1,118,276	-£1,123,334	-£1,162,708	-£1,181,406	-£1,195,539
50% SR : 20% LAR : 30% SO	5%	-£1,119,090	-£1,226,623	-£1,231,682	-£1,271,054	-£1,289,753	-£1,303,887
50% SR : 20% LAR : 30% SO	10%	-£1,233,347	-£1,334,970	-£1,340,030	-£1,379,400	-£1,398,100	-£1,412,235
50% SR : 20% LAR : 30% SO	15%	-£1,347,603	-£1,443,318	-£1,448,378	-£1,487,748	-£1,506,448	-£1,520,582
50% SR : 20% LAR : 30% SO	20%	-£1,461,860	-£1,551,666	-£1,556,725	-£1,596,096	-£1,614,796	-£1,628,930
50% SR : 20% LAR : 30% SO	25%	-£1,576,117	-£1,660,014	-£1,665,072	-£1,704,444	-£1,723,144	-£1,737,277
50% SR : 20% LAR : 30% SO	30%	-£1,690,373	-£1,768,362	-£1,773,752	-£1,813,580	-£1,832,644	-£1,846,978
50% SR : 20% LAR : 30% SO	35%	-£1,804,630	-£1,876,709	-£1,882,099	-£1,923,561	-£1,942,525	-£1,956,859
50% SR : 20% LAR : 30% SO	40%	-£1,918,887	-£1,985,057	-£1,990,447	-£2,033,442	-£2,052,406	-£2,066,740
50% SR : 20% LAR : 30% SO	45%	-£2,033,143	-£2,093,406	-£2,098,796	-£2,143,323	-£2,162,286	-£2,176,620
50% SR : 20% LAR : 30% SO	50%	-£2,153,025	-£2,208,144	-£2,213,275	-£2,253,203	-£2,272,167	-£2,286,501

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£8,840,498

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, & M4(2) Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£22,943	-£736,386	-£741,444	-£780,816	-£799,516	-£813,649
50% SR : 20% LAR : 30% SO	5%	-£737,200	-£844,733	-£849,792	-£889,164	-£907,863	-£921,997
50% SR : 20% LAR : 30% SO	10%	-£851,457	-£953,080	-£958,140	-£997,512	-£1,016,210	-£1,030,345
50% SR : 20% LAR : 30% SO	15%	-£965,713	-£1,061,428	-£1,066,488	-£1,105,858	-£1,124,558	-£1,138,692
50% SR : 20% LAR : 30% SO	20%	-£1,079,970	-£1,169,776	-£1,174,835	-£1,214,206	-£1,232,906	-£1,247,040
50% SR : 20% LAR : 30% SO	25%	-£1,194,227	-£1,278,124	-£1,283,182	-£1,322,554	-£1,341,254	-£1,355,387
50% SR : 20% LAR : 30% SO	30%	-£1,308,483	-£1,386,472	-£1,391,530	-£1,430,902	-£1,450,754	-£1,465,088
50% SR : 20% LAR : 30% SO	35%	-£1,422,740	-£1,494,820	-£1,499,878	-£1,539,250	-£1,559,102	-£1,573,436
50% SR : 20% LAR : 30% SO	40%	-£1,536,996	-£1,603,168	-£1,608,226	-£1,647,598	-£1,667,450	-£1,681,784
50% SR : 20% LAR : 30% SO	45%	-£1,651,253	-£1,711,516	-£1,716,574	-£1,755,946	-£1,775,798	-£1,790,132
50% SR : 20% LAR : 30% SO	50%	-£1,771,135	-£1,820,864	-£1,825,922	-£1,865,294	-£1,885,146	-£1,900,480

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, & M4(2) Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£73,369	-£186,811	-£191,870	-£231,242	-£249,941	-£264,075
50% SR : 20% LAR : 30% SO	5%	-£187,626	-£295,158	-£300,218	-£339,589	-£358,288	-£372,422
50% SR : 20% LAR : 30% SO	10%	-£301,883	-£403,506	-£408,565	-£447,936	-£466,636	-£480,770
50% SR : 20% LAR : 30% SO	15%	-£416,139	-£511,854	-£516,913	-£556,284	-£574,984	-£589,118
50% SR : 20% LAR : 30% SO	20%	-£530,396	-£620,202	-£625,261	-£664,632	-£683,332	-£697,466
50% SR : 20% LAR : 30% SO	25%	-£644,653	-£728,550	-£733,609	-£772,979	-£791,679	-£805,812
50% SR : 20% LAR : 30% SO	30%	-£758,910	-£836,898	-£842,287	-£882,216	-£901,180	-£915,513
50% SR : 20% LAR : 30% SO	35%	-£873,167	-£945,246	-£950,635	-£990,564	-£1,009,528	-£1,023,861
50% SR : 20% LAR : 30% SO	40%	-£987,424	-£1,053,594	-£1,058,983	-£1,101,913	-£1,120,947	-£1,135,280
50% SR : 20% LAR : 30% SO	45%	-£1,101,681	-£1,161,942	-£1,167,331	-£1,210,262	-£1,229,296	-£1,243,629
50% SR : 20% LAR : 30% SO	50%	-£1,221,560	-£1,270,290	-£1,275,679	-£1,317,999	-£1,336,933	-£1,351,266

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T2 - 20 Flats
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Value Area	Chadwell Heath (CIL Zone 3)
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No Units	20
Site Area	0.2 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,298,280	£1,205,384	£1,200,325	£1,160,953	£1,142,254	£1,128,120
50% SR : 20% LAR : 30% SO	5%	£1,161,644	£1,073,552	£1,068,492	£1,029,122	£1,010,422	£996,287
50% SR : 20% LAR : 30% SO	10%	£1,025,008	£941,720	£936,661	£897,290	£878,590	£864,456
50% SR : 20% LAR : 30% SO	15%	£888,372	£809,887	£804,829	£765,457	£746,758	£732,624
50% SR : 20% LAR : 30% SO	20%	£751,736	£678,056	£672,998	£633,626	£614,926	£600,792
50% SR : 20% LAR : 30% SO	25%	£615,100	£546,224	£541,165	£501,793	£483,094	£468,960
50% SR : 20% LAR : 30% SO	30%	£478,465	£414,391	£409,333	£369,961	£351,261	£337,128
50% SR : 20% LAR : 30% SO	35%	£341,829	£282,560	£277,500	£238,130	£219,430	£205,296
50% SR : 20% LAR : 30% SO	40%	£205,193	£150,728	£145,669	£106,297	£87,598	£73,464
50% SR : 20% LAR : 30% SO	45%	£68,557	£18,896	£13,836	£-25,896	£-44,860	£-59,194
50% SR : 20% LAR : 30% SO	50%	£-69,042	£-114,534	£-119,665	£-159,594	£-178,557	£-192,891

Residual Land values compared to benchmark land values

£14,491,843

Benchmark land value 1 - Higher value secondary offices

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-1,600,049	£-1,692,944	£-1,698,004	£-1,737,375	£-1,756,074	£-1,770,208
50% SR : 20% LAR : 30% SO	5%	£-1,736,685	£-1,824,777	£-1,829,836	£-1,869,207	£-1,887,907	£-1,902,041
50% SR : 20% LAR : 30% SO	10%	£-1,873,321	£-1,956,609	£-1,961,668	£-2,001,039	£-2,019,739	£-2,033,873
50% SR : 20% LAR : 30% SO	15%	£-2,009,957	£-2,088,441	£-2,093,500	£-2,132,871	£-2,151,570	£-2,165,704
50% SR : 20% LAR : 30% SO	20%	£-2,146,593	£-2,220,273	£-2,225,332	£-2,264,703	£-2,283,403	£-2,297,537
50% SR : 20% LAR : 30% SO	25%	£-2,283,229	£-2,352,104	£-2,357,164	£-2,396,535	£-2,415,235	£-2,429,369
50% SR : 20% LAR : 30% SO	30%	£-2,419,865	£-2,483,937	£-2,488,996	£-2,528,367	£-2,547,067	£-2,561,201
50% SR : 20% LAR : 30% SO	35%	£-2,556,499	£-2,615,769	£-2,620,828	£-2,660,199	£-2,678,899	£-2,693,033
50% SR : 20% LAR : 30% SO	40%	£-2,693,135	£-2,747,600	£-2,752,660	£-2,792,032	£-2,810,730	£-2,824,865
50% SR : 20% LAR : 30% SO	45%	£-2,829,771	£-2,879,433	£-2,884,493	£-2,924,225	£-2,943,189	£-2,957,523
50% SR : 20% LAR : 30% SO	50%	£-2,967,371	£-3,012,862	£-3,017,994	£-3,057,922	£-3,076,886	£-3,091,220

Residual Land values compared to benchmark land values

£8,749,936

Benchmark land value 2 - Lower value secondary offices

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-451,707	£-544,603	£-548,662	£-589,034	£-607,733	£-621,867
50% SR : 20% LAR : 30% SO	5%	£-588,343	£-676,435	£-681,495	£-720,866	£-739,566	£-753,700
50% SR : 20% LAR : 30% SO	10%	£-724,979	£-808,267	£-813,327	£-852,697	£-871,397	£-885,531
50% SR : 20% LAR : 30% SO	15%	£-861,615	£-940,100	£-945,158	£-984,530	£-1,003,229	£-1,017,363
50% SR : 20% LAR : 30% SO	20%	£-998,251	£-1,071,931	£-1,076,991	£-1,116,362	£-1,135,061	£-1,149,196
50% SR : 20% LAR : 30% SO	25%	£-1,134,887	£-1,203,763	£-1,208,823	£-1,248,194	£-1,266,893	£-1,281,027
50% SR : 20% LAR : 30% SO	30%	£-1,271,523	£-1,335,595	£-1,340,654	£-1,380,026	£-1,398,726	£-1,412,859
50% SR : 20% LAR : 30% SO	35%	£-1,408,159	£-1,467,427	£-1,472,487	£-1,511,858	£-1,530,557	£-1,544,692
50% SR : 20% LAR : 30% SO	40%	£-1,544,795	£-1,599,259	£-1,604,319	£-1,643,690	£-1,662,389	£-1,676,523
50% SR : 20% LAR : 30% SO	45%	£-1,681,430	£-1,731,092	£-1,736,151	£-1,775,524	£-1,794,223	£-1,808,357
50% SR : 20% LAR : 30% SO	50%	£-1,818,066	£-1,862,924	£-1,867,984	£-1,907,356	£-1,926,055	£-1,940,189

Residual Land values compared to benchmark land values

£6,640,496

Benchmark land value 3 - Higher value secondary industrial

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-69,817	£-162,713	£-167,772	£-207,144	£-225,843	£-239,977
50% SR : 20% LAR : 30% SO	5%	£-206,453	£-294,545	£-299,605	£-338,976	£-357,676	£-371,810
50% SR : 20% LAR : 30% SO	10%	£-343,089	£-426,377	£-431,437	£-470,807	£-489,507	£-503,641
50% SR : 20% LAR : 30% SO	15%	£-479,725	£-558,210	£-563,270	£-602,640	£-621,339	£-635,473
50% SR : 20% LAR : 30% SO	20%	£-616,361	£-690,041	£-695,101	£-734,472	£-753,171	£-767,305
50% SR : 20% LAR : 30% SO	25%	£-752,997	£-821,873	£-826,933	£-866,304	£-885,003	£-899,137
50% SR : 20% LAR : 30% SO	30%	£-889,632	£-953,705	£-958,764	£-998,136	£-1,016,836	£-1,030,969
50% SR : 20% LAR : 30% SO	35%	£-1,026,268	£-1,085,537	£-1,090,597	£-1,129,968	£-1,148,667	£-1,162,802
50% SR : 20% LAR : 30% SO	40%	£-1,162,904	£-1,217,369	£-1,222,429	£-1,261,800	£-1,280,499	£-1,294,633
50% SR : 20% LAR : 30% SO	45%	£-1,299,540	£-1,349,202	£-1,354,261	£-1,393,632	£-1,412,331	£-1,426,465
50% SR : 20% LAR : 30% SO	50%	£-1,437,176	£-1,482,034	£-1,487,094	£-1,526,465	£-1,545,164	£-1,559,298

Residual Land values compared to benchmark land values

£4,092,614

Benchmark land value 4 - Lower value secondary industrial

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£479,757	£386,862	£381,802	£342,430	£323,731	£309,597
50% SR : 20% LAR : 30% SO	5%	£343,121	£255,029	£249,969	£210,599	£191,899	£177,765
50% SR : 20% LAR : 30% SO	10%	£206,485	£123,197	£118,138	£78,767	£60,067	£45,933
50% SR : 20% LAR : 30% SO	15%	£69,849	£-6,635	£-13,694	£-53,066	£-71,764	£-85,899
50% SR : 20% LAR : 30% SO	20%	£-68,787	£-140,467	£-145,527	£-184,897	£-203,597	£-217,731
50% SR : 20% LAR : 30% SO	25%	£-203,423	£-272,299	£-277,358	£-316,730	£-335,429	£-349,563
50% SR : 20% LAR : 30% SO	30%	£-340,059	£-404,131	£-409,190	£-448,561	£-467,261	£-481,395
50% SR : 20% LAR : 30% SO	35%	£-476,694	£-535,963	£-541,023	£-580,393	£-599,093	£-613,227
50% SR : 20% LAR : 30% SO	40%	£-613,330	£-667,795	£-672,854	£-712,226	£-730,925	£-745,059
50% SR : 20% LAR : 30% SO	45%	£-749,966	£-799,627	£-804,687	£-844,058	£-863,358	£-877,717
50% SR : 20% LAR : 30% SO	50%	£-887,602	£-933,057	£-938,116	£-977,487	£-996,786	£-1,011,414



LB Barking and Dagenham  
Local Plan Viability Testing 2019

T2 - 20 Flats
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Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
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No Units	20
Site Area	0.2 Ha

Sales value Inflation		0%
Build cost Inflation		0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£837,341	£751,257	£746,198	£706,827	£688,127	£673,994
50% SR : 20% LAR : 30% SO	5%	£719,564	£638,005	£632,945	£593,574	£574,875	£560,741
50% SR : 20% LAR : 30% SO	10%	£601,786	£524,752	£519,693	£480,322	£461,622	£447,489
50% SR : 20% LAR : 30% SO	15%	£484,009	£411,500	£406,441	£367,070	£348,370	£334,237
50% SR : 20% LAR : 30% SO	20%	£366,231	£298,247	£293,189	£253,817	£235,117	£220,984
50% SR : 20% LAR : 30% SO	25%	£248,453	£184,995	£179,936	£140,565	£121,866	£107,732
50% SR : 20% LAR : 30% SO	30%	£130,676	£71,744	£66,684	£27,312	£8,614	£-5,598
50% SR : 20% LAR : 30% SO	35%	£12,899	£-42,097	£-47,227	£-87,156	£-106,120	£-120,454
50% SR : 20% LAR : 30% SO	40%	£-106,363	£-156,952	£-162,082	£-202,011	£-220,975	£-235,309
50% SR : 20% LAR : 30% SO	45%	£-225,807	£-271,807	£-276,937	£-316,866	£-335,830	£-350,164
50% SR : 20% LAR : 30% SO	50%	£-345,251	£-386,662	£-391,792	£-431,721	£-450,685	£-465,019

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-2,060,988	£-2,147,072	£-2,152,131	£-2,191,802	£-2,210,202	£-2,224,335
50% SR : 20% LAR : 30% SO	5%	£-2,178,765	£-2,260,324	£-2,265,383	£-2,304,754	£-2,323,454	£-2,337,587
50% SR : 20% LAR : 30% SO	10%	£-2,296,542	£-2,373,576	£-2,378,636	£-2,418,007	£-2,436,706	£-2,450,840
50% SR : 20% LAR : 30% SO	15%	£-2,414,320	£-2,486,829	£-2,491,887	£-2,531,259	£-2,549,959	£-2,564,092
50% SR : 20% LAR : 30% SO	20%	£-2,532,098	£-2,600,081	£-2,605,140	£-2,644,511	£-2,663,211	£-2,677,344
50% SR : 20% LAR : 30% SO	25%	£-2,649,875	£-2,713,334	£-2,718,392	£-2,757,764	£-2,776,463	£-2,790,597
50% SR : 20% LAR : 30% SO	30%	£-2,767,652	£-2,826,585	£-2,831,644	£-2,871,016	£-2,889,715	£-2,903,848
50% SR : 20% LAR : 30% SO	35%	£-2,885,430	£-2,940,426	£-2,945,485	£-2,985,494	£-3,004,448	£-3,018,783
50% SR : 20% LAR : 30% SO	40%	£-3,004,692	£-3,055,281	£-3,060,411	£-3,100,339	£-3,119,303	£-3,133,638
50% SR : 20% LAR : 30% SO	45%	£-3,124,136	£-3,170,136	£-3,175,266	£-3,215,194	£-3,234,158	£-3,248,493
50% SR : 20% LAR : 30% SO	50%	£-3,243,580	£-3,284,991	£-3,290,121	£-3,330,049	£-3,349,013	£-3,363,348

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-912,646	£-998,730	£-1,003,790	£-1,043,160	£-1,061,860	£-1,075,993
50% SR : 20% LAR : 30% SO	5%	£-1,030,423	£-1,111,983	£-1,117,042	£-1,156,413	£-1,175,113	£-1,189,246
50% SR : 20% LAR : 30% SO	10%	£-1,148,201	£-1,225,235	£-1,230,295	£-1,269,665	£-1,288,365	£-1,302,498
50% SR : 20% LAR : 30% SO	15%	£-1,265,979	£-1,338,487	£-1,343,546	£-1,382,916	£-1,401,616	£-1,415,751
50% SR : 20% LAR : 30% SO	20%	£-1,383,756	£-1,451,740	£-1,456,799	£-1,496,170	£-1,514,870	£-1,529,003
50% SR : 20% LAR : 30% SO	25%	£-1,501,534	£-1,564,992	£-1,570,051	£-1,609,422	£-1,628,121	£-1,642,255
50% SR : 20% LAR : 30% SO	30%	£-1,619,311	£-1,678,244	£-1,683,303	£-1,722,674	£-1,741,374	£-1,755,508
50% SR : 20% LAR : 30% SO	35%	£-1,737,088	£-1,792,084	£-1,797,215	£-1,837,143	£-1,856,107	£-1,870,442
50% SR : 20% LAR : 30% SO	40%	£-1,855,865	£-1,906,939	£-1,912,070	£-1,951,998	£-1,970,962	£-1,985,297
50% SR : 20% LAR : 30% SO	45%	£-1,974,642	£-2,017,794	£-2,022,925	£-2,062,853	£-2,081,817	£-2,100,152
50% SR : 20% LAR : 30% SO	50%	£-2,093,419	£-2,128,648	£-2,133,779	£-2,173,707	£-2,192,671	£-2,210,006

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-530,756	£-616,840	£-621,900	£-661,270	£-679,970	£-694,103
50% SR : 20% LAR : 30% SO	5%	£-648,533	£-730,093	£-735,152	£-774,523	£-793,223	£-807,356
50% SR : 20% LAR : 30% SO	10%	£-766,311	£-843,345	£-848,405	£-887,775	£-906,475	£-920,608
50% SR : 20% LAR : 30% SO	15%	£-884,089	£-956,597	£-961,656	£-1,001,026	£-1,019,727	£-1,033,861
50% SR : 20% LAR : 30% SO	20%	£-1,001,866	£-1,069,850	£-1,074,908	£-1,114,280	£-1,132,980	£-1,147,113
50% SR : 20% LAR : 30% SO	25%	£-1,119,644	£-1,183,102	£-1,188,161	£-1,227,532	£-1,246,231	£-1,260,365
50% SR : 20% LAR : 30% SO	30%	£-1,237,421	£-1,296,354	£-1,301,413	£-1,340,785	£-1,359,484	£-1,373,618
50% SR : 20% LAR : 30% SO	35%	£-1,355,198	£-1,410,194	£-1,415,253	£-1,454,625	£-1,473,324	£-1,487,458
50% SR : 20% LAR : 30% SO	40%	£-1,472,975	£-1,524,035	£-1,529,094	£-1,568,466	£-1,587,165	£-1,601,300
50% SR : 20% LAR : 30% SO	45%	£-1,590,752	£-1,637,876	£-1,642,935	£-1,682,307	£-1,701,006	£-1,715,140
50% SR : 20% LAR : 30% SO	50%	£-1,708,529	£-1,751,717	£-1,756,776	£-1,796,148	£-1,814,847	£-1,828,981

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£18,818	£-67,266	£-72,325	£-111,696	£-130,396	£-144,529
50% SR : 20% LAR : 30% SO	5%	£-98,959	£-180,518	£-185,577	£-224,948	£-243,648	£-257,781
50% SR : 20% LAR : 30% SO	10%	£-216,736	£-298,771	£-303,830	£-338,201	£-356,901	£-371,034
50% SR : 20% LAR : 30% SO	15%	£-334,514	£-407,023	£-412,082	£-451,453	£-470,153	£-484,286
50% SR : 20% LAR : 30% SO	20%	£-452,292	£-525,275	£-530,334	£-564,705	£-583,405	£-597,539
50% SR : 20% LAR : 30% SO	25%	£-570,070	£-643,528	£-648,587	£-677,958	£-696,657	£-710,791
50% SR : 20% LAR : 30% SO	30%	£-687,846	£-761,779	£-766,838	£-796,209	£-814,908	£-828,041
50% SR : 20% LAR : 30% SO	35%	£-805,624	£-880,030	£-885,089	£-914,460	£-933,159	£-946,292
50% SR : 20% LAR : 30% SO	40%	£-923,401	£-998,281	£-1,003,340	£-1,032,711	£-1,051,410	£-1,064,543
50% SR : 20% LAR : 30% SO	45%	£-1,041,179	£-1,116,532	£-1,121,591	£-1,150,962	£-1,169,661	£-1,182,794
50% SR : 20% LAR : 30% SO	50%	£-1,158,956	£-1,234,783	£-1,239,842	£-1,269,213	£-1,287,912	£-1,301,045

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T2 - 20 Flats
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Value Area	Becontree and Valence Park (CIL Zone 3)
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No Units	20
Site Area	0.2 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£514,684	£433,369	£428,309	£388,939	£370,239	£366,105
50% SR : 20% LAR : 30% SO	5%	£409,189	£332,217	£327,157	£287,787	£269,087	£254,953
50% SR : 20% LAR : 30% SO	10%	£303,693	£231,065	£226,005	£186,635	£167,935	£153,801
50% SR : 20% LAR : 30% SO	15%	£198,198	£129,913	£124,853	£85,483	£66,783	£52,650
50% SR : 20% LAR : 30% SO	20%	£92,702	£28,762	£23,702	£-15,891	£-34,855	£-49,189
50% SR : 20% LAR : 30% SO	25%	£-12,974	£-73,415	£-78,546	£-118,474	£-137,438	£-151,772
50% SR : 20% LAR : 30% SO	30%	£-119,962	£-175,988	£-181,129	£-221,057	£-240,022	£-254,355
50% SR : 20% LAR : 30% SO	35%	£-226,950	£-278,581	£-283,712	£-323,641	£-342,604	£-356,938
50% SR : 20% LAR : 30% SO	40%	£-333,939	£-381,165	£-386,295	£-426,223	£-445,187	£-459,522
50% SR : 20% LAR : 30% SO	45%	£-440,927	£-483,748	£-488,879	£-528,807	£-547,771	£-562,105
50% SR : 20% LAR : 30% SO	50%	£-547,915	£-586,330	£-591,462	£-631,390	£-650,354	£-664,688

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-2,383,644	£-2,484,960	£-2,470,019	£-2,509,390	£-2,528,090	£-2,542,224
50% SR : 20% LAR : 30% SO	5%	£-2,489,140	£-2,566,112	£-2,571,171	£-2,610,542	£-2,629,242	£-2,643,376
50% SR : 20% LAR : 30% SO	10%	£-2,594,635	£-2,667,264	£-2,672,323	£-2,711,694	£-2,730,394	£-2,744,528
50% SR : 20% LAR : 30% SO	15%	£-2,700,131	£-2,768,416	£-2,773,475	£-2,812,846	£-2,831,546	£-2,845,679
50% SR : 20% LAR : 30% SO	20%	£-2,805,626	£-2,869,567	£-2,874,626	£-2,914,220	£-2,933,184	£-2,947,317
50% SR : 20% LAR : 30% SO	25%	£-2,911,302	£-2,971,744	£-2,976,874	£-3,016,803	£-3,035,766	£-3,050,100
50% SR : 20% LAR : 30% SO	30%	£-3,018,291	£-3,074,327	£-3,079,458	£-3,119,385	£-3,138,350	£-3,152,694
50% SR : 20% LAR : 30% SO	35%	£-3,125,279	£-3,176,910	£-3,182,041	£-3,221,969	£-3,240,933	£-3,255,267
50% SR : 20% LAR : 30% SO	40%	£-3,232,267	£-3,279,493	£-3,284,624	£-3,324,552	£-3,343,516	£-3,357,851
50% SR : 20% LAR : 30% SO	45%	£-3,339,255	£-3,382,076	£-3,387,207	£-3,427,136	£-3,446,100	£-3,460,434
50% SR : 20% LAR : 30% SO	50%	£-3,446,244	£-3,484,659	£-3,489,790	£-3,529,719	£-3,548,683	£-3,563,016

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-1,235,303	£-1,316,618	£-1,321,678	£-1,361,049	£-1,378,748	£-1,393,883
50% SR : 20% LAR : 30% SO	5%	£-1,340,798	£-1,417,770	£-1,422,830	£-1,462,201	£-1,480,900	£-1,495,035
50% SR : 20% LAR : 30% SO	10%	£-1,446,294	£-1,518,922	£-1,523,982	£-1,563,352	£-1,582,052	£-1,596,187
50% SR : 20% LAR : 30% SO	15%	£-1,551,789	£-1,620,074	£-1,625,134	£-1,664,504	£-1,683,204	£-1,697,338
50% SR : 20% LAR : 30% SO	20%	£-1,657,285	£-1,721,225	£-1,726,285	£-1,765,878	£-1,784,842	£-1,799,176
50% SR : 20% LAR : 30% SO	25%	£-1,762,981	£-1,823,402	£-1,828,533	£-1,868,461	£-1,887,425	£-1,901,759
50% SR : 20% LAR : 30% SO	30%	£-1,869,949	£-1,925,985	£-1,931,117	£-1,971,044	£-1,990,009	£-2,004,343
50% SR : 20% LAR : 30% SO	35%	£-1,976,937	£-2,028,568	£-2,033,699	£-2,073,626	£-2,092,592	£-2,106,925
50% SR : 20% LAR : 30% SO	40%	£-2,083,926	£-2,131,152	£-2,136,282	£-2,176,211	£-2,195,175	£-2,209,509
50% SR : 20% LAR : 30% SO	45%	£-2,190,914	£-2,233,735	£-2,238,866	£-2,278,795	£-2,297,758	£-2,312,092
50% SR : 20% LAR : 30% SO	50%	£-2,297,902	£-2,336,318	£-2,341,449	£-2,381,377	£-2,400,341	£-2,414,675

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-853,413	£-934,728	£-939,788	£-979,159	£-997,858	£-1,011,993
50% SR : 20% LAR : 30% SO	5%	£-958,908	£-1,035,880	£-1,040,940	£-1,080,311	£-1,099,010	£-1,113,145
50% SR : 20% LAR : 30% SO	10%	£-1,064,404	£-1,137,032	£-1,142,092	£-1,181,462	£-1,200,162	£-1,214,297
50% SR : 20% LAR : 30% SO	15%	£-1,169,899	£-1,238,184	£-1,243,244	£-1,282,614	£-1,301,314	£-1,315,448
50% SR : 20% LAR : 30% SO	20%	£-1,275,395	£-1,339,335	£-1,344,395	£-1,383,988	£-1,402,952	£-1,417,286
50% SR : 20% LAR : 30% SO	25%	£-1,381,071	£-1,441,512	£-1,446,643	£-1,486,571	£-1,505,535	£-1,519,869
50% SR : 20% LAR : 30% SO	30%	£-1,486,959	£-1,544,095	£-1,549,227	£-1,589,154	£-1,608,119	£-1,622,453
50% SR : 20% LAR : 30% SO	35%	£-1,593,047	£-1,646,678	£-1,651,809	£-1,691,738	£-1,710,702	£-1,725,035
50% SR : 20% LAR : 30% SO	40%	£-1,700,036	£-1,749,262	£-1,754,392	£-1,794,321	£-1,813,285	£-1,827,619
50% SR : 20% LAR : 30% SO	45%	£-1,808,024	£-1,851,845	£-1,856,976	£-1,896,905	£-1,915,868	£-1,930,202
50% SR : 20% LAR : 30% SO	50%	£-1,916,012	£-1,954,428	£-1,959,559	£-1,999,487	£-2,018,451	£-2,032,785

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-303,638	£-385,154	£-390,213	£-429,584	£-448,284	£-462,418
50% SR : 20% LAR : 30% SO	5%	£-409,334	£-486,306	£-491,365	£-530,736	£-549,436	£-563,570
50% SR : 20% LAR : 30% SO	10%	£-514,830	£-587,458	£-592,517	£-631,888	£-650,588	£-664,722
50% SR : 20% LAR : 30% SO	15%	£-620,325	£-688,610	£-693,669	£-733,040	£-751,740	£-765,874
50% SR : 20% LAR : 30% SO	20%	£-725,821	£-789,761	£-794,820	£-834,414	£-853,378	£-867,712
50% SR : 20% LAR : 30% SO	25%	£-831,316	£-891,938	£-897,008	£-936,997	£-955,961	£-970,294
50% SR : 20% LAR : 30% SO	30%	£-936,812	£-994,521	£-999,589	£-1,039,580	£-1,058,544	£-1,072,878
50% SR : 20% LAR : 30% SO	35%	£-1,042,307	£-1,097,104	£-1,102,235	£-1,142,663	£-1,161,127	£-1,175,461
50% SR : 20% LAR : 30% SO	40%	£-1,147,802	£-1,199,688	£-1,204,819	£-1,244,746	£-1,263,710	£-1,278,044
50% SR : 20% LAR : 30% SO	45%	£-1,253,297	£-1,302,270	£-1,307,402	£-1,347,330	£-1,366,294	£-1,380,628
50% SR : 20% LAR : 30% SO	50%	£-1,358,792	£-1,404,853	£-1,409,985	£-1,449,913	£-1,468,877	£-1,483,211

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T3 - 60 Flats
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Value Area	Barking Town Centre Flats (CIL Zone 1)
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No Units	60
Site Area	0.48 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,258,620	£3,686,025	£3,671,085	£3,564,988	£3,509,765	£3,468,024
50% SR : 20% LAR : 30% SO	5%	£3,858,255	£3,314,400	£3,299,458	£3,193,362	£3,138,138	£3,096,398
50% SR : 20% LAR : 30% SO	10%	£3,457,890	£2,942,773	£2,927,832	£2,821,735	£2,766,512	£2,724,772
50% SR : 20% LAR : 30% SO	15%	£3,057,524	£2,571,148	£2,556,206	£2,450,109	£2,394,886	£2,353,145
50% SR : 20% LAR : 30% SO	20%	£2,657,158	£2,199,521	£2,184,579	£2,078,483	£2,023,259	£1,981,520
50% SR : 20% LAR : 30% SO	25%	£2,256,793	£1,827,894	£1,812,953	£1,706,280	£1,650,275	£1,607,944
50% SR : 20% LAR : 30% SO	30%	£1,856,428	£1,456,267	£1,441,326	£1,334,653	£1,278,648	£1,236,317
50% SR : 20% LAR : 30% SO	35%	£1,456,063	£1,084,640	£1,069,700	£963,027	£907,022	£864,691
50% SR : 20% LAR : 30% SO	40%	£1,055,698	£713,013	£708,073	£601,400	£545,395	£503,064
50% SR : 20% LAR : 30% SO	45%	£655,333	£341,386	£336,446	£234,773	£178,768	£136,437
50% SR : 20% LAR : 30% SO	50%	£254,968	£0	£0	£0	£0	£0

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,642,162	£3,214,757	£3,229,697	£3,335,794	£3,391,018	£3,432,758
50% SR : 20% LAR : 30% SO	5%	£3,042,528	£3,586,383	£3,601,324	£3,707,421	£3,762,644	£3,804,384
50% SR : 20% LAR : 30% SO	10%	£3,442,893	£3,958,009	£3,972,951	£4,079,047	£4,134,271	£4,176,011
50% SR : 20% LAR : 30% SO	15%	£3,843,258	£4,329,635	£4,344,576	£4,450,673	£4,505,897	£4,547,637
50% SR : 20% LAR : 30% SO	20%	£4,243,624	£4,701,261	£4,716,203	£4,822,300	£4,877,523	£4,919,263
50% SR : 20% LAR : 30% SO	25%	£4,643,990	£5,072,888	£5,087,830	£5,193,927	£5,249,150	£5,290,890
50% SR : 20% LAR : 30% SO	30%	£5,044,355	£5,444,514	£5,459,456	£5,565,553	£5,620,776	£5,662,516
50% SR : 20% LAR : 30% SO	35%	£5,444,720	£5,816,140	£5,831,082	£5,937,179	£5,992,402	£6,034,142
50% SR : 20% LAR : 30% SO	40%	£5,845,085	£6,187,766	£6,202,708	£6,308,805	£6,364,028	£6,405,768
50% SR : 20% LAR : 30% SO	45%	£6,245,450	£6,559,392	£6,574,334	£6,680,431	£6,735,654	£6,777,394
50% SR : 20% LAR : 30% SO	50%	£6,645,815	£6,931,018	£6,945,960	£7,052,057	£7,107,280	£7,149,020

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,938

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£91,984	£480,611	£495,551	£601,648	£656,871	£698,612
50% SR : 20% LAR : 30% SO	5%	£308,382	£852,236	£867,176	£973,273	£1,028,496	£1,070,236
50% SR : 20% LAR : 30% SO	10%	£708,748	£1,223,863	£1,238,805	£1,344,901	£1,400,125	£1,441,864
50% SR : 20% LAR : 30% SO	15%	£1,109,112	£1,595,489	£1,610,430	£1,716,527	£1,771,750	£1,813,491
50% SR : 20% LAR : 30% SO	20%	£1,509,478	£1,967,115	£1,982,057	£2,088,153	£2,143,377	£2,185,117
50% SR : 20% LAR : 30% SO	25%	£1,909,844	£2,338,741	£2,353,683	£2,460,780	£2,516,003	£2,557,743
50% SR : 20% LAR : 30% SO	30%	£2,310,208	£2,710,367	£2,725,309	£2,832,406	£2,887,629	£2,929,369
50% SR : 20% LAR : 30% SO	35%	£2,710,572	£3,081,993	£3,096,935	£3,204,032	£3,259,255	£3,301,000
50% SR : 20% LAR : 30% SO	40%	£3,110,936	£3,453,619	£3,468,561	£3,576,658	£3,631,881	£3,673,626
50% SR : 20% LAR : 30% SO	45%	£3,511,300	£3,825,245	£3,840,187	£3,948,284	£4,003,507	£4,045,252
50% SR : 20% LAR : 30% SO	50%	£3,911,664	£4,196,871	£4,211,813	£4,319,910	£4,375,133	£4,416,878

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£8,640,498

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,001,246	£428,651	£413,711	£307,614	£252,391	£210,650
50% SR : 20% LAR : 30% SO	5%	£600,880	£57,026	£42,084	£64,013	£19,236	£160,978
50% SR : 20% LAR : 30% SO	10%	£200,516	£-314,601	£-329,543	£-435,639	£-490,863	£-532,602
50% SR : 20% LAR : 30% SO	15%	£-199,850	£-686,227	£-701,168	£-807,265	£-862,488	£-904,229
50% SR : 20% LAR : 30% SO	20%	£-600,216	£-1,057,853	£-1,072,795	£-1,178,892	£-1,234,115	£-1,275,855
50% SR : 20% LAR : 30% SO	25%	£-1,000,582	£-1,429,479	£-1,444,421	£-1,550,518	£-1,605,741	£-1,647,481
50% SR : 20% LAR : 30% SO	30%	£-1,400,948	£-1,801,105	£-1,816,047	£-1,922,144	£-1,977,367	£-2,019,107
50% SR : 20% LAR : 30% SO	35%	£-1,801,314	£-2,172,731	£-2,187,673	£-2,293,770	£-2,349,000	£-2,390,740
50% SR : 20% LAR : 30% SO	40%	£-2,201,680	£-2,544,357	£-2,559,300	£-2,665,397	£-2,720,620	£-2,762,360
50% SR : 20% LAR : 30% SO	45%	£-2,602,046	£-2,915,983	£-2,930,925	£-3,037,022	£-3,092,245	£-3,134,000
50% SR : 20% LAR : 30% SO	50%	£-3,002,412	£-3,287,609	£-3,302,551	£-3,408,649	£-3,463,872	£-3,505,600

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,309,756	£1,737,162	£1,722,221	£1,616,125	£1,560,901	£1,519,160
50% SR : 20% LAR : 30% SO	5%	£1,909,391	£1,365,536	£1,350,594	£1,244,498	£1,189,274	£1,147,535
50% SR : 20% LAR : 30% SO	10%	£1,509,026	£993,909	£978,968	£872,871	£817,648	£775,908
50% SR : 20% LAR : 30% SO	15%	£1,108,660	£622,284	£607,342	£501,246	£446,022	£404,281
50% SR : 20% LAR : 30% SO	20%	£708,295	£250,657	£235,716	£129,619	£74,395	£32,656
50% SR : 20% LAR : 30% SO	25%	£307,929	£-120,970	£-135,911	£-242,984	£-298,208	£-340,920
50% SR : 20% LAR : 30% SO	30%	£-92,438	£-495,970	£-510,922	£-617,821	£-673,045	£-714,756
50% SR : 20% LAR : 30% SO	35%	£-493,851	£-870,966	£-885,918	£-992,817	£-1,048,041	£-1,089,752
50% SR : 20% LAR : 30% SO	40%	£-894,216	£-1,245,962	£-1,260,914	£-1,367,813	£-1,423,037	£-1,464,748
50% SR : 20% LAR : 30% SO	45%	£-1,304,581	£-1,620,958	£-1,635,910	£-1,742,809	£-1,798,033	£-1,839,744
50% SR : 20% LAR : 30% SO	50%	£-1,704,946	£-1,995,954	£-2,010,906	£-2,117,805	£-2,173,029	£-2,214,740

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T3 - 60 Flats
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Value Area	Barking Riverside Flats (CIL Zone 2)
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No Units	60
Site Area	0.48 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,917,624	£1,606,241	£1,591,087	£1,483,490	£1,427,485	£1,385,153
50% SR : 20% LAR : 30% SO	5%	£1,611,311	£1,315,908	£1,300,754	£1,193,157	£1,137,152	£1,094,820
50% SR : 20% LAR : 30% SO	10%	£1,304,997	£1,025,575	£1,010,422	£902,624	£846,819	£804,488
50% SR : 20% LAR : 30% SO	15%	£998,683	£735,243	£720,089	£612,492	£556,487	£514,155
50% SR : 20% LAR : 30% SO	20%	£692,370	£444,910	£429,756	£322,159	£266,154	£223,824
50% SR : 20% LAR : 30% SO	25%	£386,056	£154,577	£139,424	£31,826	£24,521	£27,451
50% SR : 20% LAR : 30% SO	30%	£79,743	£-137,677	£-153,044	£-262,164	£-318,962	£-361,892
50% SR : 20% LAR : 30% SO	35%	£-229,777	£-432,118	£-447,485	£-556,605	£-613,403	£-666,333
50% SR : 20% LAR : 30% SO	40%	£-540,425	£-726,558	£-741,926	£-851,046	£-907,844	£-950,774
50% SR : 20% LAR : 30% SO	45%	£-851,074	£-1,020,999	£-1,036,367	£-1,145,488	£-1,202,285	£-1,245,215
50% SR : 20% LAR : 30% SO	50%	£-1,161,721	£-1,315,441	£-1,330,808	£-1,439,929	£-1,496,726	£-1,539,656

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices	£14,491,643
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-4,983,158	£-5,249,542	£-5,308,695	£-5,417,293	£-5,473,298	£-5,515,629
50% SR : 20% LAR : 30% SO	5%	£-5,289,472	£-5,584,875	£-5,600,028	£-5,707,625	£-5,763,630	£-5,805,962
50% SR : 20% LAR : 30% SO	10%	£-5,595,785	£-5,875,207	£-5,890,361	£-5,997,958	£-6,053,963	£-6,096,295
50% SR : 20% LAR : 30% SO	15%	£-5,902,099	£-6,165,540	£-6,180,693	£-6,288,291	£-6,344,296	£-6,386,627
50% SR : 20% LAR : 30% SO	20%	£-6,208,412	£-6,455,872	£-6,471,026	£-6,578,623	£-6,634,628	£-6,676,959
50% SR : 20% LAR : 30% SO	25%	£-6,514,726	£-6,746,205	£-6,761,359	£-6,868,956	£-6,925,303	£-6,968,233
50% SR : 20% LAR : 30% SO	30%	£-6,821,040	£-7,036,538	£-7,051,692	£-7,162,947	£-7,219,744	£-7,262,674
50% SR : 20% LAR : 30% SO	35%	£-7,127,354	£-7,326,871	£-7,341,925	£-7,453,180	£-7,510,185	£-7,552,115
50% SR : 20% LAR : 30% SO	40%	£-7,433,668	£-7,617,204	£-7,632,258	£-7,743,493	£-7,800,498	£-7,842,428
50% SR : 20% LAR : 30% SO	45%	£-7,739,982	£-7,907,537	£-7,922,591	£-8,033,826	£-8,090,831	£-8,132,761
50% SR : 20% LAR : 30% SO	50%	£-8,046,296	£-8,197,870	£-8,212,924	£-8,319,159	£-8,376,164	£-8,418,094

