

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,852,919	£1,694,666	£1,691,457	£1,667,382	£1,660,694	£1,632,226
50% SR : 20% LAR : 30% SO	5%	£1,741,507	£1,590,858	£1,587,648	£1,563,573	£1,556,885	£1,528,418
50% SR : 20% LAR : 30% SO	10%	£1,630,095	£1,487,050	£1,483,840	£1,459,766	£1,453,077	£1,424,609
50% SR : 20% LAR : 30% SO	15%	£1,518,682	£1,383,241	£1,380,031	£1,355,958	£1,349,269	£1,320,801
50% SR : 20% LAR : 30% SO	20%	£1,407,270	£1,279,433	£1,276,223	£1,252,149	£1,245,460	£1,216,993
50% SR : 20% LAR : 30% SO	25%	£1,295,857	£1,175,625	£1,172,415	£1,148,341	£1,141,652	£1,113,184
50% SR : 20% LAR : 30% SO	30%	£1,184,445	£1,071,816	£1,068,606	£1,044,533	£1,037,843	£1,009,376
50% SR : 20% LAR : 30% SO	35%	£1,073,033	£968,008	£964,798	£940,724	£934,035	£905,568
50% SR : 20% LAR : 30% SO	40%	£961,621	£864,199	£860,990	£836,916	£830,227	£801,759
50% SR : 20% LAR : 30% SO	45%	£850,209	£760,391	£757,181	£733,107	£726,418	£697,951
50% SR : 20% LAR : 30% SO	50%	£738,796	£656,583	£653,373	£629,299	£622,610	£594,142

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,643

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£403,754	£245,502	£242,292	£218,218	£211,529	£183,062
50% SR : 20% LAR : 30% SO	5%	£292,342	£141,694	£138,484	£114,409	£107,721	£79,254
50% SR : 20% LAR : 30% SO	10%	£180,930	£37,885	£34,676	£10,602	£3,913	£-24,555
50% SR : 20% LAR : 30% SO	15%	£69,518	£-65,923	£-69,133	£-93,207	£-99,896	£-128,363
50% SR : 20% LAR : 30% SO	20%	£-41,894	£-169,731	£-172,941	£-197,015	£-203,704	£-232,172
50% SR : 20% LAR : 30% SO	25%	£-153,307	£-273,540	£-276,750	£-300,823	£-307,512	£-335,980
50% SR : 20% LAR : 30% SO	30%	£-294,719	£-377,348	£-380,558	£-404,632	£-411,321	£-439,788
50% SR : 20% LAR : 30% SO	35%	£-376,131	£-481,156	£-484,366	£-508,440	£-515,129	£-543,597
50% SR : 20% LAR : 30% SO	40%	£-487,543	£-584,965	£-588,175	£-612,249	£-618,938	£-647,405
50% SR : 20% LAR : 30% SO	45%	£-598,955	£-688,773	£-691,983	£-716,057	£-722,746	£-751,213
50% SR : 20% LAR : 30% SO	50%	£-710,368	£-792,582	£-795,792	£-819,865	£-826,554	£-855,022

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%	£977,925	£819,673	£816,463	£792,388	£785,700	£757,233
50% SR : 20% LAR : 30% SO	5%	£866,513	£715,864	£712,655	£688,580	£681,892	£653,424
50% SR : 20% LAR : 30% SO	10%	£755,101	£612,056	£608,846	£584,772	£578,083	£549,616
50% SR : 20% LAR : 30% SO	15%	£643,689	£508,248	£505,038	£480,964	£474,275	£445,808
50% SR : 20% LAR : 30% SO	20%	£532,277	£404,439	£401,229	£377,156	£370,467	£341,999
50% SR : 20% LAR : 30% SO	25%	£420,864	£300,631	£297,421	£273,347	£266,658	£238,191
50% SR : 20% LAR : 30% SO	30%	£309,452	£196,823	£193,613	£169,539	£162,850	£134,382
50% SR : 20% LAR : 30% SO	35%	£198,039	£93,014	£89,804	£65,731	£59,041	£30,574
50% SR : 20% LAR : 30% SO	40%	£86,627	£-10,794	£-14,004	£-18,078	£-24,767	£-49,324
50% SR : 20% LAR : 30% SO	45%	£-24,785	£-114,603	£-117,812	£-141,886	£-148,575	£-177,043
50% SR : 20% LAR : 30% SO	50%	£-136,198	£-218,411	£-221,621	£-245,695	£-252,384	£-280,851

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£8,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,168,870	£1,010,618	£1,007,408	£983,333	£976,645	£948,178
50% SR : 20% LAR : 30% SO	5%	£1,057,458	£906,809	£903,600	£879,525	£872,837	£844,369
50% SR : 20% LAR : 30% SO	10%	£946,046	£803,001	£799,791	£775,717	£769,028	£740,561
50% SR : 20% LAR : 30% SO	15%	£834,634	£699,193	£695,983	£671,909	£665,220	£636,753
50% SR : 20% LAR : 30% SO	20%	£723,222	£595,384	£592,174	£568,101	£561,412	£532,944
50% SR : 20% LAR : 30% SO	25%	£611,809	£491,576	£488,366	£464,292	£457,603	£429,136
50% SR : 20% LAR : 30% SO	30%	£500,397	£387,768	£384,558	£360,484	£353,795	£325,327
50% SR : 20% LAR : 30% SO	35%	£388,984	£283,959	£280,749	£256,675	£249,986	£221,519
50% SR : 20% LAR : 30% SO	40%	£277,572	£180,151	£176,941	£152,867	£146,178	£117,711
50% SR : 20% LAR : 30% SO	45%	£166,160	£76,342	£73,133	£49,059	£42,370	£13,902
50% SR : 20% LAR : 30% SO	50%	£54,747	£-27,466	£-30,676	£-54,750	£-61,439	£-89,906

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,443,657	£1,285,405	£1,282,195	£1,258,120	£1,251,432	£1,222,965
50% SR : 20% LAR : 30% SO	5%	£1,332,245	£1,181,597	£1,178,387	£1,154,312	£1,147,624	£1,119,156
50% SR : 20% LAR : 30% SO	10%	£1,220,833	£1,077,788	£1,074,578	£1,050,503	£1,043,816	£1,015,348
50% SR : 20% LAR : 30% SO	15%	£1,109,421	£973,980	£970,770	£946,696	£940,007	£911,540
50% SR : 20% LAR : 30% SO	20%	£998,009	£870,172	£866,962	£842,888	£836,199	£807,731
50% SR : 20% LAR : 30% SO	25%	£886,596	£766,363	£763,153	£739,080	£732,390	£703,923
50% SR : 20% LAR : 30% SO	30%	£775,184	£662,555	£659,345	£635,271	£628,582	£600,115
50% SR : 20% LAR : 30% SO	35%	£663,772	£558,746	£555,537	£531,463	£524,774	£496,306
50% SR : 20% LAR : 30% SO	40%	£552,360	£454,938	£451,728	£427,654	£420,965	£392,498
50% SR : 20% LAR : 30% SO	45%	£440,947	£351,130	£347,920	£323,846	£317,157	£288,689
50% SR : 20% LAR : 30% SO	50%	£329,534	£247,321	£244,111	£220,038	£213,349	£184,881

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,387,611	£1,296,419	£1,293,211	£1,269,136	£1,262,447	£1,233,979
50% SR : 20% LAR : 30% SO	5%	£1,294,827	£1,207,954	£1,204,745	£1,180,671	£1,173,982	£1,145,514
50% SR : 20% LAR : 30% SO	10%	£1,202,041	£1,119,490	£1,116,280	£1,092,205	£1,085,516	£1,057,048
50% SR : 20% LAR : 30% SO	15%	£1,109,257	£1,031,024	£1,027,814	£1,003,740	£997,051	£968,583
50% SR : 20% LAR : 30% SO	20%	£1,016,472	£942,559	£939,349	£915,274	£908,585	£880,117
50% SR : 20% LAR : 30% SO	25%	£923,687	£854,093	£850,883	£826,809	£820,120	£791,653
50% SR : 20% LAR : 30% SO	30%	£830,903	£765,628	£762,418	£738,343	£731,654	£703,188
50% SR : 20% LAR : 30% SO	35%	£738,118	£677,162	£673,953	£649,878	£643,189	£614,722
50% SR : 20% LAR : 30% SO	40%	£645,334	£588,697	£585,487	£561,413	£554,724	£526,257
50% SR : 20% LAR : 30% SO	45%	£552,548	£500,231	£497,022	£472,947	£466,258	£437,791
50% SR : 20% LAR : 30% SO	50%	£459,764	£411,766	£408,556	£384,482	£377,793	£349,326

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%	-£61,953	-£162,745	-£155,954	-£180,029	-£186,718	-£215,185
50% SR : 20% LAR : 30% SO	5%	-£154,337	-£241,210	-£244,420	-£268,493	-£275,183	-£303,650
50% SR : 20% LAR : 30% SO	10%	-£247,123	-£329,875	-£332,885	-£356,959	-£363,648	-£392,116
50% SR : 20% LAR : 30% SO	15%	-£339,907	-£418,141	-£421,351	-£445,424	-£452,113	-£480,581
50% SR : 20% LAR : 30% SO	20%	-£432,692	-£506,806	-£509,816	-£533,890	-£540,579	-£569,047
50% SR : 20% LAR : 30% SO	25%	-£525,477	-£595,072	-£598,281	-£622,355	-£629,044	-£657,512
50% SR : 20% LAR : 30% SO	30%	-£618,262	-£683,536	-£686,746	-£715,821	-£722,510	-£750,977
50% SR : 20% LAR : 30% SO	35%	-£711,046	-£772,002	-£775,211	-£804,286	-£810,975	-£839,443
50% SR : 20% LAR : 30% SO	40%	-£803,831	-£860,467	-£863,677	-£892,751	-£899,440	-£927,908
50% SR : 20% LAR : 30% SO	45%	-£896,616	-£948,933	-£952,142	-£980,217	-£986,906	-£1,015,374
50% SR : 20% LAR : 30% SO	50%	-£989,401	-£1,037,398	-£1,040,608	-£1,068,682	-£1,075,371	-£1,099,838

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%	£512,618	£421,426	£418,217	£394,142	£387,453	£358,886
50% SR : 20% LAR : 30% SO	5%	£419,833	£332,961	£329,751	£305,677	£298,988	£270,521
50% SR : 20% LAR : 30% SO	10%	£327,048	£244,496	£241,286	£217,211	£210,522	£182,055
50% SR : 20% LAR : 30% SO	15%	£234,263	£156,030	£152,820	£128,746	£122,057	£93,590
50% SR : 20% LAR : 30% SO	20%	£141,479	£67,565	£64,355	£40,280	£33,591	£5,124
50% SR : 20% LAR : 30% SO	25%	£48,693	-£20,901	-£24,111	-£48,185	-£54,874	-£83,341
50% SR : 20% LAR : 30% SO	30%	-£44,991	-£109,366	-£112,576	-£136,650	-£143,340	-£171,806
50% SR : 20% LAR : 30% SO	35%	-£136,876	-£197,832	-£201,041	-£225,115	-£231,804	-£260,272
50% SR : 20% LAR : 30% SO	40%	-£229,660	-£286,297	-£289,507	-£313,580	-£320,269	-£348,737
50% SR : 20% LAR : 30% SO	45%	-£322,445	-£374,763	-£377,971	-£402,046	-£408,735	-£437,203
50% SR : 20% LAR : 30% SO	50%	-£415,230	-£463,228	-£466,437	-£490,511	-£497,200	-£525,668

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%	£703,563	£612,371	£609,162	£585,087	£578,398	£549,931
50% SR : 20% LAR : 30% SO	5%	£610,778	£523,906	£520,696	£496,622	£489,933	£461,466
50% SR : 20% LAR : 30% SO	10%	£517,993	£435,441	£432,231	£408,156	£401,467	£373,000
50% SR : 20% LAR : 30% SO	15%	£425,208	£346,975	£343,765	£319,691	£313,002	£284,535
50% SR : 20% LAR : 30% SO	20%	£332,424	£258,510	£255,300	£231,225	£224,536	£196,069
50% SR : 20% LAR : 30% SO	25%	£239,638	£170,044	£166,834	£142,760	£136,071	£107,604
50% SR : 20% LAR : 30% SO	30%	£146,854	£81,579	£78,369	£54,295	£47,605	£19,139
50% SR : 20% LAR : 30% SO	35%	£54,069	-£8,887	-£10,096	£34,170	£40,859	£19,327
50% SR : 20% LAR : 30% SO	40%	-£38,715	-£95,352	-£98,562	-£122,636	-£129,324	-£157,792
50% SR : 20% LAR : 30% SO	45%	-£131,500	-£183,818	-£187,028	-£211,101	-£217,790	-£246,258
50% SR : 20% LAR : 30% SO	50%	-£224,285	-£272,283	-£275,492	-£299,566	-£306,255	-£334,723

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%	£978,350	£887,158	£883,949	£859,874	£853,185	£824,718
50% SR : 20% LAR : 30% SO	5%	£885,565	£798,693	£795,483	£771,409	£764,720	£736,253
50% SR : 20% LAR : 30% SO	10%	£792,780	£710,228	£707,018	£682,943	£676,254	£647,787
50% SR : 20% LAR : 30% SO	15%	£699,996	£621,762	£618,552	£594,479	£587,789	£559,322
50% SR : 20% LAR : 30% SO	20%	£607,211	£533,297	£530,087	£506,013	£499,324	£470,856
50% SR : 20% LAR : 30% SO	25%	£514,426	£444,831	£441,621	£417,548	£410,859	£382,391
50% SR : 20% LAR : 30% SO	30%	£421,641	£356,366	£353,157	£329,082	£322,393	£293,926
50% SR : 20% LAR : 30% SO	35%	£328,857	£267,900	£264,692	£240,617	£233,928	£205,460
50% SR : 20% LAR : 30% SO	40%	£236,072	£179,434	£176,226	£152,152	£145,463	£116,995
50% SR : 20% LAR : 30% SO	45%	£143,287	£90,970	£87,761	£63,686	£56,997	£28,529
50% SR : 20% LAR : 30% SO	50%	£50,502	£2,505	-£705	-£24,779	-£31,468	-£59,936

