

LB Barking and Dagenham
Local Plan Viability Testing 2019

T1 - 13 Houses

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	10%
Build cost Inflation	5%

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%	£2,363,934	£2,198,129	£2,194,759	£2,169,481	£2,162,457	£2,132,567
50% SR : 20% LAR : 30% SO	5%	£2,221,909	£2,064,161	£2,060,791	£2,035,513	£2,028,490	£1,998,599
50% SR : 20% LAR : 30% SO	10%	£2,079,885	£1,930,193	£1,926,822	£1,901,545	£1,894,521	£1,864,630
50% SR : 20% LAR : 30% SO	15%	£1,937,860	£1,796,224	£1,792,854	£1,767,576	£1,760,553	£1,730,662
50% SR : 20% LAR : 30% SO	20%	£1,795,835	£1,662,256	£1,658,885	£1,633,608	£1,626,584	£1,596,693
50% SR : 20% LAR : 30% SO	25%	£1,653,811	£1,528,287	£1,524,917	£1,499,639	£1,492,616	£1,462,725
50% SR : 20% LAR : 30% SO	30%	£1,511,786	£1,394,320	£1,390,949	£1,365,671	£1,358,647	£1,328,757
50% SR : 20% LAR : 30% SO	35%	£1,369,761	£1,260,351	£1,256,981	£1,231,702	£1,224,679	£1,194,789
50% SR : 20% LAR : 30% SO	40%	£1,227,737	£1,126,383	£1,123,012	£1,097,735	£1,090,711	£1,060,820
50% SR : 20% LAR : 30% SO	45%	£1,085,712	£992,414	£989,044	£963,766	£956,743	£926,852
50% SR : 20% LAR : 30% SO	50%	£943,687	£858,446	£855,076	£829,798	£822,774	£792,883

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%	£914,770	£748,964	£745,594	£720,317	£713,293	£683,402
50% SR : 20% LAR : 30% SO	5%	£772,745	£614,997	£611,627	£586,348	£579,325	£549,435
50% SR : 20% LAR : 30% SO	10%	£630,721	£481,029	£477,658	£452,380	£445,356	£415,466
50% SR : 20% LAR : 30% SO	15%	£488,696	£347,060	£343,690	£318,412	£311,389	£281,498
50% SR : 20% LAR : 30% SO	20%	£346,671	£213,092	£209,721	£184,444	£177,420	£147,529
50% SR : 20% LAR : 30% SO	25%	£204,647	£79,123	£75,753	£50,475	£43,452	£13,561
50% SR : 20% LAR : 30% SO	30%	£62,622	£34,846	£31,476	£6,198	£-9,177	£-120,408
50% SR : 20% LAR : 30% SO	35%	£-79,403	£-188,814	£-192,184	£-217,462	£-224,485	£-254,376
50% SR : 20% LAR : 30% SO	40%	£-221,427	£-322,781	£-326,152	£-351,430	£-358,454	£-388,344
50% SR : 20% LAR : 30% SO	45%	£-363,452	£-456,750	£-460,120	£-485,399	£-492,422	£-522,312
50% SR : 20% LAR : 30% SO	50%	£-505,477	£-590,718	£-594,088	£-619,366	£-626,390	£-656,281

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%	£1,488,940	£1,323,135	£1,319,765	£1,294,488	£1,287,464	£1,257,573
50% SR : 20% LAR : 30% SO	5%	£1,346,915	£1,189,167	£1,185,797	£1,160,519	£1,153,496	£1,123,605
50% SR : 20% LAR : 30% SO	10%	£1,204,891	£1,055,199	£1,051,828	£1,026,551	£1,019,527	£989,636
50% SR : 20% LAR : 30% SO	15%	£1,062,866	£921,231	£917,861	£892,582	£885,559	£855,669
50% SR : 20% LAR : 30% SO	20%	£920,841	£787,263	£783,892	£758,614	£751,591	£721,700
50% SR : 20% LAR : 30% SO	25%	£778,817	£653,294	£649,924	£624,646	£617,623	£587,732
50% SR : 20% LAR : 30% SO	30%	£636,793	£519,326	£515,955	£490,678	£483,654	£453,763
50% SR : 20% LAR : 30% SO	35%	£494,768	£385,357	£381,987	£356,709	£349,686	£319,795
50% SR : 20% LAR : 30% SO	40%	£352,744	£251,389	£248,018	£222,741	£215,717	£185,826
50% SR : 20% LAR : 30% SO	45%	£210,719	£117,420	£114,050	£88,772	£81,749	£51,858
50% SR : 20% LAR : 30% SO	50%	£68,694	£-16,547	£-19,917	£-45,196	£-52,220	£-82,110

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, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,679,885	£1,514,080	£1,510,710	£1,485,433	£1,478,409	£1,448,518
50% SR : 20% LAR : 30% SO	5%	£1,537,860	£1,380,112	£1,376,742	£1,351,464	£1,344,441	£1,314,550
50% SR : 20% LAR : 30% SO	10%	£1,395,836	£1,246,144	£1,242,773	£1,217,496	£1,210,472	£1,180,581
50% SR : 20% LAR : 30% SO	15%	£1,253,811	£1,112,176	£1,108,806	£1,083,527	£1,076,504	£1,046,614
50% SR : 20% LAR : 30% SO	20%	£1,111,786	£978,208	£974,837	£949,559	£942,535	£912,645
50% SR : 20% LAR : 30% SO	25%	£969,762	£844,239	£840,869	£815,591	£808,568	£778,677
50% SR : 20% LAR : 30% SO	30%	£827,738	£710,271	£706,900	£681,623	£674,599	£644,708
50% SR : 20% LAR : 30% SO	35%	£685,713	£576,302	£572,932	£547,654	£540,631	£510,740
50% SR : 20% LAR : 30% SO	40%	£543,689	£442,334	£438,963	£413,686	£406,662	£376,771
50% SR : 20% LAR : 30% SO	45%	£401,664	£308,365	£304,995	£279,717	£272,694	£242,803
50% SR : 20% LAR : 30% SO	50%	£259,639	£174,396	£171,026	£145,749	£138,725	£108,835

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%	£1,954,673	£1,788,867	£1,785,497	£1,760,220	£1,753,196	£1,723,305
50% SR : 20% LAR : 30% SO	5%	£1,812,648	£1,654,900	£1,651,529	£1,626,251	£1,619,228	£1,589,337
50% SR : 20% LAR : 30% SO	10%	£1,670,624	£1,520,932	£1,517,561	£1,492,283	£1,485,259	£1,455,369
50% SR : 20% LAR : 30% SO	15%	£1,528,599	£1,386,963	£1,383,593	£1,358,314	£1,351,292	£1,321,401
50% SR : 20% LAR : 30% SO	20%	£1,386,574	£1,252,995	£1,249,624	£1,224,347	£1,217,323	£1,187,432
50% SR : 20% LAR : 30% SO	25%	£1,244,550	£1,119,026	£1,115,656	£1,090,378	£1,083,355	£1,053,464
50% SR : 20% LAR : 30% SO	30%	£1,102,525	£985,058	£981,687	£956,410	£949,386	£919,495
50% SR : 20% LAR : 30% SO	35%	£960,500	£851,090	£847,719	£822,441	£815,418	£785,527
50% SR : 20% LAR : 30% SO	40%	£818,476	£717,122	£713,750	£688,473	£681,449	£651,558
50% SR : 20% LAR : 30% SO	45%	£676,451	£583,153	£579,783	£554,504	£547,481	£517,591
50% SR : 20% LAR : 30% SO	50%	£534,426	£449,185	£445,815	£420,536	£413,513	£383,622

LB Barking and Dagenham
Local Plan Viability Testing 2019

T1 - 13 Houses

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£1,825,156	£1,727,499	£1,724,128	£1,698,851	£1,691,827	£1,661,937
50% SR : 20% LAR : 30% SO	5%	£1,705,433	£1,612,492	£1,609,122	£1,583,845	£1,576,821	£1,546,930
50% SR : 20% LAR : 30% SO	10%	£1,585,709	£1,497,486	£1,494,116	£1,468,839	£1,461,815	£1,431,924
50% SR : 20% LAR : 30% SO	15%	£1,465,986	£1,382,480	£1,379,110	£1,353,833	£1,346,809	£1,316,918
50% SR : 20% LAR : 30% SO	20%	£1,346,262	£1,267,474	£1,264,104	£1,238,827	£1,231,803	£1,201,912
50% SR : 20% LAR : 30% SO	25%	£1,226,538	£1,152,468	£1,149,098	£1,123,820	£1,116,797	£1,086,906
50% SR : 20% LAR : 30% SO	30%	£1,106,814	£1,037,462	£1,034,092	£1,008,814	£1,001,790	£971,900
50% SR : 20% LAR : 30% SO	35%	£987,091	£922,456	£919,085	£893,808	£886,784	£856,893
50% SR : 20% LAR : 30% SO	40%	£867,368	£807,449	£804,079	£778,802	£771,778	£741,887
50% SR : 20% LAR : 30% SO	45%	£747,644	£692,443	£689,073	£663,796	£656,772	£626,881
50% SR : 20% LAR : 30% SO	50%	£627,920	£577,437	£574,067	£548,790	£541,766	£511,875

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, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£375,992	£278,334	£274,964	£249,687	£242,663	£212,772
50% SR : 20% LAR : 30% SO	5%	£266,268	£163,328	£159,958	£134,681	£127,657	£97,766
50% SR : 20% LAR : 30% SO	10%	£136,544	£48,322	£44,952	£19,675	£12,651	£-17,240
50% SR : 20% LAR : 30% SO	15%	£16,822	£-66,684	£-70,054	£-95,332	£-102,355	£-132,246
50% SR : 20% LAR : 30% SO	20%	£-102,902	£-181,890	£-185,060	£-210,338	£-217,362	£-247,252
50% SR : 20% LAR : 30% SO	25%	£-222,626	£-296,896	£-300,067	£-325,344	£-332,368	£-362,259
50% SR : 20% LAR : 30% SO	30%	£-342,350	£-411,703	£-415,073	£-440,350	£-447,374	£-477,265
50% SR : 20% LAR : 30% SO	35%	£-462,074	£-526,709	£-530,079	£-555,356	£-562,380	£-592,271
50% SR : 20% LAR : 30% SO	40%	£-581,797	£-641,715	£-645,085	£-670,362	£-677,386	£-707,277
50% SR : 20% LAR : 30% SO	45%	£-701,520	£-756,721	£-760,091	£-785,368	£-792,392	£-822,283
50% SR : 20% LAR : 30% SO	50%	£-821,244	£-871,727	£-875,097	£-900,375	£-907,399	£-937,289

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%	£950,163	£852,505	£849,135	£823,858	£816,834	£786,943
50% SR : 20% LAR : 30% SO	5%	£830,439	£737,499	£734,129	£708,851	£701,828	£671,937
50% SR : 20% LAR : 30% SO	10%	£710,715	£622,493	£619,123	£593,845	£586,821	£556,931
50% SR : 20% LAR : 30% SO	15%	£590,992	£507,487	£504,116	£478,839	£471,815	£441,924
50% SR : 20% LAR : 30% SO	20%	£471,268	£392,480	£389,110	£363,833	£356,809	£326,918
50% SR : 20% LAR : 30% SO	25%	£351,545	£277,474	£274,104	£248,827	£241,803	£211,912
50% SR : 20% LAR : 30% SO	30%	£231,821	£162,468	£159,098	£133,821	£126,797	£96,906
50% SR : 20% LAR : 30% SO	35%	£112,097	£47,462	£44,092	£18,815	£11,791	£-18,109
50% SR : 20% LAR : 30% SO	40%	£-7,628	£-107,544	£-110,914	£-136,192	£-143,216	£-173,106
50% SR : 20% LAR : 30% SO	45%	£-127,350	£-212,550	£-215,920	£-241,198	£-248,222	£-278,112
50% SR : 20% LAR : 30% SO	50%	£-247,074	£-327,557	£-330,927	£-356,204	£-363,228	£-393,119

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%	£1,141,108	£1,043,450	£1,040,080	£1,014,803	£1,007,779	£977,888
50% SR : 20% LAR : 30% SO	5%	£1,021,384	£928,444	£925,074	£899,796	£892,773	£862,882
50% SR : 20% LAR : 30% SO	10%	£901,660	£813,438	£810,068	£784,790	£777,766	£747,876
50% SR : 20% LAR : 30% SO	15%	£781,937	£698,432	£695,061	£669,784	£662,760	£632,869
50% SR : 20% LAR : 30% SO	20%	£662,213	£583,425	£580,055	£554,778	£547,754	£517,863
50% SR : 20% LAR : 30% SO	25%	£542,490	£468,419	£465,049	£439,772	£432,748	£402,857
50% SR : 20% LAR : 30% SO	30%	£422,766	£353,413	£350,043	£324,766	£317,742	£287,851
50% SR : 20% LAR : 30% SO	35%	£303,042	£238,407	£235,037	£209,760	£202,736	£172,845
50% SR : 20% LAR : 30% SO	40%	£183,319	£123,401	£120,031	£94,753	£87,729	£57,839
50% SR : 20% LAR : 30% SO	45%	£63,595	£8,395	£5,025	£-20,253	£-27,277	£-37,167
50% SR : 20% LAR : 30% SO	50%	£-56,129	£-106,612	£-109,982	£-135,259	£-142,283	£-172,174

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%	£1,415,895	£1,318,237	£1,314,867	£1,289,590	£1,282,566	£1,252,675
50% SR : 20% LAR : 30% SO	5%	£1,296,171	£1,203,231	£1,199,861	£1,174,584	£1,167,560	£1,137,669
50% SR : 20% LAR : 30% SO	10%	£1,176,447	£1,088,225	£1,084,855	£1,059,577	£1,052,554	£1,022,663
50% SR : 20% LAR : 30% SO	15%	£1,056,723	£973,219	£969,849	£944,571	£937,547	£907,657
50% SR : 20% LAR : 30% SO	20%	£937,001	£858,213	£854,842	£829,565	£822,541	£792,651
50% SR : 20% LAR : 30% SO	25%	£817,277	£743,206	£739,836	£714,559	£707,535	£677,644
50% SR : 20% LAR : 30% SO	30%	£697,553	£628,200	£624,830	£599,553	£592,529	£562,638
50% SR : 20% LAR : 30% SO	35%	£577,829	£513,194	£509,824	£484,547	£477,523	£447,632
50% SR : 20% LAR : 30% SO	40%	£458,105	£398,188	£394,818	£369,541	£362,517	£332,626
50% SR : 20% LAR : 30% SO	45%	£338,382	£283,182	£279,812	£254,534	£247,510	£217,620
50% SR : 20% LAR : 30% SO	50%	£218,659	£168,176	£164,806	£139,528	£132,504	£102,614

LB Barking and Dagenham
Local Plan Viability Testing 2019

T1 - 13 Houses

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	10%
Build cost Inflation	5%

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%	£1,465,972	£1,373,622	£1,370,252	£1,344,974	£1,337,950	£1,308,059
50% SR : 20% LAR : 30% SO	5%	£1,360,103	£1,272,267	£1,268,897	£1,243,618	£1,236,594	£1,206,704
50% SR : 20% LAR : 30% SO	10%	£1,254,235	£1,170,911	£1,167,541	£1,142,263	£1,135,239	£1,105,348
50% SR : 20% LAR : 30% SO	15%	£1,148,367	£1,069,556	£1,066,186	£1,040,907	£1,033,883	£1,003,993
50% SR : 20% LAR : 30% SO	20%	£1,042,498	£968,200	£964,830	£939,552	£932,528	£902,637
50% SR : 20% LAR : 30% SO	25%	£936,630	£866,844	£863,474	£838,196	£831,173	£801,281
50% SR : 20% LAR : 30% SO	30%	£830,761	£765,489	£762,119	£736,840	£729,818	£699,926
50% SR : 20% LAR : 30% SO	35%	£724,894	£664,133	£660,763	£635,485	£628,462	£607,104
50% SR : 20% LAR : 30% SO	40%	£619,025	£562,778	£559,408	£534,129	£527,106	£497,215
50% SR : 20% LAR : 30% SO	45%	£513,157	£461,422	£458,052	£432,774	£425,751	£395,860
50% SR : 20% LAR : 30% SO	50%	£407,289	£360,067	£356,696	£331,418	£324,395	£294,505

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%	£16,807	-£75,542	-£78,912	-£104,190	-£111,214	-£141,105
50% SR : 20% LAR : 30% SO	5%	-£89,061	-£176,898	-£180,268	-£205,546	-£212,570	-£242,461
50% SR : 20% LAR : 30% SO	10%	-£194,930	-£278,253	-£281,623	-£306,902	-£313,925	-£343,816
50% SR : 20% LAR : 30% SO	15%	-£300,797	-£379,609	-£382,979	-£408,257	-£415,281	-£445,172
50% SR : 20% LAR : 30% SO	20%	-£406,666	-£480,964	-£484,334	-£509,613	-£516,637	-£546,527
50% SR : 20% LAR : 30% SO	25%	-£512,534	-£582,320	-£585,690	-£610,968	-£617,991	-£647,883
50% SR : 20% LAR : 30% SO	30%	-£618,403	-£683,675	-£687,045	-£712,324	-£719,347	-£749,238
50% SR : 20% LAR : 30% SO	35%	-£724,271	-£785,031	-£788,401	-£818,679	-£825,702	-£855,594
50% SR : 20% LAR : 30% SO	40%	-£830,139	-£886,387	-£889,757	-£915,035	-£922,058	-£951,950
50% SR : 20% LAR : 30% SO	45%	-£936,008	-£987,742	-£991,112	-£1,016,391	-£1,023,413	-£1,053,304
50% SR : 20% LAR : 30% SO	50%	-£1,041,875	-£1,089,098	-£1,092,468	-£1,117,746	-£1,124,769	-£1,154,660

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%	£590,978	£498,629	£495,259	£469,980	£462,956	£433,066
50% SR : 20% LAR : 30% SO	5%	£485,110	£397,273	£393,903	£368,625	£361,601	£331,710
50% SR : 20% LAR : 30% SO	10%	£379,241	£295,918	£292,547	£267,269	£260,245	£230,355
50% SR : 20% LAR : 30% SO	15%	£273,373	£194,562	£191,192	£165,914	£158,890	£128,999
50% SR : 20% LAR : 30% SO	20%	£167,505	£93,206	£89,836	£64,558	£57,534	£27,643
50% SR : 20% LAR : 30% SO	25%	£61,636	-£8,148	-£11,519	-£38,798	-£43,820	-£73,712
50% SR : 20% LAR : 30% SO	30%	-£144,232	-£109,505	-£112,875	-£138,153	-£145,176	-£175,068
50% SR : 20% LAR : 30% SO	35%	-£150,100	-£210,960	-£214,230	-£239,509	-£246,532	-£276,423
50% SR : 20% LAR : 30% SO	40%	-£255,968	-£312,216	-£315,586	-£340,864	-£347,887	-£377,779
50% SR : 20% LAR : 30% SO	45%	-£361,837	-£413,571	-£416,942	-£442,220	-£449,243	-£479,133
50% SR : 20% LAR : 30% SO	50%	-£467,705	-£514,927	-£518,297	-£543,575	-£550,598	-£580,488

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%	£781,923	£689,574	£686,204	£660,925	£653,901	£624,011
50% SR : 20% LAR : 30% SO	5%	£676,055	£588,218	£584,848	£559,570	£552,546	£522,655
50% SR : 20% LAR : 30% SO	10%	£570,186	£486,863	£483,492	£458,214	£451,190	£421,300
50% SR : 20% LAR : 30% SO	15%	£464,318	£385,507	£382,137	£356,859	£349,835	£319,944
50% SR : 20% LAR : 30% SO	20%	£358,450	£284,151	£280,781	£255,503	£248,479	£218,588
50% SR : 20% LAR : 30% SO	25%	£252,581	£182,796	£179,426	£154,147	£147,125	£117,233
50% SR : 20% LAR : 30% SO	30%	£146,713	£81,440	£78,070	£52,792	£45,769	£15,877
50% SR : 20% LAR : 30% SO	35%	£40,845	-£19,915	-£23,285	-£48,564	-£53,587	-£83,476
50% SR : 20% LAR : 30% SO	40%	-£165,025	-£121,271	-£124,641	-£149,919	-£156,942	-£186,834
50% SR : 20% LAR : 30% SO	45%	-£170,892	-£222,626	-£225,997	-£251,275	-£258,298	-£288,188
50% SR : 20% LAR : 30% SO	50%	-£276,760	-£323,982	-£327,352	-£352,630	-£359,653	-£389,544

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%	£1,056,710	£964,361	£960,991	£935,713	£928,689	£898,798
50% SR : 20% LAR : 30% SO	5%	£950,842	£863,005	£859,635	£834,357	£827,333	£797,442
50% SR : 20% LAR : 30% SO	10%	£844,973	£761,650	£758,280	£733,001	£725,977	£696,087
50% SR : 20% LAR : 30% SO	15%	£739,106	£660,294	£656,924	£631,646	£624,622	£594,731
50% SR : 20% LAR : 30% SO	20%	£633,237	£558,939	£555,569	£530,290	£523,266	£493,376
50% SR : 20% LAR : 30% SO	25%	£527,369	£457,583	£454,213	£428,935	£421,912	£392,020
50% SR : 20% LAR : 30% SO	30%	£421,500	£356,227	£352,857	£327,579	£320,556	£290,664
50% SR : 20% LAR : 30% SO	35%	£315,632	£254,872	£251,502	£226,224	£219,201	£189,309
50% SR : 20% LAR : 30% SO	40%	£209,764	£153,516	£150,146	£124,868	£117,845	£87,493
50% SR : 20% LAR : 30% SO	45%	£103,895	£52,161	£48,791	£23,512	£16,489	£13,401
50% SR : 20% LAR : 30% SO	50%	-£1,972	-£48,195	-£52,565	-£77,843	-£84,866	-£114,757

LB Barking and Dagenham
Local Plan Viability Testing 2019

T1 - 13 Houses

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£2,363,934	£2,276,376	£2,275,005	£2,249,728	£2,242,704	£2,212,813
50% SR : 20% LAR : 30% SO	5%	£2,221,909	£2,140,395	£2,137,025	£2,111,747	£2,104,723	£2,074,832
50% SR : 20% LAR : 30% SO	10%	£2,079,885	£2,002,414	£1,999,044	£1,973,766	£1,966,743	£1,936,852
50% SR : 20% LAR : 30% SO	15%	£1,937,860	£1,864,433	£1,861,063	£1,835,786	£1,828,762	£1,798,871
50% SR : 20% LAR : 30% SO	20%	£1,795,835	£1,726,454	£1,723,082	£1,697,805	£1,690,781	£1,660,891
50% SR : 20% LAR : 30% SO	25%	£1,653,811	£1,588,473	£1,585,103	£1,559,824	£1,552,801	£1,522,910
50% SR : 20% LAR : 30% SO	30%	£1,511,786	£1,450,492	£1,447,122	£1,421,843	£1,414,820	£1,384,930
50% SR : 20% LAR : 30% SO	35%	£1,369,761	£1,312,511	£1,309,141	£1,283,863	£1,276,839	£1,246,949
50% SR : 20% LAR : 30% SO	40%	£1,227,737	£1,174,531	£1,171,161	£1,145,882	£1,138,859	£1,108,968
50% SR : 20% LAR : 30% SO	45%	£1,085,712	£1,036,550	£1,033,180	£1,007,902	£1,000,879	£970,987
50% SR : 20% LAR : 30% SO	50%	£943,687	£898,569	£895,199	£869,921	£862,898	£833,007

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%	£914,770	£829,212	£825,841	£800,564	£793,540	£763,649
50% SR : 20% LAR : 30% SO	5%	£772,745	£691,231	£687,861	£662,583	£655,559	£625,668
50% SR : 20% LAR : 30% SO	10%	£630,721	£553,250	£549,880	£524,602	£517,579	£487,688
50% SR : 20% LAR : 30% SO	15%	£488,696	£415,269	£411,899	£386,622	£379,598	£349,707
50% SR : 20% LAR : 30% SO	20%	£346,671	£277,289	£273,918	£248,641	£241,617	£211,726
50% SR : 20% LAR : 30% SO	25%	£204,647	£139,308	£135,938	£110,660	£103,637	£73,745
50% SR : 20% LAR : 30% SO	30%	£62,622	£1,327	£2,043	£27,321	£34,344	£4,235
50% SR : 20% LAR : 30% SO	35%	£79,405	£136,854	£140,024	£165,301	£172,325	£202,216
50% SR : 20% LAR : 30% SO	40%	£221,427	£274,633	£278,004	£303,282	£310,306	£340,195
50% SR : 20% LAR : 30% SO	45%	£363,452	£412,614	£415,984	£441,263	£448,286	£478,177
50% SR : 20% LAR : 30% SO	50%	£505,477	£550,595	£553,965	£579,244	£586,267	£616,157

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%	£1,488,940	£1,403,383	£1,400,012	£1,374,734	£1,367,710	£1,337,820
50% SR : 20% LAR : 30% SO	5%	£1,346,915	£1,265,402	£1,262,032	£1,236,753	£1,229,729	£1,199,839
50% SR : 20% LAR : 30% SO	10%	£1,204,891	£1,127,421	£1,124,051	£1,098,772	£1,091,750	£1,061,859
50% SR : 20% LAR : 30% SO	15%	£1,062,866	£989,440	£986,070	£960,793	£953,769	£923,878
50% SR : 20% LAR : 30% SO	20%	£920,841	£851,460	£848,089	£822,812	£815,788	£785,897
50% SR : 20% LAR : 30% SO	25%	£778,817	£713,479	£710,109	£684,831	£677,808	£647,916
50% SR : 20% LAR : 30% SO	30%	£636,793	£575,498	£572,128	£546,850	£539,827	£509,936
50% SR : 20% LAR : 30% SO	35%	£494,768	£437,517	£434,147	£408,870	£401,846	£371,955
50% SR : 20% LAR : 30% SO	40%	£352,744	£299,537	£296,167	£270,889	£263,865	£233,974
50% SR : 20% LAR : 30% SO	45%	£210,719	£161,556	£158,186	£132,908	£125,885	£95,993
50% SR : 20% LAR : 30% SO	50%	£68,694	£23,575	£20,205	£5,073	£12,096	£4,187

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%	£1,679,885	£1,594,328	£1,590,957	£1,565,679	£1,558,655	£1,528,765
50% SR : 20% LAR : 30% SO	5%	£1,537,860	£1,456,347	£1,452,977	£1,427,698	£1,420,674	£1,390,784
50% SR : 20% LAR : 30% SO	10%	£1,395,836	£1,318,366	£1,314,996	£1,289,717	£1,282,693	£1,252,804
50% SR : 20% LAR : 30% SO	15%	£1,253,811	£1,180,385	£1,177,015	£1,151,736	£1,144,712	£1,114,823
50% SR : 20% LAR : 30% SO	20%	£1,111,786	£1,042,405	£1,039,034	£1,013,757	£1,006,733	£976,842
50% SR : 20% LAR : 30% SO	25%	£969,762	£904,424	£901,054	£875,776	£868,753	£838,861
50% SR : 20% LAR : 30% SO	30%	£827,738	£766,443	£763,073	£737,795	£730,772	£700,881
50% SR : 20% LAR : 30% SO	35%	£685,713	£628,462	£625,092	£599,815	£592,791	£562,900
50% SR : 20% LAR : 30% SO	40%	£543,689	£490,481	£487,111	£461,834	£454,810	£424,919
50% SR : 20% LAR : 30% SO	45%	£401,664	£352,501	£349,131	£323,853	£316,830	£286,938
50% SR : 20% LAR : 30% SO	50%	£259,639	£214,520	£211,150	£185,872	£178,849	£148,958

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%	£1,954,673	£1,869,115	£1,865,744	£1,840,466	£1,833,443	£1,803,552
50% SR : 20% LAR : 30% SO	5%	£1,812,648	£1,731,134	£1,727,764	£1,702,486	£1,695,462	£1,665,571
50% SR : 20% LAR : 30% SO	10%	£1,670,624	£1,593,153	£1,589,783	£1,564,505	£1,557,482	£1,527,591
50% SR : 20% LAR : 30% SO	15%	£1,528,599	£1,455,172	£1,451,802	£1,426,525	£1,419,501	£1,389,610
50% SR : 20% LAR : 30% SO	20%	£1,386,574	£1,317,192	£1,313,821	£1,288,544	£1,281,520	£1,251,629
50% SR : 20% LAR : 30% SO	25%	£1,244,549	£1,179,211	£1,175,841	£1,150,563	£1,143,540	£1,113,648
50% SR : 20% LAR : 30% SO	30%	£1,102,525	£1,041,230	£1,037,860	£1,012,582	£1,005,559	£975,668
50% SR : 20% LAR : 30% SO	35%	£960,500	£903,249	£899,879	£874,602	£867,578	£837,687
50% SR : 20% LAR : 30% SO	40%	£818,476	£765,268	£761,898	£736,621	£729,597	£699,706
50% SR : 20% LAR : 30% SO	45%	£676,451	£627,287	£623,917	£598,640	£591,617	£561,725
50% SR : 20% LAR : 30% SO	50%	£534,426	£489,306	£485,937	£460,659	£453,636	£423,746

LB Barking and Dagenham
Local Plan Viability Testing 2019

T1 - 13 Houses

Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
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No Units	13
Site Area	0.1 Ha

Sales value Inflation	10%
Build cost Inflation	5%

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%	£1,914,952	£1,836,030	£1,832,660	£1,807,382	£1,800,358	£1,770,467
50% SR : 20% LAR : 30% SO	5%	£1,791,696	£1,716,540	£1,713,170	£1,687,891	£1,680,868	£1,650,977
50% SR : 20% LAR : 30% SO	10%	£1,668,439	£1,597,049	£1,593,679	£1,568,401	£1,561,378	£1,531,487
50% SR : 20% LAR : 30% SO	15%	£1,545,182	£1,477,559	£1,474,189	£1,448,911	£1,441,888	£1,411,997
50% SR : 20% LAR : 30% SO	20%	£1,421,925	£1,358,069	£1,354,699	£1,329,421	£1,322,398	£1,292,507
50% SR : 20% LAR : 30% SO	25%	£1,298,669	£1,238,580	£1,235,210	£1,209,931	£1,202,908	£1,173,016
50% SR : 20% LAR : 30% SO	30%	£1,175,412	£1,119,089	£1,115,719	£1,090,441	£1,083,418	£1,053,526
50% SR : 20% LAR : 30% SO	35%	£1,052,155	£999,599	£996,229	£970,951	£963,928	£934,036
50% SR : 20% LAR : 30% SO	40%	£928,898	£880,109	£876,739	£851,460	£844,437	£814,547
50% SR : 20% LAR : 30% SO	45%	£805,642	£760,618	£757,248	£731,970	£724,947	£695,056
50% SR : 20% LAR : 30% SO	50%	£682,385	£641,128	£637,758	£612,481	£605,457	£575,566

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%	£465,788	£386,866	£383,496	£358,217	£351,193	£321,303
50% SR : 20% LAR : 30% SO	5%	£342,531	£267,375	£264,005	£238,727	£231,704	£201,812
50% SR : 20% LAR : 30% SO	10%	£219,275	£147,885	£144,515	£119,237	£112,214	£82,323
50% SR : 20% LAR : 30% SO	15%	£96,018	£28,395	£25,025	£-254	£-276	£-37,167
50% SR : 20% LAR : 30% SO	20%	£-27,239	£-91,085	£-94,466	£-119,743	£-126,767	£-156,658
50% SR : 20% LAR : 30% SO	25%	£-150,496	£-210,585	£-213,966	£-239,233	£-246,257	£-276,148
50% SR : 20% LAR : 30% SO	30%	£-273,752	£-330,075	£-333,455	£-358,723	£-365,747	£-395,638
50% SR : 20% LAR : 30% SO	35%	£-397,009	£-449,565	£-452,945	£-478,214	£-485,237	£-515,128
50% SR : 20% LAR : 30% SO	40%	£-520,266	£-569,055	£-572,428	£-597,704	£-604,727	£-634,616
50% SR : 20% LAR : 30% SO	45%	£-643,523	£-688,545	£-691,916	£-717,194	£-724,217	£-754,106
50% SR : 20% LAR : 30% SO	50%	£-766,779	£-808,035	£-811,406	£-836,684	£-843,708	£-873,598

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%	£1,039,959	£961,036	£957,666	£932,388	£925,364	£895,473
50% SR : 20% LAR : 30% SO	5%	£916,702	£841,546	£838,176	£812,898	£805,875	£775,983
50% SR : 20% LAR : 30% SO	10%	£793,445	£722,056	£718,686	£693,407	£686,385	£656,494
50% SR : 20% LAR : 30% SO	15%	£670,189	£602,566	£599,195	£573,917	£566,894	£537,003
50% SR : 20% LAR : 30% SO	20%	£546,932	£483,075	£479,705	£454,428	£447,404	£417,513
50% SR : 20% LAR : 30% SO	25%	£423,675	£363,586	£360,215	£334,938	£327,914	£298,023
50% SR : 20% LAR : 30% SO	30%	£300,418	£244,096	£240,726	£215,447	£208,423	£178,533
50% SR : 20% LAR : 30% SO	35%	£177,162	£124,606	£121,235	£95,957	£88,934	£59,042
50% SR : 20% LAR : 30% SO	40%	£53,905	£5,115	£1,745	£-236,533	£-243,556	£-273,647
50% SR : 20% LAR : 30% SO	45%	£-269,352	£-114,375	£-117,745	£-143,024	£-150,047	£-179,937
50% SR : 20% LAR : 30% SO	50%	£-492,609	£-233,866	£-237,236	£-262,513	£-269,537	£-299,428

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%	£1,230,904	£1,151,981	£1,148,611	£1,123,333	£1,116,309	£1,086,418
50% SR : 20% LAR : 30% SO	5%	£1,107,647	£1,032,491	£1,029,121	£1,003,843	£996,820	£966,928
50% SR : 20% LAR : 30% SO	10%	£984,390	£913,001	£909,631	£884,352	£877,330	£847,439
50% SR : 20% LAR : 30% SO	15%	£861,134	£793,511	£790,140	£764,862	£757,839	£727,948
50% SR : 20% LAR : 30% SO	20%	£737,877	£674,020	£670,650	£645,373	£638,349	£608,458
50% SR : 20% LAR : 30% SO	25%	£614,620	£554,531	£551,160	£525,883	£518,859	£488,968
50% SR : 20% LAR : 30% SO	30%	£491,363	£435,041	£431,671	£406,392	£399,368	£369,478
50% SR : 20% LAR : 30% SO	35%	£368,107	£315,550	£312,180	£286,902	£279,879	£249,987
50% SR : 20% LAR : 30% SO	40%	£244,850	£196,060	£192,690	£167,412	£160,389	£130,498
50% SR : 20% LAR : 30% SO	45%	£121,593	£76,570	£73,200	£47,921	£40,898	£11,008
50% SR : 20% LAR : 30% SO	50%	£-1,664	£-42,921	£-46,291	£-71,568	£-78,592	£-108,483

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%	£1,505,691	£1,426,769	£1,423,399	£1,398,120	£1,391,096	£1,361,206
50% SR : 20% LAR : 30% SO	5%	£1,382,434	£1,307,278	£1,303,908	£1,278,630	£1,271,607	£1,241,715
50% SR : 20% LAR : 30% SO	10%	£1,259,177	£1,187,788	£1,184,418	£1,159,140	£1,152,117	£1,122,226
50% SR : 20% LAR : 30% SO	15%	£1,135,921	£1,068,298	£1,064,928	£1,039,649	£1,032,626	£1,002,736
50% SR : 20% LAR : 30% SO	20%	£1,012,664	£948,807	£945,437	£920,160	£913,136	£883,245
50% SR : 20% LAR : 30% SO	25%	£889,407	£829,318	£825,947	£800,670	£793,646	£763,755
50% SR : 20% LAR : 30% SO	30%	£766,151	£709,828	£706,458	£681,179	£674,156	£644,265
50% SR : 20% LAR : 30% SO	35%	£642,894	£590,338	£586,967	£561,689	£554,666	£524,775
50% SR : 20% LAR : 30% SO	40%	£519,637	£470,847	£467,477	£442,199	£435,176	£405,285
50% SR : 20% LAR : 30% SO	45%	£396,380	£351,357	£347,987	£322,709	£315,686	£285,795
50% SR : 20% LAR : 30% SO	50%	£273,124	£231,867	£228,497	£203,219	£196,195	£166,305

LB Barking and Dagenham
Local Plan Viability Testing 2019

T1 - 13 Houses

Value Area	Dagenham and Beam Parklands Flats and Houses (CIL Zone 3)
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No Units	13
Site Area	0.1 Ha

Sales value Inflation	10%
Build cost Inflation	5%

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%	£1,690,463	£1,614,857	£1,611,487	£1,586,208	£1,579,185	£1,549,294
50% SR : 20% LAR : 30% SO	5%	£1,576,043	£1,504,074	£1,500,704	£1,475,426	£1,468,402	£1,438,511
50% SR : 20% LAR : 30% SO	10%	£1,461,624	£1,393,291	£1,389,920	£1,364,643	£1,357,619	£1,327,728
50% SR : 20% LAR : 30% SO	15%	£1,347,205	£1,282,907	£1,279,137	£1,253,860	£1,246,836	£1,216,945
50% SR : 20% LAR : 30% SO	20%	£1,232,786	£1,171,724	£1,168,354	£1,143,077	£1,136,053	£1,106,162
50% SR : 20% LAR : 30% SO	25%	£1,118,366	£1,060,941	£1,057,571	£1,032,293	£1,025,270	£995,379
50% SR : 20% LAR : 30% SO	30%	£1,003,948	£950,158	£946,788	£921,510	£914,487	£884,596
50% SR : 20% LAR : 30% SO	35%	£889,529	£839,375	£836,005	£810,727	£803,704	£773,813
50% SR : 20% LAR : 30% SO	40%	£775,110	£728,592	£725,222	£699,944	£692,921	£663,029
50% SR : 20% LAR : 30% SO	45%	£660,690	£617,810	£614,439	£589,161	£582,137	£552,246
50% SR : 20% LAR : 30% SO	50%	£546,271	£507,027	£503,657	£478,378	£471,354	£441,464

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%	£241,298	£165,693	£162,322	£137,044	£130,020	£100,130
50% SR : 20% LAR : 30% SO	5%	£126,879	£54,910	£51,540	£26,261	£19,237	£10,653
50% SR : 20% LAR : 30% SO	10%	£12,460	£-65,873	£-59,244	£-84,522	£-91,546	£-121,436
50% SR : 20% LAR : 30% SO	15%	£-101,959	£-166,657	£-170,027	£-195,305	£-202,329	£-232,219
50% SR : 20% LAR : 30% SO	20%	£-216,379	£-277,440	£-280,810	£-306,088	£-313,111	£-343,002
50% SR : 20% LAR : 30% SO	25%	£-330,798	£-388,223	£-391,593	£-416,871	£-423,894	£-453,785
50% SR : 20% LAR : 30% SO	30%	£-445,216	£-499,006	£-502,376	£-527,654	£-534,677	£-564,568
50% SR : 20% LAR : 30% SO	35%	£-559,635	£-609,789	£-613,159	£-634,437	£-641,460	£-671,351
50% SR : 20% LAR : 30% SO	40%	£-674,055	£-720,572	£-723,942	£-749,220	£-756,243	£-786,135
50% SR : 20% LAR : 30% SO	45%	£-788,474	£-831,355	£-834,725	£-860,003	£-867,027	£-896,918
50% SR : 20% LAR : 30% SO	50%	£-902,893	£-942,138	£-945,508	£-970,786	£-977,810	£-1,007,701

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%	£815,469	£739,863	£736,493	£711,215	£704,191	£674,300
50% SR : 20% LAR : 30% SO	5%	£701,050	£629,080	£625,710	£600,432	£593,408	£563,517
50% SR : 20% LAR : 30% SO	10%	£586,630	£518,297	£514,926	£489,649	£482,625	£452,734
50% SR : 20% LAR : 30% SO	15%	£472,211	£407,513	£404,143	£378,866	£371,842	£341,951
50% SR : 20% LAR : 30% SO	20%	£357,792	£296,731	£293,360	£268,083	£261,059	£231,169
50% SR : 20% LAR : 30% SO	25%	£243,373	£185,948	£182,578	£157,299	£150,276	£120,386
50% SR : 20% LAR : 30% SO	30%	£128,955	£75,165	£71,795	£46,516	£39,493	£9,603
50% SR : 20% LAR : 30% SO	35%	£14,535	£-95,818	£-99,988	£-124,267	£-131,290	£-161,180
50% SR : 20% LAR : 30% SO	40%	£-99,884	£-146,401	£-149,771	£-175,050	£-182,072	£-211,964
50% SR : 20% LAR : 30% SO	45%	£-214,303	£-267,184	£-269,554	£-295,832	£-292,856	£-322,747
50% SR : 20% LAR : 30% SO	50%	£-328,722	£-367,967	£-371,337	£-396,615	£-403,639	£-433,530

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%	£1,006,414	£930,808	£927,438	£902,160	£895,136	£865,245
50% SR : 20% LAR : 30% SO	5%	£891,995	£820,025	£816,655	£791,377	£784,353	£754,462
50% SR : 20% LAR : 30% SO	10%	£777,575	£709,242	£705,871	£680,594	£673,570	£643,679
50% SR : 20% LAR : 30% SO	15%	£663,156	£598,458	£595,088	£569,811	£562,787	£532,896
50% SR : 20% LAR : 30% SO	20%	£548,737	£487,676	£484,305	£459,028	£452,004	£422,114
50% SR : 20% LAR : 30% SO	25%	£434,318	£376,893	£373,523	£348,244	£341,221	£311,331
50% SR : 20% LAR : 30% SO	30%	£319,900	£266,110	£262,740	£237,461	£230,438	£200,548
50% SR : 20% LAR : 30% SO	35%	£205,480	£155,327	£151,957	£126,678	£119,655	£89,765
50% SR : 20% LAR : 30% SO	40%	£91,061	£44,544	£41,174	£15,895	£8,873	£-21,019
50% SR : 20% LAR : 30% SO	45%	£-23,355	£-66,239	£-69,609	£-94,887	£-101,911	£-131,802
50% SR : 20% LAR : 30% SO	50%	£-137,777	£-177,022	£-180,392	£-205,670	£-212,694	£-242,585

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%	£1,281,201	£1,205,595	£1,202,225	£1,176,947	£1,169,923	£1,140,032
50% SR : 20% LAR : 30% SO	5%	£1,166,782	£1,094,813	£1,091,442	£1,066,164	£1,059,140	£1,029,249
50% SR : 20% LAR : 30% SO	10%	£1,052,363	£984,030	£980,659	£955,381	£948,357	£918,467
50% SR : 20% LAR : 30% SO	15%	£937,943	£873,246	£869,876	£844,598	£837,574	£807,684
50% SR : 20% LAR : 30% SO	20%	£823,524	£762,463	£759,093	£733,815	£726,791	£696,901
50% SR : 20% LAR : 30% SO	25%	£709,105	£651,680	£648,310	£623,031	£616,007	£586,118
50% SR : 20% LAR : 30% SO	30%	£594,687	£540,897	£537,527	£512,249	£505,226	£475,335
50% SR : 20% LAR : 30% SO	35%	£480,267	£430,114	£426,744	£401,466	£394,443	£364,552
50% SR : 20% LAR : 30% SO	40%	£365,848	£319,331	£315,961	£290,683	£283,660	£253,769
50% SR : 20% LAR : 30% SO	45%	£251,429	£208,548	£205,178	£179,900	£172,876	£142,985
50% SR : 20% LAR : 30% SO	50%	£137,010	£97,765	£94,395	£69,117	£62,093	£32,202

LB Barking and Dagenham
Local Plan Viability Testing 2019

T1 - 13 Houses

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£1,600,666	£1,526,388	£1,523,018	£1,497,739	£1,490,715	£1,460,825
50% SR : 20% LAR : 30% SO	5%	£1,489,740	£1,419,046	£1,415,675	£1,390,397	£1,383,373	£1,353,483
50% SR : 20% LAR : 30% SO	10%	£1,378,812	£1,311,703	£1,308,332	£1,283,055	£1,276,031	£1,246,140
50% SR : 20% LAR : 30% SO	15%	£1,267,885	£1,204,360	£1,200,990	£1,175,712	£1,168,689	£1,138,798
50% SR : 20% LAR : 30% SO	20%	£1,156,959	£1,097,018	£1,093,648	£1,068,370	£1,061,347	£1,031,456
50% SR : 20% LAR : 30% SO	25%	£1,046,032	£989,676	£986,306	£961,028	£954,005	£924,113
50% SR : 20% LAR : 30% SO	30%	£935,105	£882,334	£878,964	£853,686	£846,662	£816,771
50% SR : 20% LAR : 30% SO	35%	£824,179	£774,992	£771,621	£746,343	£739,320	£709,429
50% SR : 20% LAR : 30% SO	40%	£713,252	£667,649	£664,279	£639,001	£631,977	£602,087
50% SR : 20% LAR : 30% SO	45%	£602,326	£560,307	£556,937	£531,658	£524,635	£494,745
50% SR : 20% LAR : 30% SO	50%	£491,399	£452,964	£449,594	£424,316	£417,293	£387,402

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%	£151,501	£77,223	£73,853	£48,575	£41,551	£11,660
50% SR : 20% LAR : 30% SO	5%	£40,575	£30,119	£33,490	£58,767	£65,791	£95,682
50% SR : 20% LAR : 30% SO	10%	£70,352	£137,462	£140,832	£166,109	£173,133	£203,024
50% SR : 20% LAR : 30% SO	15%	£181,279	£244,804	£248,174	£273,452	£280,475	£310,366
50% SR : 20% LAR : 30% SO	20%	£292,205	£352,146	£355,516	£380,794	£387,817	£417,708
50% SR : 20% LAR : 30% SO	25%	£403,132	£459,488	£462,858	£488,137	£495,159	£525,051
50% SR : 20% LAR : 30% SO	30%	£514,059	£566,830	£570,200	£595,479	£602,503	£632,393
50% SR : 20% LAR : 30% SO	35%	£624,985	£674,172	£677,544	£702,821	£709,845	£739,735
50% SR : 20% LAR : 30% SO	40%	£735,912	£781,516	£784,886	£810,163	£817,187	£847,076
50% SR : 20% LAR : 30% SO	45%	£846,838	£888,858	£892,228	£917,506	£924,529	£954,420
50% SR : 20% LAR : 30% SO	50%	£957,765	£996,200	£999,570	£1,024,848	£1,031,871	£1,061,762

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%	£725,672	£651,394	£648,024	£622,746	£615,722	£585,831
50% SR : 20% LAR : 30% SO	5%	£614,746	£544,052	£540,681	£515,404	£508,380	£478,489
50% SR : 20% LAR : 30% SO	10%	£503,819	£436,709	£433,339	£408,062	£401,038	£371,147
50% SR : 20% LAR : 30% SO	15%	£392,892	£329,367	£325,997	£300,718	£293,695	£263,805
50% SR : 20% LAR : 30% SO	20%	£281,966	£222,025	£218,655	£193,376	£186,353	£156,463
50% SR : 20% LAR : 30% SO	25%	£171,039	£114,683	£111,312	£86,034	£79,011	£49,119
50% SR : 20% LAR : 30% SO	30%	£60,112	£7,340	£3,970	£21,308	£28,332	£58,223
50% SR : 20% LAR : 30% SO	35%	£50,814	£100,902	£103,573	£128,650	£135,674	£165,565
50% SR : 20% LAR : 30% SO	40%	£161,742	£207,345	£210,715	£235,992	£243,016	£272,907
50% SR : 20% LAR : 30% SO	45%	£272,668	£314,687	£318,057	£343,335	£350,358	£380,249
50% SR : 20% LAR : 30% SO	50%	£383,595	£422,029	£425,399	£450,678	£457,700	£487,591

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%	£916,617	£842,339	£838,969	£813,691	£806,667	£776,776
50% SR : 20% LAR : 30% SO	5%	£805,691	£734,997	£731,626	£706,349	£699,325	£669,434
50% SR : 20% LAR : 30% SO	10%	£694,764	£627,654	£624,284	£599,007	£591,983	£562,092
50% SR : 20% LAR : 30% SO	15%	£583,837	£520,312	£516,942	£491,663	£484,640	£454,750
50% SR : 20% LAR : 30% SO	20%	£472,911	£412,970	£409,600	£384,321	£377,298	£347,408
50% SR : 20% LAR : 30% SO	25%	£361,984	£305,628	£302,257	£276,979	£269,956	£240,064
50% SR : 20% LAR : 30% SO	30%	£251,057	£198,285	£194,915	£169,637	£162,613	£132,722
50% SR : 20% LAR : 30% SO	35%	£140,131	£90,943	£87,572	£62,295	£55,271	£25,380
50% SR : 20% LAR : 30% SO	40%	£29,203	£16,400	£13,030	£18,770	£25,804	£51,892
50% SR : 20% LAR : 30% SO	45%	£81,723	£123,742	£127,112	£152,390	£159,413	£189,304
50% SR : 20% LAR : 30% SO	50%	£192,650	£231,084	£234,454	£259,733	£266,755	£296,646