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices	£8,749,936
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-2,249,012	£-2,560,396	£-2,575,549	£-2,683,147	£-2,739,152	£-2,781,483
50% SR : 20% LAR : 30% SO	5%	£-2,555,326	£-2,850,728	£-2,865,882	£-2,973,479	£-3,029,484	£-3,071,816
50% SR : 20% LAR : 30% SO	10%	£-2,861,639	£-3,141,061	£-3,156,214	£-3,263,812	£-3,319,817	£-3,362,148
50% SR : 20% LAR : 30% SO	15%	£-3,167,953	£-3,431,394	£-3,446,547	£-3,554,145	£-3,610,150	£-3,652,481
50% SR : 20% LAR : 30% SO	20%	£-3,474,266	£-3,721,726	£-3,736,880	£-3,844,477	£-3,900,482	£-3,942,813
50% SR : 20% LAR : 30% SO	25%	£-3,780,580	£-4,012,059	£-4,027,212	£-4,134,810	£-4,191,157	£-4,233,087
50% SR : 20% LAR : 30% SO	30%	£-4,086,893	£-4,302,392	£-4,317,545	£-4,425,801	£-4,482,148	£-4,523,578
50% SR : 20% LAR : 30% SO	35%	£-4,393,207	£-4,592,725	£-4,607,878	£-4,715,241	£-4,771,588	£-4,812,018
50% SR : 20% LAR : 30% SO	40%	£-4,700,520	£-4,883,058	£-4,898,211	£-5,006,686	£-5,062,833	£-5,103,263
50% SR : 20% LAR : 30% SO	45%	£-5,007,834	£-5,173,391	£-5,188,544	£-5,306,179	£-5,362,326	£-5,402,756
50% SR : 20% LAR : 30% SO	50%	£-5,315,148	£-5,463,724	£-5,478,877	£-5,606,666	£-5,662,813	£-5,703,243

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial	£6,840,486
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-1,339,750	£-1,651,134	£-1,666,287	£-1,773,885	£-1,829,890	£-1,872,221
50% SR : 20% LAR : 30% SO	5%	£-1,646,064	£-1,941,466	£-1,956,620	£-2,064,217	£-2,120,222	£-2,162,554
50% SR : 20% LAR : 30% SO	10%	£-1,952,377	£-2,231,799	£-2,246,952	£-2,354,550	£-2,410,555	£-2,452,886
50% SR : 20% LAR : 30% SO	15%	£-2,258,691	£-2,522,132	£-2,537,285	£-2,644,883	£-2,700,888	£-2,743,219
50% SR : 20% LAR : 30% SO	20%	£-2,565,004	£-2,812,464	£-2,827,618	£-2,935,215	£-2,991,220	£-3,033,551
50% SR : 20% LAR : 30% SO	25%	£-2,871,318	£-3,102,797	£-3,117,950	£-3,225,548	£-3,281,553	£-3,323,884
50% SR : 20% LAR : 30% SO	30%	£-3,177,631	£-3,393,130	£-3,408,283	£-3,516,881	£-3,572,886	£-3,615,217
50% SR : 20% LAR : 30% SO	35%	£-3,483,945	£-3,683,463	£-3,698,616	£-3,808,219	£-3,864,224	£-3,906,555
50% SR : 20% LAR : 30% SO	40%	£-3,790,258	£-3,973,796	£-3,988,949	£-4,107,552	£-4,163,557	£-4,205,888
50% SR : 20% LAR : 30% SO	45%	£-4,100,572	£-4,264,129	£-4,279,282	£-4,406,885	£-4,462,890	£-4,505,221
50% SR : 20% LAR : 30% SO	50%	£-4,410,886	£-4,554,462	£-4,569,615	£-4,698,218	£-4,754,223	£-4,796,554

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial	£4,092,614
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-31,240	£-342,623	£-357,777	£-465,374	£-521,379	£-563,711
50% SR : 20% LAR : 30% SO	5%	£-337,553	£-632,956	£-648,109	£-755,707	£-811,712	£-854,043
50% SR : 20% LAR : 30% SO	10%	£-643,867	£-923,289	£-938,442	£-1,046,040	£-1,102,045	£-1,144,376
50% SR : 20% LAR : 30% SO	15%	£-950,180	£-1,213,621	£-1,228,775	£-1,336,372	£-1,392,377	£-1,434,709
50% SR : 20% LAR : 30% SO	20%	£-1,256,494	£-1,503,954	£-1,519,107	£-1,626,705	£-1,682,710	£-1,725,040
50% SR : 20% LAR : 30% SO	25%	£-1,562,807	£-1,794,287	£-1,809,440	£-1,917,037	£-1,973,042	£-2,015,373
50% SR : 20% LAR : 30% SO	30%	£-1,869,121	£-2,084,620	£-2,100,773	£-2,217,370	£-2,273,375	£-2,315,706
50% SR : 20% LAR : 30% SO	35%	£-2,175,434	£-2,374,953	£-2,390,106	£-2,507,703	£-2,563,708	£-2,606,039
50% SR : 20% LAR : 30% SO	40%	£-2,481,748	£-2,665,286	£-2,680,439	£-2,799,030	£-2,855,035	£-2,897,366
50% SR : 20% LAR : 30% SO	45%	£-2,788,061	£-2,955,619	£-2,970,772	£-3,086,362	£-3,142,367	£-3,184,698
50% SR : 20% LAR : 30% SO	50%	£-3,100,375	£-3,245,952	£-3,261,105	£-3,368,695	£-3,424,700	£-3,466,031

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T3 - 60 Flats
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Value Area	Chadwell Heath (CIL Zone 3)
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No Units	60
Site Area	0.48 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,396,289	£3,143,858	£3,128,916	£3,022,820	£2,967,596	£2,925,856
50% SR : 20% LAR : 30% SO	5%	£3,033,200	£2,793,585	£2,778,844	£2,672,547	£2,617,324	£2,575,584
50% SR : 20% LAR : 30% SO	10%	£2,670,110	£2,443,314	£2,428,372	£2,322,275	£2,267,052	£2,225,311
50% SR : 20% LAR : 30% SO	15%	£2,307,021	£2,093,041	£2,078,099	£1,972,003	£1,916,779	£1,875,040
50% SR : 20% LAR : 30% SO	20%	£1,943,930	£1,742,768	£1,727,824	£1,621,728	£1,566,504	£1,524,765
50% SR : 20% LAR : 30% SO	25%	£1,579,752	£1,389,089	£1,373,936	£1,267,840	£1,212,616	£1,170,877
50% SR : 20% LAR : 30% SO	30%	£1,215,574	£1,035,410	£1,020,248	£914,152	£858,928	£817,189
50% SR : 20% LAR : 30% SO	35%	£846,425	£681,712	£666,560	£560,464	£505,240	£463,501
50% SR : 20% LAR : 30% SO	40%	£479,761	£328,025	£312,871	£205,274	£149,269	£106,838
50% SR : 20% LAR : 30% SO	45%	£113,097	£-26,027	£-41,394	£-150,514	£-207,312	£-250,242
50% SR : 20% LAR : 30% SO	50%	£-257,155	£-384,720	£-400,087	£-509,208	£-566,005	£-608,935

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,504,493	£3,756,925	£3,771,866	£3,877,963	£3,933,186	£3,974,926
50% SR : 20% LAR : 30% SO	5%	£3,867,582	£4,107,197	£4,122,139	£4,228,235	£4,283,459	£4,325,199
50% SR : 20% LAR : 30% SO	10%	£4,230,673	£4,457,469	£4,472,410	£4,578,507	£4,633,730	£4,675,471
50% SR : 20% LAR : 30% SO	15%	£4,593,762	£4,807,741	£4,822,683	£4,928,780	£4,984,003	£5,025,743
50% SR : 20% LAR : 30% SO	20%	£4,956,852	£5,158,014	£5,173,158	£5,279,254	£5,334,478	£5,376,218
50% SR : 20% LAR : 30% SO	25%	£5,320,000	£5,511,693	£5,526,846	£5,632,942	£5,688,166	£5,729,906
50% SR : 20% LAR : 30% SO	30%	£5,683,148	£5,865,371	£5,880,524	£5,986,620	£6,041,844	£6,083,584
50% SR : 20% LAR : 30% SO	35%	£6,046,296	£6,219,050	£6,234,203	£6,340,300	£6,395,524	£6,437,264
50% SR : 20% LAR : 30% SO	40%	£6,409,444	£6,572,729	£6,587,882	£6,693,978	£6,749,202	£6,790,942
50% SR : 20% LAR : 30% SO	45%	£6,772,592	£6,926,408	£6,941,561	£7,047,657	£7,102,881	£7,144,621
50% SR : 20% LAR : 30% SO	50%	£7,135,740	£7,280,087	£7,295,240	£7,396,336	£7,451,560	£7,493,300

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-770,347	£-1,022,778	£-1,037,720	£-1,143,816	£-1,199,040	£-1,240,780
50% SR : 20% LAR : 30% SO	5%	£-1,133,436	£-1,373,051	£-1,387,993	£-1,494,089	£-1,549,313	£-1,591,053
50% SR : 20% LAR : 30% SO	10%	£-1,496,526	£-1,723,323	£-1,738,264	£-1,844,361	£-1,899,584	£-1,941,325
50% SR : 20% LAR : 30% SO	15%	£-1,859,616	£-2,073,595	£-2,088,537	£-2,194,633	£-2,249,857	£-2,291,597
50% SR : 20% LAR : 30% SO	20%	£-2,222,706	£-2,423,868	£-2,438,810	£-2,544,906	£-2,600,130	£-2,641,870
50% SR : 20% LAR : 30% SO	25%	£-2,585,796	£-2,774,140	£-2,789,082	£-2,905,178	£-2,960,402	£-2,992,142
50% SR : 20% LAR : 30% SO	30%	£-2,948,886	£-3,124,411	£-3,139,353	£-3,255,449	£-3,310,673	£-3,352,413
50% SR : 20% LAR : 30% SO	35%	£-3,311,976	£-3,474,683	£-3,489,625	£-3,605,721	£-3,660,945	£-3,702,685
50% SR : 20% LAR : 30% SO	40%	£-3,675,066	£-3,824,955	£-3,839,897	£-3,956,017	£-4,011,241	£-4,053,001
50% SR : 20% LAR : 30% SO	45%	£-4,038,156	£-4,175,227	£-4,190,169	£-4,310,261	£-4,365,485	£-4,407,245
50% SR : 20% LAR : 30% SO	50%	£-4,401,246	£-4,525,499	£-4,540,441	£-4,660,527	£-4,715,751	£-4,757,491

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£8,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£138,915	£-113,516	£-128,458	£-234,555	£-289,778	£-331,518
50% SR : 20% LAR : 30% SO	5%	£-224,174	£-463,789	£-478,731	£-584,827	£-640,051	£-681,790
50% SR : 20% LAR : 30% SO	10%	£-387,264	£-614,061	£-629,003	£-735,099	£-790,323	£-832,063
50% SR : 20% LAR : 30% SO	15%	£-550,354	£-764,333	£-779,275	£-884,371	£-939,595	£-981,335
50% SR : 20% LAR : 30% SO	20%	£-713,444	£-914,605	£-929,547	£-1,039,643	£-1,094,867	£-1,136,607
50% SR : 20% LAR : 30% SO	25%	£-876,534	£-1,064,877	£-1,079,819	£-1,189,739	£-1,244,963	£-1,286,703
50% SR : 20% LAR : 30% SO	30%	£-1,039,624	£-1,215,149	£-1,230,091	£-1,334,629	£-1,389,853	£-1,431,593
50% SR : 20% LAR : 30% SO	35%	£-1,202,714	£-1,365,421	£-1,380,363	£-1,484,519	£-1,539,743	£-1,581,483
50% SR : 20% LAR : 30% SO	40%	£-1,365,804	£-1,515,693	£-1,530,635	£-1,634,409	£-1,689,633	£-1,731,373
50% SR : 20% LAR : 30% SO	45%	£-1,528,894	£-1,665,965	£-1,680,907	£-1,784,299	£-1,839,523	£-1,881,263
50% SR : 20% LAR : 30% SO	50%	£-1,691,984	£-1,816,237	£-1,831,179	£-1,931,189	£-1,986,413	£-2,028,153

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,447,425	£1,194,994	£1,180,053	£1,073,956	£1,018,732	£976,993
50% SR : 20% LAR : 30% SO	5%	£1,084,336	£844,721	£829,780	£723,683	£668,460	£626,720
50% SR : 20% LAR : 30% SO	10%	£721,246	£494,450	£479,508	£373,412	£318,188	£276,447
50% SR : 20% LAR : 30% SO	15%	£358,157	£144,177	£129,236	£23,139	£-32,085	£-73,824
50% SR : 20% LAR : 30% SO	20%	£-0,033	£-206,096	£-221,240	£-328,837	£-384,842	£-427,174
50% SR : 20% LAR : 30% SO	25%	£-369,112	£-559,775	£-574,927	£-682,526	£-738,531	£-780,881
50% SR : 20% LAR : 30% SO	30%	£-732,221	£-913,454	£-928,516	£-1,036,214	£-1,092,219	£-1,134,549
50% SR : 20% LAR : 30% SO	35%	£-1,095,330	£-1,267,133	£-1,282,195	£-1,389,892	£-1,445,897	£-1,488,227
50% SR : 20% LAR : 30% SO	40%	£-1,458,439	£-1,620,812	£-1,635,874	£-1,743,570	£-1,799,575	£-1,841,905
50% SR : 20% LAR : 30% SO	45%	£-1,821,548	£-1,974,491	£-1,989,553	£-2,097,249	£-2,153,254	£-2,195,584
50% SR : 20% LAR : 30% SO	50%	£-2,184,657	£-2,328,170	£-2,343,232	£-2,450,928	£-2,506,933	£-2,549,263

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T3 - 60 Flats
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Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
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No Units	60
Site Area	0.48 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,164,387	£1,929,740	£1,914,587	£1,806,990	£1,750,985	£1,708,653
50% SR : 20% LAR : 30% SO	5%	£1,851,065	£1,626,164	£1,611,010	£1,503,413	£1,447,408	£1,405,077
50% SR : 20% LAR : 30% SO	10%	£1,535,264	£1,322,587	£1,307,434	£1,199,836	£1,143,831	£1,101,500
50% SR : 20% LAR : 30% SO	15%	£1,219,463	£1,019,011	£1,003,857	£896,260	£840,255	£797,924
50% SR : 20% LAR : 30% SO	20%	£903,663	£715,434	£700,282	£592,683	£536,678	£494,348
50% SR : 20% LAR : 30% SO	25%	£587,862	£411,857	£396,705	£289,106	£233,102	£190,771
50% SR : 20% LAR : 30% SO	30%	£272,061	£108,281	£93,128	£-14,675	£-71,472	£-114,402
50% SR : 20% LAR : 30% SO	35%	£-44,359	£-198,059	£-213,427	£-322,547	£-379,344	£-422,274
50% SR : 20% LAR : 30% SO	40%	£-364,627	£-505,933	£-521,299	£-630,420	£-687,218	£-730,147
50% SR : 20% LAR : 30% SO	45%	£-684,897	£-813,805	£-829,171	£-938,292	£-995,090	£-1,038,020
50% SR : 20% LAR : 30% SO	50%	£-1,005,167	£-1,121,677	£-1,137,045	£-1,246,165	£-1,302,962	£-1,345,892

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-4,736,395	£-4,971,043	£-4,986,195	£-5,093,793	£-5,148,798	£-5,192,129
50% SR : 20% LAR : 30% SO	5%	£-5,049,718	£-5,274,619	£-5,289,772	£-5,397,369	£-5,453,374	£-5,495,705
50% SR : 20% LAR : 30% SO	10%	£-5,365,519	£-5,578,196	£-5,593,348	£-5,700,946	£-5,756,951	£-5,799,282
50% SR : 20% LAR : 30% SO	15%	£-5,681,319	£-5,881,772	£-5,896,925	£-6,004,522	£-6,060,527	£-6,102,859
50% SR : 20% LAR : 30% SO	20%	£-5,997,119	£-6,185,348	£-6,200,501	£-6,308,099	£-6,364,104	£-6,406,435
50% SR : 20% LAR : 30% SO	25%	£-6,312,920	£-6,488,925	£-6,504,078	£-6,611,676	£-6,667,680	£-6,710,012
50% SR : 20% LAR : 30% SO	30%	£-6,628,721	£-6,792,501	£-6,807,655	£-6,915,457	£-6,972,254	£-7,015,185
50% SR : 20% LAR : 30% SO	35%	£-6,945,141	£-7,096,074	£-7,111,228	£-7,223,328	£-7,280,127	£-7,323,057
50% SR : 20% LAR : 30% SO	40%	£-7,265,410	£-7,406,715	£-7,422,081	£-7,531,203	£-7,588,000	£-7,630,929
50% SR : 20% LAR : 30% SO	45%	£-7,585,679	£-7,714,587	£-7,729,954	£-7,839,075	£-7,895,872	£-7,938,802
50% SR : 20% LAR : 30% SO	50%	£-7,905,949	£-8,022,459	£-8,037,827	£-8,146,947	£-8,203,745	£-8,246,675

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-2,002,249	£-2,236,896	£-2,252,049	£-2,359,646	£-2,415,651	£-2,457,983
50% SR : 20% LAR : 30% SO	5%	£-2,315,572	£-2,540,472	£-2,555,626	£-2,663,223	£-2,719,228	£-2,761,559
50% SR : 20% LAR : 30% SO	10%	£-2,631,372	£-2,844,049	£-2,859,202	£-2,966,800	£-3,022,805	£-3,065,136
50% SR : 20% LAR : 30% SO	15%	£-2,947,173	£-3,147,625	£-3,162,779	£-3,270,376	£-3,326,381	£-3,368,713
50% SR : 20% LAR : 30% SO	20%	£-3,262,973	£-3,451,202	£-3,466,355	£-3,573,953	£-3,629,958	£-3,672,289
50% SR : 20% LAR : 30% SO	25%	£-3,578,774	£-3,754,779	£-3,769,932	£-3,877,530	£-3,933,535	£-3,975,866
50% SR : 20% LAR : 30% SO	30%	£-3,894,575	£-4,058,355	£-4,073,509	£-4,181,111	£-4,238,108	£-4,280,038
50% SR : 20% LAR : 30% SO	35%	£-4,210,375	£-4,361,931	£-4,377,085	£-4,489,183	£-4,545,980	£-4,588,911
50% SR : 20% LAR : 30% SO	40%	£-4,526,176	£-4,665,507	£-4,680,661	£-4,797,055	£-4,853,852	£-4,896,783
50% SR : 20% LAR : 30% SO	45%	£-4,841,976	£-4,969,083	£-4,984,237	£-5,094,929	£-5,151,726	£-5,194,656
50% SR : 20% LAR : 30% SO	50%	£-5,157,777	£-5,272,659	£-5,287,813	£-5,395,807	£-5,452,604	£-5,495,534

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-1,092,987	£-1,327,635	£-1,342,787	£-1,450,384	£-1,506,389	£-1,548,721
50% SR : 20% LAR : 30% SO	5%	£-1,406,310	£-1,631,210	£-1,646,364	£-1,753,961	£-1,809,966	£-1,852,297
50% SR : 20% LAR : 30% SO	10%	£-1,722,111	£-1,934,787	£-1,949,940	£-2,057,538	£-2,113,543	£-2,155,874
50% SR : 20% LAR : 30% SO	15%	£-2,037,911	£-2,238,363	£-2,253,517	£-2,361,114	£-2,417,119	£-2,459,451
50% SR : 20% LAR : 30% SO	20%	£-2,353,711	£-2,541,940	£-2,557,093	£-2,664,691	£-2,720,696	£-2,763,027
50% SR : 20% LAR : 30% SO	25%	£-2,669,512	£-2,845,517	£-2,860,670	£-2,968,268	£-3,024,272	£-3,066,604
50% SR : 20% LAR : 30% SO	30%	£-2,985,313	£-3,149,093	£-3,164,247	£-3,272,049	£-3,328,054	£-3,370,385
50% SR : 20% LAR : 30% SO	35%	£-3,301,113	£-3,452,669	£-3,467,823	£-3,575,921	£-3,631,926	£-3,674,257
50% SR : 20% LAR : 30% SO	40%	£-3,616,914	£-3,756,245	£-3,771,399	£-3,879,799	£-3,935,804	£-3,978,135
50% SR : 20% LAR : 30% SO	45%	£-3,932,714	£-4,059,821	£-4,074,975	£-4,182,599	£-4,238,604	£-4,280,935
50% SR : 20% LAR : 30% SO	50%	£-4,248,515	£-4,363,397	£-4,378,551	£-4,485,399	£-4,541,404	£-4,583,735

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£215,524	£-18,124	£-34,276	£-141,874	£-197,879	£-240,210
50% SR : 20% LAR : 30% SO	5%	£-97,799	£-322,700	£-337,853	£-445,451	£-501,456	£-543,786
50% SR : 20% LAR : 30% SO	10%	£-413,600	£-626,277	£-641,429	£-749,028	£-805,033	£-847,363
50% SR : 20% LAR : 30% SO	15%	£-729,401	£-929,853	£-945,006	£-1,052,604	£-1,108,609	£-1,150,940
50% SR : 20% LAR : 30% SO	20%	£-1,045,201	£-1,233,430	£-1,248,582	£-1,356,181	£-1,412,186	£-1,454,516
50% SR : 20% LAR : 30% SO	25%	£-1,361,001	£-1,537,007	£-1,552,159	£-1,659,758	£-1,715,762	£-1,758,093
50% SR : 20% LAR : 30% SO	30%	£-1,676,802	£-1,840,583	£-1,855,735	£-1,963,333	£-2,020,338	£-2,062,668
50% SR : 20% LAR : 30% SO	35%	£-1,992,602	£-2,144,159	£-2,159,311	£-2,267,911	£-2,324,916	£-2,367,246
50% SR : 20% LAR : 30% SO	40%	£-2,308,402	£-2,447,735	£-2,462,887	£-2,571,467	£-2,628,472	£-2,670,802
50% SR : 20% LAR : 30% SO	45%	£-2,624,202	£-2,751,311	£-2,766,463	£-2,875,043	£-2,932,048	£-2,974,378
50% SR : 20% LAR : 30% SO	50%	£-2,940,002	£-3,054,887	£-3,070,039	£-3,178,623	£-3,235,628	£-3,278,002



LB Barking and Dagenham  
Local Plan Viability Testing 2019

T3 - 60 Flats
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Value Area	Becontree and Valence Park (CIL Zone 3)
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No Units	60
Site Area	0.48 Ha

Sales value Inflation		0%
Build cost Inflation		0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,294,520	£1,070,287	£1,055,135	£947,536	£891,532	£849,201
50% SR : 20% LAR : 30% SO	5%	£1,011,813	£799,315	£784,162	£676,564	£620,559	£578,229
50% SR : 20% LAR : 30% SO	10%	£729,105	£528,343	£513,190	£405,592	£349,588	£307,256
50% SR : 20% LAR : 30% SO	15%	£446,399	£257,371	£242,217	£134,620	£78,615	£36,284
50% SR : 20% LAR : 30% SO	20%	£163,692	£-13,795	£-29,161	£-138,282	£-195,080	£-238,010
50% SR : 20% LAR : 30% SO	25%	£-120,701	£-288,601	£-303,968	£-413,089	£-469,886	£-512,816
50% SR : 20% LAR : 30% SO	30%	£-407,408	£-563,408	£-578,776	£-687,896	£-744,693	£-787,623
50% SR : 20% LAR : 30% SO	35%	£-694,115	£-838,215	£-853,582	£-962,703	£-1,019,500	£-1,062,430
50% SR : 20% LAR : 30% SO	40%	£-980,824	£-1,113,021	£-1,128,389	£-1,237,610	£-1,294,307	£-1,337,237
50% SR : 20% LAR : 30% SO	45%	£-1,267,531	£-1,387,829	£-1,403,196	£-1,512,316	£-1,569,114	£-1,612,044
50% SR : 20% LAR : 30% SO	50%	£-1,554,240	£-1,662,636	£-1,678,003	£-1,787,123	£-1,843,921	£-1,886,851

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-5,606,262	£-5,830,495	£-5,845,648	£-5,953,246	£-6,008,250	£-6,051,581
50% SR : 20% LAR : 30% SO	5%	£-5,888,969	£-6,101,467	£-6,116,220	£-6,224,218	£-6,280,223	£-6,322,553
50% SR : 20% LAR : 30% SO	10%	£-6,171,677	£-6,372,440	£-6,387,592	£-6,495,191	£-6,551,195	£-6,593,526
50% SR : 20% LAR : 30% SO	15%	£-6,454,384	£-6,643,412	£-6,658,565	£-6,766,163	£-6,822,168	£-6,864,498
50% SR : 20% LAR : 30% SO	20%	£-6,737,091	£-6,914,377	£-6,929,544	£-7,039,065	£-7,095,062	£-7,138,792
50% SR : 20% LAR : 30% SO	25%	£-7,021,483	£-7,189,383	£-7,204,751	£-7,313,871	£-7,370,668	£-7,413,599
50% SR : 20% LAR : 30% SO	30%	£-7,308,190	£-7,464,190	£-7,479,558	£-7,588,676	£-7,645,475	£-7,689,406
50% SR : 20% LAR : 30% SO	35%	£-7,594,898	£-7,738,998	£-7,754,364	£-7,863,485	£-7,920,283	£-7,963,213
50% SR : 20% LAR : 30% SO	40%	£-7,881,606	£-8,013,804	£-8,029,171	£-8,138,292	£-8,195,090	£-8,238,019
50% SR : 20% LAR : 30% SO	45%	£-8,168,314	£-8,288,611	£-8,303,978	£-8,413,099	£-8,469,896	£-8,512,826
50% SR : 20% LAR : 30% SO	50%	£-8,455,022	£-8,563,418	£-8,578,786	£-8,687,906	£-8,744,703	£-8,787,633

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-2,872,116	£-3,096,349	£-3,111,501	£-3,219,100	£-3,275,104	£-3,317,435
50% SR : 20% LAR : 30% SO	5%	£-3,154,823	£-3,367,321	£-3,382,474	£-3,490,072	£-3,546,077	£-3,588,407
50% SR : 20% LAR : 30% SO	10%	£-3,437,531	£-3,638,294	£-3,653,446	£-3,761,045	£-3,817,049	£-3,859,380
50% SR : 20% LAR : 30% SO	15%	£-3,720,238	£-3,909,266	£-3,924,419	£-4,032,016	£-4,088,021	£-4,130,352
50% SR : 20% LAR : 30% SO	20%	£-4,002,945	£-4,180,431	£-4,195,579	£-4,304,919	£-4,361,716	£-4,404,646
50% SR : 20% LAR : 30% SO	25%	£-4,287,337	£-4,455,237	£-4,470,605	£-4,579,725	£-4,636,522	£-4,679,452
50% SR : 20% LAR : 30% SO	30%	£-4,574,044	£-4,730,044	£-4,745,412	£-4,854,532	£-4,911,329	£-4,954,259
50% SR : 20% LAR : 30% SO	35%	£-4,860,752	£-5,004,851	£-5,020,218	£-5,129,339	£-5,186,136	£-5,229,067
50% SR : 20% LAR : 30% SO	40%	£-5,147,460	£-5,279,658	£-5,295,025	£-5,404,146	£-5,460,944	£-5,503,873
50% SR : 20% LAR : 30% SO	45%	£-5,434,168	£-5,554,465	£-5,569,832	£-5,678,952	£-5,735,750	£-5,778,680
50% SR : 20% LAR : 30% SO	50%	£-5,720,876	£-5,829,272	£-5,844,639	£-5,953,760	£-6,010,557	£-6,053,487

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-1,962,854	£-2,187,087	£-2,202,239	£-2,309,838	£-2,365,842	£-2,408,173
50% SR : 20% LAR : 30% SO	5%	£-2,245,561	£-2,458,059	£-2,473,212	£-2,580,810	£-2,636,815	£-2,679,145
50% SR : 20% LAR : 30% SO	10%	£-2,528,269	£-2,729,032	£-2,744,184	£-2,851,783	£-2,907,787	£-2,950,118
50% SR : 20% LAR : 30% SO	15%	£-2,810,976	£-3,000,004	£-3,015,157	£-3,122,755	£-3,178,760	£-3,221,090
50% SR : 20% LAR : 30% SO	20%	£-3,093,683	£-3,271,169	£-3,286,336	£-3,393,657	£-3,452,454	£-3,495,384
50% SR : 20% LAR : 30% SO	25%	£-3,378,075	£-3,545,975	£-3,561,343	£-3,670,463	£-3,727,260	£-3,770,190
50% SR : 20% LAR : 30% SO	30%	£-3,664,782	£-3,820,782	£-3,836,150	£-3,945,270	£-4,002,067	£-4,044,998
50% SR : 20% LAR : 30% SO	35%	£-3,951,490	£-4,095,590	£-4,110,958	£-4,220,077	£-4,276,875	£-4,319,805
50% SR : 20% LAR : 30% SO	40%	£-4,238,198	£-4,370,398	£-4,385,763	£-4,494,884	£-4,551,682	£-4,594,611
50% SR : 20% LAR : 30% SO	45%	£-4,524,906	£-4,645,203	£-4,660,570	£-4,769,891	£-4,826,688	£-4,869,618
50% SR : 20% LAR : 30% SO	50%	£-4,811,614	£-4,920,010	£-4,935,377	£-5,044,498	£-5,101,295	£-5,144,225

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-654,343	£-878,577	£-893,729	£-1,001,327	£-1,057,331	£-1,099,663
50% SR : 20% LAR : 30% SO	5%	£-937,050	£-1,149,548	£-1,164,700	£-1,272,299	£-1,328,304	£-1,370,635
50% SR : 20% LAR : 30% SO	10%	£-1,219,758	£-1,420,521	£-1,435,674	£-1,543,272	£-1,599,276	£-1,641,608
50% SR : 20% LAR : 30% SO	15%	£-1,502,465	£-1,691,493	£-1,706,647	£-1,814,244	£-1,870,249	£-1,912,580
50% SR : 20% LAR : 30% SO	20%	£-1,785,172	£-1,962,659	£-1,977,825	£-2,087,146	£-2,143,144	£-2,185,874
50% SR : 20% LAR : 30% SO	25%	£-2,069,564	£-2,233,465	£-2,252,832	£-2,361,952	£-2,418,750	£-2,461,680
50% SR : 20% LAR : 30% SO	30%	£-2,355,272	£-2,512,272	£-2,527,639	£-2,636,760	£-2,693,557	£-2,736,487
50% SR : 20% LAR : 30% SO	35%	£-2,642,979	£-2,797,079	£-2,812,446	£-2,911,567	£-2,968,364	£-3,011,294
50% SR : 20% LAR : 30% SO	40%	£-2,929,686	£-3,081,886	£-3,097,253	£-3,186,374	£-3,243,171	£-3,286,100
50% SR : 20% LAR : 30% SO	45%	£-3,216,393	£-3,366,692	£-3,382,060	£-3,461,180	£-3,517,977	£-3,560,908
50% SR : 20% LAR : 30% SO	50%	£-3,503,104	£-3,651,500	£-3,666,867	£-3,735,987	£-3,792,785	£-3,835,715

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T4 - 100 Flats
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Value Area	Barking Town Centre Flats (CIL Zone 1)
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No Units	100
Site Area	0.65 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£8,288,637	£7,143,084	£7,118,760	£6,901,232	£6,811,330	£6,742,557
50% SR : 20% LAR : 30% SO	5%	£7,490,145	£6,402,360	£6,377,692	£6,157,086	£6,065,912	£5,996,999
50% SR : 20% LAR : 30% SO	10%	£6,691,652	£5,656,802	£5,632,134	£5,411,528	£5,320,354	£5,251,441
50% SR : 20% LAR : 30% SO	15%	£5,893,159	£4,911,243	£4,886,575	£4,665,969	£4,574,796	£4,505,883
50% SR : 20% LAR : 30% SO	20%	£5,088,609	£4,165,685	£4,141,017	£3,920,410	£3,829,237	£3,760,324
50% SR : 20% LAR : 30% SO	25%	£4,283,701	£3,420,127	£3,395,459	£3,174,852	£3,083,679	£3,014,766
50% SR : 20% LAR : 30% SO	30%	£3,478,794	£2,674,569	£2,649,901	£2,429,294	£2,338,121	£2,269,208
50% SR : 20% LAR : 30% SO	35%	£2,673,887	£1,929,011	£1,904,343	£1,683,735	£1,592,562	£1,523,649
50% SR : 20% LAR : 30% SO	40%	£1,868,980	£1,183,452	£1,158,784	£938,177	£847,003	£778,090
50% SR : 20% LAR : 30% SO	45%	£1,064,072	£437,894	£413,225	£192,004	£99,540	£29,653
50% SR : 20% LAR : 30% SO	50%	£269,165	£-319,514	£-344,885	£-571,779	£-665,551	£-736,428

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-1,183,025	£-2,328,578	£-2,352,902	£-2,570,430	£-2,660,332	£-2,729,105
50% SR : 20% LAR : 30% SO	5%	£-1,981,517	£-3,069,302	£-3,093,970	£-3,314,576	£-3,405,750	£-3,474,663
50% SR : 20% LAR : 30% SO	10%	£-2,780,010	£-3,814,860	£-3,839,529	£-4,060,135	£-4,151,308	£-4,220,221
50% SR : 20% LAR : 30% SO	15%	£-3,578,503	£-4,560,419	£-4,585,087	£-4,805,693	£-4,896,867	£-4,965,780
50% SR : 20% LAR : 30% SO	20%	£-4,383,053	£-5,305,977	£-5,330,645	£-5,551,252	£-5,642,425	£-5,711,338
50% SR : 20% LAR : 30% SO	25%	£-5,187,961	£-6,051,535	£-6,076,203	£-6,296,810	£-6,387,983	£-6,456,896
50% SR : 20% LAR : 30% SO	30%	£-5,992,868	£-6,797,093	£-6,821,761	£-7,042,368	£-7,133,541	£-7,202,454
50% SR : 20% LAR : 30% SO	35%	£-6,797,775	£-7,542,652	£-7,567,320	£-7,787,927	£-7,879,100	£-7,948,013
50% SR : 20% LAR : 30% SO	40%	£-7,602,682	£-8,288,210	£-8,312,878	£-8,533,485	£-8,624,659	£-8,693,572
50% SR : 20% LAR : 30% SO	45%	£-8,407,590	£-9,033,768	£-9,058,437	£-9,279,044	£-9,370,217	£-9,439,130
50% SR : 20% LAR : 30% SO	50%	£-9,212,497	£-9,779,326	£-9,804,000	£-10,024,617	£-10,115,790	£-10,184,703

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,938

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,969,725	£1,424,171	£1,399,848	£1,182,319	£1,092,418	£1,023,645
50% SR : 20% LAR : 30% SO	5%	£1,771,232	£683,447	£658,779	£438,173	£347,000	£278,087
50% SR : 20% LAR : 30% SO	10%	£972,740	£-62,111	£-86,779	£-307,385	£-398,559	£-467,472
50% SR : 20% LAR : 30% SO	15%	£174,247	£-807,869	£-832,337	£-1,052,943	£-1,144,117	£-1,213,300
50% SR : 20% LAR : 30% SO	20%	£-630,304	£-1,553,227	£-1,577,895	£-1,798,502	£-1,889,675	£-1,958,588
50% SR : 20% LAR : 30% SO	25%	£-1,435,211	£-2,298,785	£-2,323,453	£-2,544,060	£-2,635,233	£-2,704,146
50% SR : 20% LAR : 30% SO	30%	£-2,240,119	£-3,044,344	£-3,069,012	£-3,289,619	£-3,380,792	£-3,449,705
50% SR : 20% LAR : 30% SO	35%	£-3,045,025	£-3,789,902	£-3,814,570	£-4,035,177	£-4,126,351	£-4,195,264
50% SR : 20% LAR : 30% SO	40%	£-3,849,933	£-4,535,460	£-4,560,128	£-4,780,735	£-4,871,909	£-4,940,822
50% SR : 20% LAR : 30% SO	45%	£-4,654,840	£-5,281,018	£-5,305,687	£-5,526,908	£-5,618,082	£-5,687,000
50% SR : 20% LAR : 30% SO	50%	£-5,459,748	£-6,026,576	£-6,051,244	£-6,296,810	£-6,387,983	£-6,456,896

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,640,498

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,817,731	£2,672,178	£2,647,854	£2,430,326	£2,340,424	£2,271,651
50% SR : 20% LAR : 30% SO	5%	£3,019,239	£1,931,454	£1,906,786	£1,686,180	£1,595,006	£1,526,093
50% SR : 20% LAR : 30% SO	10%	£2,220,746	£1,185,896	£1,161,228	£940,622	£849,448	£780,535
50% SR : 20% LAR : 30% SO	15%	£1,422,254	£440,338	£415,669	£195,063	£103,890	£34,977
50% SR : 20% LAR : 30% SO	20%	£617,703	£-305,221	£-329,889	£-550,496	£-641,669	£-710,582
50% SR : 20% LAR : 30% SO	25%	£-187,205	£-1,050,779	£-1,075,447	£-1,296,054	£-1,387,227	£-1,456,140
50% SR : 20% LAR : 30% SO	30%	£-692,112	£-1,796,337	£-1,821,005	£-2,041,612	£-2,132,785	£-2,201,698
50% SR : 20% LAR : 30% SO	35%	£-1,197,019	£-2,541,895	£-2,566,563	£-2,787,170	£-2,878,344	£-2,947,257
50% SR : 20% LAR : 30% SO	40%	£-2,601,926	£-3,287,454	£-3,312,122	£-3,532,729	£-3,623,902	£-3,692,815
50% SR : 20% LAR : 30% SO	45%	£-3,406,834	£-4,033,012	£-4,057,681	£-4,278,287	£-4,369,460	£-4,438,373
50% SR : 20% LAR : 30% SO	50%	£-4,211,741	£-4,778,570	£-4,803,238	£-5,023,844	£-5,115,017	£-5,184,000

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£5,613,726	£4,468,173	£4,443,849	£4,226,321	£4,136,419	£4,067,646
50% SR : 20% LAR : 30% SO	5%	£4,815,234	£3,727,449	£3,702,781	£3,482,175	£3,391,001	£3,322,088
50% SR : 20% LAR : 30% SO	10%	£4,016,741	£2,981,890	£2,957,222	£2,736,616	£2,645,443	£2,576,530
50% SR : 20% LAR : 30% SO	15%	£3,218,248	£2,236,332	£2,211,664	£1,991,058	£1,899,884	£1,830,971
50% SR : 20% LAR : 30% SO	20%	£2,413,698	£1,490,774	£1,466,106	£1,245,499	£1,154,326	£1,085,413
50% SR : 20% LAR : 30% SO	25%	£1,608,790	£745,216	£720,548	£499,941	£408,768	£339,855
50% SR : 20% LAR : 30% SO	30%	£803,883	£-49,342	£-25,010	£-245,617	£-336,790	£-405,703
50% SR : 20% LAR : 30% SO	35%	£-1,002,124	£-465,301	£-470,969	£-691,176	£-782,349	£-851,262
50% SR : 20% LAR : 30% SO	40%	£-2,005,931	£-1,491,459	£-1,516,127	£-1,736,734	£-1,827,908	£-1,898,821
50% SR : 20% LAR : 30% SO	45%	£-3,010,839	£-2,523,017	£-2,547,685	£-2,768,292	£-2,859,466	£-2,930,379
50% SR : 20% LAR : 30% SO	50%	£-4,015,746	£-3,554,575	£-3,579,243	£-3,799,850	£-3,891,024	£-3,961,937

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T4 - 100 Flats
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Value Area	Barking Riverside Flats (CIL Zone 2)
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No Units	100
Site Area	0.65 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,538,488	£2,928,060	£2,903,392	£2,682,785	£2,591,611	£2,522,698
50% SR : 20% LAR : 30% SO	5%	£2,930,336	£2,352,379	£2,327,711	£2,107,105	£2,015,931	£1,947,018
50% SR : 20% LAR : 30% SO	10%	£2,322,183	£1,776,699	£1,752,030	£1,531,424	£1,440,250	£1,371,337
50% SR : 20% LAR : 30% SO	15%	£1,714,032	£1,201,017	£1,176,349	£955,743	£864,569	£795,656
50% SR : 20% LAR : 30% SO	20%	£1,105,880	£625,337	£600,668	£380,062	£288,888	£219,092
50% SR : 20% LAR : 30% SO	25%	£497,727	£46,612	£21,594	£-204,994	£-298,767	£-369,643
50% SR : 20% LAR : 30% SO	30%	£-117,171	£-544,564	£-569,936	£-795,829	£-890,601	£-961,479
50% SR : 20% LAR : 30% SO	35%	£-742,999	£-1,136,400	£-1,161,772	£-1,388,665	£-1,482,437	£-1,553,315
50% SR : 20% LAR : 30% SO	40%	£-1,367,629	£-1,728,236	£-1,753,607	£-1,980,501	£-2,074,273	£-2,145,151
50% SR : 20% LAR : 30% SO	45%	£-1,992,857	£-2,320,071	£-2,345,442	£-2,572,337	£-2,666,109	£-2,736,986
50% SR : 20% LAR : 30% SO	50%	£-2,618,086	£-2,911,907	£-2,937,278	£-3,164,173	£-3,257,945	£-3,328,822

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices	£14,491,843
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-933,174	£-6,543,602	£-6,568,270	£-6,788,877	£-6,880,051	£-6,948,964
50% SR : 20% LAR : 30% SO	5%	£-6,541,326	£-7,119,283	£-7,143,951	£-7,364,557	£-7,455,731	£-7,524,644
50% SR : 20% LAR : 30% SO	10%	£-7,149,479	£-7,694,964	£-7,719,633	£-7,940,239	£-8,031,412	£-8,100,325
50% SR : 20% LAR : 30% SO	15%	£-7,757,630	£-8,270,645	£-8,295,313	£-8,515,919	£-8,607,093	£-8,676,006
50% SR : 20% LAR : 30% SO	20%	£-8,365,782	£-8,846,325	£-8,870,994	£-9,091,600	£-9,182,774	£-9,252,570
50% SR : 20% LAR : 30% SO	25%	£-8,973,935	£-9,422,005	£-9,450,068	£-9,676,655	£-9,770,429	£-9,841,305
50% SR : 20% LAR : 30% SO	30%	£-9,588,833	£-10,016,227	£-10,041,598	£-10,268,491	£-10,362,263	£-10,433,141
50% SR : 20% LAR : 30% SO	35%	£-10,214,062	£-10,608,062	£-10,633,434	£-10,860,327	£-10,954,099	£-11,024,977
50% SR : 20% LAR : 30% SO	40%	£-10,839,291	£-11,199,898	£-11,225,269	£-11,452,163	£-11,545,935	£-11,616,813
50% SR : 20% LAR : 30% SO	45%	£-11,464,519	£-11,791,733	£-11,817,104	£-12,043,999	£-12,137,771	£-12,208,649
50% SR : 20% LAR : 30% SO	50%	£-12,089,748	£-12,383,569	£-12,408,940	£-12,635,835	£-12,729,607	£-12,800,484