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,077,406	£990,799	£987,589	£963,515	£956,826	£928,359
50% SR : 20% LAR : 30% SO	5%	£996,027	£913,572	£910,362	£886,287	£879,598	£851,131
50% SR : 20% LAR : 30% SO	10%	£914,649	£836,344	£833,134	£809,060	£802,371	£773,903
50% SR : 20% LAR : 30% SO	15%	£833,270	£759,116	£755,906	£731,833	£725,144	£696,676
50% SR : 20% LAR : 30% SO	20%	£751,893	£681,888	£678,679	£654,604	£647,915	£619,448
50% SR : 20% LAR : 30% SO	25%	£670,514	£604,661	£601,451	£577,377	£570,688	£542,221
50% SR : 20% LAR : 30% SO	30%	£589,136	£527,434	£524,224	£500,149	£493,460	£464,993
50% SR : 20% LAR : 30% SO	35%	£507,757	£450,206	£446,997	£422,922	£416,233	£387,765
50% SR : 20% LAR : 30% SO	40%	£426,379	£372,978	£369,768	£345,695	£339,006	£310,538
50% SR : 20% LAR : 30% SO	45%	£345,000	£295,751	£292,541	£268,466	£261,777	£233,310
50% SR : 20% LAR : 30% SO	50%	£263,622	£218,523	£215,313	£191,239	£184,550	£156,083

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%	-£371,758	-£458,365	-£461,575	-£485,649	-£492,338	-£520,806
50% SR : 20% LAR : 30% SO	5%	-£453,137	-£535,593	-£538,802	-£562,877	-£569,566	-£598,034
50% SR : 20% LAR : 30% SO	10%	-£534,515	-£612,821	-£616,031	-£640,104	-£646,793	-£675,261
50% SR : 20% LAR : 30% SO	15%	-£615,894	-£690,048	-£693,258	-£717,332	-£724,021	-£752,488
50% SR : 20% LAR : 30% SO	20%	-£697,272	-£767,276	-£770,485	-£794,560	-£801,249	-£829,716
50% SR : 20% LAR : 30% SO	25%	-£778,651	-£844,503	-£847,713	-£871,787	-£878,476	-£906,944
50% SR : 20% LAR : 30% SO	30%	-£860,029	-£921,731	-£924,940	-£949,015	-£955,704	-£984,172
50% SR : 20% LAR : 30% SO	35%	-£941,407	-£998,959	-£1,002,168	-£1,026,242	-£1,032,931	-£1,061,399
50% SR : 20% LAR : 30% SO	40%	-£1,022,785	-£1,076,186	-£1,079,396	-£1,103,470	-£1,110,159	-£1,138,626
50% SR : 20% LAR : 30% SO	45%	-£1,104,164	-£1,153,413	-£1,156,623	-£1,180,698	-£1,187,387	-£1,215,854
50% SR : 20% LAR : 30% SO	50%	-£1,185,542	-£1,230,641	-£1,233,851	-£1,257,925	-£1,264,614	-£1,293,082

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%	£202,412	£115,805	£112,595	£88,522	£81,833	£53,365
50% SR : 20% LAR : 30% SO	5%	£121,034	£38,578	£35,368	£11,293	£4,604	-£23,863
50% SR : 20% LAR : 30% SO	10%	£39,656	£-38,650	£-41,860	£-65,934	£-72,623	£-101,090
50% SR : 20% LAR : 30% SO	15%	£-41,723	£-115,877	£-119,087	£-143,161	£-149,850	£-178,317
50% SR : 20% LAR : 30% SO	20%	£-123,101	£-193,105	£-196,314	£-220,389	£-227,078	£-255,546
50% SR : 20% LAR : 30% SO	25%	£-204,480	£-270,333	£-273,543	£-297,616	£-304,305	£-332,773
50% SR : 20% LAR : 30% SO	30%	£-285,858	£-347,560	£-350,770	£-374,845	£-381,534	£-410,001
50% SR : 20% LAR : 30% SO	35%	£-367,237	£-424,788	£-427,997	£-452,072	£-458,761	£-487,228
50% SR : 20% LAR : 30% SO	40%	£-448,614	£-502,015	£-505,225	£-529,299	£-535,988	£-564,455
50% SR : 20% LAR : 30% SO	45%	£-529,993	£-579,242	£-582,452	£-606,527	£-613,216	£-641,684
50% SR : 20% LAR : 30% SO	50%	£-611,371	£-656,471	£-659,681	£-683,754	£-690,443	£-718,911

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%	£393,357	£306,750	£303,540	£279,467	£272,778	£244,310
50% SR : 20% LAR : 30% SO	5%	£311,979	£229,523	£226,313	£202,238	£195,549	£167,082
50% SR : 20% LAR : 30% SO	10%	£230,601	£152,295	£149,085	£125,011	£118,322	£89,855
50% SR : 20% LAR : 30% SO	15%	£149,222	£75,068	£71,858	£47,784	£41,095	£12,628
50% SR : 20% LAR : 30% SO	20%	£67,844	£-2,160	£-5,369	£-29,444	£-36,133	£-64,601
50% SR : 20% LAR : 30% SO	25%	£-13,535	£-79,388	£-82,598	£-106,671	£-113,360	£-141,828
50% SR : 20% LAR : 30% SO	30%	£-94,913	£-156,615	£-159,825	£-183,900	£-190,589	£-219,056
50% SR : 20% LAR : 30% SO	35%	£-176,292	£-233,843	£-237,052	£-261,127	£-267,816	£-296,283
50% SR : 20% LAR : 30% SO	40%	£-257,670	£-311,070	£-314,280	£-338,354	£-345,043	£-373,510
50% SR : 20% LAR : 30% SO	45%	£-339,048	£-388,297	£-391,507	£-415,582	£-422,271	£-450,739
50% SR : 20% LAR : 30% SO	50%	£-420,426	£-465,526	£-468,736	£-492,809	£-499,498	£-527,966

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,082,814
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£668,145	£581,538	£578,328	£554,254	£547,565	£519,097
50% SR : 20% LAR : 30% SO	5%	£586,766	£504,310	£501,100	£477,026	£470,337	£441,869
50% SR : 20% LAR : 30% SO	10%	£505,388	£427,082	£423,872	£399,798	£393,109	£364,642
50% SR : 20% LAR : 30% SO	15%	£424,009	£349,855	£346,645	£322,571	£315,882	£287,415
50% SR : 20% LAR : 30% SO	20%	£342,631	£272,627	£269,418	£245,343	£238,654	£210,187
50% SR : 20% LAR : 30% SO	25%	£261,252	£195,400	£192,190	£168,116	£161,427	£132,959
50% SR : 20% LAR : 30% SO	30%	£179,874	£118,172	£114,962	£90,888	£84,199	£55,731
50% SR : 20% LAR : 30% SO	35%	£98,496	£40,944	£37,735	£13,660	£6,971	£-21,496
50% SR : 20% LAR : 30% SO	40%	£17,118	£-36,283	£-39,493	£-63,567	£-70,256	£-98,722
50% SR : 20% LAR : 30% SO	45%	£-64,261	£-113,510	£-116,720	£-140,795	£-147,484	£-175,951
50% SR : 20% LAR : 30% SO	50%	£-145,639	£-190,738	£-193,948	£-218,022	£-224,711	£-253,179

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,852,919	£1,774,913	£1,771,703	£1,747,629	£1,740,940	£1,712,473
50% SR : 20% LAR : 30% SO	5%	£1,741,507	£1,667,093	£1,663,883	£1,639,808	£1,633,119	£1,604,651
50% SR : 20% LAR : 30% SO	10%	£1,630,095	£1,559,271	£1,556,062	£1,531,987	£1,525,298	£1,496,831
50% SR : 20% LAR : 30% SO	15%	£1,518,682	£1,451,451	£1,448,241	£1,424,167	£1,417,478	£1,389,010
50% SR : 20% LAR : 30% SO	20%	£1,407,270	£1,343,630	£1,340,420	£1,316,347	£1,309,657	£1,281,190
50% SR : 20% LAR : 30% SO	25%	£1,295,857	£1,235,810	£1,232,600	£1,208,525	£1,201,836	£1,173,368
50% SR : 20% LAR : 30% SO	30%	£1,184,445	£1,127,988	£1,124,779	£1,100,705	£1,094,016	£1,065,548
50% SR : 20% LAR : 30% SO	35%	£1,073,033	£1,020,168	£1,016,958	£992,884	£986,195	£957,728
50% SR : 20% LAR : 30% SO	40%	£961,621	£912,347	£909,137	£885,064	£878,375	£849,907
50% SR : 20% LAR : 30% SO	45%	£850,209	£804,527	£801,317	£777,242	£770,553	£742,086
50% SR : 20% LAR : 30% SO	50%	£738,796	£696,705	£693,497	£669,422	£662,733	£634,265

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%	£403,754	£325,749	£322,539	£298,465	£291,776	£263,308
50% SR : 20% LAR : 30% SO	5%	£292,342	£217,928	£214,718	£190,644	£183,955	£155,487
50% SR : 20% LAR : 30% SO	10%	£180,930	£110,107	£106,898	£82,823	£76,134	£47,667
50% SR : 20% LAR : 30% SO	15%	£69,518	£2,286	£924	£24,997	£31,686	£80,154
50% SR : 20% LAR : 30% SO	20%	£41,894	£105,534	£108,744	£132,818	£139,507	£167,974
50% SR : 20% LAR : 30% SO	25%	£153,307	£213,355	£216,564	£240,639	£247,328	£275,796
50% SR : 20% LAR : 30% SO	30%	£264,719	£321,176	£324,385	£348,460	£355,149	£383,616
50% SR : 20% LAR : 30% SO	35%	£376,131	£429,997	£432,206	£456,280	£462,969	£491,437
50% SR : 20% LAR : 30% SO	40%	£487,543	£538,817	£540,027	£564,101	£570,790	£599,257
50% SR : 20% LAR : 30% SO	45%	£598,955	£644,637	£647,847	£671,922	£678,611	£707,079
50% SR : 20% LAR : 30% SO	50%	£710,369	£752,459	£755,668	£779,743	£786,432	£814,899

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%	£977,925	£899,919	£896,709	£872,636	£865,947	£837,479
50% SR : 20% LAR : 30% SO	5%	£866,513	£792,099	£788,889	£764,814	£758,125	£729,658
50% SR : 20% LAR : 30% SO	10%	£755,101	£684,277	£681,069	£656,994	£650,305	£621,837
50% SR : 20% LAR : 30% SO	15%	£643,689	£576,457	£573,247	£549,173	£542,484	£514,017
50% SR : 20% LAR : 30% SO	20%	£532,277	£468,637	£465,427	£441,353	£434,664	£406,196
50% SR : 20% LAR : 30% SO	25%	£420,864	£360,816	£357,606	£333,531	£326,842	£298,375
50% SR : 20% LAR : 30% SO	30%	£309,452	£252,995	£249,786	£225,711	£219,022	£190,554
50% SR : 20% LAR : 30% SO	35%	£198,039	£145,174	£141,964	£117,891	£111,201	£82,734
50% SR : 20% LAR : 30% SO	40%	£86,627	£37,354	£34,144	£10,070	£3,381	£26,066
50% SR : 20% LAR : 30% SO	45%	£24,765	£10,467	£7,677	£97,751	£104,440	£132,908
50% SR : 20% LAR : 30% SO	50%	£136,198	£178,288	£181,497	£205,572	£212,261	£240,728

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%	£1,168,870	£1,090,864	£1,087,654	£1,063,581	£1,056,892	£1,028,424
50% SR : 20% LAR : 30% SO	5%	£1,057,458	£983,044	£979,834	£955,759	£949,070	£920,603
50% SR : 20% LAR : 30% SO	10%	£946,046	£875,222	£872,014	£847,939	£841,250	£812,782
50% SR : 20% LAR : 30% SO	15%	£834,634	£767,402	£764,192	£740,118	£733,429	£704,962
50% SR : 20% LAR : 30% SO	20%	£723,222	£659,582	£656,372	£632,298	£625,609	£597,141
50% SR : 20% LAR : 30% SO	25%	£611,809	£551,761	£548,551	£524,476	£517,787	£489,320
50% SR : 20% LAR : 30% SO	30%	£500,397	£443,940	£440,731	£416,656	£409,967	£381,499
50% SR : 20% LAR : 30% SO	35%	£388,984	£336,119	£332,909	£308,836	£302,146	£273,679
50% SR : 20% LAR : 30% SO	40%	£277,572	£228,299	£225,089	£201,015	£194,326	£165,859
50% SR : 20% LAR : 30% SO	45%	£166,160	£120,478	£117,268	£93,194	£86,505	£58,037
50% SR : 20% LAR : 30% SO	50%	£54,747	£12,657	£9,448	£14,627	£21,316	£49,783