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%	£1,191,404	£1,117,126	£1,113,756	£1,088,478	£1,081,454	£1,051,563
50% SR : 20% LAR : 30% SO	5%	£1,080,478	£1,009,784	£1,006,414	£981,136	£974,112	£944,221
50% SR : 20% LAR : 30% SO	10%	£969,551	£899,071	£895,701	£873,794	£866,770	£836,879
50% SR : 20% LAR : 30% SO	15%	£858,624	£795,099	£791,729	£766,451	£759,428	£729,537
50% SR : 20% LAR : 30% SO	20%	£747,698	£687,757	£684,387	£659,108	£652,086	£622,195
50% SR : 20% LAR : 30% SO	25%	£636,771	£580,415	£577,045	£551,766	£544,743	£514,852
50% SR : 20% LAR : 30% SO	30%	£525,844	£473,073	£469,703	£444,424	£437,400	£407,510
50% SR : 20% LAR : 30% SO	35%	£414,918	£365,730	£362,360	£337,082	£330,058	£300,167
50% SR : 20% LAR : 30% SO	40%	£303,991	£258,387	£255,017	£229,740	£222,716	£192,825
50% SR : 20% LAR : 30% SO	45%	£193,065	£151,045	£147,675	£122,397	£115,374	£85,483
50% SR : 20% LAR : 30% SO	50%	£82,138	£43,703	£40,333	£15,055	£8,032	£-21,859

LB Barking and Dagenham
Local Plan Viability Testing 2019

T2 - 20 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£1,948,586	£1,731,198	£1,725,886	£1,684,547	£1,664,913	£1,650,072
50% SR : 20% LAR : 30% SO	5%	£1,773,324	£1,567,055	£1,561,744	£1,520,404	£1,500,770	£1,485,929
50% SR : 20% LAR : 30% SO	10%	£1,598,063	£1,402,914	£1,397,601	£1,356,261	£1,336,627	£1,321,786
50% SR : 20% LAR : 30% SO	15%	£1,422,801	£1,238,771	£1,233,458	£1,192,118	£1,172,484	£1,157,643
50% SR : 20% LAR : 30% SO	20%	£1,247,540	£1,074,628	£1,069,315	£1,027,975	£1,008,341	£993,501
50% SR : 20% LAR : 30% SO	25%	£1,072,278	£910,485	£905,172	£863,833	£844,198	£829,358
50% SR : 20% LAR : 30% SO	30%	£897,016	£746,342	£741,029	£699,690	£680,055	£665,215
50% SR : 20% LAR : 30% SO	35%	£721,755	£582,199	£576,887	£535,548	£515,912	£501,072
50% SR : 20% LAR : 30% SO	40%	£546,494	£418,056	£412,744	£371,405	£351,770	£336,929
50% SR : 20% LAR : 30% SO	45%	£371,232	£253,914	£248,602	£207,262	£187,627	£172,786
50% SR : 20% LAR : 30% SO	50%	£195,971	£89,771	£84,459	£43,119	£23,485	£8,643

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%	£949,742	£1,167,130	£1,172,442	£1,213,782	£1,233,416	£1,248,257
50% SR : 20% LAR : 30% SO	5%	£1,125,004	£1,331,273	£1,336,585	£1,377,925	£1,397,559	£1,412,399
50% SR : 20% LAR : 30% SO	10%	£1,300,266	£1,495,415	£1,500,728	£1,542,068	£1,561,702	£1,576,542
50% SR : 20% LAR : 30% SO	15%	£1,475,528	£1,659,558	£1,664,871	£1,706,211	£1,725,845	£1,740,685
50% SR : 20% LAR : 30% SO	20%	£1,650,789	£1,823,701	£1,829,014	£1,870,353	£1,889,988	£1,904,828
50% SR : 20% LAR : 30% SO	25%	£1,826,051	£1,987,844	£1,993,157	£2,034,495	£2,054,130	£2,068,971
50% SR : 20% LAR : 30% SO	30%	£2,001,312	£2,151,986	£2,157,299	£2,198,638	£2,218,273	£2,233,114
50% SR : 20% LAR : 30% SO	35%	£2,176,573	£2,316,129	£2,321,441	£2,362,781	£2,382,416	£2,397,257
50% SR : 20% LAR : 30% SO	40%	£2,351,835	£2,480,272	£2,485,584	£2,526,924	£2,546,559	£2,561,399
50% SR : 20% LAR : 30% SO	45%	£2,527,097	£2,644,415	£2,649,727	£2,691,067	£2,710,702	£2,725,542
50% SR : 20% LAR : 30% SO	50%	£2,702,358	£2,808,558	£2,813,870	£2,855,210	£2,874,844	£2,889,685

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%	£198,699	£18,789	£24,101	£85,441	£85,075	£99,915
50% SR : 20% LAR : 30% SO	5%	£23,337	£182,932	£188,244	£229,583	£249,218	£264,058
50% SR : 20% LAR : 30% SO	10%	£151,925	£347,074	£352,387	£393,726	£413,360	£428,201
50% SR : 20% LAR : 30% SO	15%	£327,186	£511,216	£516,529	£557,869	£577,503	£592,344
50% SR : 20% LAR : 30% SO	20%	£502,447	£675,359	£680,672	£722,012	£741,646	£756,487
50% SR : 20% LAR : 30% SO	25%	£677,709	£839,502	£844,815	£886,154	£905,789	£920,629
50% SR : 20% LAR : 30% SO	30%	£852,971	£1,003,645	£1,008,958	£1,050,297	£1,069,932	£1,084,772
50% SR : 20% LAR : 30% SO	35%	£1,028,232	£1,167,788	£1,173,100	£1,214,440	£1,234,075	£1,248,915
50% SR : 20% LAR : 30% SO	40%	£1,203,494	£1,331,931	£1,337,243	£1,378,583	£1,398,218	£1,413,058
50% SR : 20% LAR : 30% SO	45%	£1,378,755	£1,496,074	£1,501,386	£1,542,725	£1,562,361	£1,577,201
50% SR : 20% LAR : 30% SO	50%	£1,554,016	£1,660,217	£1,665,529	£1,706,868	£1,726,502	£1,741,344

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%	£580,489	£363,101	£357,789	£316,449	£296,815	£281,975
50% SR : 20% LAR : 30% SO	5%	£405,227	£198,958	£193,646	£152,307	£132,672	£117,832
50% SR : 20% LAR : 30% SO	10%	£229,965	£34,816	£29,503	£11,836	£1,470	£46,311
50% SR : 20% LAR : 30% SO	15%	£54,704	£129,326	£134,639	£175,979	£195,613	£210,454
50% SR : 20% LAR : 30% SO	20%	£120,557	£293,469	£298,782	£340,122	£359,756	£374,597
50% SR : 20% LAR : 30% SO	25%	£295,819	£457,612	£462,925	£504,264	£523,899	£538,739
50% SR : 20% LAR : 30% SO	30%	£471,081	£621,755	£627,068	£668,407	£688,042	£702,882
50% SR : 20% LAR : 30% SO	35%	£646,342	£785,898	£791,210	£832,550	£852,185	£867,025
50% SR : 20% LAR : 30% SO	40%	£821,604	£950,041	£955,353	£996,693	£1,016,328	£1,031,168
50% SR : 20% LAR : 30% SO	45%	£996,865	£1,114,184	£1,119,496	£1,160,835	£1,180,471	£1,195,311
50% SR : 20% LAR : 30% SO	50%	£1,172,126	£1,278,327	£1,283,639	£1,324,978	£1,344,612	£1,359,454

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%	£1,130,063	£912,676	£907,364	£866,024	£846,390	£831,549
50% SR : 20% LAR : 30% SO	5%	£954,802	£748,533	£743,221	£701,881	£682,247	£667,406
50% SR : 20% LAR : 30% SO	10%	£779,540	£584,391	£579,078	£537,738	£518,104	£503,264
50% SR : 20% LAR : 30% SO	15%	£604,278	£420,248	£414,935	£373,595	£353,961	£339,121
50% SR : 20% LAR : 30% SO	20%	£429,017	£256,105	£250,792	£209,452	£189,818	£174,978
50% SR : 20% LAR : 30% SO	25%	£253,755	£91,962	£86,649	£45,310	£25,675	£10,835
50% SR : 20% LAR : 30% SO	30%	£78,493	£472,181	£477,494	£418,832	£418,468	£418,308
50% SR : 20% LAR : 30% SO	35%	£58,767	£236,324	£241,638	£229,975	£232,610	£217,451
50% SR : 20% LAR : 30% SO	40%	£272,029	£400,466	£405,779	£447,118	£466,753	£481,594
50% SR : 20% LAR : 30% SO	45%	£447,291	£564,609	£569,921	£611,261	£630,896	£645,737
50% SR : 20% LAR : 30% SO	50%	£622,552	£728,752	£734,064	£775,404	£795,038	£809,879

LB Barking and Dagenham
Local Plan Viability Testing 2019

T2 - 20 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£985,224	£868,234	£862,922	£821,582	£801,948	£787,108
50% SR : 20% LAR : 30% SO	5%	£850,686	£739,905	£734,593	£693,253	£673,619	£658,779
50% SR : 20% LAR : 30% SO	10%	£716,148	£611,577	£606,264	£564,924	£545,290	£530,449
50% SR : 20% LAR : 30% SO	15%	£581,610	£483,248	£477,935	£436,595	£416,961	£402,120
50% SR : 20% LAR : 30% SO	20%	£447,072	£354,918	£349,605	£308,266	£288,631	£273,791
50% SR : 20% LAR : 30% SO	25%	£312,534	£226,589	£221,276	£179,937	£160,302	£145,462
50% SR : 20% LAR : 30% SO	30%	£177,996	£98,260	£92,947	£51,608	£31,973	£17,133
50% SR : 20% LAR : 30% SO	35%	£43,458	£-30,495	£-35,882	£-77,807	£-97,719	£-112,770
50% SR : 20% LAR : 30% SO	40%	£-92,369	£-160,640	£-166,027	£-207,953	£-227,865	£-242,916
50% SR : 20% LAR : 30% SO	45%	£-228,811	£-290,785	£-296,173	£-338,097	£-358,010	£-373,060
50% SR : 20% LAR : 30% SO	50%	£-365,253	£-420,930	£-426,318	£-468,242	£-488,155	£-503,205

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%	£-1,913,104	£-2,030,094	£-2,035,406	£-2,076,746	£-2,096,380	£-2,111,221
50% SR : 20% LAR : 30% SO	5%	£-2,047,642	£-2,158,424	£-2,163,736	£-2,205,075	£-2,224,709	£-2,239,550
50% SR : 20% LAR : 30% SO	10%	£-2,182,180	£-2,286,752	£-2,292,065	£-2,333,405	£-2,353,039	£-2,367,879
50% SR : 20% LAR : 30% SO	15%	£-2,316,718	£-2,415,081	£-2,420,394	£-2,461,734	£-2,481,368	£-2,496,208
50% SR : 20% LAR : 30% SO	20%	£-2,451,256	£-2,543,410	£-2,548,723	£-2,590,063	£-2,609,697	£-2,624,538
50% SR : 20% LAR : 30% SO	25%	£-2,585,794	£-2,671,739	£-2,677,052	£-2,718,391	£-2,738,026	£-2,752,867
50% SR : 20% LAR : 30% SO	30%	£-2,720,333	£-2,800,069	£-2,805,382	£-2,846,720	£-2,866,355	£-2,881,196
50% SR : 20% LAR : 30% SO	35%	£-2,854,871	£-2,928,402	£-2,933,715	£-2,975,053	£-2,994,688	£-3,011,099
50% SR : 20% LAR : 30% SO	40%	£-2,989,409	£-3,056,735	£-3,062,048	£-3,103,392	£-3,123,027	£-3,141,244
50% SR : 20% LAR : 30% SO	45%	£-3,123,947	£-3,185,068	£-3,190,381	£-3,229,136	£-3,248,771	£-3,271,389
50% SR : 20% LAR : 30% SO	50%	£-3,258,485	£-3,313,401	£-3,318,714	£-3,358,468	£-3,378,103	£-3,401,534

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%	£-764,763	£-881,753	£-887,065	£-928,405	£-948,039	£-962,879
50% SR : 20% LAR : 30% SO	5%	£-899,301	£-1,010,082	£-1,015,394	£-1,056,734	£-1,076,368	£-1,091,209
50% SR : 20% LAR : 30% SO	10%	£-1,033,839	£-1,138,410	£-1,143,723	£-1,185,063	£-1,204,697	£-1,219,538
50% SR : 20% LAR : 30% SO	15%	£-1,168,377	£-1,266,738	£-1,272,051	£-1,313,392	£-1,333,027	£-1,347,867
50% SR : 20% LAR : 30% SO	20%	£-1,302,915	£-1,395,066	£-1,400,379	£-1,441,722	£-1,461,356	£-1,476,196
50% SR : 20% LAR : 30% SO	25%	£-1,437,453	£-1,523,398	£-1,528,711	£-1,570,051	£-1,589,685	£-1,604,525
50% SR : 20% LAR : 30% SO	30%	£-1,571,991	£-1,651,727	£-1,657,040	£-1,698,379	£-1,718,014	£-1,732,855
50% SR : 20% LAR : 30% SO	35%	£-1,706,529	£-1,780,058	£-1,785,371	£-1,826,711	£-1,846,345	£-1,861,186
50% SR : 20% LAR : 30% SO	40%	£-1,841,067	£-1,908,387	£-1,913,700	£-1,955,040	£-1,974,674	£-1,989,515
50% SR : 20% LAR : 30% SO	45%	£-1,975,605	£-2,036,716	£-2,042,029	£-2,083,369	£-2,102,003	£-2,116,844
50% SR : 20% LAR : 30% SO	50%	£-2,110,143	£-2,165,045	£-2,170,358	£-2,211,698	£-2,230,332	£-2,245,173

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, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-382,873	£-499,863	£-505,175	£-546,515	£-566,149	£-580,989
50% SR : 20% LAR : 30% SO	5%	£-517,411	£-628,192	£-633,504	£-674,844	£-694,478	£-709,319
50% SR : 20% LAR : 30% SO	10%	£-651,949	£-756,520	£-761,833	£-803,173	£-822,807	£-837,648
50% SR : 20% LAR : 30% SO	15%	£-786,487	£-884,850	£-890,163	£-931,502	£-951,137	£-965,977
50% SR : 20% LAR : 30% SO	20%	£-921,025	£-1,013,179	£-1,018,492	£-1,059,832	£-1,079,466	£-1,094,306
50% SR : 20% LAR : 30% SO	25%	£-1,055,563	£-1,141,508	£-1,146,821	£-1,188,160	£-1,207,795	£-1,222,635
50% SR : 20% LAR : 30% SO	30%	£-1,190,101	£-1,269,837	£-1,275,150	£-1,316,489	£-1,336,124	£-1,350,965
50% SR : 20% LAR : 30% SO	35%	£-1,324,639	£-1,398,166	£-1,403,479	£-1,444,818	£-1,464,453	£-1,479,293
50% SR : 20% LAR : 30% SO	40%	£-1,459,177	£-1,526,495	£-1,531,808	£-1,573,147	£-1,592,782	£-1,611,013
50% SR : 20% LAR : 30% SO	45%	£-1,593,715	£-1,654,824	£-1,660,137	£-1,701,476	£-1,721,111	£-1,740,342
50% SR : 20% LAR : 30% SO	50%	£-1,728,253	£-1,783,153	£-1,788,466	£-1,829,805	£-1,849,440	£-1,869,080

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%	£166,702	£49,711	£44,399	£3,060	£-16,574	£-31,415
50% SR : 20% LAR : 30% SO	5%	£32,164	£78,618	£83,930	£-125,270	£-144,904	£-159,744
50% SR : 20% LAR : 30% SO	10%	£-102,374	£-206,946	£-212,259	£-253,599	£-273,233	£-288,073
50% SR : 20% LAR : 30% SO	15%	£-236,913	£-335,275	£-340,588	£-381,928	£-401,562	£-416,403
50% SR : 20% LAR : 30% SO	20%	£-371,451	£-463,604	£-468,917	£-510,257	£-529,891	£-544,732
50% SR : 20% LAR : 30% SO	25%	£-505,989	£-591,934	£-597,247	£-638,586	£-658,221	£-673,061
50% SR : 20% LAR : 30% SO	30%	£-640,527	£-720,263	£-725,576	£-766,915	£-786,550	£-801,390
50% SR : 20% LAR : 30% SO	35%	£-775,065	£-848,592	£-853,905	£-895,244	£-914,879	£-929,719
50% SR : 20% LAR : 30% SO	40%	£-909,603	£-976,921	£-982,234	£-1,023,583	£-1,043,218	£-1,062,858
50% SR : 20% LAR : 30% SO	45%	£-1,044,141	£-1,105,250	£-1,110,563	£-1,151,902	£-1,171,537	£-1,191,177
50% SR : 20% LAR : 30% SO	50%	£-1,178,679	£-1,233,579	£-1,238,892	£-1,280,231	£-1,300,866	£-1,320,506

LB Barking and Dagenham
Local Plan Viability Testing 2019

T2 - 20 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£1,593,663	£1,496,401	£1,491,089	£1,449,750	£1,430,116	£1,415,275
50% SR : 20% LAR : 30% SO	5%	£1,433,980	£1,341,864	£1,336,551	£1,295,212	£1,275,577	£1,260,736
50% SR : 20% LAR : 30% SO	10%	£1,274,298	£1,187,325	£1,182,013	£1,140,673	£1,121,038	£1,106,198
50% SR : 20% LAR : 30% SO	15%	£1,114,614	£1,032,786	£1,027,474	£986,135	£966,501	£951,660
50% SR : 20% LAR : 30% SO	20%	£954,932	£878,249	£872,936	£831,597	£811,962	£797,121
50% SR : 20% LAR : 30% SO	25%	£795,250	£723,710	£718,398	£677,058	£657,423	£642,583
50% SR : 20% LAR : 30% SO	30%	£635,566	£569,171	£563,859	£522,520	£502,886	£488,045
50% SR : 20% LAR : 30% SO	35%	£475,884	£414,634	£409,321	£367,982	£348,347	£333,506
50% SR : 20% LAR : 30% SO	40%	£316,201	£260,095	£254,783	£213,443	£193,808	£178,968
50% SR : 20% LAR : 30% SO	45%	£156,518	£105,556	£100,244	£58,905	£39,271	£24,430
50% SR : 20% LAR : 30% SO	50%	£-3,210	£-49,675	£-55,063	£-96,987	£-116,899	£-131,950

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%	£-1,304,666	£-1,401,927	£-1,407,239	£-1,448,579	£-1,468,213	£-1,483,054
50% SR : 20% LAR : 30% SO	5%	£-1,464,348	£-1,556,465	£-1,561,778	£-1,603,117	£-1,622,752	£-1,637,592
50% SR : 20% LAR : 30% SO	10%	£-1,624,031	£-1,711,004	£-1,716,318	£-1,757,655	£-1,777,290	£-1,792,131
50% SR : 20% LAR : 30% SO	15%	£-1,783,714	£-1,865,542	£-1,870,854	£-1,912,194	£-1,931,828	£-1,946,668
50% SR : 20% LAR : 30% SO	20%	£-1,943,397	£-2,020,080	£-2,025,393	£-2,066,732	£-2,086,367	£-2,101,207
50% SR : 20% LAR : 30% SO	25%	£-2,103,079	£-2,174,619	£-2,179,930	£-2,221,270	£-2,240,905	£-2,255,746
50% SR : 20% LAR : 30% SO	30%	£-2,262,762	£-2,329,157	£-2,334,469	£-2,375,809	£-2,395,443	£-2,410,283
50% SR : 20% LAR : 30% SO	35%	£-2,422,445	£-2,483,695	£-2,489,008	£-2,530,347	£-2,549,982	£-2,564,822
50% SR : 20% LAR : 30% SO	40%	£-2,582,127	£-2,638,234	£-2,643,545	£-2,684,885	£-2,704,520	£-2,719,361
50% SR : 20% LAR : 30% SO	45%	£-2,741,811	£-2,792,772	£-2,798,084	£-2,839,424	£-2,859,058	£-2,873,898
50% SR : 20% LAR : 30% SO	50%	£-2,901,494	£-2,948,004	£-2,953,311	£-2,995,316	£-3,015,228	£-3,030,279

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%	£-156,324	£-293,596	£-298,888	£-300,238	£-319,872	£-334,712
50% SR : 20% LAR : 30% SO	5%	£-316,007	£-408,123	£-413,436	£-454,775	£-474,410	£-489,251
50% SR : 20% LAR : 30% SO	10%	£-475,689	£-562,662	£-567,974	£-609,314	£-628,949	£-643,789
50% SR : 20% LAR : 30% SO	15%	£-635,373	£-717,201	£-722,513	£-763,853	£-783,487	£-798,327
50% SR : 20% LAR : 30% SO	20%	£-795,055	£-871,738	£-877,051	£-918,390	£-938,025	£-952,866
50% SR : 20% LAR : 30% SO	25%	£-954,738	£-1,026,277	£-1,031,589	£-1,072,929	£-1,092,564	£-1,107,404
50% SR : 20% LAR : 30% SO	30%	£-1,114,421	£-1,180,816	£-1,186,128	£-1,227,468	£-1,247,102	£-1,261,942
50% SR : 20% LAR : 30% SO	35%	£-1,274,103	£-1,335,353	£-1,340,665	£-1,382,005	£-1,401,640	£-1,416,481
50% SR : 20% LAR : 30% SO	40%	£-1,433,786	£-1,489,892	£-1,495,204	£-1,536,544	£-1,556,179	£-1,571,019
50% SR : 20% LAR : 30% SO	45%	£-1,593,469	£-1,644,431	£-1,649,743	£-1,691,083	£-1,710,717	£-1,725,557
50% SR : 20% LAR : 30% SO	50%	£-1,753,152	£-1,799,962	£-1,805,274	£-1,846,614	£-1,866,248	£-1,881,087

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, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£225,566	£128,304	£122,992	£81,652	£62,018	£47,178
50% SR : 20% LAR : 30% SO	5%	£65,883	£-26,233	£-31,546	£-72,885	£-92,520	£-107,361
50% SR : 20% LAR : 30% SO	10%	£-93,799	£-180,772	£-186,084	£-227,424	£-247,059	£-261,899
50% SR : 20% LAR : 30% SO	15%	£-253,483	£-335,311	£-340,623	£-381,963	£-401,597	£-416,437
50% SR : 20% LAR : 30% SO	20%	£-413,165	£-489,848	£-495,161	£-536,503	£-556,135	£-570,976
50% SR : 20% LAR : 30% SO	25%	£-572,848	£-644,387	£-649,699	£-691,039	£-710,674	£-725,514
50% SR : 20% LAR : 30% SO	30%	£-732,531	£-798,926	£-804,238	£-845,578	£-865,212	£-880,052
50% SR : 20% LAR : 30% SO	35%	£-892,213	£-953,463	£-958,775	£-1,000,115	£-1,019,750	£-1,034,591
50% SR : 20% LAR : 30% SO	40%	£-1,051,896	£-1,108,002	£-1,113,314	£-1,154,654	£-1,174,289	£-1,189,129
50% SR : 20% LAR : 30% SO	45%	£-1,211,579	£-1,262,541	£-1,267,853	£-1,309,193	£-1,328,827	£-1,343,667
50% SR : 20% LAR : 30% SO	50%	£-1,371,262	£-1,417,072	£-1,422,384	£-1,463,724	£-1,483,358	£-1,500,047

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%	£775,140	£677,879	£672,567	£631,227	£611,593	£596,752
50% SR : 20% LAR : 30% SO	5%	£615,458	£523,341	£518,028	£476,689	£457,054	£442,214
50% SR : 20% LAR : 30% SO	10%	£455,775	£368,802	£363,490	£322,150	£302,515	£287,675
50% SR : 20% LAR : 30% SO	15%	£296,092	£214,264	£208,952	£167,612	£147,978	£133,137
50% SR : 20% LAR : 30% SO	20%	£136,409	£59,726	£54,413	£13,074	£-6,261	£-21,401
50% SR : 20% LAR : 30% SO	25%	£-23,273	£-94,813	£-100,125	£-141,464	£-161,100	£-175,940
50% SR : 20% LAR : 30% SO	30%	£-182,957	£-249,351	£-254,663	£-295,003	£-315,637	£-330,478
50% SR : 20% LAR : 30% SO	35%	£-342,639	£-403,889	£-409,202	£-449,541	£-470,176	£-485,016
50% SR : 20% LAR : 30% SO	40%	£-502,322	£-558,428	£-563,740	£-604,280	£-624,915	£-639,555
50% SR : 20% LAR : 30% SO	45%	£-662,005	£-712,966	£-718,278	£-758,918	£-779,553	£-794,093
50% SR : 20% LAR : 30% SO	50%	£-821,688	£-868,505	£-873,817	£-914,457	£-935,092	£-950,473

LB Barking and Dagenham
Local Plan Viability Testing 2019

T2 - 20 Flats

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	10%
Build cost Inflation	5%

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%	£1,086,631	£996,863	£991,550	£950,210	£930,576	£915,736
50% SR : 20% LAR : 30% SO	5%	£948,111	£863,175	£857,862	£816,522	£796,888	£782,048
50% SR : 20% LAR : 30% SO	10%	£809,591	£729,487	£724,174	£682,834	£663,200	£648,360
50% SR : 20% LAR : 30% SO	15%	£671,072	£595,799	£590,486	£548,147	£529,512	£514,671
50% SR : 20% LAR : 30% SO	20%	£532,551	£462,111	£456,798	£415,459	£396,824	£380,983
50% SR : 20% LAR : 30% SO	25%	£394,032	£328,422	£323,109	£281,771	£262,136	£247,295
50% SR : 20% LAR : 30% SO	30%	£255,512	£194,734	£189,422	£148,083	£128,447	£113,607
50% SR : 20% LAR : 30% SO	35%	£116,992	£61,046	£55,734	£14,394	£-5,314	£-20,365
50% SR : 20% LAR : 30% SO	40%	£-21,832	£-73,670	£-79,058	£-120,982	£-140,894	£-155,945
50% SR : 20% LAR : 30% SO	45%	£-162,312	£-209,250	£-214,637	£-256,562	£-276,474	£-291,525
50% SR : 20% LAR : 30% SO	50%	£-302,792	£-344,830	£-350,217	£-392,142	£-412,054	£-427,105

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%	£-1,811,698	£-1,901,466	£-1,906,779	£-1,948,118	£-1,987,752	£-1,982,593
50% SR : 20% LAR : 30% SO	5%	£-1,950,217	£-2,035,154	£-2,040,467	£-2,081,806	£-2,101,441	£-2,116,281
50% SR : 20% LAR : 30% SO	10%	£-2,088,738	£-2,168,842	£-2,174,155	£-2,215,495	£-2,235,129	£-2,249,969
50% SR : 20% LAR : 30% SO	15%	£-2,227,257	£-2,302,530	£-2,307,843	£-2,349,182	£-2,368,817	£-2,383,657
50% SR : 20% LAR : 30% SO	20%	£-2,365,777	£-2,436,218	£-2,441,531	£-2,482,870	£-2,502,505	£-2,517,345
50% SR : 20% LAR : 30% SO	25%	£-2,504,297	£-2,569,906	£-2,575,219	£-2,616,558	£-2,636,193	£-2,651,033
50% SR : 20% LAR : 30% SO	30%	£-2,642,817	£-2,703,594	£-2,708,906	£-2,750,246	£-2,769,881	£-2,784,722
50% SR : 20% LAR : 30% SO	35%	£-2,781,336	£-2,837,282	£-2,842,594	£-2,883,934	£-2,903,569	£-2,918,409
50% SR : 20% LAR : 30% SO	40%	£-2,920,180	£-2,971,070	£-2,977,382	£-3,019,311	£-3,039,223	£-3,054,274
50% SR : 20% LAR : 30% SO	45%	£-3,060,641	£-3,107,578	£-3,112,890	£-3,154,891	£-3,174,803	£-3,189,854
50% SR : 20% LAR : 30% SO	50%	£-3,201,121	£-3,243,158	£-3,248,546	£-3,290,471	£-3,310,383	£-3,325,433

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%	£863,357	£763,124	£758,437	£799,777	£819,411	£834,251
50% SR : 20% LAR : 30% SO	5%	£801,876	£886,812	£892,125	£933,465	£953,099	£967,940
50% SR : 20% LAR : 30% SO	10%	£940,396	£1,020,500	£1,025,813	£1,067,153	£1,086,787	£1,101,628
50% SR : 20% LAR : 30% SO	15%	£1,078,916	£1,154,189	£1,159,501	£1,200,840	£1,220,475	£1,235,316
50% SR : 20% LAR : 30% SO	20%	£1,217,436	£1,287,877	£1,293,190	£1,334,528	£1,354,163	£1,369,004
50% SR : 20% LAR : 30% SO	25%	£1,355,955	£1,421,565	£1,426,878	£1,468,217	£1,487,852	£1,502,692
50% SR : 20% LAR : 30% SO	30%	£1,494,475	£1,555,253	£1,560,565	£1,601,905	£1,621,540	£1,636,380
50% SR : 20% LAR : 30% SO	35%	£1,632,995	£1,688,941	£1,694,253	£1,735,593	£1,755,228	£1,770,068
50% SR : 20% LAR : 30% SO	40%	£1,771,515	£1,823,657	£1,829,045	£1,870,385	£1,890,020	£1,905,932
50% SR : 20% LAR : 30% SO	45%	£1,910,035	£1,959,237	£1,964,625	£2,006,549	£2,026,184	£2,041,512
50% SR : 20% LAR : 30% SO	50%	£2,052,779	£2,094,817	£2,100,205	£2,142,129	£2,162,041	£2,177,092

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%	£261,467	£371,234	£376,547	£417,887	£437,521	£452,361
50% SR : 20% LAR : 30% SO	5%	£419,986	£504,922	£510,235	£551,575	£571,209	£586,050
50% SR : 20% LAR : 30% SO	10%	£558,506	£638,610	£643,923	£685,263	£704,897	£719,738
50% SR : 20% LAR : 30% SO	15%	£697,026	£772,299	£777,611	£818,950	£838,585	£853,426
50% SR : 20% LAR : 30% SO	20%	£835,546	£905,987	£911,300	£952,638	£972,273	£987,114
50% SR : 20% LAR : 30% SO	25%	£974,065	£1,039,675	£1,044,988	£1,086,327	£1,105,962	£1,120,802
50% SR : 20% LAR : 30% SO	30%	£1,112,585	£1,173,363	£1,178,675	£1,220,015	£1,239,650	£1,254,490
50% SR : 20% LAR : 30% SO	35%	£1,251,105	£1,307,051	£1,312,363	£1,353,703	£1,373,338	£1,388,178
50% SR : 20% LAR : 30% SO	40%	£1,389,625	£1,441,739	£1,447,051	£1,488,391	£1,508,026	£1,523,042
50% SR : 20% LAR : 30% SO	45%	£1,530,410	£1,577,347	£1,582,735	£1,624,659	£1,644,571	£1,659,622
50% SR : 20% LAR : 30% SO	50%	£1,670,889	£1,712,927	£1,718,315	£1,760,239	£1,780,151	£1,795,202

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%	£268,108	£178,340	£173,027	£131,687	£112,053	£97,213
50% SR : 20% LAR : 30% SO	5%	£129,589	£44,652	£39,339	£2,001	£-21,635	£-36,475
50% SR : 20% LAR : 30% SO	10%	£-8,932	£-89,036	£-94,349	£-135,689	£-155,323	£-170,163
50% SR : 20% LAR : 30% SO	15%	£-147,451	£-222,724	£-228,037	£-269,376	£-289,011	£-303,851
50% SR : 20% LAR : 30% SO	20%	£-285,971	£-356,412	£-361,725	£-403,064	£-422,699	£-437,540
50% SR : 20% LAR : 30% SO	25%	£-424,491	£-490,100	£-495,413	£-536,752	£-556,387	£-571,228
50% SR : 20% LAR : 30% SO	30%	£-563,011	£-623,789	£-629,100	£-670,440	£-690,075	£-704,916
50% SR : 20% LAR : 30% SO	35%	£-701,530	£-757,477	£-762,789	£-804,128	£-823,763	£-838,604
50% SR : 20% LAR : 30% SO	40%	£-840,050	£-892,165	£-897,477	£-939,265	£-958,900	£-974,488
50% SR : 20% LAR : 30% SO	45%	£-980,835	£-1,027,773	£-1,033,160	£-1,075,085	£-1,094,720	£-1,110,048
50% SR : 20% LAR : 30% SO	50%	£-1,121,315	£-1,163,353	£-1,168,740	£-1,210,665	£-1,230,577	£-1,245,628

LB Barking and Dagenham
Local Plan Viability Testing 2019

T2 - 20 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£731,708	£647,185	£641,873	£600,533	£580,899	£566,058
50% SR : 20% LAR : 30% SO	5%	£607,083	£527,187	£521,874	£480,536	£460,900	£446,060
50% SR : 20% LAR : 30% SO	10%	£482,459	£407,189	£401,877	£360,537	£340,902	£326,062
50% SR : 20% LAR : 30% SO	15%	£357,835	£287,191	£281,879	£240,539	£220,905	£206,063
50% SR : 20% LAR : 30% SO	20%	£233,211	£167,192	£161,880	£120,541	£100,907	£86,066
50% SR : 20% LAR : 30% SO	25%	£108,586	£47,195	£41,882	£542	£-19,362	£-34,412
50% SR : 20% LAR : 30% SO	30%	£-16,265	£-73,834	£-79,221	£-121,146	£-141,058	£-156,109
50% SR : 20% LAR : 30% SO	35%	£-142,654	£-195,530	£-200,917	£-242,842	£-262,754	£-277,805
50% SR : 20% LAR : 30% SO	40%	£-269,041	£-317,226	£-322,614	£-364,538	£-384,450	£-399,501
50% SR : 20% LAR : 30% SO	45%	£-395,429	£-438,922	£-444,310	£-486,234	£-506,147	£-521,197
50% SR : 20% LAR : 30% SO	50%	£-521,817	£-560,619	£-566,005	£-607,931	£-627,843	£-642,894

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%	£-2,166,620	£-2,251,144	£-2,256,456	£-2,297,796	£-2,317,430	£-2,332,270
50% SR : 20% LAR : 30% SO	5%	£-2,291,245	£-2,371,141	£-2,376,454	£-2,417,793	£-2,437,428	£-2,452,269
50% SR : 20% LAR : 30% SO	10%	£-2,415,870	£-2,491,140	£-2,496,452	£-2,537,791	£-2,557,426	£-2,572,267
50% SR : 20% LAR : 30% SO	15%	£-2,540,494	£-2,611,138	£-2,616,450	£-2,657,790	£-2,677,424	£-2,692,265
50% SR : 20% LAR : 30% SO	20%	£-2,665,118	£-2,731,136	£-2,736,448	£-2,777,788	£-2,797,422	£-2,812,282
50% SR : 20% LAR : 30% SO	25%	£-2,789,743	£-2,851,133	£-2,856,446	£-2,897,786	£-2,917,420	£-2,932,241
50% SR : 20% LAR : 30% SO	30%	£-2,914,367	£-2,971,131	£-2,976,444	£-3,017,784	£-3,037,418	£-3,052,239
50% SR : 20% LAR : 30% SO	35%	£-3,038,991	£-3,088,129	£-3,093,442	£-3,133,782	£-3,153,416	£-3,168,237
50% SR : 20% LAR : 30% SO	40%	£-3,163,615	£-3,205,127	£-3,210,440	£-3,245,778	£-3,265,412	£-3,280,235
50% SR : 20% LAR : 30% SO	45%	£-3,288,239	£-3,322,125	£-3,327,438	£-3,362,776	£-3,382,410	£-3,397,233
50% SR : 20% LAR : 30% SO	50%	£-3,412,863	£-3,438,123	£-3,443,436	£-3,478,774	£-3,498,408	£-3,513,231

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%	£-1,018,279	£-1,102,803	£-1,108,115	£-1,149,454	£-1,169,088	£-1,183,929
50% SR : 20% LAR : 30% SO	5%	£-1,142,904	£-1,222,801	£-1,228,113	£-1,269,452	£-1,289,086	£-1,303,927
50% SR : 20% LAR : 30% SO	10%	£-1,267,528	£-1,342,798	£-1,348,110	£-1,389,450	£-1,409,084	£-1,423,925
50% SR : 20% LAR : 30% SO	15%	£-1,392,152	£-1,462,796	£-1,468,108	£-1,509,448	£-1,529,082	£-1,543,924
50% SR : 20% LAR : 30% SO	20%	£-1,516,776	£-1,582,793	£-1,588,105	£-1,629,446	£-1,649,080	£-1,663,921
50% SR : 20% LAR : 30% SO	25%	£-1,641,400	£-1,702,791	£-1,708,103	£-1,749,444	£-1,769,078	£-1,784,000
50% SR : 20% LAR : 30% SO	30%	£-1,766,024	£-1,822,789	£-1,828,101	£-1,869,442	£-1,889,076	£-1,904,000
50% SR : 20% LAR : 30% SO	35%	£-1,890,648	£-1,942,787	£-1,948,100	£-1,989,440	£-2,009,074	£-2,024,000
50% SR : 20% LAR : 30% SO	40%	£-2,015,272	£-2,062,785	£-2,068,100	£-2,109,438	£-2,129,072	£-2,144,000
50% SR : 20% LAR : 30% SO	45%	£-2,139,896	£-2,182,783	£-2,188,100	£-2,229,436	£-2,249,070	£-2,264,000
50% SR : 20% LAR : 30% SO	50%	£-2,264,520	£-2,302,781	£-2,308,100	£-2,349,434	£-2,369,068	£-2,384,000

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%	£-836,389	£-720,913	£-726,225	£-767,564	£-787,198	£-802,039
50% SR : 20% LAR : 30% SO	5%	£-761,014	£-640,910	£-646,223	£-687,562	£-707,196	£-722,037
50% SR : 20% LAR : 30% SO	10%	£-685,638	£-560,908	£-566,220	£-607,560	£-627,194	£-642,035
50% SR : 20% LAR : 30% SO	15%	£-610,262	£-480,906	£-486,218	£-527,558	£-547,192	£-562,033
50% SR : 20% LAR : 30% SO	20%	£-534,886	£-400,904	£-406,216	£-447,556	£-467,190	£-482,031
50% SR : 20% LAR : 30% SO	25%	£-459,510	£-320,902	£-326,214	£-367,554	£-387,188	£-402,030
50% SR : 20% LAR : 30% SO	30%	£-384,134	£-240,899	£-246,211	£-287,552	£-307,186	£-322,029
50% SR : 20% LAR : 30% SO	35%	£-308,758	£-160,897	£-166,209	£-207,550	£-227,184	£-242,028
50% SR : 20% LAR : 30% SO	40%	£-233,382	£-80,895	£-86,207	£-127,548	£-147,182	£-162,027
50% SR : 20% LAR : 30% SO	45%	£-157,006	£-1,10,893	£-116,205	£-167,546	£-187,180	£-202,026
50% SR : 20% LAR : 30% SO	50%	£-80,630	£-190,891	£-196,203	£-247,544	£-267,178	£-282,025

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%	£-86,814	£-171,338	£-176,650	£-217,990	£-237,624	£-252,464
50% SR : 20% LAR : 30% SO	5%	£-211,440	£-291,335	£-296,648	£-337,987	£-357,621	£-372,461
50% SR : 20% LAR : 30% SO	10%	£-336,064	£-411,334	£-416,646	£-457,986	£-477,620	£-492,461
50% SR : 20% LAR : 30% SO	15%	£-460,688	£-531,332	£-536,644	£-577,984	£-597,618	£-612,459
50% SR : 20% LAR : 30% SO	20%	£-585,312	£-651,330	£-656,642	£-697,982	£-717,616	£-732,457
50% SR : 20% LAR : 30% SO	25%	£-709,936	£-771,328	£-776,640	£-817,980	£-837,614	£-852,455
50% SR : 20% LAR : 30% SO	30%	£-834,560	£-891,326	£-896,638	£-937,978	£-957,612	£-972,453
50% SR : 20% LAR : 30% SO	35%	£-959,184	£-1,011,324	£-1,016,636	£-1,057,974	£-1,077,608	£-1,092,449
50% SR : 20% LAR : 30% SO	40%	£-1,083,808	£-1,131,322	£-1,136,634	£-1,177,972	£-1,197,606	£-1,212,447
50% SR : 20% LAR : 30% SO	45%	£-1,208,432	£-1,251,320	£-1,256,632	£-1,297,970	£-1,317,604	£-1,332,445
50% SR : 20% LAR : 30% SO	50%	£-1,333,056	£-1,371,318	£-1,376,630	£-1,417,968	£-1,437,602	£-1,452,443

LB Barking and Dagenham
Local Plan Viability Testing 2019

T3 - 60 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£5,130,619	£4,545,138	£4,529,449	£4,418,048	£4,360,063	£4,316,235
50% SR : 20% LAR : 30% SO	5%	£4,664,347	£4,108,578	£4,092,890	£3,981,489	£3,923,504	£3,879,676
50% SR : 20% LAR : 30% SO	10%	£4,198,075	£3,672,019	£3,656,331	£3,544,930	£3,486,945	£3,443,118
50% SR : 20% LAR : 30% SO	15%	£3,731,803	£3,235,460	£3,219,772	£3,108,371	£3,050,387	£3,006,559
50% SR : 20% LAR : 30% SO	20%	£3,265,529	£2,798,901	£2,783,213	£2,671,812	£2,613,828	£2,570,000
50% SR : 20% LAR : 30% SO	25%	£2,799,257	£2,362,342	£2,346,654	£2,235,253	£2,177,269	£2,133,441
50% SR : 20% LAR : 30% SO	30%	£2,332,985	£1,925,783	£1,910,095	£1,798,694	£1,739,952	£1,695,505
50% SR : 20% LAR : 30% SO	35%	£1,866,713	£1,486,723	£1,470,812	£1,357,834	£1,299,029	£1,254,581
50% SR : 20% LAR : 30% SO	40%	£1,398,170	£1,045,799	£1,029,889	£916,911	£858,105	£813,658
50% SR : 20% LAR : 30% SO	45%	£927,140	£604,875	£588,965	£475,987	£417,183	£372,735
50% SR : 20% LAR : 30% SO	50%	£456,111	£163,953	£148,043	£35,065	£-24,076	£-69,153

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%	£1,770,164	£2,355,644	£2,371,333	£2,482,735	£2,540,719	£2,584,547
50% SR : 20% LAR : 30% SO	5%	£2,236,436	£2,792,204	£2,807,892	£2,919,294	£2,977,278	£3,021,106
50% SR : 20% LAR : 30% SO	10%	£2,702,708	£3,228,763	£3,244,451	£3,355,853	£3,413,837	£3,457,665
50% SR : 20% LAR : 30% SO	15%	£3,168,980	£3,665,322	£3,681,010	£3,792,412	£3,850,396	£3,894,224
50% SR : 20% LAR : 30% SO	20%	£3,635,253	£4,101,881	£4,117,569	£4,228,971	£4,286,955	£4,330,783
50% SR : 20% LAR : 30% SO	25%	£4,101,525	£4,538,440	£4,554,128	£4,665,530	£4,723,514	£4,767,342
50% SR : 20% LAR : 30% SO	30%	£4,567,797	£4,974,999	£4,990,687	£5,102,089	£5,160,073	£5,203,901
50% SR : 20% LAR : 30% SO	35%	£5,034,069	£5,411,060	£5,426,748	£5,538,150	£5,596,134	£5,639,962
50% SR : 20% LAR : 30% SO	40%	£5,500,341	£5,847,121	£5,862,809	£5,974,211	£6,032,195	£6,076,023
50% SR : 20% LAR : 30% SO	45%	£5,966,613	£6,283,182	£6,298,870	£6,410,272	£6,468,256	£6,512,084
50% SR : 20% LAR : 30% SO	50%	£6,432,885	£6,719,243	£6,734,931	£6,846,333	£6,904,317	£6,948,145

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%	£963,983	£378,502	£362,813	£251,411	£193,427	£149,699
50% SR : 20% LAR : 30% SO	5%	£497,711	£58,058	£73,746	£185,148	£243,132	£286,960
50% SR : 20% LAR : 30% SO	10%	£31,438	£494,617	£510,305	£621,707	£679,691	£723,519
50% SR : 20% LAR : 30% SO	15%	£434,834	£931,176	£946,864	£1,058,266	£1,116,250	£1,160,078
50% SR : 20% LAR : 30% SO	20%	£901,107	£1,367,735	£1,383,423	£1,494,824	£1,552,809	£1,596,637
50% SR : 20% LAR : 30% SO	25%	£1,367,379	£1,804,294	£1,819,982	£1,931,383	£1,989,368	£2,033,196
50% SR : 20% LAR : 30% SO	30%	£1,833,651	£2,240,853	£2,256,541	£2,367,942	£2,425,927	£2,471,131
50% SR : 20% LAR : 30% SO	35%	£2,299,923	£2,677,412	£2,693,100	£2,804,501	£2,862,486	£2,907,690
50% SR : 20% LAR : 30% SO	40%	£2,766,195	£3,113,971	£3,129,659	£3,241,060	£3,300,045	£3,345,249
50% SR : 20% LAR : 30% SO	45%	£3,232,467	£3,550,530	£3,566,218	£3,677,619	£3,736,604	£3,781,808
50% SR : 20% LAR : 30% SO	50%	£3,710,526	£4,002,683	£4,018,371	£4,130,772	£4,190,757	£4,235,789

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%	£1,873,245	£1,287,764	£1,272,075	£1,160,673	£1,102,689	£1,058,861
50% SR : 20% LAR : 30% SO	5%	£1,406,972	£851,204	£835,516	£724,114	£666,130	£622,302
50% SR : 20% LAR : 30% SO	10%	£940,700	£414,645	£398,957	£287,555	£229,571	£185,743
50% SR : 20% LAR : 30% SO	15%	£474,428	£-21,914	£-37,602	£-149,004	£-206,988	£-250,816
50% SR : 20% LAR : 30% SO	20%	£8,155	£-498,473	£-474,161	£-358,593	£-314,547	£-270,575
50% SR : 20% LAR : 30% SO	25%	£-458,117	£-895,032	£-910,720	£-1,022,122	£-1,080,106	£-1,128,934
50% SR : 20% LAR : 30% SO	30%	£-924,389	£-1,331,591	£-1,347,279	£-1,458,681	£-1,517,422	£-1,561,869
50% SR : 20% LAR : 30% SO	35%	£-1,390,661	£-1,770,652	£-1,786,340	£-1,897,742	£-1,956,483	£-2,000,930
50% SR : 20% LAR : 30% SO	40%	£-1,856,933	£-2,211,713	£-2,227,401	£-2,340,463	£-2,399,204	£-2,443,716
50% SR : 20% LAR : 30% SO	45%	£-2,323,205	£-2,652,774	£-2,668,462	£-2,781,524	£-2,840,265	£-2,884,639
50% SR : 20% LAR : 30% SO	50%	£-2,801,264	£-3,093,835	£-3,109,523	£-3,222,585	£-3,281,326	£-3,325,627

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%	£3,181,755	£2,596,274	£2,580,585	£2,469,184	£2,411,200	£2,367,372
50% SR : 20% LAR : 30% SO	5%	£2,715,483	£2,159,714	£2,144,026	£2,032,625	£1,974,641	£1,930,813
50% SR : 20% LAR : 30% SO	10%	£2,249,211	£1,723,155	£1,707,467	£1,596,066	£1,538,082	£1,494,254
50% SR : 20% LAR : 30% SO	15%	£1,782,939	£1,286,596	£1,270,908	£1,159,507	£1,101,523	£1,057,695
50% SR : 20% LAR : 30% SO	20%	£1,316,667	£850,037	£834,349	£722,948	£664,964	£621,136
50% SR : 20% LAR : 30% SO	25%	£850,394	£413,479	£397,790	£286,389	£228,405	£184,577
50% SR : 20% LAR : 30% SO	30%	£384,121	£-23,080	£-38,769	£-150,170	£-208,911	£-253,359
50% SR : 20% LAR : 30% SO	35%	£-82,151	£-242,141	£-247,830	£-360,029	£-418,770	£-463,228
50% SR : 20% LAR : 30% SO	40%	£-550,694	£-693,065	£-698,754	£-810,953	£-869,794	£-914,645
50% SR : 20% LAR : 30% SO	45%	£-1,021,724	£-1,343,988	£-1,349,677	£-1,462,876	£-1,521,717	£-1,566,568
50% SR : 20% LAR : 30% SO	50%	£-1,492,753	£-1,784,911	£-1,790,600	£-1,903,800	£-1,963,641	£-2,008,502

LB Barking and Dagenham
Local Plan Viability Testing 2019

T3 - 60 Flats

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

Sales value inflation	10%
Build cost inflation	5%

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%	£2,555,945	£2,239,077	£2,223,389	£2,111,987	£2,053,238	£2,008,791
50% SR : 20% LAR : 30% SO	5%	£2,198,345	£1,896,576	£1,880,666	£1,767,688	£1,708,883	£1,664,436
50% SR : 20% LAR : 30% SO	10%	£1,839,542	£1,552,221	£1,536,311	£1,423,333	£1,364,527	£1,320,080
50% SR : 20% LAR : 30% SO	15%	£1,479,396	£1,207,865	£1,191,955	£1,078,977	£1,020,172	£975,725
50% SR : 20% LAR : 30% SO	20%	£1,117,249	£863,510	£847,600	£734,622	£675,816	£631,369
50% SR : 20% LAR : 30% SO	25%	£756,103	£519,155	£503,245	£390,267	£331,461	£287,014
50% SR : 20% LAR : 30% SO	30%	£394,956	£174,799	£158,889	£45,911	£-13,076	£-58,153
50% SR : 20% LAR : 30% SO	35%	£33,809	£-171,955	£-188,091	£-302,667	£-362,305	£-407,381
50% SR : 20% LAR : 30% SO	40%	£-331,969	£-521,184	£-537,318	£-651,896	£-711,533	£-756,610
50% SR : 20% LAR : 30% SO	45%	£-698,226	£-870,412	£-886,547	£-1,001,124	£-1,060,761	£-1,105,838
50% SR : 20% LAR : 30% SO	50%	£-1,064,484	£-1,219,640	£-1,235,775	£-1,350,352	£-1,409,989	£-1,455,065