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices	£8,749,936
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-2,180,425	£-2,790,852	£-2,815,520	£-3,036,127	£-3,127,301	£-3,196,214
50% SR : 20% LAR : 30% SO	5%	£-2,788,576	£-3,366,534	£-3,391,202	£-3,611,808	£-3,702,981	£-3,771,894
50% SR : 20% LAR : 30% SO	10%	£-3,396,729	£-3,942,214	£-3,966,883	£-4,187,489	£-4,278,663	£-4,347,576
50% SR : 20% LAR : 30% SO	15%	£-4,004,881	£-4,517,895	£-4,542,563	£-4,763,169	£-4,854,343	£-4,923,256
50% SR : 20% LAR : 30% SO	20%	£-4,613,032	£-5,093,576	£-5,118,245	£-5,338,851	£-5,430,024	£-5,499,820
50% SR : 20% LAR : 30% SO	25%	£-5,221,185	£-5,672,301	£-5,697,318	£-5,923,906	£-6,017,679	£-6,088,556
50% SR : 20% LAR : 30% SO	30%	£-5,830,084	£-6,253,477	£-6,288,848	£-6,515,742	£-6,609,514	£-6,680,391
50% SR : 20% LAR : 30% SO	35%	£-6,438,983	£-6,834,652	£-6,869,884	£-7,107,578	£-7,201,350	£-7,272,227
50% SR : 20% LAR : 30% SO	40%	£-7,047,882	£-7,415,827	£-7,451,519	£-7,699,413	£-7,793,186	£-7,864,063
50% SR : 20% LAR : 30% SO	45%	£-7,656,781	£-8,000,002	£-8,036,355	£-8,291,249	£-8,385,021	£-8,455,898
50% SR : 20% LAR : 30% SO	50%	£-8,265,680	£-8,586,177	£-8,622,530	£-8,883,085	£-8,976,857	£-9,047,735

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£6,640,496
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-932,418	£-1,542,846	£-1,567,514	£-1,788,121	£-1,879,294	£-1,948,208
50% SR : 20% LAR : 30% SO	5%	£-1,540,570	£-2,118,527	£-2,143,195	£-2,363,801	£-2,454,975	£-2,523,888
50% SR : 20% LAR : 30% SO	10%	£-2,148,722	£-2,694,207	£-2,718,876	£-2,939,482	£-3,030,656	£-3,099,569
50% SR : 20% LAR : 30% SO	15%	£-2,756,874	£-3,269,888	£-3,294,557	£-3,515,163	£-3,606,336	£-3,675,250
50% SR : 20% LAR : 30% SO	20%	£-3,365,026	£-3,845,569	£-3,870,238	£-4,090,844	£-4,182,018	£-4,251,914
50% SR : 20% LAR : 30% SO	25%	£-3,973,179	£-4,421,249	£-4,445,917	£-4,675,899	£-4,767,073	£-4,836,949
50% SR : 20% LAR : 30% SO	30%	£-4,581,331	£-5,000,929	£-5,025,598	£-5,260,641	£-5,351,815	£-5,421,741
50% SR : 20% LAR : 30% SO	35%	£-5,189,483	£-5,580,609	£-5,605,278	£-5,840,883	£-5,932,057	£-6,001,983
50% SR : 20% LAR : 30% SO	40%	£-5,797,635	£-6,160,289	£-6,184,958	£-6,415,925	£-6,507,100	£-6,577,026
50% SR : 20% LAR : 30% SO	45%	£-6,405,787	£-6,739,969	£-6,764,638	£-7,000,982	£-7,092,156	£-7,162,082
50% SR : 20% LAR : 30% SO	50%	£-7,013,939	£-7,319,649	£-7,344,318	£-7,580,044	£-7,671,218	£-7,741,144

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,092,614
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£863,577	£253,149	£228,481	£7,874	£83,300	£152,213
50% SR : 20% LAR : 30% SO	5%	£255,425	£-322,532	£-347,200	£-567,806	£-658,980	£-727,893
50% SR : 20% LAR : 30% SO	10%	£-352,728	£-898,213	£-922,882	£-1,143,488	£-1,234,661	£-1,303,574
50% SR : 20% LAR : 30% SO	15%	£-660,879	£-1,473,894	£-1,498,562	£-1,719,168	£-1,810,342	£-1,879,255
50% SR : 20% LAR : 30% SO	20%	£-1,069,031	£-2,049,574	£-2,074,243	£-2,294,849	£-2,386,023	£-2,455,819
50% SR : 20% LAR : 30% SO	25%	£-1,477,184	£-2,625,254	£-2,650,317	£-2,875,905	£-2,973,678	£-3,044,544
50% SR : 20% LAR : 30% SO	30%	£-1,885,336	£-3,200,934	£-3,225,997	£-3,446,471	£-3,544,244	£-3,615,110
50% SR : 20% LAR : 30% SO	35%	£-2,293,488	£-3,776,614	£-3,801,677	£-4,017,035	£-4,114,808	£-4,185,674
50% SR : 20% LAR : 30% SO	40%	£-2,701,640	£-4,352,294	£-4,377,357	£-4,587,600	£-4,685,373	£-4,756,240
50% SR : 20% LAR : 30% SO	45%	£-3,109,792	£-4,927,974	£-4,953,037	£-5,158,164	£-5,255,937	£-5,326,804
50% SR : 20% LAR : 30% SO	50%	£-3,517,944	£-5,503,654	£-5,528,717	£-5,728,728	£-5,826,501	£-5,897,367

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T4 - 100 Flats
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Value Area	Chadwell Heath (CIL Zone 3)
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No Units	100
Site Area	0.65 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£6,549,579	£6,055,815	£6,031,147	£5,810,541	£5,719,368	£5,650,455
50% SR : 20% LAR : 30% SO	5%	£5,821,769	£5,352,893	£5,328,224	£5,107,618	£5,016,444	£4,947,531
50% SR : 20% LAR : 30% SO	10%	£5,092,575	£4,649,969	£4,625,301	£4,404,694	£4,313,521	£4,244,608
50% SR : 20% LAR : 30% SO	15%	£4,363,382	£3,947,045	£3,922,377	£3,701,771	£3,610,597	£3,541,684
50% SR : 20% LAR : 30% SO	20%	£3,634,188	£3,244,121	£3,219,453	£2,998,847	£2,907,673	£2,838,760
50% SR : 20% LAR : 30% SO	25%	£2,904,995	£2,541,198	£2,516,530	£2,295,923	£2,204,750	£2,135,837
50% SR : 20% LAR : 30% SO	30%	£2,175,801	£1,838,275	£1,813,607	£1,593,001	£1,501,827	£1,432,914
50% SR : 20% LAR : 30% SO	35%	£1,446,608	£1,135,351	£1,110,683	£890,077	£798,903	£729,990
50% SR : 20% LAR : 30% SO	40%	£717,413	£432,427	£407,759	£186,395	£93,932	£24,044
50% SR : 20% LAR : 30% SO	45%	£-15,329	£-281,372	£-306,744	£-533,637	£-627,409	£-698,287
50% SR : 20% LAR : 30% SO	50%	£-765,014	£-1,004,043	£-1,029,414	£-1,256,308	£-1,350,080	£-1,420,957

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices **£14,491,843**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-2,922,083	£-3,415,847	£-3,440,515	£-3,661,121	£-3,752,284	£-3,821,208
50% SR : 20% LAR : 30% SO	5%	£-3,649,893	£-4,118,769	£-4,143,438	£-4,364,044	£-4,455,218	£-4,524,131
50% SR : 20% LAR : 30% SO	10%	£-4,379,087	£-4,821,693	£-4,846,361	£-5,066,968	£-5,158,141	£-5,227,054
50% SR : 20% LAR : 30% SO	15%	£-5,108,280	£-5,524,617	£-5,549,285	£-5,769,891	£-5,861,065	£-5,929,978
50% SR : 20% LAR : 30% SO	20%	£-5,837,474	£-6,227,541	£-6,252,209	£-6,472,815	£-6,563,989	£-6,632,902
50% SR : 20% LAR : 30% SO	25%	£-6,566,667	£-6,930,464	£-6,955,132	£-7,175,739	£-7,266,913	£-7,335,826
50% SR : 20% LAR : 30% SO	30%	£-7,295,861	£-7,633,388	£-7,658,056	£-7,878,662	£-7,969,835	£-8,038,748
50% SR : 20% LAR : 30% SO	35%	£-8,025,054	£-8,336,311	£-8,360,979	£-8,581,585	£-8,672,759	£-8,741,672
50% SR : 20% LAR : 30% SO	40%	£-8,754,249	£-9,039,235	£-9,063,903	£-9,284,509	£-9,375,683	£-9,444,596
50% SR : 20% LAR : 30% SO	45%	£-9,483,443	£-9,742,159	£-9,766,827	£-10,000,299	£-10,091,473	£-10,160,386
50% SR : 20% LAR : 30% SO	50%	£-10,212,637	£-10,445,083	£-10,469,751	£-10,727,970	£-10,819,144	£-10,888,057

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices **£8,749,936**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£830,667	£336,903	£312,235	£91,629	£455	£-68,458
50% SR : 20% LAR : 30% SO	5%	£102,856	£-366,020	£-390,688	£-611,295	£-702,469	£-771,382
50% SR : 20% LAR : 30% SO	10%	£-626,337	£-1,068,944	£-1,093,612	£-1,314,219	£-1,405,391	£-1,474,304
50% SR : 20% LAR : 30% SO	15%	£-1,355,531	£-1,771,867	£-1,796,535	£-2,017,141	£-2,108,315	£-2,177,228
50% SR : 20% LAR : 30% SO	20%	£-2,084,724	£-2,474,791	£-2,499,459	£-2,720,065	£-2,811,239	£-2,880,152
50% SR : 20% LAR : 30% SO	25%	£-2,813,918	£-3,177,714	£-3,202,382	£-3,422,989	£-3,514,163	£-3,583,076
50% SR : 20% LAR : 30% SO	30%	£-3,543,111	£-3,880,638	£-3,905,306	£-4,125,912	£-4,217,086	£-4,285,999
50% SR : 20% LAR : 30% SO	35%	£-4,272,305	£-4,583,562	£-4,608,230	£-4,828,836	£-4,920,009	£-4,988,923
50% SR : 20% LAR : 30% SO	40%	£-5,001,499	£-5,286,485	£-5,311,153	£-5,532,517	£-5,623,691	£-5,692,604
50% SR : 20% LAR : 30% SO	45%	£-5,730,693	£-6,000,289	£-6,024,957	£-6,255,550	£-6,346,724	£-6,415,637
50% SR : 20% LAR : 30% SO	50%	£-6,459,887	£-6,722,955	£-6,747,623	£-6,978,220	£-7,069,394	£-7,138,307

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial **£6,640,496**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,078,673	£1,584,910	£1,560,242	£1,339,636	£1,248,462	£1,179,549
50% SR : 20% LAR : 30% SO	5%	£1,350,863	£881,987	£857,318	£636,712	£545,538	£476,625
50% SR : 20% LAR : 30% SO	10%	£621,669	£179,063	£154,395	£-66,212	£-157,385	£-226,298
50% SR : 20% LAR : 30% SO	15%	£-107,524	£-523,861	£-548,529	£-769,135	£-860,309	£-929,222
50% SR : 20% LAR : 30% SO	20%	£-836,718	£-1,226,785	£-1,251,453	£-1,472,059	£-1,563,233	£-1,632,146
50% SR : 20% LAR : 30% SO	25%	£-1,565,911	£-1,929,707	£-1,954,375	£-2,174,983	£-2,266,156	£-2,335,069
50% SR : 20% LAR : 30% SO	30%	£-2,295,105	£-2,632,631	£-2,657,299	£-2,877,905	£-2,969,079	£-3,037,992
50% SR : 20% LAR : 30% SO	35%	£-3,024,299	£-3,335,555	£-3,360,223	£-3,580,829	£-3,672,003	£-3,740,916
50% SR : 20% LAR : 30% SO	40%	£-3,753,493	£-4,038,479	£-4,063,147	£-4,284,511	£-4,375,685	£-4,444,598
50% SR : 20% LAR : 30% SO	45%	£-4,482,687	£-4,741,403	£-4,766,071	£-5,000,299	£-5,091,473	£-5,160,386
50% SR : 20% LAR : 30% SO	50%	£-5,211,881	£-5,444,327	£-5,468,995	£-5,727,214	£-5,818,388	£-5,887,301

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial **£4,092,614**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,874,668	£3,380,904	£3,356,236	£3,135,630	£3,044,457	£2,975,543
50% SR : 20% LAR : 30% SO	5%	£3,146,858	£2,677,982	£2,653,313	£2,432,706	£2,341,533	£2,272,620
50% SR : 20% LAR : 30% SO	10%	£2,417,664	£1,975,058	£1,950,390	£1,729,783	£1,638,610	£1,569,697
50% SR : 20% LAR : 30% SO	15%	£1,688,471	£1,272,134	£1,247,466	£1,026,860	£935,686	£866,773
50% SR : 20% LAR : 30% SO	20%	£959,277	£569,210	£544,542	£323,936	£232,762	£163,849
50% SR : 20% LAR : 30% SO	25%	£230,084	£-133,713	£-158,381	£-378,988	£-470,162	£-539,075
50% SR : 20% LAR : 30% SO	30%	£-499,110	£-836,637	£-861,305	£-1,081,911	£-1,173,084	£-1,241,997
50% SR : 20% LAR : 30% SO	35%	£-768,136	£-1,139,561	£-1,164,229	£-1,384,834	£-1,476,008	£-1,544,921
50% SR : 20% LAR : 30% SO	40%	£-1,037,162	£-1,442,485	£-1,467,153	£-1,688,516	£-1,779,690	£-1,847,803
50% SR : 20% LAR : 30% SO	45%	£-1,306,188	£-1,745,409	£-1,770,077	£-1,991,655	£-2,082,829	£-2,151,742
50% SR : 20% LAR : 30% SO	50%	£-1,575,214	£-2,048,333	£-2,072,999	£-2,293,732	£-2,384,906	£-2,453,819

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T4 - 100 Flats
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Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
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No Units	100
Site Area	0.65 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,040,567	£3,582,520	£3,557,852	£3,337,246	£3,246,072	£3,177,159
50% SR : 20% LAR : 30% SO	5%	£3,413,413	£2,980,129	£2,955,461	£2,734,854	£2,643,680	£2,574,767
50% SR : 20% LAR : 30% SO	10%	£2,786,260	£2,377,736	£2,353,068	£2,132,462	£2,041,289	£1,972,376
50% SR : 20% LAR : 30% SO	15%	£2,159,106	£1,775,344	£1,750,676	£1,530,070	£1,438,896	£1,369,983
50% SR : 20% LAR : 30% SO	20%	£1,531,952	£1,172,953	£1,148,285	£927,678	£836,504	£767,591
50% SR : 20% LAR : 30% SO	25%	£904,798	£570,561	£545,893	£325,287	£233,595	£163,706
50% SR : 20% LAR : 30% SO	30%	£277,644	£-36,365	£-61,737	£-288,630	£-382,402	£-453,280
50% SR : 20% LAR : 30% SO	35%	£-362,890	£-655,668	£-681,039	£-907,932	£-1,001,705	£-1,072,582
50% SR : 20% LAR : 30% SO	40%	£-1,007,656	£-1,274,969	£-1,300,340	£-1,527,235	£-1,621,007	£-1,691,884
50% SR : 20% LAR : 30% SO	45%	£-1,652,422	£-1,894,271	£-1,919,643	£-2,146,537	£-2,240,309	£-2,311,187
50% SR : 20% LAR : 30% SO	50%	£-2,297,188	£-2,513,574	£-2,538,945	£-2,765,840	£-2,859,612	£-2,930,489

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-5,431,095	£-5,889,142	£-5,913,810	£-6,194,416	£-6,225,590	£-6,294,503
50% SR : 20% LAR : 30% SO	5%	£-6,058,249	£-6,491,533	£-6,516,201	£-6,736,808	£-6,827,982	£-6,896,895
50% SR : 20% LAR : 30% SO	10%	£-6,685,403	£-7,093,926	£-7,118,594	£-7,339,200	£-7,430,373	£-7,499,287
50% SR : 20% LAR : 30% SO	15%	£-7,312,556	£-7,696,318	£-7,720,986	£-7,941,592	£-8,032,766	£-8,101,679
50% SR : 20% LAR : 30% SO	20%	£-7,939,710	£-8,298,709	£-8,323,377	£-8,543,984	£-8,635,158	£-8,704,071
50% SR : 20% LAR : 30% SO	25%	£-8,566,864	£-8,901,101	£-8,925,769	£-9,146,375	£-9,238,068	£-9,307,956
50% SR : 20% LAR : 30% SO	30%	£-9,194,018	£-9,503,027	£-9,527,695	£-9,750,292	£-9,842,064	£-9,911,942
50% SR : 20% LAR : 30% SO	35%	£-9,821,172	£-10,104,953	£-10,129,621	£-10,352,218	£-10,444,090	£-10,513,968
50% SR : 20% LAR : 30% SO	40%	£-10,448,326	£-10,706,879	£-10,731,547	£-10,954,045	£-11,045,917	£-11,115,805
50% SR : 20% LAR : 30% SO	45%	£-11,075,480	£-11,308,805	£-11,333,473	£-11,551,991	£-11,643,863	£-11,713,751
50% SR : 20% LAR : 30% SO	50%	£-11,702,634	£-11,910,731	£-11,935,400	£-12,153,438	£-12,245,310	£-12,315,208

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-1,678,345	£-2,136,393	£-2,161,061	£-2,381,667	£-2,472,840	£-2,541,753
50% SR : 20% LAR : 30% SO	5%	£-2,305,499	£-2,738,784	£-2,763,452	£-2,984,059	£-3,075,233	£-3,144,146
50% SR : 20% LAR : 30% SO	10%	£-2,932,653	£-3,341,176	£-3,365,844	£-3,586,450	£-3,677,624	£-3,746,537
50% SR : 20% LAR : 30% SO	15%	£-3,559,807	£-3,943,568	£-3,968,236	£-4,188,842	£-4,280,016	£-4,348,929
50% SR : 20% LAR : 30% SO	20%	£-4,186,961	£-4,545,959	£-4,570,627	£-4,791,234	£-4,882,408	£-4,951,321
50% SR : 20% LAR : 30% SO	25%	£-4,814,114	£-5,148,352	£-5,173,020	£-5,393,626	£-5,484,800	£-5,553,713
50% SR : 20% LAR : 30% SO	30%	£-5,441,268	£-5,750,744	£-5,775,412	£-6,000,008	£-6,091,182	£-6,160,095
50% SR : 20% LAR : 30% SO	35%	£-6,068,422	£-6,353,136	£-6,377,804	£-6,602,214	£-6,693,388	£-6,762,301
50% SR : 20% LAR : 30% SO	40%	£-6,695,576	£-6,955,528	£-6,980,196	£-7,204,420	£-7,295,594	£-7,364,507
50% SR : 20% LAR : 30% SO	45%	£-7,322,730	£-7,557,920	£-7,582,588	£-7,804,794	£-7,895,968	£-7,964,881
50% SR : 20% LAR : 30% SO	50%	£-7,949,884	£-8,160,312	£-8,184,980	£-8,407,286	£-8,498,460	£-8,567,373

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-430,339	£-888,386	£-913,054	£-1,133,660	£-1,224,834	£-1,293,747
50% SR : 20% LAR : 30% SO	5%	£-1,057,493	£-1,490,777	£-1,515,445	£-1,736,052	£-1,827,226	£-1,896,139
50% SR : 20% LAR : 30% SO	10%	£-1,684,646	£-2,093,169	£-2,117,837	£-2,338,443	£-2,429,617	£-2,498,530
50% SR : 20% LAR : 30% SO	15%	£-2,311,800	£-2,695,562	£-2,720,230	£-2,940,836	£-3,032,010	£-3,100,923
50% SR : 20% LAR : 30% SO	20%	£-2,938,954	£-3,297,953	£-3,322,621	£-3,543,228	£-3,634,402	£-3,703,315
50% SR : 20% LAR : 30% SO	25%	£-3,566,108	£-3,900,345	£-3,925,013	£-4,145,619	£-4,236,793	£-4,305,706
50% SR : 20% LAR : 30% SO	30%	£-4,193,262	£-4,502,737	£-4,527,405	£-4,752,801	£-4,843,975	£-4,912,888
50% SR : 20% LAR : 30% SO	35%	£-4,820,416	£-5,105,129	£-5,129,797	£-5,358,193	£-5,449,367	£-5,518,280
50% SR : 20% LAR : 30% SO	40%	£-5,447,570	£-5,707,521	£-5,732,189	£-5,957,585	£-6,048,759	£-6,117,672
50% SR : 20% LAR : 30% SO	45%	£-6,074,724	£-6,309,913	£-6,334,581	£-6,553,977	£-6,645,151	£-6,714,064
50% SR : 20% LAR : 30% SO	50%	£-6,701,878	£-6,912,305	£-6,936,973	£-7,161,369	£-7,252,543	£-7,321,456

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,365,656	£907,609	£882,941	£662,335	£571,161	£502,248
50% SR : 20% LAR : 30% SO	5%	£738,502	£305,218	£280,550	£59,942	£-31,231	£-100,144
50% SR : 20% LAR : 30% SO	10%	£111,348	£-297,175	£-321,843	£-542,449	£-633,622	£-702,536
50% SR : 20% LAR : 30% SO	15%	£-515,805	£-699,567	£-724,235	£-1,144,841	£-1,236,015	£-1,304,928
50% SR : 20% LAR : 30% SO	20%	£-1,142,959	£-1,301,958	£-1,326,626	£-1,747,233	£-1,838,407	£-1,907,320
50% SR : 20% LAR : 30% SO	25%	£-1,770,113	£-1,904,350	£-1,929,018	£-2,349,624	£-2,440,798	£-2,509,711
50% SR : 20% LAR : 30% SO	30%	£-2,397,267	£-2,511,742	£-2,536,410	£-2,962,016	£-3,053,190	£-3,122,103
50% SR : 20% LAR : 30% SO	35%	£-3,024,421	£-3,119,134	£-3,143,802	£-3,564,412	£-3,655,586	£-3,724,499
50% SR : 20% LAR : 30% SO	40%	£-3,651,575	£-3,716,526	£-3,741,194	£-4,163,808	£-4,254,982	£-4,323,905
50% SR : 20% LAR : 30% SO	45%	£-4,278,729	£-4,313,918	£-4,338,586	£-4,762,210	£-4,853,384	£-4,922,307
50% SR : 20% LAR : 30% SO	50%	£-4,905,883	£-4,911,310	£-4,935,978	£-5,361,612	£-5,452,786	£-5,521,709

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T4 - 100 Flats
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Value Area	Becontree and Valence Park (CIL Zone 3)
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No Units	100
Site Area	0.65 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,283,290	£1,851,213	£1,826,545	£1,605,938	£1,514,766	£1,445,852
50% SR : 20% LAR : 30% SO	5%	£1,722,414	£1,314,119	£1,289,451	£1,068,845	£977,671	£908,758
50% SR : 20% LAR : 30% SO	10%	£1,161,538	£777,025	£752,357	£531,751	£440,577	£371,664
50% SR : 20% LAR : 30% SO	15%	£600,661	£239,322	£214,305	£9,557	£-103,329	£-174,207
50% SR : 20% LAR : 30% SO	20%	£36,521	£-309,455	£-334,827	£-561,720	£-856,492	£-728,370
50% SR : 20% LAR : 30% SO	25%	£-539,581	£-861,618	£-886,989	£-1,113,884	£-1,207,656	£-1,278,533
50% SR : 20% LAR : 30% SO	30%	£-1,116,201	£-1,413,782	£-1,439,152	£-1,666,047	£-1,759,819	£-1,830,697
50% SR : 20% LAR : 30% SO	35%	£-1,692,822	£-1,965,945	£-1,991,316	£-2,218,210	£-2,311,983	£-2,382,860
50% SR : 20% LAR : 30% SO	40%	£-2,269,442	£-2,518,108	£-2,543,479	£-2,770,374	£-2,864,146	£-2,935,024
50% SR : 20% LAR : 30% SO	45%	£-2,846,062	£-3,070,272	£-3,095,643	£-3,322,537	£-3,416,309	£-3,487,187
50% SR : 20% LAR : 30% SO	50%	£-3,422,682	£-3,622,435	£-3,647,806	£-3,874,701	£-3,968,473	£-4,039,350

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-7,188,372	£-7,620,448	£-7,645,117	£-7,865,724	£-7,956,897	£-8,025,810
50% SR : 20% LAR : 30% SO	5%	£-7,749,249	£-8,157,543	£-8,182,211	£-8,402,817	£-8,493,991	£-8,562,904
50% SR : 20% LAR : 30% SO	10%	£-8,310,124	£-8,694,637	£-8,719,305	£-8,939,911	£-9,031,085	£-9,099,998
50% SR : 20% LAR : 30% SO	15%	£-8,871,001	£-9,232,340	£-9,257,357	£-9,481,219	£-9,574,991	£-9,643,869
50% SR : 20% LAR : 30% SO	20%	£-9,431,876	£-9,770,443	£-9,795,460	£-10,037,326	£-10,131,500	£-10,199,373
50% SR : 20% LAR : 30% SO	25%	£-10,011,243	£-10,333,280	£-10,358,652	£-10,585,546	£-10,679,318	£-10,750,195
50% SR : 20% LAR : 30% SO	30%	£-10,587,863	£-10,895,444	£-10,919,815	£-11,137,709	£-11,231,481	£-11,302,359
50% SR : 20% LAR : 30% SO	35%	£-11,164,484	£-11,437,607	£-11,462,979	£-11,689,872	£-11,783,645	£-11,854,522
50% SR : 20% LAR : 30% SO	40%	£-11,741,104	£-11,989,770	£-12,015,142	£-12,242,036	£-12,335,808	£-12,406,686
50% SR : 20% LAR : 30% SO	45%	£-12,317,724	£-12,541,934	£-12,567,306	£-12,794,199	£-12,887,971	£-12,958,849
50% SR : 20% LAR : 30% SO	50%	£-12,894,344	£-13,094,097	£-13,119,469	£-13,346,363	£-13,440,135	£-13,511,012

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-3,435,622	£-3,867,698	£-3,892,367	£-4,112,974	£-4,204,147	£-4,273,060
50% SR : 20% LAR : 30% SO	5%	£-3,996,499	£-4,404,793	£-4,429,461	£-4,650,067	£-4,741,241	£-4,810,154
50% SR : 20% LAR : 30% SO	10%	£-4,557,375	£-4,941,887	£-4,966,555	£-5,187,161	£-5,278,335	£-5,347,248
50% SR : 20% LAR : 30% SO	15%	£-5,118,251	£-5,479,590	£-5,504,608	£-5,728,469	£-5,822,242	£-5,893,119
50% SR : 20% LAR : 30% SO	20%	£-5,679,126	£-6,017,293	£-6,042,311	£-6,282,622	£-6,376,405	£-6,445,282
50% SR : 20% LAR : 30% SO	25%	£-6,239,001	£-6,554,996	£-6,580,014	£-6,820,326	£-6,914,109	£-6,983,022
50% SR : 20% LAR : 30% SO	30%	£-6,798,876	£-7,092,699	£-7,117,717	£-7,362,639	£-7,456,422	£-7,525,335
50% SR : 20% LAR : 30% SO	35%	£-7,358,751	£-7,630,402	£-7,655,420	£-7,900,351	£-7,994,134	£-8,063,047
50% SR : 20% LAR : 30% SO	40%	£-7,918,626	£-8,168,105	£-8,193,123	£-8,438,062	£-8,531,845	£-8,600,758
50% SR : 20% LAR : 30% SO	45%	£-8,478,501	£-8,705,808	£-8,730,826	£-8,974,757	£-9,068,540	£-9,137,453
50% SR : 20% LAR : 30% SO	50%	£-9,038,376	£-9,243,511	£-9,268,529	£-9,512,460	£-9,606,243	£-9,675,156

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-2,187,616	£-2,619,693	£-2,644,361	£-2,864,968	£-2,956,140	£-3,025,053
50% SR : 20% LAR : 30% SO	5%	£-2,748,492	£-3,156,787	£-3,181,455	£-3,402,061	£-3,493,234	£-3,562,147
50% SR : 20% LAR : 30% SO	10%	£-3,309,368	£-3,693,881	£-3,718,549	£-3,939,155	£-4,030,329	£-4,099,242
50% SR : 20% LAR : 30% SO	15%	£-3,870,244	£-4,231,584	£-4,256,601	£-4,480,463	£-4,574,235	£-4,643,113
50% SR : 20% LAR : 30% SO	20%	£-4,431,120	£-4,769,287	£-4,794,304	£-5,031,605	£-5,125,377	£-5,194,255
50% SR : 20% LAR : 30% SO	25%	£-4,992,000	£-5,306,990	£-5,332,007	£-5,583,147	£-5,676,919	£-5,745,797
50% SR : 20% LAR : 30% SO	30%	£-5,552,880	£-5,844,693	£-5,869,710	£-6,124,289	£-6,218,061	£-6,286,939
50% SR : 20% LAR : 30% SO	35%	£-6,113,760	£-6,382,396	£-6,407,413	£-6,664,431	£-6,758,203	£-6,827,081
50% SR : 20% LAR : 30% SO	40%	£-6,674,640	£-6,920,099	£-6,945,116	£-7,195,573	£-7,289,345	£-7,358,223
50% SR : 20% LAR : 30% SO	45%	£-7,235,520	£-7,457,802	£-7,482,819	£-7,732,715	£-7,826,487	£-7,895,365
50% SR : 20% LAR : 30% SO	50%	£-7,796,400	£-8,095,505	£-8,120,522	£-8,367,664	£-8,461,436	£-8,530,314

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-391,621	£-823,698	£-848,366	£-1,068,973	£-1,160,146	£-1,229,059
50% SR : 20% LAR : 30% SO	5%	£-952,498	£-1,380,792	£-1,385,460	£-1,606,066	£-1,697,240	£-1,766,153
50% SR : 20% LAR : 30% SO	10%	£-1,513,373	£-1,897,886	£-1,922,554	£-2,143,160	£-2,234,334	£-2,303,247
50% SR : 20% LAR : 30% SO	15%	£-2,074,250	£-2,435,589	£-2,460,607	£-2,684,468	£-2,775,642	£-2,844,511
50% SR : 20% LAR : 30% SO	20%	£-2,635,126	£-2,973,292	£-2,998,310	£-3,224,329	£-3,315,503	£-3,384,416
50% SR : 20% LAR : 30% SO	25%	£-3,196,002	£-3,510,995	£-3,536,013	£-3,771,190	£-3,862,364	£-3,931,277
50% SR : 20% LAR : 30% SO	30%	£-3,756,878	£-4,048,698	£-4,073,716	£-4,318,345	£-4,409,519	£-4,478,432
50% SR : 20% LAR : 30% SO	35%	£-4,317,754	£-4,586,401	£-4,611,419	£-4,857,276	£-4,948,450	£-5,017,363
50% SR : 20% LAR : 30% SO	40%	£-4,878,630	£-5,124,104	£-5,149,122	£-5,388,205	£-5,479,379	£-5,548,292
50% SR : 20% LAR : 30% SO	45%	£-5,439,506	£-5,661,807	£-5,686,825	£-5,925,134	£-6,016,308	£-6,085,221
50% SR : 20% LAR : 30% SO	50%	£-6,000,382	£-6,199,510	£-6,224,528	£-6,464,063	£-6,555,237	£-6,624,150



LB Barking and Dagenham  
Local Plan Viability Testing 2019

T5 - 135 Houses and Flats
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Value Area	Barking Town Centre Flats and Houses (CIL Zone 1)
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No Units	135
Site Area	1.52 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£12,960,995	£11,446,055	£11,415,138	£11,151,890	£11,054,066	£10,772,133
50% SR : 20% LAR : 30% SO	5%	£11,940,295	£10,500,813	£10,469,896	£10,206,648	£10,108,824	£9,826,891
50% SR : 20% LAR : 30% SO	10%	£10,919,593	£9,555,570	£9,524,653	£9,261,405	£9,163,581	£8,878,138
50% SR : 20% LAR : 30% SO	15%	£9,898,893	£8,610,155	£8,578,801	£8,311,828	£8,212,620	£7,926,696
50% SR : 20% LAR : 30% SO	20%	£8,878,192	£7,658,715	£7,627,359	£7,360,386	£7,261,178	£6,975,256
50% SR : 20% LAR : 30% SO	25%	£7,857,492	£6,707,273	£6,675,919	£6,408,946	£6,309,738	£6,023,814
50% SR : 20% LAR : 30% SO	30%	£6,831,546	£5,755,833	£5,724,477	£5,457,504	£5,358,296	£5,072,374
50% SR : 20% LAR : 30% SO	35%	£5,803,687	£4,804,391	£4,773,037	£4,506,063	£4,406,856	£4,120,932
50% SR : 20% LAR : 30% SO	40%	£4,775,827	£3,852,950	£3,821,595	£3,554,622	£3,455,414	£3,169,492
50% SR : 20% LAR : 30% SO	45%	£3,747,968	£2,901,509	£2,870,155	£2,603,181	£2,503,974	£2,217,084
50% SR : 20% LAR : 30% SO	50%	£2,720,108	£1,948,251	£1,916,453	£1,645,701	£1,545,090	£1,255,121

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices	£14,491,643
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£9,020,710	£10,835,650	£10,566,567	£10,829,815	£10,927,639	£11,209,573
50% SR : 20% LAR : 30% SO	5%	£10,041,411	£11,480,893	£11,511,810	£11,775,058	£11,872,882	£12,154,815
50% SR : 20% LAR : 30% SO	10%	£11,062,112	£12,426,136	£12,457,053	£12,720,301	£12,818,124	£13,103,588
50% SR : 20% LAR : 30% SO	15%	£12,082,813	£13,371,550	£13,402,905	£13,669,878	£13,769,086	£14,055,010
50% SR : 20% LAR : 30% SO	20%	£13,103,513	£14,322,991	£14,354,346	£14,621,319	£14,720,527	£15,006,450
50% SR : 20% LAR : 30% SO	25%	£14,124,214	£15,274,432	£15,305,787	£15,572,760	£15,671,968	£15,957,892
50% SR : 20% LAR : 30% SO	30%	£15,159,159	£16,225,873	£16,257,228	£16,524,201	£16,623,409	£16,909,332
50% SR : 20% LAR : 30% SO	35%	£16,178,019	£17,177,314	£17,208,669	£17,475,643	£17,574,850	£17,860,774
50% SR : 20% LAR : 30% SO	40%	£17,205,876	£18,128,756	£18,160,110	£18,427,083	£18,526,291	£18,812,214
50% SR : 20% LAR : 30% SO	45%	£18,233,738	£19,080,196	£19,111,551	£19,378,525	£19,477,732	£19,764,622
50% SR : 20% LAR : 30% SO	50%	£19,261,597	£20,033,454	£20,065,253	£20,336,004	£20,436,616	£20,728,585

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices	£8,749,936
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£311,380	£1,826,319	£1,857,237	£2,120,484	£2,218,308	£2,500,242
50% SR : 20% LAR : 30% SO	5%	£1,332,080	£2,771,562	£2,802,479	£3,065,727	£3,163,551	£3,445,484
50% SR : 20% LAR : 30% SO	10%	£2,352,781	£3,716,805	£3,747,722	£4,010,970	£4,108,794	£4,394,237
50% SR : 20% LAR : 30% SO	15%	£3,373,482	£4,662,220	£4,693,374	£4,960,547	£5,059,755	£5,345,679
50% SR : 20% LAR : 30% SO	20%	£4,394,182	£5,613,660	£5,645,016	£5,911,988	£6,011,197	£6,297,119
50% SR : 20% LAR : 30% SO	25%	£5,414,883	£6,565,102	£6,596,458	£6,863,429	£6,962,637	£7,248,561
50% SR : 20% LAR : 30% SO	30%	£6,440,829	£7,516,542	£7,547,898	£7,814,870	£7,914,079	£8,200,001
50% SR : 20% LAR : 30% SO	35%	£7,468,688	£8,467,984	£8,499,339	£8,766,312	£8,865,519	£9,151,443
50% SR : 20% LAR : 30% SO	40%	£8,496,548	£9,419,425	£9,450,780	£9,717,752	£9,816,961	£10,102,883
50% SR : 20% LAR : 30% SO	45%	£9,524,407	£10,370,866	£10,402,220	£10,669,194	£10,768,401	£11,055,291
50% SR : 20% LAR : 30% SO	50%	£10,552,267	£11,324,123	£11,355,922	£11,626,674	£11,727,285	£12,017,254

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£8,840,486
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,584,977	£1,070,037	£1,039,120	£775,872	£678,048	£396,115
50% SR : 20% LAR : 30% SO	5%	£1,564,277	£124,795	£93,878	£169,370	£267,194	£546,127
50% SR : 20% LAR : 30% SO	10%	£543,575	£820,448	£881,365	£1,114,613	£1,212,437	£1,497,881
50% SR : 20% LAR : 30% SO	15%	£477,125	£1,765,863	£1,797,217	£2,064,190	£2,163,398	£2,449,322
50% SR : 20% LAR : 30% SO	20%	£1,497,826	£2,717,303	£2,748,659	£3,015,632	£3,114,840	£3,400,762
50% SR : 20% LAR : 30% SO	25%	£2,518,526	£3,668,745	£3,700,099	£3,957,072	£4,056,280	£4,352,204
50% SR : 20% LAR : 30% SO	30%	£3,544,472	£4,620,185	£4,651,541	£4,918,514	£5,017,722	£5,303,644
50% SR : 20% LAR : 30% SO	35%	£4,572,331	£5,571,627	£5,602,981	£5,869,955	£5,969,162	£6,255,086
50% SR : 20% LAR : 30% SO	40%	£5,600,191	£6,523,068	£6,554,423	£6,821,368	£6,920,604	£7,206,526
50% SR : 20% LAR : 30% SO	45%	£6,628,050	£7,474,509	£7,505,863	£7,772,837	£7,872,044	£8,158,934
50% SR : 20% LAR : 30% SO	50%	£7,655,910	£8,427,767	£8,459,565	£8,730,317	£8,830,926	£9,120,897

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,092,614
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£6,753,098	£5,238,158	£5,207,241	£4,943,993	£4,846,169	£4,564,235
50% SR : 20% LAR : 30% SO	5%	£5,732,397	£4,292,915	£4,261,998	£3,998,750	£3,900,926	£3,618,993
50% SR : 20% LAR : 30% SO	10%	£4,711,696	£3,347,672	£3,316,755	£3,053,508	£2,955,684	£2,670,240
50% SR : 20% LAR : 30% SO	15%	£3,690,995	£2,402,258	£2,370,903	£2,103,930	£2,004,722	£1,718,798
50% SR : 20% LAR : 30% SO	20%	£2,670,295	£1,450,817	£1,419,462	£1,152,489	£1,053,281	£767,358
50% SR : 20% LAR : 30% SO	25%	£1,649,594	£499,376	£468,021	£201,048	£101,840	£184,084
50% SR : 20% LAR : 30% SO	30%	£623,649	£452,065	£483,420	£750,393	£849,601	£1,135,524
50% SR : 20% LAR : 30% SO	35%	£494,211	£1,403,536	£1,434,861	£1,701,835	£1,801,042	£2,086,966
50% SR : 20% LAR : 30% SO	40%	£1,432,070	£2,354,948	£2,386,302	£2,653,275	£2,752,483	£3,038,406
50% SR : 20% LAR : 30% SO	45%	£2,459,930	£3,306,388	£3,337,743	£3,604,717	£3,703,924	£3,990,814
50% SR : 20% LAR : 30% SO	50%	£3,487,789	£4,259,646	£4,291,445	£4,562,196	£4,662,808	£4,952,777

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T5 - 135 Houses and Flats
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Value Area	Barking Riverside Flats and Houses (CIL Zone 2)
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No Units	135
Site Area	1.52 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£5,903,377	£5,092,569	£5,061,215	£4,794,242	£4,695,033	£4,409,110
50% SR : 20% LAR : 30% SO	5%	£5,151,207	£4,381,816	£4,350,461	£4,083,488	£3,984,280	£3,698,357
50% SR : 20% LAR : 30% SO	10%	£4,399,038	£3,671,063	£3,639,708	£3,372,735	£3,273,527	£2,987,528
50% SR : 20% LAR : 30% SO	15%	£3,646,868	£2,960,310	£2,928,954	£2,659,650	£2,559,039	£2,268,070
50% SR : 20% LAR : 30% SO	20%	£2,894,699	£2,249,742	£2,218,386	£1,941,193	£1,840,581	£1,550,611
50% SR : 20% LAR : 30% SO	25%	£2,137,025	£1,525,284	£1,493,485	£1,222,735	£1,122,122	£832,153
50% SR : 20% LAR : 30% SO	30%	£1,376,599	£806,826	£775,028	£504,276	£403,665	£113,696
50% SR : 20% LAR : 30% SO	35%	£616,174	£88,368	£56,570	£-217,213	£-319,248	£-613,320
50% SR : 20% LAR : 30% SO	40%	£-146,292	£-639,006	£-671,255	£-946,614	£-1,050,093	£-1,348,327
50% SR : 20% LAR : 30% SO	45%	£-918,730	£-1,375,427	£-1,408,132	£-1,686,600	£-1,790,079	£-2,088,314
50% SR : 20% LAR : 30% SO	50%	£-1,701,895	£-2,115,414	£-2,148,118	£-2,426,587	£-2,530,066	£-2,828,300

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-16,078,329	£-16,889,137	£-16,920,491	£-17,187,484	£-17,286,672	£-17,572,586
50% SR : 20% LAR : 30% SO	5%	£-16,830,498	£-17,599,889	£-17,631,245	£-17,898,218	£-17,997,426	£-18,283,349
50% SR : 20% LAR : 30% SO	10%	£-17,582,668	£-18,310,643	£-18,341,998	£-18,608,970	£-18,708,178	£-18,994,178
50% SR : 20% LAR : 30% SO	15%	£-18,334,838	£-19,021,396	£-19,052,751	£-19,322,055	£-19,422,667	£-19,712,636
50% SR : 20% LAR : 30% SO	20%	£-19,087,008	£-19,737,984	£-19,769,762	£-20,040,513	£-20,141,125	£-20,431,084
50% SR : 20% LAR : 30% SO	25%	£-19,844,681	£-20,456,422	£-20,488,220	£-20,758,971	£-20,859,583	£-21,149,552
50% SR : 20% LAR : 30% SO	30%	£-20,605,107	£-21,174,879	£-21,206,678	£-21,477,430	£-21,578,041	£-21,868,010
50% SR : 20% LAR : 30% SO	35%	£-21,365,531	£-21,893,337	£-21,925,136	£-22,198,918	£-22,300,953	£-22,595,926
50% SR : 20% LAR : 30% SO	40%	£-22,127,997	£-22,620,712	£-22,652,950	£-22,928,320	£-23,031,799	£-23,330,033
50% SR : 20% LAR : 30% SO	45%	£-22,900,436	£-23,357,133	£-23,389,838	£-23,668,305	£-23,771,785	£-24,070,019
50% SR : 20% LAR : 30% SO	50%	£-23,683,601	£-24,097,120	£-24,129,824	£-24,408,292	£-24,511,772	£-24,810,005