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%	£1,443,657	£1,365,652	£1,362,442	£1,338,368	£1,331,679	£1,303,211
50% SR : 20% LAR : 30% SO	5%	£1,332,245	£1,257,831	£1,254,621	£1,230,546	£1,223,857	£1,195,390
50% SR : 20% LAR : 30% SO	10%	£1,220,833	£1,150,010	£1,146,801	£1,122,726	£1,116,037	£1,087,569
50% SR : 20% LAR : 30% SO	15%	£1,109,421	£1,042,189	£1,038,979	£1,014,906	£1,008,217	£979,749
50% SR : 20% LAR : 30% SO	20%	£998,009	£934,369	£931,159	£907,085	£900,396	£871,929
50% SR : 20% LAR : 30% SO	25%	£886,596	£826,548	£823,338	£799,264	£792,575	£764,107
50% SR : 20% LAR : 30% SO	30%	£775,184	£718,727	£715,518	£691,443	£684,754	£656,287
50% SR : 20% LAR : 30% SO	35%	£663,772	£610,906	£607,697	£583,623	£576,934	£548,466
50% SR : 20% LAR : 30% SO	40%	£552,360	£503,086	£500,876	£475,802	£469,113	£440,646
50% SR : 20% LAR : 30% SO	45%	£440,947	£395,265	£392,056	£367,981	£361,292	£332,824
50% SR : 20% LAR : 30% SO	50%	£329,534	£287,444	£284,235	£260,160	£253,471	£225,004

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T1 - 13 Houses
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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	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,465,163	£1,392,887	£1,389,677	£1,365,603	£1,358,914	£1,330,446
50% SR : 20% LAR : 30% SO	5%	£1,369,457	£1,300,541	£1,297,331	£1,273,256	£1,266,567	£1,238,101
50% SR : 20% LAR : 30% SO	10%	£1,273,751	£1,208,194	£1,204,985	£1,180,910	£1,174,221	£1,145,754
50% SR : 20% LAR : 30% SO	15%	£1,178,046	£1,115,848	£1,112,538	£1,088,564	£1,081,875	£1,053,408
50% SR : 20% LAR : 30% SO	20%	£1,082,340	£1,023,502	£1,020,292	£996,219	£989,529	£961,062
50% SR : 20% LAR : 30% SO	25%	£986,635	£931,156	£927,946	£903,872	£897,183	£868,715
50% SR : 20% LAR : 30% SO	30%	£890,929	£838,809	£835,600	£811,526	£804,837	£776,369
50% SR : 20% LAR : 30% SO	35%	£795,223	£746,464	£743,254	£719,180	£712,491	£684,023
50% SR : 20% LAR : 30% SO	40%	£699,517	£654,118	£650,908	£626,833	£620,144	£591,676
50% SR : 20% LAR : 30% SO	45%	£603,812	£561,771	£558,562	£534,487	£527,798	£499,331
50% SR : 20% LAR : 30% SO	50%	£508,106	£469,425	£466,215	£442,141	£435,452	£406,985

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£15,999	£56,278	£59,488	£83,561	£80,250	£118,718
50% SR : 20% LAR : 30% SO	5%	£79,707	£148,624	£151,833	£175,908	£182,597	£211,064
50% SR : 20% LAR : 30% SO	10%	£175,413	£240,970	£244,179	£268,254	£274,943	£303,411
50% SR : 20% LAR : 30% SO	15%	£271,119	£333,316	£336,526	£360,600	£367,289	£395,756
50% SR : 20% LAR : 30% SO	20%	£366,824	£425,662	£428,872	£452,946	£459,635	£488,102
50% SR : 20% LAR : 30% SO	25%	£462,530	£518,008	£521,218	£545,293	£551,982	£580,449
50% SR : 20% LAR : 30% SO	30%	£558,235	£610,355	£613,565	£637,639	£644,328	£672,795
50% SR : 20% LAR : 30% SO	35%	£653,942	£702,701	£705,911	£729,984	£736,673	£765,141
50% SR : 20% LAR : 30% SO	40%	£749,647	£795,047	£798,257	£822,331	£829,020	£857,488
50% SR : 20% LAR : 30% SO	45%	£845,352	£887,393	£890,603	£914,677	£921,366	£949,834
50% SR : 20% LAR : 30% SO	50%	£941,058	£979,739	£982,949	£1,007,023	£1,013,712	£1,042,180

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%	£590,169	£517,893	£514,683	£490,609	£483,920	£455,453
50% SR : 20% LAR : 30% SO	5%	£494,464	£425,547	£422,337	£398,263	£391,573	£363,107
50% SR : 20% LAR : 30% SO	10%	£398,757	£333,200	£329,991	£305,917	£299,228	£270,760
50% SR : 20% LAR : 30% SO	15%	£303,052	£240,854	£237,645	£213,571	£206,882	£178,414
50% SR : 20% LAR : 30% SO	20%	£207,346	£148,509	£145,299	£121,225	£114,536	£86,068
50% SR : 20% LAR : 30% SO	25%	£111,641	£56,163	£52,953	£28,878	£22,189	£6,279
50% SR : 20% LAR : 30% SO	30%	£15,936	£36,184	£39,394	£63,468	£70,157	£98,624
50% SR : 20% LAR : 30% SO	35%	£19,971	£128,530	£131,740	£155,814	£162,503	£190,970
50% SR : 20% LAR : 30% SO	40%	£175,476	£220,876	£224,086	£248,161	£254,850	£283,317
50% SR : 20% LAR : 30% SO	45%	£271,182	£313,223	£316,432	£340,506	£347,195	£375,653
50% SR : 20% LAR : 30% SO	50%	£366,887	£405,569	£408,779	£432,852	£439,541	£468,009

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%	£781,114	£708,838	£705,628	£681,554	£674,865	£646,398
50% SR : 20% LAR : 30% SO	5%	£685,409	£616,492	£613,282	£589,208	£582,518	£554,052
50% SR : 20% LAR : 30% SO	10%	£589,702	£524,145	£520,936	£496,862	£490,173	£461,705
50% SR : 20% LAR : 30% SO	15%	£493,997	£431,799	£428,590	£404,516	£397,827	£369,359
50% SR : 20% LAR : 30% SO	20%	£398,291	£339,454	£336,244	£312,170	£305,481	£277,013
50% SR : 20% LAR : 30% SO	25%	£302,586	£247,108	£243,898	£219,823	£213,134	£184,666
50% SR : 20% LAR : 30% SO	30%	£206,881	£154,761	£151,551	£127,477	£120,788	£92,321
50% SR : 20% LAR : 30% SO	35%	£111,174	£62,415	£59,205	£35,131	£28,442	£6
50% SR : 20% LAR : 30% SO	40%	£15,469	£29,851	£33,061	£57,216	£63,905	£92,372
50% SR : 20% LAR : 30% SO	45%	£80,237	£122,278	£125,487	£149,561	£156,250	£184,718
50% SR : 20% LAR : 30% SO	50%	£175,942	£214,624	£217,834	£241,907	£248,596	£277,064

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%	£1,055,901	£983,625	£980,415	£956,342	£949,653	£921,185
50% SR : 20% LAR : 30% SO	5%	£960,196	£891,279	£888,069	£863,995	£857,306	£828,839
50% SR : 20% LAR : 30% SO	10%	£864,490	£798,933	£795,724	£771,649	£764,960	£736,492
50% SR : 20% LAR : 30% SO	15%	£768,784	£706,587	£703,377	£679,303	£672,614	£644,146
50% SR : 20% LAR : 30% SO	20%	£673,079	£614,241	£611,031	£586,957	£580,268	£551,801
50% SR : 20% LAR : 30% SO	25%	£577,373	£521,895	£518,685	£494,610	£487,921	£459,454
50% SR : 20% LAR : 30% SO	30%	£481,668	£429,548	£426,338	£402,264	£395,575	£367,108
50% SR : 20% LAR : 30% SO	35%	£385,961	£337,202	£333,992	£309,919	£303,229	£274,762
50% SR : 20% LAR : 30% SO	40%	£290,256	£244,856	£241,646	£217,572	£210,883	£182,415
50% SR : 20% LAR : 30% SO	45%	£194,550	£152,509	£149,301	£125,226	£118,537	£90,069
50% SR : 20% LAR : 30% SO	50%	£98,845	£60,164	£56,954	£32,880	£26,191	£2,277

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T1 - 13 Houses
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Value Area	Dagenham and Beam Parklands Flats and Houses (CIL Zone 3)
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No Units	13
Site Area	0.1 Ha

Sales value Inflation	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,271,284	£1,201,874	£1,198,664	£1,174,589	£1,167,900	£1,139,433
50% SR : 20% LAR : 30% SO	5%	£1,182,886	£1,116,726	£1,113,517	£1,089,443	£1,082,754	£1,054,286
50% SR : 20% LAR : 30% SO	10%	£1,094,487	£1,031,580	£1,028,370	£1,004,295	£997,606	£969,139
50% SR : 20% LAR : 30% SO	15%	£1,006,088	£946,432	£943,223	£919,149	£912,460	£883,992
50% SR : 20% LAR : 30% SO	20%	£917,689	£861,285	£858,076	£834,001	£827,312	£798,845
50% SR : 20% LAR : 30% SO	25%	£829,292	£776,138	£772,928	£748,855	£742,166	£713,698
50% SR : 20% LAR : 30% SO	30%	£740,893	£690,991	£687,782	£663,707	£657,018	£628,551
50% SR : 20% LAR : 30% SO	35%	£652,494	£605,844	£602,634	£578,560	£571,871	£543,404
50% SR : 20% LAR : 30% SO	40%	£564,096	£520,697	£517,487	£493,413	£486,724	£458,257
50% SR : 20% LAR : 30% SO	45%	£475,697	£435,550	£432,340	£408,266	£401,577	£373,109
50% SR : 20% LAR : 30% SO	50%	£387,299	£350,403	£347,193	£323,119	£316,430	£287,963

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%	-£177,880	-£247,290	-£250,500	-£274,575	-£281,264	-£309,732
50% SR : 20% LAR : 30% SO	5%	-£266,279	-£332,438	-£335,648	-£359,722	-£366,411	-£394,878
50% SR : 20% LAR : 30% SO	10%	-£354,677	-£417,584	-£420,794	-£444,869	-£451,558	-£480,026
50% SR : 20% LAR : 30% SO	15%	-£443,076	-£502,732	-£505,942	-£530,016	-£536,705	-£565,172
50% SR : 20% LAR : 30% SO	20%	-£531,474	-£587,879	-£591,088	-£615,163	-£621,852	-£650,320
50% SR : 20% LAR : 30% SO	25%	-£619,873	-£673,025	-£676,235	-£700,310	-£706,999	-£735,466
50% SR : 20% LAR : 30% SO	30%	-£708,272	-£758,173	-£761,382	-£785,457	-£792,146	-£820,614
50% SR : 20% LAR : 30% SO	35%	-£796,670	-£843,320	-£846,530	-£870,605	-£877,294	-£905,760
50% SR : 20% LAR : 30% SO	40%	-£885,068	-£928,468	-£931,677	-£955,751	-£962,440	-£990,908
50% SR : 20% LAR : 30% SO	45%	-£973,467	-£1,013,614	-£1,016,824	-£1,040,899	-£1,047,588	-£1,076,055
50% SR : 20% LAR : 30% SO	50%	-£1,061,866	-£1,098,762	-£1,101,971	-£1,126,045	-£1,132,734	-£1,161,202

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%	£396,290	£326,880	£323,670	£299,596	£292,907	£264,439
50% SR : 20% LAR : 30% SO	5%	£307,892	£241,733	£238,523	£214,449	£207,760	£179,293
50% SR : 20% LAR : 30% SO	10%	£219,494	£156,586	£153,376	£129,302	£122,613	£94,145
50% SR : 20% LAR : 30% SO	15%	£131,096	£71,439	£68,229	£44,155	£37,466	£8,999
50% SR : 20% LAR : 30% SO	20%	£42,698	-£13,709	-£16,918	-£40,992	-£47,681	-£76,149
50% SR : 20% LAR : 30% SO	25%	-£45,702	-£98,855	-£102,065	-£126,139	-£132,828	-£161,295
50% SR : 20% LAR : 30% SO	30%	-£134,101	-£194,903	-£197,212	-£211,288	-£217,975	-£246,443
50% SR : 20% LAR : 30% SO	35%	-£222,499	-£290,949	-£292,569	-£298,434	-£303,123	-£331,590
50% SR : 20% LAR : 30% SO	40%	-£310,898	-£386,997	-£387,507	-£391,590	-£396,279	-£416,737
50% SR : 20% LAR : 30% SO	45%	-£399,297	-£483,043	-£482,653	-£486,728	-£491,417	-£501,885
50% SR : 20% LAR : 30% SO	50%	-£487,695	-£579,089	-£578,201	-£581,875	-£586,564	-£601,031

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%	£587,235	£517,825	£514,615	£490,541	£483,852	£455,384
50% SR : 20% LAR : 30% SO	5%	£498,837	£432,678	£429,468	£405,394	£398,705	£370,238
50% SR : 20% LAR : 30% SO	10%	£410,439	£347,531	£344,321	£320,247	£313,558	£285,090
50% SR : 20% LAR : 30% SO	15%	£322,040	£262,384	£259,174	£235,100	£228,411	£199,944
50% SR : 20% LAR : 30% SO	20%	£233,641	£177,236	£174,027	£149,953	£143,264	£114,796
50% SR : 20% LAR : 30% SO	25%	£145,243	£92,090	£88,880	£64,806	£58,117	£29,650
50% SR : 20% LAR : 30% SO	30%	£56,844	£6,942	£3,733	-£20,341	-£27,030	-£56,498
50% SR : 20% LAR : 30% SO	35%	-£31,954	-£78,204	-£81,414	-£105,489	-£112,178	-£140,645
50% SR : 20% LAR : 30% SO	40%	-£119,953	-£163,352	-£166,562	-£190,635	-£197,325	-£225,792
50% SR : 20% LAR : 30% SO	45%	-£208,352	-£248,498	-£251,708	-£275,783	-£282,472	-£310,940
50% SR : 20% LAR : 30% SO	50%	-£296,750	-£333,646	-£336,856	-£360,930	-£367,619	-£396,086