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, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-4,344,838	£-4,661,705	£-4,677,393	£-4,788,795	£-4,847,544	£-4,881,992
50% SR : 20% LAR : 30% SO	5%	£-4,702,438	£-5,004,206	£-5,020,117	£-5,133,094	£-5,191,899	£-5,236,346
50% SR : 20% LAR : 30% SO	10%	£-5,061,240	£-5,348,561	£-5,364,472	£-5,477,449	£-5,536,255	£-5,580,702
50% SR : 20% LAR : 30% SO	15%	£-5,422,387	£-5,692,917	£-5,708,828	£-5,821,805	£-5,880,610	£-5,925,057
50% SR : 20% LAR : 30% SO	20%	£-5,783,533	£-6,037,272	£-6,053,182	£-6,166,160	£-6,224,966	£-6,269,413
50% SR : 20% LAR : 30% SO	25%	£-6,144,679	£-6,381,627	£-6,397,537	£-6,510,515	£-6,569,321	£-6,613,768
50% SR : 20% LAR : 30% SO	30%	£-6,505,827	£-6,725,983	£-6,741,893	£-6,854,871	£-6,913,677	£-6,958,124
50% SR : 20% LAR : 30% SO	35%	£-6,866,973	£-7,070,338	£-7,086,248	£-7,203,450	£-7,262,256	£-7,306,703
50% SR : 20% LAR : 30% SO	40%	£-7,228,119	£-7,414,693	£-7,430,603	£-7,547,805	£-7,606,611	£-7,651,058
50% SR : 20% LAR : 30% SO	45%	£-7,589,265	£-7,759,048	£-7,775,958	£-7,893,160	£-7,952,966	£-8,000,413
50% SR : 20% LAR : 30% SO	50%	£-7,950,411	£-8,103,403	£-8,120,313	£-8,238,515	£-8,298,321	£-8,345,768

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%	£-1,610,692	£-1,927,559	£-1,943,247	£-2,054,649	£-2,113,398	£-2,157,845
50% SR : 20% LAR : 30% SO	5%	£-1,968,292	£-2,270,060	£-2,285,970	£-2,398,948	£-2,457,753	£-2,502,200
50% SR : 20% LAR : 30% SO	10%	£-2,327,094	£-2,614,415	£-2,630,325	£-2,743,303	£-2,802,109	£-2,846,556
50% SR : 20% LAR : 30% SO	15%	£-2,686,240	£-2,958,771	£-2,974,681	£-3,087,659	£-3,146,464	£-3,190,911
50% SR : 20% LAR : 30% SO	20%	£-3,045,387	£-3,303,126	£-3,319,036	£-3,432,014	£-3,490,820	£-3,535,267
50% SR : 20% LAR : 30% SO	25%	£-3,404,533	£-3,647,481	£-3,663,391	£-3,776,369	£-3,835,175	£-3,879,622
50% SR : 20% LAR : 30% SO	30%	£-3,763,679	£-3,991,837	£-4,007,747	£-4,120,725	£-4,179,531	£-4,223,978
50% SR : 20% LAR : 30% SO	35%	£-4,122,825	£-4,336,192	£-4,352,102	£-4,465,104	£-4,523,910	£-4,568,357
50% SR : 20% LAR : 30% SO	40%	£-4,481,971	£-4,680,548	£-4,696,458	£-4,809,436	£-4,868,242	£-4,912,689
50% SR : 20% LAR : 30% SO	45%	£-4,841,117	£-5,024,903	£-5,040,813	£-5,154,311	£-5,213,117	£-5,257,564
50% SR : 20% LAR : 30% SO	50%	£-5,200,263	£-5,369,258	£-5,385,168	£-5,499,046	£-5,557,852	£-5,602,300

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%	£-701,430	£-1,018,297	£-1,033,985	£-1,145,387	£-1,204,136	£-1,248,583
50% SR : 20% LAR : 30% SO	5%	£-1,059,030	£-1,360,798	£-1,376,708	£-1,488,686	£-1,548,491	£-1,592,938
50% SR : 20% LAR : 30% SO	10%	£-1,417,630	£-1,703,299	£-1,719,209	£-1,831,187	£-1,890,992	£-1,935,439
50% SR : 20% LAR : 30% SO	15%	£-1,776,230	£-2,045,800	£-2,061,710	£-2,173,688	£-2,233,493	£-2,277,940
50% SR : 20% LAR : 30% SO	20%	£-2,134,830	£-2,388,301	£-2,404,211	£-2,516,189	£-2,575,994	£-2,620,441
50% SR : 20% LAR : 30% SO	25%	£-2,500,430	£-2,730,802	£-2,746,712	£-2,858,689	£-2,918,494	£-2,962,941
50% SR : 20% LAR : 30% SO	30%	£-2,866,030	£-3,073,303	£-3,089,213	£-3,201,191	£-3,260,996	£-3,305,443
50% SR : 20% LAR : 30% SO	35%	£-3,231,630	£-3,415,804	£-3,431,714	£-3,543,692	£-3,603,497	£-3,647,944
50% SR : 20% LAR : 30% SO	40%	£-3,597,230	£-3,758,305	£-3,774,215	£-3,886,193	£-3,945,998	£-3,990,445
50% SR : 20% LAR : 30% SO	45%	£-3,962,830	£-4,100,806	£-4,116,716	£-4,228,694	£-4,288,499	£-4,332,946
50% SR : 20% LAR : 30% SO	50%	£-4,328,430	£-4,443,307	£-4,459,217	£-4,571,192	£-4,630,997	£-4,675,444

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%	£607,061	£290,213	£274,525	£163,124	£104,374	£59,927
50% SR : 20% LAR : 30% SO	5%	£249,481	£-22,288	£-68,198	£-181,176	£-239,980	£-284,428
50% SR : 20% LAR : 30% SO	10%	£-109,322	£-396,643	£-412,553	£-525,531	£-584,336	£-628,784
50% SR : 20% LAR : 30% SO	15%	£-270,468	£-570,999	£-586,909	£-695,887	£-754,692	£-799,140
50% SR : 20% LAR : 30% SO	20%	£-431,614	£-745,355	£-761,265	£-870,265	£-929,070	£-973,518
50% SR : 20% LAR : 30% SO	25%	£-592,760	£-919,711	£-935,621	£-1,044,621	£-1,103,426	£-1,147,874
50% SR : 20% LAR : 30% SO	30%	£-753,906	£-1,094,067	£-1,110,977	£-1,220,021	£-1,278,826	£-1,323,274
50% SR : 20% LAR : 30% SO	35%	£-915,052	£-1,268,423	£-1,284,333	£-1,399,021	£-1,457,826	£-1,502,274
50% SR : 20% LAR : 30% SO	40%	£-1,076,198	£-1,442,779	£-1,458,689	£-1,569,221	£-1,628,031	£-1,672,479
50% SR : 20% LAR : 30% SO	45%	£-1,237,344	£-1,617,135	£-1,633,045	£-1,743,421	£-1,802,226	£-1,846,674
50% SR : 20% LAR : 30% SO	50%	£-1,398,490	£-1,791,491	£-1,807,401	£-1,917,617	£-1,976,422	£-2,020,870

LB Barking and Dagenham
Local Plan Viability Testing 2019

T3 - 60 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£4,182,055	£3,918,011	£3,902,322	£3,790,921	£3,732,936	£3,689,109
50% SR : 20% LAR : 30% SO	5%	£3,757,370	£3,507,054	£3,491,365	£3,379,963	£3,321,979	£3,278,152
50% SR : 20% LAR : 30% SO	10%	£3,332,685	£3,096,097	£3,080,408	£2,969,006	£2,911,022	£2,867,195
50% SR : 20% LAR : 30% SO	15%	£2,908,000	£2,685,140	£2,669,451	£2,558,049	£2,500,065	£2,456,238
50% SR : 20% LAR : 30% SO	20%	£2,483,316	£2,274,183	£2,258,494	£2,147,092	£2,089,108	£2,045,281
50% SR : 20% LAR : 30% SO	25%	£2,058,630	£1,863,226	£1,847,537	£1,735,280	£1,676,474	£1,632,027
50% SR : 20% LAR : 30% SO	30%	£1,633,943	£1,449,090	£1,433,180	£1,320,202	£1,261,397	£1,216,950
50% SR : 20% LAR : 30% SO	35%	£1,209,009	£1,034,013	£1,018,102	£905,125	£846,319	£801,872
50% SR : 20% LAR : 30% SO	40%	£775,035	£618,935	£603,024	£490,047	£431,242	£386,794
50% SR : 20% LAR : 30% SO	45%	£346,061	£203,857	£187,947	£74,969	£16,164	£28,683
50% SR : 20% LAR : 30% SO	50%	£-84,087	£-214,209	£-230,345	£-344,921	£-404,559	£-449,635

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%	£-2,718,727	£-2,982,771	£-2,998,460	£-3,109,862	£-3,167,846	£-3,211,673
50% SR : 20% LAR : 30% SO	5%	£-3,143,413	£-3,393,728	£-3,409,417	£-3,520,819	£-3,578,803	£-3,622,630
50% SR : 20% LAR : 30% SO	10%	£-3,568,097	£-3,804,685	£-3,820,375	£-3,931,776	£-3,989,760	£-4,033,587
50% SR : 20% LAR : 30% SO	15%	£-3,992,782	£-4,215,643	£-4,231,332	£-4,342,733	£-4,400,717	£-4,444,544
50% SR : 20% LAR : 30% SO	20%	£-4,417,467	£-4,626,600	£-4,642,289	£-4,753,690	£-4,811,674	£-4,855,501
50% SR : 20% LAR : 30% SO	25%	£-4,842,152	£-5,037,557	£-5,053,246	£-5,165,502	£-5,224,308	£-5,268,755
50% SR : 20% LAR : 30% SO	30%	£-5,267,799	£-5,451,692	£-5,467,603	£-5,580,581	£-5,639,385	£-5,683,833
50% SR : 20% LAR : 30% SO	35%	£-5,693,773	£-5,868,770	£-5,882,980	£-5,995,658	£-6,054,463	£-6,098,911
50% SR : 20% LAR : 30% SO	40%	£-6,120,748	£-6,281,847	£-6,297,758	£-6,410,735	£-6,469,541	£-6,513,988
50% SR : 20% LAR : 30% SO	45%	£-6,548,721	£-6,696,925	£-6,712,835	£-6,825,813	£-6,884,618	£-6,929,466
50% SR : 20% LAR : 30% SO	50%	£-6,984,869	£-7,114,991	£-7,131,127	£-7,245,704	£-7,305,341	£-7,350,417

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%	£15,419	£-248,625	£-284,314	£-376,716	£-433,700	£-477,527
50% SR : 20% LAR : 30% SO	5%	£-409,267	£-659,582	£-675,271	£-786,673	£-844,657	£-888,484
50% SR : 20% LAR : 30% SO	10%	£-833,951	£-1,070,539	£-1,086,228	£-1,197,630	£-1,255,614	£-1,299,441
50% SR : 20% LAR : 30% SO	15%	£-1,258,636	£-1,481,496	£-1,497,185	£-1,608,587	£-1,666,571	£-1,710,398
50% SR : 20% LAR : 30% SO	20%	£-1,683,321	£-1,892,453	£-1,908,143	£-2,019,544	£-2,077,528	£-2,121,355
50% SR : 20% LAR : 30% SO	25%	£-2,108,006	£-2,303,411	£-2,319,100	£-2,431,356	£-2,490,162	£-2,534,609
50% SR : 20% LAR : 30% SO	30%	£-2,533,691	£-2,717,546	£-2,733,456	£-2,846,434	£-2,905,239	£-2,949,686
50% SR : 20% LAR : 30% SO	35%	£-2,959,376	£-3,132,623	£-3,148,534	£-3,261,512	£-3,320,317	£-3,364,765
50% SR : 20% LAR : 30% SO	40%	£-3,385,061	£-3,547,701	£-3,563,612	£-3,676,589	£-3,735,395	£-3,779,842
50% SR : 20% LAR : 30% SO	45%	£-3,810,746	£-3,962,779	£-3,978,689	£-4,091,667	£-4,150,472	£-4,195,320
50% SR : 20% LAR : 30% SO	50%	£-4,236,431	£-4,377,857	£-4,393,767	£-4,506,745	£-4,565,550	£-4,610,497

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%	£924,681	£660,637	£644,948	£533,546	£475,562	£431,735
50% SR : 20% LAR : 30% SO	5%	£499,995	£249,680	£233,991	£122,589	£64,605	£20,778
50% SR : 20% LAR : 30% SO	10%	£75,311	£-161,277	£-176,966	£-288,368	£-346,352	£-390,178
50% SR : 20% LAR : 30% SO	15%	£-349,374	£-572,234	£-587,924	£-699,325	£-757,309	£-801,136
50% SR : 20% LAR : 30% SO	20%	£-774,059	£-983,192	£-998,881	£-1,110,282	£-1,168,266	£-1,212,093
50% SR : 20% LAR : 30% SO	25%	£-1,198,744	£-1,394,149	£-1,409,838	£-1,522,094	£-1,580,900	£-1,625,347
50% SR : 20% LAR : 30% SO	30%	£-1,623,429	£-1,805,206	£-1,820,895	£-1,932,701	£-1,991,507	£-2,036,454
50% SR : 20% LAR : 30% SO	35%	£-2,048,114	£-2,216,263	£-2,231,952	£-2,343,758	£-2,402,564	£-2,447,511
50% SR : 20% LAR : 30% SO	40%	£-2,472,800	£-2,627,320	£-2,643,009	£-2,755,015	£-2,813,821	£-2,858,768
50% SR : 20% LAR : 30% SO	45%	£-2,897,485	£-3,038,377	£-3,054,066	£-3,166,072	£-3,224,878	£-3,269,825
50% SR : 20% LAR : 30% SO	50%	£-3,322,170	£-3,449,434	£-3,465,123	£-3,577,129	£-3,635,935	£-3,680,882

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%	£2,233,191	£1,969,147	£1,953,458	£1,842,057	£1,784,073	£1,740,246
50% SR : 20% LAR : 30% SO	5%	£1,808,506	£1,558,190	£1,542,501	£1,431,100	£1,373,115	£1,329,288
50% SR : 20% LAR : 30% SO	10%	£1,383,822	£1,147,233	£1,131,544	£1,020,143	£962,158	£918,331
50% SR : 20% LAR : 30% SO	15%	£959,136	£736,276	£720,587	£609,185	£551,201	£507,374
50% SR : 20% LAR : 30% SO	20%	£534,452	£325,319	£309,630	£198,228	£140,244	£96,417
50% SR : 20% LAR : 30% SO	25%	£109,766	£-86,688	£-101,327	£-213,584	£-272,389	£-316,837
50% SR : 20% LAR : 30% SO	30%	£-315,881	£-499,774	£-515,584	£-628,662	£-687,467	£-731,914
50% SR : 20% LAR : 30% SO	35%	£-744,954	£-914,851	£-930,761	£-1,043,739	£-1,102,545	£-1,146,992
50% SR : 20% LAR : 30% SO	40%	£-1,174,028	£-1,329,928	£-1,345,840	£-1,458,817	£-1,517,622	£-1,562,070
50% SR : 20% LAR : 30% SO	45%	£-1,603,102	£-1,745,007	£-1,760,917	£-1,873,895	£-1,932,699	£-1,977,547
50% SR : 20% LAR : 30% SO	50%	£-2,032,176	£-2,163,073	£-2,179,209	£-2,293,785	£-2,353,423	£-2,398,499

LB Barking and Dagenham
Local Plan Viability Testing 2019

T3 - 60 Flats

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	10%
Build cost Inflation	5%

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%	£2,826,963	£2,582,945	£2,567,256	£2,455,854	£2,397,870	£2,354,043
50% SR : 20% LAR : 30% SO	5%	£2,458,746	£2,227,621	£2,211,932	£2,100,530	£2,042,467	£1,998,020
50% SR : 20% LAR : 30% SO	10%	£2,090,527	£1,871,333	£1,855,423	£1,742,445	£1,683,640	£1,639,192
50% SR : 20% LAR : 30% SO	15%	£1,720,361	£1,512,906	£1,496,596	£1,383,618	£1,324,813	£1,280,366
50% SR : 20% LAR : 30% SO	20%	£1,348,492	£1,153,679	£1,137,769	£1,024,791	£965,985	£921,538
50% SR : 20% LAR : 30% SO	25%	£976,602	£794,853	£778,941	£665,963	£607,159	£562,711
50% SR : 20% LAR : 30% SO	30%	£604,722	£436,025	£420,115	£307,137	£248,331	£203,884
50% SR : 20% LAR : 30% SO	35%	£232,842	£77,198	£61,287	£-52,422	£-112,059	£-157,136
50% SR : 20% LAR : 30% SO	40%	£-141,005	£-285,615	£-301,750	£-416,327	£-475,964	£-521,040
50% SR : 20% LAR : 30% SO	45%	£-518,148	£-649,519	£-665,655	£-780,232	£-839,869	£-884,945
50% SR : 20% LAR : 30% SO	50%	£-895,290	£-1,013,424	£-1,029,660	£-1,144,136	£-1,203,774	£-1,248,850

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%	£-4,073,820	£-4,317,837	£-4,333,526	£-4,444,928	£-4,502,912	£-4,546,799
50% SR : 20% LAR : 30% SO	5%	£-4,442,037	£-4,673,162	£-4,688,851	£-4,800,252	£-4,858,316	£-4,902,762
50% SR : 20% LAR : 30% SO	10%	£-4,810,255	£-5,029,449	£-5,045,359	£-5,158,337	£-5,217,143	£-5,261,590
50% SR : 20% LAR : 30% SO	15%	£-5,180,421	£-5,388,277	£-5,404,187	£-5,517,165	£-5,575,969	£-5,620,417
50% SR : 20% LAR : 30% SO	20%	£-5,552,301	£-5,747,103	£-5,763,014	£-5,875,991	£-5,934,797	£-5,979,244
50% SR : 20% LAR : 30% SO	25%	£-5,924,180	£-6,105,930	£-6,121,841	£-6,234,819	£-6,293,624	£-6,338,071
50% SR : 20% LAR : 30% SO	30%	£-6,296,060	£-6,464,757	£-6,480,668	£-6,593,646	£-6,652,451	£-6,696,899
50% SR : 20% LAR : 30% SO	35%	£-6,667,940	£-6,823,584	£-6,839,495	£-6,953,473	£-7,012,278	£-7,057,918
50% SR : 20% LAR : 30% SO	40%	£-7,041,788	£-7,186,397	£-7,202,533	£-7,317,109	£-7,376,747	£-7,421,823
50% SR : 20% LAR : 30% SO	45%	£-7,415,930	£-7,550,302	£-7,566,438	£-7,681,014	£-7,740,551	£-7,785,728
50% SR : 20% LAR : 30% SO	50%	£-7,796,072	£-7,914,207	£-7,930,343	£-8,044,919	£-8,104,556	£-8,149,633

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%	£-1,339,673	£-1,583,691	£-1,599,380	£-1,710,782	£-1,768,766	£-1,812,593
50% SR : 20% LAR : 30% SO	5%	£-1,707,891	£-1,939,015	£-1,954,705	£-2,066,106	£-2,124,169	£-2,168,616
50% SR : 20% LAR : 30% SO	10%	£-2,076,109	£-2,295,303	£-2,311,213	£-2,424,191	£-2,482,997	£-2,527,444
50% SR : 20% LAR : 30% SO	15%	£-2,446,275	£-2,654,130	£-2,670,041	£-2,783,019	£-2,841,823	£-2,886,271
50% SR : 20% LAR : 30% SO	20%	£-2,818,195	£-3,012,957	£-3,028,867	£-3,141,845	£-3,200,651	£-3,245,098
50% SR : 20% LAR : 30% SO	25%	£-3,190,034	£-3,371,784	£-3,387,695	£-3,500,873	£-3,559,677	£-3,603,925
50% SR : 20% LAR : 30% SO	30%	£-3,561,914	£-3,730,611	£-3,746,522	£-3,859,599	£-3,918,305	£-3,962,753
50% SR : 20% LAR : 30% SO	35%	£-3,933,794	£-4,089,438	£-4,105,349	£-4,219,058	£-4,278,695	£-4,323,772
50% SR : 20% LAR : 30% SO	40%	£-4,307,642	£-4,452,251	£-4,468,397	£-4,582,963	£-4,642,600	£-4,687,677
50% SR : 20% LAR : 30% SO	45%	£-4,684,784	£-4,816,156	£-4,832,291	£-4,946,868	£-5,006,505	£-5,051,581
50% SR : 20% LAR : 30% SO	50%	£-5,061,926	£-5,180,060	£-5,196,196	£-5,310,773	£-5,370,410	£-5,415,486

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%	£-430,411	£-674,429	£-690,118	£-801,520	£-859,504	£-903,331
50% SR : 20% LAR : 30% SO	5%	£-798,629	£-1,029,754	£-1,045,443	£-1,156,844	£-1,214,907	£-1,259,354
50% SR : 20% LAR : 30% SO	10%	£-1,166,847	£-1,386,041	£-1,401,951	£-1,514,329	£-1,573,735	£-1,618,182
50% SR : 20% LAR : 30% SO	15%	£-1,537,013	£-1,744,868	£-1,760,779	£-1,873,757	£-1,932,561	£-1,977,009
50% SR : 20% LAR : 30% SO	20%	£-1,908,893	£-2,103,695	£-2,119,605	£-2,232,583	£-2,291,389	£-2,335,836
50% SR : 20% LAR : 30% SO	25%	£-2,280,772	£-2,462,522	£-2,478,433	£-2,591,411	£-2,650,216	£-2,694,663
50% SR : 20% LAR : 30% SO	30%	£-2,652,652	£-2,821,349	£-2,837,260	£-2,950,238	£-3,009,043	£-3,053,491
50% SR : 20% LAR : 30% SO	35%	£-3,024,532	£-3,180,176	£-3,196,087	£-3,309,196	£-3,368,434	£-3,414,510
50% SR : 20% LAR : 30% SO	40%	£-3,396,380	£-3,542,989	£-3,558,125	£-3,673,701	£-3,733,338	£-3,778,416
50% SR : 20% LAR : 30% SO	45%	£-3,775,522	£-3,906,894	£-3,923,030	£-4,037,606	£-4,097,243	£-4,142,320
50% SR : 20% LAR : 30% SO	50%	£-4,152,664	£-4,270,799	£-4,286,934	£-4,401,511	£-4,461,148	£-4,506,224

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%	£878,099	£634,081	£616,392	£506,991	£449,006	£405,180
50% SR : 20% LAR : 30% SO	5%	£509,882	£278,757	£263,068	£151,666	£93,603	£49,156
50% SR : 20% LAR : 30% SO	10%	£141,664	£-77,530	£-93,441	£-206,419	£-265,224	£-309,672
50% SR : 20% LAR : 30% SO	15%	£-228,502	£-436,358	£-452,268	£-565,246	£-624,051	£-668,498
50% SR : 20% LAR : 30% SO	20%	£-600,382	£-795,185	£-811,095	£-924,073	£-982,878	£-1,027,326
50% SR : 20% LAR : 30% SO	25%	£-972,262	£-1,154,011	£-1,169,923	£-1,282,901	£-1,341,705	£-1,386,153
50% SR : 20% LAR : 30% SO	30%	£-1,344,142	£-1,512,839	£-1,528,749	£-1,641,727	£-1,700,533	£-1,744,980
50% SR : 20% LAR : 30% SO	35%	£-1,716,021	£-1,871,666	£-1,887,577	£-2,001,595	£-2,060,923	£-2,105,999
50% SR : 20% LAR : 30% SO	40%	£-2,087,901	£-2,230,493	£-2,246,404	£-2,366,191	£-2,424,828	£-2,469,904
50% SR : 20% LAR : 30% SO	45%	£-2,459,781	£-2,589,320	£-2,605,231	£-2,725,078	£-2,783,733	£-2,828,809
50% SR : 20% LAR : 30% SO	50%	£-2,831,661	£-2,948,147	£-2,964,058	£-3,083,005	£-3,141,660	£-3,186,736

LB Barking and Dagenham
Local Plan Viability Testing 2019

T3 - 60 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£1,876,422	£1,643,589	£1,627,679	£1,514,701	£1,455,896	£1,411,449
50% SR : 20% LAR : 30% SO	5%	£1,541,998	£1,321,665	£1,305,753	£1,192,775	£1,133,971	£1,089,523
50% SR : 20% LAR : 30% SO	10%	£1,207,573	£999,739	£983,828	£870,851	£812,045	£767,598
50% SR : 20% LAR : 30% SO	15%	£873,148	£677,813	£661,903	£548,925	£490,119	£445,672
50% SR : 20% LAR : 30% SO	20%	£538,723	£355,887	£339,977	£228,999	£168,193	£123,746
50% SR : 20% LAR : 30% SO	25%	£204,298	£33,962	£18,051	£-96,270	£-155,907	£-200,984
50% SR : 20% LAR : 30% SO	30%	£-131,968	£-292,039	£-308,174	£-422,751	£-482,388	£-527,464
50% SR : 20% LAR : 30% SO	35%	£-471,126	£-618,520	£-634,656	£-749,232	£-808,870	£-853,946
50% SR : 20% LAR : 30% SO	40%	£-810,283	£-945,001	£-961,137	£-1,075,713	£-1,135,351	£-1,180,427
50% SR : 20% LAR : 30% SO	45%	£-1,149,440	£-1,271,483	£-1,287,618	£-1,402,195	£-1,461,832	£-1,506,909
50% SR : 20% LAR : 30% SO	50%	£-1,488,598	£-1,597,963	£-1,614,099	£-1,728,675	£-1,788,313	£-1,833,389

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%	£-5,024,360	£-5,257,193	£-5,273,103	£-5,386,081	£-5,444,886	£-5,489,333
50% SR : 20% LAR : 30% SO	5%	£-5,358,785	£-5,579,118	£-5,595,029	£-5,708,007	£-5,766,812	£-5,811,259
50% SR : 20% LAR : 30% SO	10%	£-5,693,210	£-5,901,044	£-5,916,954	£-6,029,932	£-6,088,737	£-6,133,185
50% SR : 20% LAR : 30% SO	15%	£-6,027,635	£-6,222,969	£-6,238,880	£-6,351,858	£-6,410,663	£-6,455,111
50% SR : 20% LAR : 30% SO	20%	£-6,362,060	£-6,544,895	£-6,560,805	£-6,673,783	£-6,732,589	£-6,777,036
50% SR : 20% LAR : 30% SO	25%	£-6,696,485	£-6,866,821	£-6,882,731	£-6,995,652	£-7,054,458	£-7,101,766
50% SR : 20% LAR : 30% SO	30%	£-7,030,910	£-7,192,747	£-7,208,657	£-7,321,578	£-7,380,384	£-7,427,247
50% SR : 20% LAR : 30% SO	35%	£-7,371,335	£-7,518,772	£-7,534,682	£-7,657,603	£-7,716,409	£-7,763,272
50% SR : 20% LAR : 30% SO	40%	£-7,711,760	£-7,844,797	£-7,860,707	£-7,983,628	£-8,042,434	£-8,089,297
50% SR : 20% LAR : 30% SO	45%	£-8,052,185	£-8,170,822	£-8,186,732	£-8,309,653	£-8,368,459	£-8,415,322
50% SR : 20% LAR : 30% SO	50%	£-8,392,610	£-8,496,847	£-8,512,757	£-8,635,778	£-8,694,584	£-8,741,447

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%	£-2,290,214	£-2,523,047	£-2,538,957	£-2,651,935	£-2,710,740	£-2,755,187
50% SR : 20% LAR : 30% SO	5%	£-2,624,639	£-2,844,972	£-2,860,883	£-2,973,861	£-3,032,666	£-3,077,113
50% SR : 20% LAR : 30% SO	10%	£-2,959,064	£-3,166,897	£-3,182,808	£-3,295,786	£-3,354,591	£-3,399,039
50% SR : 20% LAR : 30% SO	15%	£-3,293,489	£-3,488,823	£-3,504,733	£-3,617,711	£-3,676,517	£-3,720,964
50% SR : 20% LAR : 30% SO	20%	£-3,627,914	£-3,810,749	£-3,826,659	£-3,939,637	£-3,998,443	£-4,042,890
50% SR : 20% LAR : 30% SO	25%	£-3,962,339	£-4,132,675	£-4,148,585	£-4,261,563	£-4,320,369	£-4,364,816
50% SR : 20% LAR : 30% SO	30%	£-4,296,764	£-4,454,601	£-4,470,511	£-4,593,489	£-4,652,295	£-4,696,742
50% SR : 20% LAR : 30% SO	35%	£-4,631,189	£-4,776,626	£-4,792,536	£-4,915,514	£-4,974,320	£-5,018,789
50% SR : 20% LAR : 30% SO	40%	£-4,971,614	£-5,098,651	£-5,114,561	£-5,237,542	£-5,296,348	£-5,340,797
50% SR : 20% LAR : 30% SO	45%	£-5,312,039	£-5,420,676	£-5,436,586	£-5,559,614	£-5,618,420	£-5,662,867
50% SR : 20% LAR : 30% SO	50%	£-5,652,464	£-5,742,701	£-5,758,611	£-5,881,639	£-5,940,445	£-5,984,892

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%	£-1,380,952	£-1,613,785	£-1,629,695	£-1,742,673	£-1,801,478	£-1,845,925
50% SR : 20% LAR : 30% SO	5%	£-1,715,377	£-1,935,710	£-1,951,621	£-2,064,599	£-2,123,404	£-2,167,851
50% SR : 20% LAR : 30% SO	10%	£-2,049,802	£-2,257,635	£-2,273,546	£-2,386,524	£-2,445,329	£-2,489,777
50% SR : 20% LAR : 30% SO	15%	£-2,384,227	£-2,579,560	£-2,595,471	£-2,708,449	£-2,767,254	£-2,811,702
50% SR : 20% LAR : 30% SO	20%	£-2,718,652	£-2,901,485	£-2,917,396	£-3,030,374	£-3,089,179	£-3,133,626
50% SR : 20% LAR : 30% SO	25%	£-3,053,077	£-3,223,410	£-3,239,321	£-3,352,300	£-3,411,105	£-3,455,552
50% SR : 20% LAR : 30% SO	30%	£-3,387,502	£-3,545,335	£-3,561,246	£-3,674,224	£-3,733,029	£-3,777,476
50% SR : 20% LAR : 30% SO	35%	£-3,721,927	£-3,867,260	£-3,883,171	£-4,007,150	£-4,066,955	£-4,111,402
50% SR : 20% LAR : 30% SO	40%	£-4,056,352	£-4,189,185	£-4,205,096	£-4,319,129	£-4,378,934	£-4,423,381
50% SR : 20% LAR : 30% SO	45%	£-4,401,777	£-4,511,110	£-4,527,021	£-4,639,102	£-4,698,907	£-4,743,354
50% SR : 20% LAR : 30% SO	50%	£-4,746,202	£-4,833,035	£-4,848,946	£-4,960,928	£-5,020,733	£-5,065,180

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%	£-72,441	£-305,275	£-321,185	£-434,163	£-492,967	£-537,415
50% SR : 20% LAR : 30% SO	5%	£-406,866	£-627,199	£-643,111	£-756,089	£-814,893	£-859,340
50% SR : 20% LAR : 30% SO	10%	£-741,291	£-949,125	£-965,037	£-1,078,015	£-1,136,819	£-1,181,266
50% SR : 20% LAR : 30% SO	15%	£-1,075,716	£-1,271,051	£-1,286,963	£-1,399,939	£-1,458,745	£-1,503,192
50% SR : 20% LAR : 30% SO	20%	£-1,410,141	£-1,592,977	£-1,608,887	£-1,721,865	£-1,780,670	£-1,825,118
50% SR : 20% LAR : 30% SO	25%	£-1,744,566	£-1,914,902	£-1,930,813	£-2,043,791	£-2,102,596	£-2,147,043
50% SR : 20% LAR : 30% SO	30%	£-2,080,991	£-2,240,927	£-2,256,837	£-2,370,815	£-2,429,620	£-2,474,067
50% SR : 20% LAR : 30% SO	35%	£-2,417,416	£-2,566,952	£-2,582,862	£-2,706,840	£-2,765,645	£-2,810,092
50% SR : 20% LAR : 30% SO	40%	£-2,753,841	£-2,892,977	£-2,908,887	£-3,030,815	£-3,089,620	£-3,134,067
50% SR : 20% LAR : 30% SO	45%	£-3,090,266	£-3,219,002	£-3,234,912	£-3,356,890	£-3,415,695	£-3,460,142
50% SR : 20% LAR : 30% SO	50%	£-3,426,691	£-3,545,027	£-3,560,937	£-3,686,915	£-3,745,720	£-3,790,167

LB Barking and Dagenham
Local Plan Viability Testing 2019

T4 - 100 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£10,032,206	£8,860,886	£8,835,345	£8,606,941	£8,512,544	£8,441,196
50% SR : 20% LAR : 30% SO	5%	£9,100,800	£7,990,036	£7,964,495	£7,736,091	£7,641,694	£7,570,345
50% SR : 20% LAR : 30% SO	10%	£8,169,394	£7,119,186	£7,093,646	£6,865,242	£6,770,845	£6,699,016
50% SR : 20% LAR : 30% SO	15%	£7,237,987	£6,246,765	£6,220,884	£5,989,227	£5,893,495	£5,821,138
50% SR : 20% LAR : 30% SO	20%	£6,306,581	£5,368,886	£5,342,985	£5,111,348	£5,015,615	£4,943,256
50% SR : 20% LAR : 30% SO	25%	£5,370,644	£4,491,006	£4,465,105	£4,233,468	£4,137,736	£4,065,377
50% SR : 20% LAR : 30% SO	30%	£4,431,431	£3,613,126	£3,587,225	£3,355,589	£3,259,856	£3,187,498
50% SR : 20% LAR : 30% SO	35%	£3,492,217	£2,735,247	£2,709,345	£2,477,709	£2,381,977	£2,309,618
50% SR : 20% LAR : 30% SO	40%	£2,553,003	£1,857,368	£1,831,466	£1,599,829	£1,504,097	£1,431,738
50% SR : 20% LAR : 30% SO	45%	£1,613,791	£979,488	£953,586	£721,950	£626,217	£553,859
50% SR : 20% LAR : 30% SO	50%	£674,577	£99,705	£73,438	£-163,762	£-262,223	£-336,644

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%	£560,543	£-10,776	£-636,317	£-864,721	£-959,118	£-1,030,466
50% SR : 20% LAR : 30% SO	5%	£-370,862	£-1,481,626	£-1,507,167	£-1,735,571	£-1,829,968	£-1,901,317
50% SR : 20% LAR : 30% SO	10%	£-1,302,268	£-2,352,476	£-2,378,018	£-2,606,420	£-2,700,817	£-2,772,646
50% SR : 20% LAR : 30% SO	15%	£-2,233,675	£-3,224,897	£-3,250,799	£-3,482,435	£-3,578,167	£-3,650,526
50% SR : 20% LAR : 30% SO	20%	£-3,165,081	£-4,102,776	£-4,128,677	£-4,360,315	£-4,456,047	£-4,528,406
50% SR : 20% LAR : 30% SO	25%	£-4,101,018	£-4,980,656	£-5,006,657	£-5,238,194	£-5,333,927	£-5,406,285
50% SR : 20% LAR : 30% SO	30%	£-5,040,231	£-5,858,536	£-5,884,437	£-6,116,073	£-6,211,806	£-6,284,155
50% SR : 20% LAR : 30% SO	35%	£-5,979,445	£-6,736,415	£-6,762,317	£-7,019,953	£-7,088,685	£-7,162,044
50% SR : 20% LAR : 30% SO	40%	£-6,918,659	£-7,614,295	£-7,640,196	£-7,877,833	£-7,967,565	£-8,039,924
50% SR : 20% LAR : 30% SO	45%	£-7,857,872	£-8,492,174	£-8,518,076	£-8,749,712	£-8,845,445	£-8,917,803
50% SR : 20% LAR : 30% SO	50%	£-8,797,085	£-9,370,053	£-9,395,955	£-9,635,424	£-9,733,885	£-9,806,306

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%	£4,313,293	£3,141,974	£3,116,433	£2,888,029	£2,793,632	£2,722,283
50% SR : 20% LAR : 30% SO	5%	£3,381,887	£2,271,123	£2,245,583	£2,017,179	£1,922,782	£1,851,433
50% SR : 20% LAR : 30% SO	10%	£2,450,481	£1,400,273	£1,374,734	£1,146,329	£1,051,933	£980,104
50% SR : 20% LAR : 30% SO	15%	£1,519,075	£527,853	£501,951	£270,315	£174,583	£102,224
50% SR : 20% LAR : 30% SO	20%	£587,669	£-390,026	£-375,928	£-607,585	£-703,297	£-775,656
50% SR : 20% LAR : 30% SO	25%	£-348,269	£-1,227,906	£-1,253,808	£-1,485,445	£-1,581,177	£-1,653,535
50% SR : 20% LAR : 30% SO	30%	£-1,287,481	£-2,105,786	£-2,131,688	£-2,363,324	£-2,459,057	£-2,531,415
50% SR : 20% LAR : 30% SO	35%	£-2,226,695	£-2,983,665	£-3,009,567	£-3,241,204	£-3,336,936	£-3,409,295
50% SR : 20% LAR : 30% SO	40%	£-3,165,909	£-3,861,545	£-3,887,446	£-4,119,083	£-4,214,815	£-4,287,175
50% SR : 20% LAR : 30% SO	45%	£-4,105,122	£-4,739,425	£-4,765,326	£-4,996,962	£-5,092,695	£-5,165,053
50% SR : 20% LAR : 30% SO	50%	£-5,044,336	£-5,617,207	£-5,643,108	£-5,882,675	£-5,981,136	£-6,053,556

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%	£5,561,300	£4,389,980	£4,364,440	£4,136,035	£4,041,639	£3,970,290
50% SR : 20% LAR : 30% SO	5%	£4,629,894	£3,519,130	£3,493,589	£3,265,185	£3,170,788	£3,099,440
50% SR : 20% LAR : 30% SO	10%	£3,698,488	£2,648,280	£2,622,740	£2,394,336	£2,299,939	£2,228,110
50% SR : 20% LAR : 30% SO	15%	£2,767,081	£1,775,859	£1,749,958	£1,518,322	£1,422,589	£1,350,230
50% SR : 20% LAR : 30% SO	20%	£1,835,675	£897,980	£872,079	£640,442	£544,710	£472,350
50% SR : 20% LAR : 30% SO	25%	£899,738	£20,100	£-5,801	£-237,438	£-333,170	£-405,628
50% SR : 20% LAR : 30% SO	30%	£-39,475	£-857,780	£-883,681	£-1,115,317	£-1,211,050	£-1,283,408
50% SR : 20% LAR : 30% SO	35%	£-378,689	£-1,735,658	£-1,761,561	£-1,993,197	£-2,088,929	£-2,161,288
50% SR : 20% LAR : 30% SO	40%	£-1,317,903	£-2,613,538	£-2,639,440	£-2,871,077	£-2,966,809	£-3,039,168
50% SR : 20% LAR : 30% SO	45%	£-2,857,115	£-3,491,418	£-3,517,320	£-3,748,956	£-3,844,688	£-3,917,047
50% SR : 20% LAR : 30% SO	50%	£-3,796,329	£-4,370,201	£-4,396,103	£-4,634,688	£-4,733,129	£-4,805,550

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%	£7,357,294	£6,185,975	£6,160,435	£5,932,030	£5,837,633	£5,766,285
50% SR : 20% LAR : 30% SO	5%	£6,425,889	£5,315,125	£5,289,584	£5,061,180	£4,966,783	£4,895,434
50% SR : 20% LAR : 30% SO	10%	£5,494,483	£4,444,275	£4,418,735	£4,190,331	£4,095,934	£4,024,105
50% SR : 20% LAR : 30% SO	15%	£4,563,076	£3,571,854	£3,545,952	£3,314,316	£3,218,584	£3,146,225
50% SR : 20% LAR : 30% SO	20%	£3,631,670	£2,699,975	£2,668,074	£2,436,436	£2,340,704	£2,268,345
50% SR : 20% LAR : 30% SO	25%	£2,695,733	£1,816,095	£1,790,194	£1,558,557	£1,462,824	£1,390,466
50% SR : 20% LAR : 30% SO	30%	£1,756,520	£938,215	£912,314	£680,678	£584,945	£512,586
50% SR : 20% LAR : 30% SO	35%	£817,306	£60,336	£34,434	£-92,262	£-96,934	£-65,299
50% SR : 20% LAR : 30% SO	40%	£-121,908	£-817,644	£-843,545	£-1,075,962	£-1,170,814	£-1,243,173
50% SR : 20% LAR : 30% SO	45%	£-1,061,121	£-1,695,423	£-1,721,325	£-1,952,961	£-2,048,694	£-2,121,052
50% SR : 20% LAR : 30% SO	50%	£-2,000,334	£-2,575,206	£-2,601,107	£-2,838,673	£-2,937,134	£-3,011,555

LB Barking and Dagenham
Local Plan Viability Testing 2019

T4 - 100 Flats

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

Sales value inflation	10%
Build cost inflation	5%

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%	£4,819,986	£4,190,620	£4,164,718	£3,933,082	£3,837,350	£3,764,990
50% SR : 20% LAR : 30% SO	5%	£4,101,377	£3,506,114	£3,480,212	£3,248,575	£3,152,843	£3,080,485
50% SR : 20% LAR : 30% SO	10%	£3,382,768	£2,821,608	£2,795,706	£2,564,070	£2,468,338	£2,395,979
50% SR : 20% LAR : 30% SO	15%	£2,664,157	£2,137,102	£2,111,201	£1,879,564	£1,783,831	£1,711,473
50% SR : 20% LAR : 30% SO	20%	£1,945,548	£1,452,597	£1,426,694	£1,195,058	£1,099,326	£1,026,967
50% SR : 20% LAR : 30% SO	25%	£1,226,939	£768,090	£742,189	£510,552	£414,820	£342,462
50% SR : 20% LAR : 30% SO	30%	£508,330	£80,921	£54,652	£-182,813	£-281,274	£-355,694
50% SR : 20% LAR : 30% SO	35%	£-219,950	£-621,671	£-648,311	£-886,550	£-985,010	£-1,059,431
50% SR : 20% LAR : 30% SO	40%	£-958,759	£-1,325,408	£-1,352,048	£-1,590,286	£-1,688,748	£-1,763,169
50% SR : 20% LAR : 30% SO	45%	£-1,697,567	£-2,029,146	£-2,055,785	£-2,294,024	£-2,392,485	£-2,466,906
50% SR : 20% LAR : 30% SO	50%	£-2,436,376	£-2,732,882	£-2,759,522	£-2,997,761	£-3,096,221	£-3,170,643

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, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-4,651,676	£-5,281,042	£-5,306,944	£-5,538,580	£-5,634,313	£-5,706,672
50% SR : 20% LAR : 30% SO	5%	£-5,370,285	£-5,965,548	£-5,991,450	£-6,223,087	£-6,318,819	£-6,391,177
50% SR : 20% LAR : 30% SO	10%	£-6,088,895	£-6,650,054	£-6,675,956	£-6,907,592	£-7,003,324	£-7,075,683
50% SR : 20% LAR : 30% SO	15%	£-6,807,505	£-7,334,560	£-7,360,461	£-7,592,099	£-7,687,831	£-7,760,189
50% SR : 20% LAR : 30% SO	20%	£-7,526,114	£-8,019,065	£-8,044,968	£-8,278,604	£-8,374,336	£-8,446,695
50% SR : 20% LAR : 30% SO	25%	£-8,244,723	£-8,703,572	£-8,729,473	£-8,961,110	£-9,056,842	£-9,129,200
50% SR : 20% LAR : 30% SO	30%	£-8,963,332	£-9,388,077	£-9,413,978	£-9,645,614	£-9,741,346	£-9,813,704
50% SR : 20% LAR : 30% SO	35%	£-9,681,941	£-10,072,582	£-10,098,483	£-10,330,119	£-10,425,851	£-10,498,209
50% SR : 20% LAR : 30% SO	40%	£-10,400,550	£-10,757,087	£-10,782,988	£-11,014,624	£-11,110,356	£-11,182,714
50% SR : 20% LAR : 30% SO	45%	£-11,119,159	£-11,441,592	£-11,467,493	£-11,699,129	£-11,794,861	£-11,867,219
50% SR : 20% LAR : 30% SO	50%	£-11,837,768	£-12,130,097	£-12,155,998	£-12,403,634	£-12,499,366	£-12,571,724

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%	£-898,927	£-1,528,292	£-1,554,195	£-1,785,831	£-1,881,563	£-1,953,922
50% SR : 20% LAR : 30% SO	5%	£-1,617,536	£-2,212,799	£-2,238,700	£-2,470,337	£-2,566,069	£-2,638,427
50% SR : 20% LAR : 30% SO	10%	£-2,336,145	£-2,897,304	£-2,923,206	£-3,154,843	£-3,250,575	£-3,322,934
50% SR : 20% LAR : 30% SO	15%	£-3,054,755	£-3,581,810	£-3,607,712	£-3,839,349	£-3,935,081	£-4,007,439
50% SR : 20% LAR : 30% SO	20%	£-3,773,364	£-4,266,316	£-4,292,218	£-4,523,854	£-4,619,586	£-4,691,945
50% SR : 20% LAR : 30% SO	25%	£-4,491,974	£-4,950,822	£-4,976,723	£-5,208,361	£-5,304,093	£-5,376,451
50% SR : 20% LAR : 30% SO	30%	£-5,210,583	£-5,635,327	£-5,661,228	£-5,891,864	£-5,987,596	£-6,059,954
50% SR : 20% LAR : 30% SO	35%	£-5,929,192	£-6,319,833	£-6,345,734	£-6,576,370	£-6,672,102	£-6,744,460
50% SR : 20% LAR : 30% SO	40%	£-6,647,801	£-7,004,338	£-7,029,239	£-7,259,875	£-7,355,607	£-7,427,965
50% SR : 20% LAR : 30% SO	45%	£-7,366,410	£-7,688,843	£-7,713,744	£-7,944,380	£-8,040,112	£-8,112,470
50% SR : 20% LAR : 30% SO	50%	£-8,085,019	£-8,373,348	£-8,398,249	£-8,628,885	£-8,724,617	£-8,796,975

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%	£349,080	£-280,286	£-306,188	£-537,624	£-633,556	£-705,915
50% SR : 20% LAR : 30% SO	5%	£-369,529	£-964,792	£-990,694	£-1,222,331	£-1,318,063	£-1,390,421
50% SR : 20% LAR : 30% SO	10%	£-1,088,138	£-1,649,297	£-1,675,200	£-1,906,836	£-2,002,568	£-2,074,927
50% SR : 20% LAR : 30% SO	15%	£-1,806,749	£-2,333,804	£-2,359,705	£-2,591,342	£-2,687,074	£-2,759,433
50% SR : 20% LAR : 30% SO	20%	£-2,525,358	£-3,018,309	£-3,044,212	£-3,275,848	£-3,371,580	£-3,443,939
50% SR : 20% LAR : 30% SO	25%	£-3,243,967	£-3,702,816	£-3,728,717	£-3,960,354	£-4,056,086	£-4,128,444
50% SR : 20% LAR : 30% SO	30%	£-3,962,576	£-4,387,322	£-4,413,223	£-4,645,890	£-4,741,622	£-4,813,980
50% SR : 20% LAR : 30% SO	35%	£-4,681,185	£-5,071,827	£-5,097,728	£-5,330,324	£-5,426,056	£-5,498,414
50% SR : 20% LAR : 30% SO	40%	£-5,399,794	£-5,756,333	£-5,782,234	£-6,016,760	£-6,112,492	£-6,184,850
50% SR : 20% LAR : 30% SO	45%	£-6,118,403	£-6,440,838	£-6,466,739	£-6,701,274	£-6,797,006	£-6,869,364
50% SR : 20% LAR : 30% SO	50%	£-6,837,012	£-7,125,343	£-7,151,244	£-7,385,780	£-7,481,512	£-7,553,870