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-7,368,998	£-8,179,806	£-8,211,160	£-8,478,133	£-8,577,341	£-8,863,285
50% SR : 20% LAR : 30% SO	5%	£-8,121,167	£-8,990,558	£-9,021,914	£-9,188,887	£-9,288,095	£-9,574,018
50% SR : 20% LAR : 30% SO	10%	£-8,873,337	£-9,801,312	£-9,832,667	£-9,999,640	£-10,098,848	£-10,384,847
50% SR : 20% LAR : 30% SO	15%	£-9,625,507	£-10,612,065	£-10,643,420	£-10,814,393	£-10,913,601	£-11,200,305
50% SR : 20% LAR : 30% SO	20%	£-10,377,676	£-11,422,818	£-11,454,173	£-11,626,146	£-11,725,354	£-12,012,250
50% SR : 20% LAR : 30% SO	25%	£-11,135,350	£-12,233,571	£-12,264,926	£-12,436,799	£-12,536,007	£-12,822,224
50% SR : 20% LAR : 30% SO	30%	£-11,893,024	£-13,044,324	£-13,075,679	£-13,248,552	£-13,347,760	£-13,633,977
50% SR : 20% LAR : 30% SO	35%	£-12,650,698	£-13,855,077	£-13,886,432	£-14,059,305	£-14,158,513	£-14,444,730
50% SR : 20% LAR : 30% SO	40%	£-13,408,372	£-14,665,830	£-14,697,185	£-14,869,938	£-14,969,146	£-15,255,983
50% SR : 20% LAR : 30% SO	45%	£-14,166,046	£-15,476,583	£-15,507,938	£-15,680,691	£-15,780,900	£-16,072,237
50% SR : 20% LAR : 30% SO	50%	£-14,923,720	£-16,287,336	£-16,318,691	£-16,491,444	£-16,591,653	£-16,878,494

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-4,472,641	£-5,283,449	£-5,314,803	£-5,581,776	£-5,680,985	£-5,966,908
50% SR : 20% LAR : 30% SO	5%	£-5,224,811	£-6,035,202	£-6,066,556	£-6,333,529	£-6,432,738	£-6,718,661
50% SR : 20% LAR : 30% SO	10%	£-5,976,980	£-6,786,955	£-6,818,309	£-7,085,282	£-7,184,491	£-7,470,414
50% SR : 20% LAR : 30% SO	15%	£-6,729,150	£-7,538,708	£-7,570,062	£-7,837,035	£-7,936,244	£-8,222,167
50% SR : 20% LAR : 30% SO	20%	£-7,481,319	£-8,290,461	£-8,321,815	£-8,588,788	£-8,687,997	£-8,973,920
50% SR : 20% LAR : 30% SO	25%	£-8,233,489	£-9,042,214	£-9,073,568	£-9,340,541	£-9,439,750	£-9,725,673
50% SR : 20% LAR : 30% SO	30%	£-8,985,658	£-9,793,967	£-9,825,321	£-10,092,294	£-10,191,503	£-10,477,426
50% SR : 20% LAR : 30% SO	35%	£-9,737,828	£-10,545,720	£-10,577,074	£-10,844,047	£-10,943,256	£-11,229,349
50% SR : 20% LAR : 30% SO	40%	£-10,490,000	£-11,297,473	£-11,328,827	£-11,595,799	£-11,695,008	£-12,001,272
50% SR : 20% LAR : 30% SO	45%	£-11,242,170	£-12,049,226	£-12,080,580	£-12,347,553	£-12,446,762	£-12,752,695
50% SR : 20% LAR : 30% SO	50%	£-12,000,340	£-12,800,979	£-12,832,333	£-13,100,306	£-13,200,515	£-13,506,448

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-304,521	£-1,115,329	£-1,146,683	£-1,413,656	£-1,512,864	£-1,798,788
50% SR : 20% LAR : 30% SO	5%	£-1,056,690	£-1,826,081	£-1,857,435	£-2,124,408	£-2,223,616	£-2,509,540
50% SR : 20% LAR : 30% SO	10%	£-1,808,860	£-2,536,835	£-2,568,189	£-2,835,162	£-2,934,371	£-3,220,370
50% SR : 20% LAR : 30% SO	15%	£-2,561,030	£-3,247,588	£-3,278,942	£-3,548,247	£-3,647,455	£-3,932,828
50% SR : 20% LAR : 30% SO	20%	£-3,313,199	£-3,958,342	£-3,989,696	£-4,258,720	£-4,357,928	£-4,643,281
50% SR : 20% LAR : 30% SO	25%	£-4,070,873	£-4,669,095	£-4,700,449	£-4,970,523	£-5,069,731	£-5,350,184
50% SR : 20% LAR : 30% SO	30%	£-4,823,042	£-5,379,848	£-5,411,202	£-5,681,276	£-5,780,484	£-6,061,387
50% SR : 20% LAR : 30% SO	35%	£-5,575,211	£-6,089,601	£-6,120,955	£-6,391,029	£-6,490,237	£-6,771,640
50% SR : 20% LAR : 30% SO	40%	£-6,327,380	£-6,799,354	£-6,830,708	£-7,100,782	£-7,200,990	£-7,482,043
50% SR : 20% LAR : 30% SO	45%	£-7,079,550	£-7,509,107	£-7,540,461	£-7,841,935	£-7,942,143	£-8,223,196
50% SR : 20% LAR : 30% SO	50%	£-7,831,720	£-8,218,860	£-8,250,214	£-8,551,688	£-8,651,896	£-8,932,949

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T5 - 135 Houses and Flats
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Value Area	Chadwell Heath (CIL Zone 3)
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No Units	135
Site Area	1.52 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£12,960,995	£12,259,294	£12,228,377	£11,965,129	£11,867,305	£11,585,371
50% SR : 20% LAR : 30% SO	5%	£11,940,295	£11,273,390	£11,242,473	£10,979,225	£10,881,401	£10,599,467
50% SR : 20% LAR : 30% SO	10%	£10,919,593	£10,287,485	£10,256,568	£9,993,320	£9,895,496	£9,613,563
50% SR : 20% LAR : 30% SO	15%	£9,898,893	£9,301,581	£9,270,664	£8,907,416	£8,809,592	£8,527,658
50% SR : 20% LAR : 30% SO	20%	£8,878,192	£8,315,677	£8,284,760	£7,800,183	£7,702,359	£7,420,425
50% SR : 20% LAR : 30% SO	25%	£7,857,492	£7,329,773	£7,298,856	£6,794,856	£6,697,032	£6,415,098
50% SR : 20% LAR : 30% SO	30%	£6,836,792	£6,343,886	£6,312,969	£5,789,646	£5,691,822	£5,409,888
50% SR : 20% LAR : 30% SO	35%	£5,816,092	£5,357,996	£5,327,079	£4,784,436	£4,686,612	£4,404,674
50% SR : 20% LAR : 30% SO	40%	£4,795,392	£4,372,106	£4,341,189	£3,779,226	£3,681,402	£3,399,468
50% SR : 20% LAR : 30% SO	45%	£3,774,692	£3,386,216	£3,355,300	£2,774,016	£2,676,192	£2,394,258
50% SR : 20% LAR : 30% SO	50%	£2,753,992	£2,399,326	£2,368,409	£1,768,806	£1,670,982	£1,389,048

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices	£14,491,843
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£9,020,710	£8,722,412	£8,733,329	£10,016,577	£10,114,401	£10,396,339
50% SR : 20% LAR : 30% SO	5%	£10,041,411	£10,708,316	£10,739,233	£11,002,481	£11,100,305	£11,382,239
50% SR : 20% LAR : 30% SO	10%	£11,062,112	£11,894,220	£11,725,137	£11,988,385	£12,086,209	£12,368,143
50% SR : 20% LAR : 30% SO	15%	£12,082,813	£12,880,125	£12,711,042	£12,974,290	£13,072,114	£13,354,047
50% SR : 20% LAR : 30% SO	20%	£13,103,513	£13,866,029	£13,696,946	£13,961,522	£14,059,346	£14,345,291
50% SR : 20% LAR : 30% SO	25%	£14,124,214	£14,851,933	£14,682,850	£14,957,250	£15,055,074	£15,341,215
50% SR : 20% LAR : 30% SO	30%	£15,144,915	£15,837,837	£15,668,754	£15,943,478	£16,041,302	£16,327,357
50% SR : 20% LAR : 30% SO	35%	£16,165,616	£16,823,741	£16,654,658	£16,929,502	£17,027,326	£17,313,412
50% SR : 20% LAR : 30% SO	40%	£17,186,317	£17,809,645	£17,640,562	£17,915,526	£18,013,350	£18,300,457
50% SR : 20% LAR : 30% SO	45%	£18,207,018	£18,795,549	£18,626,466	£18,901,550	£19,000,374	£19,287,563
50% SR : 20% LAR : 30% SO	50%	£19,227,719	£19,781,453	£19,612,370	£19,887,374	£19,986,198	£20,273,657

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices	£8,749,936
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,111,380	£1,013,081	£1,043,998	£1,307,246	£1,405,070	£1,687,004
50% SR : 20% LAR : 30% SO	5%	£1,332,080	£1,998,985	£2,029,902	£2,293,150	£2,390,974	£2,672,908
50% SR : 20% LAR : 30% SO	10%	£2,352,781	£2,984,890	£3,015,807	£3,279,055	£3,376,879	£3,658,812
50% SR : 20% LAR : 30% SO	15%	£3,373,482	£3,970,794	£4,001,711	£4,284,959	£4,382,783	£4,664,717
50% SR : 20% LAR : 30% SO	20%	£4,394,183	£4,956,698	£4,987,615	£5,252,191	£5,350,015	£5,631,959
50% SR : 20% LAR : 30% SO	25%	£5,414,884	£5,942,602	£5,973,519	£6,241,639	£6,340,463	£6,622,407
50% SR : 20% LAR : 30% SO	30%	£6,435,585	£6,928,506	£6,959,423	£7,230,759	£7,330,583	£7,612,551
50% SR : 20% LAR : 30% SO	35%	£7,456,286	£7,914,410	£7,945,327	£8,230,007	£8,330,831	£8,612,895
50% SR : 20% LAR : 30% SO	40%	£8,476,987	£8,900,314	£8,931,231	£9,220,255	£9,321,079	£9,603,039
50% SR : 20% LAR : 30% SO	45%	£9,497,688	£9,886,218	£9,917,135	£10,210,503	£10,311,327	£10,600,714
50% SR : 20% LAR : 30% SO	50%	£10,518,389	£10,872,122	£10,903,039	£11,200,751	£11,301,575	£11,600,405

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£8,840,496
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,584,977	£1,883,276	£1,852,359	£1,589,111	£1,491,287	£1,209,353
50% SR : 20% LAR : 30% SO	5%	£1,564,277	£897,372	£866,454	£603,207	£505,383	£223,449
50% SR : 20% LAR : 30% SO	10%	£543,675	£88,533	£119,450	£382,698	£480,522	£762,456
50% SR : 20% LAR : 30% SO	15%	£477,125	£1,074,437	£1,105,354	£1,388,602	£1,466,426	£1,748,380
50% SR : 20% LAR : 30% SO	20%	£1,497,826	£2,060,341	£2,091,258	£2,355,835	£2,455,042	£2,740,995
50% SR : 20% LAR : 30% SO	25%	£2,518,527	£3,050,185	£3,081,102	£3,346,512	£3,447,720	£3,733,644
50% SR : 20% LAR : 30% SO	30%	£3,539,228	£4,040,029	£4,070,946	£4,341,191	£4,442,400	£4,729,323
50% SR : 20% LAR : 30% SO	35%	£4,559,929	£5,029,873	£5,060,790	£5,331,266	£5,432,474	£5,719,347
50% SR : 20% LAR : 30% SO	40%	£5,580,630	£6,019,717	£6,050,634	£6,321,341	£6,422,550	£6,709,370
50% SR : 20% LAR : 30% SO	45%	£6,601,331	£7,009,561	£7,040,478	£7,330,526	£7,431,734	£7,719,393
50% SR : 20% LAR : 30% SO	50%	£7,622,032	£8,000,405	£8,031,322	£8,320,603	£8,421,811	£8,709,416

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,092,814
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£6,753,098	£6,051,396	£6,020,479	£5,757,231	£5,659,407	£5,377,473
50% SR : 20% LAR : 30% SO	5%	£5,732,397	£5,065,492	£5,034,575	£4,771,327	£4,673,503	£4,391,569
50% SR : 20% LAR : 30% SO	10%	£4,711,696	£4,079,588	£4,048,671	£3,785,423	£3,687,599	£3,405,665
50% SR : 20% LAR : 30% SO	15%	£3,690,995	£3,093,683	£3,062,766	£2,799,518	£2,701,694	£2,419,760
50% SR : 20% LAR : 30% SO	20%	£2,670,295	£2,107,779	£2,076,862	£1,812,286	£1,713,079	£1,427,155
50% SR : 20% LAR : 30% SO	25%	£1,649,594	£1,111,936	£1,086,581	£819,608	£720,400	£434,476
50% SR : 20% LAR : 30% SO	30%	£623,649	£125,257	£93,903	£173,070	£272,279	£558,202
50% SR : 20% LAR : 30% SO	35%	£404,211	£87,422	£69,776	£115,749	£164,957	£350,880
50% SR : 20% LAR : 30% SO	40%	£1,432,070	£1,850,099	£1,891,455	£2,188,427	£2,257,636	£2,543,588
50% SR : 20% LAR : 30% SO	45%	£2,459,930	£2,852,778	£2,894,132	£3,151,105	£3,250,313	£3,536,237
50% SR : 20% LAR : 30% SO	50%	£3,487,789	£3,845,456	£3,876,811	£4,143,987	£4,244,599	£4,530,568

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T5 - 135 Houses and Flats
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Value Area	Dagenham and Beam Parklands Flats and Houses (CIL Zone 9)
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No Units	135
Site Area	1.52 Ha

Sales value Inflation		0%
Build cost Inflation		0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£7,677,208	£7,046,373	£7,015,019	£6,748,045	£6,648,838	£6,362,914
50% SR : 20% LAR : 30% SO	5%	£6,860,533	£6,261,758	£6,230,404	£5,963,431	£5,864,222	£5,578,300
50% SR : 20% LAR : 30% SO	10%	£6,043,859	£5,477,144	£5,445,789	£5,178,815	£5,079,608	£4,793,685
50% SR : 20% LAR : 30% SO	15%	£5,227,183	£4,692,530	£4,661,174	£4,384,201	£4,284,993	£4,000,070
50% SR : 20% LAR : 30% SO	20%	£4,410,509	£3,907,914	£3,876,560	£3,609,587	£3,510,379	£3,224,455
50% SR : 20% LAR : 30% SO	25%	£3,593,834	£3,123,300	£3,091,945	£2,824,972	£2,725,765	£2,436,866
50% SR : 20% LAR : 30% SO	30%	£2,777,160	£2,336,779	£2,304,980	£2,034,230	£1,933,618	£1,643,649
50% SR : 20% LAR : 30% SO	35%	£1,955,239	£1,543,662	£1,511,764	£1,241,012	£1,140,401	£850,541
50% SR : 20% LAR : 30% SO	40%	£1,129,546	£750,344	£718,546	£447,794	£347,183	£57,214
50% SR : 20% LAR : 30% SO	45%	£303,852	£-43,481	£-75,729	£-350,311	£-452,347	£-746,419
50% SR : 20% LAR : 30% SO	50%	£-529,227	£-848,758	£-881,463	£-1,159,931	£-1,263,411	£-1,561,644

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices	£14,491,843
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-14,304,498	£-14,935,332	£-14,966,687	£-15,233,661	£-15,332,868	£-15,618,792
50% SR : 20% LAR : 30% SO	5%	£-15,121,172	£-15,719,948	£-15,751,302	£-16,018,275	£-16,117,483	£-16,403,406
50% SR : 20% LAR : 30% SO	10%	£-15,937,847	£-16,504,562	£-16,535,916	£-16,802,890	£-16,902,097	£-17,188,021
50% SR : 20% LAR : 30% SO	15%	£-16,754,522	£-17,289,176	£-17,320,531	£-17,587,504	£-17,686,713	£-17,972,635
50% SR : 20% LAR : 30% SO	20%	£-17,571,197	£-18,073,791	£-18,105,146	£-18,372,119	£-18,471,327	£-18,757,250
50% SR : 20% LAR : 30% SO	25%	£-18,387,871	£-18,858,405	£-18,889,761	£-19,156,734	£-19,255,941	£-19,544,859
50% SR : 20% LAR : 30% SO	30%	£-19,204,546	£-19,644,927	£-19,676,225	£-19,947,476	£-20,046,687	£-20,338,057
50% SR : 20% LAR : 30% SO	35%	£-20,026,466	£-20,438,144	£-20,469,942	£-20,740,694	£-20,841,305	£-21,131,275
50% SR : 20% LAR : 30% SO	40%	£-20,852,160	£-21,231,361	£-21,263,160	£-21,533,911	£-21,634,523	£-21,924,492
50% SR : 20% LAR : 30% SO	45%	£-21,677,854	£-22,025,186	£-22,057,435	£-22,332,017	£-22,434,052	£-22,728,125
50% SR : 20% LAR : 30% SO	50%	£-22,510,933	£-22,830,463	£-22,863,168	£-23,141,637	£-23,245,116	£-23,543,350

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices	£8,749,936
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-5,995,167	£-6,226,002	£-6,257,356	£-6,524,330	£-6,623,537	£-6,909,461
50% SR : 20% LAR : 30% SO	5%	£-6,411,841	£-7,010,617	£-7,041,971	£-7,308,944	£-7,408,152	£-7,694,075
50% SR : 20% LAR : 30% SO	10%	£-7,228,516	£-7,795,231	£-7,826,585	£-8,093,559	£-8,192,767	£-8,478,690
50% SR : 20% LAR : 30% SO	15%	£-8,045,191	£-8,579,845	£-8,611,201	£-8,878,174	£-8,977,382	£-9,263,304
50% SR : 20% LAR : 30% SO	20%	£-8,861,866	£-9,364,460	£-9,395,815	£-9,662,788	£-9,761,996	£-10,047,920
50% SR : 20% LAR : 30% SO	25%	£-9,678,540	£-10,149,075	£-10,180,430	£-10,447,403	£-10,546,610	£-10,835,508
50% SR : 20% LAR : 30% SO	30%	£-10,495,215	£-10,935,596	£-10,967,394	£-11,238,145	£-11,338,756	£-11,628,728
50% SR : 20% LAR : 30% SO	35%	£-11,311,890	£-11,728,813	£-11,760,611	£-12,031,363	£-12,131,974	£-12,421,944
50% SR : 20% LAR : 30% SO	40%	£-12,128,565	£-12,522,030	£-12,553,829	£-12,824,581	£-12,925,192	£-13,215,161
50% SR : 20% LAR : 30% SO	45%	£-12,945,240	£-13,315,855	£-13,348,104	£-13,622,686	£-13,724,221	£-14,018,794
50% SR : 20% LAR : 30% SO	50%	£-13,761,915	£-14,111,133	£-14,143,838	£-14,432,306	£-14,535,785	£-14,834,019

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£6,840,486
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-2,698,810	£-3,329,645	£-3,360,999	£-3,627,973	£-3,727,180	£-4,013,104
50% SR : 20% LAR : 30% SO	5%	£-3,515,485	£-4,114,260	£-4,145,614	£-4,412,587	£-4,511,796	£-4,797,718
50% SR : 20% LAR : 30% SO	10%	£-4,332,160	£-4,898,874	£-4,930,228	£-5,197,203	£-5,296,410	£-5,582,333
50% SR : 20% LAR : 30% SO	15%	£-5,148,835	£-5,683,488	£-5,714,844	£-6,081,817	£-6,081,025	£-6,366,948
50% SR : 20% LAR : 30% SO	20%	£-5,965,510	£-6,468,104	£-6,499,458	£-6,796,431	£-6,895,639	£-7,181,583
50% SR : 20% LAR : 30% SO	25%	£-6,782,185	£-7,252,718	£-7,284,073	£-7,591,046	£-7,690,253	£-7,975,152
50% SR : 20% LAR : 30% SO	30%	£-7,598,860	£-8,037,332	£-8,071,038	£-8,341,788	£-8,440,995	£-8,726,370
50% SR : 20% LAR : 30% SO	35%	£-8,415,535	£-8,821,946	£-8,854,255	£-9,124,506	£-9,223,713	£-9,508,744
50% SR : 20% LAR : 30% SO	40%	£-9,232,210	£-9,606,560	£-9,638,869	£-9,921,319	£-10,020,526	£-10,306,118
50% SR : 20% LAR : 30% SO	45%	£-10,048,885	£-10,391,174	£-10,423,483	£-10,716,329	£-10,815,536	£-11,103,547
50% SR : 20% LAR : 30% SO	50%	£-10,865,560	£-11,175,788	£-11,208,097	£-11,506,949	£-11,606,156	£-11,897,662

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,082,814
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,469,310	£838,476	£807,121	£540,147	£440,940	£155,016
50% SR : 20% LAR : 30% SO	5%	£652,636	£53,660	£22,506	£-244,467	£-343,675	£-629,598
50% SR : 20% LAR : 30% SO	10%	£-164,039	£-730,754	£-762,108	£-1,029,082	£-1,128,289	£-1,414,213
50% SR : 20% LAR : 30% SO	15%	£-980,714	£-1,515,368	£-1,546,723	£-1,813,696	£-1,912,905	£-2,198,827
50% SR : 20% LAR : 30% SO	20%	£-1,797,389	£-2,299,983	£-2,331,338	£-2,598,311	£-2,697,519	£-2,983,442
50% SR : 20% LAR : 30% SO	25%	£-2,614,064	£-3,084,597	£-3,115,953	£-3,382,926	£-3,482,133	£-3,771,331
50% SR : 20% LAR : 30% SO	30%	£-3,430,739	£-3,871,119	£-3,902,917	£-4,173,568	£-4,272,775	£-4,564,249
50% SR : 20% LAR : 30% SO	35%	£-4,247,414	£-4,658,641	£-4,689,614	£-4,984,255	£-5,083,462	£-5,377,467
50% SR : 20% LAR : 30% SO	40%	£-5,064,089	£-5,446,163	£-5,477,136	£-5,787,826	£-5,887,033	£-6,190,584
50% SR : 20% LAR : 30% SO	45%	£-5,880,764	£-6,233,685	£-6,264,658	£-6,579,237	£-6,678,444	£-6,983,701
50% SR : 20% LAR : 30% SO	50%	£-6,700,139	£-7,021,207	£-7,052,180	£-7,343,588	£-7,442,795	£-7,737,902

**LB Barking and Dagenham  
Local Plan Viability Testing 2019**

<b>T5 - 135 Houses and Flats</b>
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<b>Value Area</b>	<b>Becontree and Valence Park (CIL Zone 3)</b>
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<b>No Units</b>	<b>135</b>
<b>Site Area</b>	<b>1.52 Ha</b>

<b>Sales value Inflation</b>		<b>0%</b>
<b>Build cost Inflation</b>		<b>0%</b>

**Residual land values:**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£6,967,676	£6,347,326	£6,315,971	£6,048,999	£5,949,790	£5,663,867
50% SR : 20% LAR : 30% SO	5%	£6,177,454	£5,588,774	£5,557,420	£5,290,447	£5,191,239	£4,905,315
50% SR : 20% LAR : 30% SO	10%	£5,387,234	£4,830,224	£4,798,868	£4,531,895	£4,432,687	£4,146,763
50% SR : 20% LAR : 30% SO	15%	£4,597,013	£4,071,671	£4,040,316	£3,773,343	£3,674,135	£3,388,212
50% SR : 20% LAR : 30% SO	20%	£3,806,792	£3,313,119	£3,281,765	£3,014,792	£2,915,584	£2,629,613
50% SR : 20% LAR : 30% SO	25%	£3,016,571	£2,554,099	£2,522,300	£2,251,550	£2,150,938	£1,860,968
50% SR : 20% LAR : 30% SO	30%	£2,223,166	£1,787,254	£1,755,456	£1,484,705	£1,384,093	£1,094,123
50% SR : 20% LAR : 30% SO	35%	£1,424,239	£1,020,410	£988,611	£717,860	£617,248	£327,279
50% SR : 20% LAR : 30% SO	40%	£625,314	£253,565	£221,767	£-49,678	£-151,714	£-445,786
50% SR : 20% LAR : 30% SO	45%	£-176,068	£-520,543	£-552,792	£-827,375	£-930,571	£-1,228,805
50% SR : 20% LAR : 30% SO	50%	£-989,191	£-1,305,711	£-1,338,415	£-1,616,883	£-1,720,363	£-2,018,596

**Residual Land values compared to benchmark land values**

**Benchmark land value 1 - Higher value secondary offices**

**£14,491,843**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-15,014,030	£-15,634,380	£-15,665,734	£-15,932,707	£-16,031,915	£-16,317,839
50% SR : 20% LAR : 30% SO	5%	£-15,804,251	£-16,392,931	£-16,424,286	£-16,691,259	£-16,790,467	£-17,076,391
50% SR : 20% LAR : 30% SO	10%	£-16,594,472	£-17,151,483	£-17,182,838	£-17,449,811	£-17,549,019	£-17,834,942
50% SR : 20% LAR : 30% SO	15%	£-17,384,692	£-17,910,035	£-17,941,389	£-18,208,362	£-18,307,570	£-18,593,494
50% SR : 20% LAR : 30% SO	20%	£-18,174,914	£-18,668,587	£-18,699,941	£-18,966,914	£-19,066,122	£-19,353,893
50% SR : 20% LAR : 30% SO	25%	£-18,965,134	£-19,427,607	£-19,459,406	£-19,730,156	£-19,830,768	£-20,120,738
50% SR : 20% LAR : 30% SO	30%	£-19,756,540	£-20,186,452	£-20,226,249	£-20,497,001	£-20,597,612	£-20,887,582
50% SR : 20% LAR : 30% SO	35%	£-20,557,466	£-20,945,296	£-20,985,094	£-21,263,846	£-21,364,457	£-21,654,427
50% SR : 20% LAR : 30% SO	40%	£-21,358,391	£-21,704,140	£-21,759,939	£-22,031,383	£-22,133,419	£-22,427,492
50% SR : 20% LAR : 30% SO	45%	£-22,159,774	£-22,463,984	£-22,534,498	£-22,809,080	£-22,912,276	£-23,210,511
50% SR : 20% LAR : 30% SO	50%	£-22,970,897	£-23,223,828	£-23,300,120	£-23,588,589	£-23,702,068	£-24,000,302

**Residual Land values compared to benchmark land values**

**Benchmark land value 2- Lower value secondary offices**

**£8,749,936**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-6,304,699	£-6,925,049	£-6,956,403	£-7,223,376	£-7,322,585	£-7,608,508
50% SR : 20% LAR : 30% SO	5%	£-7,094,921	£-7,715,271	£-7,746,625	£-8,013,598	£-8,112,807	£-8,408,730
50% SR : 20% LAR : 30% SO	10%	£-7,885,141	£-8,425,491	£-8,456,845	£-8,723,818	£-8,823,027	£-9,118,950
50% SR : 20% LAR : 30% SO	15%	£-8,675,362	£-9,135,711	£-9,167,065	£-9,434,041	£-9,533,250	£-9,828,973
50% SR : 20% LAR : 30% SO	20%	£-9,465,583	£-9,845,931	£-9,877,285	£-10,139,257	£-10,238,466	£-10,534,396
50% SR : 20% LAR : 30% SO	25%	£-10,255,804	£-10,556,151	£-10,587,505	£-10,892,469	£-10,991,678	£-11,287,601
50% SR : 20% LAR : 30% SO	30%	£-11,046,025	£-11,266,371	£-11,297,725	£-11,602,733	£-11,701,942	£-12,000,024
50% SR : 20% LAR : 30% SO	35%	£-11,836,246	£-12,016,591	£-12,047,945	£-12,353,041	£-12,452,250	£-12,757,447
50% SR : 20% LAR : 30% SO	40%	£-12,626,467	£-12,766,811	£-12,798,165	£-13,108,147	£-13,207,356	£-13,512,770
50% SR : 20% LAR : 30% SO	45%	£-13,416,688	£-13,517,031	£-13,548,385	£-13,853,491	£-13,952,700	£-14,258,014
50% SR : 20% LAR : 30% SO	50%	£-14,206,909	£-14,267,251	£-14,298,605	£-14,603,711	£-14,702,920	£-15,008,237

**Residual Land values compared to benchmark land values**

**Benchmark land value 3 - Higher value secondary industrial**

**£6,840,486**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-3,408,342	£-4,028,692	£-4,060,047	£-4,327,020	£-4,426,228	£-4,712,151
50% SR : 20% LAR : 30% SO	5%	£-4,198,564	£-4,778,244	£-4,809,598	£-5,076,571	£-5,175,780	£-5,461,703
50% SR : 20% LAR : 30% SO	10%	£-4,988,784	£-5,527,796	£-5,559,150	£-5,813,123	£-5,912,332	£-6,202,255
50% SR : 20% LAR : 30% SO	15%	£-5,779,005	£-6,277,348	£-6,308,702	£-6,564,675	£-6,663,884	£-6,954,307
50% SR : 20% LAR : 30% SO	20%	£-6,569,226	£-7,026,899	£-7,058,253	£-7,314,226	£-7,413,435	£-7,704,200
50% SR : 20% LAR : 30% SO	25%	£-7,359,447	£-7,776,451	£-7,807,805	£-8,063,778	£-8,163,087	£-8,454,010
50% SR : 20% LAR : 30% SO	30%	£-8,149,668	£-8,526,003	£-8,557,357	£-8,813,330	£-8,912,539	£-9,203,462
50% SR : 20% LAR : 30% SO	35%	£-8,939,889	£-9,275,555	£-9,306,909	£-9,562,882	£-9,662,091	£-9,953,005
50% SR : 20% LAR : 30% SO	40%	£-9,730,110	£-10,025,107	£-10,056,461	£-10,312,434	£-10,411,643	£-10,702,528
50% SR : 20% LAR : 30% SO	45%	£-10,520,331	£-10,774,659	£-10,806,013	£-11,062,986	£-11,162,195	£-11,453,109
50% SR : 20% LAR : 30% SO	50%	£-11,310,552	£-11,524,211	£-11,555,565	£-11,811,538	£-11,910,747	£-12,201,612

**Residual Land values compared to benchmark land values**

**Benchmark land value 4 - Lower value secondary industrial**

**£4,082,814**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£759,778	£139,428	£108,074	£-158,899	£-258,107	£-544,031
50% SR : 20% LAR : 30% SO	5%	£-30,443	£-69,123	£-60,478	£-91,451	£-101,659	£-130,253
50% SR : 20% LAR : 30% SO	10%	£-820,664	£-1,377,675	£-1,409,030	£-1,676,002	£-1,775,211	£-2,061,134
50% SR : 20% LAR : 30% SO	15%	£-1,610,884	£-2,136,227	£-2,167,581	£-2,434,554	£-2,533,762	£-2,819,686
50% SR : 20% LAR : 30% SO	20%	£-2,401,105	£-2,894,778	£-2,926,133	£-3,193,106	£-3,292,314	£-3,580,085
50% SR : 20% LAR : 30% SO	25%	£-3,191,326	£-3,653,329	£-3,684,684	£-3,951,657	£-4,050,865	£-4,340,399
50% SR : 20% LAR : 30% SO	30%	£-3,981,547	£-4,411,880	£-4,443,235	£-4,710,730	£-4,809,938	£-5,100,713
50% SR : 20% LAR : 30% SO	35%	£-4,771,768	£-5,170,431	£-5,191,786	£-5,450,825	£-5,550,033	£-5,841,027
50% SR : 20% LAR : 30% SO	40%	£-5,561,989	£-5,928,982	£-5,950,337	£-6,210,422	£-6,309,630	£-6,600,341
50% SR : 20% LAR : 30% SO	45%	£-6,352,210	£-6,687,533	£-6,708,888	£-7,068,415	£-7,167,623	£-7,458,703
50% SR : 20% LAR : 30% SO	50%	£-7,142,431	£-7,446,084	£-7,467,439	£-7,827,466	£-7,926,674	£-8,218,017

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T6 - 200 Flats
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Value Area	Barking Town Centre Flats (CIL Zone 1)
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No Units	200
Site Area	0.2 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,012,315	£2,153,552	£2,106,463	£1,662,409	£1,488,373	£1,356,829
50% SR : 20% LAR : 30% SO	5%	£2,786,705	£1,027,348	£980,261	£535,155	£358,657	£225,251
50% SR : 20% LAR : 30% SO	10%	£1,561,095	£109,972	£158,402	£615,113	£794,110	£929,402
50% SR : 20% LAR : 30% SO	15%	£332,388	£1,267,814	£1,316,243	£1,772,954	£1,951,951	£2,087,244
50% SR : 20% LAR : 30% SO	20%	£922,984	£2,425,655	£2,474,084	£2,930,795	£3,109,792	£3,245,085
50% SR : 20% LAR : 30% SO	25%	£2,183,059	£3,589,782	£3,638,897	£4,102,071	£4,283,601	£4,420,809
50% SR : 20% LAR : 30% SO	30%	£3,449,773	£4,766,969	£4,816,085	£5,279,258	£5,460,787	£5,597,996
50% SR : 20% LAR : 30% SO	35%	£4,730,685	£5,944,157	£5,993,272	£6,456,446	£6,637,975	£6,775,183
50% SR : 20% LAR : 30% SO	40%	£6,011,597	£7,121,344	£7,170,459	£7,633,634	£7,815,163	£7,952,371
50% SR : 20% LAR : 30% SO	45%	£7,292,509	£8,298,532	£8,347,647	£8,810,820	£8,992,351	£9,129,558
50% SR : 20% LAR : 30% SO	50%	£8,573,420	£9,475,720	£9,524,834	£9,988,008	£10,169,538	£10,306,746

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,084,711	£774,053	£821,141	£1,265,196	£1,438,232	£1,570,775
50% SR : 20% LAR : 30% SO	5%	£140,900	£1,900,256	£1,947,344	£2,392,449	£2,566,948	£2,702,354
50% SR : 20% LAR : 30% SO	10%	£1,366,510	£3,037,576	£3,086,007	£3,542,718	£3,721,714	£3,857,007
50% SR : 20% LAR : 30% SO	15%	£2,595,217	£4,195,418	£4,243,848	£4,700,559	£4,879,555	£5,014,849
50% SR : 20% LAR : 30% SO	20%	£3,850,589	£5,353,259	£5,401,689	£5,858,400	£6,037,396	£6,172,690
50% SR : 20% LAR : 30% SO	25%	£5,110,663	£6,511,387	£6,560,002	£7,016,875	£7,211,205	£7,348,413
50% SR : 20% LAR : 30% SO	30%	£6,377,378	£7,669,574	£7,718,189	£8,174,663	£8,368,392	£8,525,601
50% SR : 20% LAR : 30% SO	35%	£7,658,290	£8,827,761	£8,876,376	£9,329,451	£9,565,580	£9,702,788
50% SR : 20% LAR : 30% SO	40%	£8,939,202	£10,048,949	£10,098,064	£10,561,238	£10,742,767	£10,879,975
50% SR : 20% LAR : 30% SO	45%	£10,220,114	£11,226,137	£11,275,251	£11,738,425	£11,919,955	£12,057,163
50% SR : 20% LAR : 30% SO	50%	£11,501,025	£12,403,324	£12,452,439	£12,915,613	£13,097,143	£13,234,351

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,938

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,244,652	£385,888	£338,800	£105,295	£279,291	£410,835
50% SR : 20% LAR : 30% SO	5%	£1,019,041	£740,316	£787,403	£1,232,508	£1,409,007	£1,542,413
50% SR : 20% LAR : 30% SO	10%	£206,569	£1,877,635	£1,926,066	£2,382,777	£2,561,773	£2,697,066
50% SR : 20% LAR : 30% SO	15%	£1,435,276	£3,035,478	£3,083,907	£3,540,618	£3,719,614	£3,854,908
50% SR : 20% LAR : 30% SO	20%	£2,690,648	£4,193,319	£4,241,748	£4,698,459	£4,877,455	£5,012,749
50% SR : 20% LAR : 30% SO	25%	£3,950,723	£5,351,446	£5,400,061	£5,858,734	£6,037,729	£6,173,023
50% SR : 20% LAR : 30% SO	30%	£5,217,437	£6,509,573	£6,558,188	£7,017,022	£7,226,451	£7,361,645
50% SR : 20% LAR : 30% SO	35%	£6,488,349	£7,667,700	£7,716,315	£8,174,305	£8,405,634	£8,540,828
50% SR : 20% LAR : 30% SO	40%	£7,779,261	£8,825,832	£8,874,447	£9,331,722	£9,563,051	£9,702,245
50% SR : 20% LAR : 30% SO	45%	£9,060,173	£10,004,019	£10,052,634	£10,510,006	£10,741,435	£10,882,639
50% SR : 20% LAR : 30% SO	50%	£10,341,084	£11,182,206	£11,230,821	£11,738,425	£11,919,955	£12,057,163

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£8,640,498

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,630,399	£771,635	£724,547	£280,493	£106,457	£25,087
50% SR : 20% LAR : 30% SO	5%	£1,404,789	£354,568	£401,655	£846,761	£1,023,260	£1,156,666
50% SR : 20% LAR : 30% SO	10%	£179,176	£1,491,888	£1,540,318	£1,997,030	£2,176,026	£2,311,319
50% SR : 20% LAR : 30% SO	15%	£1,049,529	£2,649,730	£2,698,159	£3,154,871	£3,333,867	£3,469,161
50% SR : 20% LAR : 30% SO	20%	£2,304,901	£3,807,571	£3,856,000	£4,312,712	£4,491,708	£4,627,002
50% SR : 20% LAR : 30% SO	25%	£3,564,975	£4,971,699	£5,020,813	£5,483,987	£5,665,517	£5,802,725
50% SR : 20% LAR : 30% SO	30%	£4,831,689	£6,148,885	£6,198,000	£6,661,175	£6,842,704	£6,979,913
50% SR : 20% LAR : 30% SO	35%	£6,112,602	£7,326,073	£7,375,188	£7,838,362	£8,019,891	£8,157,099
50% SR : 20% LAR : 30% SO	40%	£7,393,514	£8,503,261	£8,552,375	£9,015,560	£9,197,079	£9,334,287
50% SR : 20% LAR : 30% SO	45%	£8,674,426	£9,680,448	£9,729,563	£10,192,737	£10,374,267	£10,511,475
50% SR : 20% LAR : 30% SO	50%	£9,955,337	£10,857,636	£10,906,751	£11,369,924	£11,551,455	£11,688,662

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,185,525	£1,326,761	£1,279,673	£835,618	£661,582	£530,039
50% SR : 20% LAR : 30% SO	5%	£1,959,914	£200,557	£153,470	£291,635	£468,134	£601,540
50% SR : 20% LAR : 30% SO	10%	£734,304	£936,762	£985,193	£1,441,904	£1,620,900	£1,756,193
50% SR : 20% LAR : 30% SO	15%	£494,403	£2,094,604	£2,143,034	£2,599,745	£2,778,741	£2,914,035
50% SR : 20% LAR : 30% SO	20%	£1,749,775	£3,252,445	£3,300,875	£3,757,586	£3,936,582	£4,071,876
50% SR : 20% LAR : 30% SO	25%	£3,009,849	£4,410,287	£4,458,717	£4,926,561	£5,110,391	£5,247,599
50% SR : 20% LAR : 30% SO	30%	£4,275,994	£5,568,129	£5,616,559	£6,085,536	£6,267,578	£6,404,787
50% SR : 20% LAR : 30% SO	35%	£5,542,139	£6,725,971	£6,774,401	£7,244,511	£7,424,553	£7,561,761
50% SR : 20% LAR : 30% SO	40%	£6,808,284	£7,883,813	£7,932,243	£8,403,486	£8,583,528	£8,720,970
50% SR : 20% LAR : 30% SO	45%	£8,074,429	£9,041,655	£9,090,085	£9,662,460	£9,842,502	£9,979,988
50% SR : 20% LAR : 30% SO	50%	£9,340,574	£10,199,497	£10,247,927	£10,821,434	£11,001,476	£11,138,984



LB Barking and Dagenham  
Local Plan Viability Testing 2019

T8 - 200 Flats
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Value Area	Barking Riverside Flats (CIL Zone 2)
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No Units	200
Site Area	0.2 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,434,156	-£4,402,877	-£4,451,993	-£4,915,166	-£5,096,695	-£5,233,903
50% SR : 20% LAR : 30% SO	5%	-£4,398,896	-£5,312,232	-£5,361,348	-£5,824,522	-£6,006,051	-£6,143,259
50% SR : 20% LAR : 30% SO	10%	-£5,364,485	-£6,221,588	-£6,270,703	-£6,733,877	-£6,915,406	-£7,052,615
50% SR : 20% LAR : 30% SO	15%	-£6,330,073	-£7,130,944	-£7,180,059	-£7,643,233	-£7,824,763	-£7,961,971
50% SR : 20% LAR : 30% SO	20%	-£7,295,661	-£8,040,300	-£8,089,414	-£8,552,588	-£8,734,118	-£8,871,326
50% SR : 20% LAR : 30% SO	25%	-£8,261,249	-£8,949,655	-£8,998,770	-£9,461,944	-£9,643,474	-£9,780,681
50% SR : 20% LAR : 30% SO	30%	-£9,226,837	-£9,859,011	-£9,908,126	-£10,371,300	-£10,552,829	-£10,690,037
50% SR : 20% LAR : 30% SO	35%	-£10,192,426	-£10,768,366	-£10,817,482	-£11,280,655	-£11,462,184	-£11,599,392
50% SR : 20% LAR : 30% SO	40%	-£11,158,014	-£11,677,721	-£11,726,837	-£12,190,011	-£12,371,540	-£12,508,749
50% SR : 20% LAR : 30% SO	45%	-£12,123,601	-£12,587,078	-£12,636,192	-£13,099,366	-£13,280,896	-£13,418,104
50% SR : 20% LAR : 30% SO	50%	-£13,089,190	-£13,496,433	-£13,545,548	-£14,008,722	-£14,190,252	-£14,327,460