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%	£862,023	£792,613	£789,403	£765,328	£758,639	£730,171
50% SR : 20% LAR : 30% SO	5%	£773,624	£707,465	£704,255	£680,181	£673,492	£645,025
50% SR : 20% LAR : 30% SO	10%	£685,226	£622,319	£619,109	£595,034	£588,345	£559,877
50% SR : 20% LAR : 30% SO	15%	£596,827	£537,171	£533,961	£509,887	£503,198	£474,731
50% SR : 20% LAR : 30% SO	20%	£508,429	£452,023	£448,815	£424,740	£418,051	£389,583
50% SR : 20% LAR : 30% SO	25%	£420,030	£366,877	£363,667	£339,593	£332,904	£304,437
50% SR : 20% LAR : 30% SO	30%	£331,631	£281,729	£278,521	£254,446	£247,757	£219,289
50% SR : 20% LAR : 30% SO	35%	£243,233	£196,583	£193,373	£169,298	£162,609	£134,143
50% SR : 20% LAR : 30% SO	40%	£154,835	£111,435	£108,226	£84,152	£77,463	£48,995
50% SR : 20% LAR : 30% SO	45%	£66,436	£26,289	£23,079	-£2,005	-£7,694	-£38,152
50% SR : 20% LAR : 30% SO	50%	-£21,963	-£58,859	-£62,069	-£86,142	-£92,831	-£121,299

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,193,733	£1,125,468	£1,122,258	£1,098,184	£1,091,495	£1,063,028
50% SR : 20% LAR : 30% SO	5%	£1,108,214	£1,043,159	£1,039,949	£1,015,875	£1,009,185	£980,718
50% SR : 20% LAR : 30% SO	10%	£1,022,696	£960,849	£957,639	£933,566	£926,877	£898,409
50% SR : 20% LAR : 30% SO	15%	£937,177	£878,540	£875,330	£851,256	£844,567	£816,999
50% SR : 20% LAR : 30% SO	20%	£851,659	£796,230	£793,020	£769,947	£763,258	£733,790
50% SR : 20% LAR : 30% SO	25%	£766,140	£713,920	£710,712	£686,637	£679,948	£651,480
50% SR : 20% LAR : 30% SO	30%	£680,622	£631,611	£628,402	£604,327	£597,638	£569,171
50% SR : 20% LAR : 30% SO	35%	£595,103	£549,302	£546,092	£522,018	£515,329	£486,861
50% SR : 20% LAR : 30% SO	40%	£509,585	£466,993	£463,783	£439,708	£433,019	£404,551
50% SR : 20% LAR : 30% SO	45%	£424,067	£384,683	£381,473	£357,399	£350,710	£322,242
50% SR : 20% LAR : 30% SO	50%	£338,549	£302,373	£299,164	£275,089	£268,400	£239,932

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%	-£255,431	-£323,696	-£326,306	-£350,980	-£357,669	-£386,136
50% SR : 20% LAR : 30% SO	5%	-£340,950	-£406,005	-£409,215	-£433,290	-£439,979	-£468,446
50% SR : 20% LAR : 30% SO	10%	-£426,468	-£488,315	-£491,525	-£515,599	-£522,288	-£550,755
50% SR : 20% LAR : 30% SO	15%	-£511,987	-£570,624	-£573,834	-£597,909	-£604,598	-£633,065
50% SR : 20% LAR : 30% SO	20%	-£597,505	-£652,934	-£656,144	-£680,218	-£686,907	-£715,374
50% SR : 20% LAR : 30% SO	25%	-£683,024	-£735,244	-£738,453	-£762,528	-£769,217	-£797,684
50% SR : 20% LAR : 30% SO	30%	-£768,542	-£817,553	-£820,763	-£844,837	-£851,527	-£879,993
50% SR : 20% LAR : 30% SO	35%	-£854,061	-£899,863	-£903,073	-£927,146	-£933,835	-£962,303
50% SR : 20% LAR : 30% SO	40%	-£939,579	-£982,172	-£985,382	-£1,009,456	-£1,016,145	-£1,044,613
50% SR : 20% LAR : 30% SO	45%	-£1,025,098	-£1,064,482	-£1,067,692	-£1,091,765	-£1,098,454	-£1,126,922
50% SR : 20% LAR : 30% SO	50%	-£1,110,616	-£1,146,792	-£1,150,000	-£1,174,075	-£1,180,764	-£1,209,232

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%	£318,740	£280,475	£247,265	£223,191	£216,502	£188,034
50% SR : 20% LAR : 30% SO	5%	£233,221	£168,166	£164,956	£140,881	£134,192	£105,724
50% SR : 20% LAR : 30% SO	10%	£147,703	£85,856	£82,646	£58,572	£51,883	£23,415
50% SR : 20% LAR : 30% SO	15%	£62,184	£3,547	£337	-£23,738	-£30,427	-£58,895
50% SR : 20% LAR : 30% SO	20%	-£23,334	-£78,763	-£81,973	-£106,047	-£112,736	-£141,203
50% SR : 20% LAR : 30% SO	25%	-£108,853	-£161,073	-£164,282	-£188,357	-£195,046	-£223,513
50% SR : 20% LAR : 30% SO	30%	-£194,371	-£243,382	-£246,592	-£270,667	-£277,356	-£305,822
50% SR : 20% LAR : 30% SO	35%	-£279,890	-£325,692	-£328,902	-£352,976	-£359,665	-£388,132
50% SR : 20% LAR : 30% SO	40%	-£365,408	-£408,001	-£411,211	-£435,286	-£441,975	-£470,442
50% SR : 20% LAR : 30% SO	45%	-£450,927	-£490,311	-£493,521	-£517,595	-£524,284	-£552,751
50% SR : 20% LAR : 30% SO	50%	-£536,445	-£572,621	-£575,830	-£599,905	-£606,594	-£635,061

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%	£509,685	£441,420	£438,210	£414,136	£407,447	£378,979
50% SR : 20% LAR : 30% SO	5%	£424,166	£359,111	£355,901	£331,826	£325,137	£296,669
50% SR : 20% LAR : 30% SO	10%	£338,648	£276,801	£273,591	£249,517	£242,828	£214,360
50% SR : 20% LAR : 30% SO	15%	£253,129	£194,492	£191,282	£167,207	£160,518	£132,050
50% SR : 20% LAR : 30% SO	20%	£167,611	£112,182	£108,972	£84,898	£78,209	£49,742
50% SR : 20% LAR : 30% SO	25%	£82,092	£29,872	£26,663	£2,588	£4,101	£32,568
50% SR : 20% LAR : 30% SO	30%	-£3,426	-£52,437	-£55,647	-£79,722	-£86,411	-£114,877
50% SR : 20% LAR : 30% SO	35%	-£89,945	-£134,747	-£137,957	-£162,031	-£168,720	-£197,187
50% SR : 20% LAR : 30% SO	40%	-£174,463	-£217,056	-£220,266	-£244,341	-£251,030	-£279,497
50% SR : 20% LAR : 30% SO	45%	-£259,982	-£299,366	-£302,576	-£326,650	-£333,339	-£361,806
50% SR : 20% LAR : 30% SO	50%	-£345,500	-£381,676	-£384,885	-£408,960	-£415,649	-£444,116

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%	£784,472	£716,207	£712,997	£688,923	£682,234	£653,766
50% SR : 20% LAR : 30% SO	5%	£698,953	£633,898	£630,688	£606,613	£599,924	£571,457
50% SR : 20% LAR : 30% SO	10%	£613,435	£551,588	£548,378	£524,304	£517,615	£489,148
50% SR : 20% LAR : 30% SO	15%	£527,916	£469,279	£466,069	£441,994	£435,305	£406,838
50% SR : 20% LAR : 30% SO	20%	£442,398	£386,969	£383,759	£359,685	£352,996	£324,529
50% SR : 20% LAR : 30% SO	25%	£356,879	£304,659	£301,450	£277,375	£270,686	£242,219
50% SR : 20% LAR : 30% SO	30%	£271,361	£222,350	£219,140	£195,065	£188,376	£159,910
50% SR : 20% LAR : 30% SO	35%	£185,842	£140,040	£136,830	£112,756	£106,067	£77,600
50% SR : 20% LAR : 30% SO	40%	£100,324	£57,731	£54,521	£30,447	£23,757	£4,710
50% SR : 20% LAR : 30% SO	45%	£14,805	-£24,573	-£27,783	-£51,852	-£58,551	-£87,019
50% SR : 20% LAR : 30% SO	50%	-£70,713	-£106,889	-£110,098	-£134,172	-£140,861	-£169,329

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,374,335	£1,165,434	£1,160,374	£1,121,004	£1,102,304	£1,088,171
50% SR : 20% LAR : 30% SO	5%	£1,236,063	£1,037,735	£1,032,676	£993,304	£974,605	£960,471
50% SR : 20% LAR : 30% SO	10%	£1,097,793	£910,036	£904,977	£865,605	£846,906	£832,772
50% SR : 20% LAR : 30% SO	15%	£959,521	£782,337	£777,278	£737,906	£719,207	£705,073
50% SR : 20% LAR : 30% SO	20%	£821,249	£654,638	£649,579	£610,207	£591,508	£577,374
50% SR : 20% LAR : 30% SO	25%	£682,979	£526,939	£521,879	£482,509	£463,809	£449,674
50% SR : 20% LAR : 30% SO	30%	£544,707	£399,239	£394,180	£354,809	£336,109	£321,975
50% SR : 20% LAR : 30% SO	35%	£406,437	£271,540	£266,481	£227,110	£208,410	£194,276
50% SR : 20% LAR : 30% SO	40%	£268,165	£143,841	£138,781	£99,411	£80,711	£66,577
50% SR : 20% LAR : 30% SO	45%	£129,894	£16,142	£11,082	£-28,689	£-47,653	£-61,987
50% SR : 20% LAR : 30% SO	50%	£-8,495	£-113,135	£-118,267	£-158,195	£-177,159	£-191,493

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%	£1,523,994	£1,732,895	£1,737,954	£1,777,325	£1,796,025	£1,810,158
50% SR : 20% LAR : 30% SO	5%	£1,662,265	£1,860,594	£1,865,653	£1,905,024	£1,923,724	£1,937,857
50% SR : 20% LAR : 30% SO	10%	£1,800,536	£1,988,292	£1,993,352	£2,032,723	£2,051,422	£2,065,556
50% SR : 20% LAR : 30% SO	15%	£1,938,808	£2,115,991	£2,121,051	£2,160,422	£2,179,122	£2,193,256
50% SR : 20% LAR : 30% SO	20%	£2,077,079	£2,243,691	£2,248,750	£2,288,122	£2,306,822	£2,320,955
50% SR : 20% LAR : 30% SO	25%	£2,215,350	£2,371,390	£2,376,449	£2,415,820	£2,434,520	£2,448,654
50% SR : 20% LAR : 30% SO	30%	£2,353,621	£2,499,089	£2,504,149	£2,543,519	£2,562,219	£2,576,353
50% SR : 20% LAR : 30% SO	35%	£2,491,892	£2,626,788	£2,631,848	£2,671,219	£2,689,918	£2,704,053
50% SR : 20% LAR : 30% SO	40%	£2,630,164	£2,754,488	£2,759,547	£2,798,918	£2,817,618	£2,831,752
50% SR : 20% LAR : 30% SO	45%	£2,768,434	£2,882,187	£2,887,246	£2,927,618	£2,945,318	£2,960,315
50% SR : 20% LAR : 30% SO	50%	£2,906,824	£3,011,464	£3,016,595	£3,056,824	£3,075,487	£3,089,821

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%	£375,652	£588,613	£588,613	£628,984	£647,683	£661,817
50% SR : 20% LAR : 30% SO	5%	£513,924	£712,253	£717,311	£756,683	£775,383	£789,516
50% SR : 20% LAR : 30% SO	10%	£652,195	£835,893	£840,951	£880,322	£899,022	£913,155
50% SR : 20% LAR : 30% SO	15%	£790,466	£959,533	£964,591	£1,003,963	£1,022,663	£1,036,796
50% SR : 20% LAR : 30% SO	20%	£928,737	£1,083,173	£1,088,231	£1,132,603	£1,151,303	£1,165,436
50% SR : 20% LAR : 30% SO	25%	£1,067,008	£1,206,813	£1,211,871	£1,256,242	£1,274,942	£1,289,075
50% SR : 20% LAR : 30% SO	30%	£1,205,279	£1,330,453	£1,335,511	£1,379,882	£1,398,582	£1,412,715
50% SR : 20% LAR : 30% SO	35%	£1,343,550	£1,454,093	£1,459,151	£1,503,522	£1,522,222	£1,536,355
50% SR : 20% LAR : 30% SO	40%	£1,481,821	£1,577,733	£1,582,791	£1,626,163	£1,644,863	£1,658,996
50% SR : 20% LAR : 30% SO	45%	£1,620,092	£1,701,373	£1,706,431	£1,749,003	£1,767,703	£1,781,836
50% SR : 20% LAR : 30% SO	50%	£1,758,363	£1,825,013	£1,830,071	£1,872,642	£1,891,342	£1,905,475

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%	£6,238	£202,663	£207,723	£247,094	£265,793	£279,927
50% SR : 20% LAR : 30% SO	5%	£132,034	£330,363	£335,421	£374,793	£393,493	£407,626
50% SR : 20% LAR : 30% SO	10%	£270,305	£468,061	£473,120	£512,492	£531,191	£545,325
50% SR : 20% LAR : 30% SO	15%	£408,576	£605,759	£610,818	£649,189	£667,889	£681,022
50% SR : 20% LAR : 30% SO	20%	£546,847	£743,457	£748,516	£787,887	£806,587	£820,720
50% SR : 20% LAR : 30% SO	25%	£685,118	£881,155	£886,214	£925,585	£944,285	£958,418
50% SR : 20% LAR : 30% SO	30%	£823,389	£1,018,853	£1,023,912	£1,062,484	£1,081,184	£1,095,317
50% SR : 20% LAR : 30% SO	35%	£961,660	£1,156,551	£1,161,610	£1,200,181	£1,218,881	£1,233,014
50% SR : 20% LAR : 30% SO	40%	£1,099,931	£1,294,249	£1,299,308	£1,337,852	£1,356,552	£1,370,685
50% SR : 20% LAR : 30% SO	45%	£1,238,202	£1,431,947	£1,437,006	£1,475,550	£1,494,250	£1,508,383
50% SR : 20% LAR : 30% SO	50%	£1,376,473	£1,569,645	£1,574,704	£1,613,198	£1,631,898	£1,646,031