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%	£2,145,075	£1,515,709	£1,489,807	£1,258,170	£1,162,438	£1,090,079
50% SR : 20% LAR : 30% SO	5%	£1,426,466	£831,203	£805,301	£573,664	£477,932	£405,574
50% SR : 20% LAR : 30% SO	10%	£707,856	£146,697	£120,795	£-110,841	£-206,573	£-278,932
50% SR : 20% LAR : 30% SO	15%	£-10,754	£-537,809	£-563,710	£-795,348	£-891,080	£-963,438
50% SR : 20% LAR : 30% SO	20%	£-729,363	£-1,222,314	£-1,248,217	£-1,479,853	£-1,575,585	£-1,647,944
50% SR : 20% LAR : 30% SO	25%	£-1,447,972	£-1,906,821	£-1,932,722	£-2,164,359	£-2,260,091	£-2,332,450
50% SR : 20% LAR : 30% SO	30%	£-2,166,581	£-2,591,326	£-2,617,227	£-2,847,864	£-2,943,596	£-3,015,954
50% SR : 20% LAR : 30% SO	35%	£-2,885,190	£-3,275,831	£-3,299,732	£-3,531,300	£-3,627,032	£-3,699,390
50% SR : 20% LAR : 30% SO	40%	£-3,603,799	£-3,960,336	£-3,984,237	£-4,215,736	£-4,311,468	£-4,383,826
50% SR : 20% LAR : 30% SO	45%	£-4,322,408	£-4,644,841	£-4,668,742	£-4,903,182	£-5,008,914	£-5,081,272
50% SR : 20% LAR : 30% SO	50%	£-5,041,017	£-5,329,346	£-5,353,247	£-5,591,618	£-5,697,350	£-5,769,708

LB Barking and Dagenham
Local Plan Viability Testing 2019

T4 - 100 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£8,119,242	£7,606,478	£7,580,937	£7,352,533	£7,258,136	£7,186,787
50% SR : 20% LAR : 30% SO	5%	£7,271,504	£6,786,544	£6,761,005	£6,531,045	£6,435,312	£6,362,953
50% SR : 20% LAR : 30% SO	10%	£6,423,765	£5,961,995	£5,936,093	£5,704,456	£5,608,724	£5,536,365
50% SR : 20% LAR : 30% SO	15%	£5,569,568	£5,135,406	£5,109,505	£4,877,668	£4,782,136	£4,709,777
50% SR : 20% LAR : 30% SO	20%	£4,714,855	£4,308,818	£4,282,917	£4,051,280	£3,955,547	£3,883,188
50% SR : 20% LAR : 30% SO	25%	£3,860,141	£3,482,230	£3,456,328	£3,224,691	£3,128,959	£3,056,600
50% SR : 20% LAR : 30% SO	30%	£3,005,428	£2,655,641	£2,629,740	£2,398,103	£2,302,371	£2,230,012
50% SR : 20% LAR : 30% SO	35%	£2,150,715	£1,829,953	£1,803,152	£1,571,514	£1,475,782	£1,403,423
50% SR : 20% LAR : 30% SO	40%	£1,296,002	£1,002,465	£976,563	£744,926	£649,194	£576,835
50% SR : 20% LAR : 30% SO	45%	£441,288	£174,931	£148,662	£-87,473	£-185,933	£-260,354
50% SR : 20% LAR : 30% SO	50%	£-428,422	£-672,425	£-699,065	£-937,304	£-1,035,764	£-1,110,185

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%	£-1,352,420	£-1,865,185	£-1,890,725	£-2,118,129	£-2,213,526	£-2,284,875
50% SR : 20% LAR : 30% SO	5%	£-2,200,159	£-2,685,118	£-2,710,657	£-2,940,618	£-3,036,350	£-3,108,709
50% SR : 20% LAR : 30% SO	10%	£-3,047,897	£-3,509,667	£-3,535,569	£-3,767,206	£-3,862,938	£-3,935,297
50% SR : 20% LAR : 30% SO	15%	£-3,902,094	£-4,336,256	£-4,362,157	£-4,593,794	£-4,689,526	£-4,761,885
50% SR : 20% LAR : 30% SO	20%	£-4,756,807	£-5,162,844	£-5,188,745	£-5,420,383	£-5,516,115	£-5,588,474
50% SR : 20% LAR : 30% SO	25%	£-5,611,521	£-5,989,432	£-6,015,334	£-6,246,971	£-6,342,703	£-6,415,062
50% SR : 20% LAR : 30% SO	30%	£-6,466,234	£-6,816,021	£-6,841,922	£-7,073,559	£-7,169,291	£-7,241,650
50% SR : 20% LAR : 30% SO	35%	£-7,320,947	£-7,642,609	£-7,668,510	£-7,900,148	£-7,995,880	£-8,068,239
50% SR : 20% LAR : 30% SO	40%	£-8,175,661	£-8,469,197	£-8,495,099	£-8,726,736	£-8,822,468	£-8,894,827
50% SR : 20% LAR : 30% SO	45%	£-9,030,374	£-9,295,782	£-9,323,000	£-9,554,635	£-9,650,367	£-9,722,726
50% SR : 20% LAR : 30% SO	50%	£-9,885,087	£-10,122,370	£-10,150,588	£-10,381,723	£-10,477,455	£-10,549,814

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%	£2,400,330	£1,887,565	£1,862,025	£1,633,620	£1,539,224	£1,467,875
50% SR : 20% LAR : 30% SO	5%	£1,552,591	£1,067,632	£1,042,092	£812,132	£716,400	£644,041
50% SR : 20% LAR : 30% SO	10%	£704,853	£243,082	£217,181	£-14,456	£-110,188	£-182,547
50% SR : 20% LAR : 30% SO	15%	£-149,344	£-583,506	£-609,407	£-841,445	£-936,777	£-1,009,136
50% SR : 20% LAR : 30% SO	20%	£-1,004,058	£-1,410,094	£-1,435,996	£-1,667,633	£-1,763,365	£-1,835,724
50% SR : 20% LAR : 30% SO	25%	£-1,858,771	£-2,236,683	£-2,262,584	£-2,498,221	£-2,593,953	£-2,666,312
50% SR : 20% LAR : 30% SO	30%	£-2,713,484	£-3,063,271	£-3,089,172	£-3,320,810	£-3,416,542	£-3,488,901
50% SR : 20% LAR : 30% SO	35%	£-3,568,198	£-3,889,859	£-3,915,761	£-4,147,398	£-4,243,130	£-4,315,489
50% SR : 20% LAR : 30% SO	40%	£-4,422,911	£-4,716,448	£-4,742,349	£-4,973,986	£-5,069,718	£-5,142,077
50% SR : 20% LAR : 30% SO	45%	£-5,277,624	£-5,543,982	£-5,570,250	£-5,801,895	£-5,907,627	£-5,979,267
50% SR : 20% LAR : 30% SO	50%	£-6,132,337	£-6,371,570	£-6,407,838	£-6,639,625	£-6,745,357	£-6,817,006

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%	£3,648,336	£3,135,572	£3,110,031	£2,881,627	£2,787,230	£2,715,881
50% SR : 20% LAR : 30% SO	5%	£2,800,598	£2,315,639	£2,290,099	£2,060,139	£1,964,407	£1,892,047
50% SR : 20% LAR : 30% SO	10%	£1,952,859	£1,491,089	£1,465,187	£1,233,550	£1,137,818	£1,065,459
50% SR : 20% LAR : 30% SO	15%	£1,098,662	£664,501	£638,599	£406,962	£311,230	£238,871
50% SR : 20% LAR : 30% SO	20%	£243,949	£-162,088	£-187,989	£-419,626	£-515,358	£-587,718
50% SR : 20% LAR : 30% SO	25%	£-610,764	£-988,676	£-1,014,578	£-1,246,215	£-1,341,947	£-1,414,306
50% SR : 20% LAR : 30% SO	30%	£-1,465,478	£-1,815,265	£-1,841,166	£-2,072,803	£-2,168,535	£-2,240,894
50% SR : 20% LAR : 30% SO	35%	£-2,320,191	£-2,641,853	£-2,667,754	£-2,899,391	£-2,995,123	£-3,067,483
50% SR : 20% LAR : 30% SO	40%	£-3,174,904	£-3,468,441	£-3,494,343	£-3,725,980	£-3,821,712	£-3,894,071
50% SR : 20% LAR : 30% SO	45%	£-4,029,618	£-4,295,975	£-4,322,244	£-4,553,878	£-4,649,610	£-4,721,260
50% SR : 20% LAR : 30% SO	50%	£-4,884,331	£-5,123,509	£-5,149,778	£-5,381,621	£-5,477,353	£-5,549,002

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%	£5,444,331	£4,931,566	£4,906,026	£4,677,622	£4,583,225	£4,511,876
50% SR : 20% LAR : 30% SO	5%	£4,596,592	£4,111,633	£4,086,094	£3,856,133	£3,760,401	£3,688,042
50% SR : 20% LAR : 30% SO	10%	£3,748,854	£3,287,084	£3,261,182	£3,029,545	£2,933,813	£2,861,454
50% SR : 20% LAR : 30% SO	15%	£2,894,657	£2,460,495	£2,434,594	£2,202,957	£2,107,225	£2,034,866
50% SR : 20% LAR : 30% SO	20%	£2,039,944	£1,633,907	£1,608,006	£1,376,368	£1,280,636	£1,208,277
50% SR : 20% LAR : 30% SO	25%	£1,185,230	£807,319	£781,417	£549,780	£454,048	£381,689
50% SR : 20% LAR : 30% SO	30%	£330,517	£-19,270	£-45,171	£-276,808	£-372,540	£-444,899
50% SR : 20% LAR : 30% SO	35%	£-524,196	£-345,859	£-371,760	£-603,397	£-699,129	£-771,488
50% SR : 20% LAR : 30% SO	40%	£-1,378,910	£-1,672,446	£-1,698,348	£-1,929,985	£-2,025,717	£-2,098,076
50% SR : 20% LAR : 30% SO	45%	£-2,233,623	£-2,489,980	£-2,526,249	£-2,757,884	£-2,853,616	£-2,925,265
50% SR : 20% LAR : 30% SO	50%	£-3,103,334	£-3,347,336	£-3,373,976	£-3,612,215	£-3,717,947	£-3,789,596

LB Barking and Dagenham
Local Plan Viability Testing 2019

T4 - 100 Flats

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	10%
Build cost Inflation	5%

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%	£5,372,273	£4,894,546	£4,868,644	£4,637,008	£4,541,275	£4,468,917
50% SR : 20% LAR : 30% SO	5%	£4,632,152	£4,180,856	£4,154,954	£3,923,317	£3,827,585	£3,755,227
50% SR : 20% LAR : 30% SO	10%	£3,892,030	£3,467,166	£3,441,264	£3,209,627	£3,113,895	£3,041,536
50% SR : 20% LAR : 30% SO	15%	£3,151,908	£2,753,476	£2,727,573	£2,495,937	£2,400,205	£2,327,846
50% SR : 20% LAR : 30% SO	20%	£2,411,787	£2,039,785	£2,013,883	£1,782,247	£1,686,515	£1,614,156
50% SR : 20% LAR : 30% SO	25%	£1,671,665	£1,326,095	£1,300,194	£1,068,557	£972,824	£900,466
50% SR : 20% LAR : 30% SO	30%	£931,543	£612,405	£586,504	£354,866	£258,868	£185,485
50% SR : 20% LAR : 30% SO	35%	£190,423	£-107,876	£-134,517	£-372,755	£-471,215	£-545,637
50% SR : 20% LAR : 30% SO	40%	£-567,810	£-841,623	£-868,263	£-1,106,502	£-1,204,963	£-1,279,384
50% SR : 20% LAR : 30% SO	45%	£-1,328,738	£-1,575,370	£-1,602,010	£-1,840,249	£-1,938,710	£-2,013,131
50% SR : 20% LAR : 30% SO	50%	£-2,089,664	£-2,309,117	£-2,335,757	£-2,573,996	£-2,672,457	£-2,746,878

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%	£-4,099,389	£-4,577,116	£-4,603,018	£-4,834,654	£-4,930,387	£-5,002,745
50% SR : 20% LAR : 30% SO	5%	£-4,839,511	£-5,290,806	£-5,316,708	£-5,548,345	£-5,644,077	£-5,716,435
50% SR : 20% LAR : 30% SO	10%	£-5,579,632	£-6,004,496	£-6,030,398	£-6,262,035	£-6,357,767	£-6,430,126
50% SR : 20% LAR : 30% SO	15%	£-6,319,754	£-6,718,186	£-6,744,089	£-6,975,725	£-7,071,457	£-7,143,816
50% SR : 20% LAR : 30% SO	20%	£-7,059,875	£-7,431,877	£-7,457,779	£-7,689,415	£-7,785,147	£-7,857,506
50% SR : 20% LAR : 30% SO	25%	£-7,799,997	£-8,145,567	£-8,171,469	£-8,403,105	£-8,498,838	£-8,571,196
50% SR : 20% LAR : 30% SO	30%	£-8,540,119	£-8,859,257	£-8,885,159	£-9,116,796	£-9,212,794	£-9,285,177
50% SR : 20% LAR : 30% SO	35%	£-9,281,240	£-9,572,947	£-9,598,849	£-9,844,417	£-9,942,878	£-10,017,300
50% SR : 20% LAR : 30% SO	40%	£-10,022,361	£-10,286,637	£-10,312,539	£-10,558,164	£-10,656,625	£-10,751,048
50% SR : 20% LAR : 30% SO	45%	£-10,763,482	£-11,000,328	£-11,026,230	£-11,271,865	£-11,370,326	£-11,464,793
50% SR : 20% LAR : 30% SO	50%	£-11,504,603	£-11,714,019	£-11,740,021	£-12,005,658	£-12,104,119	£-12,218,540

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%	£-346,639	£-824,367	£-850,268	£-1,081,904	£-1,177,637	£-1,249,995
50% SR : 20% LAR : 30% SO	5%	£-1,086,761	£-1,538,057	£-1,563,958	£-1,795,595	£-1,891,327	£-1,963,685
50% SR : 20% LAR : 30% SO	10%	£-1,826,883	£-2,251,747	£-2,277,648	£-2,509,285	£-2,605,017	£-2,677,376
50% SR : 20% LAR : 30% SO	15%	£-2,567,005	£-2,965,437	£-2,991,339	£-3,222,975	£-3,318,707	£-3,391,066
50% SR : 20% LAR : 30% SO	20%	£-3,307,126	£-3,679,128	£-3,705,029	£-3,936,665	£-4,032,397	£-4,104,756
50% SR : 20% LAR : 30% SO	25%	£-4,047,247	£-4,392,817	£-4,418,719	£-4,650,355	£-4,746,088	£-4,818,446
50% SR : 20% LAR : 30% SO	30%	£-4,787,369	£-5,106,507	£-5,132,409	£-5,364,045	£-5,460,044	£-5,532,427
50% SR : 20% LAR : 30% SO	35%	£-5,527,490	£-5,820,197	£-5,846,099	£-6,077,735	£-6,173,734	£-6,245,117
50% SR : 20% LAR : 30% SO	40%	£-6,267,611	£-6,533,887	£-6,559,789	£-6,791,475	£-6,887,474	£-6,958,857
50% SR : 20% LAR : 30% SO	45%	£-7,007,732	£-7,247,577	£-7,273,479	£-7,505,215	£-7,601,214	£-7,672,607
50% SR : 20% LAR : 30% SO	50%	£-7,747,853	£-7,961,267	£-7,987,169	£-8,218,905	£-8,314,904	£-8,386,297

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%	£901,368	£423,640	£397,738	£166,102	£70,369	£-1,989
50% SR : 20% LAR : 30% SO	5%	£161,246	£-290,050	£-315,952	£-547,589	£-643,321	£-715,679
50% SR : 20% LAR : 30% SO	10%	£-578,876	£-1,003,740	£-1,029,641	£-1,261,279	£-1,357,011	£-1,429,370
50% SR : 20% LAR : 30% SO	15%	£-1,318,998	£-1,717,430	£-1,743,332	£-1,974,969	£-2,070,701	£-2,143,060
50% SR : 20% LAR : 30% SO	20%	£-2,059,119	£-2,431,121	£-2,457,022	£-2,688,659	£-2,784,391	£-2,856,750
50% SR : 20% LAR : 30% SO	25%	£-2,799,241	£-3,144,811	£-3,170,712	£-3,402,349	£-3,498,082	£-3,570,440
50% SR : 20% LAR : 30% SO	30%	£-3,539,363	£-3,858,501	£-3,884,402	£-4,116,039	£-4,212,038	£-4,284,421
50% SR : 20% LAR : 30% SO	35%	£-4,279,484	£-4,572,191	£-4,598,092	£-4,829,735	£-4,925,734	£-5,008,107
50% SR : 20% LAR : 30% SO	40%	£-5,019,605	£-5,285,881	£-5,311,782	£-5,523,471	£-5,619,470	£-5,691,853
50% SR : 20% LAR : 30% SO	45%	£-5,759,726	£-6,000,000	£-6,025,901	£-6,237,610	£-6,333,609	£-6,405,992
50% SR : 20% LAR : 30% SO	50%	£-6,500,000	£-6,714,119	£-6,740,020	£-6,944,729	£-7,040,728	£-7,112,111

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%	£2,697,362	£2,119,635	£2,193,733	£1,962,097	£1,866,364	£1,794,006
50% SR : 20% LAR : 30% SO	5%	£1,957,240	£1,505,945	£1,480,043	£1,248,406	£1,152,674	£1,080,316
50% SR : 20% LAR : 30% SO	10%	£1,217,119	£792,255	£766,353	£534,716	£438,984	£366,625
50% SR : 20% LAR : 30% SO	15%	£476,997	£78,565	£52,662	£-178,074	£-274,706	£-347,065
50% SR : 20% LAR : 30% SO	20%	£-263,124	£-635,128	£-661,028	£-892,684	£-988,396	£-1,060,755
50% SR : 20% LAR : 30% SO	25%	£-1,003,246	£-1,348,816	£-1,374,718	£-1,606,354	£-1,702,087	£-1,774,445
50% SR : 20% LAR : 30% SO	30%	£-1,743,368	£-2,062,506	£-2,088,408	£-2,320,045	£-2,416,043	£-2,488,428
50% SR : 20% LAR : 30% SO	35%	£-2,483,489	£-2,776,196	£-2,802,098	£-3,033,735	£-3,129,734	£-3,201,117
50% SR : 20% LAR : 30% SO	40%	£-3,223,610	£-3,489,886	£-3,515,788	£-3,749,425	£-3,845,424	£-3,916,807
50% SR : 20% LAR : 30% SO	45%	£-3,963,731	£-4,203,576	£-4,229,478	£-4,445,115	£-4,541,114	£-4,612,507
50% SR : 20% LAR : 30% SO	50%	£-4,703,852	£-4,917,266	£-4,943,168	£-5,158,805	£-5,254,804	£-5,326,187

LB Barking and Dagenham
Local Plan Viability Testing 2019

T4 - 100 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£3,439,269	£2,990,109	£2,964,206	£2,732,570	£2,636,838	£2,564,479
50% SR : 20% LAR : 30% SO	5%	£2,774,211	£2,350,373	£2,324,471	£2,092,834	£1,997,102	£1,924,743
50% SR : 20% LAR : 30% SO	10%	£2,109,153	£1,710,637	£1,684,735	£1,453,099	£1,357,367	£1,285,008
50% SR : 20% LAR : 30% SO	15%	£1,444,095	£1,070,902	£1,044,999	£813,363	£717,631	£645,272
50% SR : 20% LAR : 30% SO	20%	£779,037	£431,166	£405,263	£171,938	£74,861	£1,469
50% SR : 20% LAR : 30% SO	25%	£111,647	£-218,457	£-245,096	£-483,335	£-581,796	£-656,217
50% SR : 20% LAR : 30% SO	30%	£-570,520	£-876,164	£-902,803	£-1,141,042	£-1,239,503	£-1,313,924
50% SR : 20% LAR : 30% SO	35%	£-1,254,266	£-1,533,871	£-1,560,510	£-1,798,749	£-1,897,210	£-1,971,631
50% SR : 20% LAR : 30% SO	40%	£-1,938,013	£-2,191,578	£-2,218,217	£-2,456,456	£-2,554,917	£-2,629,338
50% SR : 20% LAR : 30% SO	45%	£-2,621,760	£-2,849,284	£-2,875,924	£-3,114,162	£-3,212,624	£-3,287,045
50% SR : 20% LAR : 30% SO	50%	£-3,305,507	£-3,506,991	£-3,533,630	£-3,771,869	£-3,870,330	£-3,944,752

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%	£-6,032,393	£-6,481,553	£-6,507,456	£-6,739,092	£-6,834,824	£-6,907,183
50% SR : 20% LAR : 30% SO	5%	£-6,697,451	£-7,121,289	£-7,147,191	£-7,378,828	£-7,474,560	£-7,546,919
50% SR : 20% LAR : 30% SO	10%	£-7,362,509	£-7,761,025	£-7,786,927	£-8,018,563	£-8,114,295	£-8,186,655
50% SR : 20% LAR : 30% SO	15%	£-8,027,567	£-8,400,761	£-8,426,663	£-8,658,299	£-8,754,031	£-8,826,390
50% SR : 20% LAR : 30% SO	20%	£-8,692,625	£-9,040,496	£-9,066,399	£-9,297,724	£-9,393,456	£-9,470,194
50% SR : 20% LAR : 30% SO	25%	£-9,357,683	£-9,680,227	£-9,706,129	£-9,937,454	£-10,033,186	£-10,109,924
50% SR : 20% LAR : 30% SO	30%	£-10,022,741	£-10,319,958	£-10,345,860	£-10,577,185	£-10,672,917	£-10,749,655
50% SR : 20% LAR : 30% SO	35%	£-10,687,799	£-10,959,689	£-10,985,591	£-11,216,510	£-11,312,242	£-11,388,980
50% SR : 20% LAR : 30% SO	40%	£-11,352,857	£-11,600,418	£-11,626,320	£-11,887,245	£-11,982,977	£-12,059,715
50% SR : 20% LAR : 30% SO	45%	£-12,017,915	£-12,241,147	£-12,267,049	£-12,527,974	£-12,623,706	£-12,700,444
50% SR : 20% LAR : 30% SO	50%	£-12,682,973	£-12,881,876	£-12,907,778	£-13,168,703	£-13,264,435	£-13,341,173

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%	£-2,279,644	£-2,728,804	£-2,754,706	£-2,986,342	£-3,082,074	£-3,154,433
50% SR : 20% LAR : 30% SO	5%	£-2,944,701	£-3,368,539	£-3,394,442	£-3,626,078	£-3,721,810	£-3,794,169
50% SR : 20% LAR : 30% SO	10%	£-3,609,759	£-4,008,275	£-4,034,178	£-4,265,814	£-4,361,546	£-4,433,905
50% SR : 20% LAR : 30% SO	15%	£-4,274,817	£-4,648,011	£-4,673,913	£-4,905,549	£-5,001,281	£-5,073,641
50% SR : 20% LAR : 30% SO	20%	£-4,939,875	£-5,287,747	£-5,313,649	£-5,546,974	£-5,642,706	£-5,715,065
50% SR : 20% LAR : 30% SO	25%	£-5,604,933	£-5,927,483	£-5,953,385	£-6,194,009	£-6,289,741	£-6,362,100
50% SR : 20% LAR : 30% SO	30%	£-6,270,000	£-6,567,219	£-6,593,121	£-6,859,155	£-6,954,887	£-7,027,246
50% SR : 20% LAR : 30% SO	35%	£-6,935,058	£-7,206,955	£-7,232,857	£-7,502,189	£-7,597,921	£-7,670,280
50% SR : 20% LAR : 30% SO	40%	£-7,600,116	£-7,846,691	£-7,872,593	£-8,137,623	£-8,233,355	£-8,305,714
50% SR : 20% LAR : 30% SO	45%	£-8,265,174	£-8,486,427	£-8,512,329	£-8,773,363	£-8,869,095	£-8,941,454
50% SR : 20% LAR : 30% SO	50%	£-8,930,232	£-9,126,163	£-9,152,065	£-9,408,197	£-9,503,929	£-9,576,288

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, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-1,031,637	£-1,480,797	£-1,506,700	£-1,738,336	£-1,834,068	£-1,906,427
50% SR : 20% LAR : 30% SO	5%	£-1,696,695	£-2,120,533	£-2,146,435	£-2,378,071	£-2,473,803	£-2,546,163
50% SR : 20% LAR : 30% SO	10%	£-2,361,753	£-2,760,269	£-2,786,171	£-3,017,807	£-3,113,539	£-3,185,898
50% SR : 20% LAR : 30% SO	15%	£-3,026,811	£-3,400,004	£-3,425,907	£-3,657,543	£-3,753,275	£-3,825,634
50% SR : 20% LAR : 30% SO	20%	£-3,691,869	£-4,039,740	£-4,065,642	£-4,297,278	£-4,393,010	£-4,465,369
50% SR : 20% LAR : 30% SO	25%	£-4,356,927	£-4,679,476	£-4,705,378	£-4,937,014	£-5,032,746	£-5,105,105
50% SR : 20% LAR : 30% SO	30%	£-5,021,985	£-5,319,212	£-5,345,114	£-5,576,750	£-5,672,482	£-5,744,841
50% SR : 20% LAR : 30% SO	35%	£-5,687,043	£-5,958,948	£-5,984,850	£-6,216,486	£-6,312,218	£-6,384,577
50% SR : 20% LAR : 30% SO	40%	£-6,352,101	£-6,598,684	£-6,624,586	£-6,864,222	£-6,959,954	£-7,032,313
50% SR : 20% LAR : 30% SO	45%	£-7,017,159	£-7,238,419	£-7,264,321	£-7,504,957	£-7,600,689	£-7,673,048
50% SR : 20% LAR : 30% SO	50%	£-7,682,217	£-7,878,155	£-7,904,057	£-8,144,693	£-8,240,425	£-8,312,784

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, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£764,357	£315,198	£289,295	£57,659	£-38,073	£-110,432
50% SR : 20% LAR : 30% SO	5%	£99,300	£-324,538	£-350,441	£-582,077	£-677,809	£-750,168
50% SR : 20% LAR : 30% SO	10%	£-565,758	£-964,274	£-990,176	£-1,221,812	£-1,317,544	£-1,389,904
50% SR : 20% LAR : 30% SO	15%	£-1,230,816	£-1,604,010	£-1,629,912	£-1,861,548	£-1,957,280	£-2,029,639
50% SR : 20% LAR : 30% SO	20%	£-1,895,874	£-2,243,745	£-2,269,648	£-2,502,973	£-2,600,000	£-2,673,443
50% SR : 20% LAR : 30% SO	25%	£-2,560,932	£-2,883,481	£-2,909,383	£-3,146,207	£-3,243,234	£-3,315,593
50% SR : 20% LAR : 30% SO	30%	£-3,225,990	£-3,523,216	£-3,549,118	£-3,794,351	£-3,891,378	£-3,963,737
50% SR : 20% LAR : 30% SO	35%	£-3,891,048	£-4,162,952	£-4,188,854	£-4,439,485	£-4,536,512	£-4,608,871
50% SR : 20% LAR : 30% SO	40%	£-4,556,106	£-4,802,688	£-4,828,590	£-5,079,617	£-5,176,644	£-5,248,993
50% SR : 20% LAR : 30% SO	45%	£-5,221,164	£-5,442,424	£-5,468,326	£-5,719,748	£-5,816,775	£-5,888,934
50% SR : 20% LAR : 30% SO	50%	£-5,886,222	£-6,082,160	£-6,108,062	£-6,359,180	£-6,456,207	£-6,528,566

LB Barking and Dagenham
Local Plan Viability Testing 2019

T5 - 135 Houses and Flats

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	10%
Build cost Inflation	5%

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%	£15,365,309	£13,814,837	£13,782,374	£13,505,964	£13,403,250	£13,107,219
50% SR : 20% LAR : 30% SO	5%	£14,168,982	£12,696,564	£12,664,101	£12,387,690	£12,284,975	£11,988,945
50% SR : 20% LAR : 30% SO	10%	£12,972,654	£11,578,291	£11,545,828	£11,269,417	£11,166,702	£10,870,672
50% SR : 20% LAR : 30% SO	15%	£11,776,328	£10,460,018	£10,427,554	£10,151,144	£10,048,429	£9,752,399
50% SR : 20% LAR : 30% SO	20%	£10,580,001	£9,341,744	£9,309,281	£9,032,870	£8,930,156	£8,629,983
50% SR : 20% LAR : 30% SO	25%	£9,383,673	£8,221,412	£8,188,490	£7,908,168	£7,803,999	£7,503,780
50% SR : 20% LAR : 30% SO	30%	£8,187,346	£7,095,210	£7,062,287	£6,781,966	£6,677,797	£6,377,577
50% SR : 20% LAR : 30% SO	35%	£6,985,772	£5,969,007	£5,936,084	£5,655,763	£5,551,594	£5,251,374
50% SR : 20% LAR : 30% SO	40%	£5,780,529	£4,842,804	£4,809,881	£4,529,559	£4,425,391	£4,125,172
50% SR : 20% LAR : 30% SO	45%	£4,575,286	£3,716,601	£3,683,679	£3,403,356	£3,299,189	£2,998,969
50% SR : 20% LAR : 30% SO	50%	£3,370,043	£2,590,398	£2,557,476	£2,277,024	£2,171,382	£1,866,914

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%	£8,616,397	£8,166,869	£8,199,331	£8,475,742	£8,576,456	£8,874,487
50% SR : 20% LAR : 30% SO	5%	£7,812,723	£9,285,142	£9,317,605	£9,594,015	£9,696,730	£9,992,760
50% SR : 20% LAR : 30% SO	10%	£9,009,051	£10,403,415	£10,435,878	£10,712,288	£10,815,003	£11,111,033
50% SR : 20% LAR : 30% SO	15%	£10,205,378	£11,521,688	£11,554,152	£11,830,561	£11,933,276	£12,229,307
50% SR : 20% LAR : 30% SO	20%	£11,401,705	£12,639,961	£12,672,425	£12,948,836	£13,051,550	£13,351,722
50% SR : 20% LAR : 30% SO	25%	£12,598,033	£13,760,294	£13,793,215	£14,073,538	£14,177,706	£14,477,925
50% SR : 20% LAR : 30% SO	30%	£13,794,359	£14,886,496	£14,919,419	£15,199,740	£15,303,909	£15,604,128
50% SR : 20% LAR : 30% SO	35%	£14,990,686	£16,012,699	£16,045,622	£16,325,943	£16,430,112	£16,730,331
50% SR : 20% LAR : 30% SO	40%	£16,201,177	£17,138,902	£17,171,825	£17,452,146	£17,556,315	£17,856,534
50% SR : 20% LAR : 30% SO	45%	£17,406,419	£18,265,104	£18,298,027	£18,578,349	£18,682,517	£18,982,737
50% SR : 20% LAR : 30% SO	50%	£18,611,662	£19,391,307	£19,424,230	£19,704,681	£19,810,324	£20,114,792

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices	£8,749,836
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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%	£2,092,934	£542,462	£509,999	£233,589	£130,875	£165,156
50% SR : 20% LAR : 30% SO	5%	£896,607	£575,811	£608,274	£884,684	£987,399	£1,283,429
50% SR : 20% LAR : 30% SO	10%	£299,720	£1,694,084	£1,726,547	£2,002,958	£2,105,672	£2,401,703
50% SR : 20% LAR : 30% SO	15%	£1,496,047	£2,812,357	£2,844,821	£3,121,231	£3,223,946	£3,519,976
50% SR : 20% LAR : 30% SO	20%	£2,992,374	£3,930,630	£3,963,094	£4,239,505	£4,342,219	£4,642,391
50% SR : 20% LAR : 30% SO	25%	£3,888,702	£5,050,903	£5,083,885	£5,364,207	£5,468,376	£5,768,594
50% SR : 20% LAR : 30% SO	30%	£5,985,029	£6,177,165	£6,210,088	£6,490,409	£6,594,578	£6,894,796
50% SR : 20% LAR : 30% SO	35%	£6,286,903	£7,303,368	£7,336,291	£7,616,612	£7,720,781	£8,021,001
50% SR : 20% LAR : 30% SO	40%	£7,491,846	£8,429,571	£8,462,494	£8,742,815	£8,846,984	£9,147,203
50% SR : 20% LAR : 30% SO	45%	£8,697,089	£9,555,773	£9,588,696	£9,869,018	£9,973,186	£10,273,406
50% SR : 20% LAR : 30% SO	50%	£9,902,331	£10,681,976	£10,714,899	£10,995,351	£11,100,993	£11,405,461

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, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,989,291	£3,438,819	£3,406,356	£3,129,945	£3,027,232	£2,731,200
50% SR : 20% LAR : 30% SO	5%	£3,792,964	£2,320,546	£2,288,083	£2,011,672	£1,908,957	£1,612,927
50% SR : 20% LAR : 30% SO	10%	£2,596,636	£1,202,273	£1,169,810	£893,399	£790,684	£494,654
50% SR : 20% LAR : 30% SO	15%	£1,400,310	£83,999	£51,536	£224,874	£327,589	£623,619
50% SR : 20% LAR : 30% SO	20%	£203,983	£1,034,274	£1,086,737	£1,343,148	£1,445,862	£1,746,035
50% SR : 20% LAR : 30% SO	25%	£992,345	£2,154,606	£2,187,528	£2,467,850	£2,572,019	£2,872,238
50% SR : 20% LAR : 30% SO	30%	£2,188,672	£3,280,808	£3,313,731	£3,594,052	£3,698,221	£3,998,441
50% SR : 20% LAR : 30% SO	35%	£3,390,246	£4,407,011	£4,439,934	£4,720,256	£4,824,424	£5,124,644
50% SR : 20% LAR : 30% SO	40%	£4,695,489	£5,533,215	£5,566,137	£5,846,459	£5,950,627	£6,250,846
50% SR : 20% LAR : 30% SO	45%	£5,800,732	£6,659,417	£6,692,339	£6,972,662	£7,076,829	£7,377,049
50% SR : 20% LAR : 30% SO	50%	£7,005,975	£7,785,620	£7,818,542	£8,098,964	£8,204,636	£8,509,104

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%	£9,157,411	£7,606,939	£7,574,477	£7,298,066	£7,195,352	£6,899,321
50% SR : 20% LAR : 30% SO	5%	£7,961,085	£6,488,666	£6,456,203	£6,179,793	£6,077,078	£5,781,048
50% SR : 20% LAR : 30% SO	10%	£6,764,757	£5,370,393	£5,337,930	£5,061,520	£4,958,805	£4,662,775
50% SR : 20% LAR : 30% SO	15%	£5,568,430	£4,252,120	£4,219,656	£3,943,247	£3,840,532	£3,544,502
50% SR : 20% LAR : 30% SO	20%	£4,372,103	£3,133,847	£3,101,383	£2,824,972	£2,722,258	£2,422,086
50% SR : 20% LAR : 30% SO	25%	£3,175,775	£2,013,514	£1,980,993	£1,700,270	£1,596,102	£1,295,883
50% SR : 20% LAR : 30% SO	30%	£1,979,449	£887,312	£854,389	£574,068	£469,899	£199,580
50% SR : 20% LAR : 30% SO	35%	£777,874	£238,891	£221,814	£159,155	£88,384	£38,829
50% SR : 20% LAR : 30% SO	40%	£427,969	£1,365,094	£1,398,017	£1,678,338	£1,782,507	£2,082,726
50% SR : 20% LAR : 30% SO	45%	£1,632,611	£2,491,296	£2,524,219	£2,804,541	£2,908,709	£3,208,929
50% SR : 20% LAR : 30% SO	50%	£2,837,854	£3,617,499	£3,650,422	£3,930,873	£4,035,516	£4,340,884

LB Barking and Dagenham
Local Plan Viability Testing 2019

T5 - 135 Houses and Flats

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	10%
Build cost Inflation	5%

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%	£7,617,611	£6,781,470	£6,748,548	£6,468,225	£6,364,058	£6,063,838
50% SR : 20% LAR : 30% SO	5%	£6,723,535	£5,930,907	£5,897,985	£5,617,663	£5,513,495	£5,213,275
50% SR : 20% LAR : 30% SO	10%	£5,829,459	£5,080,345	£5,047,422	£4,767,100	£4,662,932	£4,362,712
50% SR : 20% LAR : 30% SO	15%	£4,935,383	£4,229,782	£4,196,859	£3,916,538	£3,812,369	£3,512,150
50% SR : 20% LAR : 30% SO	20%	£4,041,307	£3,379,220	£3,346,297	£3,065,975	£2,961,807	£2,657,589
50% SR : 20% LAR : 30% SO	25%	£3,147,231	£2,528,658	£2,492,228	£2,207,939	£2,102,297	£1,797,828
50% SR : 20% LAR : 30% SO	30%	£2,248,260	£1,665,605	£1,632,216	£1,347,928	£1,242,286	£937,818
50% SR : 20% LAR : 30% SO	35%	£1,344,159	£805,595	£772,206	£487,918	£382,275	£77,807
50% SR : 20% LAR : 30% SO	40%	£440,059	£-55,187	£-89,047	£-37,358	£-484,496	£-793,272
50% SR : 20% LAR : 30% SO	45%	£-470,609	£-927,776	£-962,117	£-1,254,508	£-1,363,162	£-1,676,307
50% SR : 20% LAR : 30% SO	50%	£-1,395,407	£-1,813,455	£-1,847,795	£-2,140,187	£-2,248,840	£-2,561,986

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%	£-14,364,095	£-15,200,235	£-15,233,158	£-15,513,481	£-15,617,648	£-15,917,868
50% SR : 20% LAR : 30% SO	5%	£-15,258,170	£-16,050,798	£-16,083,721	£-16,364,042	£-16,468,211	£-16,768,431
50% SR : 20% LAR : 30% SO	10%	£-16,152,246	£-16,901,361	£-16,934,284	£-17,214,605	£-17,318,774	£-17,618,994
50% SR : 20% LAR : 30% SO	15%	£-17,046,322	£-17,751,924	£-17,784,846	£-18,065,168	£-18,169,337	£-18,469,555
50% SR : 20% LAR : 30% SO	20%	£-17,940,398	£-18,602,486	£-18,635,408	£-18,915,731	£-19,019,898	£-19,323,867
50% SR : 20% LAR : 30% SO	25%	£-18,834,474	£-19,456,090	£-19,489,478	£-19,773,767	£-19,879,409	£-20,183,877
50% SR : 20% LAR : 30% SO	30%	£-19,733,445	£-20,316,101	£-20,349,489	£-20,633,778	£-20,739,420	£-21,043,887
50% SR : 20% LAR : 30% SO	35%	£-20,637,547	£-21,176,111	£-21,209,499	£-21,493,788	£-21,599,430	£-21,903,898
50% SR : 20% LAR : 30% SO	40%	£-21,541,647	£-22,036,892	£-22,070,753	£-22,359,064	£-22,466,202	£-22,774,978
50% SR : 20% LAR : 30% SO	45%	£-22,452,315	£-22,905,482	£-22,943,823	£-23,236,213	£-23,344,867	£-23,658,013
50% SR : 20% LAR : 30% SO	50%	£-23,377,113	£-23,795,161	£-23,829,500	£-24,121,692	£-24,230,546	£-24,543,691

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%	£-25,654,764	£-26,490,905	£-26,523,827	£-26,804,150	£-26,908,317	£-27,208,537
50% SR : 20% LAR : 30% SO	5%	£-26,548,840	£-27,341,467	£-27,374,390	£-27,654,712	£-27,758,880	£-28,059,100
50% SR : 20% LAR : 30% SO	10%	£-27,442,916	£-28,192,030	£-28,224,953	£-28,505,274	£-28,609,443	£-28,909,663
50% SR : 20% LAR : 30% SO	15%	£-28,336,991	£-29,042,593	£-29,075,516	£-29,355,837	£-29,460,006	£-29,760,224
50% SR : 20% LAR : 30% SO	20%	£-29,231,067	£-29,893,155	£-29,926,077	£-30,206,400	£-30,310,567	£-30,614,536
50% SR : 20% LAR : 30% SO	25%	£-30,125,143	£-30,743,718	£-30,776,641	£-31,064,438	£-31,168,606	£-31,474,546
50% SR : 20% LAR : 30% SO	30%	£-31,024,115	£-31,596,779	£-31,630,702	£-31,924,447	£-32,028,615	£-32,334,556
50% SR : 20% LAR : 30% SO	35%	£-31,923,216	£-32,452,840	£-32,486,763	£-32,784,457	£-32,888,625	£-33,194,568
50% SR : 20% LAR : 30% SO	40%	£-32,822,316	£-33,308,901	£-33,342,824	£-33,649,733	£-33,753,901	£-34,064,580
50% SR : 20% LAR : 30% SO	45%	£-33,721,416	£-34,164,962	£-34,198,885	£-34,506,883	£-34,611,051	£-34,924,592
50% SR : 20% LAR : 30% SO	50%	£-34,620,516	£-35,021,023	£-35,054,946	£-35,364,944	£-35,469,112	£-35,784,604

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%	£-2,758,407	£-3,594,548	£-3,627,471	£-3,907,793	£-4,011,961	£-4,312,180
50% SR : 20% LAR : 30% SO	5%	£-3,652,483	£-4,445,111	£-4,478,033	£-4,758,355	£-4,862,523	£-5,162,743
50% SR : 20% LAR : 30% SO	10%	£-4,546,559	£-5,295,673	£-5,328,596	£-5,608,918	£-5,713,086	£-6,013,306
50% SR : 20% LAR : 30% SO	15%	£-5,440,635	£-6,146,236	£-6,179,159	£-6,459,480	£-6,563,648	£-6,863,868
50% SR : 20% LAR : 30% SO	20%	£-6,334,711	£-6,996,798	£-7,029,721	£-7,310,043	£-7,414,211	£-7,718,180
50% SR : 20% LAR : 30% SO	25%	£-7,228,787	£-7,850,402	£-7,883,325	£-8,163,647	£-8,267,815	£-8,571,784
50% SR : 20% LAR : 30% SO	30%	£-8,122,863	£-8,704,006	£-8,736,929	£-9,020,251	£-9,124,419	£-9,428,393
50% SR : 20% LAR : 30% SO	35%	£-9,016,939	£-9,557,610	£-9,590,533	£-9,873,855	£-9,978,023	£-10,282,211
50% SR : 20% LAR : 30% SO	40%	£-9,911,015	£-10,411,214	£-10,444,137	£-10,727,459	£-10,831,627	£-11,136,445
50% SR : 20% LAR : 30% SO	45%	£-10,805,091	£-11,264,818	£-11,297,741	£-11,580,063	£-11,684,231	£-12,040,673
50% SR : 20% LAR : 30% SO	50%	£-11,700,167	£-12,118,422	£-12,151,345	£-12,434,667	£-12,538,835	£-12,843,063

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%	£1,409,713	£573,573	£540,650	£260,327	£156,160	£144,060
50% SR : 20% LAR : 30% SO	5%	£515,638	£-276,990	£-309,913	£-590,234	£-694,403	£-994,623
50% SR : 20% LAR : 30% SO	10%	£-378,438	£-1,127,553	£-1,160,476	£-1,440,797	£-1,544,966	£-1,845,186
50% SR : 20% LAR : 30% SO	15%	£-1,272,514	£-1,978,116	£-2,011,038	£-2,291,360	£-2,395,528	£-2,695,747
50% SR : 20% LAR : 30% SO	20%	£-2,166,590	£-2,828,678	£-2,861,601	£-3,141,923	£-3,246,090	£-3,550,059
50% SR : 20% LAR : 30% SO	25%	£-3,060,666	£-3,682,242	£-3,715,165	£-3,995,959	£-4,100,127	£-4,404,089
50% SR : 20% LAR : 30% SO	30%	£-3,954,742	£-4,542,293	£-4,575,216	£-4,859,970	£-4,964,138	£-5,270,079
50% SR : 20% LAR : 30% SO	35%	£-4,848,818	£-5,402,344	£-5,435,267	£-5,719,980	£-5,824,148	£-6,136,090
50% SR : 20% LAR : 30% SO	40%	£-5,742,894	£-6,262,395	£-6,295,318	£-6,580,330	£-6,684,500	£-7,001,170
50% SR : 20% LAR : 30% SO	45%	£-6,636,970	£-7,122,446	£-7,155,369	£-7,420,342	£-7,524,512	£-7,836,250
50% SR : 20% LAR : 30% SO	50%	£-7,531,046	£-7,982,497	£-8,015,420	£-8,280,352	£-8,384,520	£-8,699,330

LB Barking and Dagenham
Local Plan Viability Testing 2019

T5 - 135 Houses and Flats

Value Area	Chadwell Heath (CIL Zone 3)
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No Units	135
Site Area	1.52 Ha

Sales value Inflation	10%
Build cost Inflation	5%

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%	£15,365,309	£14,628,075	£14,595,613	£14,319,202	£14,216,488	£13,920,457
50% SR : 20% LAR : 30% SO	5%	£14,168,982	£13,469,141	£13,436,678	£13,160,267	£13,057,552	£12,761,522
50% SR : 20% LAR : 30% SO	10%	£12,972,654	£12,310,206	£12,277,742	£12,001,331	£11,898,618	£11,602,586
50% SR : 20% LAR : 30% SO	15%	£11,776,328	£11,151,270	£11,118,807	£10,842,397	£10,739,682	£10,443,652
50% SR : 20% LAR : 30% SO	20%	£10,580,001	£9,992,335	£9,959,872	£9,683,461	£9,580,747	£9,284,716
50% SR : 20% LAR : 30% SO	25%	£9,383,673	£8,833,399	£8,800,937	£8,524,526	£8,421,811	£8,122,340
50% SR : 20% LAR : 30% SO	30%	£8,187,346	£7,672,533	£7,639,610	£7,359,287	£7,255,120	£6,954,900
50% SR : 20% LAR : 30% SO	35%	£6,985,772	£6,505,922	£6,472,170	£6,191,847	£6,087,680	£5,787,460
50% SR : 20% LAR : 30% SO	40%	£5,780,529	£5,337,652	£5,304,730	£5,024,407	£4,920,240	£4,620,020
50% SR : 20% LAR : 30% SO	45%	£4,575,286	£4,170,212	£4,137,290	£3,856,967	£3,752,800	£3,452,580
50% SR : 20% LAR : 30% SO	50%	£3,370,043	£3,002,772	£2,969,849	£2,689,527	£2,585,359	£2,285,123

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%	£6,816,397	£7,353,630	£7,386,093	£7,662,504	£7,765,218	£8,061,249
50% SR : 20% LAR : 30% SO	5%	£7,812,723	£8,512,565	£8,545,028	£8,821,438	£8,924,153	£9,220,183
50% SR : 20% LAR : 30% SO	10%	£9,009,051	£9,671,500	£9,703,964	£9,980,374	£10,083,088	£10,379,119
50% SR : 20% LAR : 30% SO	15%	£10,205,378	£10,830,436	£10,862,898	£11,139,309	£11,242,024	£11,538,054
50% SR : 20% LAR : 30% SO	20%	£11,401,705	£11,989,370	£12,021,834	£12,298,245	£12,400,959	£12,696,990
50% SR : 20% LAR : 30% SO	25%	£12,598,033	£13,148,306	£13,180,769	£13,457,180	£13,559,895	£13,856,365
50% SR : 20% LAR : 30% SO	30%	£13,794,359	£14,307,173	£14,340,096	£14,622,418	£14,726,586	£15,026,806
50% SR : 20% LAR : 30% SO	35%	£14,989,684	£15,476,613	£15,509,536	£15,799,858	£15,894,026	£16,194,246
50% SR : 20% LAR : 30% SO	40%	£16,201,177	£16,644,053	£16,676,976	£16,957,298	£17,051,466	£17,351,686
50% SR : 20% LAR : 30% SO	45%	£17,406,419	£17,811,493	£17,844,416	£18,124,739	£18,228,906	£18,529,126
50% SR : 20% LAR : 30% SO	50%	£18,611,662	£18,978,934	£19,011,856	£19,292,179	£19,396,346	£19,696,563

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%	£2,092,934	£1,355,701	£1,323,238	£1,046,827	£944,113	£648,082
50% SR : 20% LAR : 30% SO	5%	£896,607	£196,766	£164,303	£112,108	£214,823	£510,853
50% SR : 20% LAR : 30% SO	10%	£299,720	£982,169	£994,633	£1,271,043	£1,373,757	£1,669,788
50% SR : 20% LAR : 30% SO	15%	£1,496,047	£2,121,105	£2,153,568	£2,429,978	£2,532,693	£2,828,723
50% SR : 20% LAR : 30% SO	20%	£2,992,374	£3,260,040	£3,312,503	£3,588,914	£3,691,628	£3,987,659
50% SR : 20% LAR : 30% SO	25%	£3,888,702	£4,438,975	£4,471,438	£4,747,849	£4,850,564	£5,150,035
50% SR : 20% LAR : 30% SO	30%	£5,085,029	£5,599,842	£5,632,765	£5,913,087	£6,017,255	£6,317,475
50% SR : 20% LAR : 30% SO	35%	£6,286,903	£6,767,282	£6,800,205	£7,080,527	£7,184,695	£7,484,915
50% SR : 20% LAR : 30% SO	40%	£7,491,846	£7,934,723	£7,967,646	£8,247,968	£8,352,135	£8,652,355
50% SR : 20% LAR : 30% SO	45%	£8,697,089	£9,102,163	£9,135,085	£9,415,408	£9,519,575	£9,819,795
50% SR : 20% LAR : 30% SO	50%	£9,902,331	£10,269,603	£10,302,525	£10,582,848	£10,687,015	£10,987,252