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices	£14,491,843
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,361,761	-£7,330,482	-£7,379,597	-£7,842,771	-£8,024,300	-£8,161,508
50% SR : 20% LAR : 30% SO	5%	-£7,326,501	-£8,239,837	-£8,288,953	-£8,752,126	-£8,933,655	-£9,070,863
50% SR : 20% LAR : 30% SO	10%	-£8,292,089	-£9,149,192	-£9,198,308	-£9,661,482	-£9,843,011	-£9,980,220
50% SR : 20% LAR : 30% SO	15%	-£9,257,677	-£10,058,549	-£10,107,664	-£10,570,837	-£10,752,367	-£10,889,575
50% SR : 20% LAR : 30% SO	20%	-£10,223,266	-£10,967,904	-£11,017,019	-£11,480,193	-£11,661,723	-£11,799,931
50% SR : 20% LAR : 30% SO	25%	-£11,188,854	-£11,877,260	-£11,926,374	-£12,389,549	-£12,571,078	-£12,708,286
50% SR : 20% LAR : 30% SO	30%	-£12,154,442	-£12,786,615	-£12,835,731	-£13,298,904	-£13,480,434	-£13,617,642
50% SR : 20% LAR : 30% SO	35%	-£13,120,030	-£13,695,971	-£13,745,086	-£14,208,260	-£14,389,789	-£14,526,997
50% SR : 20% LAR : 30% SO	40%	-£14,085,618	-£14,605,326	-£14,654,442	-£15,117,615	-£15,299,145	-£15,436,353
50% SR : 20% LAR : 30% SO	45%	-£15,051,206	-£15,514,682	-£15,563,797	-£16,026,971	-£16,208,501	-£16,345,709
50% SR : 20% LAR : 30% SO	50%	-£16,016,795	-£16,424,038	-£16,473,153	-£16,936,326	-£17,117,856	-£17,255,064

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices	£8,749,936
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,201,820	-£6,170,541	-£6,219,656	-£6,682,830	-£6,864,359	-£7,001,567
50% SR : 20% LAR : 30% SO	5%	-£6,166,560	-£7,079,896	-£7,129,012	-£7,592,186	-£7,773,715	-£7,910,923
50% SR : 20% LAR : 30% SO	10%	-£7,132,149	-£7,989,252	-£8,038,367	-£8,501,541	-£8,683,070	-£8,820,278
50% SR : 20% LAR : 30% SO	15%	-£8,097,738	-£8,898,608	-£8,947,723	-£9,410,896	-£9,592,427	-£9,729,634
50% SR : 20% LAR : 30% SO	20%	-£9,063,326	-£9,807,964	-£9,857,078	-£10,320,252	-£10,501,782	-£10,638,990
50% SR : 20% LAR : 30% SO	25%	-£10,028,915	-£10,717,319	-£10,766,434	-£11,229,608	-£11,411,137	-£11,548,345
50% SR : 20% LAR : 30% SO	30%	-£10,994,503	-£11,626,674	-£11,675,790	-£12,138,964	-£12,320,493	-£12,457,701
50% SR : 20% LAR : 30% SO	35%	-£11,960,091	-£12,536,030	-£12,585,145	-£13,048,319	-£13,229,848	-£13,367,056
50% SR : 20% LAR : 30% SO	40%	-£12,925,679	-£13,445,385	-£13,494,501	-£13,957,675	-£14,139,204	-£14,276,413
50% SR : 20% LAR : 30% SO	45%	-£13,891,268	-£14,354,742	-£14,403,856	-£14,867,030	-£15,048,560	-£15,185,768
50% SR : 20% LAR : 30% SO	50%	-£14,856,856	-£15,264,097	-£15,313,212	-£15,776,385	-£15,957,914	-£16,095,123

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£8,840,496
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,816,073	-£5,784,793	-£5,833,909	-£6,297,083	-£6,478,612	-£6,615,820
50% SR : 20% LAR : 30% SO	5%	-£5,780,812	-£6,694,149	-£6,743,264	-£7,206,438	-£7,387,967	-£7,525,175
50% SR : 20% LAR : 30% SO	10%	-£6,745,401	-£7,603,504	-£7,652,620	-£8,115,793	-£8,297,323	-£8,434,532
50% SR : 20% LAR : 30% SO	15%	-£7,710,990	-£8,512,861	-£8,561,975	-£9,025,149	-£9,206,679	-£9,343,887
50% SR : 20% LAR : 30% SO	20%	-£8,676,579	-£9,422,217	-£9,471,331	-£9,934,504	-£10,116,034	-£10,253,242
50% SR : 20% LAR : 30% SO	25%	-£9,642,168	-£10,331,571	-£10,380,686	-£10,843,861	-£11,025,390	-£11,162,598
50% SR : 20% LAR : 30% SO	30%	-£10,607,757	-£11,240,927	-£11,290,043	-£11,753,216	-£11,934,745	-£12,071,953
50% SR : 20% LAR : 30% SO	35%	-£11,573,346	-£12,150,282	-£12,199,398	-£12,662,572	-£12,844,101	-£12,981,309
50% SR : 20% LAR : 30% SO	40%	-£12,538,935	-£13,059,638	-£13,108,753	-£13,571,927	-£13,753,456	-£13,890,664
50% SR : 20% LAR : 30% SO	45%	-£13,504,524	-£13,968,994	-£14,018,109	-£14,481,282	-£14,662,811	-£14,800,021
50% SR : 20% LAR : 30% SO	50%	-£14,470,113	-£14,878,350	-£14,927,464	-£15,390,638	-£15,572,168	-£15,709,376

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,092,814
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,260,947	-£5,229,668	-£5,278,783	-£5,741,957	-£5,923,486	-£6,060,694
50% SR : 20% LAR : 30% SO	5%	-£5,225,687	-£6,139,023	-£6,188,139	-£6,651,312	-£6,832,842	-£6,970,049
50% SR : 20% LAR : 30% SO	10%	-£6,191,275	-£7,048,379	-£7,097,494	-£7,560,668	-£7,742,197	-£7,879,406
50% SR : 20% LAR : 30% SO	15%	-£7,156,863	-£7,957,735	-£8,006,850	-£8,470,023	-£8,651,553	-£8,788,761
50% SR : 20% LAR : 30% SO	20%	-£8,122,452	-£8,867,090	-£8,916,205	-£9,379,379	-£9,560,909	-£9,698,117
50% SR : 20% LAR : 30% SO	25%	-£9,088,040	-£9,776,446	-£9,825,560	-£10,288,735	-£10,470,264	-£10,607,472
50% SR : 20% LAR : 30% SO	30%	-£10,053,628	-£10,685,801	-£10,734,917	-£11,198,091	-£11,379,620	-£11,516,828
50% SR : 20% LAR : 30% SO	35%	-£11,019,217	-£11,595,157	-£11,644,272	-£12,107,445	-£12,288,974	-£12,426,183
50% SR : 20% LAR : 30% SO	40%	-£11,984,805	-£12,504,512	-£12,553,628	-£13,016,801	-£13,198,331	-£13,335,539
50% SR : 20% LAR : 30% SO	45%	-£12,950,394	-£13,413,868	-£13,462,983	-£13,926,157	-£14,107,687	-£14,244,895
50% SR : 20% LAR : 30% SO	50%	-£13,915,982	-£14,323,224	-£14,372,339	-£14,835,512	-£15,017,042	-£15,154,250

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T8 - 200 Flats
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Value Area	Chadwell Heath (CIL Zone 3)
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No Units	200
Site Area	0.2 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,306,698	£582,708	£534,954	£84,615	-£93,183	-£228,477
50% SR : 20% LAR : 30% SO	5%	£191,951	-£505,418	-£553,848	-£1,010,559	-£1,189,555	-£1,324,849
50% SR : 20% LAR : 30% SO	10%	-£945,859	-£1,601,790	-£1,650,221	-£2,106,931	-£2,285,928	-£2,421,221
50% SR : 20% LAR : 30% SO	15%	-£2,086,385	-£2,698,162	-£2,746,593	-£3,203,304	-£3,383,110	-£3,520,318
50% SR : 20% LAR : 30% SO	20%	-£3,227,625	-£3,803,946	-£3,853,060	-£4,316,235	-£4,497,764	-£4,634,972
50% SR : 20% LAR : 30% SO	25%	-£4,387,101	-£4,918,600	-£4,967,716	-£5,430,889	-£5,612,418	-£5,749,626
50% SR : 20% LAR : 30% SO	30%	-£5,546,576	-£6,033,254	-£6,082,370	-£6,545,544	-£6,727,073	-£6,864,282
50% SR : 20% LAR : 30% SO	35%	-£6,706,051	-£7,147,910	-£7,197,024	-£7,660,198	-£7,841,728	-£7,978,936
50% SR : 20% LAR : 30% SO	40%	-£7,865,526	-£8,262,564	-£8,311,679	-£8,774,853	-£8,956,383	-£9,093,590
50% SR : 20% LAR : 30% SO	45%	-£9,025,001	-£9,377,218	-£9,426,334	-£9,889,508	-£10,071,037	-£10,208,245
50% SR : 20% LAR : 30% SO	50%	-£10,184,477	-£10,491,874	-£10,540,988	-£11,004,162	-£11,185,692	-£11,322,900

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices	£14,491,843
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,620,906	-£2,344,897	-£2,392,651	-£2,842,989	-£3,020,788	-£3,156,082
50% SR : 20% LAR : 30% SO	5%	-£2,735,653	-£3,433,023	-£3,481,452	-£3,938,164	-£4,117,160	-£4,252,454
50% SR : 20% LAR : 30% SO	10%	-£3,873,464	-£4,529,395	-£4,577,825	-£5,034,536	-£5,213,533	-£5,348,826
50% SR : 20% LAR : 30% SO	15%	-£5,013,989	-£5,625,767	-£5,674,197	-£6,130,908	-£6,310,714	-£6,447,922
50% SR : 20% LAR : 30% SO	20%	-£6,155,230	-£6,731,550	-£6,780,665	-£7,243,839	-£7,425,369	-£7,562,577
50% SR : 20% LAR : 30% SO	25%	-£7,314,705	-£7,846,205	-£7,895,320	-£8,358,494	-£8,540,023	-£8,677,231
50% SR : 20% LAR : 30% SO	30%	-£8,474,180	-£8,960,859	-£9,009,975	-£9,473,148	-£9,654,677	-£9,791,886
50% SR : 20% LAR : 30% SO	35%	-£9,633,656	-£10,075,514	-£10,124,629	-£10,587,803	-£10,769,333	-£10,906,541
50% SR : 20% LAR : 30% SO	40%	-£10,793,131	-£11,190,169	-£11,239,283	-£11,702,458	-£11,883,987	-£12,021,195
50% SR : 20% LAR : 30% SO	45%	-£11,952,606	-£12,304,823	-£12,353,939	-£12,817,112	-£12,998,642	-£13,135,849
50% SR : 20% LAR : 30% SO	50%	-£13,112,082	-£13,419,478	-£13,468,593	-£13,931,767	-£14,113,297	-£14,250,505

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices	£8,749,936
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£460,965	-£1,184,956	-£1,232,710	-£1,683,049	-£1,860,847	-£1,996,141
50% SR : 20% LAR : 30% SO	5%	-£1,575,713	-£2,273,082	-£2,321,512	-£2,778,223	-£2,957,219	-£3,092,513
50% SR : 20% LAR : 30% SO	10%	-£2,713,523	-£3,369,454	-£3,417,885	-£3,874,595	-£4,053,592	-£4,188,885
50% SR : 20% LAR : 30% SO	15%	-£3,854,048	-£4,465,826	-£4,514,256	-£4,970,968	-£5,150,773	-£5,287,981
50% SR : 20% LAR : 30% SO	20%	-£4,995,289	-£5,571,609	-£5,620,724	-£6,083,899	-£6,265,428	-£6,402,636
50% SR : 20% LAR : 30% SO	25%	-£6,154,764	-£6,686,264	-£6,735,379	-£7,198,553	-£7,380,082	-£7,517,290
50% SR : 20% LAR : 30% SO	30%	-£7,314,240	-£7,800,918	-£7,850,034	-£8,313,207	-£8,494,737	-£8,631,946
50% SR : 20% LAR : 30% SO	35%	-£8,473,715	-£8,915,574	-£8,964,689	-£9,427,862	-£9,609,392	-£9,746,600
50% SR : 20% LAR : 30% SO	40%	-£9,633,190	-£10,030,228	-£10,079,343	-£10,542,517	-£10,724,048	-£10,861,256
50% SR : 20% LAR : 30% SO	45%	-£10,792,665	-£11,144,882	-£11,193,998	-£11,657,172	-£11,838,701	-£11,975,909
50% SR : 20% LAR : 30% SO	50%	-£11,952,141	-£12,259,538	-£12,308,652	-£12,771,826	-£12,953,356	-£13,090,564

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£8,640,496
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£75,216	-£799,208	-£846,963	-£1,297,301	-£1,475,100	-£1,610,394
50% SR : 20% LAR : 30% SO	5%	-£1,189,965	-£1,887,335	-£1,935,764	-£2,392,475	-£2,571,472	-£2,706,765
50% SR : 20% LAR : 30% SO	10%	-£2,327,775	-£2,983,707	-£3,032,137	-£3,488,847	-£3,667,845	-£3,803,137
50% SR : 20% LAR : 30% SO	15%	-£3,468,301	-£4,080,079	-£4,128,509	-£4,585,220	-£4,765,026	-£4,902,234
50% SR : 20% LAR : 30% SO	20%	-£4,609,542	-£5,185,862	-£5,234,977	-£5,698,151	-£5,879,680	-£6,016,888
50% SR : 20% LAR : 30% SO	25%	-£5,769,017	-£6,300,516	-£6,349,632	-£6,812,806	-£6,994,335	-£7,131,543
50% SR : 20% LAR : 30% SO	30%	-£6,928,492	-£7,415,171	-£7,464,286	-£7,927,460	-£8,108,989	-£8,245,198
50% SR : 20% LAR : 30% SO	35%	-£8,087,967	-£8,529,826	-£8,578,941	-£9,042,114	-£9,223,645	-£9,360,852
50% SR : 20% LAR : 30% SO	40%	-£9,247,442	-£9,644,480	-£9,693,595	-£10,156,770	-£10,338,299	-£10,475,507
50% SR : 20% LAR : 30% SO	45%	-£10,406,918	-£10,759,135	-£10,808,250	-£11,271,424	-£11,452,953	-£11,590,161
50% SR : 20% LAR : 30% SO	50%	-£11,566,394	-£11,873,790	-£11,922,905	-£12,386,078	-£12,567,609	-£12,704,817

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,092,614
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£479,906	-£244,083	-£291,837	-£742,176	-£919,974	-£1,055,268
50% SR : 20% LAR : 30% SO	5%	-£634,839	-£1,332,209	-£1,380,638	-£1,837,350	-£2,016,346	-£2,151,640
50% SR : 20% LAR : 30% SO	10%	-£1,772,650	-£2,428,581	-£2,477,011	-£2,933,722	-£3,112,719	-£3,248,012
50% SR : 20% LAR : 30% SO	15%	-£2,913,175	-£3,524,953	-£3,573,383	-£4,030,095	-£4,209,900	-£4,347,108
50% SR : 20% LAR : 30% SO	20%	-£4,054,416	-£4,630,736	-£4,679,851	-£5,143,026	-£5,324,555	-£5,461,763
50% SR : 20% LAR : 30% SO	25%	-£5,213,891	-£5,746,391	-£5,794,506	-£6,257,880	-£6,439,209	-£6,576,417
50% SR : 20% LAR : 30% SO	30%	-£6,373,366	-£6,860,046	-£6,909,161	-£7,372,334	-£7,553,863	-£7,691,072
50% SR : 20% LAR : 30% SO	35%	-£7,532,842	-£7,974,700	-£8,023,815	-£8,488,989	-£8,669,519	-£8,806,727
50% SR : 20% LAR : 30% SO	40%	-£8,692,317	-£9,089,355	-£9,138,469	-£9,601,644	-£9,782,173	-£9,920,381
50% SR : 20% LAR : 30% SO	45%	-£9,851,792	-£10,204,009	-£10,253,125	-£10,716,298	-£10,897,828	-£11,035,036
50% SR : 20% LAR : 30% SO	50%	-£11,011,268	-£11,318,665	-£11,367,779	-£11,830,953	-£12,012,483	-£12,149,691

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T8 - 200 Flats	
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Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
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No Units	200
Site Area	0.2 Ha

Sales value Inflation		0%
Build cost Inflation		0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,639,265	-£3,324,769	-£3,373,199	-£3,834,285	-£4,015,815	-£4,153,023
50% SR : 20% LAR : 30% SO	5%	-£3,622,034	-£4,275,582	-£4,324,697	-£4,787,870	-£4,969,400	-£5,106,608
50% SR : 20% LAR : 30% SO	10%	-£4,618,024	-£5,229,167	-£5,278,282	-£5,741,455	-£5,922,985	-£6,060,193
50% SR : 20% LAR : 30% SO	15%	-£5,614,914	-£6,182,752	-£6,231,867	-£6,695,041	-£6,876,571	-£7,013,778
50% SR : 20% LAR : 30% SO	20%	-£6,610,003	-£7,136,337	-£7,185,453	-£7,648,626	-£7,830,156	-£7,967,364
50% SR : 20% LAR : 30% SO	25%	-£7,605,993	-£8,089,922	-£8,139,038	-£8,602,212	-£8,783,741	-£8,920,949
50% SR : 20% LAR : 30% SO	30%	-£8,601,983	-£9,043,507	-£9,092,623	-£9,555,797	-£9,737,326	-£9,874,534
50% SR : 20% LAR : 30% SO	35%	-£9,597,973	-£9,997,092	-£10,046,208	-£10,509,382	-£10,690,911	-£10,828,120
50% SR : 20% LAR : 30% SO	40%	-£10,593,962	-£10,950,677	-£10,999,793	-£11,462,967	-£11,644,497	-£11,781,705
50% SR : 20% LAR : 30% SO	45%	-£11,589,952	-£11,904,263	-£11,953,378	-£12,416,552	-£12,598,082	-£12,735,290
50% SR : 20% LAR : 30% SO	50%	-£12,585,941	-£12,857,849	-£12,906,963	-£13,370,137	-£13,551,667	-£13,688,875

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,566,870	-£6,252,373	-£6,300,804	-£6,761,890	-£6,943,420	-£7,080,628
50% SR : 20% LAR : 30% SO	5%	-£6,549,638	-£7,203,187	-£7,252,301	-£7,715,475	-£7,897,005	-£8,034,213
50% SR : 20% LAR : 30% SO	10%	-£7,545,629	-£8,156,772	-£8,205,886	-£8,669,060	-£8,850,590	-£8,987,798
50% SR : 20% LAR : 30% SO	15%	-£8,541,618	-£9,110,357	-£9,159,471	-£9,622,646	-£9,804,175	-£9,941,383
50% SR : 20% LAR : 30% SO	20%	-£9,537,608	-£10,063,942	-£10,113,057	-£10,576,231	-£10,757,760	-£10,894,968
50% SR : 20% LAR : 30% SO	25%	-£10,533,597	-£11,017,527	-£11,066,643	-£11,529,816	-£11,711,345	-£11,848,553
50% SR : 20% LAR : 30% SO	30%	-£11,529,588	-£11,971,112	-£12,020,228	-£12,483,401	-£12,664,930	-£12,802,138
50% SR : 20% LAR : 30% SO	35%	-£12,525,577	-£12,924,697	-£12,973,813	-£13,436,986	-£13,618,515	-£13,755,724
50% SR : 20% LAR : 30% SO	40%	-£13,521,567	-£13,878,282	-£13,927,398	-£14,390,571	-£14,572,102	-£14,709,309
50% SR : 20% LAR : 30% SO	45%	-£14,517,556	-£14,831,868	-£14,880,983	-£15,344,156	-£15,525,687	-£15,662,894
50% SR : 20% LAR : 30% SO	50%	-£15,513,546	-£15,785,453	-£15,834,568	-£16,297,741	-£16,479,272	-£16,616,480

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,406,929	-£5,092,433	-£5,140,863	-£5,601,949	-£5,783,479	-£5,920,687
50% SR : 20% LAR : 30% SO	5%	-£5,389,697	-£6,043,246	-£6,092,360	-£6,553,534	-£6,735,064	-£6,872,272
50% SR : 20% LAR : 30% SO	10%	-£6,385,688	-£7,096,831	-£7,145,946	-£7,607,031	-£7,788,561	-£7,925,769
50% SR : 20% LAR : 30% SO	15%	-£7,381,677	-£8,150,416	-£8,199,531	-£8,660,616	-£8,842,146	-£8,979,354
50% SR : 20% LAR : 30% SO	20%	-£8,377,667	-£9,204,001	-£9,253,116	-£9,714,201	-£9,895,731	-£10,032,939
50% SR : 20% LAR : 30% SO	25%	-£9,373,656	-£10,257,586	-£10,306,701	-£10,767,786	-£10,949,316	-£11,086,524
50% SR : 20% LAR : 30% SO	30%	-£10,369,647	-£11,311,171	-£11,360,286	-£11,821,371	-£11,999,901	-£12,137,109
50% SR : 20% LAR : 30% SO	35%	-£11,365,638	-£12,364,756	-£12,413,871	-£12,874,956	-£13,053,486	-£13,190,694
50% SR : 20% LAR : 30% SO	40%	-£12,361,629	-£13,418,341	-£13,467,456	-£13,928,541	-£14,107,071	-£14,244,279
50% SR : 20% LAR : 30% SO	45%	-£13,357,618	-£14,471,926	-£14,521,041	-£14,982,126	-£15,160,656	-£15,297,864
50% SR : 20% LAR : 30% SO	50%	-£14,353,608	-£15,525,511	-£15,574,626	-£16,037,211	-£16,215,741	-£16,352,949

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,021,181	-£4,706,685	-£4,755,115	-£5,216,202	-£5,397,732	-£5,534,940
50% SR : 20% LAR : 30% SO	5%	-£5,003,950	-£5,657,498	-£5,706,613	-£6,167,700	-£6,349,230	-£6,486,438
50% SR : 20% LAR : 30% SO	10%	-£5,986,719	-£6,608,311	-£6,657,426	-£7,118,787	-£7,299,317	-£7,436,525
50% SR : 20% LAR : 30% SO	15%	-£6,969,488	-£7,559,124	-£7,608,239	-£8,069,874	-£8,250,404	-£8,387,612
50% SR : 20% LAR : 30% SO	20%	-£7,952,257	-£8,509,937	-£8,559,052	-£9,019,959	-£9,199,489	-£9,336,829
50% SR : 20% LAR : 30% SO	25%	-£8,935,026	-£9,460,750	-£9,509,865	-£9,969,966	-£10,149,496	-£10,286,926
50% SR : 20% LAR : 30% SO	30%	-£9,917,795	-£10,411,563	-£10,460,678	-£10,919,973	-£11,099,503	-£11,236,953
50% SR : 20% LAR : 30% SO	35%	-£10,900,564	-£11,362,376	-£11,411,491	-£11,869,980	-£12,049,510	-£12,187,060
50% SR : 20% LAR : 30% SO	40%	-£11,883,333	-£12,313,189	-£12,362,304	-£12,819,987	-£12,999,517	-£13,137,067
50% SR : 20% LAR : 30% SO	45%	-£12,866,102	-£13,264,002	-£13,313,117	-£13,770,004	-£13,949,534	-£14,087,064
50% SR : 20% LAR : 30% SO	50%	-£13,848,871	-£14,214,815	-£14,263,930	-£14,720,011	-£14,899,541	-£15,037,061

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,466,056	-£4,151,560	-£4,199,990	-£4,661,076	-£4,842,606	-£4,979,814
50% SR : 20% LAR : 30% SO	5%	-£4,448,824	-£5,102,373	-£5,151,487	-£5,612,573	-£5,794,103	-£5,931,311
50% SR : 20% LAR : 30% SO	10%	-£5,431,592	-£6,053,186	-£6,102,300	-£6,563,386	-£6,744,916	-£6,882,124
50% SR : 20% LAR : 30% SO	15%	-£6,414,360	-£7,004,000	-£7,053,114	-£7,514,200	-£7,695,730	-£7,832,938
50% SR : 20% LAR : 30% SO	20%	-£7,397,128	-£7,954,813	-£8,003,927	-£8,464,813	-£8,646,343	-£8,783,551
50% SR : 20% LAR : 30% SO	25%	-£8,379,896	-£8,905,627	-£8,954,741	-£9,415,827	-£9,597,357	-£9,734,565
50% SR : 20% LAR : 30% SO	30%	-£9,362,664	-£9,856,440	-£9,905,554	-£10,366,640	-£10,548,170	-£10,685,378
50% SR : 20% LAR : 30% SO	35%	-£10,345,432	-£10,807,254	-£10,856,368	-£11,317,454	-£11,498,984	-£11,636,192
50% SR : 20% LAR : 30% SO	40%	-£11,328,200	-£11,758,067	-£11,807,181	-£12,268,267	-£12,449,797	-£12,586,995
50% SR : 20% LAR : 30% SO	45%	-£12,310,968	-£12,708,881	-£12,757,995	-£13,219,081	-£13,400,611	-£13,537,819
50% SR : 20% LAR : 30% SO	50%	-£13,293,736	-£13,659,694	-£13,708,808	-£14,169,894	-£14,351,424	-£14,488,632

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T8 - 200 Flats
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Value Area	Becontree and Valence Park (CIL Zone 3)
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No Units	200
Site Area	0.2 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,451,468	-£6,105,665	-£6,154,781	-£6,617,954	-£6,799,483	-£6,936,691
50% SR : 20% LAR : 30% SO	5%	-£6,341,426	-£6,954,785	-£7,003,901	-£7,467,074	-£7,648,604	-£7,785,811
50% SR : 20% LAR : 30% SO	10%	-£7,231,383	-£7,803,905	-£7,853,021	-£8,316,195	-£8,497,724	-£8,634,932
50% SR : 20% LAR : 30% SO	15%	-£8,121,342	-£8,653,025	-£8,702,141	-£9,165,315	-£9,346,844	-£9,484,053
50% SR : 20% LAR : 30% SO	20%	-£9,011,299	-£9,502,146	-£9,551,261	-£10,014,435	-£10,195,964	-£10,333,173
50% SR : 20% LAR : 30% SO	25%	-£9,901,257	-£10,351,266	-£10,400,381	-£10,863,555	-£11,045,084	-£11,182,293
50% SR : 20% LAR : 30% SO	30%	-£10,791,214	-£11,200,386	-£11,249,502	-£11,712,675	-£11,894,204	-£12,031,413
50% SR : 20% LAR : 30% SO	35%	-£11,681,173	-£12,049,506	-£12,098,622	-£12,561,795	-£12,743,325	-£12,880,534
50% SR : 20% LAR : 30% SO	40%	-£12,571,130	-£12,898,626	-£12,947,742	-£13,410,916	-£13,592,446	-£13,729,654
50% SR : 20% LAR : 30% SO	45%	-£13,461,088	-£13,747,746	-£13,796,862	-£14,260,036	-£14,441,566	-£14,578,774
50% SR : 20% LAR : 30% SO	50%	-£14,351,046	-£14,596,868	-£14,645,982	-£15,109,156	-£15,290,686	-£15,427,894

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,481,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,379,072	-£9,033,270	-£9,082,385	-£9,545,559	-£9,727,088	-£9,864,296
50% SR : 20% LAR : 30% SO	5%	-£9,269,031	-£9,882,390	-£9,931,505	-£10,394,679	-£10,576,208	-£10,713,416
50% SR : 20% LAR : 30% SO	10%	-£10,158,988	-£10,731,510	-£10,780,626	-£11,243,799	-£11,425,328	-£11,562,536
50% SR : 20% LAR : 30% SO	15%	-£11,048,946	-£11,580,630	-£11,629,746	-£12,092,919	-£12,274,449	-£12,411,657
50% SR : 20% LAR : 30% SO	20%	-£11,938,903	-£12,429,750	-£12,478,866	-£12,942,040	-£13,123,569	-£13,260,777
50% SR : 20% LAR : 30% SO	25%	-£12,828,862	-£13,278,870	-£13,327,986	-£13,791,160	-£13,972,689	-£14,109,888
50% SR : 20% LAR : 30% SO	30%	-£13,718,819	-£14,127,991	-£14,177,106	-£14,640,280	-£14,821,809	-£14,959,018
50% SR : 20% LAR : 30% SO	35%	-£14,608,777	-£14,977,111	-£15,026,226	-£15,489,400	-£15,670,929	-£15,808,138
50% SR : 20% LAR : 30% SO	40%	-£15,498,735	-£15,826,231	-£15,875,347	-£16,338,520	-£16,520,050	-£16,657,259
50% SR : 20% LAR : 30% SO	45%	-£16,388,693	-£16,675,351	-£16,724,467	-£17,187,640	-£17,369,171	-£17,506,378
50% SR : 20% LAR : 30% SO	50%	-£17,278,650	-£17,524,472	-£17,573,587	-£18,036,761	-£18,218,291	-£18,355,499

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,219,131	-£7,873,328	-£7,922,444	-£8,385,618	-£8,567,147	-£8,704,355
50% SR : 20% LAR : 30% SO	5%	-£8,109,090	-£8,722,449	-£8,771,565	-£9,234,738	-£9,416,267	-£9,553,475
50% SR : 20% LAR : 30% SO	10%	-£8,999,047	-£9,571,569	-£9,620,685	-£10,083,858	-£10,265,388	-£10,402,595
50% SR : 20% LAR : 30% SO	15%	-£9,889,005	-£10,420,689	-£10,469,805	-£10,932,979	-£11,114,508	-£11,251,717
50% SR : 20% LAR : 30% SO	20%	-£10,778,963	-£11,269,809	-£11,318,925	-£11,782,099	-£11,963,628	-£12,100,837
50% SR : 20% LAR : 30% SO	25%	-£11,668,921	-£12,118,930	-£12,168,046	-£12,631,219	-£12,812,748	-£12,949,957
50% SR : 20% LAR : 30% SO	30%	-£12,558,879	-£12,968,050	-£13,017,165	-£13,480,339	-£13,661,868	-£13,799,077
50% SR : 20% LAR : 30% SO	35%	-£13,448,837	-£13,817,170	-£13,866,286	-£14,329,459	-£14,510,988	-£14,648,197
50% SR : 20% LAR : 30% SO	40%	-£14,338,794	-£14,666,290	-£14,715,406	-£15,178,579	-£15,360,110	-£15,497,318
50% SR : 20% LAR : 30% SO	45%	-£15,228,752	-£15,515,410	-£15,564,526	-£16,027,700	-£16,209,230	-£16,346,438
50% SR : 20% LAR : 30% SO	50%	-£16,118,709	-£16,364,531	-£16,413,646	-£16,876,820	-£17,058,350	-£17,195,558

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,833,384	-£7,487,581	-£7,536,697	-£7,999,871	-£8,181,400	-£8,318,608
50% SR : 20% LAR : 30% SO	5%	-£7,723,342	-£8,336,701	-£8,385,817	-£8,848,991	-£9,030,520	-£9,167,728
50% SR : 20% LAR : 30% SO	10%	-£8,613,300	-£9,185,822	-£9,234,937	-£9,698,111	-£9,879,640	-£10,016,848
50% SR : 20% LAR : 30% SO	15%	-£9,503,258	-£10,034,942	-£10,084,057	-£10,547,231	-£10,728,760	-£10,865,969
50% SR : 20% LAR : 30% SO	20%	-£10,393,215	-£10,884,062	-£10,933,178	-£11,396,351	-£11,577,880	-£11,715,089
50% SR : 20% LAR : 30% SO	25%	-£11,283,173	-£11,733,182	-£11,782,298	-£12,245,471	-£12,427,001	-£12,564,210
50% SR : 20% LAR : 30% SO	30%	-£12,173,131	-£12,582,302	-£12,631,418	-£13,094,592	-£13,276,121	-£13,413,330
50% SR : 20% LAR : 30% SO	35%	-£13,063,089	-£13,431,422	-£13,480,538	-£13,943,712	-£14,125,241	-£14,262,450
50% SR : 20% LAR : 30% SO	40%	-£13,953,046	-£14,280,543	-£14,329,659	-£14,792,832	-£14,974,362	-£15,111,570
50% SR : 20% LAR : 30% SO	45%	-£14,843,005	-£15,129,663	-£15,178,778	-£15,641,952	-£15,823,482	-£15,960,690
50% SR : 20% LAR : 30% SO	50%	-£15,732,962	-£15,978,784	-£16,027,899	-£16,491,072	-£16,672,602	-£16,809,810

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,278,258	-£6,932,456	-£6,981,571	-£7,444,745	-£7,626,274	-£7,763,482
50% SR : 20% LAR : 30% SO	5%	-£7,168,217	-£7,781,576	-£7,830,691	-£8,293,865	-£8,475,394	-£8,612,602
50% SR : 20% LAR : 30% SO	10%	-£8,058,174	-£8,630,696	-£8,679,812	-£9,142,989	-£9,324,518	-£9,461,726
50% SR : 20% LAR : 30% SO	15%	-£8,948,132	-£9,479,816	-£9,528,932	-£9,992,105	-£10,173,635	-£10,310,844
50% SR : 20% LAR : 30% SO	20%	-£9,838,090	-£10,328,936	-£10,378,052	-£10,841,228	-£11,022,757	-£11,159,964
50% SR : 20% LAR : 30% SO	25%	-£10,728,048	-£11,178,056	-£11,227,172	-£11,690,342	-£11,871,871	-£12,009,084
50% SR : 20% LAR : 30% SO	30%	-£11,618,005	-£12,027,177	-£12,076,292	-£12,539,466	-£12,720,995	-£12,858,204
50% SR : 20% LAR : 30% SO	35%	-£12,507,963	-£12,876,297	-£12,925,412	-£13,388,589	-£13,570,118	-£13,707,326
50% SR : 20% LAR : 30% SO	40%	-£13,397,921	-£13,725,417	-£13,774,533	-£14,237,706	-£14,419,235	-£14,556,444
50% SR : 20% LAR : 30% SO	45%	-£14,287,879	-£14,574,537	-£14,623,653	-£15,086,828	-£15,268,357	-£15,405,565
50% SR : 20% LAR : 30% SO	50%	-£15,177,836	-£15,423,658	-£15,472,773	-£15,935,947	-£16,117,477	-£16,254,685

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T7 - 300 Flats
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Value Area	Barking Town Centre Flats (CIL Zone 1)
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No Units	300
Site Area	0.27 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£6,545,512	£3,605,031	£3,537,488	£2,849,747	£2,600,108	£2,411,420
50% SR : 20% LAR : 30% SO	5%	£4,632,963	£1,849,160	£1,780,662	£1,083,187	£830,016	£638,658
50% SR : 20% LAR : 30% SO	10%	£2,720,413	£70,865	£2,365	£704,945	£361,699	£1,155,765
50% SR : 20% LAR : 30% SO	15%	£794,629	£1,731,594	£1,801,061	£2,508,405	£2,765,513	£2,962,326
50% SR : 20% LAR : 30% SO	20%	£1,159,716	£3,548,583	£3,619,034	£4,336,388	£4,596,776	£4,793,588
50% SR : 20% LAR : 30% SO	25%	£3,134,806	£5,379,845	£5,450,297	£6,167,651	£6,428,827	£6,628,425
50% SR : 20% LAR : 30% SO	30%	£5,130,527	£7,228,990	£7,300,438	£8,027,943	£8,292,015	£8,491,612
50% SR : 20% LAR : 30% SO	35%	£7,147,767	£9,092,177	£9,163,625	£9,891,131	£10,155,202	£10,354,800
50% SR : 20% LAR : 30% SO	40%	£9,177,831	£10,955,365	£11,026,813	£11,754,318	£12,018,390	£12,217,987
50% SR : 20% LAR : 30% SO	45%	£11,207,894	£12,818,553	£12,890,001	£13,617,505	£13,881,577	£14,081,175
50% SR : 20% LAR : 30% SO	50%	£13,237,957	£14,681,740	£14,753,188	£15,480,693	£15,744,765	£15,944,362

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,632,377	£308,104	£375,647	£1,063,388	£1,313,027	£1,501,715
50% SR : 20% LAR : 30% SO	5%	£719,828	£2,063,975	£2,132,473	£2,829,948	£3,083,119	£3,274,477
50% SR : 20% LAR : 30% SO	10%	£1,192,722	£3,842,270	£3,910,770	£4,618,080	£4,874,834	£5,068,900
50% SR : 20% LAR : 30% SO	15%	£3,118,506	£5,644,729	£5,714,196	£6,421,540	£6,678,648	£6,875,461
50% SR : 20% LAR : 30% SO	20%	£5,072,851	£7,461,718	£7,532,169	£8,249,523	£8,509,911	£8,708,723
50% SR : 20% LAR : 30% SO	25%	£7,047,941	£9,292,680	£9,363,432	£10,080,785	£10,341,962	£10,541,560
50% SR : 20% LAR : 30% SO	30%	£9,043,661	£11,142,125	£11,213,573	£11,941,078	£12,205,150	£12,404,747
50% SR : 20% LAR : 30% SO	35%	£11,060,902	£13,005,312	£13,076,760	£13,804,266	£14,068,337	£14,267,935
50% SR : 20% LAR : 30% SO	40%	£13,090,966	£14,868,500	£14,939,948	£15,667,455	£15,931,525	£16,131,122
50% SR : 20% LAR : 30% SO	45%	£15,121,029	£16,731,687	£16,803,135	£17,530,640	£17,794,712	£17,994,310
50% SR : 20% LAR : 30% SO	50%	£17,151,092	£18,594,875	£18,666,323	£19,393,828	£19,657,900	£19,857,497

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,182,793	£1,242,312	£1,174,769	£487,028	£237,389	£48,701
50% SR : 20% LAR : 30% SO	5%	£2,270,244	£513,559	£582,057	£1,279,532	£1,532,703	£1,724,061
50% SR : 20% LAR : 30% SO	10%	£357,694	£2,291,854	£2,360,354	£3,067,664	£3,324,418	£3,518,484
50% SR : 20% LAR : 30% SO	15%	£1,568,090	£4,094,313	£4,163,780	£4,871,124	£5,128,232	£5,325,045
50% SR : 20% LAR : 30% SO	20%	£3,522,435	£5,911,302	£5,981,753	£6,698,107	£6,959,495	£7,156,307
50% SR : 20% LAR : 30% SO	25%	£5,497,525	£7,742,654	£7,813,016	£8,530,370	£8,791,546	£8,991,144
50% SR : 20% LAR : 30% SO	30%	£7,493,246	£9,591,709	£9,663,157	£10,390,662	£10,654,734	£10,854,331
50% SR : 20% LAR : 30% SO	35%	£9,510,486	£11,454,896	£11,526,344	£12,253,950	£12,517,921	£12,717,519
50% SR : 20% LAR : 30% SO	40%	£11,540,550	£13,318,084	£13,389,532	£14,117,037	£14,381,109	£14,580,706
50% SR : 20% LAR : 30% SO	45%	£13,570,613	£15,181,272	£15,252,720	£15,980,224	£16,244,296	£16,443,394
50% SR : 20% LAR : 30% SO	50%	£15,600,676	£17,044,459	£17,115,907	£17,843,412	£18,107,484	£18,307,081

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£8,640,498

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,698,396	£1,757,915	£1,690,372	£1,002,631	£752,992	£564,304
50% SR : 20% LAR : 30% SO	5%	£2,785,847	£2,044	£66,454	£763,929	£1,017,100	£1,208,458
50% SR : 20% LAR : 30% SO	10%	£873,297	£1,776,251	£1,844,751	£2,552,061	£2,808,815	£3,002,881
50% SR : 20% LAR : 30% SO	15%	£1,052,487	£3,576,710	£3,648,177	£4,355,521	£4,612,629	£4,809,442
50% SR : 20% LAR : 30% SO	20%	£3,006,832	£5,395,699	£5,466,150	£6,183,504	£6,443,892	£6,640,704
50% SR : 20% LAR : 30% SO	25%	£4,981,922	£7,228,961	£7,297,413	£8,014,768	£8,275,943	£8,475,541
50% SR : 20% LAR : 30% SO	30%	£6,977,642	£9,076,106	£9,147,554	£9,875,059	£10,139,131	£10,338,728
50% SR : 20% LAR : 30% SO	35%	£8,994,883	£10,939,293	£11,010,741	£11,738,247	£12,002,318	£12,201,916
50% SR : 20% LAR : 30% SO	40%	£11,024,947	£12,802,481	£12,873,929	£13,601,434	£13,865,506	£14,065,103
50% SR : 20% LAR : 30% SO	45%	£13,055,010	£14,665,668	£14,737,116	£15,494,621	£15,728,693	£15,928,291
50% SR : 20% LAR : 30% SO	50%	£15,085,073	£16,528,856	£16,600,304	£17,327,809	£17,591,881	£17,791,478

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£5,440,396	£2,499,915	£2,432,372	£1,744,630	£1,494,992	£1,306,304
50% SR : 20% LAR : 30% SO	5%	£3,527,847	£744,044	£675,546	£21,929	£275,101	£466,458
50% SR : 20% LAR : 30% SO	10%	£1,615,296	£1,034,252	£1,102,751	£1,810,061	£2,066,815	£2,260,882
50% SR : 20% LAR : 30% SO	15%	£310,487	£2,836,710	£2,906,177	£3,613,522	£3,870,630	£4,067,443
50% SR : 20% LAR : 30% SO	20%	£2,264,832	£4,653,699	£4,724,151	£5,441,505	£5,701,892	£5,898,704
50% SR : 20% LAR : 30% SO	25%	£4,239,922	£6,484,962	£6,556,413	£7,272,767	£7,533,944	£7,735,541
50% SR : 20% LAR : 30% SO	30%	£6,235,643	£8,334,106	£8,405,554	£9,133,059	£9,397,131	£9,596,728
50% SR : 20% LAR : 30% SO	35%	£8,259,884	£10,197,250	£10,268,741	£10,986,247	£11,260,318	£11,459,916
50% SR : 20% LAR : 30% SO	40%	£10,292,947	£12,060,482	£12,131,930	£12,859,434	£13,123,807	£13,328,104
50% SR : 20% LAR : 30% SO	45%	£12,313,011	£13,923,669	£13,995,117	£14,722,822	£14,986,694	£15,186,291
50% SR : 20% LAR : 30% SO	50%	£14,343,073	£15,786,856	£15,858,304	£16,585,809	£16,849,881	£17,049,478