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%	£555,812	£346,911	£341,851	£302,481	£283,781	£269,648
50% SR : 20% LAR : 30% SO	5%	£471,541	£219,212	£214,153	£174,782	£156,082	£141,949
50% SR : 20% LAR : 30% SO	10%	£279,270	£91,514	£86,454	£47,082	£28,382	£14,249
50% SR : 20% LAR : 30% SO	15%	£140,998	£-36,186	£-41,245	£-80,617	£-99,316	£-113,450
50% SR : 20% LAR : 30% SO	20%	£2,727	£-183,885	£-188,944	£-208,316	£-227,015	£-241,149
50% SR : 20% LAR : 30% SO	25%	£-135,544	£-291,584	£-296,644	£-336,014	£-354,714	£-368,848
50% SR : 20% LAR : 30% SO	30%	£-273,815	£-399,283	£-404,343	£-443,714	£-462,413	£-476,547
50% SR : 20% LAR : 30% SO	35%	£-412,086	£-506,982	£-512,042	£-551,483	£-570,183	£-584,316
50% SR : 20% LAR : 30% SO	40%	£-550,357	£-614,681	£-619,741	£-659,182	£-677,882	£-692,015
50% SR : 20% LAR : 30% SO	45%	£-688,628	£-722,380	£-727,440	£-766,881	£-785,581	£-800,714
50% SR : 20% LAR : 30% SO	50%	£-826,899	£-830,079	£-835,139	£-874,580	£-893,280	£-907,413



LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£542,341	£431,896	£426,836	£387,466	£368,766	£354,633
50% SR : 20% LAR : 30% SO	5%	£438,225	£333,540	£328,480	£289,109	£270,410	£256,276
50% SR : 20% LAR : 30% SO	10%	£334,109	£235,183	£230,123	£190,752	£172,053	£157,919
50% SR : 20% LAR : 30% SO	15%	£229,992	£136,826	£131,766	£92,396	£73,696	£59,562
50% SR : 20% LAR : 30% SO	20%	£125,877	£38,469	£33,409	£6,046	£25,010	£9,344
50% SR : 20% LAR : 30% SO	25%	£21,760	£60,736	£65,866	£105,794	£124,758	£139,093
50% SR : 20% LAR : 30% SO	30%	£83,521	£160,484	£165,615	£205,543	£224,508	£238,841
50% SR : 20% LAR : 30% SO	35%	£189,110	£260,232	£265,364	£305,291	£324,256	£338,590
50% SR : 20% LAR : 30% SO	40%	£294,700	£359,981	£365,112	£405,041	£424,004	£438,338
50% SR : 20% LAR : 30% SO	45%	£400,289	£459,729	£464,861	£504,789	£523,753	£538,067
50% SR : 20% LAR : 30% SO	50%	£505,878	£559,479	£564,609	£604,537	£623,501	£637,836

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%	£2,355,968	£2,466,433	£2,471,492	£2,510,863	£2,528,563	£2,543,696
50% SR : 20% LAR : 30% SO	5%	£2,460,104	£2,564,789	£2,569,848	£2,609,220	£2,627,919	£2,642,053
50% SR : 20% LAR : 30% SO	10%	£2,564,220	£2,663,146	£2,668,205	£2,707,577	£2,726,276	£2,740,410
50% SR : 20% LAR : 30% SO	15%	£2,668,337	£2,761,503	£2,766,562	£2,805,933	£2,824,633	£2,838,767
50% SR : 20% LAR : 30% SO	20%	£2,772,452	£2,859,860	£2,864,919	£2,904,375	£2,923,338	£2,937,672
50% SR : 20% LAR : 30% SO	25%	£2,876,569	£2,959,064	£2,964,195	£3,004,123	£3,023,087	£3,037,422
50% SR : 20% LAR : 30% SO	30%	£2,981,849	£3,058,813	£3,063,944	£3,103,871	£3,122,836	£3,137,170
50% SR : 20% LAR : 30% SO	35%	£3,087,439	£3,158,561	£3,163,692	£3,203,620	£3,222,585	£3,236,918
50% SR : 20% LAR : 30% SO	40%	£3,193,028	£3,258,309	£3,263,441	£3,303,369	£3,322,333	£3,336,667
50% SR : 20% LAR : 30% SO	45%	£3,298,618	£3,358,058	£3,363,189	£3,403,118	£3,422,081	£3,436,415
50% SR : 20% LAR : 30% SO	50%	£3,404,207	£3,457,807	£3,462,938	£3,502,866	£3,521,830	£3,536,165

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%	£1,207,647	£1,318,091	£1,323,151	£1,362,522	£1,381,221	£1,395,395
50% SR : 20% LAR : 30% SO	5%	£1,311,762	£1,416,447	£1,421,507	£1,460,879	£1,479,577	£1,493,712
50% SR : 20% LAR : 30% SO	10%	£1,415,879	£1,514,804	£1,519,864	£1,559,236	£1,577,934	£1,592,069
50% SR : 20% LAR : 30% SO	15%	£1,519,995	£1,613,161	£1,618,221	£1,657,592	£1,676,291	£1,690,426
50% SR : 20% LAR : 30% SO	20%	£1,624,111	£1,711,518	£1,716,578	£1,756,033	£1,774,977	£1,789,331
50% SR : 20% LAR : 30% SO	25%	£1,728,227	£1,810,873	£1,815,933	£1,855,782	£1,874,745	£1,889,089
50% SR : 20% LAR : 30% SO	30%	£1,832,343	£1,910,471	£1,915,531	£1,955,330	£1,974,495	£1,988,829
50% SR : 20% LAR : 30% SO	35%	£1,936,459	£2,010,220	£2,015,280	£2,055,278	£2,074,243	£2,088,577
50% SR : 20% LAR : 30% SO	40%	£2,040,575	£2,109,968	£2,115,028	£2,155,028	£2,173,992	£2,188,325
50% SR : 20% LAR : 30% SO	45%	£2,144,691	£2,209,717	£2,214,848	£2,254,776	£2,273,740	£2,288,074
50% SR : 20% LAR : 30% SO	50%	£2,248,807	£2,309,466	£2,314,596	£2,354,525	£2,373,489	£2,387,823

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£6,640,496
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£325,757	£936,201	£941,261	£980,632	£999,331	£1,013,465
50% SR : 20% LAR : 30% SO	5%	£929,872	£1,034,557	£1,039,617	£1,078,989	£1,097,687	£1,111,822
50% SR : 20% LAR : 30% SO	10%	£1,033,989	£1,132,914	£1,137,974	£1,177,346	£1,196,044	£1,210,179
50% SR : 20% LAR : 30% SO	15%	£1,138,105	£1,231,271	£1,236,331	£1,275,702	£1,294,401	£1,308,536
50% SR : 20% LAR : 30% SO	20%	£1,242,221	£1,329,628	£1,334,688	£1,374,143	£1,393,107	£1,407,441
50% SR : 20% LAR : 30% SO	25%	£1,346,337	£1,428,833	£1,433,893	£1,473,892	£1,492,855	£1,507,190
50% SR : 20% LAR : 30% SO	30%	£1,450,453	£1,528,038	£1,533,098	£1,573,097	£1,592,060	£1,606,939
50% SR : 20% LAR : 30% SO	35%	£1,554,569	£1,627,243	£1,632,303	£1,672,302	£1,691,265	£1,706,144
50% SR : 20% LAR : 30% SO	40%	£1,658,685	£1,726,448	£1,731,508	£1,771,507	£1,790,470	£1,805,349
50% SR : 20% LAR : 30% SO	45%	£1,762,801	£1,825,653	£1,830,713	£1,870,712	£1,889,675	£1,904,554
50% SR : 20% LAR : 30% SO	50%	£1,866,917	£1,924,858	£1,929,918	£1,969,917	£1,988,880	£2,003,759

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%	£276,182	£386,627	£391,686	£431,057	£449,757	£463,690
50% SR : 20% LAR : 30% SO	5%	£380,298	£484,983	£490,043	£529,414	£548,113	£562,247
50% SR : 20% LAR : 30% SO	10%	£484,414	£583,340	£588,400	£627,771	£646,470	£660,604
50% SR : 20% LAR : 30% SO	15%	£588,531	£681,697	£686,757	£726,127	£744,827	£758,961
50% SR : 20% LAR : 30% SO	20%	£692,646	£780,054	£785,114	£824,589	£843,533	£857,666
50% SR : 20% LAR : 30% SO	25%	£796,763	£879,258	£884,318	£924,317	£943,261	£957,394
50% SR : 20% LAR : 30% SO	30%	£900,879	£978,462	£983,522	£1,024,066	£1,043,010	£1,057,354
50% SR : 20% LAR : 30% SO	35%	£1,004,995	£1,077,666	£1,082,726	£1,123,814	£1,142,758	£1,157,102
50% SR : 20% LAR : 30% SO	40%	£1,109,111	£1,176,870	£1,181,930	£1,223,018	£1,242,562	£1,256,906
50% SR : 20% LAR : 30% SO	45%	£1,213,227	£1,276,074	£1,281,134	£1,322,312	£1,342,276	£1,356,620
50% SR : 20% LAR : 30% SO	50%	£1,317,343	£1,375,278	£1,380,338	£1,421,516	£1,442,024	£1,456,368

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,067,810	£978,320	£973,262	£933,890	£915,190	£901,057
50% SR : 20% LAR : 30% SO	5%	£942,698	£857,842	£852,783	£813,411	£794,712	£780,578
50% SR : 20% LAR : 30% SO	10%	£817,586	£737,363	£732,303	£692,933	£674,233	£660,099
50% SR : 20% LAR : 30% SO	15%	£692,473	£616,884	£611,824	£572,454	£553,754	£539,621
50% SR : 20% LAR : 30% SO	20%	£567,361	£496,406	£491,346	£451,974	£433,276	£419,141
50% SR : 20% LAR : 30% SO	25%	£442,249	£375,927	£370,867	£331,496	£312,796	£298,662
50% SR : 20% LAR : 30% SO	30%	£317,136	£255,447	£250,388	£211,017	£192,317	£178,183
50% SR : 20% LAR : 30% SO	35%	£192,024	£134,968	£129,910	£90,538	£71,839	£57,705
50% SR : 20% LAR : 30% SO	40%	£66,911	£14,490	£9,431	£-30,365	£-49,328	£-63,662
50% SR : 20% LAR : 30% SO	45%	£-59,024	£-107,488	£-112,620	£-152,548	£-171,512	£-185,846
50% SR : 20% LAR : 30% SO	50%	£-185,907	£-229,673	£-234,803	£-274,732	£-293,696	£-308,030

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%	£-1,830,518	£-1,920,008	£-1,925,067	£-1,964,439	£-1,983,138	£-1,997,272
50% SR : 20% LAR : 30% SO	5%	£-1,955,631	£-2,040,487	£-2,045,546	£-2,084,918	£-2,103,617	£-2,117,751
50% SR : 20% LAR : 30% SO	10%	£-2,080,743	£-2,160,966	£-2,166,025	£-2,205,396	£-2,224,096	£-2,238,230
50% SR : 20% LAR : 30% SO	15%	£-2,205,855	£-2,281,445	£-2,286,504	£-2,325,875	£-2,344,575	£-2,358,708
50% SR : 20% LAR : 30% SO	20%	£-2,330,967	£-2,401,923	£-2,406,982	£-2,446,354	£-2,465,053	£-2,479,187
50% SR : 20% LAR : 30% SO	25%	£-2,456,080	£-2,522,402	£-2,527,462	£-2,566,832	£-2,585,532	£-2,599,666
50% SR : 20% LAR : 30% SO	30%	£-2,581,193	£-2,642,881	£-2,647,941	£-2,687,311	£-2,706,011	£-2,720,145
50% SR : 20% LAR : 30% SO	35%	£-2,706,304	£-2,763,360	£-2,768,419	£-2,807,791	£-2,826,491	£-2,840,624
50% SR : 20% LAR : 30% SO	40%	£-2,831,417	£-2,883,839	£-2,888,898	£-2,928,269	£-2,947,569	£-2,961,991
50% SR : 20% LAR : 30% SO	45%	£-2,957,530	£-3,005,817	£-3,010,948	£-3,050,319	£-3,069,841	£-3,084,174
50% SR : 20% LAR : 30% SO	50%	£-3,084,236	£-3,128,001	£-3,133,132	£-3,173,060	£-3,192,026	£-3,206,358