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%	£4,989,291	£4,252,057	£4,219,595	£3,943,184	£3,840,470	£3,544,439
50% SR : 20% LAR : 30% SO	5%	£3,792,964	£3,093,123	£3,060,660	£2,784,249	£2,681,534	£2,385,504
50% SR : 20% LAR : 30% SO	10%	£2,596,636	£1,934,188	£1,901,724	£1,625,313	£1,522,599	£1,226,568
50% SR : 20% LAR : 30% SO	15%	£1,400,310	£775,252	£742,789	£466,379	£363,664	£67,634
50% SR : 20% LAR : 30% SO	20%	£203,983	£383,883	£416,147	£692,557	£795,271	£1,091,302
50% SR : 20% LAR : 30% SO	25%	£992,945	£1,542,619	£1,575,081	£1,851,492	£1,954,207	£2,253,678
50% SR : 20% LAR : 30% SO	30%	£2,188,672	£2,703,485	£2,736,408	£3,016,731	£3,120,898	£3,421,118
50% SR : 20% LAR : 30% SO	35%	£3,390,246	£3,870,926	£3,903,848	£4,184,171	£4,288,338	£4,589,558
50% SR : 20% LAR : 30% SO	40%	£4,595,489	£5,038,366	£5,071,288	£5,351,611	£5,455,778	£5,755,998
50% SR : 20% LAR : 30% SO	45%	£5,800,732	£6,205,806	£6,238,729	£6,519,051	£6,623,219	£6,923,438
50% SR : 20% LAR : 30% SO	50%	£7,005,975	£7,373,246	£7,406,169	£7,686,491	£7,790,658	£8,090,895

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%	£9,157,411	£8,420,178	£8,387,715	£8,111,304	£8,008,590	£7,712,559
50% SR : 20% LAR : 30% SO	5%	£7,961,085	£7,261,243	£7,228,780	£6,952,370	£6,849,655	£6,553,625
50% SR : 20% LAR : 30% SO	10%	£6,764,757	£6,102,308	£6,069,844	£5,793,434	£5,690,720	£5,394,689
50% SR : 20% LAR : 30% SO	15%	£5,568,430	£4,943,372	£4,910,910	£4,634,499	£4,531,784	£4,235,754
50% SR : 20% LAR : 30% SO	20%	£4,372,103	£3,784,438	£3,751,974	£3,475,563	£3,372,849	£3,076,818
50% SR : 20% LAR : 30% SO	25%	£3,175,775	£2,625,502	£2,593,039	£2,316,628	£2,213,913	£1,914,443
50% SR : 20% LAR : 30% SO	30%	£1,979,449	£1,464,635	£1,431,712	£1,151,300	£1,047,222	£747,003
50% SR : 20% LAR : 30% SO	35%	£777,874	£297,195	£284,272	£16,050	£120,218	£20,438
50% SR : 20% LAR : 30% SO	40%	£427,969	£190,245	£180,168	£183,490	£1,287,659	£1,587,878
50% SR : 20% LAR : 30% SO	45%	£1,832,611	£2,037,885	£2,070,808	£2,350,931	£2,455,098	£2,755,316
50% SR : 20% LAR : 30% SO	50%	£2,837,854	£3,205,126	£3,238,048	£3,518,371	£3,622,538	£3,922,775

LB Barking and Dagenham
Local Plan Viability Testing 2019

T5 - 135 Houses and Flats

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	10%
Build cost Inflation	5%

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%	£9,568,825	£8,910,036	£8,877,113	£8,596,791	£8,492,623	£8,192,404
50% SR : 20% LAR : 30% SO	5%	£8,601,375	£7,976,873	£7,943,950	£7,663,629	£7,559,460	£7,259,242
50% SR : 20% LAR : 30% SO	10%	£7,633,924	£7,043,711	£7,010,789	£6,730,467	£6,626,299	£6,326,080
50% SR : 20% LAR : 30% SO	15%	£6,666,474	£6,110,549	£6,077,627	£5,797,305	£5,693,137	£5,392,917
50% SR : 20% LAR : 30% SO	20%	£5,699,023	£5,177,387	£5,144,465	£4,864,142	£4,759,975	£4,459,755
50% SR : 20% LAR : 30% SO	25%	£4,731,573	£4,244,225	£4,211,303	£3,930,980	£3,826,813	£3,526,593
50% SR : 20% LAR : 30% SO	30%	£3,764,122	£3,311,063	£3,278,140	£2,997,818	£2,893,650	£2,593,430
50% SR : 20% LAR : 30% SO	35%	£2,796,672	£2,375,799	£2,342,877	£2,058,555	£1,954,387	£1,654,167
50% SR : 20% LAR : 30% SO	40%	£1,829,222	£1,440,537	£1,407,615	£1,118,293	£1,014,125	£713,905
50% SR : 20% LAR : 30% SO	45%	£843,261	£488,566	£455,644	£170,888	£65,246	£-242,607
50% SR : 20% LAR : 30% SO	50%	£-136,999	£-461,491	£-495,352	£-783,664	£-891,127	£-1,204,273

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%	£-12,412,880	£-13,071,670	£-13,104,592	£-13,384,915	£-13,499,082	£-13,789,302
50% SR : 20% LAR : 30% SO	5%	£-13,380,330	£-14,004,833	£-14,037,755	£-14,318,077	£-14,422,245	£-14,722,464
50% SR : 20% LAR : 30% SO	10%	£-14,347,781	£-14,937,994	£-14,970,917	£-15,251,239	£-15,355,407	£-15,655,626
50% SR : 20% LAR : 30% SO	15%	£-15,315,231	£-15,871,156	£-15,904,079	£-16,184,401	£-16,288,569	£-16,588,789
50% SR : 20% LAR : 30% SO	20%	£-16,282,682	£-16,804,318	£-16,837,241	£-17,117,563	£-17,221,731	£-17,521,951
50% SR : 20% LAR : 30% SO	25%	£-17,250,132	£-17,737,480	£-17,770,403	£-18,050,725	£-18,154,893	£-18,455,113
50% SR : 20% LAR : 30% SO	30%	£-18,217,583	£-18,670,643	£-18,703,566	£-19,033,887	£-19,138,055	£-19,438,275
50% SR : 20% LAR : 30% SO	35%	£-19,185,033	£-19,605,803	£-19,638,726	£-19,923,948	£-20,028,116	£-20,328,336
50% SR : 20% LAR : 30% SO	40%	£-20,152,484	£-20,540,963	£-20,573,886	£-20,864,008	£-20,968,176	£-21,268,396
50% SR : 20% LAR : 30% SO	45%	£-21,120,934	£-21,476,123	£-21,509,046	£-21,800,168	£-21,904,336	£-22,204,556
50% SR : 20% LAR : 30% SO	50%	£-22,089,384	£-22,411,283	£-22,444,206	£-22,735,328	£-22,839,496	£-23,139,716

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%	£-3,703,550	£-4,362,339	£-4,395,261	£-4,675,584	£-4,779,751	£-5,079,971
50% SR : 20% LAR : 30% SO	5%	£-4,671,000	£-5,296,502	£-5,329,424	£-5,609,746	£-5,713,914	£-6,014,134
50% SR : 20% LAR : 30% SO	10%	£-5,638,451	£-6,230,664	£-6,263,586	£-6,543,908	£-6,648,076	£-6,948,296
50% SR : 20% LAR : 30% SO	15%	£-6,605,901	£-7,164,826	£-7,197,748	£-7,478,070	£-7,582,238	£-7,882,458
50% SR : 20% LAR : 30% SO	20%	£-7,573,352	£-8,098,988	£-8,131,910	£-8,412,232	£-8,516,400	£-8,816,620
50% SR : 20% LAR : 30% SO	25%	£-8,540,802	£-9,033,149	£-9,066,072	£-9,346,394	£-9,450,562	£-9,750,782
50% SR : 20% LAR : 30% SO	30%	£-9,508,253	£-9,967,311	£-9,999,234	£-10,279,556	£-10,383,724	£-10,683,944
50% SR : 20% LAR : 30% SO	35%	£-10,475,703	£-10,901,473	£-10,933,396	£-11,213,718	£-11,317,886	£-11,618,106
50% SR : 20% LAR : 30% SO	40%	£-11,443,153	£-11,841,635	£-11,873,558	£-12,155,880	£-12,260,048	£-12,560,268
50% SR : 20% LAR : 30% SO	45%	£-12,410,603	£-12,781,797	£-12,813,720	£-13,105,824	£-13,209,992	£-13,510,212
50% SR : 20% LAR : 30% SO	50%	£-13,378,053	£-13,721,959	£-13,753,882	£-14,057,926	£-14,162,094	£-14,462,314

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%	£-807,193	£-1,465,982	£-1,498,905	£-1,779,227	£-1,883,395	£-2,183,615
50% SR : 20% LAR : 30% SO	5%	£-1,774,643	£-2,399,145	£-2,432,068	£-2,712,389	£-2,816,557	£-3,116,776
50% SR : 20% LAR : 30% SO	10%	£-2,742,093	£-3,332,307	£-3,365,230	£-3,645,551	£-3,749,720	£-4,049,939
50% SR : 20% LAR : 30% SO	15%	£-3,709,543	£-4,265,469	£-4,298,391	£-4,578,713	£-4,682,881	£-4,983,101
50% SR : 20% LAR : 30% SO	20%	£-4,677,093	£-5,198,631	£-5,231,553	£-5,511,876	£-5,616,044	£-5,916,264
50% SR : 20% LAR : 30% SO	25%	£-5,644,543	£-6,131,793	£-6,164,715	£-6,445,038	£-6,549,206	£-6,849,426
50% SR : 20% LAR : 30% SO	30%	£-6,612,093	£-7,064,955	£-7,097,877	£-7,379,200	£-7,483,368	£-7,783,588
50% SR : 20% LAR : 30% SO	35%	£-7,579,543	£-8,000,117	£-8,033,039	£-8,314,362	£-8,418,530	£-8,718,750
50% SR : 20% LAR : 30% SO	40%	£-8,547,093	£-8,935,279	£-8,968,201	£-9,249,524	£-9,353,692	£-9,653,912
50% SR : 20% LAR : 30% SO	45%	£-9,514,543	£-9,870,441	£-9,903,363	£-10,184,686	£-10,288,854	£-10,589,134
50% SR : 20% LAR : 30% SO	50%	£-10,482,093	£-10,805,603	£-10,838,525	£-11,119,848	£-11,224,016	£-11,524,236

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%	£3,360,928	£2,702,138	£2,669,216	£2,388,893	£2,284,726	£1,984,506
50% SR : 20% LAR : 30% SO	5%	£2,393,478	£1,768,975	£1,736,053	£1,455,731	£1,351,563	£1,051,343
50% SR : 20% LAR : 30% SO	10%	£1,426,027	£835,814	£802,891	£522,569	£418,401	£118,182
50% SR : 20% LAR : 30% SO	15%	£458,577	£-97,348	£-130,271	£-410,592	£-514,761	£-814,981
50% SR : 20% LAR : 30% SO	20%	£-508,874	£-1,030,510	£-1,063,433	£-1,343,755	£-1,447,923	£-1,748,143
50% SR : 20% LAR : 30% SO	25%	£-1,476,324	£-1,963,672	£-1,996,595	£-2,276,917	£-2,381,085	£-2,681,305
50% SR : 20% LAR : 30% SO	30%	£-2,443,774	£-2,896,835	£-2,929,758	£-3,210,079	£-3,314,247	£-3,616,258
50% SR : 20% LAR : 30% SO	35%	£-3,411,224	£-3,830,098	£-3,863,021	£-4,143,141	£-4,247,309	£-4,548,269
50% SR : 20% LAR : 30% SO	40%	£-4,378,674	£-4,763,261	£-4,796,184	£-5,074,201	£-5,178,369	£-5,480,279
50% SR : 20% LAR : 30% SO	45%	£-5,346,124	£-5,696,423	£-5,729,346	£-6,005,261	£-6,109,429	£-6,441,289
50% SR : 20% LAR : 30% SO	50%	£-6,313,574	£-6,629,585	£-6,662,508	£-6,993,321	£-7,097,489	£-7,428,299

LB Barking and Dagenham
Local Plan Viability Testing 2019

T5 - 135 Houses and Flats

Value Area	Becontree and Valence Park (CIL Zone 3)
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No Units	135
Site Area	1.52 Ha

Sales value Inflation	10%
Build cost Inflation	5%

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%	£8,788,340	£8,141,084	£8,108,161	£7,827,839	£7,723,671	£7,423,452
50% SR : 20% LAR : 30% SO	5%	£7,850,890	£7,237,480	£7,204,558	£6,924,235	£6,820,068	£6,519,848
50% SR : 20% LAR : 30% SO	10%	£6,913,442	£6,333,876	£6,300,954	£6,020,631	£5,916,464	£5,616,244
50% SR : 20% LAR : 30% SO	15%	£5,975,992	£5,430,272	£5,397,350	£5,117,028	£5,012,860	£4,712,640
50% SR : 20% LAR : 30% SO	20%	£5,038,544	£4,526,668	£4,493,745	£4,213,424	£4,109,255	£3,809,036
50% SR : 20% LAR : 30% SO	25%	£4,101,094	£3,623,064	£3,590,141	£3,309,820	£3,205,651	£2,905,432
50% SR : 20% LAR : 30% SO	30%	£3,163,646	£2,719,460	£2,686,538	£2,402,672	£2,297,029	£1,992,561
50% SR : 20% LAR : 30% SO	35%	£2,222,266	£1,806,643	£1,773,255	£1,488,966	£1,383,324	£1,078,855
50% SR : 20% LAR : 30% SO	40%	£1,274,278	£892,937	£859,549	£575,260	£469,618	£165,150
50% SR : 20% LAR : 30% SO	45%	£326,289	£-21,062	£-54,923	£-343,234	£-450,371	£-759,148
50% SR : 20% LAR : 30% SO	50%	£-630,498	£-949,117	£-983,458	£-1,275,848	£-1,384,502	£-1,697,648

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%	£-13,193,366	£-13,840,622	£-13,873,545	£-14,153,866	£-14,258,035	£-14,558,254
50% SR : 20% LAR : 30% SO	5%	£-14,130,815	£-14,744,225	£-14,777,148	£-15,057,470	£-15,161,638	£-15,461,858
50% SR : 20% LAR : 30% SO	10%	£-15,068,264	£-15,647,829	£-15,680,752	£-15,961,074	£-16,065,242	£-16,365,462
50% SR : 20% LAR : 30% SO	15%	£-16,005,713	£-16,551,433	£-16,584,356	£-16,864,678	£-16,968,846	£-17,269,066
50% SR : 20% LAR : 30% SO	20%	£-16,943,162	£-17,455,038	£-17,487,960	£-17,768,282	£-17,872,450	£-18,172,670
50% SR : 20% LAR : 30% SO	25%	£-17,880,611	£-18,358,642	£-18,391,564	£-18,671,886	£-18,776,054	£-19,076,273
50% SR : 20% LAR : 30% SO	30%	£-18,818,060	£-19,262,246	£-19,295,168	£-19,579,034	£-19,684,576	£-19,989,144
50% SR : 20% LAR : 30% SO	35%	£-19,759,439	£-20,175,853	£-20,208,451	£-20,492,740	£-20,598,382	£-20,902,850
50% SR : 20% LAR : 30% SO	40%	£-20,707,428	£-21,089,788	£-21,122,157	£-21,406,448	£-21,512,088	£-21,816,556
50% SR : 20% LAR : 30% SO	45%	£-21,655,417	£-22,002,767	£-22,035,629	£-22,324,940	£-22,432,077	£-22,740,854
50% SR : 20% LAR : 30% SO	50%	£-22,612,204	£-22,930,823	£-22,965,163	£-23,257,554	£-23,366,208	£-23,679,353

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%	£-4,484,035	£-5,131,291	£-5,164,214	£-5,444,535	£-5,548,704	£-5,848,923
50% SR : 20% LAR : 30% SO	5%	£-5,421,484	£-6,034,894	£-6,067,817	£-6,348,139	£-6,452,307	£-6,752,527
50% SR : 20% LAR : 30% SO	10%	£-6,358,933	£-6,938,498	£-6,971,421	£-7,251,744	£-7,355,911	£-7,656,131
50% SR : 20% LAR : 30% SO	15%	£-7,296,382	£-7,842,102	£-7,875,025	£-8,155,347	£-8,259,515	£-8,559,735
50% SR : 20% LAR : 30% SO	20%	£-8,233,831	£-8,745,707	£-8,778,629	£-9,058,951	£-9,163,119	£-9,463,339
50% SR : 20% LAR : 30% SO	25%	£-9,171,280	£-9,649,311	£-9,682,234	£-9,962,555	£-10,066,724	£-10,366,942
50% SR : 20% LAR : 30% SO	30%	£-10,108,729	£-10,552,915	£-10,585,837	£-10,869,703	£-10,973,945	£-11,279,814
50% SR : 20% LAR : 30% SO	35%	£-11,050,168	£-11,456,523	£-11,489,120	£-11,783,409	£-11,889,051	£-12,193,519
50% SR : 20% LAR : 30% SO	40%	£-11,998,097	£-12,379,437	£-12,412,826	£-12,697,115	£-12,802,757	£-13,107,225
50% SR : 20% LAR : 30% SO	45%	£-12,946,086	£-13,293,436	£-13,327,298	£-13,615,609	£-13,722,746	£-14,031,523
50% SR : 20% LAR : 30% SO	50%	£-13,902,873	£-14,221,492	£-14,255,832	£-14,548,223	£-14,656,877	£-14,970,022

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%	£-1,587,678	£-2,234,934	£-2,267,857	£-2,548,179	£-2,652,347	£-2,952,566
50% SR : 20% LAR : 30% SO	5%	£-2,525,128	£-3,138,538	£-3,171,460	£-3,451,783	£-3,555,950	£-3,856,170
50% SR : 20% LAR : 30% SO	10%	£-3,462,576	£-4,042,142	£-4,075,064	£-4,355,387	£-4,459,554	£-4,759,774
50% SR : 20% LAR : 30% SO	15%	£-4,400,026	£-4,945,746	£-4,978,669	£-5,258,990	£-5,363,159	£-5,663,378
50% SR : 20% LAR : 30% SO	20%	£-5,337,474	£-5,849,350	£-5,882,273	£-6,162,994	£-6,266,763	£-6,566,938
50% SR : 20% LAR : 30% SO	25%	£-6,274,924	£-6,752,954	£-6,785,877	£-7,066,198	£-7,170,367	£-7,470,586
50% SR : 20% LAR : 30% SO	30%	£-7,212,372	£-7,656,558	£-7,689,480	£-7,973,347	£-8,078,989	£-8,383,457
50% SR : 20% LAR : 30% SO	35%	£-8,153,752	£-8,559,375	£-8,592,794	£-8,877,052	£-8,982,894	£-9,297,163
50% SR : 20% LAR : 30% SO	40%	£-9,101,740	£-9,463,081	£-9,496,499	£-9,780,758	£-9,886,400	£-10,200,968
50% SR : 20% LAR : 30% SO	45%	£-10,049,729	£-10,376,080	£-10,409,941	£-10,719,252	£-10,826,390	£-11,135,167
50% SR : 20% LAR : 30% SO	50%	£-11,006,516	£-11,325,135	£-11,359,476	£-11,651,667	£-11,760,520	£-12,073,666

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%	£2,580,442	£1,933,186	£1,900,263	£1,619,942	£1,515,773	£1,215,555
50% SR : 20% LAR : 30% SO	5%	£1,642,993	£1,029,583	£996,660	£716,338	£612,170	£311,950
50% SR : 20% LAR : 30% SO	10%	£705,544	£125,979	£93,056	£-187,266	£-291,434	£-591,654
50% SR : 20% LAR : 30% SO	15%	£-231,905	£-777,625	£-810,548	£-1,090,870	£-1,195,038	£-1,495,258
50% SR : 20% LAR : 30% SO	20%	£-1,169,354	£-1,881,230	£-1,914,152	£-2,194,474	£-2,298,642	£-2,598,882
50% SR : 20% LAR : 30% SO	25%	£-2,106,803	£-2,984,834	£-3,017,756	£-3,298,078	£-3,402,246	£-3,702,486
50% SR : 20% LAR : 30% SO	30%	£-3,044,252	£-4,088,438	£-4,121,360	£-4,405,226	£-4,509,394	£-4,813,336
50% SR : 20% LAR : 30% SO	35%	£-3,985,831	£-5,192,042	£-5,224,964	£-5,508,794	£-5,612,962	£-5,917,042
50% SR : 20% LAR : 30% SO	40%	£-4,933,620	£-6,314,959	£-6,347,881	£-6,647,349	£-6,751,517	£-7,054,746
50% SR : 20% LAR : 30% SO	45%	£-5,881,609	£-7,437,876	£-7,470,798	£-7,769,316	£-7,873,484	£-8,177,046
50% SR : 20% LAR : 30% SO	50%	£-6,838,396	£-8,560,793	£-8,593,715	£-8,892,233	£-9,006,401	£-9,309,546

LB Barking and Dagenham
Local Plan Viability Testing 2019

T6 - 200 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£6,277,479	£4,388,507	£4,339,066	£3,872,809	£3,690,070	£3,551,949
50% SR : 20% LAR : 30% SO	5%	£4,848,399	£3,058,574	£3,009,132	£2,542,874	£2,360,137	£2,222,016
50% SR : 20% LAR : 30% SO	10%	£3,416,003	£1,728,640	£1,679,198	£1,212,941	£1,030,203	£892,081
50% SR : 20% LAR : 30% SO	15%	£1,983,805	£395,846	£345,705	£-128,950	£-316,896	£-458,954
50% SR : 20% LAR : 30% SO	20%	£550,888	£-965,884	£-1,016,736	£-1,496,282	£-1,884,228	£-1,928,287
50% SR : 20% LAR : 30% SO	25%	£-914,025	£-2,333,216	£-2,384,068	£-2,863,615	£-3,051,561	£-3,193,619
50% SR : 20% LAR : 30% SO	30%	£-2,386,734	£-3,707,307	£-3,758,878	£-4,245,211	£-4,435,817	£-4,579,884
50% SR : 20% LAR : 30% SO	35%	£-3,871,070	£-5,097,246	£-5,148,817	£-5,635,150	£-5,825,756	£-5,969,824
50% SR : 20% LAR : 30% SO	40%	£-5,367,926	£-6,487,185	£-6,538,756	£-7,025,089	£-7,215,695	£-7,359,764
50% SR : 20% LAR : 30% SO	45%	£-6,864,781	£-7,877,125	£-7,928,695	£-8,415,028	£-8,605,634	£-8,749,703
50% SR : 20% LAR : 30% SO	50%	£-8,361,636	£-9,267,064	£-9,318,635	£-9,804,967	£-9,995,573	£-10,139,642

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%	£3,349,874	£1,460,903	£1,411,461	£945,204	£762,466	£624,345
50% SR : 20% LAR : 30% SO	5%	£1,920,794	£130,969	£81,528	£-384,730	£-567,468	£-705,589
50% SR : 20% LAR : 30% SO	10%	£488,398	£-1,198,964	£-1,248,407	£-1,714,664	£-1,897,401	£-2,035,623
50% SR : 20% LAR : 30% SO	15%	£-943,999	£-2,531,758	£-2,581,900	£-3,056,555	£-3,244,501	£-3,386,559
50% SR : 20% LAR : 30% SO	20%	£-2,376,717	£-3,893,489	£-3,944,341	£-4,423,886	£-4,611,833	£-4,753,892
50% SR : 20% LAR : 30% SO	25%	£-3,841,630	£-5,260,821	£-5,311,673	£-5,791,219	£-5,979,166	£-6,121,224
50% SR : 20% LAR : 30% SO	30%	£-5,314,339	£-6,634,912	£-6,686,482	£-7,172,515	£-7,363,421	£-7,507,489
50% SR : 20% LAR : 30% SO	35%	£-6,798,675	£-8,024,851	£-8,076,422	£-8,562,755	£-8,753,360	£-8,897,428
50% SR : 20% LAR : 30% SO	40%	£-8,295,531	£-9,414,790	£-9,466,361	£-9,952,694	£-10,143,300	£-10,287,368
50% SR : 20% LAR : 30% SO	45%	£-9,792,385	£-10,804,729	£-10,856,300	£-11,342,833	£-11,533,239	£-11,677,308
50% SR : 20% LAR : 30% SO	50%	£-11,289,241	£-12,194,668	£-12,246,240	£-12,732,572	£-12,923,178	£-13,067,247

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%	£4,809,815	£2,620,844	£2,571,402	£2,105,145	£1,922,406	£1,784,285
50% SR : 20% LAR : 30% SO	5%	£3,080,735	£1,290,910	£1,241,469	£775,211	£592,473	£454,352
50% SR : 20% LAR : 30% SO	10%	£1,648,339	£-39,024	£-88,466	£-554,723	£-737,461	£-875,583
50% SR : 20% LAR : 30% SO	15%	£215,942	£-1,371,818	£-1,421,959	£-1,896,614	£-2,084,560	£-2,226,618
50% SR : 20% LAR : 30% SO	20%	£-1,216,776	£-2,733,548	£-2,784,400	£-3,263,946	£-3,451,892	£-3,593,951
50% SR : 20% LAR : 30% SO	25%	£-2,681,689	£-4,100,880	£-4,151,732	£-4,631,279	£-4,819,225	£-4,961,283
50% SR : 20% LAR : 30% SO	30%	£-4,154,398	£-5,474,971	£-5,526,542	£-6,012,875	£-6,203,480	£-6,347,548
50% SR : 20% LAR : 30% SO	35%	£-5,638,734	£-6,864,910	£-6,916,481	£-7,402,614	£-7,593,420	£-7,737,487
50% SR : 20% LAR : 30% SO	40%	£-7,135,590	£-8,254,849	£-8,306,420	£-8,792,753	£-8,983,359	£-9,127,426
50% SR : 20% LAR : 30% SO	45%	£-8,632,445	£-9,644,789	£-9,696,359	£-10,182,892	£-10,373,298	£-10,517,367
50% SR : 20% LAR : 30% SO	50%	£-10,129,300	£-11,034,728	£-11,086,299	£-11,572,631	£-11,763,237	£-11,907,306

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%	£4,895,562	£3,006,591	£2,957,150	£2,490,893	£2,308,154	£2,170,033
50% SR : 20% LAR : 30% SO	5%	£3,466,483	£1,676,658	£1,627,216	£1,160,958	£978,220	£840,099
50% SR : 20% LAR : 30% SO	10%	£2,034,086	£346,724	£297,282	£-168,975	£-351,713	£-489,835
50% SR : 20% LAR : 30% SO	15%	£601,689	£-986,070	£-1,036,211	£-1,510,866	£-1,698,612	£-1,840,870
50% SR : 20% LAR : 30% SO	20%	£-831,029	£-2,347,801	£-2,398,552	£-2,878,198	£-3,066,144	£-3,208,203
50% SR : 20% LAR : 30% SO	25%	£-2,295,941	£-3,715,133	£-3,766,984	£-4,245,531	£-4,433,477	£-4,575,535
50% SR : 20% LAR : 30% SO	30%	£-3,768,650	£-5,089,223	£-5,140,794	£-5,627,127	£-5,817,733	£-5,961,801
50% SR : 20% LAR : 30% SO	35%	£-5,252,987	£-6,479,163	£-6,530,733	£-7,017,066	£-7,207,672	£-7,351,740
50% SR : 20% LAR : 30% SO	40%	£-6,749,842	£-7,869,102	£-7,920,672	£-8,407,005	£-8,597,611	£-8,741,680
50% SR : 20% LAR : 30% SO	45%	£-8,246,697	£-9,259,041	£-9,310,612	£-9,796,945	£-9,987,551	£-10,131,619
50% SR : 20% LAR : 30% SO	50%	£-9,743,553	£-10,648,980	£-10,700,552	£-11,186,884	£-11,377,490	£-11,521,558

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%	£5,450,688	£3,561,717	£3,512,275	£3,046,018	£2,863,280	£2,725,159
50% SR : 20% LAR : 30% SO	5%	£4,021,608	£2,231,783	£2,182,342	£1,716,084	£1,533,346	£1,395,225
50% SR : 20% LAR : 30% SO	10%	£2,589,212	£901,850	£852,407	£386,150	£203,412	£65,291
50% SR : 20% LAR : 30% SO	15%	£1,156,815	£-430,945	£-481,086	£-955,741	£-1,143,687	£-1,285,745
50% SR : 20% LAR : 30% SO	20%	£-275,903	£-1,792,675	£-1,843,527	£-2,323,073	£-2,511,019	£-2,653,078
50% SR : 20% LAR : 30% SO	25%	£-1,740,816	£-3,160,007	£-3,210,859	£-3,690,405	£-3,878,352	£-4,020,410
50% SR : 20% LAR : 30% SO	30%	£-3,215,525	£-4,534,098	£-4,585,668	£-5,072,001	£-5,262,607	£-5,406,675
50% SR : 20% LAR : 30% SO	35%	£-4,690,981	£-5,924,037	£-5,975,608	£-6,459,541	£-6,652,546	£-6,796,614
50% SR : 20% LAR : 30% SO	40%	£-6,166,717	£-7,313,976	£-7,365,547	£-7,851,880	£-8,042,266	£-8,186,555
50% SR : 20% LAR : 30% SO	45%	£-7,642,511	£-8,703,915	£-8,755,486	£-9,241,819	£-9,432,425	£-9,576,494
50% SR : 20% LAR : 30% SO	50%	£-9,118,247	£-10,093,855	£-10,145,426	£-10,631,758	£-10,822,364	£-10,966,433

LB Barking and Dagenham
Local Plan Viability Testing 2019

T8 - 200 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	-£1,857,102	-£2,835,728	-£2,886,579	-£3,366,126	-£3,554,072	-£3,696,130
50% SR : 20% LAR : 30% SO	5%	-£2,981,655	-£3,906,600	-£3,958,170	-£4,444,503	-£4,635,109	-£4,779,178
50% SR : 20% LAR : 30% SO	10%	-£4,115,365	-£4,990,929	-£5,042,500	-£5,528,833	-£5,719,438	-£5,865,506
50% SR : 20% LAR : 30% SO	15%	-£5,258,552	-£6,075,258	-£6,126,829	-£6,613,162	-£6,803,768	-£6,949,836
50% SR : 20% LAR : 30% SO	20%	-£6,401,738	-£7,159,587	-£7,211,158	-£7,697,491	-£7,888,097	-£8,034,165
50% SR : 20% LAR : 30% SO	25%	-£7,544,924	-£8,243,917	-£8,295,487	-£8,781,819	-£8,972,426	-£9,118,494
50% SR : 20% LAR : 30% SO	30%	-£8,688,111	-£9,328,245	-£9,379,816	-£9,866,148	-£10,056,754	-£10,202,823
50% SR : 20% LAR : 30% SO	35%	-£9,831,297	-£10,412,574	-£10,464,146	-£10,950,478	-£11,141,083	-£11,285,152
50% SR : 20% LAR : 30% SO	40%	-£10,974,483	-£11,496,903	-£11,548,474	-£12,034,807	-£12,225,413	-£12,369,482
50% SR : 20% LAR : 30% SO	45%	-£12,117,669	-£12,581,232	-£12,632,803	-£13,119,136	-£13,309,742	-£13,453,811
50% SR : 20% LAR : 30% SO	50%	-£13,260,856	-£13,665,562	-£13,717,132	-£14,203,465	-£14,394,071	-£14,538,139

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%	-£4,784,707	-£5,763,332	-£5,814,184	-£6,293,731	-£6,481,677	-£6,623,735
50% SR : 20% LAR : 30% SO	5%	-£5,909,260	-£6,834,204	-£6,885,775	-£7,372,108	-£7,562,714	-£7,706,783
50% SR : 20% LAR : 30% SO	10%	-£7,042,970	-£7,915,534	-£7,970,104	-£8,456,437	-£8,647,043	-£8,791,111
50% SR : 20% LAR : 30% SO	15%	-£8,186,156	-£9,002,863	-£9,054,433	-£9,540,766	-£9,731,372	-£9,875,440
50% SR : 20% LAR : 30% SO	20%	-£9,329,342	-£10,087,192	-£10,138,763	-£10,625,096	-£10,815,702	-£10,959,770
50% SR : 20% LAR : 30% SO	25%	-£10,472,529	-£11,171,521	-£11,223,092	-£11,709,424	-£11,900,031	-£12,044,099
50% SR : 20% LAR : 30% SO	30%	-£11,615,716	-£12,255,849	-£12,307,421	-£12,793,753	-£12,984,359	-£13,128,428
50% SR : 20% LAR : 30% SO	35%	-£12,758,901	-£13,340,179	-£13,391,750	-£13,878,082	-£14,068,688	-£14,212,757
50% SR : 20% LAR : 30% SO	40%	-£13,902,088	-£14,424,508	-£14,476,079	-£14,962,411	-£15,153,017	-£15,297,086
50% SR : 20% LAR : 30% SO	45%	-£15,045,274	-£15,508,837	-£15,560,408	-£16,046,741	-£16,237,347	-£16,381,415
50% SR : 20% LAR : 30% SO	50%	-£16,188,460	-£16,593,166	-£16,644,737	-£17,131,070	-£17,321,676	-£17,465,744

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%	-£3,624,766	-£4,603,392	-£4,654,243	-£5,133,790	-£5,321,736	-£5,463,794
50% SR : 20% LAR : 30% SO	5%	-£4,749,319	-£5,674,264	-£5,725,834	-£6,212,167	-£6,402,773	-£6,546,842
50% SR : 20% LAR : 30% SO	10%	-£5,883,029	-£6,758,593	-£6,810,163	-£7,296,496	-£7,487,102	-£7,631,170
50% SR : 20% LAR : 30% SO	15%	-£7,026,216	-£7,842,922	-£7,894,493	-£8,380,826	-£8,571,432	-£8,715,499
50% SR : 20% LAR : 30% SO	20%	-£8,169,401	-£8,927,251	-£8,978,822	-£9,465,155	-£9,655,761	-£9,799,829
50% SR : 20% LAR : 30% SO	25%	-£9,312,588	-£10,011,580	-£10,063,151	-£10,549,483	-£10,740,090	-£10,884,158
50% SR : 20% LAR : 30% SO	30%	-£10,455,775	-£11,095,909	-£11,147,480	-£11,633,812	-£11,824,418	-£11,968,487
50% SR : 20% LAR : 30% SO	35%	-£11,598,961	-£12,180,238	-£12,231,809	-£12,718,141	-£12,908,747	-£13,052,816
50% SR : 20% LAR : 30% SO	40%	-£12,742,147	-£13,264,567	-£13,316,138	-£13,802,471	-£13,993,077	-£14,137,145
50% SR : 20% LAR : 30% SO	45%	-£13,885,333	-£14,348,896	-£14,400,467	-£14,886,800	-£15,077,406	-£15,221,475
50% SR : 20% LAR : 30% SO	50%	-£15,028,519	-£15,433,225	-£15,484,796	-£15,971,129	-£16,161,735	-£16,305,803

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£8,640,496

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%	-£3,239,019	-£4,217,644	-£4,268,496	-£4,748,042	-£4,935,989	-£5,078,047
50% SR : 20% LAR : 30% SO	5%	-£4,363,572	-£5,288,516	-£5,340,087	-£5,826,420	-£6,017,026	-£6,161,095
50% SR : 20% LAR : 30% SO	10%	-£5,497,282	-£6,372,845	-£6,424,416	-£6,910,749	-£7,101,355	-£7,245,423
50% SR : 20% LAR : 30% SO	15%	-£6,640,468	-£7,457,175	-£7,508,746	-£7,995,078	-£8,185,684	-£8,329,752
50% SR : 20% LAR : 30% SO	20%	-£7,783,654	-£8,541,504	-£8,593,074	-£9,079,407	-£9,270,013	-£9,414,081
50% SR : 20% LAR : 30% SO	25%	-£8,926,841	-£9,625,833	-£9,677,404	-£10,163,736	-£10,354,342	-£10,498,410
50% SR : 20% LAR : 30% SO	30%	-£10,070,027	-£10,710,161	-£10,761,733	-£11,248,065	-£11,438,671	-£11,582,739
50% SR : 20% LAR : 30% SO	35%	-£11,213,213	-£11,794,490	-£11,846,062	-£12,332,394	-£12,523,000	-£12,667,068
50% SR : 20% LAR : 30% SO	40%	-£12,356,400	-£12,878,820	-£12,930,391	-£13,416,723	-£13,607,329	-£13,751,398
50% SR : 20% LAR : 30% SO	45%	-£13,499,585	-£13,963,149	-£14,014,719	-£14,501,052	-£14,691,658	-£14,835,727
50% SR : 20% LAR : 30% SO	50%	-£14,642,772	-£15,047,478	-£15,099,049	-£15,585,382	-£15,775,987	-£15,920,055

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%	-£2,883,893	-£3,662,518	-£3,713,370	-£4,192,917	-£4,380,863	-£4,522,921
50% SR : 20% LAR : 30% SO	5%	-£3,808,446	-£4,733,391	-£4,784,961	-£5,271,294	-£5,461,900	-£5,605,969
50% SR : 20% LAR : 30% SO	10%	-£4,942,156	-£5,817,720	-£5,869,290	-£6,355,623	-£6,546,229	-£6,690,297
50% SR : 20% LAR : 30% SO	15%	-£6,085,343	-£6,902,049	-£6,953,619	-£7,439,953	-£7,630,558	-£7,774,626
50% SR : 20% LAR : 30% SO	20%	-£7,228,528	-£7,986,378	-£8,037,948	-£8,524,282	-£8,714,888	-£8,858,956
50% SR : 20% LAR : 30% SO	25%	-£8,371,715	-£9,070,707	-£9,122,278	-£9,608,610	-£9,799,217	-£9,943,285
50% SR : 20% LAR : 30% SO	30%	-£9,514,902	-£10,155,036	-£10,206,607	-£10,692,939	-£10,883,545	-£11,027,614
50% SR : 20% LAR : 30% SO	35%	-£10,658,089	-£11,239,365	-£11,290,936	-£11,779,268	-£11,969,874	-£12,113,943
50% SR : 20% LAR : 30% SO	40%	-£11,801,274	-£12,323,694	-£12,375,264	-£12,861,598	-£13,052,203	-£13,196,272
50% SR : 20% LAR : 30% SO	45%	-£12,944,460	-£13,408,023	-£13,459,594	-£13,945,927	-£14,136,533	-£14,280,601
50% SR : 20% LAR : 30% SO	50%	-£14,087,646	-£14,492,352	-£14,543,923	-£15,030,256	-£15,220,862	-£15,364,930

LB Barking and Dagenham
Local Plan Viability Testing 2019

T8 - 200 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£3,304,617	£2,551,349	£2,501,907	£2,035,650	£1,852,912	£1,714,791
50% SR : 20% LAR : 30% SO	5%	£2,002,013	£1,294,539	£1,245,097	£778,840	£595,657	£455,580
50% SR : 20% LAR : 30% SO	10%	£699,410	£29,849	£20,579	£500,126	£688,072	£830,131
50% SR : 20% LAR : 30% SO	15%	£628,565	£1,261,887	£1,312,738	£1,792,284	£1,980,231	£2,122,289
50% SR : 20% LAR : 30% SO	20%	£1,967,815	£2,554,044	£2,604,896	£3,084,443	£3,272,389	£3,414,447
50% SR : 20% LAR : 30% SO	25%	£3,307,507	£3,854,961	£3,906,532	£4,392,865	£4,583,471	£4,727,539
50% SR : 20% LAR : 30% SO	30%	£4,668,798	£5,168,449	£5,220,202	£5,706,353	£5,896,959	£6,041,027
50% SR : 20% LAR : 30% SO	35%	£6,030,089	£6,481,937	£6,533,508	£7,019,841	£7,210,447	£7,354,515
50% SR : 20% LAR : 30% SO	40%	£7,391,381	£7,795,425	£7,846,996	£8,333,329	£8,523,935	£8,668,004
50% SR : 20% LAR : 30% SO	45%	£8,752,672	£9,108,913	£9,160,484	£9,646,817	£9,837,423	£9,981,492
50% SR : 20% LAR : 30% SO	50%	£10,113,963	£10,422,401	£10,473,973	£10,960,305	£11,150,911	£11,294,980

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%	£377,012	£376,255	£425,688	£891,955	£1,074,682	£1,212,813
50% SR : 20% LAR : 30% SO	5%	£925,592	£1,633,065	£1,682,508	£2,148,765	£2,331,948	£2,472,024
50% SR : 20% LAR : 30% SO	10%	£2,228,195	£2,897,756	£2,948,184	£3,427,731	£3,615,677	£3,757,736
50% SR : 20% LAR : 30% SO	15%	£3,556,170	£4,189,491	£4,240,343	£4,719,889	£4,907,836	£5,049,894
50% SR : 20% LAR : 30% SO	20%	£4,895,419	£5,481,649	£5,532,501	£6,012,447	£6,199,994	£6,342,052
50% SR : 20% LAR : 30% SO	25%	£6,235,112	£6,782,566	£6,834,136	£7,320,470	£7,511,075	£7,655,143
50% SR : 20% LAR : 30% SO	30%	£7,595,403	£8,096,054	£8,147,625	£8,633,958	£8,824,563	£8,969,631
50% SR : 20% LAR : 30% SO	35%	£8,957,694	£9,409,542	£9,461,113	£9,947,446	£10,138,051	£10,282,119
50% SR : 20% LAR : 30% SO	40%	£10,318,986	£10,723,030	£10,774,601	£11,260,934	£11,451,539	£11,595,608
50% SR : 20% LAR : 30% SO	45%	£11,680,277	£12,036,518	£12,088,089	£12,574,422	£12,765,027	£12,909,096
50% SR : 20% LAR : 30% SO	50%	£13,041,567	£13,350,006	£13,401,578	£13,887,910	£14,078,516	£14,222,584

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%	£1,536,953	£783,686	£734,243	£267,986	£85,248	£52,872
50% SR : 20% LAR : 30% SO	5%	£234,349	£473,124	£522,567	£988,824	£1,172,007	£1,312,083
50% SR : 20% LAR : 30% SO	10%	£1,068,254	£1,737,815	£1,788,243	£2,267,790	£2,455,736	£2,597,785
50% SR : 20% LAR : 30% SO	15%	£2,396,229	£3,029,550	£3,080,402	£3,559,948	£3,747,895	£3,889,953
50% SR : 20% LAR : 30% SO	20%	£3,735,478	£4,321,708	£4,372,560	£4,852,107	£5,040,053	£5,182,111
50% SR : 20% LAR : 30% SO	25%	£5,075,171	£5,622,625	£5,674,196	£6,160,529	£6,351,135	£6,495,202
50% SR : 20% LAR : 30% SO	30%	£6,436,462	£6,936,113	£6,987,684	£7,474,017	£7,664,623	£7,809,690
50% SR : 20% LAR : 30% SO	35%	£7,797,753	£8,249,601	£8,301,172	£8,797,905	£8,978,111	£9,122,178
50% SR : 20% LAR : 30% SO	40%	£9,159,045	£9,563,089	£9,614,660	£10,100,993	£10,291,599	£10,435,668
50% SR : 20% LAR : 30% SO	45%	£10,520,336	£10,876,577	£10,928,148	£11,414,481	£11,605,087	£11,749,156
50% SR : 20% LAR : 30% SO	50%	£11,881,627	£12,190,065	£12,241,637	£12,727,969	£12,918,575	£13,062,644

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%	£1,922,701	£1,169,433	£1,119,991	£653,734	£470,996	£332,875
50% SR : 20% LAR : 30% SO	5%	£620,097	£87,377	£136,819	£603,076	£786,260	£926,336
50% SR : 20% LAR : 30% SO	10%	£682,507	£1,352,067	£1,402,496	£1,882,042	£2,069,989	£2,212,048
50% SR : 20% LAR : 30% SO	15%	£2,010,481	£2,643,803	£2,694,654	£3,174,200	£3,362,147	£3,504,205
50% SR : 20% LAR : 30% SO	20%	£3,349,731	£3,935,961	£3,986,812	£4,466,359	£4,654,305	£4,796,363
50% SR : 20% LAR : 30% SO	25%	£4,689,424	£5,236,878	£5,288,448	£5,774,781	£5,965,387	£6,109,455
50% SR : 20% LAR : 30% SO	30%	£6,050,715	£6,550,366	£6,601,936	£7,088,269	£7,278,875	£7,422,943
50% SR : 20% LAR : 30% SO	35%	£7,412,006	£7,863,854	£7,915,424	£8,401,757	£8,592,363	£8,736,431
50% SR : 20% LAR : 30% SO	40%	£8,773,297	£9,177,342	£9,228,912	£9,715,245	£9,905,851	£10,049,920
50% SR : 20% LAR : 30% SO	45%	£10,134,588	£10,490,830	£10,542,400	£11,028,733	£11,219,339	£11,363,408
50% SR : 20% LAR : 30% SO	50%	£11,495,879	£11,804,318	£11,855,889	£12,342,221	£12,532,827	£12,676,896

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%	£2,477,826	£1,724,559	£1,675,116	£1,208,859	£1,026,122	£888,001
50% SR : 20% LAR : 30% SO	5%	£1,175,222	£467,749	£418,306	£47,951	£231,134	£371,210
50% SR : 20% LAR : 30% SO	10%	£127,381	£796,942	£847,370	£1,326,917	£1,514,863	£1,665,922
50% SR : 20% LAR : 30% SO	15%	£1,455,356	£2,088,677	£2,139,529	£2,619,075	£2,807,022	£2,949,080
50% SR : 20% LAR : 30% SO	20%	£2,794,605	£3,380,835	£3,431,687	£3,911,233	£4,099,180	£4,241,238
50% SR : 20% LAR : 30% SO	25%	£4,134,298	£4,681,752	£4,733,323	£5,219,666	£5,410,261	£5,554,329
50% SR : 20% LAR : 30% SO	30%	£5,495,589	£5,995,240	£6,046,811	£6,533,144	£6,723,749	£6,867,817
50% SR : 20% LAR : 30% SO	35%	£6,856,880	£7,308,728	£7,360,299	£7,846,632	£8,037,237	£8,181,305
50% SR : 20% LAR : 30% SO	40%	£8,218,172	£8,622,216	£8,673,787	£9,160,120	£9,350,726	£9,494,794
50% SR : 20% LAR : 30% SO	45%	£9,579,463	£9,935,704	£9,987,275	£10,473,608	£10,664,214	£10,808,282
50% SR : 20% LAR : 30% SO	50%	£10,940,753	£11,249,192	£11,300,764	£11,787,096	£11,977,702	£12,121,770

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	10%
Build cost Inflation	5%

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%	-£982,721	-£1,692,707	-£1,743,559	-£2,223,104	-£2,411,051	-£2,553,110
50% SR : 20% LAR : 30% SO	5%	-£2,141,171	-£2,806,738	-£2,857,588	-£3,337,135	-£3,525,081	-£3,667,139
50% SR : 20% LAR : 30% SO	10%	-£3,299,621	-£3,926,928	-£3,978,498	-£4,464,831	-£4,652,437	-£4,795,505
50% SR : 20% LAR : 30% SO	15%	-£4,473,875	-£5,059,463	-£5,111,034	-£5,597,366	-£5,787,973	-£5,932,041
50% SR : 20% LAR : 30% SO	20%	-£5,651,499	-£6,191,998	-£6,243,569	-£6,729,901	-£6,920,507	-£7,064,576
50% SR : 20% LAR : 30% SO	25%	-£6,829,123	-£7,324,534	-£7,376,104	-£7,862,437	-£8,053,043	-£8,197,111
50% SR : 20% LAR : 30% SO	30%	-£8,006,748	-£8,457,069	-£8,508,640	-£8,994,972	-£9,185,579	-£9,329,647
50% SR : 20% LAR : 30% SO	35%	-£9,184,372	-£9,589,604	-£9,641,175	-£10,127,507	-£10,318,113	-£10,462,182
50% SR : 20% LAR : 30% SO	40%	-£10,361,996	-£10,722,139	-£10,773,710	-£11,260,043	-£11,450,649	-£11,594,718
50% SR : 20% LAR : 30% SO	45%	-£11,539,620	-£11,854,675	-£11,906,246	-£12,392,578	-£12,583,185	-£12,727,252
50% SR : 20% LAR : 30% SO	50%	-£12,717,243	-£12,987,210	-£13,038,781	-£13,525,113	-£13,715,719	-£13,859,788

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%	-£3,910,326	-£4,620,312	-£4,671,163	-£5,190,709	-£5,338,655	-£5,480,714
50% SR : 20% LAR : 30% SO	5%	-£5,068,776	-£5,734,343	-£5,785,193	-£6,264,740	-£6,452,686	-£6,594,744
50% SR : 20% LAR : 30% SO	10%	-£6,227,225	-£6,854,532	-£6,905,382	-£7,392,436	-£7,580,382	-£7,722,440
50% SR : 20% LAR : 30% SO	15%	-£7,401,480	-£7,987,068	-£8,038,918	-£8,524,970	-£8,712,916	-£8,854,974
50% SR : 20% LAR : 30% SO	20%	-£8,579,104	-£9,119,603	-£9,171,453	-£9,657,506	-£9,845,452	-£9,987,510
50% SR : 20% LAR : 30% SO	25%	-£9,758,728	-£10,252,138	-£10,303,988	-£10,790,042	-£10,977,988	-£11,120,046
50% SR : 20% LAR : 30% SO	30%	-£10,934,352	-£11,384,674	-£11,436,524	-£11,922,576	-£12,110,522	-£12,252,580
50% SR : 20% LAR : 30% SO	35%	-£12,111,976	-£12,517,208	-£12,569,058	-£13,058,122	-£13,246,068	-£13,388,126
50% SR : 20% LAR : 30% SO	40%	-£13,289,600	-£13,649,744	-£13,701,594	-£14,187,646	-£14,375,592	-£14,517,650
50% SR : 20% LAR : 30% SO	45%	-£14,467,224	-£14,782,280	-£14,834,130	-£15,320,182	-£15,508,128	-£15,650,186
50% SR : 20% LAR : 30% SO	50%	-£15,644,848	-£15,914,814	-£15,966,664	-£16,452,718	-£16,640,664	-£16,782,722