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T7 - 300 Flats
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Value Area	Barking Riverside Flats (CIL Zone 2)
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No Units	300
Site Area	0.27 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£5,084,165	£6,611,738	£6,682,188	£7,405,372	£7,669,444	£7,869,041
50% SR : 20% LAR : 30% SO	5%	£6,589,180	£8,047,382	£8,118,830	£8,846,335	£9,110,407	£9,310,004
50% SR : 20% LAR : 30% SO	10%	£8,118,407	£9,488,345	£9,559,793	£10,287,299	£10,551,370	£10,750,969
50% SR : 20% LAR : 30% SO	15%	£9,648,737	£10,929,310	£11,000,758	£11,728,263	£11,992,335	£12,191,932
50% SR : 20% LAR : 30% SO	20%	£11,181,067	£12,370,273	£12,441,721	£13,169,226	£13,433,298	£13,632,895
50% SR : 20% LAR : 30% SO	25%	£12,712,397	£13,811,236	£13,882,684	£14,610,190	£14,874,261	£15,073,859
50% SR : 20% LAR : 30% SO	30%	£14,243,726	£15,252,200	£15,323,648	£16,051,153	£16,315,225	£16,514,823
50% SR : 20% LAR : 30% SO	35%	£15,775,056	£16,693,164	£16,764,612	£17,492,117	£17,756,189	£17,956,786
50% SR : 20% LAR : 30% SO	40%	£17,306,386	£18,134,127	£18,205,575	£18,933,080	£19,197,152	£19,396,750
50% SR : 20% LAR : 30% SO	45%	£18,837,716	£19,575,090	£19,646,539	£20,374,044	£20,638,116	£20,837,713
50% SR : 20% LAR : 30% SO	50%	£20,369,046	£21,016,054	£21,087,502	£21,815,007	£22,079,079	£22,278,677

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£8,997,300	£10,524,873	£10,595,323	£11,318,507	£11,582,579	£11,782,176
50% SR : 20% LAR : 30% SO	5%	£10,502,315	£11,960,517	£12,031,965	£12,759,470	£13,023,542	£13,223,139
50% SR : 20% LAR : 30% SO	10%	£12,031,542	£13,401,480	£13,472,928	£14,200,434	£14,464,505	£14,664,104
50% SR : 20% LAR : 30% SO	15%	£13,562,872	£14,842,445	£14,913,893	£15,641,398	£15,905,470	£16,105,067
50% SR : 20% LAR : 30% SO	20%	£15,094,202	£16,283,408	£16,354,856	£17,082,361	£17,346,433	£17,546,030
50% SR : 20% LAR : 30% SO	25%	£16,625,532	£17,724,371	£17,795,819	£18,523,325	£18,787,396	£18,986,994
50% SR : 20% LAR : 30% SO	30%	£18,156,861	£19,165,335	£19,236,783	£19,964,288	£20,228,360	£20,427,958
50% SR : 20% LAR : 30% SO	35%	£19,688,191	£20,606,299	£20,677,747	£21,405,252	£21,669,324	£21,868,921
50% SR : 20% LAR : 30% SO	40%	£21,219,521	£22,047,262	£22,118,710	£22,846,215	£23,110,287	£23,309,885
50% SR : 20% LAR : 30% SO	45%	£22,750,851	£23,488,225	£23,559,674	£24,287,179	£24,551,251	£24,750,848
50% SR : 20% LAR : 30% SO	50%	£24,282,181	£24,929,188	£25,000,637	£25,728,142	£25,992,214	£26,191,812

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£7,446,884	£8,974,457	£9,044,907	£9,768,091	£10,032,163	£10,231,760
50% SR : 20% LAR : 30% SO	5%	£8,951,899	£10,410,101	£10,481,549	£11,209,054	£11,473,126	£11,672,723
50% SR : 20% LAR : 30% SO	10%	£10,481,126	£11,851,064	£11,922,512	£12,650,018	£12,914,089	£13,113,688
50% SR : 20% LAR : 30% SO	15%	£12,012,456	£13,292,029	£13,363,477	£14,090,982	£14,355,054	£14,554,651
50% SR : 20% LAR : 30% SO	20%	£13,543,786	£14,732,992	£14,804,440	£15,531,945	£15,796,017	£15,995,614
50% SR : 20% LAR : 30% SO	25%	£15,075,116	£16,173,955	£16,245,403	£16,972,909	£17,236,980	£17,436,578
50% SR : 20% LAR : 30% SO	30%	£16,606,446	£17,614,919	£17,686,367	£18,413,872	£18,677,944	£18,877,542
50% SR : 20% LAR : 30% SO	35%	£18,137,775	£19,055,883	£19,127,331	£19,854,836	£20,118,908	£20,318,505
50% SR : 20% LAR : 30% SO	40%	£19,669,105	£20,496,846	£20,568,294	£21,295,799	£21,559,871	£21,759,469
50% SR : 20% LAR : 30% SO	45%	£21,200,435	£21,937,809	£22,009,258	£22,736,763	£23,000,835	£23,200,432
50% SR : 20% LAR : 30% SO	50%	£22,731,765	£23,378,773	£23,450,221	£24,177,726	£24,441,798	£24,641,396

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£6,931,281	£8,458,854	£8,529,304	£9,252,488	£9,516,560	£9,716,157
50% SR : 20% LAR : 30% SO	5%	£8,436,296	£9,894,498	£9,965,946	£10,693,451	£10,957,523	£11,157,120
50% SR : 20% LAR : 30% SO	10%	£9,965,523	£11,335,461	£11,406,909	£12,134,415	£12,398,486	£12,598,083
50% SR : 20% LAR : 30% SO	15%	£11,496,853	£12,776,424	£12,847,874	£13,575,379	£13,839,451	£14,039,048
50% SR : 20% LAR : 30% SO	20%	£13,028,183	£14,217,389	£14,288,837	£15,016,342	£15,280,414	£15,480,011
50% SR : 20% LAR : 30% SO	25%	£14,559,513	£15,658,352	£15,729,800	£16,457,306	£16,721,377	£16,920,975
50% SR : 20% LAR : 30% SO	30%	£16,090,843	£17,099,316	£17,170,764	£17,898,269	£18,162,341	£18,361,939
50% SR : 20% LAR : 30% SO	35%	£17,622,172	£18,540,280	£18,611,728	£19,339,233	£19,603,305	£19,802,902
50% SR : 20% LAR : 30% SO	40%	£19,153,502	£19,981,243	£20,052,691	£20,780,196	£21,044,268	£21,243,866
50% SR : 20% LAR : 30% SO	45%	£20,684,832	£21,422,206	£21,493,655	£22,221,160	£22,485,232	£22,684,829
50% SR : 20% LAR : 30% SO	50%	£22,216,162	£22,863,170	£22,934,618	£23,662,123	£23,926,195	£24,125,793

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£6,189,282	£7,716,854	£7,787,305	£8,510,488	£8,774,560	£8,974,157
50% SR : 20% LAR : 30% SO	5%	£7,694,296	£9,152,499	£9,223,947	£9,951,511	£10,215,523	£10,415,121
50% SR : 20% LAR : 30% SO	10%	£9,223,523	£10,593,462	£10,664,910	£11,392,416	£11,656,487	£11,856,085
50% SR : 20% LAR : 30% SO	15%	£10,754,853	£12,034,424	£12,105,874	£12,833,379	£13,097,451	£13,297,048
50% SR : 20% LAR : 30% SO	20%	£12,286,183	£13,475,389	£13,546,837	£14,274,342	£14,538,414	£14,738,011
50% SR : 20% LAR : 30% SO	25%	£13,817,513	£14,916,353	£14,987,801	£15,715,306	£15,979,377	£16,178,976
50% SR : 20% LAR : 30% SO	30%	£15,348,843	£16,357,317	£16,428,765	£17,156,270	£17,420,342	£17,619,939
50% SR : 20% LAR : 30% SO	35%	£16,880,173	£17,798,280	£17,869,728	£18,597,233	£18,861,305	£19,060,902
50% SR : 20% LAR : 30% SO	40%	£18,411,503	£19,239,243	£19,310,691	£20,038,196	£20,302,268	£20,501,866
50% SR : 20% LAR : 30% SO	45%	£19,942,832	£20,680,207	£20,751,655	£21,479,160	£21,743,232	£21,942,830
50% SR : 20% LAR : 30% SO	50%	£21,474,162	£22,121,171	£22,192,619	£22,920,124	£23,184,196	£23,383,793



LB Barking and Dagenham  
Local Plan Viability Testing 2019

T7 - 300 Flats
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Value Area	Chadwell Heath (CIL Zone 3)
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No Units	300
Site Area	0.27 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,333,434	£1,188,370	£1,119,871	£422,396	£169,225	£22,446
50% SR : 20% LAR : 30% SO	5%	£584,741	£504,488	£573,955	£1,281,301	£1,538,054	£1,732,120
50% SR : 20% LAR : 30% SO	10%	£1,186,406	£2,214,162	£2,263,629	£2,994,929	£3,255,316	£3,452,128
50% SR : 20% LAR : 30% SO	15%	£2,971,015	£3,943,122	£4,013,574	£4,730,928	£4,991,315	£5,185,127
50% SR : 20% LAR : 30% SO	20%	£4,777,781	£5,679,121	£5,749,572	£6,468,548	£6,732,620	£6,932,217
50% SR : 20% LAR : 30% SO	25%	£6,592,186	£7,435,777	£7,507,226	£8,234,731	£8,498,803	£8,698,400
50% SR : 20% LAR : 30% SO	30%	£8,430,221	£9,201,961	£9,273,409	£10,000,914	£10,264,987	£10,464,584
50% SR : 20% LAR : 30% SO	35%	£10,268,258	£10,968,144	£11,039,592	£11,767,097	£12,031,169	£12,230,766
50% SR : 20% LAR : 30% SO	40%	£12,106,294	£12,734,327	£12,805,775	£13,533,280	£13,797,352	£13,996,949
50% SR : 20% LAR : 30% SO	45%	£13,944,330	£14,500,511	£14,571,959	£15,299,464	£15,563,536	£15,763,133
50% SR : 20% LAR : 30% SO	50%	£15,782,366	£16,266,694	£16,338,142	£17,065,647	£17,329,719	£17,529,316

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,579,701	£2,724,765	£2,793,264	£3,490,739	£3,743,910	£3,935,581
50% SR : 20% LAR : 30% SO	5%	£3,328,394	£4,417,623	£4,487,090	£5,194,435	£5,451,189	£5,645,255
50% SR : 20% LAR : 30% SO	10%	£5,099,540	£6,127,297	£6,196,764	£6,908,064	£7,168,451	£7,365,283
50% SR : 20% LAR : 30% SO	15%	£6,884,150	£7,856,257	£7,926,709	£8,644,062	£8,904,450	£9,101,262
50% SR : 20% LAR : 30% SO	20%	£8,690,916	£9,592,256	£9,662,707	£10,381,683	£10,645,755	£10,842,352
50% SR : 20% LAR : 30% SO	25%	£10,505,321	£11,348,912	£11,420,361	£12,147,866	£12,411,938	£12,611,535
50% SR : 20% LAR : 30% SO	30%	£12,343,356	£13,115,095	£13,186,544	£13,914,049	£14,178,121	£14,377,719
50% SR : 20% LAR : 30% SO	35%	£14,181,393	£14,881,279	£14,952,727	£15,680,232	£15,944,304	£16,143,901
50% SR : 20% LAR : 30% SO	40%	£16,019,429	£16,647,462	£16,718,910	£17,446,415	£17,710,487	£17,910,084
50% SR : 20% LAR : 30% SO	45%	£17,857,465	£18,413,646	£18,485,094	£19,212,599	£19,476,671	£19,676,268
50% SR : 20% LAR : 30% SO	50%	£19,695,501	£20,179,829	£20,251,277	£20,978,782	£21,242,854	£21,442,451

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£29,285	£1,174,349	£1,242,848	£1,940,323	£2,193,494	£2,385,165
50% SR : 20% LAR : 30% SO	5%	£1,777,978	£2,867,207	£2,936,674	£3,644,020	£3,900,773	£4,094,839
50% SR : 20% LAR : 30% SO	10%	£3,549,125	£4,576,881	£4,646,348	£5,357,648	£5,618,035	£5,814,847
50% SR : 20% LAR : 30% SO	15%	£5,333,734	£6,305,841	£6,376,293	£7,093,647	£7,354,034	£7,550,846
50% SR : 20% LAR : 30% SO	20%	£7,140,500	£8,041,840	£8,112,291	£8,831,267	£9,095,339	£9,294,936
50% SR : 20% LAR : 30% SO	25%	£8,954,905	£9,789,496	£9,869,945	£10,597,450	£10,861,522	£11,061,119
50% SR : 20% LAR : 30% SO	30%	£10,792,940	£11,564,680	£11,636,128	£12,363,633	£12,627,705	£12,827,303
50% SR : 20% LAR : 30% SO	35%	£12,630,977	£13,330,863	£13,402,311	£14,129,816	£14,393,888	£14,593,485
50% SR : 20% LAR : 30% SO	40%	£14,469,013	£15,097,046	£15,168,494	£15,995,998	£16,180,071	£16,379,668
50% SR : 20% LAR : 30% SO	45%	£16,307,049	£16,863,230	£16,934,678	£17,862,183	£17,926,255	£18,125,852
50% SR : 20% LAR : 30% SO	50%	£18,145,085	£18,629,413	£18,700,861	£19,428,366	£19,692,438	£19,892,035

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£486,316	£658,746	£727,245	£1,424,720	£1,677,891	£1,869,562
50% SR : 20% LAR : 30% SO	5%	£1,262,375	£2,351,604	£2,421,071	£3,128,416	£3,385,170	£3,579,236
50% SR : 20% LAR : 30% SO	10%	£3,033,521	£4,061,278	£4,130,745	£4,842,045	£5,102,432	£5,299,244
50% SR : 20% LAR : 30% SO	15%	£4,818,131	£5,790,238	£5,860,690	£6,578,043	£6,838,431	£7,035,243
50% SR : 20% LAR : 30% SO	20%	£6,624,897	£7,526,237	£7,596,688	£8,315,664	£8,579,736	£8,779,333
50% SR : 20% LAR : 30% SO	25%	£8,439,302	£9,282,893	£9,354,342	£10,081,847	£10,345,919	£10,545,516
50% SR : 20% LAR : 30% SO	30%	£10,277,337	£11,049,077	£11,120,525	£11,848,030	£12,112,102	£12,311,700
50% SR : 20% LAR : 30% SO	35%	£12,115,374	£12,815,260	£12,886,708	£13,614,213	£13,878,285	£14,077,882
50% SR : 20% LAR : 30% SO	40%	£13,953,410	£14,581,443	£14,652,891	£15,380,396	£15,644,468	£15,844,065
50% SR : 20% LAR : 30% SO	45%	£15,791,446	£16,347,627	£16,419,075	£17,146,580	£17,410,652	£17,610,249
50% SR : 20% LAR : 30% SO	50%	£17,629,482	£18,113,810	£18,185,258	£18,912,763	£19,176,835	£19,376,432

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,228,317	£83,253	£14,755	£682,720	£935,891	£1,127,562
50% SR : 20% LAR : 30% SO	5%	£520,375	£1,609,604	£1,679,072	£2,386,417	£2,643,170	£2,837,236
50% SR : 20% LAR : 30% SO	10%	£2,291,522	£3,319,278	£3,388,746	£4,100,045	£4,360,433	£4,557,244
50% SR : 20% LAR : 30% SO	15%	£4,076,131	£5,048,239	£5,118,690	£5,836,044	£6,096,431	£6,293,243
50% SR : 20% LAR : 30% SO	20%	£5,862,897	£6,784,237	£6,854,689	£7,573,664	£7,837,736	£8,037,333
50% SR : 20% LAR : 30% SO	25%	£7,697,302	£8,540,893	£8,612,342	£9,339,847	£9,603,919	£9,803,517
50% SR : 20% LAR : 30% SO	30%	£9,535,338	£10,307,077	£10,378,525	£11,106,031	£11,370,103	£11,569,700
50% SR : 20% LAR : 30% SO	35%	£11,373,374	£12,073,260	£12,144,708	£12,927,213	£13,191,285	£13,391,882
50% SR : 20% LAR : 30% SO	40%	£13,211,410	£13,839,444	£13,910,892	£14,699,397	£14,963,469	£15,163,066
50% SR : 20% LAR : 30% SO	45%	£15,049,446	£15,605,627	£15,677,075	£16,404,580	£16,668,652	£16,868,249
50% SR : 20% LAR : 30% SO	50%	£16,887,482	£17,371,810	£17,443,258	£18,170,763	£18,434,835	£18,634,433

**LB Barking and Dagenham  
Local Plan Viability Testing 2019**

<b>T7 - 300 Flats</b>
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<b>Value Area</b>	<b>Degenham and Beam Parklands Flats (CIL Zone 3)</b>
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<b>No Units</b>	<b>300</b>
<b>Site Area</b>	<b>0.27 Ha</b>

<b>Sales value Inflation</b>	<b>0%</b>
<b>Build cost Inflation</b>	<b>0%</b>

**Residual land values:**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,828,591	-£4,920,224	-£4,990,675	-£5,708,028	-£5,968,416	-£6,165,228
50% SR : 20% LAR : 30% SO	5%	-£5,380,929	-£6,405,555	-£6,476,006	-£7,199,080	-£7,463,152	-£7,662,750
50% SR : 20% LAR : 30% SO	10%	-£6,938,999	-£7,911,535	-£7,982,983	-£8,710,487	-£8,974,560	-£9,174,157
50% SR : 20% LAR : 30% SO	15%	-£8,518,437	-£9,422,941	-£9,494,389	-£10,221,895	-£10,485,967	-£10,685,564
50% SR : 20% LAR : 30% SO	20%	-£10,097,875	-£10,934,348	-£11,005,796	-£11,733,301	-£11,997,373	-£12,196,970
50% SR : 20% LAR : 30% SO	25%	-£11,677,312	-£12,445,755	-£12,517,203	-£13,244,708	-£13,508,780	-£13,708,377
50% SR : 20% LAR : 30% SO	30%	-£13,256,750	-£13,957,161	-£14,028,609	-£14,756,115	-£15,020,187	-£15,219,784
50% SR : 20% LAR : 30% SO	35%	-£14,836,188	-£15,468,568	-£15,540,016	-£16,267,521	-£16,531,593	-£16,731,190
50% SR : 20% LAR : 30% SO	40%	-£16,415,626	-£16,979,975	-£17,051,423	-£17,778,928	-£18,043,000	-£18,242,597
50% SR : 20% LAR : 30% SO	45%	-£17,995,063	-£18,491,381	-£18,562,829	-£19,290,335	-£19,554,407	-£19,754,004
50% SR : 20% LAR : 30% SO	50%	-£19,574,501	-£20,002,788	-£20,074,236	-£20,801,741	-£21,065,813	-£21,265,410

**Residual Land values compared to benchmark land values**

**Benchmark land value 1 - Higher value secondary offices**

**£14,491,843**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,741,726	-£8,833,358	-£8,903,810	-£9,621,163	-£9,881,550	-£10,078,363
50% SR : 20% LAR : 30% SO	5%	-£9,294,064	-£10,318,690	-£10,389,141	-£11,112,215	-£11,376,287	-£11,575,885
50% SR : 20% LAR : 30% SO	10%	-£10,852,134	-£11,824,670	-£11,896,118	-£12,623,622	-£12,887,694	-£13,087,292
50% SR : 20% LAR : 30% SO	15%	-£12,431,572	-£13,336,076	-£13,407,524	-£14,135,029	-£14,399,102	-£14,598,699
50% SR : 20% LAR : 30% SO	20%	-£14,011,009	-£14,847,483	-£14,918,931	-£15,646,436	-£15,910,508	-£16,110,105
50% SR : 20% LAR : 30% SO	25%	-£15,590,447	-£16,358,890	-£16,430,338	-£17,157,843	-£17,421,915	-£17,621,512
50% SR : 20% LAR : 30% SO	30%	-£17,169,885	-£17,870,296	-£17,941,744	-£18,669,250	-£18,933,322	-£19,132,919
50% SR : 20% LAR : 30% SO	35%	-£18,749,323	-£19,381,703	-£19,453,151	-£20,180,656	-£20,444,728	-£20,644,325
50% SR : 20% LAR : 30% SO	40%	-£20,328,761	-£20,893,110	-£20,964,558	-£21,692,063	-£21,956,135	-£22,155,732
50% SR : 20% LAR : 30% SO	45%	-£21,908,198	-£22,404,516	-£22,475,964	-£23,203,470	-£23,467,542	-£23,667,139
50% SR : 20% LAR : 30% SO	50%	-£23,487,636	-£23,915,923	-£23,987,371	-£24,714,876	-£24,978,948	-£25,178,545

**Residual Land values compared to benchmark land values**

**Benchmark land value 2 - Lower value secondary offices**

**£8,749,936**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,191,310	-£7,282,943	-£7,353,394	-£8,070,747	-£8,331,135	-£8,527,947
50% SR : 20% LAR : 30% SO	5%	-£7,743,648	-£8,768,274	-£8,838,725	-£9,561,799	-£9,825,871	-£10,025,469
50% SR : 20% LAR : 30% SO	10%	-£9,301,718	-£10,274,254	-£10,345,702	-£11,073,208	-£11,337,279	-£11,536,876
50% SR : 20% LAR : 30% SO	15%	-£10,881,156	-£11,785,660	-£11,857,108	-£12,584,614	-£12,848,686	-£13,048,283
50% SR : 20% LAR : 30% SO	20%	-£12,460,594	-£13,297,067	-£13,368,515	-£14,096,020	-£14,360,092	-£14,559,689
50% SR : 20% LAR : 30% SO	25%	-£14,040,031	-£14,808,474	-£14,879,922	-£15,607,427	-£15,871,499	-£16,071,096
50% SR : 20% LAR : 30% SO	30%	-£15,619,469	-£16,319,880	-£16,391,328	-£17,118,834	-£17,382,906	-£17,582,503
50% SR : 20% LAR : 30% SO	35%	-£17,198,907	-£17,831,287	-£17,902,735	-£18,630,240	-£18,894,312	-£19,093,909
50% SR : 20% LAR : 30% SO	40%	-£18,778,345	-£19,342,694	-£19,414,142	-£20,141,647	-£20,405,719	-£20,605,316
50% SR : 20% LAR : 30% SO	45%	-£20,357,782	-£20,854,100	-£20,925,548	-£21,653,054	-£21,917,126	-£22,116,723
50% SR : 20% LAR : 30% SO	50%	-£21,937,220	-£22,365,507	-£22,436,955	-£23,164,460	-£23,428,532	-£23,628,129

**Residual Land values compared to benchmark land values**

**Benchmark land value 3 - Higher value secondary industrial**

**£6,840,486**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,675,707	-£6,767,340	-£6,837,791	-£7,555,144	-£7,815,531	-£8,012,344
50% SR : 20% LAR : 30% SO	5%	-£7,228,045	-£8,252,671	-£8,323,122	-£9,046,196	-£9,310,268	-£9,509,866
50% SR : 20% LAR : 30% SO	10%	-£8,786,115	-£9,758,651	-£9,830,099	-£10,557,603	-£10,821,675	-£11,021,273
50% SR : 20% LAR : 30% SO	15%	-£10,365,553	-£11,270,057	-£11,341,505	-£12,069,010	-£12,333,082	-£12,532,680
50% SR : 20% LAR : 30% SO	20%	-£11,944,990	-£12,781,464	-£12,852,912	-£13,580,417	-£13,844,489	-£14,044,086
50% SR : 20% LAR : 30% SO	25%	-£13,524,428	-£14,292,871	-£14,364,319	-£15,091,824	-£15,355,896	-£15,555,493
50% SR : 20% LAR : 30% SO	30%	-£15,103,866	-£15,804,277	-£15,875,725	-£16,603,231	-£16,867,303	-£17,066,900
50% SR : 20% LAR : 30% SO	35%	-£16,683,304	-£17,315,684	-£17,387,132	-£18,114,637	-£18,378,709	-£18,578,306
50% SR : 20% LAR : 30% SO	40%	-£18,262,742	-£18,827,091	-£18,898,539	-£19,626,044	-£19,890,116	-£20,089,713
50% SR : 20% LAR : 30% SO	45%	-£19,842,179	-£20,338,497	-£20,409,945	-£21,137,451	-£21,401,523	-£21,601,120
50% SR : 20% LAR : 30% SO	50%	-£21,421,617	-£21,849,904	-£21,921,352	-£22,648,857	-£22,912,929	-£23,112,526

**Residual Land values compared to benchmark land values**

**Benchmark land value 4 - Lower value secondary industrial**

**£4,082,814**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,933,707	-£6,025,340	-£6,095,791	-£6,813,144	-£7,073,532	-£7,270,345
50% SR : 20% LAR : 30% SO	5%	-£6,486,046	-£7,510,671	-£7,581,123	-£8,304,197	-£8,568,269	-£8,767,866
50% SR : 20% LAR : 30% SO	10%	-£8,044,115	-£9,016,651	-£9,088,099	-£9,815,604	-£10,079,676	-£10,279,273
50% SR : 20% LAR : 30% SO	15%	-£9,623,553	-£10,528,057	-£10,599,505	-£11,327,011	-£11,591,083	-£11,790,680
50% SR : 20% LAR : 30% SO	20%	-£11,202,991	-£12,039,464	-£12,110,912	-£12,838,417	-£13,102,489	-£13,302,086
50% SR : 20% LAR : 30% SO	25%	-£12,782,429	-£13,550,871	-£13,622,319	-£14,349,824	-£14,613,896	-£14,813,493
50% SR : 20% LAR : 30% SO	30%	-£14,361,866	-£15,062,277	-£15,133,725	-£15,861,231	-£16,125,303	-£16,324,900
50% SR : 20% LAR : 30% SO	35%	-£15,941,304	-£16,573,684	-£16,645,132	-£17,372,637	-£17,636,709	-£17,836,306
50% SR : 20% LAR : 30% SO	40%	-£17,520,742	-£18,085,091	-£18,156,539	-£18,884,044	-£19,148,116	-£19,347,713
50% SR : 20% LAR : 30% SO	45%	-£19,100,180	-£19,596,498	-£19,667,946	-£20,395,451	-£20,659,523	-£20,859,121
50% SR : 20% LAR : 30% SO	50%	-£20,679,617	-£21,107,905	-£21,179,353	-£21,906,858	-£22,170,930	-£22,370,527

**LB Barking and Dagenham  
Local Plan Viability Testing 2019**

<b>T7 - 300 Flats</b>
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<b>Value Area</b>	<b>Becontree and Valence Park (CIL Zone 3)</b>
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<b>No Units</b>	<b>300</b>
<b>Site Area</b>	<b>0.27 Ha</b>

<b>Sales value Inflation</b>	<b>0%</b>
<b>Build cost Inflation</b>	<b>0%</b>

**Residual land values:**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,244,806	-£9,287,422	-£9,358,870	-£10,086,375	-£10,350,447	-£10,550,044
50% SR : 20% LAR : 30% SO	5%	-£9,656,453	-£10,633,519	-£10,704,967	-£11,432,472	-£11,696,544	-£11,896,141
50% SR : 20% LAR : 30% SO	10%	-£11,068,101	-£11,979,615	-£12,051,063	-£12,778,568	-£13,042,640	-£13,242,237
50% SR : 20% LAR : 30% SO	15%	-£12,479,749	-£13,325,712	-£13,397,160	-£14,124,664	-£14,389,737	-£14,589,334
50% SR : 20% LAR : 30% SO	20%	-£13,891,397	-£14,671,808	-£14,743,256	-£15,470,761	-£15,734,833	-£15,934,430
50% SR : 20% LAR : 30% SO	25%	-£15,303,045	-£16,017,905	-£16,089,353	-£16,816,857	-£17,080,930	-£17,280,527
50% SR : 20% LAR : 30% SO	30%	-£16,714,692	-£17,364,001	-£17,435,449	-£18,162,954	-£18,427,026	-£18,626,623
50% SR : 20% LAR : 30% SO	35%	-£18,126,340	-£18,710,098	-£18,781,546	-£19,509,050	-£19,773,122	-£19,972,720
50% SR : 20% LAR : 30% SO	40%	-£19,537,988	-£20,056,194	-£20,127,642	-£20,855,147	-£21,119,219	-£21,318,816
50% SR : 20% LAR : 30% SO	45%	-£20,949,636	-£21,402,291	-£21,473,739	-£22,201,243	-£22,465,315	-£22,664,913
50% SR : 20% LAR : 30% SO	50%	-£22,361,284	-£22,748,386	-£22,819,835	-£23,547,340	-£23,811,412	-£24,011,009

**Residual Land values compared to benchmark land values**

**Benchmark land value 1 - Higher value secondary offices**

**£14,481,843**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£12,157,941	-£13,200,557	-£13,272,005	-£13,999,510	-£14,263,582	-£14,463,179
50% SR : 20% LAR : 30% SO	5%	-£13,569,588	-£14,546,654	-£14,618,102	-£15,345,606	-£15,609,679	-£15,809,276
50% SR : 20% LAR : 30% SO	10%	-£14,981,236	-£15,892,750	-£15,964,198	-£16,691,703	-£16,955,775	-£17,155,372
50% SR : 20% LAR : 30% SO	15%	-£16,392,883	-£17,238,847	-£17,310,295	-£18,037,799	-£18,301,871	-£18,501,469
50% SR : 20% LAR : 30% SO	20%	-£17,804,530	-£18,584,943	-£18,656,391	-£19,383,896	-£19,647,968	-£19,847,565
50% SR : 20% LAR : 30% SO	25%	-£19,216,178	-£19,931,040	-£20,002,488	-£20,729,992	-£20,994,064	-£21,193,662
50% SR : 20% LAR : 30% SO	30%	-£20,627,826	-£21,277,136	-£21,348,584	-£22,076,089	-£22,340,161	-£22,539,758
50% SR : 20% LAR : 30% SO	35%	-£22,039,473	-£22,623,232	-£22,694,680	-£23,422,185	-£23,686,257	-£23,885,855
50% SR : 20% LAR : 30% SO	40%	-£23,451,120	-£23,969,329	-£24,040,777	-£24,768,282	-£25,032,354	-£25,231,951
50% SR : 20% LAR : 30% SO	45%	-£24,862,767	-£25,315,425	-£25,386,873	-£26,114,378	-£26,378,450	-£26,578,048
50% SR : 20% LAR : 30% SO	50%	-£26,274,414	-£26,661,521	-£26,732,970	-£27,460,475	-£27,724,547	-£27,924,144

**Residual Land values compared to benchmark land values**

**Benchmark land value 2 - Lower value secondary offices**

**£8,749,936**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,607,525	-£11,650,141	-£11,721,588	-£12,449,094	-£12,713,166	-£12,912,763
50% SR : 20% LAR : 30% SO	5%	-£12,019,172	-£12,996,238	-£13,067,686	-£13,795,191	-£14,059,263	-£14,258,860
50% SR : 20% LAR : 30% SO	10%	-£13,430,820	-£14,342,334	-£14,413,782	-£15,141,287	-£15,405,359	-£15,604,956
50% SR : 20% LAR : 30% SO	15%	-£14,842,468	-£15,688,431	-£15,759,879	-£16,487,383	-£16,751,456	-£16,951,053
50% SR : 20% LAR : 30% SO	20%	-£16,254,116	-£17,034,527	-£17,105,975	-£17,833,480	-£18,097,552	-£18,297,149
50% SR : 20% LAR : 30% SO	25%	-£17,665,764	-£18,380,624	-£18,452,072	-£19,179,576	-£19,443,648	-£19,643,246
50% SR : 20% LAR : 30% SO	30%	-£19,077,411	-£19,726,720	-£19,798,168	-£20,525,673	-£20,789,745	-£20,989,342
50% SR : 20% LAR : 30% SO	35%	-£20,489,059	-£21,072,817	-£21,144,265	-£21,871,769	-£22,135,841	-£22,335,439
50% SR : 20% LAR : 30% SO	40%	-£21,900,707	-£22,418,913	-£22,490,361	-£23,217,865	-£23,481,937	-£23,681,535
50% SR : 20% LAR : 30% SO	45%	-£23,312,355	-£23,765,010	-£23,836,458	-£24,563,952	-£24,828,024	-£25,027,622
50% SR : 20% LAR : 30% SO	50%	-£24,724,003	-£25,111,105	-£25,182,554	-£25,910,059	-£26,174,131	-£26,373,728

**Residual Land values compared to benchmark land values**

**Benchmark land value 3 - Higher value secondary industrial**

**£6,840,486**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,091,922	-£11,134,538	-£11,205,986	-£11,933,491	-£12,197,563	-£12,397,160
50% SR : 20% LAR : 30% SO	5%	-£11,503,569	-£12,480,635	-£12,552,083	-£13,279,587	-£13,543,660	-£13,743,257
50% SR : 20% LAR : 30% SO	10%	-£12,915,217	-£13,826,731	-£13,898,179	-£14,625,684	-£14,889,756	-£15,089,353
50% SR : 20% LAR : 30% SO	15%	-£14,326,864	-£15,172,828	-£15,244,276	-£15,971,780	-£16,235,852	-£16,435,450
50% SR : 20% LAR : 30% SO	20%	-£15,738,512	-£16,518,924	-£16,590,372	-£17,317,877	-£17,581,949	-£17,781,546
50% SR : 20% LAR : 30% SO	25%	-£17,150,160	-£17,865,021	-£17,936,469	-£18,663,973	-£18,928,045	-£19,127,643
50% SR : 20% LAR : 30% SO	30%	-£18,561,808	-£19,211,117	-£19,282,565	-£20,010,070	-£20,274,142	-£20,473,739
50% SR : 20% LAR : 30% SO	35%	-£19,973,456	-£20,557,213	-£20,628,662	-£21,358,166	-£21,622,238	-£21,819,836
50% SR : 20% LAR : 30% SO	40%	-£21,385,104	-£21,903,310	-£21,974,758	-£22,706,263	-£22,970,335	-£23,169,932
50% SR : 20% LAR : 30% SO	45%	-£22,796,752	-£23,249,406	-£23,320,854	-£24,048,359	-£24,312,431	-£24,512,029
50% SR : 20% LAR : 30% SO	50%	-£24,208,400	-£24,595,502	-£24,666,951	-£25,394,456	-£25,658,528	-£25,858,125

**Residual Land values compared to benchmark land values**

**Benchmark land value 4 - Lower value secondary industrial**

**£4,082,614**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,349,922	-£10,392,538	-£10,463,986	-£11,191,491	-£11,455,563	-£11,655,161
50% SR : 20% LAR : 30% SO	5%	-£10,761,570	-£11,738,635	-£11,810,083	-£12,537,588	-£12,801,660	-£13,001,257
50% SR : 20% LAR : 30% SO	10%	-£12,173,217	-£13,084,731	-£13,156,179	-£13,883,684	-£14,147,756	-£14,347,354
50% SR : 20% LAR : 30% SO	15%	-£13,584,865	-£14,430,828	-£14,502,276	-£15,229,781	-£15,493,853	-£15,693,450
50% SR : 20% LAR : 30% SO	20%	-£14,996,513	-£15,776,924	-£15,848,372	-£16,575,877	-£16,839,949	-£17,039,547
50% SR : 20% LAR : 30% SO	25%	-£16,408,161	-£17,123,021	-£17,194,469	-£17,921,974	-£18,186,046	-£18,385,643
50% SR : 20% LAR : 30% SO	30%	-£17,819,809	-£18,469,117	-£18,540,565	-£19,268,070	-£19,532,142	-£19,731,739
50% SR : 20% LAR : 30% SO	35%	-£19,231,457	-£19,815,214	-£19,886,662	-£20,614,167	-£20,878,239	-£21,077,836
50% SR : 20% LAR : 30% SO	40%	-£20,643,105	-£21,161,310	-£21,232,758	-£21,960,263	-£22,224,335	-£22,423,932
50% SR : 20% LAR : 30% SO	45%	-£22,054,753	-£22,507,407	-£22,578,855	-£23,306,360	-£23,570,432	-£23,770,029
50% SR : 20% LAR : 30% SO	50%	-£23,466,400	-£23,853,502	-£23,924,951	-£24,652,456	-£24,916,528	-£25,116,125

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T8 - 400 Flats
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Value Area	Barking Town Centre Flats (CIL Zone 1)
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No Units	400
Site Area	0.43 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£11,436,789	£7,581,429	£7,493,972	£6,637,697	£6,313,683	£6,065,902
50% SR : 20% LAR : 30% SO	5%	£8,892,560	£5,230,891	£5,142,195	£4,273,803	£3,945,984	£3,698,203
50% SR : 20% LAR : 30% SO	10%	£6,348,329	£2,863,192	£2,774,496	£1,906,104	£1,578,283	£1,330,503
50% SR : 20% LAR : 30% SO	15%	£3,779,146	£495,491	£406,159	£-481,236	£-816,399	£-1,073,243
50% SR : 20% LAR : 30% SO	20%	£1,203,547	£-1,931,673	£-2,022,897	£-2,916,039	£-3,253,203	£-3,508,046
50% SR : 20% LAR : 30% SO	25%	£-1,417,887	£-4,371,158	£-4,463,673	£-5,369,455	£-5,711,389	£-5,969,839
50% SR : 20% LAR : 30% SO	30%	£-4,070,753	£-8,844,223	£-8,936,738	£-9,842,520	£-10,188,333	£-10,440,440
50% SR : 20% LAR : 30% SO	35%	£-6,760,596	£-13,345,193	£-13,439,017	£-14,357,617	£-14,704,390	£-14,956,496
50% SR : 20% LAR : 30% SO	40%	£-9,487,522	£-17,861,250	£-17,955,074	£-18,873,673	£-19,220,447	£-19,482,553
50% SR : 20% LAR : 30% SO	45%	£-12,223,483	£-21,377,307	£-21,471,130	£-22,389,730	£-22,736,503	£-22,998,610
50% SR : 20% LAR : 30% SO	50%	£-14,959,443	£-24,893,363	£-24,987,187	£-25,905,787	£-26,252,560	£-26,514,666

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£5,203,824	£1,348,464	£1,261,007	£404,732	£80,719	£-167,063
50% SR : 20% LAR : 30% SO	5%	£2,659,595	£-1,002,073	£-1,090,770	£-1,959,162	£-2,286,981	£-2,534,762
50% SR : 20% LAR : 30% SO	10%	£115,365	£-3,369,773	£-3,458,469	£-4,326,861	£-4,654,681	£-4,902,462
50% SR : 20% LAR : 30% SO	15%	£-2,453,818	£-5,737,473	£-5,826,806	£-6,714,201	£-7,051,364	£-7,306,208
50% SR : 20% LAR : 30% SO	20%	£-5,029,417	£-8,164,638	£-8,255,861	£-9,149,004	£-9,486,168	£-9,741,011
50% SR : 20% LAR : 30% SO	25%	£-7,650,851	£-10,604,123	£-10,696,638	£-11,602,419	£-11,944,354	£-12,202,803
50% SR : 20% LAR : 30% SO	30%	£-10,303,718	£-13,077,188	£-13,169,703	£-14,075,484	£-14,421,298	£-14,683,405
50% SR : 20% LAR : 30% SO	35%	£-12,993,561	£-15,578,158	£-15,671,982	£-16,590,581	£-16,937,355	£-17,199,461
50% SR : 20% LAR : 30% SO	40%	£-15,720,487	£-18,094,215	£-18,188,038	£-19,106,638	£-19,453,411	£-19,715,518
50% SR : 20% LAR : 30% SO	45%	£-18,456,447	£-20,610,271	£-20,704,095	£-21,622,895	£-21,969,468	£-22,231,575
50% SR : 20% LAR : 30% SO	50%	£-21,192,408	£-23,126,328	£-23,220,152	£-24,138,751	£-24,485,525	£-24,747,631

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,938

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£7,673,376	£3,818,016	£3,730,558	£2,874,283	£2,550,270	£2,302,489
50% SR : 20% LAR : 30% SO	5%	£5,129,146	£1,467,478	£1,378,782	£510,390	£182,571	£-65,211
50% SR : 20% LAR : 30% SO	10%	£2,584,916	£-900,221	£-988,918	£-1,857,310	£-2,185,130	£-2,432,910
50% SR : 20% LAR : 30% SO	15%	£15,733	£-3,267,922	£-3,357,254	£-4,244,649	£-4,581,813	£-4,836,657
50% SR : 20% LAR : 30% SO	20%	£-2,559,886	£-5,695,086	£-5,786,310	£-6,679,453	£-7,016,616	£-7,271,459
50% SR : 20% LAR : 30% SO	25%	£-5,181,300	£-8,134,571	£-8,227,086	£-9,122,868	£-9,474,803	£-9,733,252
50% SR : 20% LAR : 30% SO	30%	£-7,834,166	£-10,607,636	£-10,700,151	£-11,605,933	£-11,951,747	£-12,213,553
50% SR : 20% LAR : 30% SO	35%	£-10,524,009	£-13,108,907	£-13,202,430	£-14,121,030	£-14,467,803	£-14,729,910
50% SR : 20% LAR : 30% SO	40%	£-13,250,935	£-15,624,663	£-15,718,487	£-16,637,087	£-16,983,860	£-17,245,966
50% SR : 20% LAR : 30% SO	45%	£-15,986,896	£-18,140,720	£-18,234,544	£-19,153,143	£-19,499,917	£-19,762,023
50% SR : 20% LAR : 30% SO	50%	£-18,722,857	£-20,656,777	£-20,750,600	£-21,668,200	£-22,015,973	£-22,278,080