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%	£-882,177	£-771,667	£-776,726	£-816,097	£-834,797	£-848,930
50% SR : 20% LAR : 30% SO	5%	£-807,290	£-892,145	£-897,205	£-936,576	£-955,275	£-969,409
50% SR : 20% LAR : 30% SO	10%	£-932,401	£-1,012,624	£-1,017,684	£-1,057,054	£-1,075,754	£-1,089,889
50% SR : 20% LAR : 30% SO	15%	£-1,057,514	£-1,133,103	£-1,138,163	£-1,177,534	£-1,196,233	£-1,210,367
50% SR : 20% LAR : 30% SO	20%	£-1,182,626	£-1,253,582	£-1,258,641	£-1,298,013	£-1,316,712	£-1,330,846
50% SR : 20% LAR : 30% SO	25%	£-1,307,739	£-1,374,061	£-1,379,120	£-1,418,491	£-1,437,191	£-1,451,325
50% SR : 20% LAR : 30% SO	30%	£-1,432,851	£-1,494,540	£-1,499,599	£-1,538,970	£-1,557,670	£-1,571,804
50% SR : 20% LAR : 30% SO	35%	£-1,557,963	£-1,615,019	£-1,620,078	£-1,659,449	£-1,678,148	£-1,692,282
50% SR : 20% LAR : 30% SO	40%	£-1,683,076	£-1,735,497	£-1,740,557	£-1,780,352	£-1,799,316	£-1,813,649
50% SR : 20% LAR : 30% SO	45%	£-1,808,011	£-1,855,476	£-1,860,535	£-1,900,535	£-1,921,499	£-1,935,833
50% SR : 20% LAR : 30% SO	50%	£-1,933,895	£-1,979,660	£-1,984,760	£-2,024,719	£-2,043,684	£-2,058,017

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, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-300,287	£-389,777	£-394,836	£-434,207	£-452,907	£-467,040
50% SR : 20% LAR : 30% SO	5%	£-425,400	£-510,255	£-515,315	£-554,686	£-573,385	£-587,519
50% SR : 20% LAR : 30% SO	10%	£-550,511	£-630,734	£-635,794	£-675,164	£-693,864	£-707,999
50% SR : 20% LAR : 30% SO	15%	£-675,624	£-751,213	£-756,273	£-795,644	£-814,343	£-828,477
50% SR : 20% LAR : 30% SO	20%	£-800,736	£-871,692	£-876,751	£-916,123	£-934,822	£-948,956
50% SR : 20% LAR : 30% SO	25%	£-925,849	£-992,171	£-997,230	£-1,036,601	£-1,055,301	£-1,069,435
50% SR : 20% LAR : 30% SO	30%	£-1,050,961	£-1,112,650	£-1,117,709	£-1,157,080	£-1,175,780	£-1,189,914
50% SR : 20% LAR : 30% SO	35%	£-1,176,073	£-1,233,129	£-1,238,188	£-1,277,559	£-1,296,258	£-1,310,392
50% SR : 20% LAR : 30% SO	40%	£-1,301,186	£-1,353,607	£-1,358,667	£-1,398,038	£-1,417,426	£-1,431,789
50% SR : 20% LAR : 30% SO	45%	£-1,427,121	£-1,475,586	£-1,480,717	£-1,520,645	£-1,539,609	£-1,553,943
50% SR : 20% LAR : 30% SO	50%	£-1,554,005	£-1,597,770	£-1,602,900	£-1,642,829	£-1,661,794	£-1,676,127

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%	£249,288	£159,797	£154,739	£115,367	£96,667	£82,534
50% SR : 20% LAR : 30% SO	5%	£124,175	£39,319	£34,260	£-15,112	£-23,811	£-37,945
50% SR : 20% LAR : 30% SO	10%	£-937	£-81,160	£-86,219	£-125,590	£-144,290	£-158,424
50% SR : 20% LAR : 30% SO	15%	£-126,050	£-201,639	£-206,699	£-246,069	£-264,769	£-278,902
50% SR : 20% LAR : 30% SO	20%	£-251,161	£-322,117	£-327,177	£-366,548	£-385,247	£-399,381
50% SR : 20% LAR : 30% SO	25%	£-376,274	£-442,595	£-447,655	£-487,026	£-505,726	£-519,861
50% SR : 20% LAR : 30% SO	30%	£-501,387	£-563,075	£-568,135	£-607,506	£-626,205	£-640,340
50% SR : 20% LAR : 30% SO	35%	£-626,499	£-683,555	£-688,615	£-727,986	£-746,685	£-760,818
50% SR : 20% LAR : 30% SO	40%	£-751,611	£-804,033	£-809,092	£-848,563	£-867,262	£-881,195
50% SR : 20% LAR : 30% SO	45%	£-877,547	£-924,511	£-929,571	£-969,042	£-987,741	£-1,001,368
50% SR : 20% LAR : 30% SO	50%	£-1,004,430	£-1,048,196	£-1,053,256	£-1,093,254	£-1,112,219	£-1,126,553

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£629,919	£546,900	£541,841	£502,470	£483,770	£469,637
50% SR : 20% LAR : 30% SO	5%	£522,513	£443,866	£438,806	£399,436	£380,736	£366,602
50% SR : 20% LAR : 30% SO	10%	£415,106	£340,831	£335,772	£296,401	£277,702	£263,568
50% SR : 20% LAR : 30% SO	15%	£307,700	£237,797	£232,737	£193,367	£174,667	£160,533
50% SR : 20% LAR : 30% SO	20%	£200,293	£134,763	£129,703	£90,332	£71,633	£57,498
50% SR : 20% LAR : 30% SO	25%	£92,887	£31,728	£26,668	£-12,882	£-31,846	£-46,181
50% SR : 20% LAR : 30% SO	30%	£-14,725	£-72,316	£-77,446	£-117,375	£-136,340	£-150,673
50% SR : 20% LAR : 30% SO	35%	£-123,651	£-176,809	£-181,939	£-221,867	£-240,832	£-255,166
50% SR : 20% LAR : 30% SO	40%	£-232,578	£-281,301	£-286,432	£-326,360	£-345,325	£-359,658
50% SR : 20% LAR : 30% SO	45%	£-341,503	£-385,794	£-390,925	£-430,852	£-449,817	£-464,151
50% SR : 20% LAR : 30% SO	50%	£-450,430	£-490,286	£-495,417	£-535,345	£-554,310	£-568,643

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, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-2,268,410	£-2,351,428	£-2,356,487	£-2,395,899	£-2,414,559	£-2,428,692
50% SR : 20% LAR : 30% SO	5%	£-2,375,816	£-2,454,463	£-2,459,522	£-2,498,893	£-2,517,593	£-2,531,727
50% SR : 20% LAR : 30% SO	10%	£-2,483,223	£-2,557,498	£-2,562,558	£-2,601,928	£-2,620,627	£-2,634,761
50% SR : 20% LAR : 30% SO	15%	£-2,590,629	£-2,660,532	£-2,665,591	£-2,704,962	£-2,723,662	£-2,737,796
50% SR : 20% LAR : 30% SO	20%	£-2,698,036	£-2,763,566	£-2,768,625	£-2,807,997	£-2,826,696	£-2,840,830
50% SR : 20% LAR : 30% SO	25%	£-2,805,441	£-2,866,601	£-2,871,660	£-2,914,691	£-2,933,390	£-2,947,524
50% SR : 20% LAR : 30% SO	30%	£-2,912,847	£-2,969,635	£-2,974,694	£-3,011,722	£-3,030,421	£-3,044,555
50% SR : 20% LAR : 30% SO	35%	£-3,020,252	£-3,072,669	£-3,077,728	£-3,114,753	£-3,133,452	£-3,147,586
50% SR : 20% LAR : 30% SO	40%	£-3,127,658	£-3,175,703	£-3,180,762	£-3,199,452	£-3,218,151	£-3,232,285
50% SR : 20% LAR : 30% SO	45%	£-3,235,063	£-3,278,737	£-3,283,796	£-3,292,486	£-3,311,185	£-3,325,319
50% SR : 20% LAR : 30% SO	50%	£-3,342,469	£-3,381,771	£-3,386,830	£-3,395,520	£-3,414,219	£-3,428,353

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%	£-1,120,069	£-1,203,087	£-1,208,146	£-1,247,517	£-1,266,217	£-1,280,351
50% SR : 20% LAR : 30% SO	5%	£-1,227,474	£-1,310,492	£-1,315,551	£-1,354,922	£-1,373,622	£-1,387,756
50% SR : 20% LAR : 30% SO	10%	£-1,334,881	£-1,417,897	£-1,422,956	£-1,462,327	£-1,481,027	£-1,495,161
50% SR : 20% LAR : 30% SO	15%	£-1,442,287	£-1,525,302	£-1,530,361	£-1,569,732	£-1,588,432	£-1,602,566
50% SR : 20% LAR : 30% SO	20%	£-1,549,693	£-1,632,707	£-1,637,766	£-1,677,137	£-1,695,837	£-1,710,001
50% SR : 20% LAR : 30% SO	25%	£-1,657,100	£-1,740,112	£-1,745,171	£-1,784,542	£-1,803,242	£-1,817,376
50% SR : 20% LAR : 30% SO	30%	£-1,764,506	£-1,847,517	£-1,852,576	£-1,891,947	£-1,910,647	£-1,924,781
50% SR : 20% LAR : 30% SO	35%	£-1,871,912	£-1,954,922	£-1,959,981	£-1,999,352	£-2,018,052	£-2,032,186
50% SR : 20% LAR : 30% SO	40%	£-1,979,318	£-2,062,327	£-2,067,386	£-2,106,757	£-2,125,457	£-2,139,591
50% SR : 20% LAR : 30% SO	45%	£-2,086,724	£-2,169,732	£-2,174,791	£-2,194,162	£-2,212,862	£-2,227,000
50% SR : 20% LAR : 30% SO	50%	£-2,200,130	£-2,277,137	£-2,282,196	£-2,301,567	£-2,320,267	£-2,334,401

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%	£-738,179	£-821,197	£-826,256	£-865,627	£-884,327	£-898,461
50% SR : 20% LAR : 30% SO	5%	£-845,584	£-928,602	£-933,661	£-973,032	£-991,732	£-1,005,866
50% SR : 20% LAR : 30% SO	10%	£-952,989	£-1,036,007	£-1,041,066	£-1,080,437	£-1,099,137	£-1,113,271
50% SR : 20% LAR : 30% SO	15%	£-1,060,394	£-1,143,412	£-1,148,471	£-1,187,842	£-1,206,542	£-1,220,676
50% SR : 20% LAR : 30% SO	20%	£-1,167,799	£-1,250,817	£-1,255,876	£-1,295,247	£-1,313,947	£-1,328,081
50% SR : 20% LAR : 30% SO	25%	£-1,275,204	£-1,358,222	£-1,363,281	£-1,402,658	£-1,421,358	£-1,435,492
50% SR : 20% LAR : 30% SO	30%	£-1,382,609	£-1,465,627	£-1,470,686	£-1,509,059	£-1,527,759	£-1,541,893
50% SR : 20% LAR : 30% SO	35%	£-1,490,014	£-1,573,032	£-1,578,091	£-1,616,460	£-1,635,160	£-1,649,294
50% SR : 20% LAR : 30% SO	40%	£-1,597,419	£-1,680,437	£-1,685,496	£-1,723,861	£-1,742,561	£-1,756,695
50% SR : 20% LAR : 30% SO	45%	£-1,704,824	£-1,787,842	£-1,792,901	£-1,831,262	£-1,850,000	£-1,864,134
50% SR : 20% LAR : 30% SO	50%	£-1,812,229	£-1,895,247	£-1,900,306	£-1,938,667	£-1,957,405	£-1,971,539

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-188,604	£-271,623	£-276,681	£-316,053	£-334,753	£-348,886
50% SR : 20% LAR : 30% SO	5%	£-286,010	£-369,029	£-374,087	£-413,454	£-432,154	£-446,287
50% SR : 20% LAR : 30% SO	10%	£-383,416	£-466,435	£-471,493	£-508,865	£-527,565	£-541,698
50% SR : 20% LAR : 30% SO	15%	£-480,822	£-563,841	£-568,900	£-606,276	£-624,976	£-639,109
50% SR : 20% LAR : 30% SO	20%	£-578,228	£-661,247	£-666,305	£-703,687	£-722,387	£-736,520
50% SR : 20% LAR : 30% SO	25%	£-675,634	£-758,653	£-763,712	£-801,098	£-819,798	£-833,931
50% SR : 20% LAR : 30% SO	30%	£-773,040	£-856,059	£-861,117	£-898,529	£-917,229	£-931,362
50% SR : 20% LAR : 30% SO	35%	£-870,446	£-953,465	£-958,524	£-995,940	£-1,014,640	£-1,028,773
50% SR : 20% LAR : 30% SO	40%	£-967,852	£-1,050,871	£-1,055,930	£-1,093,351	£-1,112,051	£-1,126,184
50% SR : 20% LAR : 30% SO	45%	£-1,065,258	£-1,148,277	£-1,153,336	£-1,190,762	£-1,209,462	£-1,223,595
50% SR : 20% LAR : 30% SO	50%	£-1,162,664	£-1,245,683	£-1,250,742	£-1,288,153	£-1,306,853	£-1,320,986

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£323,395	£244,906	£239,846	£200,476	£181,776	£167,843
50% SR : 20% LAR : 30% SO	5%	£227,464	£153,177	£148,118	£108,747	£90,047	£75,913
50% SR : 20% LAR : 30% SO	10%	£131,533	£61,449	£56,390	£17,018	£1,705	£-16,039
50% SR : 20% LAR : 30% SO	15%	£35,601	£-30,708	£-35,839	£-75,768	£-94,732	£-109,065
50% SR : 20% LAR : 30% SO	20%	£-61,183	£-123,735	£-128,866	£-188,795	£-187,759	£-202,082
50% SR : 20% LAR : 30% SO	25%	£-158,472	£-216,762	£-221,893	£-261,821	£-280,786	£-295,120
50% SR : 20% LAR : 30% SO	30%	£-255,759	£-309,788	£-314,920	£-354,848	£-373,812	£-388,146
50% SR : 20% LAR : 30% SO	35%	£-353,048	£-402,815	£-407,947	£-447,874	£-466,839	£-481,173
50% SR : 20% LAR : 30% SO	40%	£-450,337	£-495,842	£-500,973	£-540,901	£-559,865	£-574,200
50% SR : 20% LAR : 30% SO	45%	£-547,626	£-588,869	£-594,000	£-633,928	£-652,892	£-667,226
50% SR : 20% LAR : 30% SO	50%	£-644,914	£-681,896	£-687,027	£-726,954	£-745,919	£-760,253