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%	-£2,750,385	-£3,460,371	-£3,511,222	-£3,990,768	-£4,178,714	-£4,320,773
50% SR : 20% LAR : 30% SO	5%	-£3,908,835	-£4,574,402	-£4,625,252	-£5,104,799	-£5,292,745	-£5,434,803
50% SR : 20% LAR : 30% SO	10%	-£5,067,285	-£5,694,591	-£5,745,441	-£6,232,495	-£6,420,441	-£6,562,499
50% SR : 20% LAR : 30% SO	15%	-£6,241,539	-£6,827,127	-£6,878,977	-£7,365,030	-£7,553,976	-£7,695,034
50% SR : 20% LAR : 30% SO	20%	-£7,419,183	-£7,959,662	-£8,011,512	-£8,497,565	-£8,685,511	-£8,827,569
50% SR : 20% LAR : 30% SO	25%	-£8,596,787	-£9,092,197	-£9,144,047	-£9,630,101	-£9,818,047	-£9,960,105
50% SR : 20% LAR : 30% SO	30%	-£9,774,411	-£10,224,733	-£10,276,583	-£10,762,636	-£10,950,582	-£11,092,640
50% SR : 20% LAR : 30% SO	35%	-£10,952,035	-£11,357,268	-£11,409,118	-£11,895,171	-£12,083,117	-£12,225,175
50% SR : 20% LAR : 30% SO	40%	-£12,129,660	-£12,489,803	-£12,541,653	-£13,027,707	-£13,215,653	-£13,357,711
50% SR : 20% LAR : 30% SO	45%	-£13,307,284	-£13,622,339	-£13,674,189	-£14,160,242	-£14,348,188	-£14,490,246
50% SR : 20% LAR : 30% SO	50%	-£14,484,907	-£14,754,874	-£14,806,724	-£15,292,777	-£15,480,723	-£15,622,781

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%	-£2,364,638	-£3,074,623	-£3,125,473	-£3,605,021	-£3,792,967	-£3,935,026
50% SR : 20% LAR : 30% SO	5%	-£3,523,087	-£4,188,654	-£4,239,504	-£4,719,052	-£4,906,998	-£5,049,056
50% SR : 20% LAR : 30% SO	10%	-£4,681,537	-£5,308,844	-£5,360,694	-£5,846,748	-£6,034,694	-£6,176,752
50% SR : 20% LAR : 30% SO	15%	-£5,855,791	-£6,441,380	-£6,493,230	-£6,979,282	-£7,167,228	-£7,309,286
50% SR : 20% LAR : 30% SO	20%	-£7,033,415	-£7,573,914	-£7,625,764	-£8,111,818	-£8,300,764	-£8,442,822
50% SR : 20% LAR : 30% SO	25%	-£8,211,040	-£8,706,450	-£8,758,300	-£9,244,353	-£9,433,299	-£9,575,357
50% SR : 20% LAR : 30% SO	30%	-£9,389,664	-£9,838,986	-£9,890,836	-£10,376,898	-£10,565,844	-£10,707,902
50% SR : 20% LAR : 30% SO	35%	-£10,567,288	-£10,971,520	-£11,023,370	-£11,509,424	-£11,700,370	-£11,842,428
50% SR : 20% LAR : 30% SO	40%	-£11,744,912	-£12,104,056	-£12,155,906	-£12,641,958	-£12,832,904	-£12,974,962
50% SR : 20% LAR : 30% SO	45%	-£12,922,536	-£13,236,591	-£13,288,441	-£13,774,494	-£13,965,440	-£14,107,500
50% SR : 20% LAR : 30% SO	50%	-£14,099,160	-£14,369,126	-£14,420,976	-£14,907,030	-£15,097,976	-£15,239,034

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%	-£1,809,512	-£2,519,498	-£2,570,348	-£3,049,895	-£3,237,841	-£3,379,900
50% SR : 20% LAR : 30% SO	5%	-£2,967,962	-£3,633,529	-£3,684,379	-£4,163,926	-£4,351,872	-£4,493,930
50% SR : 20% LAR : 30% SO	10%	-£4,126,411	-£4,753,718	-£4,804,568	-£5,291,622	-£5,479,568	-£5,621,626
50% SR : 20% LAR : 30% SO	15%	-£5,300,666	-£5,886,254	-£5,937,104	-£6,424,157	-£6,612,103	-£6,754,161
50% SR : 20% LAR : 30% SO	20%	-£6,474,920	-£7,018,789	-£7,069,639	-£7,596,822	-£7,784,768	-£7,926,826
50% SR : 20% LAR : 30% SO	25%	-£7,653,174	-£8,151,324	-£8,202,174	-£8,729,357	-£8,917,303	-£9,059,361
50% SR : 20% LAR : 30% SO	30%	-£8,831,428	-£9,283,858	-£9,334,708	-£9,861,890	-£10,049,836	-£10,191,894
50% SR : 20% LAR : 30% SO	35%	-£10,009,682	-£10,416,392	-£10,467,242	-£10,999,424	-£11,187,370	-£11,329,428
50% SR : 20% LAR : 30% SO	40%	-£11,187,936	-£11,548,926	-£11,600,776	-£12,126,957	-£12,314,903	-£12,456,961
50% SR : 20% LAR : 30% SO	45%	-£12,366,190	-£12,681,460	-£12,733,310	-£13,256,540	-£13,444,486	-£13,586,544
50% SR : 20% LAR : 30% SO	50%	-£13,544,444	-£13,814,000	-£13,865,850	-£14,386,126	-£14,574,072	-£14,716,130

LB Barking and Dagenham
Local Plan Viability Testing 2019

T8 - 200 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	-£4,048,969	-£4,723,892	-£4,775,464	-£5,261,796	-£5,452,402	-£5,596,471
50% SR : 20% LAR : 30% SO	5%	-£5,106,434	-£5,738,044	-£5,789,616	-£6,275,948	-£6,466,554	-£6,610,622
50% SR : 20% LAR : 30% SO	10%	-£6,163,898	-£6,752,196	-£6,803,768	-£7,290,100	-£7,480,706	-£7,624,774
50% SR : 20% LAR : 30% SO	15%	-£7,221,363	-£7,766,349	-£7,817,920	-£8,304,252	-£8,494,857	-£8,638,926
50% SR : 20% LAR : 30% SO	20%	-£8,278,829	-£8,780,501	-£8,832,071	-£9,318,403	-£9,509,010	-£9,653,078
50% SR : 20% LAR : 30% SO	25%	-£9,336,294	-£9,794,653	-£9,846,223	-£10,332,556	-£10,523,162	-£10,667,230
50% SR : 20% LAR : 30% SO	30%	-£10,393,759	-£10,808,805	-£10,860,375	-£11,346,708	-£11,537,314	-£11,681,382
50% SR : 20% LAR : 30% SO	35%	-£11,451,224	-£11,822,957	-£11,874,527	-£12,360,860	-£12,551,466	-£12,695,534
50% SR : 20% LAR : 30% SO	40%	-£12,508,689	-£12,837,108	-£12,888,679	-£13,375,012	-£13,565,618	-£13,709,686
50% SR : 20% LAR : 30% SO	45%	-£13,566,154	-£13,851,260	-£13,902,831	-£14,389,164	-£14,579,770	-£14,723,839
50% SR : 20% LAR : 30% SO	50%	-£14,623,619	-£14,865,412	-£14,916,983	-£15,403,316	-£15,593,922	-£15,737,991

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%	-£6,876,574	-£7,651,497	-£7,703,068	-£8,189,400	-£8,380,006	-£8,524,075
50% SR : 20% LAR : 30% SO	5%	-£8,034,039	-£8,865,649	-£8,917,220	-£9,203,552	-£9,394,158	-£9,538,227
50% SR : 20% LAR : 30% SO	10%	-£9,091,503	-£9,879,801	-£9,931,372	-£10,217,704	-£10,408,310	-£10,552,379
50% SR : 20% LAR : 30% SO	15%	-£10,148,968	-£10,893,954	-£10,945,524	-£11,231,856	-£11,422,462	-£11,566,531
50% SR : 20% LAR : 30% SO	20%	-£11,206,433	-£11,708,106	-£11,759,676	-£12,246,008	-£12,436,614	-£12,580,683
50% SR : 20% LAR : 30% SO	25%	-£12,263,898	-£12,722,257	-£12,773,828	-£13,260,161	-£13,450,767	-£13,594,835
50% SR : 20% LAR : 30% SO	30%	-£13,321,363	-£13,736,409	-£13,787,980	-£14,274,313	-£14,464,919	-£14,608,987
50% SR : 20% LAR : 30% SO	35%	-£14,378,829	-£14,750,561	-£14,802,132	-£15,288,465	-£15,479,071	-£15,623,139
50% SR : 20% LAR : 30% SO	40%	-£15,436,294	-£15,764,713	-£15,816,284	-£16,302,617	-£16,493,223	-£16,637,290
50% SR : 20% LAR : 30% SO	45%	-£16,493,759	-£16,778,865	-£16,830,436	-£17,316,769	-£17,507,375	-£17,651,443
50% SR : 20% LAR : 30% SO	50%	-£17,551,224	-£17,793,017	-£17,844,588	-£18,330,921	-£18,521,526	-£18,665,595

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%	-£5,816,633	-£6,491,556	-£6,543,128	-£6,929,460	-£7,220,066	-£7,364,134
50% SR : 20% LAR : 30% SO	5%	-£6,874,098	-£7,505,708	-£7,557,280	-£7,943,612	-£8,234,217	-£8,378,286
50% SR : 20% LAR : 30% SO	10%	-£7,931,562	-£8,519,860	-£8,571,431	-£8,957,763	-£9,248,369	-£9,392,438
50% SR : 20% LAR : 30% SO	15%	-£8,989,027	-£9,534,013	-£9,585,583	-£10,071,915	-£10,262,521	-£10,406,590
50% SR : 20% LAR : 30% SO	20%	-£10,046,492	-£10,548,165	-£10,599,735	-£11,086,067	-£11,276,674	-£11,420,742
50% SR : 20% LAR : 30% SO	25%	-£11,103,957	-£11,562,317	-£11,613,887	-£12,100,220	-£12,290,826	-£12,434,894
50% SR : 20% LAR : 30% SO	30%	-£12,161,422	-£12,576,469	-£12,628,039	-£13,114,372	-£13,304,978	-£13,449,046
50% SR : 20% LAR : 30% SO	35%	-£13,218,887	-£13,590,620	-£13,642,191	-£14,128,524	-£14,319,130	-£14,463,198
50% SR : 20% LAR : 30% SO	40%	-£14,276,352	-£14,604,772	-£14,656,343	-£15,142,676	-£15,333,282	-£15,477,350
50% SR : 20% LAR : 30% SO	45%	-£15,333,817	-£15,618,924	-£15,670,495	-£16,156,828	-£16,347,434	-£16,491,503
50% SR : 20% LAR : 30% SO	50%	-£16,391,282	-£16,633,076	-£16,684,647	-£17,170,980	-£17,361,586	-£17,505,654

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%	-£5,430,885	-£6,105,809	-£6,157,380	-£6,643,712	-£6,834,318	-£6,978,387
50% SR : 20% LAR : 30% SO	5%	-£6,488,351	-£7,119,960	-£7,171,531	-£7,657,864	-£7,848,470	-£7,992,539
50% SR : 20% LAR : 30% SO	10%	-£7,545,815	-£8,134,112	-£8,185,684	-£8,672,016	-£8,862,622	-£9,006,691
50% SR : 20% LAR : 30% SO	15%	-£8,603,280	-£9,148,263	-£9,199,834	-£9,686,168	-£9,876,774	-£10,020,843
50% SR : 20% LAR : 30% SO	20%	-£9,660,745	-£10,162,415	-£10,213,986	-£10,700,320	-£10,890,927	-£11,034,995
50% SR : 20% LAR : 30% SO	25%	-£10,718,210	-£11,176,567	-£11,228,138	-£11,714,473	-£11,905,079	-£12,049,148
50% SR : 20% LAR : 30% SO	30%	-£11,775,675	-£12,190,721	-£12,242,292	-£12,728,625	-£12,919,231	-£13,063,298
50% SR : 20% LAR : 30% SO	35%	-£12,833,140	-£13,204,873	-£13,256,444	-£13,742,777	-£13,933,382	-£14,077,450
50% SR : 20% LAR : 30% SO	40%	-£13,890,605	-£14,219,025	-£14,270,595	-£14,756,929	-£14,947,534	-£15,091,602
50% SR : 20% LAR : 30% SO	45%	-£14,948,070	-£15,233,177	-£15,284,747	-£15,771,080	-£15,961,686	-£16,105,755
50% SR : 20% LAR : 30% SO	50%	-£16,005,535	-£16,247,329	-£16,298,899	-£16,785,232	-£16,975,838	-£17,119,907

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%	-£4,875,760	-£5,550,683	-£5,602,255	-£6,088,587	-£6,279,192	-£6,423,261
50% SR : 20% LAR : 30% SO	5%	-£5,933,225	-£6,564,835	-£6,616,406	-£7,102,738	-£7,293,344	-£7,437,413
50% SR : 20% LAR : 30% SO	10%	-£6,990,689	-£7,578,987	-£7,630,558	-£8,118,880	-£8,309,486	-£8,453,555
50% SR : 20% LAR : 30% SO	15%	-£8,048,154	-£8,593,140	-£8,644,710	-£9,134,922	-£9,325,528	-£9,469,597
50% SR : 20% LAR : 30% SO	20%	-£9,105,619	-£9,607,292	-£9,658,862	-£10,149,064	-£10,339,670	-£10,483,739
50% SR : 20% LAR : 30% SO	25%	-£10,163,084	-£10,621,443	-£10,673,014	-£11,163,106	-£11,353,712	-£11,497,781
50% SR : 20% LAR : 30% SO	30%	-£11,220,549	-£11,635,595	-£11,687,166	-£12,177,248	-£12,367,854	-£12,509,923
50% SR : 20% LAR : 30% SO	35%	-£12,278,014	-£12,649,747	-£12,701,318	-£13,191,390	-£13,381,996	-£13,523,065
50% SR : 20% LAR : 30% SO	40%	-£13,335,479	-£13,663,899	-£13,715,470	-£14,205,432	-£14,396,038	-£14,537,107
50% SR : 20% LAR : 30% SO	45%	-£14,392,944	-£14,678,051	-£14,729,622	-£15,219,474	-£15,409,080	-£15,550,149
50% SR : 20% LAR : 30% SO	50%	-£15,450,409	-£15,692,203	-£15,743,774	-£16,233,516	-£16,423,122	-£16,564,191

LB Barking and Dagenham
Local Plan Viability Testing 2019

T7 - 300 Flats

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 300
Site Area 0.27 Ha

Sales value Inflation 10%
Build cost Inflation 5%

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%	£10,063,673	£7,099,127	£7,028,206	£6,306,078	£6,043,957	£5,845,834
50% SR : 20% LAR : 30% SO	5%	£7,854,754	£5,027,069	£4,956,150	£4,234,020	£3,971,899	£3,773,777
50% SR : 20% LAR : 30% SO	10%	£5,623,074	£2,955,011	£2,884,092	£2,161,962	£1,898,423	£1,697,496
50% SR : 20% LAR : 30% SO	15%	£3,388,800	£868,717	£796,794	£64,445	£304,235	£406,003
50% SR : 20% LAR : 30% SO	20%	£1,144,923	£1,248,511	£1,321,452	£2,064,164	£2,333,755	£2,537,525
50% SR : 20% LAR : 30% SO	25%	£-1,135,417	£-3,388,199	£-3,462,172	£-4,215,394	£-4,488,801	£-4,695,453
50% SR : 20% LAR : 30% SO	30%	£-3,444,871	£-5,550,364	£-5,624,338	£-6,377,559	£-6,652,505	£-6,862,082
50% SR : 20% LAR : 30% SO	35%	£-5,776,458	£-7,735,702	£-7,810,723	£-8,574,603	£-8,851,880	£-9,061,457
50% SR : 20% LAR : 30% SO	40%	£-8,142,238	£-9,935,077	£-10,010,098	£-10,773,978	£-11,051,253	£-11,260,830
50% SR : 20% LAR : 30% SO	45%	£-10,513,531	£-12,134,451	£-12,209,471	£-12,973,351	£-13,250,627	£-13,460,204
50% SR : 20% LAR : 30% SO	50%	£-12,884,824	£-14,333,824	£-14,408,845	£-15,172,726	£-15,450,002	£-15,659,579

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%	£6,150,538	£3,185,992	£3,115,071	£2,392,943	£2,130,822	£1,932,700
50% SR : 20% LAR : 30% SO	5%	£3,941,619	£1,113,934	£1,043,015	£320,885	£68,765	£139,358
50% SR : 20% LAR : 30% SO	10%	£1,709,939	£-958,124	£-1,029,043	£-1,751,173	£-2,014,712	£-2,215,639
50% SR : 20% LAR : 30% SO	15%	£-524,535	£-3,044,418	£-3,116,341	£-3,848,689	£-4,117,369	£-4,321,138
50% SR : 20% LAR : 30% SO	20%	£-2,768,212	£-5,161,646	£-5,234,587	£-5,977,299	£-6,246,890	£-6,450,680
50% SR : 20% LAR : 30% SO	25%	£-5,048,552	£-7,301,334	£-7,375,307	£-8,128,529	£-8,401,936	£-8,608,588
50% SR : 20% LAR : 30% SO	30%	£-7,358,006	£-9,463,499	£-9,537,473	£-10,290,694	£-10,565,840	£-10,775,217
50% SR : 20% LAR : 30% SO	35%	£-9,689,593	£-11,648,837	£-11,723,858	£-12,487,738	£-12,765,014	£-12,974,592
50% SR : 20% LAR : 30% SO	40%	£-12,055,373	£-13,848,212	£-13,923,233	£-14,687,113	£-14,964,388	£-15,173,965
50% SR : 20% LAR : 30% SO	45%	£-14,426,666	£-16,047,586	£-16,122,606	£-16,886,486	£-17,163,762	£-17,373,339
50% SR : 20% LAR : 30% SO	50%	£-16,797,959	£-18,246,959	£-18,321,980	£-19,085,860	£-19,363,137	£-19,572,714

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%	£7,700,954	£4,736,408	£4,665,487	£3,943,359	£3,681,238	£3,483,115
50% SR : 20% LAR : 30% SO	5%	£5,492,035	£2,664,350	£2,593,431	£1,871,301	£1,609,180	£1,411,058
50% SR : 20% LAR : 30% SO	10%	£3,260,355	£592,292	£521,373	£-200,757	£-464,296	£-665,223
50% SR : 20% LAR : 30% SO	15%	£1,025,881	£-1,494,002	£-1,565,925	£-2,298,274	£-2,566,954	£-2,770,722
50% SR : 20% LAR : 30% SO	20%	£-1,217,796	£-3,811,230	£-3,684,171	£-4,426,883	£-4,696,474	£-4,900,244
50% SR : 20% LAR : 30% SO	25%	£-3,498,136	£-5,760,918	£-5,824,891	£-6,578,113	£-6,851,520	£-7,058,172
50% SR : 20% LAR : 30% SO	30%	£-5,807,590	£-7,913,083	£-7,967,057	£-8,740,278	£-9,015,224	£-9,224,801
50% SR : 20% LAR : 30% SO	35%	£-8,139,177	£-10,098,421	£-10,173,442	£-10,937,322	£-11,214,589	£-11,424,176
50% SR : 20% LAR : 30% SO	40%	£-10,504,957	£-12,297,796	£-12,372,817	£-13,136,697	£-13,413,972	£-13,623,549
50% SR : 20% LAR : 30% SO	45%	£-12,876,250	£-14,497,170	£-14,572,190	£-15,338,070	£-15,613,346	£-15,822,923
50% SR : 20% LAR : 30% SO	50%	£-15,247,543	£-16,696,543	£-16,771,564	£-17,535,445	£-17,812,721	£-18,022,298

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, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£8,216,557	£5,252,011	£5,181,090	£4,458,962	£4,196,841	£3,998,719
50% SR : 20% LAR : 30% SO	5%	£6,007,638	£3,179,953	£3,109,034	£2,386,904	£2,124,784	£1,926,661
50% SR : 20% LAR : 30% SO	10%	£3,775,958	£1,107,895	£1,036,976	£314,846	£51,307	£149,620
50% SR : 20% LAR : 30% SO	15%	£1,541,484	£-978,399	£-1,050,322	£-1,782,671	£-2,051,350	£-2,255,119
50% SR : 20% LAR : 30% SO	20%	£-702,193	£-3,095,627	£-3,168,568	£-3,911,280	£-4,180,871	£-4,384,641
50% SR : 20% LAR : 30% SO	25%	£-2,982,533	£-5,235,315	£-5,309,288	£-6,062,510	£-6,335,917	£-6,542,569
50% SR : 20% LAR : 30% SO	30%	£-5,291,997	£-7,397,480	£-7,471,454	£-8,224,575	£-8,499,621	£-8,709,198
50% SR : 20% LAR : 30% SO	35%	£-7,623,574	£-9,582,818	£-9,656,791	£-10,421,719	£-10,696,995	£-10,908,573
50% SR : 20% LAR : 30% SO	40%	£-9,969,354	£-11,782,193	£-11,857,214	£-12,621,094	£-12,896,369	£-13,107,946
50% SR : 20% LAR : 30% SO	45%	£-12,360,547	£-13,981,567	£-14,056,587	£-14,820,467	£-15,095,743	£-15,307,320
50% SR : 20% LAR : 30% SO	50%	£-14,731,940	£-16,180,940	£-16,255,961	£-17,019,841	£-17,297,118	£-17,506,695

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%	£8,958,556	£5,994,011	£5,923,090	£5,200,961	£4,938,841	£4,740,718
50% SR : 20% LAR : 30% SO	5%	£6,749,638	£3,921,953	£3,851,033	£3,128,904	£2,866,783	£2,668,660
50% SR : 20% LAR : 30% SO	10%	£4,517,957	£1,849,895	£1,778,976	£1,056,846	£793,306	£592,379
50% SR : 20% LAR : 30% SO	15%	£2,283,484	£-236,399	£-308,323	£-1,040,671	£-1,309,351	£-1,513,119
50% SR : 20% LAR : 30% SO	20%	£39,807	£-2,353,627	£-2,426,568	£-3,169,280	£-3,438,872	£-3,642,641
50% SR : 20% LAR : 30% SO	25%	£-2,240,533	£-4,493,315	£-4,567,289	£-5,320,510	£-5,593,917	£-5,800,590
50% SR : 20% LAR : 30% SO	30%	£-4,549,997	£-6,655,480	£-6,729,454	£-7,482,676	£-7,757,621	£-7,967,179
50% SR : 20% LAR : 30% SO	35%	£-6,861,575	£-8,840,818	£-8,914,840	£-9,679,720	£-9,954,998	£-10,164,573
50% SR : 20% LAR : 30% SO	40%	£-9,247,355	£-11,040,193	£-11,115,214	£-11,879,094	£-12,154,369	£-12,364,946
50% SR : 20% LAR : 30% SO	45%	£-11,618,847	£-13,239,567	£-13,314,587	£-14,078,467	£-14,353,744	£-14,563,321
50% SR : 20% LAR : 30% SO	50%	£-13,989,940	£-15,438,941	£-15,513,962	£-16,277,842	£-16,553,118	£-16,764,695

LB Barking and Dagenham
Local Plan Viability Testing 2019

T7 - 300 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	-£2,581,468	-£4,140,746	-£4,214,720	-£4,967,941	-£5,241,348	-£5,448,000
50% SR : 20% LAR : 30% SO	5%	-£4,357,350	-£5,828,872	-£5,902,846	-£6,656,068	-£6,929,474	-£7,136,127
50% SR : 20% LAR : 30% SO	10%	-£6,138,591	-£7,525,479	-£7,600,499	-£8,364,379	-£8,641,655	-£8,851,233
50% SR : 20% LAR : 30% SO	15%	-£7,938,084	-£9,242,932	-£9,317,952	-£10,081,833	-£10,359,108	-£10,568,686
50% SR : 20% LAR : 30% SO	20%	-£9,750,031	-£10,980,385	-£11,055,406	-£11,799,287	-£12,076,562	-£12,286,139
50% SR : 20% LAR : 30% SO	25%	-£11,561,999	-£12,677,839	-£12,752,860	-£13,516,740	-£13,794,016	-£14,003,593
50% SR : 20% LAR : 30% SO	30%	-£13,373,965	-£14,395,293	-£14,470,313	-£15,234,193	-£15,511,469	-£15,721,046
50% SR : 20% LAR : 30% SO	35%	-£15,185,933	-£16,112,746	-£16,187,766	-£16,951,647	-£17,228,922	-£17,438,499
50% SR : 20% LAR : 30% SO	40%	-£16,997,900	-£17,830,199	-£17,905,220	-£18,669,100	-£18,946,375	-£19,155,952
50% SR : 20% LAR : 30% SO	45%	-£18,809,866	-£19,547,652	-£19,622,673	-£20,386,553	-£20,663,829	-£20,873,406
50% SR : 20% LAR : 30% SO	50%	-£20,621,834	-£21,265,106	-£21,340,126	-£22,104,006	-£22,381,282	-£22,590,860

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%	-£6,494,603	-£8,053,881	-£8,127,854	-£8,881,076	-£9,154,483	-£9,361,135
50% SR : 20% LAR : 30% SO	5%	-£8,270,485	-£9,742,007	-£9,815,981	-£10,569,202	-£10,842,609	-£11,049,262
50% SR : 20% LAR : 30% SO	10%	-£10,051,726	-£11,438,614	-£11,513,634	-£12,277,514	-£12,554,790	-£12,764,367
50% SR : 20% LAR : 30% SO	15%	-£11,851,199	-£13,156,067	-£13,231,087	-£13,994,968	-£14,272,243	-£14,481,821
50% SR : 20% LAR : 30% SO	20%	-£13,663,166	-£14,873,520	-£14,948,541	-£15,712,421	-£15,989,697	-£16,199,274
50% SR : 20% LAR : 30% SO	25%	-£15,475,133	-£16,590,973	-£16,665,995	-£17,429,875	-£17,707,151	-£17,916,728
50% SR : 20% LAR : 30% SO	30%	-£17,287,100	-£18,308,426	-£18,383,448	-£19,147,328	-£19,424,604	-£19,634,181
50% SR : 20% LAR : 30% SO	35%	-£19,099,068	-£20,025,881	-£20,100,901	-£20,884,782	-£21,142,057	-£21,351,634
50% SR : 20% LAR : 30% SO	40%	-£20,911,035	-£21,743,334	-£21,818,355	-£22,592,235	-£22,850,511	-£23,059,087
50% SR : 20% LAR : 30% SO	45%	-£22,723,002	-£23,460,787	-£23,535,808	-£24,299,688	-£24,576,964	-£24,786,541
50% SR : 20% LAR : 30% SO	50%	-£24,534,969	-£25,178,241	-£25,253,261	-£26,017,141	-£26,294,417	-£26,503,994

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%	-£4,944,187	-£6,503,465	-£6,577,439	-£7,330,660	-£7,604,067	-£7,810,719
50% SR : 20% LAR : 30% SO	5%	-£6,720,069	-£8,191,591	-£8,265,565	-£9,018,786	-£9,292,193	-£9,498,846
50% SR : 20% LAR : 30% SO	10%	-£8,501,310	-£9,888,198	-£9,963,218	-£10,727,098	-£11,004,374	-£11,213,952
50% SR : 20% LAR : 30% SO	15%	-£10,300,783	-£11,605,651	-£11,680,671	-£12,444,552	-£12,721,827	-£12,931,405
50% SR : 20% LAR : 30% SO	20%	-£12,112,750	-£13,323,104	-£13,398,125	-£14,162,006	-£14,439,281	-£14,648,858
50% SR : 20% LAR : 30% SO	25%	-£13,924,718	-£15,040,558	-£15,115,579	-£15,879,459	-£16,156,735	-£16,366,312
50% SR : 20% LAR : 30% SO	30%	-£15,736,684	-£16,758,012	-£16,833,032	-£17,596,912	-£17,874,188	-£18,083,765
50% SR : 20% LAR : 30% SO	35%	-£17,548,652	-£18,475,465	-£18,550,485	-£19,314,366	-£19,591,641	-£19,801,218
50% SR : 20% LAR : 30% SO	40%	-£19,360,619	-£20,192,918	-£20,267,939	-£21,031,819	-£21,309,094	-£21,518,671
50% SR : 20% LAR : 30% SO	45%	-£21,172,585	-£21,910,371	-£21,985,392	-£22,749,272	-£23,026,548	-£23,236,125
50% SR : 20% LAR : 30% SO	50%	-£22,984,553	-£23,627,825	-£23,702,845	-£24,466,725	-£24,744,001	-£24,953,579

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%	-£4,428,584	-£5,987,862	-£6,061,835	-£6,815,057	-£7,088,464	-£7,295,116
50% SR : 20% LAR : 30% SO	5%	-£6,204,466	-£7,676,988	-£7,749,962	-£8,503,183	-£8,776,590	-£8,983,243
50% SR : 20% LAR : 30% SO	10%	-£7,985,707	-£9,372,595	-£9,447,615	-£10,211,495	-£10,488,771	-£10,698,348
50% SR : 20% LAR : 30% SO	15%	-£9,785,180	-£11,080,048	-£11,165,068	-£11,928,949	-£12,206,224	-£12,415,802
50% SR : 20% LAR : 30% SO	20%	-£11,597,147	-£12,807,501	-£12,882,522	-£13,646,402	-£13,923,677	-£14,133,255
50% SR : 20% LAR : 30% SO	25%	-£13,409,114	-£14,524,954	-£14,599,975	-£15,363,856	-£15,641,132	-£15,850,709
50% SR : 20% LAR : 30% SO	30%	-£15,221,081	-£16,242,407	-£16,317,429	-£17,081,309	-£17,358,585	-£17,568,162
50% SR : 20% LAR : 30% SO	35%	-£17,033,049	-£17,959,862	-£18,034,882	-£18,798,763	-£19,076,038	-£19,285,615
50% SR : 20% LAR : 30% SO	40%	-£18,845,016	-£19,677,315	-£19,752,336	-£20,516,216	-£20,793,491	-£21,003,068
50% SR : 20% LAR : 30% SO	45%	-£20,656,982	-£21,394,768	-£21,469,789	-£22,233,669	-£22,510,945	-£22,720,522
50% SR : 20% LAR : 30% SO	50%	-£22,468,950	-£23,112,222	-£23,187,242	-£23,951,122	-£24,228,398	-£24,437,975

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%	-£3,886,584	-£5,245,862	-£5,319,836	-£6,073,057	-£6,346,464	-£6,553,117
50% SR : 20% LAR : 30% SO	5%	-£5,462,467	-£6,933,988	-£7,007,962	-£7,761,184	-£8,034,591	-£8,241,243
50% SR : 20% LAR : 30% SO	10%	-£7,243,707	-£8,630,595	-£8,705,616	-£9,469,496	-£9,746,772	-£9,956,349
50% SR : 20% LAR : 30% SO	15%	-£9,043,180	-£10,348,048	-£10,423,069	-£11,186,950	-£11,464,225	-£11,673,802
50% SR : 20% LAR : 30% SO	20%	-£10,855,147	-£12,065,501	-£12,140,523	-£12,904,403	-£13,181,678	-£13,391,255
50% SR : 20% LAR : 30% SO	25%	-£12,667,115	-£13,782,954	-£13,857,975	-£14,621,856	-£14,899,132	-£15,108,709
50% SR : 20% LAR : 30% SO	30%	-£14,479,082	-£15,500,407	-£15,575,429	-£16,339,309	-£16,616,585	-£16,826,162
50% SR : 20% LAR : 30% SO	35%	-£16,291,049	-£17,217,862	-£17,292,882	-£18,056,763	-£18,334,038	-£18,543,615
50% SR : 20% LAR : 30% SO	40%	-£18,103,016	-£18,935,315	-£19,010,336	-£19,774,216	-£20,051,491	-£20,261,069
50% SR : 20% LAR : 30% SO	45%	-£19,914,983	-£20,652,768	-£20,727,789	-£21,491,669	-£21,768,945	-£21,978,523
50% SR : 20% LAR : 30% SO	50%	-£21,726,950	-£22,370,222	-£22,445,243	-£23,209,123	-£23,486,399	-£23,695,976

LB Barking and Dagenham
Local Plan Viability Testing 2019

T7 - 300 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£5,458,733	£4,277,247	£4,206,327	£3,484,197	£3,222,077	£3,023,954
50% SR : 20% LAR : 30% SO	5%	£3,426,423	£2,317,219	£2,246,298	£1,517,815	£1,251,985	£1,051,059
50% SR : 20% LAR : 30% SO	10%	£1,386,992	£335,791	£263,868	£475,109	£744,702	£948,470
50% SR : 20% LAR : 30% SO	15%	£682,103	£1,673,860	£1,746,801	£2,469,513	£2,759,105	£2,964,939
50% SR : 20% LAR : 30% SO	20%	£2,771,954	£3,702,938	£3,776,911	£4,530,133	£4,803,540	£5,010,192
50% SR : 20% LAR : 30% SO	25%	£4,892,614	£5,748,192	£5,822,166	£6,575,733	£6,853,009	£7,062,586
50% SR : 20% LAR : 30% SO	30%	£7,024,698	£7,817,209	£7,892,229	£8,656,110	£8,933,386	£9,142,963
50% SR : 20% LAR : 30% SO	35%	£9,181,641	£9,897,586	£9,972,606	£10,736,486	£11,013,762	£11,223,339
50% SR : 20% LAR : 30% SO	40%	£11,338,582	£11,977,961	£12,052,982	£12,816,862	£13,094,138	£13,303,715
50% SR : 20% LAR : 30% SO	45%	£13,495,524	£14,058,337	£14,133,358	£14,897,238	£15,174,514	£15,384,092
50% SR : 20% LAR : 30% SO	50%	£15,652,466	£16,138,714	£16,213,735	£16,977,615	£17,254,891	£17,464,467

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%	£1,545,598	£364,112	£293,192	£428,938	£691,058	£889,181
50% SR : 20% LAR : 30% SO	5%	£466,712	£1,595,916	£1,666,837	£2,395,320	£2,661,150	£2,862,076
50% SR : 20% LAR : 30% SO	10%	£2,526,143	£3,577,344	£3,649,267	£4,388,244	£4,657,837	£4,861,605
50% SR : 20% LAR : 30% SO	15%	£4,595,238	£5,586,995	£5,659,936	£6,402,648	£6,672,240	£6,878,074
50% SR : 20% LAR : 30% SO	20%	£6,685,089	£7,616,073	£7,690,048	£8,443,268	£8,716,675	£8,923,327
50% SR : 20% LAR : 30% SO	25%	£8,805,748	£9,661,327	£9,735,301	£10,488,868	£10,766,144	£10,975,721
50% SR : 20% LAR : 30% SO	30%	£10,937,833	£11,730,344	£11,805,364	£12,569,244	£12,846,520	£13,056,098
50% SR : 20% LAR : 30% SO	35%	£13,094,776	£13,810,721	£13,885,741	£14,849,621	£14,925,897	£15,136,474
50% SR : 20% LAR : 30% SO	40%	£15,251,717	£15,891,096	£15,966,117	£16,729,997	£17,007,273	£17,216,850
50% SR : 20% LAR : 30% SO	45%	£17,408,659	£17,971,472	£18,046,493	£18,810,373	£19,087,649	£19,297,227
50% SR : 20% LAR : 30% SO	50%	£19,565,601	£20,051,848	£20,126,870	£20,890,750	£21,168,026	£21,377,602

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%	£3,096,014	£1,914,528	£1,843,608	£1,121,478	£859,358	£661,235
50% SR : 20% LAR : 30% SO	5%	£1,063,704	£45,500	£116,421	£844,904	£1,110,734	£1,311,660
50% SR : 20% LAR : 30% SO	10%	£975,727	£2,026,928	£2,098,851	£2,837,828	£3,107,421	£3,311,189
50% SR : 20% LAR : 30% SO	15%	£3,044,822	£4,036,579	£4,109,520	£4,852,232	£5,121,824	£5,327,658
50% SR : 20% LAR : 30% SO	20%	£5,134,673	£6,065,657	£6,139,630	£6,892,852	£7,166,259	£7,372,911
50% SR : 20% LAR : 30% SO	25%	£7,255,333	£8,110,911	£8,184,885	£8,938,452	£9,215,728	£9,425,305
50% SR : 20% LAR : 30% SO	30%	£9,387,417	£10,179,928	£10,254,948	£11,018,628	£11,296,105	£11,505,682
50% SR : 20% LAR : 30% SO	35%	£11,544,360	£12,260,305	£12,335,325	£13,099,205	£13,376,481	£13,586,058
50% SR : 20% LAR : 30% SO	40%	£13,701,301	£14,340,680	£14,415,701	£15,179,581	£15,456,857	£15,666,434
50% SR : 20% LAR : 30% SO	45%	£15,858,243	£16,421,056	£16,496,077	£17,259,957	£17,537,233	£17,746,811
50% SR : 20% LAR : 30% SO	50%	£18,015,185	£18,501,433	£18,576,454	£19,340,334	£19,617,610	£19,827,186

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%	£3,611,617	£2,430,131	£2,359,211	£1,637,081	£1,374,961	£1,176,838
50% SR : 20% LAR : 30% SO	5%	£1,579,307	£470,103	£399,182	£329,301	£595,131	£796,057
50% SR : 20% LAR : 30% SO	10%	£460,124	£1,511,325	£1,583,248	£2,322,225	£2,591,818	£2,795,586
50% SR : 20% LAR : 30% SO	15%	£2,529,219	£3,520,976	£3,593,917	£4,336,629	£4,606,221	£4,812,055
50% SR : 20% LAR : 30% SO	20%	£4,619,070	£5,550,054	£5,624,027	£6,377,249	£6,650,656	£6,857,308
50% SR : 20% LAR : 30% SO	25%	£6,739,729	£7,595,308	£7,669,282	£8,422,849	£8,700,125	£8,909,702
50% SR : 20% LAR : 30% SO	30%	£8,871,814	£9,664,325	£9,739,345	£10,503,225	£10,780,501	£10,990,079
50% SR : 20% LAR : 30% SO	35%	£11,028,757	£11,744,702	£11,819,722	£12,583,602	£12,860,878	£13,070,455
50% SR : 20% LAR : 30% SO	40%	£13,185,699	£13,825,077	£13,900,098	£14,663,978	£14,941,254	£15,150,831
50% SR : 20% LAR : 30% SO	45%	£15,342,640	£15,905,453	£15,980,474	£16,744,354	£17,021,630	£17,231,208
50% SR : 20% LAR : 30% SO	50%	£17,499,582	£17,985,829	£18,060,851	£18,824,731	£19,102,007	£19,311,583

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%	£4,353,617	£3,172,130	£3,101,211	£2,379,081	£2,116,961	£1,918,838
50% SR : 20% LAR : 30% SO	5%	£2,321,307	£1,212,102	£1,141,182	£412,699	£146,869	£54,057
50% SR : 20% LAR : 30% SO	10%	£281,876	£789,325	£841,248	£1,580,226	£1,849,818	£2,053,587
50% SR : 20% LAR : 30% SO	15%	£1,787,219	£2,778,976	£2,851,918	£3,594,629	£3,864,221	£4,070,055
50% SR : 20% LAR : 30% SO	20%	£3,877,070	£4,808,055	£4,882,028	£5,635,249	£5,908,656	£6,115,308
50% SR : 20% LAR : 30% SO	25%	£5,997,730	£6,853,308	£6,927,282	£7,680,849	£7,958,126	£8,167,703
50% SR : 20% LAR : 30% SO	30%	£8,129,815	£8,922,326	£8,997,346	£9,751,226	£10,038,502	£10,248,079
50% SR : 20% LAR : 30% SO	35%	£10,286,757	£11,002,702	£11,077,722	£11,841,602	£12,118,878	£12,328,455
50% SR : 20% LAR : 30% SO	40%	£12,443,699	£13,083,077	£13,158,098	£13,921,978	£14,199,254	£14,408,832
50% SR : 20% LAR : 30% SO	45%	£14,600,640	£15,163,454	£15,238,475	£16,002,355	£16,279,631	£16,489,208
50% SR : 20% LAR : 30% SO	50%	£16,757,583	£17,243,830	£17,318,851	£18,082,731	£18,360,007	£18,569,583

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

T7 - 300 Flats

Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
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No Units	300
Site Area	0.27 Ha

Sales value Inflation	10%
Build cost Inflation	5%

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%	-£1,220,545	-£2,334,699	-£2,407,640	-£3,152,725	-£3,426,132	-£3,632,785
50% SR : 20% LAR : 30% SO	5%	-£3,029,820	-£4,089,191	-£4,163,165	-£4,916,386	-£5,189,793	-£5,396,446
50% SR : 20% LAR : 30% SO	10%	-£4,864,663	-£5,852,852	-£5,926,826	-£6,680,047	-£6,953,453	-£7,161,312
50% SR : 20% LAR : 30% SO	15%	-£6,699,506	-£7,629,739	-£7,704,759	-£8,468,639	-£8,745,915	-£8,955,492
50% SR : 20% LAR : 30% SO	20%	-£8,564,799	-£9,423,919	-£9,498,939	-£10,262,820	-£10,540,095	-£10,749,672
50% SR : 20% LAR : 30% SO	25%	-£10,431,242	-£11,218,099	-£11,293,119	-£12,057,000	-£12,334,275	-£12,543,853
50% SR : 20% LAR : 30% SO	30%	-£12,297,695	-£13,012,279	-£13,087,300	-£13,851,181	-£14,128,456	-£14,338,033
50% SR : 20% LAR : 30% SO	35%	-£14,164,148	-£14,806,460	-£14,881,481	-£15,645,361	-£15,922,637	-£16,132,214
50% SR : 20% LAR : 30% SO	40%	-£16,030,601	-£16,600,640	-£16,675,661	-£17,439,541	-£17,716,817	-£17,926,394
50% SR : 20% LAR : 30% SO	45%	-£17,897,054	-£18,394,821	-£18,469,841	-£19,233,722	-£19,510,998	-£19,720,575
50% SR : 20% LAR : 30% SO	50%	-£19,763,508	-£20,189,002	-£20,264,022	-£21,027,902	-£21,305,178	-£21,514,755

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%	-£5,133,680	-£6,247,834	-£6,320,775	-£7,065,860	-£7,338,267	-£7,545,920
50% SR : 20% LAR : 30% SO	5%	-£6,942,955	-£8,002,326	-£8,076,300	-£8,829,521	-£9,102,928	-£9,309,581
50% SR : 20% LAR : 30% SO	10%	-£8,777,798	-£9,765,987	-£9,839,961	-£10,593,182	-£10,866,588	-£11,074,446
50% SR : 20% LAR : 30% SO	15%	-£10,612,641	-£11,542,873	-£11,617,893	-£12,381,774	-£12,659,500	-£12,868,627
50% SR : 20% LAR : 30% SO	20%	-£12,477,924	-£13,337,054	-£13,412,074	-£14,175,955	-£14,453,230	-£14,662,607
50% SR : 20% LAR : 30% SO	25%	-£14,344,377	-£15,131,234	-£15,206,254	-£16,020,135	-£16,297,410	-£16,456,987
50% SR : 20% LAR : 30% SO	30%	-£16,210,830	-£16,925,414	-£17,000,435	-£17,764,316	-£18,041,591	-£18,251,168
50% SR : 20% LAR : 30% SO	35%	-£18,077,283	-£18,719,595	-£18,794,616	-£19,558,496	-£19,835,772	-£20,045,349
50% SR : 20% LAR : 30% SO	40%	-£19,943,736	-£20,513,775	-£20,588,796	-£21,352,676	-£21,629,952	-£21,839,529
50% SR : 20% LAR : 30% SO	45%	-£21,810,189	-£22,307,956	-£22,382,976	-£23,146,856	-£23,424,132	-£23,633,710
50% SR : 20% LAR : 30% SO	50%	-£23,676,642	-£24,102,137	-£24,177,157	-£24,941,037	-£25,218,313	-£25,427,890

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%	-£3,583,264	-£4,697,418	-£4,770,359	-£5,515,444	-£5,788,851	-£5,995,504
50% SR : 20% LAR : 30% SO	5%	-£5,392,539	-£6,451,910	-£6,525,884	-£7,279,105	-£7,552,512	-£7,759,165
50% SR : 20% LAR : 30% SO	10%	-£7,227,382	-£8,215,571	-£8,289,545	-£9,042,766	-£9,316,172	-£9,524,031
50% SR : 20% LAR : 30% SO	15%	-£9,062,225	-£9,992,457	-£10,067,478	-£10,831,358	-£11,108,834	-£11,318,211
50% SR : 20% LAR : 30% SO	20%	-£10,927,508	-£11,786,638	-£11,861,658	-£12,625,539	-£12,902,814	-£13,112,391
50% SR : 20% LAR : 30% SO	25%	-£12,793,961	-£13,580,818	-£13,655,838	-£14,419,719	-£14,696,994	-£14,906,572
50% SR : 20% LAR : 30% SO	30%	-£14,660,414	-£15,375,998	-£15,450,019	-£16,213,900	-£16,491,175	-£16,700,752
50% SR : 20% LAR : 30% SO	35%	-£16,526,867	-£17,189,179	-£17,244,200	-£18,008,080	-£18,285,356	-£18,494,933
50% SR : 20% LAR : 30% SO	40%	-£18,393,320	-£19,003,359	-£19,058,380	-£19,802,260	-£20,079,536	-£20,289,113
50% SR : 20% LAR : 30% SO	45%	-£20,259,773	-£20,757,540	-£20,832,560	-£21,596,441	-£21,873,717	-£22,083,294
50% SR : 20% LAR : 30% SO	50%	-£22,126,227	-£22,551,721	-£22,626,741	-£23,390,621	-£23,667,897	-£23,877,474

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%	-£3,067,661	-£4,181,815	-£4,254,756	-£4,999,841	-£5,273,248	-£5,479,901
50% SR : 20% LAR : 30% SO	5%	-£4,876,936	-£5,936,307	-£6,010,281	-£6,763,502	-£7,036,909	-£7,243,562
50% SR : 20% LAR : 30% SO	10%	-£6,711,779	-£7,699,968	-£7,773,942	-£8,527,163	-£8,800,569	-£9,008,428
50% SR : 20% LAR : 30% SO	15%	-£8,546,622	-£9,476,854	-£9,551,874	-£10,315,755	-£10,593,031	-£10,802,608
50% SR : 20% LAR : 30% SO	20%	-£10,411,905	-£11,271,035	-£11,346,055	-£12,109,936	-£12,387,211	-£12,596,788
50% SR : 20% LAR : 30% SO	25%	-£12,278,358	-£13,065,215	-£13,140,235	-£13,904,116	-£14,181,391	-£14,390,968
50% SR : 20% LAR : 30% SO	30%	-£14,144,811	-£14,859,395	-£14,934,416	-£15,698,297	-£15,975,572	-£16,185,149
50% SR : 20% LAR : 30% SO	35%	-£16,011,264	-£16,653,575	-£16,728,597	-£17,492,477	-£17,769,753	-£17,979,330
50% SR : 20% LAR : 30% SO	40%	-£17,877,717	-£18,447,756	-£18,522,777	-£19,286,657	-£19,563,933	-£19,773,510
50% SR : 20% LAR : 30% SO	45%	-£19,744,170	-£20,241,937	-£20,316,957	-£21,080,837	-£21,358,113	-£21,567,691
50% SR : 20% LAR : 30% SO	50%	-£21,610,623	-£22,036,118	-£22,111,138	-£22,875,018	-£23,152,294	-£23,361,871

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%	-£2,325,662	-£3,439,815	-£3,512,757	-£4,257,842	-£4,531,248	-£4,737,901
50% SR : 20% LAR : 30% SO	5%	-£4,134,936	-£5,194,307	-£5,268,281	-£6,021,503	-£6,294,910	-£6,501,562
50% SR : 20% LAR : 30% SO	10%	-£5,969,779	-£6,957,968	-£7,031,942	-£7,785,164	-£8,058,570	-£8,266,428
50% SR : 20% LAR : 30% SO	15%	-£7,804,622	-£8,734,855	-£8,809,875	-£9,573,755	-£9,851,031	-£10,060,608
50% SR : 20% LAR : 30% SO	20%	-£9,669,905	-£10,529,035	-£10,604,055	-£11,367,936	-£11,645,211	-£11,854,788
50% SR : 20% LAR : 30% SO	25%	-£11,535,358	-£12,323,215	-£12,398,235	-£13,162,117	-£13,439,392	-£13,648,969
50% SR : 20% LAR : 30% SO	30%	-£13,402,811	-£14,117,395	-£14,192,417	-£14,956,297	-£15,233,572	-£15,443,149
50% SR : 20% LAR : 30% SO	35%	-£15,269,264	-£15,911,575	-£15,986,597	-£16,750,477	-£17,027,753	-£17,237,330
50% SR : 20% LAR : 30% SO	40%	-£17,135,717	-£17,705,756	-£17,780,777	-£18,544,658	-£18,821,934	-£19,031,511
50% SR : 20% LAR : 30% SO	45%	-£19,002,170	-£19,499,936	-£19,574,958	-£20,338,838	-£20,616,114	-£20,825,691
50% SR : 20% LAR : 30% SO	50%	-£20,868,623	-£21,294,116	-£21,369,138	-£22,133,018	-£22,410,294	-£22,619,871