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£8,640,498

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£8,494,645	£4,639,284	£4,551,827	£3,695,552	£3,371,539	£3,123,758
50% SR : 20% LAR : 30% SO	5%	£5,950,415	£2,288,747	£2,200,051	£1,331,659	£1,003,839	£756,058
50% SR : 20% LAR : 30% SO	10%	£3,406,185	£-78,953	£-167,649	£-1,036,041	£-1,363,861	£-1,611,641
50% SR : 20% LAR : 30% SO	15%	£837,002	£-2,446,653	£-2,535,985	£-3,423,380	£-3,760,544	£-4,015,388
50% SR : 20% LAR : 30% SO	20%	£-1,738,597	£-4,873,817	£-4,965,041	£-5,858,184	£-6,195,347	£-6,450,190
50% SR : 20% LAR : 30% SO	25%	£-4,360,031	£-7,313,303	£-7,405,817	£-8,311,599	£-8,653,534	£-8,911,983
50% SR : 20% LAR : 30% SO	30%	£-7,012,897	£-9,786,368	£-9,878,882	£-10,784,664	£-11,130,478	£-11,392,594
50% SR : 20% LAR : 30% SO	35%	£-9,702,740	£-12,297,338	£-12,391,161	£-13,299,761	£-13,646,535	£-13,908,641
50% SR : 20% LAR : 30% SO	40%	£-12,428,666	£-14,803,395	£-14,897,218	£-15,915,818	£-16,162,591	£-16,424,698
50% SR : 20% LAR : 30% SO	45%	£-15,165,527	£-17,319,451	£-17,413,275	£-18,331,874	£-18,678,648	£-18,940,754
50% SR : 20% LAR : 30% SO	50%	£-17,901,588	£-19,835,508	£-19,929,331	£-20,847,931	£-21,194,705	£-21,456,811

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£9,676,525	£5,821,165	£5,733,707	£4,877,433	£4,553,419	£4,305,638
50% SR : 20% LAR : 30% SO	5%	£7,132,296	£3,470,627	£3,381,931	£2,513,539	£2,185,720	£1,937,939
50% SR : 20% LAR : 30% SO	10%	£4,588,065	£1,102,928	£1,014,231	£145,840	£-181,981	£-429,761
50% SR : 20% LAR : 30% SO	15%	£2,018,882	£-1,264,773	£-1,354,105	£-2,241,500	£-2,578,663	£-2,833,507
50% SR : 20% LAR : 30% SO	20%	£-566,717	£-3,691,937	£-3,783,161	£-4,676,304	£-5,013,467	£-5,268,310
50% SR : 20% LAR : 30% SO	25%	£-1,178,151	£-6,131,422	£-6,223,937	£-7,129,719	£-7,471,654	£-7,730,103
50% SR : 20% LAR : 30% SO	30%	£-3,831,017	£-8,604,487	£-8,697,002	£-9,602,784	£-9,948,598	£-10,210,704
50% SR : 20% LAR : 30% SO	35%	£-6,520,860	£-11,077,552	£-11,170,067	£-12,077,866	£-12,424,680	£-12,686,786
50% SR : 20% LAR : 30% SO	40%	£-9,210,703	£-13,550,617	£-13,643,132	£-14,553,925	£-14,900,739	£-15,162,845
50% SR : 20% LAR : 30% SO	45%	£-11,900,546	£-16,023,682	£-16,116,197	£-17,038,184	£-17,384,998	£-17,647,004
50% SR : 20% LAR : 30% SO	50%	£-14,590,389	£-18,496,747	£-18,589,262	£-19,519,441	£-19,866,255	£-20,128,211



LB Barking and Dagenham  
Local Plan Viability Testing 2019

T8 - 400 Flats
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Value Area	Barking Riverside Flats (CIL Zone 2)
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No Units	400
Site Area	0.43 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,612,716	-£5,683,510	-£5,776,025	-£6,681,807	-£7,023,741	-£7,282,191
50% SR : 20% LAR : 30% SO	5%	-£5,641,219	-£7,604,283	-£7,696,798	-£8,602,580	-£8,946,147	-£9,208,253
50% SR : 20% LAR : 30% SO	10%	-£7,681,148	-£9,541,480	-£9,635,303	-£10,553,903	-£10,900,877	-£11,162,783
50% SR : 20% LAR : 30% SO	15%	-£9,746,033	-£11,496,009	-£11,599,833	-£12,508,433	-£12,855,206	-£13,117,313
50% SR : 20% LAR : 30% SO	20%	-£11,821,453	-£13,450,539	-£13,544,363	-£14,462,962	-£14,809,735	-£15,071,843
50% SR : 20% LAR : 30% SO	25%	-£13,896,872	-£15,405,068	-£15,498,893	-£16,417,492	-£16,764,265	-£17,026,372
50% SR : 20% LAR : 30% SO	30%	-£15,972,292	-£17,359,598	-£17,453,422	-£18,372,021	-£18,718,795	-£18,980,901
50% SR : 20% LAR : 30% SO	35%	-£18,047,711	-£19,314,128	-£19,407,951	-£20,326,551	-£20,673,325	-£20,935,431
50% SR : 20% LAR : 30% SO	40%	-£20,123,131	-£21,268,658	-£21,362,481	-£22,281,081	-£22,627,854	-£22,889,961
50% SR : 20% LAR : 30% SO	45%	-£22,198,550	-£23,223,186	-£23,317,011	-£24,235,611	-£24,582,384	-£24,844,491
50% SR : 20% LAR : 30% SO	50%	-£24,273,970	-£25,177,716	-£25,271,541	-£26,190,139	-£26,536,913	-£26,799,020

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices	£14,491,843
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,845,681	-£11,916,475	-£12,008,989	-£12,914,771	-£13,256,706	-£13,515,158
50% SR : 20% LAR : 30% SO	5%	-£11,874,184	-£13,837,248	-£13,929,763	-£14,835,545	-£15,179,112	-£15,441,218
50% SR : 20% LAR : 30% SO	10%	-£13,914,113	-£15,774,445	-£15,866,268	-£16,786,868	-£17,133,641	-£17,395,748
50% SR : 20% LAR : 30% SO	15%	-£15,978,998	-£17,728,973	-£17,822,798	-£18,741,398	-£19,088,171	-£19,350,278
50% SR : 20% LAR : 30% SO	20%	-£18,054,418	-£19,683,503	-£19,777,328	-£20,695,928	-£21,042,701	-£21,304,807
50% SR : 20% LAR : 30% SO	25%	-£20,129,837	-£21,638,033	-£21,731,858	-£22,650,458	-£22,997,230	-£23,259,337
50% SR : 20% LAR : 30% SO	30%	-£22,205,257	-£23,592,563	-£23,686,386	-£24,604,986	-£24,951,760	-£25,213,866
50% SR : 20% LAR : 30% SO	35%	-£24,280,676	-£25,547,093	-£25,640,916	-£26,559,516	-£26,906,289	-£27,168,396
50% SR : 20% LAR : 30% SO	40%	-£26,356,096	-£27,501,622	-£27,595,446	-£28,514,046	-£28,860,819	-£29,122,926
50% SR : 20% LAR : 30% SO	45%	-£28,431,515	-£29,456,151	-£29,549,976	-£30,468,575	-£30,815,349	-£31,077,455
50% SR : 20% LAR : 30% SO	50%	-£30,506,935	-£31,410,681	-£31,504,505	-£32,423,104	-£32,769,878	-£33,031,985

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices	£8,749,936
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,376,129	-£9,446,923	-£9,539,438	-£10,445,220	-£10,787,155	-£11,045,604
50% SR : 20% LAR : 30% SO	5%	-£9,404,633	-£11,367,697	-£11,460,211	-£12,365,993	-£12,709,560	-£12,971,667
50% SR : 20% LAR : 30% SO	10%	-£11,444,561	-£13,304,893	-£13,398,717	-£14,317,317	-£14,664,090	-£14,926,196
50% SR : 20% LAR : 30% SO	15%	-£13,509,446	-£15,259,422	-£15,353,247	-£16,271,846	-£16,618,620	-£16,880,726
50% SR : 20% LAR : 30% SO	20%	-£15,584,866	-£17,213,952	-£17,307,776	-£18,226,375	-£18,573,149	-£18,835,256
50% SR : 20% LAR : 30% SO	25%	-£17,660,285	-£19,168,482	-£19,262,306	-£20,180,905	-£20,527,679	-£20,789,786
50% SR : 20% LAR : 30% SO	30%	-£19,735,705	-£21,123,011	-£21,216,835	-£22,135,435	-£22,482,208	-£22,744,315
50% SR : 20% LAR : 30% SO	35%	-£21,811,124	-£23,077,541	-£23,171,365	-£24,089,864	-£24,436,738	-£24,698,844
50% SR : 20% LAR : 30% SO	40%	-£23,886,544	-£25,032,071	-£25,125,895	-£26,044,494	-£26,391,268	-£26,653,374
50% SR : 20% LAR : 30% SO	45%	-£25,961,963	-£26,986,601	-£27,080,424	-£27,999,024	-£28,345,798	-£28,607,904
50% SR : 20% LAR : 30% SO	50%	-£28,037,383	-£28,941,130	-£29,034,954	-£29,953,553	-£30,300,326	-£30,562,434

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£6,640,496
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,554,861	-£8,625,654	-£8,718,169	-£9,623,951	-£9,965,886	-£10,224,335
50% SR : 20% LAR : 30% SO	5%	-£8,583,364	-£10,546,428	-£10,638,943	-£11,544,724	-£11,888,291	-£12,150,398
50% SR : 20% LAR : 30% SO	10%	-£10,623,293	-£12,483,624	-£12,577,448	-£13,496,048	-£13,842,821	-£14,104,928
50% SR : 20% LAR : 30% SO	15%	-£12,688,178	-£14,438,153	-£14,531,978	-£15,450,577	-£15,797,351	-£16,059,457
50% SR : 20% LAR : 30% SO	20%	-£14,763,598	-£16,392,683	-£16,486,508	-£17,405,106	-£17,751,880	-£18,013,987
50% SR : 20% LAR : 30% SO	25%	-£16,839,018	-£18,347,213	-£18,441,037	-£19,359,636	-£19,706,410	-£19,968,517
50% SR : 20% LAR : 30% SO	30%	-£18,914,438	-£20,301,743	-£20,395,566	-£21,314,166	-£21,660,939	-£21,923,046
50% SR : 20% LAR : 30% SO	35%	-£20,989,858	-£22,256,272	-£22,350,096	-£23,268,696	-£23,615,469	-£23,877,576
50% SR : 20% LAR : 30% SO	40%	-£23,065,277	-£24,210,802	-£24,304,626	-£25,223,225	-£25,569,999	-£25,832,105
50% SR : 20% LAR : 30% SO	45%	-£25,140,697	-£26,165,331	-£26,259,155	-£27,177,755	-£27,524,529	-£27,786,635
50% SR : 20% LAR : 30% SO	50%	-£27,216,114	-£28,119,861	-£28,213,685	-£29,132,284	-£29,479,057	-£29,741,165

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,092,614
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,372,980	-£7,443,774	-£7,536,289	-£8,442,071	-£8,784,005	-£9,042,455
50% SR : 20% LAR : 30% SO	5%	-£7,401,483	-£9,364,547	-£9,457,062	-£10,362,844	-£10,704,811	-£10,963,517
50% SR : 20% LAR : 30% SO	10%	-£9,441,412	-£11,301,744	-£11,395,568	-£12,314,167	-£12,660,941	-£12,923,047
50% SR : 20% LAR : 30% SO	15%	-£11,506,297	-£13,256,273	-£13,350,097	-£14,268,697	-£14,615,471	-£14,877,577
50% SR : 20% LAR : 30% SO	20%	-£13,581,717	-£15,210,803	-£15,304,627	-£16,223,226	-£16,569,999	-£16,832,107
50% SR : 20% LAR : 30% SO	25%	-£15,657,136	-£17,165,332	-£17,259,156	-£18,177,756	-£18,524,529	-£18,786,637
50% SR : 20% LAR : 30% SO	30%	-£17,732,556	-£19,119,862	-£19,213,686	-£20,132,285	-£20,479,059	-£20,741,165
50% SR : 20% LAR : 30% SO	35%	-£19,807,975	-£21,074,392	-£21,168,215	-£22,086,815	-£22,433,589	-£22,695,695
50% SR : 20% LAR : 30% SO	40%	-£21,883,395	-£23,028,922	-£23,122,745	-£24,041,345	-£24,388,118	-£24,650,225
50% SR : 20% LAR : 30% SO	45%	-£23,958,814	-£24,983,451	-£25,077,275	-£25,995,875	-£26,342,648	-£26,604,755
50% SR : 20% LAR : 30% SO	50%	-£26,034,234	-£26,937,980	-£27,031,805	-£27,950,404	-£28,297,177	-£28,559,284



LB Barking and Dagenham  
Local Plan Viability Testing 2019

T8 - 400 Flats
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Value Area	Chadwell Heath (CIL Zone 3)
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No Units	400
Site Area	0.43 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£5,975,439	£4,386,139	£4,297,444	£3,429,052	£3,101,232	£2,853,450
50% SR : 20% LAR : 30% SO	5%	£3,639,084	£2,142,332	£2,053,636	£1,185,244	£857,424	£609,643
50% SR : 20% LAR : 30% SO	10%	£1,302,729	£110,784	£202,008	£1,095,151	£1,432,314	£1,687,158
50% SR : 20% LAR : 30% SO	15%	£1,070,214	£2,418,189	£2,509,413	£3,402,355	£3,739,719	£3,994,562
50% SR : 20% LAR : 30% SO	20%	£3,472,740	£4,735,536	£4,828,051	£5,733,832	£6,075,767	£6,334,216
50% SR : 20% LAR : 30% SO	25%	£5,905,099	£7,079,149	£7,171,664	£8,079,662	£8,426,435	£8,688,542
50% SR : 20% LAR : 30% SO	30%	£8,357,889	£9,451,489	£9,545,314	£10,463,914	£10,810,686	£11,072,793
50% SR : 20% LAR : 30% SO	35%	£10,840,025	£11,835,741	£11,929,566	£12,848,164	£13,194,938	£13,452,045
50% SR : 20% LAR : 30% SO	40%	£13,322,160	£14,219,993	£14,313,816	£15,232,416	£15,579,189	£15,841,296
50% SR : 20% LAR : 30% SO	45%	£15,804,295	£16,604,244	£16,698,068	£17,616,667	£17,963,441	£18,225,547
50% SR : 20% LAR : 30% SO	50%	£18,286,430	£18,988,495	£19,082,319	£20,000,919	£20,347,692	£20,609,799

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices	£14,491,843
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£257,526	£1,846,826	£1,935,521	£2,803,913	£3,131,733	£3,379,514
50% SR : 20% LAR : 30% SO	5%	£2,593,881	£4,090,633	£4,179,329	£5,047,721	£5,375,541	£5,623,321
50% SR : 20% LAR : 30% SO	10%	£4,930,235	£6,343,749	£6,434,972	£7,328,115	£7,665,279	£7,920,123
50% SR : 20% LAR : 30% SO	15%	£7,303,179	£8,651,154	£8,742,377	£9,635,520	£9,972,684	£10,227,526
50% SR : 20% LAR : 30% SO	20%	£9,705,705	£10,968,500	£11,061,015	£11,966,797	£12,308,732	£12,567,181
50% SR : 20% LAR : 30% SO	25%	£12,138,063	£13,312,114	£13,404,629	£14,312,627	£14,659,400	£14,921,507
50% SR : 20% LAR : 30% SO	30%	£14,599,854	£15,684,454	£15,778,279	£16,696,878	£17,043,651	£17,305,758
50% SR : 20% LAR : 30% SO	35%	£17,072,989	£18,068,706	£18,162,530	£19,081,129	£19,427,902	£19,690,010
50% SR : 20% LAR : 30% SO	40%	£19,555,124	£20,452,957	£20,546,781	£21,465,381	£21,812,154	£22,074,260
50% SR : 20% LAR : 30% SO	45%	£22,037,260	£22,837,209	£22,931,033	£23,849,632	£24,196,405	£24,458,512
50% SR : 20% LAR : 30% SO	50%	£24,519,395	£25,221,460	£25,315,284	£26,233,884	£26,580,656	£26,842,764

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices	£8,749,936
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,212,026	£622,726	£534,030	£334,362	£662,182	£909,963
50% SR : 20% LAR : 30% SO	5%	£124,330	£1,621,081	£1,709,777	£2,578,169	£2,905,990	£3,153,770
50% SR : 20% LAR : 30% SO	10%	£2,460,684	£3,874,197	£3,965,421	£4,858,564	£5,195,727	£5,450,571
50% SR : 20% LAR : 30% SO	15%	£4,833,627	£6,181,602	£6,272,826	£7,185,969	£7,503,132	£7,757,975
50% SR : 20% LAR : 30% SO	20%	£7,236,154	£8,498,949	£8,591,464	£9,497,246	£9,839,180	£10,097,630
50% SR : 20% LAR : 30% SO	25%	£9,668,512	£10,842,583	£10,935,078	£11,843,075	£12,189,849	£12,451,955
50% SR : 20% LAR : 30% SO	30%	£12,121,393	£13,214,903	£13,308,727	£14,227,327	£14,574,099	£14,836,207
50% SR : 20% LAR : 30% SO	35%	£14,603,438	£15,599,154	£15,692,979	£16,611,676	£16,958,351	£17,220,458
50% SR : 20% LAR : 30% SO	40%	£17,085,573	£17,983,406	£18,077,229	£18,995,829	£19,342,603	£19,604,709
50% SR : 20% LAR : 30% SO	45%	£19,567,708	£20,367,658	£20,461,481	£21,380,081	£21,726,854	£21,988,961
50% SR : 20% LAR : 30% SO	50%	£22,049,843	£22,751,908	£22,845,733	£23,764,332	£24,111,105	£24,373,212

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£6,640,496
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,033,295	£1,443,995	£1,355,299	£486,907	£159,087	£88,694
50% SR : 20% LAR : 30% SO	5%	£696,939	£799,812	£888,509	£1,756,901	£2,084,721	£2,332,501
50% SR : 20% LAR : 30% SO	10%	£1,639,415	£3,052,928	£3,144,152	£4,037,295	£4,374,459	£4,629,302
50% SR : 20% LAR : 30% SO	15%	£4,012,359	£5,360,333	£5,451,557	£6,344,700	£6,681,863	£6,936,706
50% SR : 20% LAR : 30% SO	20%	£6,414,885	£7,677,680	£7,770,195	£8,675,977	£9,017,912	£9,273,381
50% SR : 20% LAR : 30% SO	25%	£8,847,243	£10,021,294	£10,113,809	£11,021,806	£11,368,580	£11,630,686
50% SR : 20% LAR : 30% SO	30%	£11,300,034	£12,393,634	£12,487,458	£13,406,058	£13,752,831	£14,014,938
50% SR : 20% LAR : 30% SO	35%	£13,782,169	£14,777,886	£14,871,710	£15,790,309	£16,137,082	£16,399,190
50% SR : 20% LAR : 30% SO	40%	£16,264,304	£17,162,137	£17,255,961	£18,174,560	£18,521,334	£18,783,440
50% SR : 20% LAR : 30% SO	45%	£18,746,439	£19,546,389	£19,640,212	£20,558,812	£20,905,586	£21,167,692
50% SR : 20% LAR : 30% SO	50%	£21,228,574	£21,930,639	£22,024,464	£22,943,064	£23,289,838	£23,551,944

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,092,614
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,215,175	£2,625,875	£2,537,180	£1,668,788	£1,340,968	£1,093,186
50% SR : 20% LAR : 30% SO	5%	£1,878,220	£382,068	£293,372	£575,220	£902,840	£1,160,621
50% SR : 20% LAR : 30% SO	10%	£457,535	£1,871,048	£1,962,272	£2,855,415	£3,192,678	£3,447,422
50% SR : 20% LAR : 30% SO	15%	£2,830,478	£4,178,453	£4,269,677	£5,162,819	£5,499,983	£5,754,826
50% SR : 20% LAR : 30% SO	20%	£5,233,004	£6,495,800	£6,588,315	£7,494,096	£7,836,031	£8,094,480
50% SR : 20% LAR : 30% SO	25%	£7,665,363	£8,839,414	£8,931,928	£9,839,926	£10,186,700	£10,448,806
50% SR : 20% LAR : 30% SO	30%	£10,118,154	£11,211,753	£11,305,578	£12,224,178	£12,570,950	£12,833,058
50% SR : 20% LAR : 30% SO	35%	£12,600,289	£13,596,095	£13,690,920	£14,698,428	£14,955,302	£15,217,399
50% SR : 20% LAR : 30% SO	40%	£15,082,424	£15,980,257	£16,074,080	£16,992,680	£17,339,453	£17,601,560
50% SR : 20% LAR : 30% SO	45%	£17,564,559	£18,364,508	£18,458,332	£19,376,932	£19,723,705	£19,985,811
50% SR : 20% LAR : 30% SO	50%	£20,046,694	£20,748,759	£20,842,583	£21,761,183	£22,107,956	£22,370,063

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T8 - 400 Flats
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Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
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No Units	400
Site Area	0.43 Ha

Sales value Inflation		0%
Build cost Inflation		0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,987,702	-£3,492,962	-£3,584,186	-£4,477,329	-£4,818,577	-£5,077,026
50% SR : 20% LAR : 30% SO	5%	-£4,058,076	-£5,490,135	-£5,582,650	-£6,488,432	-£6,830,366	-£7,088,816
50% SR : 20% LAR : 30% SO	10%	-£6,157,599	-£7,501,924	-£7,594,439	-£8,500,221	-£8,846,225	-£9,108,333
50% SR : 20% LAR : 30% SO	15%	-£8,262,198	-£9,534,012	-£9,627,836	-£10,546,436	-£10,893,209	-£11,155,316
50% SR : 20% LAR : 30% SO	20%	-£10,401,599	-£11,580,996	-£11,674,819	-£12,593,419	-£12,940,193	-£13,202,299
50% SR : 20% LAR : 30% SO	25%	-£12,541,001	-£13,627,979	-£13,721,803	-£14,640,402	-£14,987,176	-£15,249,282
50% SR : 20% LAR : 30% SO	30%	-£14,680,404	-£15,674,962	-£15,768,787	-£16,687,386	-£17,034,159	-£17,296,267
50% SR : 20% LAR : 30% SO	35%	-£16,819,805	-£17,721,946	-£17,815,770	-£18,734,370	-£19,081,143	-£19,343,250
50% SR : 20% LAR : 30% SO	40%	-£18,959,207	-£19,768,930	-£19,862,753	-£20,781,353	-£21,128,127	-£21,390,233
50% SR : 20% LAR : 30% SO	45%	-£21,098,609	-£21,815,913	-£21,909,737	-£22,828,336	-£23,175,110	-£23,437,216
50% SR : 20% LAR : 30% SO	50%	-£23,238,011	-£23,862,896	-£23,956,721	-£24,875,320	-£25,222,093	-£25,484,200

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,220,667	-£9,725,927	-£9,817,151	-£10,710,294	-£11,051,542	-£11,308,981
50% SR : 20% LAR : 30% SO	5%	-£10,291,041	-£11,723,100	-£11,815,615	-£12,721,296	-£13,063,331	-£13,321,780
50% SR : 20% LAR : 30% SO	10%	-£12,390,564	-£13,734,889	-£13,827,404	-£14,733,188	-£15,079,190	-£15,341,297
50% SR : 20% LAR : 30% SO	15%	-£14,495,163	-£15,766,976	-£15,860,801	-£16,779,401	-£17,126,174	-£17,388,281
50% SR : 20% LAR : 30% SO	20%	-£16,634,564	-£17,813,981	-£17,907,784	-£18,826,384	-£19,173,157	-£19,435,264
50% SR : 20% LAR : 30% SO	25%	-£18,773,966	-£19,860,944	-£19,954,767	-£20,873,367	-£21,220,141	-£21,482,247
50% SR : 20% LAR : 30% SO	30%	-£20,913,368	-£21,907,927	-£22,001,752	-£22,920,350	-£23,267,124	-£23,529,231
50% SR : 20% LAR : 30% SO	35%	-£23,052,770	-£23,954,910	-£24,048,735	-£24,967,335	-£25,314,108	-£25,576,214
50% SR : 20% LAR : 30% SO	40%	-£25,192,171	-£26,001,895	-£26,095,718	-£27,014,318	-£27,361,091	-£27,623,198
50% SR : 20% LAR : 30% SO	45%	-£27,331,574	-£28,048,878	-£28,142,701	-£29,061,301	-£29,408,075	-£29,670,181
50% SR : 20% LAR : 30% SO	50%	-£29,470,976	-£30,095,861	-£30,189,686	-£31,108,284	-£31,455,058	-£31,717,165

Residual Land values compared to benchmark land values

Benchmark land value 2- Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,751,115	-£7,256,376	-£7,347,599	-£8,240,742	-£8,581,990	-£8,840,440
50% SR : 20% LAR : 30% SO	5%	-£7,821,489	-£9,253,548	-£9,346,063	-£10,251,645	-£10,593,780	-£10,852,229
50% SR : 20% LAR : 30% SO	10%	-£9,921,013	-£11,265,338	-£11,357,853	-£12,263,634	-£12,609,639	-£12,871,746
50% SR : 20% LAR : 30% SO	15%	-£12,025,611	-£13,297,425	-£13,391,250	-£14,309,849	-£14,656,623	-£14,918,729
50% SR : 20% LAR : 30% SO	20%	-£14,165,013	-£15,344,409	-£15,438,233	-£16,356,832	-£16,703,806	-£16,965,712
50% SR : 20% LAR : 30% SO	25%	-£16,304,414	-£17,391,392	-£17,485,216	-£18,403,816	-£18,750,589	-£19,012,686
50% SR : 20% LAR : 30% SO	30%	-£18,443,817	-£19,438,376	-£19,532,200	-£20,450,799	-£20,797,572	-£21,059,680
50% SR : 20% LAR : 30% SO	35%	-£20,583,218	-£21,485,359	-£21,579,183	-£22,497,783	-£22,844,557	-£23,106,663
50% SR : 20% LAR : 30% SO	40%	-£22,722,620	-£23,532,343	-£23,626,167	-£24,544,766	-£24,891,540	-£25,153,646
50% SR : 20% LAR : 30% SO	45%	-£24,862,023	-£25,579,326	-£25,673,150	-£26,591,750	-£26,938,523	-£27,200,630
50% SR : 20% LAR : 30% SO	50%	-£27,001,424	-£27,626,310	-£27,720,134	-£28,638,733	-£28,985,506	-£29,247,614

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,929,847	-£6,435,107	-£6,526,331	-£7,419,473	-£7,760,722	-£8,019,171
50% SR : 20% LAR : 30% SO	5%	-£7,000,221	-£8,432,279	-£8,524,794	-£9,430,576	-£9,772,511	-£10,030,960
50% SR : 20% LAR : 30% SO	10%	-£9,099,744	-£10,444,069	-£10,536,584	-£11,442,368	-£11,788,370	-£12,050,477
50% SR : 20% LAR : 30% SO	15%	-£11,204,342	-£12,476,156	-£12,569,981	-£13,488,580	-£13,835,354	-£14,097,460
50% SR : 20% LAR : 30% SO	20%	-£13,343,744	-£14,523,140	-£14,616,964	-£15,535,564	-£15,882,337	-£16,144,444
50% SR : 20% LAR : 30% SO	25%	-£15,483,146	-£16,570,124	-£16,663,947	-£17,582,547	-£17,929,320	-£18,191,427
50% SR : 20% LAR : 30% SO	30%	-£17,622,548	-£18,617,107	-£18,710,931	-£19,629,530	-£19,976,304	-£20,238,411
50% SR : 20% LAR : 30% SO	35%	-£19,761,950	-£20,664,090	-£20,757,915	-£21,676,514	-£22,023,288	-£22,285,394
50% SR : 20% LAR : 30% SO	40%	-£21,901,351	-£22,711,074	-£22,804,898	-£23,723,498	-£24,070,271	-£24,332,377
50% SR : 20% LAR : 30% SO	45%	-£24,040,754	-£24,758,058	-£24,851,881	-£25,770,481	-£26,117,254	-£26,379,361
50% SR : 20% LAR : 30% SO	50%	-£26,180,155	-£26,805,041	-£26,898,865	-£27,817,464	-£28,164,238	-£28,426,345

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,747,966	-£5,253,226	-£5,344,450	-£6,237,593	-£6,578,841	-£6,837,290
50% SR : 20% LAR : 30% SO	5%	-£5,818,340	-£7,250,399	-£7,342,914	-£8,248,896	-£8,590,630	-£8,849,080
50% SR : 20% LAR : 30% SO	10%	-£7,917,863	-£9,262,188	-£9,354,703	-£10,260,485	-£10,606,489	-£10,868,597
50% SR : 20% LAR : 30% SO	15%	-£10,022,462	-£11,294,274	-£11,386,100	-£12,306,700	-£12,653,474	-£12,915,580
50% SR : 20% LAR : 30% SO	20%	-£12,161,863	-£13,341,280	-£13,433,084	-£14,353,683	-£14,700,457	-£14,962,563
50% SR : 20% LAR : 30% SO	25%	-£14,301,265	-£15,388,243	-£15,480,067	-£16,400,666	-£16,747,440	-£17,009,546
50% SR : 20% LAR : 30% SO	30%	-£16,440,668	-£17,435,226	-£17,527,051	-£18,447,650	-£18,794,423	-£19,056,531
50% SR : 20% LAR : 30% SO	35%	-£18,580,069	-£19,482,210	-£19,574,034	-£20,494,634	-£20,841,407	-£21,103,514
50% SR : 20% LAR : 30% SO	40%	-£20,719,471	-£21,529,194	-£21,621,017	-£22,541,617	-£22,888,391	-£23,150,497
50% SR : 20% LAR : 30% SO	45%	-£22,858,873	-£23,576,177	-£23,670,001	-£24,588,600	-£24,935,374	-£25,197,480
50% SR : 20% LAR : 30% SO	50%	-£24,998,275	-£25,623,160	-£25,716,985	-£26,635,584	-£26,982,357	-£27,244,465

**LB Barking and Dagenham  
Local Plan Viability Testing 2019**

<b>T8 - 400 Flats</b>
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<b>Value Area</b>	<b>Becontree and Valence Park (CIL Zone 3)</b>
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<b>No Units</b>	<b>400</b>
<b>Site Area</b>	<b>0.43 Ha</b>

<b>Sales value Inflation</b>	<b>0%</b>
<b>Build cost Inflation</b>	<b>0%</b>

**Residual land values:**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,724,867	-£9,166,018	-£9,259,841	-£10,178,441	-£10,525,215	-£10,787,321
50% SR : 20% LAR : 30% SO	5%	-£9,625,437	-£10,993,384	-£11,087,208	-£12,005,808	-£12,352,581	-£12,614,687
50% SR : 20% LAR : 30% SO	10%	-£11,541,643	-£12,820,750	-£12,914,574	-£13,833,174	-£14,179,948	-£14,442,054
50% SR : 20% LAR : 30% SO	15%	-£13,457,849	-£14,648,116	-£14,741,941	-£15,660,540	-£16,007,313	-£16,269,421
50% SR : 20% LAR : 30% SO	20%	-£15,374,055	-£16,475,483	-£16,569,307	-£17,487,906	-£17,834,680	-£18,096,787
50% SR : 20% LAR : 30% SO	25%	-£17,290,262	-£18,302,849	-£18,396,673	-£19,315,273	-£19,662,046	-£19,924,153
50% SR : 20% LAR : 30% SO	30%	-£19,206,468	-£20,130,216	-£20,224,039	-£21,142,639	-£21,489,413	-£21,751,519
50% SR : 20% LAR : 30% SO	35%	-£21,122,674	-£21,957,582	-£22,051,406	-£22,970,006	-£23,316,779	-£23,578,886
50% SR : 20% LAR : 30% SO	40%	-£23,038,880	-£23,784,948	-£23,878,773	-£24,797,372	-£25,144,146	-£25,406,252
50% SR : 20% LAR : 30% SO	45%	-£24,955,086	-£25,612,315	-£25,706,139	-£26,624,739	-£26,971,511	-£27,233,619
50% SR : 20% LAR : 30% SO	50%	-£26,871,292	-£27,439,681	-£27,533,506	-£28,452,104	-£28,798,878	-£29,060,985

**Residual Land values compared to benchmark land values**

**Benchmark land value 1 - Higher value secondary offices**

**£14,481,843**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£13,957,832	-£15,398,983	-£15,492,806	-£16,411,406	-£16,758,179	-£17,020,286
50% SR : 20% LAR : 30% SO	5%	-£15,858,402	-£17,226,349	-£17,320,173	-£18,238,772	-£18,585,546	-£18,847,652
50% SR : 20% LAR : 30% SO	10%	-£17,774,608	-£19,053,715	-£19,147,539	-£20,066,139	-£20,412,912	-£20,675,019
50% SR : 20% LAR : 30% SO	15%	-£19,690,814	-£20,881,081	-£20,974,906	-£21,893,504	-£22,240,278	-£22,502,385
50% SR : 20% LAR : 30% SO	20%	-£21,607,020	-£22,708,448	-£22,802,272	-£23,720,871	-£24,067,644	-£24,329,752
50% SR : 20% LAR : 30% SO	25%	-£23,523,226	-£24,535,814	-£24,629,638	-£25,548,237	-£25,895,011	-£26,157,117
50% SR : 20% LAR : 30% SO	30%	-£25,439,432	-£26,363,181	-£26,457,004	-£27,375,604	-£27,722,377	-£27,984,484
50% SR : 20% LAR : 30% SO	35%	-£27,355,638	-£28,190,547	-£28,284,371	-£29,202,970	-£29,549,744	-£29,811,850
50% SR : 20% LAR : 30% SO	40%	-£29,271,844	-£30,017,913	-£30,111,737	-£31,030,337	-£31,377,110	-£31,639,217
50% SR : 20% LAR : 30% SO	45%	-£31,188,051	-£31,845,279	-£31,939,104	-£32,857,703	-£33,204,476	-£33,466,583
50% SR : 20% LAR : 30% SO	50%	-£33,104,257	-£33,672,646	-£33,766,470	-£34,685,069	-£35,031,843	-£35,293,950

**Residual Land values compared to benchmark land values**

**Benchmark land value 2- Lower value secondary offices**

**£8,749,936**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,488,281	-£12,929,431	-£13,023,255	-£13,941,854	-£14,288,628	-£14,550,734
50% SR : 20% LAR : 30% SO	5%	-£13,388,851	-£14,756,798	-£14,850,621	-£15,769,221	-£16,115,994	-£16,378,101
50% SR : 20% LAR : 30% SO	10%	-£15,305,057	-£16,584,163	-£16,677,988	-£17,596,587	-£17,943,361	-£18,205,467
50% SR : 20% LAR : 30% SO	15%	-£17,221,263	-£18,411,530	-£18,505,354	-£19,423,953	-£19,770,726	-£20,032,834
50% SR : 20% LAR : 30% SO	20%	-£19,137,469	-£20,238,896	-£20,332,721	-£21,251,319	-£21,598,093	-£21,860,200
50% SR : 20% LAR : 30% SO	25%	-£21,053,675	-£22,066,263	-£22,160,088	-£23,078,686	-£23,425,460	-£23,687,566
50% SR : 20% LAR : 30% SO	30%	-£22,969,881	-£23,893,629	-£23,987,453	-£24,906,053	-£25,252,826	-£25,514,932
50% SR : 20% LAR : 30% SO	35%	-£24,886,087	-£25,720,996	-£25,814,819	-£26,733,419	-£27,080,193	-£27,342,299
50% SR : 20% LAR : 30% SO	40%	-£26,802,293	-£27,548,361	-£27,642,186	-£28,560,796	-£28,907,569	-£29,169,665
50% SR : 20% LAR : 30% SO	45%	-£28,718,499	-£29,375,726	-£29,469,552	-£30,388,152	-£30,734,925	-£30,997,032
50% SR : 20% LAR : 30% SO	50%	-£30,634,705	-£31,203,094	-£31,296,919	-£32,215,518	-£32,562,291	-£32,824,398

**Residual Land values compared to benchmark land values**

**Benchmark land value 3 - Higher value secondary industrial**

**£6,840,486**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,667,012	-£12,108,162	-£12,201,986	-£13,120,586	-£13,467,359	-£13,729,465
50% SR : 20% LAR : 30% SO	5%	-£12,567,582	-£13,935,529	-£14,029,352	-£14,947,952	-£15,294,726	-£15,556,832
50% SR : 20% LAR : 30% SO	10%	-£14,468,152	-£15,762,894	-£15,856,719	-£16,775,319	-£17,122,092	-£17,384,199
50% SR : 20% LAR : 30% SO	15%	-£16,368,722	-£17,590,261	-£17,684,085	-£18,602,684	-£18,949,458	-£19,211,565
50% SR : 20% LAR : 30% SO	20%	-£18,269,292	-£19,417,627	-£19,511,452	-£20,430,051	-£20,776,824	-£21,038,932
50% SR : 20% LAR : 30% SO	25%	-£20,169,862	-£21,244,994	-£21,338,817	-£22,257,417	-£22,604,191	-£22,866,297
50% SR : 20% LAR : 30% SO	30%	-£22,070,432	-£23,072,360	-£23,166,184	-£24,084,794	-£24,431,567	-£24,693,664
50% SR : 20% LAR : 30% SO	35%	-£23,971,002	-£24,899,727	-£24,993,551	-£25,912,150	-£26,258,924	-£26,521,030
50% SR : 20% LAR : 30% SO	40%	-£25,871,572	-£26,727,093	-£26,820,917	-£27,739,517	-£28,086,290	-£28,348,397
50% SR : 20% LAR : 30% SO	45%	-£27,772,142	-£28,554,459	-£28,648,284	-£29,566,883	-£29,913,656	-£30,175,763
50% SR : 20% LAR : 30% SO	50%	-£29,672,712	-£30,381,826	-£30,475,650	-£31,394,249	-£31,741,022	-£32,003,130

**Residual Land values compared to benchmark land values**

**Benchmark land value 4 - Lower value secondary industrial**

**£4,082,814**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,485,132	-£10,926,282	-£11,020,105	-£11,938,705	-£12,285,479	-£12,547,585
50% SR : 20% LAR : 30% SO	5%	-£11,385,701	-£12,753,648	-£12,847,472	-£13,766,072	-£14,112,846	-£14,374,952
50% SR : 20% LAR : 30% SO	10%	-£13,301,907	-£14,581,014	-£14,674,838	-£15,593,438	-£15,940,212	-£16,202,318
50% SR : 20% LAR : 30% SO	15%	-£15,218,113	-£16,408,381	-£16,502,205	-£17,420,804	-£17,767,577	-£18,029,685
50% SR : 20% LAR : 30% SO	20%	-£17,134,320	-£18,235,747	-£18,329,572	-£19,248,170	-£19,594,944	-£19,857,051
50% SR : 20% LAR : 30% SO	25%	-£19,050,526	-£20,063,114	-£20,156,937	-£21,075,537	-£21,422,310	-£21,684,417
50% SR : 20% LAR : 30% SO	30%	-£20,966,732	-£21,890,480	-£21,984,304	-£22,902,907	-£23,249,679	-£23,511,785
50% SR : 20% LAR : 30% SO	35%	-£22,882,938	-£23,717,847	-£23,811,670	-£24,730,279	-£25,077,053	-£25,339,190
50% SR : 20% LAR : 30% SO	40%	-£24,799,144	-£25,545,213	-£25,639,037	-£26,557,650	-£26,904,424	-£27,166,519
50% SR : 20% LAR : 30% SO	45%	-£26,715,350	-£27,372,579	-£27,466,403	-£28,385,023	-£28,731,797	-£28,993,883
50% SR : 20% LAR : 30% SO	50%	-£28,631,556	-£29,199,945	-£29,293,770	-£30,212,398	-£30,559,172	-£30,821,249

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T9 - 600 Flats

Value Area  
Barking Town Centre Flats (CIL Zone 1)

No Units 600  
Site Area 1.56 Ha

Sales value Inflation 0%  
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£11,640,958	£6,523,312	£6,396,036	£5,247,613	£4,777,201	£4,421,642
50% SR : 20% LAR : 30% SO	5%	£8,454,020	£3,569,333	£3,442,057	£2,293,633	£1,823,220	£1,467,065
50% SR : 20% LAR : 30% SO	10%	£5,244,819	£803,820	£474,742	£699,695	£1,183,516	£1,549,209
50% SR : 20% LAR : 30% SO	15%	£2,018,161	£2,424,671	£2,555,575	£3,737,039	£4,227,706	£4,596,574
50% SR : 20% LAR : 30% SO	20%	£1,261,461	£5,489,515	£5,622,272	£6,820,142	£7,310,809	£7,681,677
50% SR : 20% LAR : 30% SO	25%	£4,596,644	£8,584,054	£8,718,689	£9,933,510	£10,431,120	£10,807,236
50% SR : 20% LAR : 30% SO	30%	£7,972,805	£11,722,124	£11,858,664	£13,090,675	£13,595,327	£13,976,766
50% SR : 20% LAR : 30% SO	35%	£11,404,195	£14,912,089	£15,048,628	£16,280,641	£16,785,293	£17,166,731
50% SR : 20% LAR : 30% SO	40%	£14,887,000	£18,102,053	£18,238,594	£19,470,606	£19,975,258	£20,356,696
50% SR : 20% LAR : 30% SO	45%	£18,369,805	£21,292,019	£21,428,559	£22,660,571	£23,165,223	£23,546,661
50% SR : 20% LAR : 30% SO	50%	£21,852,609	£24,481,984	£24,618,524	£25,850,535	£26,355,188	£26,736,626

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,643

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£11,002,235	£16,119,880	£16,247,156	£17,395,579	£17,865,992	£18,221,550
50% SR : 20% LAR : 30% SO	5%	£14,189,172	£19,073,859	£19,201,136	£20,349,559	£20,819,972	£21,176,127
50% SR : 20% LAR : 30% SO	10%	£17,398,373	£22,039,373	£22,168,450	£23,342,888	£23,826,708	£24,192,402
50% SR : 20% LAR : 30% SO	15%	£20,625,031	£25,067,863	£25,198,767	£26,380,231	£26,870,898	£27,241,766
50% SR : 20% LAR : 30% SO	20%	£23,904,653	£28,132,708	£28,265,464	£29,463,334	£29,954,001	£30,324,869
50% SR : 20% LAR : 30% SO	25%	£27,239,836	£31,227,246	£31,361,881	£32,576,702	£33,074,312	£33,450,428
50% SR : 20% LAR : 30% SO	30%	£30,615,998	£34,365,316	£34,501,856	£35,733,667	£36,238,520	£36,619,958
50% SR : 20% LAR : 30% SO	35%	£34,047,388	£37,555,281	£37,691,821	£38,923,833	£39,428,485	£39,809,924
50% SR : 20% LAR : 30% SO	40%	£37,530,192	£40,745,246	£40,881,786	£42,113,798	£42,618,450	£42,999,888
50% SR : 20% LAR : 30% SO	45%	£41,012,997	£43,935,211	£44,071,751	£45,303,763	£45,808,416	£46,189,853
50% SR : 20% LAR : 30% SO	50%	£44,495,801	£47,125,176	£47,261,716	£48,493,728	£48,998,380	£49,379,816