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%	£-2,574,933	£-2,653,423	£-2,658,482	£-2,697,853	£-2,716,553	£-2,730,686
50% SR : 20% LAR : 30% SO	5%	£-2,670,865	£-2,745,151	£-2,750,211	£-2,789,581	£-2,808,281	£-2,822,415
50% SR : 20% LAR : 30% SO	10%	£-2,766,796	£-2,836,879	£-2,841,939	£-2,881,311	£-2,900,034	£-2,914,368
50% SR : 20% LAR : 30% SO	15%	£-2,862,727	£-2,929,037	£-2,934,168	£-2,974,096	£-2,993,060	£-3,007,394
50% SR : 20% LAR : 30% SO	20%	£-2,959,511	£-3,022,064	£-3,027,195	£-3,067,123	£-3,086,087	£-3,100,421
50% SR : 20% LAR : 30% SO	25%	£-3,056,800	£-3,115,091	£-3,120,221	£-3,160,150	£-3,179,114	£-3,193,448
50% SR : 20% LAR : 30% SO	30%	£-3,154,088	£-3,208,117	£-3,213,248	£-3,253,177	£-3,272,140	£-3,286,474
50% SR : 20% LAR : 30% SO	35%	£-3,251,377	£-3,301,144	£-3,306,275	£-3,346,203	£-3,365,168	£-3,379,501
50% SR : 20% LAR : 30% SO	40%	£-3,348,666	£-3,394,171	£-3,399,301	£-3,439,230	£-3,458,194	£-3,472,528
50% SR : 20% LAR : 30% SO	45%	£-3,445,954	£-3,487,197	£-3,492,328	£-3,532,257	£-3,551,221	£-3,565,554
50% SR : 20% LAR : 30% SO	50%	£-3,543,242	£-3,580,224	£-3,585,356	£-3,625,283	£-3,644,248	£-3,658,582

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%	£-1,426,592	£-1,505,081	£-1,510,141	£-1,549,512	£-1,568,211	£-1,582,345
50% SR : 20% LAR : 30% SO	5%	£-1,522,523	£-1,596,810	£-1,601,869	£-1,641,240	£-1,659,940	£-1,674,074
50% SR : 20% LAR : 30% SO	10%	£-1,618,455	£-1,688,538	£-1,693,598	£-1,732,969	£-1,751,693	£-1,766,026
50% SR : 20% LAR : 30% SO	15%	£-1,714,386	£-1,780,266	£-1,785,327	£-1,824,755	£-1,844,719	£-1,859,053
50% SR : 20% LAR : 30% SO	20%	£-1,811,170	£-1,873,722	£-1,878,784	£-1,918,782	£-1,937,746	£-1,952,080
50% SR : 20% LAR : 30% SO	25%	£-1,908,459	£-1,966,749	£-1,971,810	£-2,011,808	£-2,030,773	£-2,045,107
50% SR : 20% LAR : 30% SO	30%	£-2,005,747	£-2,059,775	£-2,064,836	£-2,104,835	£-2,123,799	£-2,138,133
50% SR : 20% LAR : 30% SO	35%	£-2,103,035	£-2,152,803	£-2,157,864	£-2,197,861	£-2,216,825	£-2,231,160
50% SR : 20% LAR : 30% SO	40%	£-2,200,324	£-2,245,830	£-2,250,891	£-2,290,888	£-2,309,852	£-2,324,187
50% SR : 20% LAR : 30% SO	45%	£-2,297,613	£-2,338,856	£-2,343,917	£-2,383,916	£-2,402,879	£-2,417,213
50% SR : 20% LAR : 30% SO	50%	£-2,394,901	£-2,431,883	£-2,437,014	£-2,476,942	£-2,495,906	£-2,510,240

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%	£-1,044,702	£-1,123,191	£-1,128,251	£-1,167,622	£-1,186,321	£-1,200,455
50% SR : 20% LAR : 30% SO	5%	£-1,140,633	£-1,214,920	£-1,219,979	£-1,259,350	£-1,278,050	£-1,292,184
50% SR : 20% LAR : 30% SO	10%	£-1,236,565	£-1,306,648	£-1,311,708	£-1,351,079	£-1,369,803	£-1,384,136
50% SR : 20% LAR : 30% SO	15%	£-1,332,496	£-1,398,376	£-1,403,437	£-1,443,808	£-1,462,829	£-1,477,163
50% SR : 20% LAR : 30% SO	20%	£-1,429,280	£-1,491,832	£-1,496,894	£-1,536,892	£-1,555,856	£-1,570,190
50% SR : 20% LAR : 30% SO	25%	£-1,526,569	£-1,584,859	£-1,589,920	£-1,629,918	£-1,648,883	£-1,663,217
50% SR : 20% LAR : 30% SO	30%	£-1,623,857	£-1,677,885	£-1,683,017	£-1,722,945	£-1,741,909	£-1,756,243
50% SR : 20% LAR : 30% SO	35%	£-1,721,145	£-1,770,913	£-1,776,044	£-1,815,971	£-1,834,936	£-1,849,270
50% SR : 20% LAR : 30% SO	40%	£-1,818,434	£-1,863,940	£-1,869,071	£-1,908,998	£-1,927,962	£-1,942,297
50% SR : 20% LAR : 30% SO	45%	£-1,915,723	£-1,959,956	£-1,965,087	£-2,005,026	£-2,024,089	£-2,038,323
50% SR : 20% LAR : 30% SO	50%	£-2,013,011	£-2,049,993	£-2,055,124	£-2,095,052	£-2,114,016	£-2,128,350

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%	£-495,128	£-573,617	£-578,677	£-618,047	£-636,747	£-650,880
50% SR : 20% LAR : 30% SO	5%	£-591,059	£-665,345	£-670,405	£-709,775	£-728,475	£-742,610
50% SR : 20% LAR : 30% SO	10%	£-686,990	£-757,074	£-762,133	£-801,505	£-820,228	£-834,562
50% SR : 20% LAR : 30% SO	15%	£-782,921	£-849,231	£-854,291	£-894,291	£-913,254	£-927,588
50% SR : 20% LAR : 30% SO	20%	£-879,706	£-942,258	£-947,318	£-987,318	£-1,006,281	£-1,020,615
50% SR : 20% LAR : 30% SO	25%	£-976,491	£-1,035,285	£-1,040,345	£-1,080,344	£-1,099,309	£-1,113,642
50% SR : 20% LAR : 30% SO	30%	£-1,073,276	£-1,128,311	£-1,133,371	£-1,173,371	£-1,192,335	£-1,206,668
50% SR : 20% LAR : 30% SO	35%	£-1,170,061	£-1,221,338	£-1,226,398	£-1,266,397	£-1,285,362	£-1,299,696
50% SR : 20% LAR : 30% SO	40%	£-1,266,846	£-1,314,365	£-1,319,425	£-1,359,424	£-1,378,389	£-1,392,723
50% SR : 20% LAR : 30% SO	45%	£-1,363,631	£-1,407,391	£-1,412,451	£-1,452,451	£-1,471,415	£-1,485,749
50% SR : 20% LAR : 30% SO	50%	£-1,460,416	£-1,500,418	£-1,505,478	£-1,545,477	£-1,564,442	£-1,578,776

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,599,553	£3,036,698	£3,021,757	£2,915,660	£2,860,438	£2,818,697
50% SR : 20% LAR : 30% SO	5%	£3,232,141	£2,697,539	£2,682,597	£2,576,501	£2,521,277	£2,479,537
50% SR : 20% LAR : 30% SO	10%	£2,864,728	£2,358,378	£2,343,438	£2,237,341	£2,182,118	£2,140,377
50% SR : 20% LAR : 30% SO	15%	£2,497,316	£2,019,219	£2,004,277	£1,898,181	£1,842,958	£1,800,080
50% SR : 20% LAR : 30% SO	20%	£2,129,904	£1,678,773	£1,663,821	£1,556,022	£1,500,018	£1,457,667
50% SR : 20% LAR : 30% SO	25%	£1,762,492	£1,338,380	£1,323,227	£1,213,629	£1,157,624	£1,115,294
50% SR : 20% LAR : 30% SO	30%	£1,395,080	£997,987	£978,834	£871,236	£815,232	£772,900
50% SR : 20% LAR : 30% SO	35%	£1,027,668	£657,594	£636,441	£528,843	£472,838	£430,508
50% SR : 20% LAR : 30% SO	40%	£660,256	£309,201	£294,048	£186,450	£130,446	£88,114
50% SR : 20% LAR : 30% SO	45%	£292,844	£33,662	£49,029	£158,150	£214,947	£257,877
50% SR : 20% LAR : 30% SO	50%	£92,432	£380,900	£396,268	£505,388	£562,185	£605,115

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%	£3,301,229	£3,864,084	£3,879,026	£3,985,122	£4,040,345	£4,082,086
50% SR : 20% LAR : 30% SO	5%	£3,668,641	£4,203,244	£4,218,185	£4,324,282	£4,379,505	£4,421,245
50% SR : 20% LAR : 30% SO	10%	£4,036,054	£4,542,404	£4,557,345	£4,663,441	£4,718,665	£4,760,406
50% SR : 20% LAR : 30% SO	15%	£4,403,466	£4,881,564	£4,896,505	£5,002,602	£5,058,372	£5,100,702
50% SR : 20% LAR : 30% SO	20%	£4,770,878	£5,220,724	£5,235,665	£5,341,762	£5,400,764	£5,443,094
50% SR : 20% LAR : 30% SO	25%	£5,138,290	£5,560,002	£5,575,555	£5,681,652	£5,743,158	£5,785,488
50% SR : 20% LAR : 30% SO	30%	£5,505,702	£5,900,796	£5,921,948	£6,029,546	£6,085,550	£6,127,882
50% SR : 20% LAR : 30% SO	35%	£5,873,114	£6,249,188	£6,264,342	£6,371,939	£6,427,944	£6,470,274
50% SR : 20% LAR : 30% SO	40%	£6,240,526	£6,597,580	£6,606,734	£6,714,332	£6,770,337	£6,812,668
50% SR : 20% LAR : 30% SO	45%	£6,607,938	£6,945,972	£6,949,812	£7,058,932	£7,115,729	£7,158,659
50% SR : 20% LAR : 30% SO	50%	£6,975,350	£7,294,364	£7,297,050	£7,406,170	£7,462,968	£7,505,898

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%	£567,083	£1,129,938	£1,144,880	£1,250,976	£1,306,199	£1,347,939
50% SR : 20% LAR : 30% SO	5%	£934,495	£1,469,097	£1,484,039	£1,590,136	£1,645,359	£1,687,099
50% SR : 20% LAR : 30% SO	10%	£1,301,908	£1,808,256	£1,823,199	£1,929,295	£1,984,519	£2,026,259
50% SR : 20% LAR : 30% SO	15%	£1,669,320	£2,147,415	£2,162,359	£2,268,456	£2,324,226	£2,366,556
50% SR : 20% LAR : 30% SO	20%	£2,036,732	£2,486,574	£2,501,518	£2,607,615	£2,663,385	£2,705,715
50% SR : 20% LAR : 30% SO	25%	£2,404,144	£2,825,733	£2,840,677	£2,946,774	£3,002,544	£3,044,874
50% SR : 20% LAR : 30% SO	30%	£2,771,556	£3,164,892	£3,179,836	£3,280,933	£3,336,703	£3,379,033
50% SR : 20% LAR : 30% SO	35%	£3,138,968	£3,504,051	£3,519,095	£3,620,192	£3,676,462	£3,718,792
50% SR : 20% LAR : 30% SO	40%	£3,506,380	£3,843,210	£3,858,254	£3,958,351	£4,014,621	£4,056,951
50% SR : 20% LAR : 30% SO	45%	£3,873,792	£4,182,369	£4,215,665	£4,324,758	£4,381,583	£4,423,913
50% SR : 20% LAR : 30% SO	50%	£4,241,204	£4,521,528	£4,562,904	£4,672,024	£4,728,821	£4,771,752

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%	£342,179	£220,676	£235,618	£341,714	£396,937	£438,677
50% SR : 20% LAR : 30% SO	5%	£25,233	£559,836	£574,777	£680,874	£736,097	£777,837
50% SR : 20% LAR : 30% SO	10%	£392,646	£898,996	£913,937	£1,020,033	£1,075,257	£1,116,997
50% SR : 20% LAR : 30% SO	15%	£760,058	£1,238,156	£1,253,097	£1,359,194	£1,414,964	£1,457,294
50% SR : 20% LAR : 30% SO	20%	£1,127,470	£1,577,314	£1,592,255	£1,701,352	£1,757,356	£1,799,686
50% SR : 20% LAR : 30% SO	25%	£1,494,882	£1,916,472	£1,931,413	£2,040,510	£2,096,514	£2,138,844
50% SR : 20% LAR : 30% SO	30%	£1,862,294	£2,255,632	£2,270,573	£2,380,670	£2,442,142	£2,484,472
50% SR : 20% LAR : 30% SO	35%	£2,229,706	£2,594,792	£2,609,733	£2,720,830	£2,782,302	£2,824,632
50% SR : 20% LAR : 30% SO	40%	£2,597,118	£2,933,952	£2,948,893	£3,069,927	£3,131,400	£3,173,730
50% SR : 20% LAR : 30% SO	45%	£2,964,530	£3,273,112	£3,288,053	£3,410,024	£3,471,497	£3,513,827
50% SR : 20% LAR : 30% SO	50%	£3,331,942	£3,612,272	£3,627,213	£3,760,120	£3,821,593	£3,863,923