LB Barking and Dagenham
Local Plan Viability Testing 2019

T7 - 300 Flats

Value Area	Becontree and Valence Park (CIL Zone 3)
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No Units	300
Site Area	0.27 Ha

Sales value Inflation	10%
Build cost Inflation	5%

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%	-£6,028,940	-£7,088,056	-£7,162,029	-£7,924,669	-£8,201,945	-£8,411,522
50% SR : 20% LAR : 30% SO	5%	-£7,686,467	-£8,692,646	-£8,767,666	-£9,531,546	-£9,808,822	-£10,018,399
50% SR : 20% LAR : 30% SO	10%	-£9,362,807	-£10,299,522	-£10,374,542	-£11,138,422	-£11,415,698	-£11,625,275
50% SR : 20% LAR : 30% SO	15%	-£11,039,146	-£11,906,399	-£11,981,419	-£12,745,299	-£13,022,575	-£13,232,152
50% SR : 20% LAR : 30% SO	20%	-£12,715,486	-£13,513,275	-£13,588,295	-£14,352,176	-£14,629,451	-£14,839,028
50% SR : 20% LAR : 30% SO	25%	-£14,391,826	-£15,120,152	-£15,195,172	-£15,959,053	-£16,236,328	-£16,445,905
50% SR : 20% LAR : 30% SO	30%	-£16,068,166	-£16,727,028	-£16,802,048	-£17,565,929	-£17,843,204	-£18,052,781
50% SR : 20% LAR : 30% SO	35%	-£17,744,505	-£18,333,905	-£18,408,926	-£19,172,806	-£19,450,081	-£19,659,658
50% SR : 20% LAR : 30% SO	40%	-£19,420,845	-£19,940,781	-£20,015,802	-£20,779,682	-£21,056,957	-£21,266,535
50% SR : 20% LAR : 30% SO	45%	-£21,097,184	-£21,547,658	-£21,622,679	-£22,386,559	-£22,663,835	-£22,873,411
50% SR : 20% LAR : 30% SO	50%	-£22,773,524	-£23,154,534	-£23,229,555	-£23,993,435	-£24,270,711	-£24,480,289

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%	-£9,942,075	-£11,001,190	-£11,075,164	-£11,837,684	-£12,115,950	-£12,324,657
50% SR : 20% LAR : 30% SO	5%	-£11,599,602	-£12,605,780	-£12,680,800	-£13,444,681	-£13,721,957	-£13,931,534
50% SR : 20% LAR : 30% SO	10%	-£13,275,942	-£14,212,657	-£14,287,677	-£15,051,557	-£15,328,833	-£15,538,410
50% SR : 20% LAR : 30% SO	15%	-£14,952,281	-£15,819,533	-£15,894,554	-£16,658,434	-£16,935,710	-£17,145,287
50% SR : 20% LAR : 30% SO	20%	-£16,628,621	-£17,426,410	-£17,501,430	-£18,265,311	-£18,542,586	-£18,752,163
50% SR : 20% LAR : 30% SO	25%	-£18,304,961	-£19,033,287	-£19,108,307	-£19,872,188	-£20,149,463	-£20,359,040
50% SR : 20% LAR : 30% SO	30%	-£19,981,301	-£20,640,163	-£20,715,183	-£21,479,064	-£21,756,339	-£21,965,916
50% SR : 20% LAR : 30% SO	35%	-£21,657,640	-£22,247,040	-£22,322,061	-£23,085,941	-£23,363,216	-£23,572,793
50% SR : 20% LAR : 30% SO	40%	-£23,333,980	-£23,853,916	-£23,928,937	-£24,692,817	-£24,970,092	-£25,179,669
50% SR : 20% LAR : 30% SO	45%	-£25,010,319	-£25,460,793	-£25,535,814	-£26,299,694	-£26,576,970	-£26,786,546
50% SR : 20% LAR : 30% SO	50%	-£26,686,658	-£27,067,669	-£27,142,690	-£27,906,570	-£28,183,846	-£28,393,423

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%	-£8,391,659	-£9,450,775	-£9,524,748	-£10,287,388	-£10,564,664	-£10,774,241
50% SR : 20% LAR : 30% SO	5%	-£10,049,186	-£11,055,364	-£11,130,385	-£11,894,265	-£12,171,541	-£12,381,118
50% SR : 20% LAR : 30% SO	10%	-£11,725,526	-£12,662,241	-£12,737,261	-£13,501,141	-£13,778,417	-£13,987,994
50% SR : 20% LAR : 30% SO	15%	-£13,401,865	-£14,269,118	-£14,344,138	-£15,108,018	-£15,385,294	-£15,594,871
50% SR : 20% LAR : 30% SO	20%	-£15,078,205	-£15,875,994	-£15,951,014	-£16,714,895	-£16,992,170	-£17,201,747
50% SR : 20% LAR : 30% SO	25%	-£16,754,545	-£17,482,871	-£17,557,891	-£18,321,772	-£18,599,047	-£18,808,624
50% SR : 20% LAR : 30% SO	30%	-£18,430,885	-£19,089,747	-£19,164,767	-£19,928,648	-£20,205,923	-£20,415,500
50% SR : 20% LAR : 30% SO	35%	-£20,107,224	-£20,696,624	-£20,771,645	-£21,535,525	-£21,812,800	-£22,022,377
50% SR : 20% LAR : 30% SO	40%	-£21,783,564	-£22,303,500	-£22,378,521	-£23,142,401	-£23,419,676	-£23,629,254
50% SR : 20% LAR : 30% SO	45%	-£23,459,903	-£23,910,377	-£23,985,398	-£24,749,278	-£25,026,554	-£25,236,130
50% SR : 20% LAR : 30% SO	50%	-£25,136,243	-£25,517,253	-£25,592,274	-£26,356,154	-£26,633,430	-£26,843,008

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%	-£7,876,056	-£8,935,171	-£9,009,145	-£9,771,785	-£10,049,061	-£10,258,638
50% SR : 20% LAR : 30% SO	5%	-£9,533,583	-£10,539,761	-£10,614,781	-£11,378,662	-£11,655,938	-£11,865,515
50% SR : 20% LAR : 30% SO	10%	-£11,209,923	-£12,146,638	-£12,221,658	-£12,985,538	-£13,262,814	-£13,472,391
50% SR : 20% LAR : 30% SO	15%	-£12,886,262	-£13,753,514	-£13,828,535	-£14,592,415	-£14,869,691	-£15,079,268
50% SR : 20% LAR : 30% SO	20%	-£14,562,602	-£15,360,391	-£15,435,411	-£16,199,292	-£16,476,567	-£16,686,144
50% SR : 20% LAR : 30% SO	25%	-£16,238,942	-£16,967,268	-£17,042,288	-£17,806,169	-£18,083,444	-£18,293,021
50% SR : 20% LAR : 30% SO	30%	-£17,915,282	-£18,574,144	-£18,649,164	-£19,413,045	-£19,690,320	-£19,899,897
50% SR : 20% LAR : 30% SO	35%	-£19,591,621	-£20,181,021	-£20,256,042	-£21,019,922	-£21,297,197	-£21,506,774
50% SR : 20% LAR : 30% SO	40%	-£21,267,961	-£21,787,897	-£21,862,918	-£22,626,798	-£22,904,073	-£23,113,650
50% SR : 20% LAR : 30% SO	45%	-£22,944,300	-£23,394,774	-£23,469,795	-£24,233,675	-£24,510,951	-£24,720,527
50% SR : 20% LAR : 30% SO	50%	-£24,620,639	-£25,001,650	-£25,076,671	-£25,840,551	-£26,117,827	-£26,327,404

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%	-£7,134,056	-£8,193,172	-£8,267,146	-£9,029,785	-£9,307,061	-£9,516,639
50% SR : 20% LAR : 30% SO	5%	-£8,791,583	-£9,797,762	-£9,871,782	-£10,636,662	-£10,913,938	-£11,123,515
50% SR : 20% LAR : 30% SO	10%	-£10,467,923	-£11,404,638	-£11,479,658	-£12,243,538	-£12,520,814	-£12,730,392
50% SR : 20% LAR : 30% SO	15%	-£12,144,263	-£13,011,514	-£13,086,535	-£13,850,415	-£14,127,691	-£14,337,268
50% SR : 20% LAR : 30% SO	20%	-£13,820,602	-£14,618,391	-£14,693,411	-£15,457,293	-£15,734,568	-£15,944,145
50% SR : 20% LAR : 30% SO	25%	-£15,496,942	-£16,225,268	-£16,300,288	-£17,061,174	-£17,338,449	-£17,548,026
50% SR : 20% LAR : 30% SO	30%	-£17,173,282	-£17,832,144	-£17,907,164	-£18,671,045	-£18,948,320	-£19,157,897
50% SR : 20% LAR : 30% SO	35%	-£18,849,621	-£19,439,021	-£19,514,042	-£20,277,922	-£20,555,197	-£20,764,774
50% SR : 20% LAR : 30% SO	40%	-£20,525,961	-£21,045,897	-£21,120,918	-£21,884,799	-£22,162,074	-£22,371,651
50% SR : 20% LAR : 30% SO	45%	-£22,202,300	-£22,652,774	-£22,727,795	-£23,491,675	-£23,768,951	-£23,978,527
50% SR : 20% LAR : 30% SO	50%	-£23,878,640	-£24,259,650	-£24,334,672	-£25,098,552	-£25,375,828	-£25,585,405

LB Barking and Dagenham
Local Plan Viability Testing 2019

T8 - 400 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£16,146,793	£12,340,109	£12,248,277	£11,349,189	£11,009,780	£10,753,241
50% SR : 20% LAR : 30% SO	5%	£13,217,065	£9,585,697	£9,493,866	£8,594,778	£8,255,370	£7,998,830
50% SR : 20% LAR : 30% SO	10%	£10,258,149	£6,831,287	£6,739,456	£5,832,609	£5,488,398	£5,228,228
50% SR : 20% LAR : 30% SO	15%	£7,296,872	£4,049,186	£3,956,955	£3,044,244	£2,700,033	£2,439,862
50% SR : 20% LAR : 30% SO	20%	£4,314,976	£1,260,820	£1,167,890	£251,828	£-98,630	£-366,215
50% SR : 20% LAR : 30% SO	25%	£1,316,689	£-1,578,376	£-1,674,162	£-2,611,962	£-2,965,984	£-3,233,569
50% SR : 20% LAR : 30% SO	30%	£-1,736,436	£-4,450,946	£-4,548,086	£-5,499,157	£-5,858,189	£-6,129,581
50% SR : 20% LAR : 30% SO	35%	£-4,833,512	£-7,362,997	£-7,460,137	£-8,416,763	£-8,780,876	£-9,056,087
50% SR : 20% LAR : 30% SO	40%	£-7,970,970	£-10,315,707	£-10,414,222	£-11,378,751	£-11,742,864	£-12,018,076
50% SR : 20% LAR : 30% SO	45%	£-11,155,203	£-13,277,694	£-13,376,209	£-14,340,739	£-14,704,851	£-14,980,063
50% SR : 20% LAR : 30% SO	50%	£-14,339,435	£-16,239,682	£-16,338,197	£-17,302,726	£-17,666,838	£-17,942,050

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%	£9,913,828	£6,107,144	£6,015,313	£5,116,224	£4,776,816	£4,520,276
50% SR : 20% LAR : 30% SO	5%	£6,984,100	£3,352,733	£3,260,901	£2,361,813	£2,022,405	£1,765,865
50% SR : 20% LAR : 30% SO	10%	£4,025,184	£598,323	£506,491	£-400,355	£-744,566	£-1,004,737
50% SR : 20% LAR : 30% SO	15%	£1,063,707	£-2,183,779	£-2,276,909	£-3,188,721	£-3,532,932	£-3,793,102
50% SR : 20% LAR : 30% SO	20%	£-1,917,989	£-4,972,144	£-5,065,275	£-5,981,137	£-6,331,595	£-6,589,180
50% SR : 20% LAR : 30% SO	25%	£-4,916,275	£-7,811,341	£-7,907,127	£-8,844,927	£-9,198,949	£-9,466,533
50% SR : 20% LAR : 30% SO	30%	£-7,969,401	£-10,683,911	£-10,781,051	£-11,732,122	£-12,091,154	£-12,362,525
50% SR : 20% LAR : 30% SO	35%	£-11,066,477	£-13,595,961	£-13,693,102	£-14,648,728	£-15,013,840	£-15,284,062
50% SR : 20% LAR : 30% SO	40%	£-14,203,935	£-16,548,671	£-16,647,186	£-17,611,716	£-17,975,828	£-18,251,040
50% SR : 20% LAR : 30% SO	45%	£-17,388,167	£-19,510,659	£-19,609,174	£-20,573,703	£-20,937,816	£-21,213,027
50% SR : 20% LAR : 30% SO	50%	£-20,572,398	£-22,472,647	£-22,571,162	£-23,535,691	£-23,899,803	£-24,175,015

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%	£12,383,379	£8,576,695	£8,484,864	£7,585,776	£7,246,367	£6,989,828
50% SR : 20% LAR : 30% SO	5%	£9,453,651	£5,822,284	£5,730,453	£4,831,364	£4,491,957	£4,235,417
50% SR : 20% LAR : 30% SO	10%	£6,494,735	£3,067,874	£2,976,043	£2,069,196	£1,724,985	£1,464,815
50% SR : 20% LAR : 30% SO	15%	£3,533,259	£285,773	£192,642	£-719,169	£-1,063,381	£-1,323,551
50% SR : 20% LAR : 30% SO	20%	£551,562	£-2,502,593	£-2,595,724	£-3,511,585	£-3,862,043	£-4,129,628
50% SR : 20% LAR : 30% SO	25%	£-2,446,724	£-5,341,790	£-5,437,675	£-6,375,376	£-6,729,397	£-6,996,982
50% SR : 20% LAR : 30% SO	30%	£-5,499,850	£-8,214,359	£-8,311,499	£-9,262,570	£-9,621,602	£-9,892,974
50% SR : 20% LAR : 30% SO	35%	£8,598,925	£-11,128,410	£-11,223,550	£-12,180,177	£-12,544,289	£-12,818,561
50% SR : 20% LAR : 30% SO	40%	£11,734,384	£-14,078,120	£-14,177,635	£-15,142,165	£-15,506,277	£-15,781,499
50% SR : 20% LAR : 30% SO	45%	£-14,818,616	£-17,041,107	£-17,139,622	£-18,104,152	£-18,468,264	£-18,743,476
50% SR : 20% LAR : 30% SO	50%	£-18,102,848	£-20,003,695	£-20,101,610	£-21,066,139	£-21,430,251	£-21,705,463

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%	£13,204,648	£9,397,964	£9,306,133	£8,407,045	£8,067,636	£7,811,097
50% SR : 20% LAR : 30% SO	5%	£10,274,920	£6,643,553	£6,551,722	£5,652,633	£5,313,226	£5,056,685
50% SR : 20% LAR : 30% SO	10%	£7,316,004	£3,889,143	£3,797,311	£2,890,465	£2,546,254	£2,286,084
50% SR : 20% LAR : 30% SO	15%	£4,354,527	£1,107,041	£1,013,911	£102,099	£-242,112	£-502,262
50% SR : 20% LAR : 30% SO	20%	£1,372,831	£-1,681,324	£-1,774,455	£-2,690,317	£-3,040,775	£-3,308,359
50% SR : 20% LAR : 30% SO	25%	£-1,625,455	£-4,520,521	£-4,616,307	£-5,554,107	£-5,908,129	£-6,175,713
50% SR : 20% LAR : 30% SO	30%	£-4,678,581	£-7,393,090	£-7,490,230	£-8,441,302	£-8,800,334	£-9,071,705
50% SR : 20% LAR : 30% SO	35%	£-7,775,656	£-10,305,141	£-10,402,281	£-11,358,908	£-11,723,020	£-11,998,232
50% SR : 20% LAR : 30% SO	40%	£-10,913,115	£-13,257,851	£-13,356,366	£-14,320,896	£-14,685,008	£-14,960,220
50% SR : 20% LAR : 30% SO	45%	£-14,097,347	£-16,219,838	£-16,318,353	£-17,282,883	£-17,646,995	£-17,922,207
50% SR : 20% LAR : 30% SO	50%	£-17,281,579	£-19,181,827	£-19,280,342	£-20,244,870	£-20,608,983	£-20,884,194

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%	£14,386,528	£10,579,845	£10,488,013	£9,588,925	£9,249,516	£8,992,977
50% SR : 20% LAR : 30% SO	5%	£11,456,800	£7,825,433	£7,733,602	£6,834,514	£6,495,106	£6,238,566
50% SR : 20% LAR : 30% SO	10%	£8,497,885	£5,071,023	£4,979,192	£4,072,345	£3,728,134	£3,467,964
50% SR : 20% LAR : 30% SO	15%	£5,536,408	£2,288,922	£2,195,791	£1,283,980	£939,769	£679,598
50% SR : 20% LAR : 30% SO	20%	£2,554,712	£-499,444	£-592,574	£-1,508,436	£-1,858,894	£-2,128,479
50% SR : 20% LAR : 30% SO	25%	£-443,675	£-3,338,640	£-3,434,426	£-4,372,226	£-4,726,248	£-4,993,833
50% SR : 20% LAR : 30% SO	30%	£-3,496,700	£-6,211,210	£-6,308,350	£-7,259,421	£-7,618,453	£-7,889,825
50% SR : 20% LAR : 30% SO	35%	£6,593,776	£-9,133,261	£-9,230,401	£-10,177,027	£-10,541,140	£-10,816,351
50% SR : 20% LAR : 30% SO	40%	£9,731,235	£-12,075,971	£-12,174,496	£-13,139,016	£-13,503,128	£-13,778,340
50% SR : 20% LAR : 30% SO	45%	£-12,915,467	£-15,037,958	£-15,136,473	£-16,101,003	£-16,465,115	£-16,740,327
50% SR : 20% LAR : 30% SO	50%	£-16,099,698	£-17,999,946	£-18,098,461	£-19,062,990	£-19,427,102	£-19,702,314

LB Barking and Dagenham
Local Plan Viability Testing 2019

T8 - 400 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	-£218,322	-£2,251,263	-£2,347,047	-£3,284,848	-£3,638,869	-£3,906,455
50% SR : 20% LAR : 30% SO	5%	-£2,584,206	-£4,497,890	-£4,594,282	-£5,545,352	-£5,904,384	-£6,175,755
50% SR : 20% LAR : 30% SO	10%	-£4,958,214	-£6,778,949	-£6,876,090	-£7,827,161	-£8,186,192	-£8,457,564
50% SR : 20% LAR : 30% SO	15%	-£7,361,018	-£9,066,940	-£9,165,455	-£10,129,983	-£10,494,996	-£10,769,308
50% SR : 20% LAR : 30% SO	20%	-£9,785,408	-£11,388,216	-£11,486,731	-£12,451,260	-£12,815,373	-£13,090,595
50% SR : 20% LAR : 30% SO	25%	-£12,229,500	-£13,709,493	-£13,808,008	-£14,772,536	-£15,136,649	-£15,411,860
50% SR : 20% LAR : 30% SO	30%	-£14,673,592	-£16,030,769	-£16,129,284	-£17,093,813	-£17,457,926	-£17,733,137
50% SR : 20% LAR : 30% SO	35%	-£17,117,683	-£18,352,045	-£18,450,560	-£19,415,089	-£19,779,202	-£20,054,413
50% SR : 20% LAR : 30% SO	40%	-£19,561,775	-£20,673,321	-£20,771,836	-£21,736,366	-£22,100,478	-£22,375,690
50% SR : 20% LAR : 30% SO	45%	-£22,005,867	-£22,994,598	-£23,093,113	-£24,057,642	-£24,421,754	-£24,696,966
50% SR : 20% LAR : 30% SO	50%	-£24,449,958	-£25,315,874	-£25,414,389	-£26,378,919	-£26,743,031	-£27,018,243

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%	-£6,451,287	-£8,484,228	-£8,580,012	-£9,517,812	-£9,871,834	-£10,138,420
50% SR : 20% LAR : 30% SO	5%	-£8,817,171	-£10,730,854	-£10,827,246	-£11,776,317	-£12,130,349	-£12,408,720
50% SR : 20% LAR : 30% SO	10%	-£11,191,179	-£13,011,914	-£13,109,054	-£14,060,128	-£14,419,156	-£14,690,529
50% SR : 20% LAR : 30% SO	15%	-£13,593,982	-£15,299,904	-£15,398,419	-£16,362,948	-£16,727,060	-£17,002,272
50% SR : 20% LAR : 30% SO	20%	-£16,018,373	-£17,621,180	-£17,719,695	-£18,684,225	-£19,048,337	-£19,323,549
50% SR : 20% LAR : 30% SO	25%	-£18,462,465	-£19,942,457	-£20,040,972	-£21,005,501	-£21,369,613	-£21,644,825
50% SR : 20% LAR : 30% SO	30%	-£20,906,557	-£22,263,733	-£22,362,248	-£23,326,778	-£23,690,890	-£23,966,102
50% SR : 20% LAR : 30% SO	35%	-£23,350,648	-£24,585,010	-£24,683,525	-£25,648,054	-£26,012,166	-£26,287,378
50% SR : 20% LAR : 30% SO	40%	-£25,794,740	-£26,906,286	-£27,004,801	-£27,969,331	-£28,333,443	-£28,608,655
50% SR : 20% LAR : 30% SO	45%	-£28,238,832	-£29,227,563	-£29,326,078	-£30,290,607	-£30,654,719	-£30,929,931
50% SR : 20% LAR : 30% SO	50%	-£30,682,923	-£31,548,839	-£31,647,354	-£32,611,884	-£32,975,996	-£33,251,208

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%	-£3,981,735	-£6,014,676	-£6,110,461	-£7,048,261	-£7,402,283	-£7,669,868
50% SR : 20% LAR : 30% SO	5%	-£6,347,619	-£8,261,303	-£8,357,695	-£9,308,765	-£9,667,797	-£9,939,169
50% SR : 20% LAR : 30% SO	10%	-£8,721,628	-£10,542,363	-£10,639,503	-£11,590,574	-£11,949,605	-£12,220,978
50% SR : 20% LAR : 30% SO	15%	-£11,124,431	-£12,830,353	-£12,928,868	-£13,893,397	-£14,257,509	-£14,532,721
50% SR : 20% LAR : 30% SO	20%	-£13,548,821	-£15,151,629	-£15,250,144	-£16,214,674	-£16,578,786	-£16,853,998
50% SR : 20% LAR : 30% SO	25%	-£15,992,913	-£17,472,906	-£17,571,421	-£18,535,950	-£18,900,062	-£19,175,274
50% SR : 20% LAR : 30% SO	30%	-£18,437,005	-£19,794,182	-£19,892,697	-£20,857,227	-£21,221,339	-£21,496,551
50% SR : 20% LAR : 30% SO	35%	-£20,881,098	-£22,115,459	-£22,213,974	-£23,178,503	-£23,542,615	-£23,817,827
50% SR : 20% LAR : 30% SO	40%	-£23,325,190	-£24,436,735	-£24,535,250	-£25,499,790	-£25,863,902	-£26,139,104
50% SR : 20% LAR : 30% SO	45%	-£25,769,282	-£26,758,011	-£26,856,527	-£27,821,055	-£28,185,168	-£28,460,380
50% SR : 20% LAR : 30% SO	50%	-£28,213,374	-£29,079,288	-£29,177,803	-£30,142,332	-£30,506,445	-£30,781,657

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%	-£3,160,467	-£5,193,407	-£5,289,192	-£6,226,992	-£6,581,014	-£6,848,600
50% SR : 20% LAR : 30% SO	5%	-£5,526,350	-£7,440,034	-£7,536,426	-£8,487,496	-£8,846,528	-£9,117,900
50% SR : 20% LAR : 30% SO	10%	-£7,900,359	-£9,721,094	-£9,818,234	-£10,769,305	-£11,128,336	-£11,399,709
50% SR : 20% LAR : 30% SO	15%	-£10,303,162	-£12,009,084	-£12,107,599	-£13,072,128	-£13,436,240	-£13,711,452
50% SR : 20% LAR : 30% SO	20%	-£12,727,553	-£14,330,360	-£14,428,875	-£15,393,405	-£15,757,517	-£16,032,729
50% SR : 20% LAR : 30% SO	25%	-£15,171,645	-£16,651,637	-£16,750,152	-£17,714,681	-£18,078,793	-£18,354,005
50% SR : 20% LAR : 30% SO	30%	-£17,615,737	-£18,972,913	-£19,071,428	-£20,035,959	-£20,400,071	-£20,675,282
50% SR : 20% LAR : 30% SO	35%	-£20,059,829	-£21,294,190	-£21,392,705	-£22,357,234	-£22,721,346	-£22,996,558
50% SR : 20% LAR : 30% SO	40%	-£22,503,921	-£23,615,466	-£23,713,981	-£24,678,511	-£25,042,623	-£25,317,835
50% SR : 20% LAR : 30% SO	45%	-£24,948,013	-£25,936,743	-£26,035,258	-£26,999,787	-£27,363,899	-£27,639,111
50% SR : 20% LAR : 30% SO	50%	-£27,392,105	-£28,258,019	-£28,356,534	-£29,321,064	-£29,685,176	-£29,960,388

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%	-£1,978,586	-£4,011,527	-£4,107,312	-£5,045,112	-£5,399,134	-£5,666,719
50% SR : 20% LAR : 30% SO	5%	-£4,344,470	-£6,258,154	-£6,354,646	-£7,305,616	-£7,664,648	-£7,938,019
50% SR : 20% LAR : 30% SO	10%	-£6,718,479	-£8,539,214	-£8,636,354	-£9,587,425	-£9,946,456	-£10,217,828
50% SR : 20% LAR : 30% SO	15%	-£9,121,282	-£10,827,204	-£10,925,719	-£11,890,248	-£12,254,360	-£12,529,572
50% SR : 20% LAR : 30% SO	20%	-£11,545,672	-£13,148,480	-£13,246,995	-£14,211,524	-£14,575,637	-£14,850,849
50% SR : 20% LAR : 30% SO	25%	-£13,989,764	-£15,469,757	-£15,568,272	-£16,532,800	-£16,896,913	-£17,172,125
50% SR : 20% LAR : 30% SO	30%	-£16,433,856	-£17,791,033	-£17,889,548	-£18,854,077	-£19,218,190	-£19,493,402
50% SR : 20% LAR : 30% SO	35%	-£18,877,948	-£20,112,310	-£20,210,825	-£21,175,353	-£21,539,466	-£21,814,677
50% SR : 20% LAR : 30% SO	40%	-£21,322,040	-£22,433,586	-£22,532,101	-£23,496,630	-£23,860,743	-£24,135,954
50% SR : 20% LAR : 30% SO	45%	-£23,766,132	-£24,754,862	-£24,853,377	-£25,817,905	-£26,182,019	-£26,457,230
50% SR : 20% LAR : 30% SO	50%	-£26,210,224	-£27,076,138	-£27,174,653	-£28,139,183	-£28,503,295	-£28,778,507

LB Barking and Dagenham
Local Plan Viability Testing 2019

T8 - 400 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£10,175,859	£8,623,278	£8,531,447	£7,632,358	£7,292,950	£7,036,411
50% SR : 20% LAR : 30% SO	5%	£7,477,883	£6,014,474	£5,921,344	£5,009,532	£4,665,321	£4,405,151
50% SR : 20% LAR : 30% SO	10%	£4,761,789	£3,377,520	£3,284,390	£2,372,578	£2,028,368	£1,768,198
50% SR : 20% LAR : 30% SO	15%	£2,030,398	£740,567	£647,437	£278,634	£333,657	£301,241
50% SR : 20% LAR : 30% SO	20%	-£728,351	-£1,957,707	-£2,053,492	-£2,991,292	-£3,345,314	-£3,612,899
50% SR : 20% LAR : 30% SO	25%	-£3,537,132	-£4,677,667	-£4,774,807	-£5,725,879	-£6,084,910	-£6,356,282
50% SR : 20% LAR : 30% SO	30%	-£6,380,982	-£7,431,549	-£7,528,689	-£8,485,551	-£8,849,664	-£9,124,877
50% SR : 20% LAR : 30% SO	35%	-£9,256,441	-£10,223,516	-£10,322,031	-£11,286,561	-£11,650,673	-£11,926,885
50% SR : 20% LAR : 30% SO	40%	-£12,157,522	-£13,024,526	-£13,123,041	-£14,087,571	-£14,451,682	-£14,726,895
50% SR : 20% LAR : 30% SO	45%	-£15,058,603	-£15,825,534	-£15,924,049	-£16,888,579	-£17,252,691	-£17,527,903
50% SR : 20% LAR : 30% SO	50%	-£17,959,684	-£18,626,544	-£18,725,059	-£19,689,589	-£20,053,700	-£20,328,913

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%	£3,942,894	£2,390,313	£2,298,482	£1,399,394	£1,059,985	£803,446
50% SR : 20% LAR : 30% SO	5%	£1,244,918	-£218,491	-£311,621	-£1,223,433	-£1,567,644	-£1,827,814
50% SR : 20% LAR : 30% SO	10%	-£1,471,176	-£2,855,444	-£2,948,575	-£3,860,387	-£4,204,597	-£4,464,767
50% SR : 20% LAR : 30% SO	15%	-£4,202,567	-£5,492,397	-£5,585,528	-£6,512,599	-£6,866,622	-£7,134,206
50% SR : 20% LAR : 30% SO	20%	-£6,961,316	-£8,190,672	-£8,286,458	-£9,224,257	-£9,578,278	-£9,845,884
50% SR : 20% LAR : 30% SO	25%	-£9,770,096	-£10,910,632	-£11,007,772	-£11,958,843	-£12,317,875	-£12,589,247
50% SR : 20% LAR : 30% SO	30%	-£12,613,947	-£13,664,514	-£13,761,654	-£14,718,516	-£15,082,528	-£15,357,841
50% SR : 20% LAR : 30% SO	35%	-£15,489,406	-£16,458,481	-£16,554,996	-£17,519,528	-£17,883,638	-£18,158,850
50% SR : 20% LAR : 30% SO	40%	-£18,390,496	-£19,257,491	-£19,356,006	-£20,320,535	-£20,684,647	-£20,959,859
50% SR : 20% LAR : 30% SO	45%	-£21,291,588	-£22,058,499	-£22,157,014	-£23,121,544	-£23,485,656	-£23,760,868
50% SR : 20% LAR : 30% SO	50%	-£24,192,649	-£24,859,509	-£24,958,024	-£25,922,554	-£26,286,666	-£26,561,678

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%	£6,412,446	£4,859,865	£4,768,033	£3,868,945	£3,529,536	£3,272,997
50% SR : 20% LAR : 30% SO	5%	£3,714,469	£2,251,061	£2,157,930	£1,246,119	£901,908	£641,737
50% SR : 20% LAR : 30% SO	10%	£998,376	-£385,893	-£479,024	-£1,390,835	-£1,735,045	-£1,995,216
50% SR : 20% LAR : 30% SO	15%	-£1,733,015	-£3,022,846	-£3,115,977	-£4,043,047	-£4,397,070	-£4,664,655
50% SR : 20% LAR : 30% SO	20%	-£4,491,784	-£5,721,120	-£5,816,905	-£6,754,705	-£7,108,727	-£7,376,313
50% SR : 20% LAR : 30% SO	25%	-£7,300,545	-£8,441,081	-£8,538,221	-£9,489,292	-£9,848,324	-£10,119,695
50% SR : 20% LAR : 30% SO	30%	-£10,144,395	-£11,194,962	-£11,292,102	-£12,248,965	-£12,613,077	-£12,888,290
50% SR : 20% LAR : 30% SO	35%	-£13,019,854	-£13,988,930	-£14,085,445	-£15,049,974	-£15,414,087	-£15,689,298
50% SR : 20% LAR : 30% SO	40%	-£15,920,935	-£16,787,939	-£16,886,454	-£17,850,984	-£18,215,095	-£18,490,308
50% SR : 20% LAR : 30% SO	45%	-£18,822,017	-£19,588,948	-£19,687,463	-£20,651,993	-£21,016,105	-£21,291,317
50% SR : 20% LAR : 30% SO	50%	-£21,723,097	-£22,389,957	-£22,488,472	-£23,453,002	-£23,817,113	-£24,092,326

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%	£7,233,715	£5,681,134	£5,589,302	£4,690,214	£4,350,805	£4,094,266
50% SR : 20% LAR : 30% SO	5%	£4,535,738	£3,072,330	£2,979,199	£2,067,387	£1,723,176	£1,463,006
50% SR : 20% LAR : 30% SO	10%	£1,819,644	£435,376	£342,245	-£569,566	-£913,777	-£1,173,947
50% SR : 20% LAR : 30% SO	15%	-£911,746	-£2,201,577	-£2,294,708	-£3,221,779	-£3,575,801	-£3,843,386
50% SR : 20% LAR : 30% SO	20%	-£3,670,496	-£4,899,851	-£4,995,636	-£5,933,436	-£6,287,458	-£6,555,044
50% SR : 20% LAR : 30% SO	25%	-£6,479,276	-£7,619,812	-£7,716,952	-£8,668,023	-£9,027,055	-£9,298,427
50% SR : 20% LAR : 30% SO	30%	-£9,323,126	-£10,373,693	-£10,470,833	-£11,427,696	-£11,791,808	-£12,067,021
50% SR : 20% LAR : 30% SO	35%	-£12,198,986	-£13,165,661	-£13,264,176	-£14,228,706	-£14,592,818	-£14,868,030
50% SR : 20% LAR : 30% SO	40%	-£15,099,666	-£15,966,670	-£16,065,185	-£17,029,715	-£17,393,828	-£17,669,039
50% SR : 20% LAR : 30% SO	45%	-£18,000,748	-£18,767,679	-£18,866,194	-£19,830,724	-£20,194,836	-£20,470,048
50% SR : 20% LAR : 30% SO	50%	-£20,901,828	-£21,568,689	-£21,667,204	-£22,631,733	-£22,995,845	-£23,271,057

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%	£8,415,595	£6,863,014	£6,771,183	£5,872,094	£5,532,686	£5,276,147
50% SR : 20% LAR : 30% SO	5%	£5,717,619	£4,254,210	£4,161,079	£3,249,268	£2,905,507	£2,644,887
50% SR : 20% LAR : 30% SO	10%	£3,001,525	£1,617,256	£1,524,126	£612,314	£268,104	£7,934
50% SR : 20% LAR : 30% SO	15%	£270,134	-£1,019,697	-£1,112,827	-£2,039,898	-£2,393,921	-£2,661,506
50% SR : 20% LAR : 30% SO	20%	-£2,488,615	-£3,717,971	-£3,813,756	-£4,751,596	-£5,105,576	-£5,373,163
50% SR : 20% LAR : 30% SO	25%	-£5,297,396	-£6,437,831	-£6,535,071	-£7,486,143	-£7,845,175	-£8,116,546
50% SR : 20% LAR : 30% SO	30%	-£8,141,246	-£9,191,813	-£9,288,953	-£10,245,816	-£10,609,928	-£10,885,141
50% SR : 20% LAR : 30% SO	35%	-£11,019,795	-£11,993,790	-£12,092,295	-£13,046,925	-£13,410,937	-£13,686,148
50% SR : 20% LAR : 30% SO	40%	-£13,917,786	-£14,794,790	-£14,893,305	-£15,947,835	-£16,311,946	-£16,587,159
50% SR : 20% LAR : 30% SO	45%	-£16,818,867	-£17,595,799	-£17,694,314	-£18,648,943	-£19,012,956	-£19,288,167
50% SR : 20% LAR : 30% SO	50%	-£19,719,948	-£20,396,808	-£20,495,323	-£21,449,953	-£21,813,964	-£22,089,177

LB Barking and Dagenham
Local Plan Viability Testing 2019

T8 - 400 Flats

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	10%
Build cost Inflation	5%

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%	£1,533,779	£82,266	£12,355	£950,155	£1,304,176	£1,571,762
50% SR : 20% LAR : 30% SO	5%	£866,808	£2,260,958	£2,356,743	£3,294,544	£3,648,565	£3,916,150
50% SR : 20% LAR : 30% SO	10%	£3,302,810	£4,608,121	£4,705,262	£5,656,332	£6,015,364	£6,286,736
50% SR : 20% LAR : 30% SO	15%	£5,780,209	£6,989,151	£7,086,291	£8,037,363	£8,396,395	£8,667,766
50% SR : 20% LAR : 30% SO	20%	£8,234,200	£9,385,310	£9,483,825	£10,448,355	£10,812,467	£11,087,679
50% SR : 20% LAR : 30% SO	25%	£10,747,945	£11,807,376	£11,905,891	£12,870,420	£13,234,532	£13,509,744
50% SR : 20% LAR : 30% SO	30%	£13,264,398	£14,229,441	£14,327,957	£15,292,485	£15,656,598	£15,931,810
50% SR : 20% LAR : 30% SO	35%	£15,780,851	£16,651,506	£16,750,021	£17,714,551	£18,078,663	£18,353,875
50% SR : 20% LAR : 30% SO	40%	£18,297,305	£19,073,572	£19,172,087	£20,136,617	£20,500,729	£20,775,941
50% SR : 20% LAR : 30% SO	45%	£20,813,758	£21,495,638	£21,594,153	£22,558,683	£22,922,794	£23,198,007
50% SR : 20% LAR : 30% SO	50%	£23,330,211	£23,917,703	£24,016,218	£24,980,747	£25,344,859	£25,620,071

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%	£4,699,186	£6,150,699	£6,245,320	£7,183,119	£7,537,141	£7,804,727
50% SR : 20% LAR : 30% SO	5%	£7,099,773	£8,493,922	£8,589,708	£9,527,508	£9,881,530	£10,149,116
50% SR : 20% LAR : 30% SO	10%	£9,535,774	£10,841,086	£10,938,227	£11,889,297	£12,248,329	£12,519,701
50% SR : 20% LAR : 30% SO	15%	£11,993,173	£13,222,116	£13,319,256	£14,270,327	£14,629,359	£14,900,731
50% SR : 20% LAR : 30% SO	20%	£14,467,165	£15,618,275	£15,716,790	£16,681,320	£17,045,432	£17,320,644
50% SR : 20% LAR : 30% SO	25%	£16,980,910	£18,040,341	£18,138,856	£19,103,384	£19,467,497	£19,742,709
50% SR : 20% LAR : 30% SO	30%	£19,497,363	£20,462,405	£20,560,921	£21,525,450	£21,889,562	£22,164,774
50% SR : 20% LAR : 30% SO	35%	£22,013,816	£22,884,471	£22,982,986	£23,947,516	£24,311,628	£24,586,840
50% SR : 20% LAR : 30% SO	40%	£24,530,270	£25,306,537	£25,405,052	£26,369,582	£26,733,694	£27,008,906
50% SR : 20% LAR : 30% SO	45%	£27,046,722	£27,728,602	£27,827,117	£28,791,647	£29,155,759	£29,430,971
50% SR : 20% LAR : 30% SO	50%	£29,563,175	£30,150,668	£30,249,183	£31,213,712	£31,577,824	£31,853,036

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%	£2,229,635	£3,681,147	£3,775,769	£4,713,568	£5,067,590	£5,335,175
50% SR : 20% LAR : 30% SO	5%	£4,630,221	£6,024,371	£6,120,157	£7,057,957	£7,411,979	£7,679,563
50% SR : 20% LAR : 30% SO	10%	£7,066,223	£8,371,534	£8,468,675	£9,419,746	£9,778,778	£10,050,149
50% SR : 20% LAR : 30% SO	15%	£9,523,622	£10,752,585	£10,849,705	£11,800,776	£12,159,808	£12,431,179
50% SR : 20% LAR : 30% SO	20%	£11,997,614	£13,148,724	£13,247,239	£14,211,768	£14,575,881	£14,851,082
50% SR : 20% LAR : 30% SO	25%	£14,511,359	£15,570,789	£15,669,304	£16,633,833	£16,997,945	£17,273,157
50% SR : 20% LAR : 30% SO	30%	£17,027,811	£17,992,854	£18,091,370	£19,055,899	£19,420,011	£19,695,223
50% SR : 20% LAR : 30% SO	35%	£19,544,264	£20,414,920	£20,513,435	£21,477,964	£21,842,077	£22,117,289
50% SR : 20% LAR : 30% SO	40%	£22,060,718	£22,836,985	£22,935,500	£23,900,030	£24,264,142	£24,539,354
50% SR : 20% LAR : 30% SO	45%	£24,577,171	£25,259,051	£25,357,566	£26,322,096	£26,686,207	£26,961,420
50% SR : 20% LAR : 30% SO	50%	£27,093,624	£27,681,117	£27,779,632	£28,744,161	£29,108,273	£29,383,485

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%	£1,408,366	£2,859,878	£2,954,500	£3,892,299	£4,246,321	£4,513,907
50% SR : 20% LAR : 30% SO	5%	£3,808,953	£5,203,102	£5,298,888	£6,236,688	£6,590,710	£6,858,295
50% SR : 20% LAR : 30% SO	10%	£6,244,954	£7,550,266	£7,647,407	£8,598,477	£8,957,509	£9,228,880
50% SR : 20% LAR : 30% SO	15%	£8,702,353	£9,931,296	£10,028,436	£10,979,507	£11,338,539	£11,609,911
50% SR : 20% LAR : 30% SO	20%	£11,176,345	£12,327,485	£12,425,970	£13,390,499	£13,754,812	£14,028,824
50% SR : 20% LAR : 30% SO	25%	£13,690,090	£14,749,520	£14,848,035	£15,812,564	£16,176,876	£16,451,888
50% SR : 20% LAR : 30% SO	30%	£16,206,543	£17,171,585	£17,270,101	£18,234,630	£18,598,742	£18,873,954
50% SR : 20% LAR : 30% SO	35%	£18,722,996	£19,593,651	£19,692,166	£20,656,696	£21,020,808	£21,296,020
50% SR : 20% LAR : 30% SO	40%	£21,239,449	£22,015,717	£22,114,232	£23,078,761	£23,442,874	£23,718,086
50% SR : 20% LAR : 30% SO	45%	£23,755,902	£24,437,782	£24,536,297	£25,500,827	£25,864,939	£26,140,151
50% SR : 20% LAR : 30% SO	50%	£26,272,355	£26,859,848	£26,958,363	£27,922,892	£28,287,004	£28,562,216

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%	£226,485	£1,677,998	£1,772,620	£2,710,419	£3,064,440	£3,332,026
50% SR : 20% LAR : 30% SO	5%	£2,627,072	£4,021,222	£4,117,008	£5,054,808	£5,408,829	£5,676,414
50% SR : 20% LAR : 30% SO	10%	£5,063,074	£6,368,385	£6,465,526	£7,416,597	£7,775,628	£8,047,000
50% SR : 20% LAR : 30% SO	15%	£7,520,473	£8,749,415	£8,846,555	£9,797,627	£10,156,659	£10,428,030
50% SR : 20% LAR : 30% SO	20%	£9,994,484	£11,145,574	£11,244,089	£12,208,619	£12,572,731	£12,847,943
50% SR : 20% LAR : 30% SO	25%	£12,508,209	£13,567,640	£13,666,155	£14,630,684	£14,994,796	£15,270,008
50% SR : 20% LAR : 30% SO	30%	£15,024,662	£15,989,705	£16,088,221	£17,052,749	£17,416,862	£17,692,074
50% SR : 20% LAR : 30% SO	35%	£17,541,115	£18,411,770	£18,510,285	£19,474,815	£19,838,927	£20,114,139
50% SR : 20% LAR : 30% SO	40%	£20,057,568	£20,833,836	£20,932,351	£21,896,881	£22,260,993	£22,536,205
50% SR : 20% LAR : 30% SO	45%	£22,574,022	£23,255,902	£23,354,417	£24,318,947	£24,683,059	£24,958,217
50% SR : 20% LAR : 30% SO	50%	£25,090,475	£25,677,968	£25,776,483	£26,741,011	£27,105,124	£27,380,335

LB Barking and Dagenham
Local Plan Viability Testing 2019

T8 - 400 Flats

Value Area	Becontree and Valence Park (CIL Zone 3)
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No Units	400
Site Area	0.43 Ha

Sales value Inflation	10%
Build cost Inflation	5%

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%	-£4,688,542	-£6,102,523	-£6,199,664	-£7,150,735	-£7,509,766	-£7,781,138
50% SR : 20% LAR : 30% SO	5%	-£6,914,107	-£8,238,797	-£8,335,938	-£9,289,785	-£9,653,897	-£9,929,110
50% SR : 20% LAR : 30% SO	10%	-£9,145,306	-£10,400,016	-£10,498,531	-£11,463,060	-£11,827,172	-£12,102,384
50% SR : 20% LAR : 30% SO	15%	-£11,409,236	-£12,573,291	-£12,671,807	-£13,636,335	-£14,000,448	-£14,275,659
50% SR : 20% LAR : 30% SO	20%	-£13,673,168	-£14,746,566	-£14,845,081	-£15,809,611	-£16,173,723	-£16,448,935
50% SR : 20% LAR : 30% SO	25%	-£15,937,098	-£16,919,841	-£17,018,356	-£17,982,886	-£18,346,998	-£18,622,210
50% SR : 20% LAR : 30% SO	30%	-£18,201,029	-£19,093,117	-£19,191,632	-£20,156,162	-£20,520,274	-£20,795,486
50% SR : 20% LAR : 30% SO	35%	-£20,464,960	-£21,266,392	-£21,364,907	-£22,329,437	-£22,693,549	-£22,968,761
50% SR : 20% LAR : 30% SO	40%	-£22,728,891	-£23,439,668	-£23,538,183	-£24,502,712	-£24,866,824	-£25,142,037
50% SR : 20% LAR : 30% SO	45%	-£24,992,822	-£25,612,943	-£25,711,458	-£26,675,987	-£27,040,099	-£27,315,311
50% SR : 20% LAR : 30% SO	50%	-£27,256,753	-£27,786,218	-£27,884,734	-£28,849,262	-£29,213,375	-£29,488,587

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%	-£10,921,507	-£12,335,488	-£12,432,628	-£13,383,700	-£13,742,730	-£14,014,103
50% SR : 20% LAR : 30% SO	5%	-£13,147,071	-£14,471,762	-£14,568,903	-£15,522,750	-£15,886,861	-£16,162,074
50% SR : 20% LAR : 30% SO	10%	-£15,378,270	-£16,632,981	-£16,731,496	-£17,696,025	-£18,060,137	-£18,335,349
50% SR : 20% LAR : 30% SO	15%	-£17,642,201	-£18,806,255	-£18,904,771	-£19,869,300	-£20,233,412	-£20,508,624
50% SR : 20% LAR : 30% SO	20%	-£19,906,132	-£20,979,531	-£21,078,046	-£22,042,575	-£22,406,688	-£22,681,900
50% SR : 20% LAR : 30% SO	25%	-£22,170,063	-£23,152,806	-£23,251,321	-£24,215,851	-£24,579,963	-£24,855,175
50% SR : 20% LAR : 30% SO	30%	-£24,433,994	-£25,326,082	-£25,424,597	-£26,389,126	-£26,753,239	-£27,028,451
50% SR : 20% LAR : 30% SO	35%	-£26,697,925	-£27,499,357	-£27,597,872	-£28,562,402	-£28,926,514	-£29,201,726
50% SR : 20% LAR : 30% SO	40%	-£28,961,856	-£29,672,632	-£29,771,147	-£30,735,676	-£31,099,789	-£31,375,001
50% SR : 20% LAR : 30% SO	45%	-£31,225,787	-£31,845,908	-£31,944,423	-£32,908,952	-£33,273,064	-£33,548,276
50% SR : 20% LAR : 30% SO	50%	-£33,489,718	-£34,019,182	-£34,117,698	-£35,082,227	-£35,446,339	-£35,721,551

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%	-£8,451,956	-£9,865,937	-£9,963,077	-£10,914,148	-£11,273,179	-£11,544,552
50% SR : 20% LAR : 30% SO	5%	-£10,677,520	-£12,002,211	-£12,099,352	-£13,053,199	-£13,412,310	-£13,683,683
50% SR : 20% LAR : 30% SO	10%	-£12,903,084	-£14,163,429	-£14,261,944	-£15,226,473	-£15,585,585	-£15,856,958
50% SR : 20% LAR : 30% SO	15%	-£15,128,648	-£16,336,704	-£16,435,220	-£17,399,749	-£17,763,861	-£18,035,073
50% SR : 20% LAR : 30% SO	20%	-£17,354,212	-£18,509,979	-£18,608,494	-£19,573,024	-£19,937,136	-£20,212,348
50% SR : 20% LAR : 30% SO	25%	-£19,579,776	-£20,683,255	-£20,781,770	-£21,746,300	-£22,110,412	-£22,385,624
50% SR : 20% LAR : 30% SO	30%	-£21,805,340	-£22,856,530	-£22,955,045	-£23,919,575	-£24,283,687	-£24,558,899
50% SR : 20% LAR : 30% SO	35%	-£24,030,904	-£25,029,806	-£25,128,321	-£26,092,850	-£26,456,963	-£26,732,175
50% SR : 20% LAR : 30% SO	40%	-£26,256,468	-£27,203,081	-£27,301,596	-£28,266,125	-£28,630,237	-£28,905,450
50% SR : 20% LAR : 30% SO	45%	-£28,482,032	-£29,376,357	-£29,474,872	-£30,439,400	-£30,803,513	-£31,078,724
50% SR : 20% LAR : 30% SO	50%	-£30,707,596	-£31,549,631	-£31,648,147	-£32,612,676	-£32,976,788	-£33,252,000