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,030,817	£7,148,463	£7,275,739	£8,424,162	£8,894,574	£9,250,133
50% SR : 20% LAR : 30% SO	5%	£5,217,755	£10,102,442	£10,229,718	£11,378,142	£11,848,555	£12,204,710
50% SR : 20% LAR : 30% SO	10%	£8,426,956	£13,067,955	£13,197,033	£14,371,470	£14,855,291	£15,220,984
50% SR : 20% LAR : 30% SO	15%	£11,653,614	£16,096,446	£16,227,350	£17,408,814	£17,899,481	£18,270,349
50% SR : 20% LAR : 30% SO	20%	£14,933,236	£19,161,290	£19,294,047	£20,491,917	£20,982,584	£21,353,452
50% SR : 20% LAR : 30% SO	25%	£18,268,419	£22,255,829	£22,390,464	£23,605,285	£24,102,895	£24,478,011
50% SR : 20% LAR : 30% SO	30%	£21,644,580	£25,393,899	£25,530,439	£26,762,450	£27,267,102	£27,648,541
50% SR : 20% LAR : 30% SO	35%	£25,075,970	£28,583,864	£28,720,403	£29,952,416	£30,457,668	£30,838,508
50% SR : 20% LAR : 30% SO	40%	£28,558,775	£31,773,828	£31,910,369	£33,142,381	£33,647,633	£34,028,471
50% SR : 20% LAR : 30% SO	45%	£32,041,580	£34,963,794	£35,100,334	£36,332,346	£36,836,998	£37,218,436
50% SR : 20% LAR : 30% SO	50%	£35,524,384	£38,153,759	£38,290,299	£39,522,310	£40,026,963	£40,408,401

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£952,696	£4,164,947	£4,292,223	£5,440,646	£5,911,059	£6,266,618
50% SR : 20% LAR : 30% SO	5%	£2,234,239	£7,118,926	£7,246,203	£8,394,626	£8,865,039	£9,221,194
50% SR : 20% LAR : 30% SO	10%	£5,443,440	£10,084,440	£10,213,518	£11,387,955	£11,871,775	£12,237,469
50% SR : 20% LAR : 30% SO	15%	£8,670,098	£13,112,930	£13,243,834	£14,425,298	£14,915,965	£15,286,833
50% SR : 20% LAR : 30% SO	20%	£11,949,721	£16,177,775	£16,310,531	£17,508,401	£17,999,068	£18,369,936
50% SR : 20% LAR : 30% SO	25%	£15,284,903	£19,272,313	£19,406,948	£20,621,769	£21,119,379	£21,495,495
50% SR : 20% LAR : 30% SO	30%	£18,661,065	£22,410,393	£22,546,923	£23,778,935	£24,293,587	£24,665,025
50% SR : 20% LAR : 30% SO	35%	£22,092,465	£25,600,349	£25,736,888	£26,988,900	£27,473,552	£27,854,981
50% SR : 20% LAR : 30% SO	40%	£25,575,269	£28,790,313	£28,926,853	£30,159,865	£30,663,517	£31,044,955
50% SR : 20% LAR : 30% SO	45%	£29,058,064	£31,980,278	£32,116,818	£33,348,830	£33,853,483	£34,234,920
50% SR : 20% LAR : 30% SO	50%	£32,540,868	£35,170,243	£35,306,784	£36,538,795	£37,043,447	£37,424,886

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£5,246,248	£128,603	£1,327	£1,147,096	£1,617,509	£1,973,068
50% SR : 20% LAR : 30% SO	5%	£2,059,311	£2,825,376	£2,952,653	£4,101,076	£4,571,489	£4,927,644
50% SR : 20% LAR : 30% SO	10%	£1,149,890	£5,790,890	£5,919,968	£7,094,405	£7,578,225	£7,943,919
50% SR : 20% LAR : 30% SO	15%	£4,376,548	£8,819,380	£8,950,284	£10,131,748	£10,622,415	£10,993,283
50% SR : 20% LAR : 30% SO	20%	£7,856,171	£11,884,225	£12,016,981	£13,214,851	£13,705,518	£14,076,386
50% SR : 20% LAR : 30% SO	25%	£10,991,353	£14,978,763	£15,113,398	£16,328,219	£16,825,829	£17,201,945
50% SR : 20% LAR : 30% SO	30%	£14,367,515	£18,116,833	£18,253,373	£19,485,385	£19,990,037	£20,371,475
50% SR : 20% LAR : 30% SO	35%	£17,798,905	£21,296,799	£21,443,338	£22,675,350	£23,180,002	£23,561,441
50% SR : 20% LAR : 30% SO	40%	£21,281,709	£24,496,763	£24,653,303	£25,865,315	£26,369,967	£26,751,405
50% SR : 20% LAR : 30% SO	45%	£24,764,514	£27,696,728	£27,853,268	£29,055,280	£29,559,933	£29,941,370
50% SR : 20% LAR : 30% SO	50%	£28,247,319	£30,876,693	£31,013,234	£32,245,245	£32,749,897	£33,131,336

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T9 - 600 Flats
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Value Area	Barking Riverside Flats (CIL Zone 2)
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No Units	600
Site Area	1.56 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,821,110	-£10,580,810	-£10,715,444	-£11,930,265	-£12,427,875	-£12,803,991
50% SR : 20% LAR : 30% SO	5%	-£10,392,936	-£13,011,768	-£13,148,308	-£14,380,320	-£14,884,973	-£15,266,411
50% SR : 20% LAR : 30% SO	10%	-£12,986,343	-£15,483,110	-£15,619,650	-£16,851,662	-£17,356,314	-£17,737,752
50% SR : 20% LAR : 30% SO	15%	-£15,615,994	-£17,954,452	-£18,090,991	-£19,323,003	-£19,827,655	-£20,209,094
50% SR : 20% LAR : 30% SO	20%	-£18,245,644	-£20,425,792	-£20,562,332	-£21,794,345	-£22,298,997	-£22,680,434
50% SR : 20% LAR : 30% SO	25%	-£20,875,295	-£22,897,134	-£23,033,674	-£24,265,685	-£24,770,337	-£25,151,776
50% SR : 20% LAR : 30% SO	30%	-£23,504,945	-£25,368,475	-£25,505,015	-£26,737,027	-£27,241,679	-£27,623,117
50% SR : 20% LAR : 30% SO	35%	-£26,134,596	-£27,839,816	-£27,976,357	-£29,208,368	-£29,713,020	-£30,094,458
50% SR : 20% LAR : 30% SO	40%	-£28,764,247	-£30,311,157	-£30,447,697	-£31,679,709	-£32,184,362	-£32,565,800
50% SR : 20% LAR : 30% SO	45%	-£31,393,897	-£32,782,499	-£32,919,039	-£34,151,050	-£34,655,702	-£35,037,141
50% SR : 20% LAR : 30% SO	50%	-£34,023,548	-£35,253,839	-£35,390,380	-£36,622,392	-£37,127,044	-£37,508,483

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices	£14,491,843
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£30,464,302	-£33,224,002	-£33,358,636	-£34,573,457	-£35,011,068	-£35,447,183
50% SR : 20% LAR : 30% SO	5%	-£33,036,128	-£35,654,960	-£35,791,501	-£37,023,513	-£37,528,165	-£37,909,604
50% SR : 20% LAR : 30% SO	10%	-£35,629,535	-£38,126,302	-£38,262,842	-£39,494,854	-£39,999,507	-£40,380,944
50% SR : 20% LAR : 30% SO	15%	-£38,259,186	-£40,597,644	-£40,734,183	-£41,966,195	-£42,470,847	-£42,852,286
50% SR : 20% LAR : 30% SO	20%	-£40,888,836	-£43,068,984	-£43,205,525	-£44,437,537	-£44,942,189	-£45,323,627
50% SR : 20% LAR : 30% SO	25%	-£43,518,487	-£45,540,326	-£45,676,866	-£46,908,877	-£47,413,530	-£47,794,968
50% SR : 20% LAR : 30% SO	30%	-£46,148,138	-£48,011,667	-£48,148,207	-£49,380,219	-£49,884,871	-£50,266,309
50% SR : 20% LAR : 30% SO	35%	-£48,777,788	-£50,483,008	-£50,619,549	-£51,851,560	-£52,356,212	-£52,737,651
50% SR : 20% LAR : 30% SO	40%	-£51,407,439	-£52,954,349	-£53,090,889	-£54,322,901	-£54,827,554	-£55,208,992
50% SR : 20% LAR : 30% SO	45%	-£54,037,089	-£55,425,691	-£55,562,231	-£56,794,242	-£57,298,894	-£57,680,333
50% SR : 20% LAR : 30% SO	50%	-£56,666,740	-£57,897,032	-£58,033,572	-£59,265,584	-£59,770,236	-£60,151,675

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices	£8,749,936
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£21,492,885	-£24,252,585	-£24,387,219	-£25,602,040	-£26,099,650	-£26,475,766
50% SR : 20% LAR : 30% SO	5%	-£24,064,711	-£26,683,543	-£26,820,083	-£28,052,095	-£28,556,748	-£28,938,186
50% SR : 20% LAR : 30% SO	10%	-£26,658,118	-£29,154,885	-£29,291,425	-£30,523,437	-£31,028,089	-£31,409,527
50% SR : 20% LAR : 30% SO	15%	-£29,278,769	-£31,626,227	-£31,762,766	-£32,994,778	-£33,499,430	-£33,880,869
50% SR : 20% LAR : 30% SO	20%	-£31,917,419	-£34,097,567	-£34,234,107	-£35,466,120	-£35,970,772	-£36,352,209
50% SR : 20% LAR : 30% SO	25%	-£34,547,070	-£36,568,909	-£36,705,449	-£37,937,460	-£38,442,112	-£38,823,551
50% SR : 20% LAR : 30% SO	30%	-£37,176,720	-£39,040,250	-£39,176,790	-£40,408,802	-£40,913,454	-£41,294,892
50% SR : 20% LAR : 30% SO	35%	-£39,806,371	-£41,511,591	-£41,648,132	-£42,880,143	-£43,384,795	-£43,766,233
50% SR : 20% LAR : 30% SO	40%	-£42,436,022	-£43,982,932	-£44,119,472	-£45,351,484	-£45,856,137	-£46,237,575
50% SR : 20% LAR : 30% SO	45%	-£45,065,672	-£46,454,274	-£46,590,814	-£47,822,825	-£48,327,477	-£48,708,916
50% SR : 20% LAR : 30% SO	50%	-£47,695,323	-£48,925,614	-£49,062,155	-£50,294,167	-£50,798,819	-£51,180,258

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£6,840,496
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£18,509,369	-£21,269,069	-£21,403,703	-£22,618,524	-£23,116,135	-£23,492,251
50% SR : 20% LAR : 30% SO	5%	-£21,081,195	-£23,700,028	-£23,836,568	-£25,068,580	-£25,573,232	-£25,954,671
50% SR : 20% LAR : 30% SO	10%	-£23,674,602	-£26,171,369	-£26,307,909	-£27,539,922	-£28,044,574	-£28,426,011
50% SR : 20% LAR : 30% SO	15%	-£26,304,253	-£28,642,711	-£28,779,250	-£30,011,262	-£30,515,914	-£30,897,353
50% SR : 20% LAR : 30% SO	20%	-£28,933,904	-£31,114,052	-£31,250,592	-£32,482,604	-£32,987,256	-£33,368,694
50% SR : 20% LAR : 30% SO	25%	-£31,563,554	-£33,585,393	-£33,721,934	-£34,953,945	-£35,458,597	-£35,840,035
50% SR : 20% LAR : 30% SO	30%	-£34,193,205	-£36,056,734	-£36,193,274	-£37,425,286	-£37,929,939	-£38,311,376
50% SR : 20% LAR : 30% SO	35%	-£36,822,855	-£38,528,075	-£38,664,616	-£39,896,627	-£40,401,279	-£40,782,718
50% SR : 20% LAR : 30% SO	40%	-£39,452,506	-£40,999,416	-£41,135,957	-£42,367,968	-£42,872,621	-£43,254,060
50% SR : 20% LAR : 30% SO	45%	-£42,082,157	-£43,470,757	-£43,607,298	-£44,839,309	-£45,343,962	-£45,725,400
50% SR : 20% LAR : 30% SO	50%	-£44,711,807	-£45,942,099	-£46,078,639	-£47,310,651	-£47,815,303	-£48,196,742

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,092,814
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£14,215,819	-£16,975,519	-£17,110,153	-£18,324,974	-£18,822,585	-£19,198,701
50% SR : 20% LAR : 30% SO	5%	-£16,787,645	-£19,406,478	-£19,543,018	-£20,775,030	-£21,279,682	-£21,661,121
50% SR : 20% LAR : 30% SO	10%	-£19,381,052	-£21,877,819	-£22,014,359	-£23,246,372	-£23,751,024	-£24,132,461
50% SR : 20% LAR : 30% SO	15%	-£22,010,703	-£24,349,161	-£24,485,700	-£25,717,112	-£26,222,364	-£26,603,803
50% SR : 20% LAR : 30% SO	20%	-£24,640,354	-£26,820,502	-£26,957,042	-£28,188,054	-£28,693,706	-£29,075,144
50% SR : 20% LAR : 30% SO	25%	-£27,270,004	-£29,291,843	-£29,428,384	-£30,660,395	-£31,165,047	-£31,546,485
50% SR : 20% LAR : 30% SO	30%	-£29,899,655	-£31,763,184	-£31,899,724	-£33,131,736	-£33,636,389	-£34,017,828
50% SR : 20% LAR : 30% SO	35%	-£32,529,305	-£34,234,525	-£34,371,066	-£35,603,077	-£36,107,730	-£36,489,168
50% SR : 20% LAR : 30% SO	40%	-£35,158,956	-£36,705,866	-£36,842,407	-£38,074,418	-£38,579,071	-£38,960,509
50% SR : 20% LAR : 30% SO	45%	-£37,788,607	-£39,177,208	-£39,313,748	-£40,545,759	-£41,050,412	-£41,431,850
50% SR : 20% LAR : 30% SO	50%	-£40,418,257	-£41,648,549	-£41,785,089	-£43,017,101	-£43,521,753	-£43,903,192

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T9 - 600 Flats
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Value Area	Chadwell Heath (CIL Zone 3)
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No Units	600
Site Area	1.56 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,614,363	£2,574,884	£2,447,608	£1,296,551	£819,482	£458,891
50% SR : 20% LAR : 30% SO	5%	£1,692,509	£257,144	£388,048	£1,569,204	£2,053,025	£2,418,717
50% SR : 20% LAR : 30% SO	10%	£1,283,856	£3,141,246	£3,272,150	£4,464,303	£4,954,971	£5,325,839
50% SR : 20% LAR : 30% SO	15%	£4,298,717	£6,061,482	£6,194,236	£7,392,109	£7,882,775	£8,254,060
50% SR : 20% LAR : 30% SO	20%	£7,349,211	£9,006,960	£9,141,595	£10,336,416	£10,854,026	£11,230,142
50% SR : 20% LAR : 30% SO	25%	£10,440,614	£11,990,587	£12,127,127	£13,359,139	£13,863,791	£14,245,229
50% SR : 20% LAR : 30% SO	30%	£13,578,325	£15,019,584	£15,156,125	£16,388,137	£16,892,789	£17,274,228
50% SR : 20% LAR : 30% SO	35%	£16,732,746	£18,048,583	£18,185,122	£19,417,134	£19,921,787	£20,303,225
50% SR : 20% LAR : 30% SO	40%	£19,887,168	£21,077,581	£21,214,121	£22,446,132	£22,950,784	£23,332,223
50% SR : 20% LAR : 30% SO	45%	£23,041,590	£24,106,578	£24,243,118	£25,475,131	£25,979,782	£26,361,220
50% SR : 20% LAR : 30% SO	50%	£26,196,012	£27,135,576	£27,272,116	£28,504,128	£29,008,780	£29,390,218

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices	£14,491,843
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£18,028,829	£20,068,308	£20,195,584	£21,346,641	£21,823,711	£22,184,301
50% SR : 20% LAR : 30% SO	5%	£20,950,683	£22,900,336	£23,031,240	£24,212,396	£24,696,217	£25,061,909
50% SR : 20% LAR : 30% SO	10%	£23,927,048	£25,784,438	£25,915,342	£27,107,496	£27,598,163	£27,969,031
50% SR : 20% LAR : 30% SO	15%	£26,941,909	£28,704,674	£28,837,431	£30,035,301	£30,525,968	£30,897,252
50% SR : 20% LAR : 30% SO	20%	£29,991,403	£31,650,152	£31,784,787	£32,999,608	£33,497,218	£33,873,334
50% SR : 20% LAR : 30% SO	25%	£33,083,806	£34,633,779	£34,770,319	£36,002,331	£36,506,983	£36,888,421
50% SR : 20% LAR : 30% SO	30%	£36,221,517	£37,662,777	£37,799,317	£39,031,329	£39,535,981	£39,917,420
50% SR : 20% LAR : 30% SO	35%	£39,376,939	£40,691,775	£40,828,314	£42,060,326	£42,564,979	£42,948,417
50% SR : 20% LAR : 30% SO	40%	£42,530,360	£43,720,773	£43,857,313	£45,089,324	£45,593,976	£45,975,415
50% SR : 20% LAR : 30% SO	45%	£45,684,782	£46,749,770	£46,886,311	£48,118,323	£48,622,974	£49,004,413
50% SR : 20% LAR : 30% SO	50%	£48,839,204	£49,778,768	£49,915,308	£51,147,320	£51,651,973	£52,033,410

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices	£8,749,936
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£9,057,412	£11,096,891	£11,224,167	£12,375,224	£12,852,293	£13,212,884
50% SR : 20% LAR : 30% SO	5%	£11,979,266	£13,928,919	£14,059,823	£15,240,979	£15,724,800	£16,090,492
50% SR : 20% LAR : 30% SO	10%	£14,955,631	£16,813,021	£16,943,925	£18,136,078	£18,626,746	£18,997,614
50% SR : 20% LAR : 30% SO	15%	£17,970,492	£19,733,257	£19,866,013	£21,063,884	£21,554,550	£21,925,835
50% SR : 20% LAR : 30% SO	20%	£21,019,986	£22,678,735	£22,813,370	£24,028,191	£24,525,801	£24,901,917
50% SR : 20% LAR : 30% SO	25%	£24,112,389	£25,662,382	£25,798,902	£27,030,914	£27,535,566	£27,917,004
50% SR : 20% LAR : 30% SO	30%	£27,250,100	£28,691,359	£28,827,900	£30,059,912	£30,564,564	£30,946,003
50% SR : 20% LAR : 30% SO	35%	£30,404,521	£31,720,358	£31,856,897	£33,088,909	£33,593,562	£33,975,000
50% SR : 20% LAR : 30% SO	40%	£33,558,943	£34,749,356	£34,885,896	£36,117,907	£36,622,559	£37,003,998
50% SR : 20% LAR : 30% SO	45%	£36,713,365	£37,778,353	£37,914,893	£39,146,906	£39,651,557	£40,032,995
50% SR : 20% LAR : 30% SO	50%	£39,867,787	£40,807,351	£40,943,891	£42,175,903	£42,680,555	£43,061,993

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£6,640,496
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£6,073,897	£8,113,375	£8,240,651	£9,391,709	£9,868,776	£10,228,368
50% SR : 20% LAR : 30% SO	5%	£8,995,750	£10,945,403	£11,076,307	£12,257,463	£12,741,284	£13,106,977
50% SR : 20% LAR : 30% SO	10%	£11,972,115	£13,829,505	£13,960,409	£15,152,563	£15,643,231	£16,014,098
50% SR : 20% LAR : 30% SO	15%	£14,986,977	£16,749,742	£16,882,498	£18,080,368	£18,571,035	£18,942,319
50% SR : 20% LAR : 30% SO	20%	£18,036,470	£19,695,219	£19,829,854	£21,044,675	£21,542,285	£21,918,401
50% SR : 20% LAR : 30% SO	25%	£21,128,873	£22,678,846	£22,815,386	£24,047,398	£24,552,051	£24,938,488
50% SR : 20% LAR : 30% SO	30%	£24,266,594	£25,707,844	£25,844,384	£27,076,396	£27,591,048	£27,962,487
50% SR : 20% LAR : 30% SO	35%	£27,421,006	£28,736,842	£28,873,382	£30,105,394	£30,619,046	£30,991,485
50% SR : 20% LAR : 30% SO	40%	£30,575,428	£31,765,840	£31,902,380	£33,134,391	£33,639,044	£34,020,482
50% SR : 20% LAR : 30% SO	45%	£33,729,849	£34,794,838	£34,931,378	£36,163,389	£36,668,041	£37,049,480
50% SR : 20% LAR : 30% SO	50%	£36,884,271	£37,823,835	£37,960,375	£39,192,388	£39,697,040	£40,078,477

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,092,614
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,780,347	£3,819,825	£3,947,101	£5,098,159	£5,575,228	£5,935,818
50% SR : 20% LAR : 30% SO	5%	£4,702,200	£6,851,853	£6,982,757	£7,963,913	£8,447,734	£8,813,427
50% SR : 20% LAR : 30% SO	10%	£7,678,565	£9,836,955	£9,966,859	£10,859,013	£11,349,681	£11,720,548
50% SR : 20% LAR : 30% SO	15%	£10,693,427	£12,856,192	£12,986,948	£13,786,818	£14,277,485	£14,648,769
50% SR : 20% LAR : 30% SO	20%	£13,742,920	£15,801,689	£15,936,304	£16,751,125	£17,248,735	£17,624,851
50% SR : 20% LAR : 30% SO	25%	£16,835,323	£18,785,296	£18,921,836	£19,753,848	£20,258,501	£20,639,938
50% SR : 20% LAR : 30% SO	30%	£19,973,034	£21,744,294	£21,880,834	£22,782,846	£23,297,498	£23,669,937
50% SR : 20% LAR : 30% SO	35%	£23,127,456	£24,684,292	£24,820,832	£25,811,844	£26,316,496	£26,689,935
50% SR : 20% LAR : 30% SO	40%	£26,281,878	£27,604,290	£27,740,830	£28,840,840	£29,345,494	£29,716,932
50% SR : 20% LAR : 30% SO	45%	£29,436,299	£30,501,288	£30,637,828	£31,869,840	£32,374,491	£32,745,930
50% SR : 20% LAR : 30% SO	50%	£32,590,721	£33,400,285	£33,536,825	£34,898,838	£35,403,490	£35,774,927



**LB Barking and Dagenham  
Local Plan Viability Testing 2019**

<b>T9 - 600 Flats</b>
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<b>Value Area</b>	<b>Degenham and Beam Parklands Flats (CIL Zone 3)</b>
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<b>No Units</b>	<b>600</b>
<b>Site Area</b>	<b>1.58 Ha</b>

<b>Sales value Inflation</b>	<b>0%</b>
<b>Build cost Inflation</b>	<b>0%</b>

**Residual land values:**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,709,298	-£7,681,086	-£7,813,842	-£9,016,010	-£9,513,621	-£9,889,737
50% SR : 20% LAR : 30% SO	5%	-£8,330,384	-£10,213,903	-£10,348,537	-£11,563,358	-£12,060,969	-£12,437,085
50% SR : 20% LAR : 30% SO	10%	-£10,993,878	-£12,766,847	-£12,903,387	-£14,135,399	-£14,640,051	-£15,021,490
50% SR : 20% LAR : 30% SO	15%	-£13,683,842	-£15,359,984	-£15,496,504	-£16,728,516	-£17,233,168	-£17,614,606
50% SR : 20% LAR : 30% SO	20%	-£16,395,845	-£17,953,081	-£18,089,621	-£19,321,633	-£19,826,285	-£20,207,724
50% SR : 20% LAR : 30% SO	25%	-£19,107,847	-£20,546,198	-£20,682,738	-£21,914,750	-£22,419,402	-£22,800,840
50% SR : 20% LAR : 30% SO	30%	-£21,819,851	-£23,139,315	-£23,275,855	-£24,507,866	-£25,012,519	-£25,393,957
50% SR : 20% LAR : 30% SO	35%	-£24,531,853	-£25,732,431	-£25,868,972	-£27,100,984	-£27,605,636	-£27,987,075
50% SR : 20% LAR : 30% SO	40%	-£27,243,856	-£28,325,549	-£28,462,089	-£29,694,101	-£30,198,753	-£30,580,191
50% SR : 20% LAR : 30% SO	45%	-£29,955,859	-£30,918,666	-£31,055,206	-£32,287,218	-£32,791,870	-£33,173,308
50% SR : 20% LAR : 30% SO	50%	-£32,667,862	-£33,511,783	-£33,648,323	-£34,880,335	-£35,384,987	-£35,766,425

**Residual Land values compared to benchmark land values**

**Benchmark land value 1 - Higher value secondary offices**

**£14,491,843**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£28,352,490	-£30,324,278	-£30,457,034	-£31,659,202	-£32,156,813	-£32,532,929
50% SR : 20% LAR : 30% SO	5%	-£30,973,577	-£32,857,096	-£32,991,730	-£34,206,551	-£34,704,161	-£35,080,277
50% SR : 20% LAR : 30% SO	10%	-£33,637,071	-£35,410,039	-£35,546,579	-£36,778,919	-£37,283,243	-£37,664,682
50% SR : 20% LAR : 30% SO	15%	-£36,327,034	-£38,003,156	-£38,139,696	-£39,371,709	-£39,876,360	-£40,257,798
50% SR : 20% LAR : 30% SO	20%	-£39,039,037	-£40,596,274	-£40,732,813	-£41,964,825	-£42,469,477	-£42,850,916
50% SR : 20% LAR : 30% SO	25%	-£41,751,040	-£43,189,390	-£43,325,930	-£44,557,842	-£45,062,955	-£45,444,032
50% SR : 20% LAR : 30% SO	30%	-£44,463,043	-£45,782,507	-£45,919,048	-£47,151,059	-£47,656,171	-£48,037,149
50% SR : 20% LAR : 30% SO	35%	-£47,175,046	-£48,375,624	-£48,512,164	-£49,744,176	-£50,248,288	-£50,630,267
50% SR : 20% LAR : 30% SO	40%	-£49,887,049	-£50,968,741	-£51,105,281	-£52,337,293	-£52,841,946	-£53,223,383
50% SR : 20% LAR : 30% SO	45%	-£52,599,051	-£53,561,858	-£53,898,399	-£54,930,410	-£55,435,062	-£55,816,501
50% SR : 20% LAR : 30% SO	50%	-£55,311,054	-£56,154,975	-£56,291,515	-£57,523,527	-£58,028,179	-£58,409,617

**Residual Land values compared to benchmark land values**

**Benchmark land value 2 - Lower value secondary offices**

**£8,749,936**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£19,381,073	-£21,352,861	-£21,485,617	-£22,687,785	-£23,185,396	-£23,561,512
50% SR : 20% LAR : 30% SO	5%	-£22,002,159	-£23,885,678	-£24,020,312	-£25,235,133	-£25,732,744	-£26,108,860
50% SR : 20% LAR : 30% SO	10%	-£24,665,653	-£26,438,622	-£26,575,162	-£27,807,174	-£28,311,826	-£28,693,285
50% SR : 20% LAR : 30% SO	15%	-£27,355,617	-£29,031,739	-£29,168,279	-£30,400,291	-£30,904,943	-£31,286,381
50% SR : 20% LAR : 30% SO	20%	-£30,067,620	-£31,624,856	-£31,761,396	-£32,993,408	-£33,498,060	-£33,879,499
50% SR : 20% LAR : 30% SO	25%	-£32,779,622	-£34,217,973	-£34,354,513	-£35,586,625	-£36,091,177	-£36,472,615
50% SR : 20% LAR : 30% SO	30%	-£35,491,625	-£36,811,090	-£36,947,630	-£38,179,841	-£38,694,294	-£39,065,732
50% SR : 20% LAR : 30% SO	35%	-£38,203,628	-£39,404,206	-£39,540,747	-£40,772,959	-£41,277,411	-£41,658,850
50% SR : 20% LAR : 30% SO	40%	-£40,915,631	-£41,997,324	-£42,133,884	-£43,366,076	-£43,870,578	-£44,251,968
50% SR : 20% LAR : 30% SO	45%	-£43,627,634	-£44,590,441	-£44,726,981	-£45,958,993	-£46,463,645	-£46,845,083
50% SR : 20% LAR : 30% SO	50%	-£46,339,637	-£47,183,558	-£47,320,098	-£48,552,110	-£49,056,762	-£49,438,200

**Residual Land values compared to benchmark land values**

**Benchmark land value 3 - Higher value secondary Industrial**

**£6,840,496**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£16,397,557	-£18,369,345	-£18,502,101	-£19,704,270	-£20,201,880	-£20,577,996
50% SR : 20% LAR : 30% SO	5%	-£19,018,644	-£20,902,163	-£21,036,797	-£22,251,618	-£22,749,229	-£23,125,344
50% SR : 20% LAR : 30% SO	10%	-£21,682,138	-£23,455,106	-£23,591,646	-£24,823,658	-£25,328,311	-£25,709,749
50% SR : 20% LAR : 30% SO	15%	-£24,372,101	-£26,048,223	-£26,184,764	-£27,416,776	-£27,921,427	-£28,302,866
50% SR : 20% LAR : 30% SO	20%	-£27,084,105	-£28,641,341	-£28,777,880	-£30,009,892	-£30,514,544	-£30,896,983
50% SR : 20% LAR : 30% SO	25%	-£29,796,107	-£31,234,457	-£31,370,997	-£32,603,009	-£33,107,662	-£33,489,099
50% SR : 20% LAR : 30% SO	30%	-£32,508,110	-£33,827,574	-£33,964,115	-£35,196,126	-£35,700,778	-£36,082,217
50% SR : 20% LAR : 30% SO	35%	-£35,220,112	-£36,420,691	-£36,557,231	-£37,789,243	-£38,293,895	-£38,675,334
50% SR : 20% LAR : 30% SO	40%	-£37,932,116	-£39,013,808	-£39,150,346	-£40,382,361	-£40,887,013	-£41,268,450
50% SR : 20% LAR : 30% SO	45%	-£40,644,118	-£41,606,926	-£41,743,466	-£42,975,477	-£43,480,129	-£43,861,568
50% SR : 20% LAR : 30% SO	50%	-£43,356,121	-£44,200,042	-£44,336,582	-£45,568,594	-£46,073,247	-£46,454,684

**Residual Land values compared to benchmark land values**

**Benchmark land value 4 - Lower value secondary Industrial**

**£4,082,814**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£12,104,007	-£14,075,795	-£14,208,551	-£15,410,720	-£15,908,330	-£16,284,446
50% SR : 20% LAR : 30% SO	5%	-£14,725,094	-£16,608,613	-£16,743,247	-£17,958,068	-£18,455,679	-£18,831,794
50% SR : 20% LAR : 30% SO	10%	-£17,388,588	-£19,161,556	-£19,298,096	-£20,530,108	-£21,034,761	-£21,416,199
50% SR : 20% LAR : 30% SO	15%	-£20,078,551	-£21,754,673	-£21,891,214	-£23,123,226	-£23,627,877	-£24,009,316
50% SR : 20% LAR : 30% SO	20%	-£22,790,555	-£24,347,791	-£24,484,330	-£25,716,342	-£26,220,994	-£26,602,433
50% SR : 20% LAR : 30% SO	25%	-£25,502,557	-£26,940,907	-£27,077,447	-£28,309,459	-£28,814,112	-£29,195,549
50% SR : 20% LAR : 30% SO	30%	-£28,214,560	-£29,534,024	-£29,670,585	-£30,902,676	-£31,407,228	-£31,788,667
50% SR : 20% LAR : 30% SO	35%	-£30,926,562	-£32,127,141	-£32,263,691	-£33,495,893	-£34,000,345	-£34,381,784
50% SR : 20% LAR : 30% SO	40%	-£33,638,565	-£34,720,258	-£34,856,798	-£36,089,011	-£36,593,463	-£36,974,900
50% SR : 20% LAR : 30% SO	45%	-£36,350,568	-£37,313,375	-£37,449,916	-£38,682,127	-£39,186,579	-£39,568,018
50% SR : 20% LAR : 30% SO	50%	-£39,062,571	-£39,906,492	-£40,043,032	-£41,275,044	-£41,779,697	-£42,161,134

**LB Barking and Dagenham  
Local Plan Viability Testing 2019**

<b>T9 - 600 Flats</b>
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<b>Value Area</b>	<b>Becontree and Valence Park (CIL Zone 3)</b>
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<b>No Units</b>	<b>600</b>
<b>Site Area</b>	<b>1.58 Ha</b>

<b>Sales value Inflation</b>	<b>0%</b>
<b>Build cost Inflation</b>	<b>0%</b>

**Residual land values:**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£13,175,061	-£15,095,123	-£15,231,664	-£16,463,676	-£16,968,328	-£17,349,766
50% SR : 20% LAR : 30% SO	5%	-£15,599,829	-£17,405,250	-£17,541,790	-£18,773,802	-£19,278,454	-£19,659,892
50% SR : 20% LAR : 30% SO	10%	-£18,024,597	-£19,715,376	-£19,851,917	-£21,083,929	-£21,588,581	-£21,970,019
50% SR : 20% LAR : 30% SO	15%	-£20,449,364	-£22,025,503	-£22,162,043	-£23,394,055	-£23,898,708	-£24,280,145
50% SR : 20% LAR : 30% SO	20%	-£22,874,132	-£24,335,630	-£24,472,170	-£25,704,182	-£26,208,834	-£26,590,272
50% SR : 20% LAR : 30% SO	25%	-£25,298,900	-£26,645,756	-£26,782,296	-£28,014,308	-£28,518,960	-£28,900,398
50% SR : 20% LAR : 30% SO	30%	-£27,723,667	-£28,955,883	-£29,092,423	-£30,324,435	-£30,829,086	-£31,210,525
50% SR : 20% LAR : 30% SO	35%	-£30,148,435	-£31,266,009	-£31,402,549	-£32,634,562	-£33,139,213	-£33,520,651
50% SR : 20% LAR : 30% SO	40%	-£32,573,201	-£33,576,136	-£33,712,676	-£34,944,688	-£35,449,339	-£35,830,778
50% SR : 20% LAR : 30% SO	45%	-£34,997,969	-£35,886,262	-£36,022,803	-£37,254,815	-£37,759,466	-£38,140,905
50% SR : 20% LAR : 30% SO	50%	-£37,422,737	-£38,196,389	-£38,332,929	-£39,564,941	-£40,069,592	-£40,451,031

**Residual Land values compared to benchmark land values**

<b>Benchmark land value 1 - Higher value secondary offices</b>	<b>£14,481,843</b>
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£35,818,253	-£37,738,316	-£37,874,856	-£38,106,888	-£39,611,020	-£39,992,958
50% SR : 20% LAR : 30% SO	5%	-£38,243,021	-£40,048,442	-£40,184,982	-£41,416,994	-£42,921,126	-£43,303,064
50% SR : 20% LAR : 30% SO	10%	-£40,667,789	-£42,358,569	-£42,495,109	-£43,727,121	-£44,231,273	-£44,613,211
50% SR : 20% LAR : 30% SO	15%	-£43,092,557	-£44,668,695	-£44,805,235	-£46,037,248	-£46,541,300	-£46,923,337
50% SR : 20% LAR : 30% SO	20%	-£45,517,324	-£46,978,822	-£47,115,362	-£48,347,374	-£48,851,426	-£49,233,464
50% SR : 20% LAR : 30% SO	25%	-£47,942,092	-£49,288,948	-£49,425,489	-£50,657,501	-£51,162,152	-£51,543,591
50% SR : 20% LAR : 30% SO	30%	-£50,366,859	-£51,599,075	-£51,735,615	-£52,967,627	-£53,472,278	-£53,853,717
50% SR : 20% LAR : 30% SO	35%	-£52,791,627	-£53,909,201	-£54,045,742	-£55,277,754	-£55,782,405	-£56,163,844
50% SR : 20% LAR : 30% SO	40%	-£55,216,394	-£56,219,328	-£56,355,868	-£57,587,880	-£58,092,532	-£58,473,970
50% SR : 20% LAR : 30% SO	45%	-£57,641,162	-£58,529,455	-£58,665,995	-£59,898,007	-£60,402,658	-£60,784,097
50% SR : 20% LAR : 30% SO	50%	-£60,065,930	-£60,839,581	-£60,976,121	-£62,208,133	-£62,712,785	-£63,094,223

**Residual Land values compared to benchmark land values**

<b>Benchmark land value 2 - Lower value secondary offices</b>	<b>£8,749,936</b>
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£26,846,836	-£28,766,898	-£28,903,438	-£30,135,451	-£30,640,103	-£31,021,541
50% SR : 20% LAR : 30% SO	5%	-£29,271,604	-£31,077,225	-£31,213,565	-£32,445,577	-£32,950,229	-£33,331,667
50% SR : 20% LAR : 30% SO	10%	-£31,696,372	-£33,387,151	-£33,523,692	-£34,755,704	-£35,260,356	-£35,641,794
50% SR : 20% LAR : 30% SO	15%	-£34,121,139	-£35,697,278	-£35,833,818	-£37,065,830	-£37,570,483	-£37,951,920
50% SR : 20% LAR : 30% SO	20%	-£36,545,907	-£38,007,405	-£38,143,945	-£39,375,957	-£39,880,609	-£40,262,047
50% SR : 20% LAR : 30% SO	25%	-£38,970,675	-£40,317,531	-£40,454,071	-£41,686,083	-£42,190,735	-£42,572,173
50% SR : 20% LAR : 30% SO	30%	-£41,395,442	-£42,627,658	-£42,764,198	-£43,996,210	-£44,500,861	-£44,882,300
50% SR : 20% LAR : 30% SO	35%	-£43,820,210	-£44,937,784	-£45,074,324	-£46,306,337	-£46,810,988	-£47,192,428
50% SR : 20% LAR : 30% SO	40%	-£46,244,978	-£47,247,911	-£47,384,451	-£48,616,463	-£49,121,114	-£49,502,553
50% SR : 20% LAR : 30% SO	45%	-£48,669,744	-£49,558,037	-£49,694,578	-£50,926,590	-£51,431,241	-£51,812,680
50% SR : 20% LAR : 30% SO	50%	-£51,094,512	-£51,868,164	-£52,004,704	-£53,236,716	-£53,741,367	-£54,122,806

**Residual Land values compared to benchmark land values**

<b>Benchmark land value 3 - Higher value secondary industrial</b>	<b>£6,840,486</b>
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£23,863,320	-£25,783,383	-£25,919,923	-£27,151,935	-£27,656,587	-£28,038,025
50% SR : 20% LAR : 30% SO	5%	-£26,288,088	-£28,093,509	-£28,230,050	-£29,462,062	-£29,966,714	-£30,348,151
50% SR : 20% LAR : 30% SO	10%	-£28,712,856	-£30,403,636	-£30,540,176	-£31,772,188	-£32,271,840	-£32,652,278
50% SR : 20% LAR : 30% SO	15%	-£31,137,624	-£32,713,762	-£32,850,303	-£34,082,315	-£34,586,967	-£34,968,405
50% SR : 20% LAR : 30% SO	20%	-£33,562,391	-£35,023,889	-£35,160,429	-£36,392,441	-£36,897,094	-£37,278,531
50% SR : 20% LAR : 30% SO	25%	-£35,987,159	-£37,334,015	-£37,470,556	-£38,702,568	-£39,207,219	-£39,588,658
50% SR : 20% LAR : 30% SO	30%	-£38,411,927	-£39,644,142	-£39,780,682	-£41,012,694	-£41,517,346	-£41,898,784
50% SR : 20% LAR : 30% SO	35%	-£40,836,694	-£41,954,269	-£42,090,809	-£43,322,821	-£43,827,472	-£44,208,911
50% SR : 20% LAR : 30% SO	40%	-£43,261,461	-£44,264,395	-£44,400,935	-£45,632,947	-£46,137,599	-£46,519,037
50% SR : 20% LAR : 30% SO	45%	-£45,686,229	-£46,574,522	-£46,711,062	-£47,943,074	-£48,447,725	-£48,829,164
50% SR : 20% LAR : 30% SO	50%	-£48,110,997	-£48,884,648	-£49,021,188	-£50,253,201	-£50,757,852	-£51,139,290

**Residual Land values compared to benchmark land values**

<b>Benchmark land value 4 - Lower value secondary industrial</b>	<b>£4,082,814</b>
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£19,568,770	-£21,489,833	-£21,626,373	-£22,858,385	-£23,363,037	-£23,744,475
50% SR : 20% LAR : 30% SO	5%	-£21,993,538	-£23,799,959	-£23,936,500	-£25,168,512	-£25,673,164	-£26,054,601
50% SR : 20% LAR : 30% SO	10%	-£24,418,306	-£26,110,086	-£26,246,626	-£27,478,638	-£27,983,290	-£28,364,728
50% SR : 20% LAR : 30% SO	15%	-£26,843,073	-£28,420,212	-£28,556,753	-£29,788,765	-£30,293,417	-£30,674,855
50% SR : 20% LAR : 30% SO	20%	-£29,267,841	-£30,730,339	-£30,866,879	-£32,098,891	-£32,603,544	-£32,984,981
50% SR : 20% LAR : 30% SO	25%	-£31,692,609	-£33,040,465	-£33,177,006	-£34,409,018	-£34,913,669	-£35,295,108
50% SR : 20% LAR : 30% SO	30%	-£34,117,377	-£35,350,592	-£35,487,132	-£36,719,144	-£37,223,796	-£37,605,234
50% SR : 20% LAR : 30% SO	35%	-£36,542,144	-£37,660,719	-£37,797,269	-£39,029,271	-£39,533,922	-£39,915,361
50% SR : 20% LAR : 30% SO	40%	-£38,966,911	-£39,970,845	-£40,107,395	-£41,339,397	-£41,844,053	-£42,225,490
50% SR : 20% LAR : 30% SO	45%	-£41,391,679	-£42,280,972	-£42,417,521	-£43,649,524	-£44,154,175	-£44,535,614
50% SR : 20% LAR : 30% SO	50%	-£43,816,447	-£44,591,098	-£44,727,638	-£45,959,651	-£46,464,302	-£46,845,740