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%	-£7,630,687	-£9,044,668	-£9,141,808	-£10,092,879	-£10,451,910	-£10,723,283
50% SR : 20% LAR : 30% SO	5%	-£9,856,251	-£11,180,942	-£11,278,083	-£12,231,930	-£12,596,041	-£12,871,254
50% SR : 20% LAR : 30% SO	10%	-£12,081,815	-£13,342,161	-£13,440,676	-£14,405,204	-£14,769,317	-£15,044,529
50% SR : 20% LAR : 30% SO	15%	-£14,307,379	-£15,515,435	-£15,613,951	-£16,578,480	-£16,942,592	-£17,217,804
50% SR : 20% LAR : 30% SO	20%	-£16,532,943	-£17,688,711	-£17,787,227	-£18,751,755	-£19,115,868	-£19,391,079
50% SR : 20% LAR : 30% SO	25%	-£18,758,507	-£19,862,986	-£19,961,501	-£20,925,031	-£21,289,143	-£21,564,355
50% SR : 20% LAR : 30% SO	30%	-£20,984,071	-£22,037,261	-£22,135,776	-£23,098,306	-£23,462,418	-£23,737,630
50% SR : 20% LAR : 30% SO	35%	-£23,209,635	-£24,211,536	-£24,310,051	-£25,271,582	-£25,635,694	-£25,910,906
50% SR : 20% LAR : 30% SO	40%	-£25,435,199	-£26,385,811	-£26,484,327	-£27,444,858	-£27,808,970	-£28,084,181
50% SR : 20% LAR : 30% SO	45%	-£27,660,763	-£28,560,086	-£28,658,603	-£29,618,131	-£29,982,244	-£30,257,456
50% SR : 20% LAR : 30% SO	50%	-£29,886,327	-£30,734,361	-£30,832,878	-£31,791,407	-£32,155,519	-£32,430,731

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%	-£6,448,807	-£7,862,788	-£7,959,928	-£8,910,999	-£9,270,030	-£9,541,402
50% SR : 20% LAR : 30% SO	5%	-£8,674,371	-£10,088,352	-£10,185,492	-£11,136,563	-£11,495,594	-£11,767,066
50% SR : 20% LAR : 30% SO	10%	-£10,900,935	-£12,313,916	-£12,411,056	-£13,387,637	-£13,746,668	-£14,018,140
50% SR : 20% LAR : 30% SO	15%	-£13,126,499	-£14,539,480	-£14,636,620	-£15,638,700	-£16,000,271	-£16,271,743
50% SR : 20% LAR : 30% SO	20%	-£15,352,063	-£16,765,044	-£16,862,184	-£17,889,763	-£18,251,334	-£18,522,806
50% SR : 20% LAR : 30% SO	25%	-£17,577,627	-£19,000,608	-£19,100,748	-£20,190,826	-£20,552,397	-£20,823,869
50% SR : 20% LAR : 30% SO	30%	-£19,803,191	-£21,236,172	-£21,336,312	-£22,501,889	-£22,863,460	-£23,134,932
50% SR : 20% LAR : 30% SO	35%	-£22,028,755	-£23,471,736	-£23,571,876	-£24,812,952	-£25,174,523	-£25,445,995
50% SR : 20% LAR : 30% SO	40%	-£24,254,319	-£25,707,300	-£25,807,440	-£27,124,015	-£27,485,586	-£27,756,658
50% SR : 20% LAR : 30% SO	45%	-£26,479,883	-£27,942,864	-£28,042,004	-£29,435,078	-£29,796,649	-£30,067,721
50% SR : 20% LAR : 30% SO	50%	-£28,705,447	-£30,178,428	-£30,278,568	-£31,746,141	-£32,107,712	-£32,378,784

LB Barking and Dagenham
Local Plan Viability Testing 2019

T9 - 600 Flats

Value Area	Barking Town Centre Flats (CIL Zone 1)
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No Units	600
Site Area	1.56 Ha

Sales value Inflation	10%
Build cost Inflation	5%

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%	£17,530,228	£12,375,033	£12,243,257	£11,054,240	£10,567,198	£10,199,071
50% SR : 20% LAR : 30% SO	5%	£13,845,473	£8,930,566	£8,798,790	£7,606,725	£7,112,792	£6,739,455
50% SR : 20% LAR : 30% SO	10%	£10,124,158	£5,458,827	£5,325,188	£4,119,343	£3,625,410	£3,252,073
50% SR : 20% LAR : 30% SO	15%	£6,392,886	£1,971,447	£1,837,806	£619,879	£118,953	£-263,341
50% SR : 20% LAR : 30% SO	20%	£2,624,826	£-1,579,214	£-1,716,863	£-2,956,876	£-3,464,898	£-3,949,906
50% SR : 20% LAR : 30% SO	25%	£-1,194,918	£-5,186,802	£-5,326,195	£-6,583,959	£-7,099,160	£-7,488,571
50% SR : 20% LAR : 30% SO	30%	£-5,092,499	£-8,838,563	£-8,979,930	£-10,255,492	£-10,777,983	£-11,172,905
50% SR : 20% LAR : 30% SO	35%	£-9,046,352	£-12,549,935	£-12,693,302	£-13,986,915	£-14,516,799	£-14,917,310
50% SR : 20% LAR : 30% SO	40%	£-13,072,352	£-16,314,223	£-16,457,591	£-17,751,203	£-18,281,088	£-18,681,598
50% SR : 20% LAR : 30% SO	45%	£-17,138,094	£-20,078,511	£-20,221,879	£-21,515,491	£-22,045,376	£-22,445,886
50% SR : 20% LAR : 30% SO	50%	£-21,203,837	£-23,842,800	£-23,986,167	£-25,279,780	£-25,809,664	£-26,210,175

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%	£5,112,965	£-10,268,159	£-10,399,935	£-11,588,953	£-12,075,994	£-12,444,122
50% SR : 20% LAR : 30% SO	5%	£8,797,719	£-13,712,626	£-13,844,402	£-15,036,467	£-15,530,401	£-15,903,738
50% SR : 20% LAR : 30% SO	10%	£-12,519,034	£-17,184,365	£-17,316,005	£-18,523,849	£-19,017,782	£-19,391,119
50% SR : 20% LAR : 30% SO	15%	£-16,250,306	£-20,671,746	£-20,805,386	£-22,023,316	£-22,524,239	£-22,906,533
50% SR : 20% LAR : 30% SO	20%	£-20,018,366	£-24,222,406	£-24,359,856	£-25,600,069	£-26,108,080	£-26,492,099
50% SR : 20% LAR : 30% SO	25%	£-23,838,110	£-27,829,994	£-27,969,387	£-29,227,151	£-29,742,352	£-30,131,763
50% SR : 20% LAR : 30% SO	30%	£-27,735,691	£-31,481,755	£-31,623,122	£-32,998,684	£-33,421,175	£-33,816,097
50% SR : 20% LAR : 30% SO	35%	£-31,689,544	£-35,193,127	£-35,336,494	£-36,630,107	£-37,159,991	£-37,560,522
50% SR : 20% LAR : 30% SO	40%	£-35,715,544	£-38,957,416	£-39,100,783	£-40,394,395	£-40,924,280	£-41,324,790
50% SR : 20% LAR : 30% SO	45%	£-39,781,287	£-42,721,704	£-42,865,071	£-44,158,883	£-44,688,568	£-45,089,078
50% SR : 20% LAR : 30% SO	50%	£-43,847,029	£-46,485,893	£-46,629,359	£-47,922,972	£-48,452,856	£-48,853,367

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%	£3,858,453	£-1,296,742	£-1,428,518	£-2,617,535	£-3,104,577	£-3,472,704
50% SR : 20% LAR : 30% SO	5%	£173,698	£-4,741,209	£-4,872,985	£-6,065,050	£-6,558,983	£-6,932,320
50% SR : 20% LAR : 30% SO	10%	£-3,547,617	£-8,212,948	£-8,346,587	£-9,552,432	£-10,046,365	£-10,419,702
50% SR : 20% LAR : 30% SO	15%	£-7,278,889	£-11,700,328	£-11,833,969	£-13,051,899	£-13,552,822	£-13,935,116
50% SR : 20% LAR : 30% SO	20%	£-11,046,949	£-15,250,989	£-15,388,438	£-16,628,651	£-17,136,863	£-17,520,681
50% SR : 20% LAR : 30% SO	25%	£-14,866,693	£-18,898,577	£-19,037,970	£-20,255,734	£-20,770,935	£-21,160,346
50% SR : 20% LAR : 30% SO	30%	£-18,764,274	£-22,510,338	£-22,651,705	£-23,927,267	£-24,449,758	£-24,844,580
50% SR : 20% LAR : 30% SO	35%	£-22,718,127	£-26,221,710	£-26,365,077	£-27,668,690	£-28,188,574	£-28,589,085
50% SR : 20% LAR : 30% SO	40%	£-26,744,127	£-29,965,998	£-30,129,365	£-31,422,978	£-31,952,863	£-32,353,373
50% SR : 20% LAR : 30% SO	45%	£-30,809,869	£-33,750,286	£-33,893,654	£-35,187,266	£-35,717,151	£-36,117,661
50% SR : 20% LAR : 30% SO	50%	£-34,875,612	£-37,514,575	£-37,657,942	£-39,351,555	£-39,881,439	£-40,261,950

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%	£6,841,968	£1,686,774	£1,554,998	£365,980	£-121,061	£-489,189
50% SR : 20% LAR : 30% SO	5%	£3,157,214	£-1,757,693	£-1,889,469	£-3,081,534	£-3,575,468	£-3,948,805
50% SR : 20% LAR : 30% SO	10%	£-64,101	£-5,229,432	£-5,363,072	£-6,568,916	£-7,062,849	£-7,436,186
50% SR : 20% LAR : 30% SO	15%	£-4,295,374	£-8,716,813	£-8,850,453	£-10,068,383	£-10,569,306	£-10,951,600
50% SR : 20% LAR : 30% SO	20%	£-8,063,433	£-12,267,473	£-12,404,923	£-13,645,136	£-14,153,148	£-14,537,166
50% SR : 20% LAR : 30% SO	25%	£-11,883,177	£-15,875,061	£-16,014,455	£-17,272,218	£-17,787,419	£-18,176,831
50% SR : 20% LAR : 30% SO	30%	£-15,780,758	£-19,526,622	£-19,668,189	£-20,943,751	£-21,466,243	£-21,861,164
50% SR : 20% LAR : 30% SO	35%	£-19,734,611	£-23,238,195	£-23,381,561	£-24,679,174	£-25,205,058	£-25,606,569
50% SR : 20% LAR : 30% SO	40%	£-23,760,611	£-27,002,483	£-27,145,850	£-28,399,462	£-28,929,347	£-29,329,957
50% SR : 20% LAR : 30% SO	45%	£-27,826,354	£-30,766,771	£-30,910,138	£-32,203,750	£-32,733,635	£-33,134,145
50% SR : 20% LAR : 30% SO	50%	£-31,892,097	£-34,531,060	£-34,674,426	£-35,968,039	£-36,497,923	£-36,898,434

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%	£11,135,518	£5,980,324	£5,848,580	£4,659,530	£4,172,489	£3,804,361
50% SR : 20% LAR : 30% SO	5%	£7,450,764	£2,535,857	£2,404,081	£1,212,016	£718,082	£344,745
50% SR : 20% LAR : 30% SO	10%	£3,729,449	£-935,882	£-1,069,522	£-2,275,368	£-2,769,299	£-3,142,636
50% SR : 20% LAR : 30% SO	15%	£-1,824	£-4,423,263	£-4,556,903	£-5,774,833	£-6,275,756	£-6,658,590
50% SR : 20% LAR : 30% SO	20%	£-5,769,883	£-7,973,923	£-8,111,373	£-9,351,586	£-9,859,598	£-10,243,616
50% SR : 20% LAR : 30% SO	25%	£-9,589,627	£-11,581,511	£-11,720,905	£-12,978,668	£-13,493,869	£-13,883,281
50% SR : 20% LAR : 30% SO	30%	£-13,487,208	£-15,233,272	£-15,374,639	£-16,690,201	£-17,172,593	£-17,567,614
50% SR : 20% LAR : 30% SO	35%	£-17,441,061	£-18,944,244	£-19,088,011	£-20,381,624	£-20,911,508	£-21,312,019
50% SR : 20% LAR : 30% SO	40%	£-21,487,061	£-22,708,933	£-22,852,300	£-24,145,812	£-24,675,797	£-25,076,307
50% SR : 20% LAR : 30% SO	45%	£-25,532,804	£-26,473,221	£-26,616,588	£-27,910,200	£-28,440,085	£-28,840,595
50% SR : 20% LAR : 30% SO	50%	£-29,598,547	£-30,237,510	£-30,380,876	£-31,674,489	£-32,204,373	£-32,604,884

LB Barking and Dagenham
Local Plan Viability Testing 2019

T9 - 600 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	-£3,572,415	-£6,359,924	-£6,499,319	-£7,757,082	-£8,272,283	-£8,661,694
50% SR : 20% LAR : 30% SO	5%	-£6,572,143	-£9,209,685	-£9,351,051	-£10,626,614	-£11,149,104	-£11,544,026
50% SR : 20% LAR : 30% SO	10%	-£9,592,576	-£12,101,982	-£12,243,348	-£13,522,007	-£14,051,892	-£14,452,402
50% SR : 20% LAR : 30% SO	15%	-£12,647,806	-£15,026,709	-£15,172,076	-£16,465,689	-£16,995,574	-£17,396,084
50% SR : 20% LAR : 30% SO	20%	-£15,755,441	-£17,972,391	-£18,115,757	-£19,409,371	-£19,939,256	-£20,339,766
50% SR : 20% LAR : 30% SO	25%	-£18,864,518	-£20,916,073	-£21,059,439	-£22,353,053	-£22,882,938	-£23,283,448
50% SR : 20% LAR : 30% SO	30%	-£21,973,594	-£23,859,755	-£24,003,121	-£25,296,735	-£25,826,618	-£26,227,130
50% SR : 20% LAR : 30% SO	35%	-£25,082,671	-£26,803,436	-£26,946,803	-£28,240,416	-£28,770,300	-£29,170,811
50% SR : 20% LAR : 30% SO	40%	-£28,191,747	-£29,747,118	-£29,890,485	-£31,184,098	-£31,713,982	-£32,114,492
50% SR : 20% LAR : 30% SO	45%	-£31,300,824	-£32,690,800	-£32,834,167	-£34,127,780	-£34,657,664	-£35,058,174
50% SR : 20% LAR : 30% SO	50%	-£34,409,900	-£35,634,482	-£35,777,849	-£37,071,461	-£37,601,346	-£38,001,856

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%	-£26,215,607	-£29,003,117	-£29,142,511	-£30,400,275	-£30,915,475	-£31,304,886
50% SR : 20% LAR : 30% SO	5%	-£29,215,335	-£31,852,877	-£31,994,243	-£33,269,806	-£33,792,296	-£34,187,218
50% SR : 20% LAR : 30% SO	10%	-£32,235,769	-£34,745,174	-£34,886,540	-£36,165,199	-£36,695,084	-£37,095,594
50% SR : 20% LAR : 30% SO	15%	-£35,290,998	-£37,671,901	-£37,815,268	-£39,108,881	-£39,638,766	-£40,039,276
50% SR : 20% LAR : 30% SO	20%	-£38,398,633	-£40,615,583	-£40,759,950	-£42,052,563	-£42,582,448	-£42,982,958
50% SR : 20% LAR : 30% SO	25%	-£41,507,710	-£43,559,265	-£43,702,632	-£44,996,245	-£45,526,129	-£45,926,640
50% SR : 20% LAR : 30% SO	30%	-£44,616,786	-£46,502,947	-£46,646,314	-£47,939,927	-£48,469,811	-£48,870,322
50% SR : 20% LAR : 30% SO	35%	-£47,725,863	-£49,446,628	-£49,589,996	-£50,883,608	-£51,413,493	-£51,814,004
50% SR : 20% LAR : 30% SO	40%	-£50,834,939	-£52,390,310	-£52,533,676	-£53,827,290	-£54,357,175	-£54,757,685
50% SR : 20% LAR : 30% SO	45%	-£53,944,016	-£55,333,992	-£55,477,360	-£56,770,972	-£57,300,857	-£57,701,367
50% SR : 20% LAR : 30% SO	50%	-£57,053,092	-£58,277,674	-£58,421,042	-£59,714,654	-£60,244,539	-£60,645,049

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%	-£17,244,190	-£20,031,699	-£20,171,094	-£21,428,857	-£21,944,058	-£22,333,469
50% SR : 20% LAR : 30% SO	5%	-£20,243,918	-£22,881,460	-£22,922,826	-£24,298,389	-£24,820,879	-£25,215,601
50% SR : 20% LAR : 30% SO	10%	-£23,264,351	-£25,773,577	-£25,915,123	-£27,193,782	-£27,723,667	-£28,124,177
50% SR : 20% LAR : 30% SO	15%	-£26,319,581	-£28,700,484	-£28,843,851	-£30,137,464	-£30,667,349	-£31,067,859
50% SR : 20% LAR : 30% SO	20%	-£29,427,216	-£31,644,186	-£31,787,532	-£33,081,146	-£33,611,031	-£34,011,541
50% SR : 20% LAR : 30% SO	25%	-£32,536,293	-£34,587,848	-£34,731,214	-£36,024,828	-£36,554,711	-£36,955,223
50% SR : 20% LAR : 30% SO	30%	-£35,645,369	-£37,531,530	-£37,674,896	-£38,968,510	-£39,498,393	-£39,898,905
50% SR : 20% LAR : 30% SO	35%	-£38,754,446	-£40,475,211	-£40,618,578	-£41,912,191	-£42,442,075	-£42,842,588
50% SR : 20% LAR : 30% SO	40%	-£41,863,522	-£43,418,893	-£43,562,250	-£44,855,873	-£45,385,757	-£45,786,267
50% SR : 20% LAR : 30% SO	45%	-£44,972,599	-£46,362,575	-£46,505,942	-£47,799,555	-£48,329,439	-£48,729,949
50% SR : 20% LAR : 30% SO	50%	-£48,081,675	-£49,306,257	-£49,449,624	-£50,743,236	-£51,273,121	-£51,673,631

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%	-£14,260,675	-£17,048,184	-£17,187,578	-£18,445,342	-£18,960,542	-£19,349,953
50% SR : 20% LAR : 30% SO	5%	-£17,260,403	-£19,897,944	-£20,039,310	-£21,314,873	-£21,837,364	-£22,232,285
50% SR : 20% LAR : 30% SO	10%	-£20,280,836	-£22,790,241	-£22,931,607	-£24,210,266	-£24,740,151	-£25,140,661
50% SR : 20% LAR : 30% SO	15%	-£23,336,066	-£25,716,969	-£25,860,335	-£27,153,948	-£27,683,833	-£28,084,343
50% SR : 20% LAR : 30% SO	20%	-£26,443,700	-£28,660,651	-£28,804,017	-£30,097,630	-£30,627,515	-£31,028,025
50% SR : 20% LAR : 30% SO	25%	-£29,552,777	-£31,604,333	-£31,747,699	-£33,041,312	-£33,571,196	-£33,971,707
50% SR : 20% LAR : 30% SO	30%	-£32,661,853	-£34,548,014	-£34,691,381	-£35,984,994	-£36,514,878	-£36,915,389
50% SR : 20% LAR : 30% SO	35%	-£35,770,930	-£37,491,696	-£37,635,063	-£38,928,675	-£39,458,560	-£39,859,071
50% SR : 20% LAR : 30% SO	40%	-£38,880,006	-£40,435,377	-£40,578,745	-£41,872,357	-£42,402,242	-£42,802,752
50% SR : 20% LAR : 30% SO	45%	-£41,989,083	-£43,379,059	-£43,522,427	-£44,816,039	-£45,345,924	-£45,746,434
50% SR : 20% LAR : 30% SO	50%	-£45,098,159	-£46,322,741	-£46,466,109	-£47,759,721	-£48,289,606	-£48,690,116

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%	-£9,967,125	-£12,754,634	-£12,894,028	-£14,151,792	-£14,666,992	-£15,056,403
50% SR : 20% LAR : 30% SO	5%	-£12,966,853	-£15,604,394	-£15,745,760	-£17,021,323	-£17,543,814	-£17,938,735
50% SR : 20% LAR : 30% SO	10%	-£15,987,286	-£18,496,691	-£18,638,057	-£19,916,716	-£20,446,601	-£20,847,111
50% SR : 20% LAR : 30% SO	15%	-£19,042,616	-£21,423,419	-£21,566,785	-£22,860,398	-£23,390,283	-£23,790,793
50% SR : 20% LAR : 30% SO	20%	-£22,150,150	-£24,367,101	-£24,510,467	-£25,804,080	-£26,333,965	-£26,734,475
50% SR : 20% LAR : 30% SO	25%	-£25,259,227	-£27,310,783	-£27,454,149	-£28,747,762	-£29,277,646	-£29,678,157
50% SR : 20% LAR : 30% SO	30%	-£28,368,303	-£30,254,464	-£30,397,831	-£31,691,444	-£32,221,328	-£32,621,839
50% SR : 20% LAR : 30% SO	35%	-£31,477,380	-£33,198,145	-£33,341,513	-£34,635,125	-£35,165,010	-£35,565,521
50% SR : 20% LAR : 30% SO	40%	-£34,586,456	-£36,141,827	-£36,285,195	-£37,578,807	-£38,108,692	-£38,509,202
50% SR : 20% LAR : 30% SO	45%	-£37,695,533	-£39,085,509	-£39,228,877	-£40,522,489	-£41,052,374	-£41,452,884
50% SR : 20% LAR : 30% SO	50%	-£40,804,609	-£42,029,191	-£42,172,559	-£43,466,171	-£43,996,056	-£44,396,566

LB Barking and Dagenham
Local Plan Viability Testing 2019

T9 - 600 Flats

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

Sales value Inflation	10%
Build cost Inflation	5%

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%	£9,875,736	£7,786,009	£7,653,614	£6,447,770	£5,953,836	£5,580,499
50% SR : 20% LAR : 30% SO	5%	£6,477,080	£4,483,534	£4,349,895	£3,144,051	£2,650,117	£2,276,780
50% SR : 20% LAR : 30% SO	10%	£3,049,243	£1,175,702	£1,040,171	£-185,324	£-693,334	£-1,077,312
50% SR : 20% LAR : 30% SO	15%	£-409,614	£-2,204,371	£-2,341,820	£-3,562,033	£-4,093,879	£-4,483,230
50% SR : 20% LAR : 30% SO	20%	£-3,938,004	£-5,629,477	£-5,768,870	£-7,028,634	£-7,541,834	£-7,931,245
50% SR : 20% LAR : 30% SO	25%	£-7,515,451	£-9,092,929	£-9,234,296	£-10,509,858	£-11,032,350	£-11,427,271
50% SR : 20% LAR : 30% SO	30%	£-11,142,865	£-12,609,123	£-12,752,491	£-14,046,103	£-14,575,988	£-14,976,498
50% SR : 20% LAR : 30% SO	35%	£-14,830,930	£-16,174,872	£-16,318,239	£-17,618,239	£-18,141,736	£-18,542,246
50% SR : 20% LAR : 30% SO	40%	£-18,530,154	£-19,740,620	£-19,883,988	£-21,177,600	£-21,707,485	£-22,107,995
50% SR : 20% LAR : 30% SO	45%	£-22,229,378	£-23,306,369	£-23,449,736	£-24,743,348	£-25,273,233	£-25,673,743
50% SR : 20% LAR : 30% SO	50%	£-25,928,602	£-26,872,117	£-27,015,484	£-28,309,097	£-28,838,981	£-29,239,492

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%	£-12,767,456	£-14,857,183	£-14,989,578	£-16,195,423	£-16,689,358	£-17,062,693
50% SR : 20% LAR : 30% SO	5%	£-16,166,112	£-18,159,658	£-18,293,297	£-19,499,142	£-19,993,075	£-20,366,412
50% SR : 20% LAR : 30% SO	10%	£-19,593,949	£-21,467,490	£-21,603,021	£-22,828,518	£-23,336,527	£-23,720,505
50% SR : 20% LAR : 30% SO	15%	£-23,052,806	£-24,847,563	£-24,985,012	£-26,225,225	£-26,737,071	£-27,126,483
50% SR : 20% LAR : 30% SO	20%	£-26,581,196	£-28,272,689	£-28,412,063	£-29,669,828	£-30,185,026	£-30,574,438
50% SR : 20% LAR : 30% SO	25%	£-30,158,643	£-31,736,121	£-31,877,488	£-33,153,050	£-33,675,542	£-34,070,464
50% SR : 20% LAR : 30% SO	30%	£-33,796,058	£-35,252,315	£-35,395,683	£-36,699,295	£-37,219,180	£-37,619,690
50% SR : 20% LAR : 30% SO	35%	£-37,474,122	£-38,818,064	£-38,961,431	£-40,255,043	£-40,784,928	£-41,185,438
50% SR : 20% LAR : 30% SO	40%	£-41,173,346	£-42,393,812	£-42,527,180	£-44,320,792	£-44,350,677	£-44,751,187
50% SR : 20% LAR : 30% SO	45%	£-44,872,570	£-45,949,561	£-46,092,928	£-47,386,540	£-47,916,425	£-48,316,935
50% SR : 20% LAR : 30% SO	50%	£-48,571,794	£-49,515,309	£-49,658,677	£-50,952,289	£-51,482,174	£-51,892,685

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%	£-3,796,039	£-5,885,766	£-6,018,161	£-7,224,005	£-7,717,939	£-8,091,276
50% SR : 20% LAR : 30% SO	5%	£-7,194,695	£-9,188,241	£-9,321,880	£-10,527,724	£-11,021,658	£-11,394,995
50% SR : 20% LAR : 30% SO	10%	£-10,622,532	£-12,496,073	£-12,631,604	£-13,857,099	£-14,365,109	£-14,749,087
50% SR : 20% LAR : 30% SO	15%	£-14,081,389	£-15,876,146	£-16,013,595	£-17,253,808	£-17,765,854	£-18,150,065
50% SR : 20% LAR : 30% SO	20%	£-17,609,779	£-19,301,252	£-19,440,645	£-20,698,409	£-21,213,809	£-21,603,020
50% SR : 20% LAR : 30% SO	25%	£-21,187,226	£-22,724,704	£-22,906,071	£-24,181,633	£-24,704,125	£-25,099,046
50% SR : 20% LAR : 30% SO	30%	£-24,814,640	£-26,280,898	£-26,424,266	£-27,717,878	£-28,247,763	£-28,648,273
50% SR : 20% LAR : 30% SO	35%	£-28,502,705	£-29,848,647	£-29,999,014	£-31,293,626	£-31,813,511	£-32,214,621
50% SR : 20% LAR : 30% SO	40%	£-32,201,929	£-33,412,395	£-33,555,763	£-34,849,378	£-35,379,260	£-35,779,770
50% SR : 20% LAR : 30% SO	45%	£-35,901,153	£-36,978,144	£-37,121,511	£-38,415,123	£-38,945,008	£-39,345,518
50% SR : 20% LAR : 30% SO	50%	£-39,600,377	£-40,543,892	£-40,687,259	£-41,980,872	£-42,510,756	£-42,911,267

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, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-3,125,523	£-2,902,250	£-3,034,646	£-4,240,490	£-4,734,423	£-5,107,760
50% SR : 20% LAR : 30% SO	5%	£-4,211,179	£-6,204,725	£-6,338,365	£-7,544,209	£-8,038,142	£-8,411,479
50% SR : 20% LAR : 30% SO	10%	£-7,639,016	£-9,512,558	£-9,648,088	£-10,873,583	£-11,381,594	£-11,765,572
50% SR : 20% LAR : 30% SO	15%	£-11,097,874	£-12,892,630	£-13,030,079	£-14,270,292	£-14,782,139	£-15,171,550
50% SR : 20% LAR : 30% SO	20%	£-14,626,283	£-16,317,736	£-16,457,130	£-17,714,893	£-18,230,094	£-18,619,505
50% SR : 20% LAR : 30% SO	25%	£-18,203,710	£-19,781,189	£-19,922,556	£-21,198,117	£-21,720,609	£-22,115,531
50% SR : 20% LAR : 30% SO	30%	£-21,831,125	£-23,297,383	£-23,440,750	£-24,734,362	£-25,264,247	£-25,664,757
50% SR : 20% LAR : 30% SO	35%	£-25,519,189	£-26,863,131	£-27,006,498	£-28,300,111	£-28,829,995	£-29,230,596
50% SR : 20% LAR : 30% SO	40%	£-29,218,414	£-30,428,880	£-30,572,247	£-31,865,589	£-32,395,744	£-32,796,254
50% SR : 20% LAR : 30% SO	45%	£-32,917,637	£-33,994,628	£-34,137,995	£-35,431,607	£-35,961,492	£-36,362,002
50% SR : 20% LAR : 30% SO	50%	£-36,616,861	£-37,560,376	£-37,703,744	£-38,997,356	£-39,527,241	£-39,927,752

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%	£3,481,027	£1,391,300	£1,258,904	£53,060	£-440,873	£-814,210
50% SR : 20% LAR : 30% SO	5%	£82,371	£-1,911,175	£-2,044,815	£-3,250,659	£-3,744,592	£-4,117,929
50% SR : 20% LAR : 30% SO	10%	£-3,345,466	£-5,219,008	£-5,354,538	£-6,580,033	£-7,088,044	£-7,472,022
50% SR : 20% LAR : 30% SO	15%	£-6,804,324	£-8,599,080	£-8,736,529	£-9,976,742	£-10,488,589	£-10,878,000
50% SR : 20% LAR : 30% SO	20%	£-10,332,713	£-12,024,186	£-12,163,580	£-13,421,343	£-13,936,544	£-14,326,955
50% SR : 20% LAR : 30% SO	25%	£-13,910,160	£-15,487,639	£-15,629,006	£-16,904,567	£-17,427,059	£-17,821,981
50% SR : 20% LAR : 30% SO	30%	£-17,537,575	£-19,003,893	£-19,147,200	£-20,440,812	£-20,970,697	£-21,371,207
50% SR : 20% LAR : 30% SO	35%	£-21,225,699	£-22,569,591	£-22,712,948	£-23,268,591	£-23,808,445	£-24,193,956
50% SR : 20% LAR : 30% SO	40%	£-24,934,864	£-26,136,330	£-26,279,697	£-27,572,309	£-28,102,194	£-28,502,704
50% SR : 20% LAR : 30% SO	45%	£-28,624,087	£-29,701,078	£-29,844,445	£-31,138,057	£-31,667,942	£-32,068,452
50% SR : 20% LAR : 30% SO	50%	£-32,323,311	£-33,266,826	£-33,410,194	£-34,703,906	£-35,233,691	£-35,634,202

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

T9 - 600 Flats

Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
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No Units	600
Site Area	1.58 Ha

Sales value Inflation	10%
Build cost Inflation	5%

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%	-£1,283,108	-£3,291,617	-£3,429,066	-£4,678,132	-£5,193,332	-£5,582,743
50% SR : 20% LAR : 30% SO	5%	-£4,339,428	-£6,254,838	-£6,394,232	-£7,651,996	-£8,167,196	-£8,556,607
50% SR : 20% LAR : 30% SO	10%	-£7,435,673	-£9,237,304	-£9,378,670	-£10,654,233	-£11,176,724	-£11,571,645
50% SR : 20% LAR : 30% SO	15%	-£10,564,010	-£12,280,028	-£12,401,395	-£13,688,706	-£14,218,591	-£14,619,101
50% SR : 20% LAR : 30% SO	20%	-£13,731,306	-£15,327,919	-£15,471,287	-£16,764,899	-£17,294,784	-£17,695,294
50% SR : 20% LAR : 30% SO	25%	-£16,933,630	-£18,404,112	-£18,547,478	-£19,841,092	-£20,370,976	-£20,771,487
50% SR : 20% LAR : 30% SO	30%	-£20,135,955	-£21,480,304	-£21,623,671	-£22,917,284	-£23,447,168	-£23,847,679
50% SR : 20% LAR : 30% SO	35%	-£23,338,280	-£24,556,497	-£24,699,864	-£25,993,476	-£26,523,361	-£26,923,871
50% SR : 20% LAR : 30% SO	40%	-£26,540,604	-£27,632,690	-£27,776,057	-£28,969,669	-£29,529,554	-£30,000,064
50% SR : 20% LAR : 30% SO	45%	-£29,742,929	-£30,708,883	-£30,852,249	-£32,145,862	-£32,675,747	-£33,076,257
50% SR : 20% LAR : 30% SO	50%	-£32,945,254	-£33,785,076	-£33,928,442	-£35,222,055	-£35,751,939	-£36,152,450

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%	-£23,926,300	-£25,934,809	-£26,072,258	-£27,321,324	-£27,836,524	-£28,225,935
50% SR : 20% LAR : 30% SO	5%	-£26,982,620	-£28,998,030	-£29,037,425	-£30,295,188	-£30,810,388	-£31,199,799
50% SR : 20% LAR : 30% SO	10%	-£30,078,865	-£31,880,486	-£32,021,862	-£33,297,425	-£33,819,916	-£34,214,838
50% SR : 20% LAR : 30% SO	15%	-£33,207,202	-£34,903,220	-£35,044,587	-£36,331,898	-£36,861,783	-£37,262,293
50% SR : 20% LAR : 30% SO	20%	-£36,374,498	-£37,971,111	-£38,114,479	-£39,408,091	-£39,937,976	-£40,338,486
50% SR : 20% LAR : 30% SO	25%	-£39,576,822	-£41,047,304	-£41,190,671	-£42,484,284	-£43,014,169	-£43,414,679
50% SR : 20% LAR : 30% SO	30%	-£42,779,147	-£44,123,496	-£44,266,864	-£45,560,476	-£46,090,361	-£46,490,872
50% SR : 20% LAR : 30% SO	35%	-£45,981,472	-£47,199,689	-£47,343,056	-£48,636,669	-£49,166,553	-£49,567,064
50% SR : 20% LAR : 30% SO	40%	-£49,183,796	-£50,275,882	-£50,419,249	-£51,712,852	-£52,242,746	-£52,643,256
50% SR : 20% LAR : 30% SO	45%	-£52,386,121	-£53,352,075	-£53,495,441	-£54,789,054	-£55,318,939	-£55,719,449
50% SR : 20% LAR : 30% SO	50%	-£55,588,446	-£56,428,268	-£56,571,634	-£57,865,247	-£58,395,131	-£58,795,642

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%	-£14,954,883	-£16,963,392	-£17,100,841	-£18,349,907	-£18,865,107	-£19,254,518
50% SR : 20% LAR : 30% SO	5%	-£18,011,203	-£19,926,613	-£20,066,007	-£21,323,771	-£21,838,971	-£22,228,382
50% SR : 20% LAR : 30% SO	10%	-£21,107,448	-£22,909,079	-£23,050,445	-£24,326,008	-£24,848,499	-£25,243,420
50% SR : 20% LAR : 30% SO	15%	-£24,235,785	-£25,931,803	-£26,073,170	-£27,360,481	-£27,890,366	-£28,290,876
50% SR : 20% LAR : 30% SO	20%	-£27,403,081	-£28,999,694	-£29,143,062	-£30,436,674	-£30,966,559	-£31,367,069
50% SR : 20% LAR : 30% SO	25%	-£30,605,405	-£32,075,887	-£32,219,253	-£33,512,867	-£34,042,751	-£34,443,262
50% SR : 20% LAR : 30% SO	30%	-£33,807,730	-£35,152,079	-£35,295,446	-£36,589,059	-£37,119,943	-£37,519,454
50% SR : 20% LAR : 30% SO	35%	-£37,010,055	-£38,228,272	-£38,371,639	-£39,665,251	-£40,195,136	-£40,595,646
50% SR : 20% LAR : 30% SO	40%	-£40,212,379	-£41,304,465	-£41,447,832	-£42,741,444	-£43,271,329	-£43,671,939
50% SR : 20% LAR : 30% SO	45%	-£43,414,704	-£44,380,658	-£44,524,024	-£45,817,637	-£46,347,522	-£46,748,032
50% SR : 20% LAR : 30% SO	50%	-£46,617,029	-£47,456,851	-£47,600,217	-£48,893,830	-£49,423,714	-£49,824,225

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%	-£11,971,367	-£13,979,876	-£14,117,326	-£15,366,391	-£15,881,591	-£16,271,002
50% SR : 20% LAR : 30% SO	5%	-£15,027,688	-£16,943,097	-£17,082,492	-£18,340,255	-£18,855,455	-£19,244,867
50% SR : 20% LAR : 30% SO	10%	-£18,123,932	-£19,925,564	-£20,066,930	-£21,342,492	-£21,864,983	-£22,259,905
50% SR : 20% LAR : 30% SO	15%	-£21,252,269	-£22,948,287	-£23,089,654	-£24,376,965	-£24,906,850	-£25,307,360
50% SR : 20% LAR : 30% SO	20%	-£24,419,565	-£26,016,179	-£26,159,546	-£27,453,158	-£27,983,043	-£28,383,553
50% SR : 20% LAR : 30% SO	25%	-£27,621,890	-£29,092,372	-£29,235,738	-£30,529,351	-£31,059,236	-£31,459,746
50% SR : 20% LAR : 30% SO	30%	-£30,824,214	-£32,168,563	-£32,311,931	-£33,605,543	-£34,135,428	-£34,535,939
50% SR : 20% LAR : 30% SO	35%	-£34,026,539	-£35,244,756	-£35,388,124	-£36,681,736	-£37,211,621	-£37,612,131
50% SR : 20% LAR : 30% SO	40%	-£37,228,864	-£38,320,949	-£38,464,317	-£39,757,929	-£40,287,814	-£40,698,324
50% SR : 20% LAR : 30% SO	45%	-£40,431,188	-£41,397,142	-£41,540,508	-£42,834,122	-£43,364,006	-£43,764,517
50% SR : 20% LAR : 30% SO	50%	-£43,633,513	-£44,473,335	-£44,616,701	-£45,910,315	-£46,440,198	-£46,840,709

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%	-£7,677,817	-£9,686,326	-£9,823,776	-£11,072,841	-£11,588,041	-£11,977,452
50% SR : 20% LAR : 30% SO	5%	-£10,734,138	-£12,649,547	-£12,788,942	-£14,046,705	-£14,561,905	-£14,951,317
50% SR : 20% LAR : 30% SO	10%	-£13,830,382	-£15,632,014	-£15,773,380	-£17,048,942	-£17,571,433	-£17,966,355
50% SR : 20% LAR : 30% SO	15%	-£16,958,719	-£18,654,374	-£18,796,104	-£20,083,415	-£20,613,300	-£21,013,810
50% SR : 20% LAR : 30% SO	20%	-£20,126,015	-£21,722,629	-£21,865,996	-£23,159,608	-£23,689,493	-£24,090,003
50% SR : 20% LAR : 30% SO	25%	-£23,328,340	-£24,798,822	-£24,942,188	-£26,235,801	-£26,765,686	-£27,166,196
50% SR : 20% LAR : 30% SO	30%	-£26,530,664	-£27,875,013	-£28,018,381	-£29,311,993	-£29,841,878	-£30,242,389
50% SR : 20% LAR : 30% SO	35%	-£29,732,989	-£30,951,206	-£31,094,574	-£32,388,186	-£32,918,071	-£33,318,581
50% SR : 20% LAR : 30% SO	40%	-£32,935,314	-£34,027,399	-£34,170,767	-£35,464,379	-£35,994,264	-£36,394,774
50% SR : 20% LAR : 30% SO	45%	-£36,137,638	-£37,103,592	-£37,246,958	-£38,540,572	-£39,070,456	-£39,470,967
50% SR : 20% LAR : 30% SO	50%	-£39,339,963	-£40,179,785	-£40,323,151	-£41,616,765	-£42,146,648	-£42,547,159

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

T9 - 600 Flats

Value Area	Becontree and Valence Park (CIL Zone 3)
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No Units	600
Site Area	1.58 Ha

Sales value Inflation	10%
Build cost Inflation	5%

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%	-£9,379,428	-£11,326,075	-£11,467,442	-£12,743,003	-£13,285,494	-£13,660,416
50% SR : 20% LAR : 30% SO	5%	-£12,206,368	-£14,044,740	-£14,188,107	-£15,481,720	-£16,011,604	-£16,412,115
50% SR : 20% LAR : 30% SO	10%	-£15,065,864	-£16,800,369	-£16,943,737	-£18,237,349	-£18,767,234	-£19,167,744
50% SR : 20% LAR : 30% SO	15%	-£17,942,817	-£19,555,999	-£19,699,366	-£20,932,978	-£21,522,863	-£21,923,374
50% SR : 20% LAR : 30% SO	20%	-£20,819,771	-£22,311,629	-£22,454,996	-£23,748,608	-£24,278,493	-£24,679,003
50% SR : 20% LAR : 30% SO	25%	-£23,696,724	-£25,067,258	-£25,210,625	-£26,504,237	-£27,034,122	-£27,434,633
50% SR : 20% LAR : 30% SO	30%	-£26,573,677	-£27,822,888	-£27,966,255	-£29,259,868	-£29,789,752	-£30,190,263
50% SR : 20% LAR : 30% SO	35%	-£29,450,631	-£30,578,517	-£30,721,885	-£32,015,497	-£32,545,382	-£32,945,892
50% SR : 20% LAR : 30% SO	40%	-£32,327,584	-£33,334,148	-£33,477,515	-£34,771,127	-£35,301,012	-£35,701,522
50% SR : 20% LAR : 30% SO	45%	-£35,204,537	-£36,089,777	-£36,233,144	-£37,526,756	-£38,056,641	-£38,457,151
50% SR : 20% LAR : 30% SO	50%	-£38,081,490	-£38,845,407	-£38,988,774	-£40,282,386	-£40,812,271	-£41,212,781

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%	-£32,022,620	-£33,969,267	-£34,110,634	-£35,386,196	-£35,908,698	-£36,303,608
50% SR : 20% LAR : 30% SO	5%	-£34,849,560	-£36,687,932	-£36,831,299	-£38,124,912	-£38,654,796	-£39,055,307
50% SR : 20% LAR : 30% SO	10%	-£37,709,057	-£39,443,562	-£39,586,929	-£40,880,541	-£41,410,426	-£41,810,936
50% SR : 20% LAR : 30% SO	15%	-£40,586,009	-£42,199,191	-£42,342,558	-£43,636,170	-£44,166,055	-£44,566,566
50% SR : 20% LAR : 30% SO	20%	-£43,462,963	-£44,954,821	-£45,098,188	-£46,391,800	-£46,921,685	-£47,322,195
50% SR : 20% LAR : 30% SO	25%	-£46,339,916	-£47,710,450	-£47,853,817	-£49,147,430	-£49,677,314	-£50,077,826
50% SR : 20% LAR : 30% SO	30%	-£49,216,869	-£50,466,080	-£50,609,448	-£51,903,069	-£52,432,945	-£52,833,455
50% SR : 20% LAR : 30% SO	35%	-£52,093,823	-£53,221,710	-£53,365,077	-£54,658,699	-£55,188,574	-£55,589,084
50% SR : 20% LAR : 30% SO	40%	-£54,970,776	-£55,977,340	-£56,120,707	-£57,414,339	-£57,944,204	-£58,344,714
50% SR : 20% LAR : 30% SO	45%	-£57,847,729	-£58,732,969	-£58,876,336	-£60,169,948	-£60,699,833	-£61,100,343
50% SR : 20% LAR : 30% SO	50%	-£60,724,682	-£61,488,599	-£61,631,966	-£62,925,579	-£63,455,463	-£63,856,973

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%	-£23,051,203	-£24,997,850	-£25,139,217	-£26,414,778	-£26,937,269	-£27,332,181
50% SR : 20% LAR : 30% SO	5%	-£25,878,143	-£27,716,515	-£27,859,882	-£29,153,495	-£29,683,379	-£30,083,890
50% SR : 20% LAR : 30% SO	10%	-£28,737,639	-£30,472,144	-£30,615,512	-£31,909,124	-£32,439,009	-£32,839,519
50% SR : 20% LAR : 30% SO	15%	-£31,614,592	-£33,227,774	-£33,371,141	-£34,664,753	-£35,194,638	-£35,595,149
50% SR : 20% LAR : 30% SO	20%	-£34,491,546	-£35,983,404	-£36,126,771	-£37,420,383	-£37,950,268	-£38,350,778
50% SR : 20% LAR : 30% SO	25%	-£37,368,499	-£38,739,033	-£38,882,400	-£40,176,012	-£40,705,897	-£41,106,408
50% SR : 20% LAR : 30% SO	30%	-£40,245,452	-£41,494,663	-£41,638,030	-£42,931,643	-£43,461,527	-£43,862,038
50% SR : 20% LAR : 30% SO	35%	-£43,122,406	-£44,250,292	-£44,393,660	-£46,687,272	-£47,217,157	-£47,617,667
50% SR : 20% LAR : 30% SO	40%	-£45,999,359	-£47,005,923	-£47,149,290	-£48,442,902	-£49,072,787	-£49,473,297
50% SR : 20% LAR : 30% SO	45%	-£48,876,312	-£49,761,552	-£49,904,919	-£51,198,531	-£51,728,416	-£52,128,926
50% SR : 20% LAR : 30% SO	50%	-£51,753,265	-£52,517,182	-£52,660,549	-£53,954,161	-£54,484,046	-£54,884,556

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%	-£20,067,687	-£22,014,334	-£22,155,701	-£23,431,263	-£23,953,753	-£24,348,675
50% SR : 20% LAR : 30% SO	5%	-£22,894,627	-£24,733,000	-£24,876,366	-£26,169,979	-£26,699,863	-£27,100,374
50% SR : 20% LAR : 30% SO	10%	-£25,754,124	-£27,488,629	-£27,631,996	-£28,925,608	-£29,455,493	-£29,856,003
50% SR : 20% LAR : 30% SO	15%	-£28,631,077	-£30,244,258	-£30,387,625	-£31,681,237	-£32,211,122	-£32,611,633
50% SR : 20% LAR : 30% SO	20%	-£31,508,030	-£32,999,888	-£33,143,255	-£34,436,868	-£34,966,752	-£35,367,263
50% SR : 20% LAR : 30% SO	25%	-£34,384,983	-£35,755,517	-£35,898,885	-£37,192,497	-£37,722,382	-£38,122,893
50% SR : 20% LAR : 30% SO	30%	-£37,261,937	-£38,511,148	-£38,654,515	-£39,948,127	-£40,478,012	-£40,878,522
50% SR : 20% LAR : 30% SO	35%	-£40,138,890	-£41,266,777	-£41,410,144	-£42,703,756	-£43,233,641	-£43,634,151
50% SR : 20% LAR : 30% SO	40%	-£43,015,843	-£44,022,407	-£44,165,774	-£45,459,386	-£45,989,271	-£46,389,781
50% SR : 20% LAR : 30% SO	45%	-£45,892,797	-£46,778,036	-£46,921,403	-£48,215,016	-£48,744,900	-£49,145,410
50% SR : 20% LAR : 30% SO	50%	-£48,769,749	-£49,533,666	-£49,677,034	-£50,970,646	-£51,500,531	-£51,901,041

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%	-£15,774,137	-£17,720,784	-£17,862,151	-£19,137,713	-£19,660,203	-£20,055,125
50% SR : 20% LAR : 30% SO	5%	-£18,601,077	-£20,439,450	-£20,582,816	-£21,876,229	-£22,406,313	-£22,806,824
50% SR : 20% LAR : 30% SO	10%	-£21,460,574	-£23,195,079	-£23,338,446	-£24,632,058	-£25,161,943	-£25,562,453
50% SR : 20% LAR : 30% SO	15%	-£24,337,527	-£25,950,708	-£26,094,075	-£27,387,687	-£27,917,572	-£28,318,083
50% SR : 20% LAR : 30% SO	20%	-£27,214,480	-£28,706,338	-£28,849,705	-£30,143,318	-£30,673,202	-£31,073,713
50% SR : 20% LAR : 30% SO	25%	-£30,091,433	-£31,461,967	-£31,605,335	-£32,898,947	-£33,428,832	-£33,829,343
50% SR : 20% LAR : 30% SO	30%	-£32,968,387	-£34,217,598	-£34,360,965	-£35,654,577	-£36,184,462	-£36,584,972
50% SR : 20% LAR : 30% SO	35%	-£35,845,340	-£36,973,227	-£37,116,594	-£38,410,206	-£38,940,091	-£39,340,601
50% SR : 20% LAR : 30% SO	40%	-£38,722,293	-£39,728,857	-£39,872,224	-£41,165,836	-£41,695,721	-£42,096,231
50% SR : 20% LAR : 30% SO	45%	-£41,599,247	-£42,484,486	-£42,627,853	-£43,921,466	-£44,451,356	-£44,851,860
50% SR : 20% LAR : 30% SO	50%	-£44,476,199	-£45,240,116	-£45,383,484	-£46,677,096	-£47,206,981	-£47,607,491