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%	£1,650,690	£1,087,834	£1,072,893	£966,796	£911,574	£869,833
50% SR : 20% LAR : 30% SO	5%	£1,283,278	£748,675	£733,733	£627,637	£572,413	£530,674
50% SR : 20% LAR : 30% SO	10%	£915,865	£409,514	£394,574	£288,477	£233,254	£191,513
50% SR : 20% LAR : 30% SO	15%	£548,453	£70,355	£55,413	£50,683	£106,453	£148,784
50% SR : 20% LAR : 30% SO	20%	£181,040	£270,991	£285,243	£392,842	£448,846	£491,177
50% SR : 20% LAR : 30% SO	25%	£188,372	£612,483	£627,637	£735,234	£791,239	£833,670
50% SR : 20% LAR : 30% SO	30%	£558,298	£954,877	£970,029	£1,077,628	£1,133,632	£1,175,963
50% SR : 20% LAR : 30% SO	35%	£927,320	£1,297,270	£1,312,423	£1,420,620	£1,476,624	£1,518,955
50% SR : 20% LAR : 30% SO	40%	£1,296,341	£1,639,663	£1,654,816	£1,762,814	£1,818,818	£1,860,749
50% SR : 20% LAR : 30% SO	45%	£1,665,363	£1,982,056	£1,997,209	£2,107,013	£2,163,017	£2,205,741
50% SR : 20% LAR : 30% SO	50%	£2,034,385	£2,324,448	£2,345,131	£2,454,252	£2,511,049	£2,553,979

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value inflation	-5%
Build cost inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,369,293	£1,066,012	£1,050,860	£943,261	£887,257	£844,926
50% SR : 20% LAR : 30% SO	5%	£1,090,396	£802,692	£787,538	£679,941	£623,936	£581,605
50% SR : 20% LAR : 30% SO	10%	£811,499	£539,370	£524,217	£416,619	£360,614	£318,284
50% SR : 20% LAR : 30% SO	15%	£532,602	£276,049	£260,896	£153,296	£97,293	£54,963
50% SR : 20% LAR : 30% SO	20%	£253,705	£12,727	£2,460	£-111,580	£-168,377	£-211,308
50% SR : 20% LAR : 30% SO	25%	£-25,548	£-254,140	£-269,506	£-378,628	£-435,425	£-478,355
50% SR : 20% LAR : 30% SO	30%	£-308,392	£-521,187	£-536,554	£-645,675	£-702,473	£-745,402
50% SR : 20% LAR : 30% SO	35%	£-591,236	£-788,234	£-803,602	£-912,723	£-969,520	£-1,012,449
50% SR : 20% LAR : 30% SO	40%	£-874,079	£-1,055,282	£-1,070,649	£-1,179,770	£-1,236,567	£-1,279,497
50% SR : 20% LAR : 30% SO	45%	£-1,156,923	£-1,322,329	£-1,337,697	£-1,446,817	£-1,503,614	£-1,546,545
50% SR : 20% LAR : 30% SO	50%	£-1,439,767	£-1,589,377	£-1,604,745	£-1,713,865	£-1,770,662	£-1,813,592

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%	£-5,531,489	£-5,834,770	£-5,849,922	£-5,957,521	£-6,013,525	£-6,055,856
50% SR : 20% LAR : 30% SO	5%	£-5,810,387	£-6,098,090	£-6,113,244	£-6,220,841	£-6,276,846	£-6,319,178
50% SR : 20% LAR : 30% SO	10%	£-6,089,283	£-6,361,412	£-6,376,565	£-6,484,163	£-6,540,168	£-6,582,498
50% SR : 20% LAR : 30% SO	15%	£-6,368,180	£-6,624,733	£-6,639,886	£-6,747,484	£-6,803,489	£-6,845,820
50% SR : 20% LAR : 30% SO	20%	£-6,647,077	£-6,888,055	£-6,903,242	£-7,012,382	£-7,069,160	£-7,112,090
50% SR : 20% LAR : 30% SO	25%	£-6,926,331	£-7,154,922	£-7,170,289	£-7,279,410	£-7,336,207	£-7,379,138
50% SR : 20% LAR : 30% SO	30%	£-7,205,174	£-7,421,969	£-7,437,336	£-7,546,458	£-7,603,255	£-7,646,184
50% SR : 20% LAR : 30% SO	35%	£-7,484,018	£-7,689,017	£-7,704,384	£-7,813,505	£-7,870,303	£-7,913,232
50% SR : 20% LAR : 30% SO	40%	£-7,774,862	£-7,956,064	£-7,971,432	£-8,080,552	£-8,137,349	£-8,180,279
50% SR : 20% LAR : 30% SO	45%	£-8,065,705	£-8,223,112	£-8,238,479	£-8,347,600	£-8,404,397	£-8,447,327
50% SR : 20% LAR : 30% SO	50%	£-8,340,549	£-8,490,159	£-8,505,527	£-8,614,647	£-8,671,444	£-8,714,375

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%	£-2,797,343	£-3,100,624	£-3,115,776	£-3,223,375	£-3,279,379	£-3,321,710
50% SR : 20% LAR : 30% SO	5%	£-3,076,240	£-3,363,944	£-3,379,098	£-3,486,695	£-3,542,700	£-3,585,032
50% SR : 20% LAR : 30% SO	10%	£-3,355,137	£-3,627,266	£-3,642,419	£-3,750,017	£-3,806,022	£-3,848,352
50% SR : 20% LAR : 30% SO	15%	£-3,634,034	£-3,890,587	£-3,905,740	£-4,013,338	£-4,069,343	£-4,111,674
50% SR : 20% LAR : 30% SO	20%	£-3,912,931	£-4,153,909	£-4,169,062	£-4,278,216	£-4,335,014	£-4,377,944
50% SR : 20% LAR : 30% SO	25%	£-4,192,185	£-4,420,776	£-4,436,143	£-4,545,284	£-4,602,081	£-4,644,991
50% SR : 20% LAR : 30% SO	30%	£-4,475,028	£-4,687,823	£-4,703,190	£-4,812,311	£-4,869,109	£-4,912,038
50% SR : 20% LAR : 30% SO	35%	£-4,757,872	£-4,954,870	£-4,970,238	£-5,079,359	£-5,136,156	£-5,179,086
50% SR : 20% LAR : 30% SO	40%	£-5,040,715	£-5,221,918	£-5,237,285	£-5,346,406	£-5,403,203	£-5,446,133
50% SR : 20% LAR : 30% SO	45%	£-5,323,559	£-5,488,966	£-5,504,333	£-5,613,453	£-5,670,251	£-5,713,181
50% SR : 20% LAR : 30% SO	50%	£-5,606,403	£-5,756,013	£-5,771,381	£-5,880,501	£-5,937,298	£-5,980,228

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%	£-1,888,081	£-2,191,362	£-2,206,514	£-2,314,113	£-2,370,117	£-2,412,448
50% SR : 20% LAR : 30% SO	5%	£-2,166,979	£-2,454,682	£-2,469,836	£-2,577,433	£-2,633,438	£-2,675,770
50% SR : 20% LAR : 30% SO	10%	£-2,445,875	£-2,718,004	£-2,733,157	£-2,840,755	£-2,896,760	£-2,939,090
50% SR : 20% LAR : 30% SO	15%	£-2,724,772	£-2,981,325	£-2,996,478	£-3,104,076	£-3,160,081	£-3,202,412
50% SR : 20% LAR : 30% SO	20%	£-3,003,670	£-3,244,647	£-3,259,800	£-3,368,994	£-3,425,792	£-3,468,682
50% SR : 20% LAR : 30% SO	25%	£-3,282,923	£-3,511,514	£-3,526,667	£-3,636,002	£-3,692,799	£-3,735,729
50% SR : 20% LAR : 30% SO	30%	£-3,565,766	£-3,778,561	£-3,793,714	£-3,903,090	£-3,959,847	£-4,002,776
50% SR : 20% LAR : 30% SO	35%	£-3,848,610	£-4,045,608	£-4,060,761	£-4,170,097	£-4,226,895	£-4,269,824
50% SR : 20% LAR : 30% SO	40%	£-4,131,454	£-4,312,656	£-4,327,809	£-4,437,144	£-4,493,141	£-4,536,071
50% SR : 20% LAR : 30% SO	45%	£-4,414,297	£-4,579,704	£-4,595,071	£-4,704,191	£-4,760,989	£-4,803,919
50% SR : 20% LAR : 30% SO	50%	£-4,697,141	£-4,846,751	£-4,862,119	£-4,971,239	£-5,028,036	£-5,070,967

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%	£-579,570	£-682,851	£-698,004	£-1,005,602	£-1,061,606	£-1,103,938
50% SR : 20% LAR : 30% SO	5%	£-858,468	£-1,146,172	£-1,161,325	£-1,268,923	£-1,324,928	£-1,367,259
50% SR : 20% LAR : 30% SO	10%	£-1,137,365	£-1,409,493	£-1,424,647	£-1,532,244	£-1,588,249	£-1,630,580
50% SR : 20% LAR : 30% SO	15%	£-1,416,261	£-1,672,815	£-1,687,967	£-1,795,566	£-1,851,571	£-1,893,901
50% SR : 20% LAR : 30% SO	20%	£-1,695,159	£-1,936,136	£-1,951,324	£-2,060,444	£-2,117,241	£-2,160,171
50% SR : 20% LAR : 30% SO	25%	£-1,974,412	£-2,203,004	£-2,218,370	£-2,327,491	£-2,384,289	£-2,427,219
50% SR : 20% LAR : 30% SO	30%	£-2,257,256	£-2,470,950	£-2,485,418	£-2,594,539	£-2,651,336	£-2,694,266
50% SR : 20% LAR : 30% SO	35%	£-2,540,100	£-2,737,898	£-2,752,465	£-2,861,587	£-2,918,384	£-2,961,313
50% SR : 20% LAR : 30% SO	40%	£-2,822,943	£-3,004,146	£-3,019,513	£-3,128,633	£-3,185,431	£-3,228,361
50% SR : 20% LAR : 30% SO	45%	£-3,105,786	£-3,271,193	£-3,286,561	£-3,395,681	£-3,452,478	£-3,495,408
50% SR : 20% LAR : 30% SO	50%	£-3,388,631	£-3,538,241	£-3,553,608	£-3,662,729	£-3,719,526	£-3,762,456

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,780,339	£2,537,009	£2,522,068	£2,415,971	£2,360,749	£2,319,008
50% SR : 20% LAR : 30% SO	5%	£2,448,046	£2,217,080	£2,202,138	£2,096,042	£2,040,818	£1,999,079
50% SR : 20% LAR : 30% SO	10%	£2,116,755	£1,897,149	£1,882,208	£1,774,897	£1,718,892	£1,676,562
50% SR : 20% LAR : 30% SO	15%	£1,783,443	£1,574,855	£1,559,902	£1,451,904	£1,395,899	£1,353,568
50% SR : 20% LAR : 30% SO	20%	£1,447,934	£1,251,661	£1,236,509	£1,128,910	£1,072,905	£1,030,575
50% SR : 20% LAR : 30% SO	25%	£1,112,425	£928,668	£913,515	£805,917	£749,912	£707,581
50% SR : 20% LAR : 30% SO	30%	£776,916	£605,674	£590,522	£482,924	£426,918	£384,588
50% SR : 20% LAR : 30% SO	35%	£441,407	£282,681	£267,529	£159,930	£103,925	£61,595
50% SR : 20% LAR : 30% SO	40%	£105,898	£-40,883	£-56,250	£-165,370	£-222,168	£-265,098
50% SR : 20% LAR : 30% SO	45%	£-232,859	£-368,447	£-383,814	£-492,935	£-549,732	£-592,662
50% SR : 20% LAR : 30% SO	50%	£-573,116	£-696,011	£-711,378	£-820,498	£-877,296	£-920,226

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%	£-4,120,444	£-4,363,773	£-4,378,715	£-4,484,811	£-4,540,034	£-4,581,774
50% SR : 20% LAR : 30% SO	5%	£-4,452,736	£-4,683,703	£-4,698,644	£-4,804,741	£-4,859,964	£-4,901,704
50% SR : 20% LAR : 30% SO	10%	£-4,785,028	£-5,003,633	£-5,018,574	£-5,125,885	£-5,181,890	£-5,224,221
50% SR : 20% LAR : 30% SO	15%	£-5,117,340	£-5,323,128	£-5,341,280	£-5,448,879	£-5,504,884	£-5,547,214
50% SR : 20% LAR : 30% SO	20%	£-5,452,849	£-5,649,121	£-5,664,273	£-5,771,872	£-5,827,877	£-5,870,207
50% SR : 20% LAR : 30% SO	25%	£-5,788,357	£-5,972,115	£-5,987,267	£-6,094,865	£-6,150,870	£-6,193,201
50% SR : 20% LAR : 30% SO	30%	£-6,123,866	£-6,295,108	£-6,310,260	£-6,417,859	£-6,473,864	£-6,516,194
50% SR : 20% LAR : 30% SO	35%	£-6,459,375	£-6,618,101	£-6,633,254	£-6,740,852	£-6,796,857	£-6,839,188
50% SR : 20% LAR : 30% SO	40%	£-6,794,884	£-6,941,665	£-6,957,032	£-7,066,153	£-7,122,158	£-7,165,890
50% SR : 20% LAR : 30% SO	45%	£-7,133,641	£-7,269,230	£-7,284,596	£-7,393,717	£-7,450,515	£-7,493,445
50% SR : 20% LAR : 30% SO	50%	£-7,473,898	£-7,596,793	£-7,612,161	£-7,721,281	£-7,778,078	£-7,821,008

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%	£-1,386,297	£-1,629,627	£-1,644,568	£-1,750,665	£-1,805,888	£-1,847,628
50% SR : 20% LAR : 30% SO	5%	£-1,718,590	£-1,949,556	£-1,964,498	£-2,070,594	£-2,125,818	£-2,167,558
50% SR : 20% LAR : 30% SO	10%	£-2,050,882	£-2,269,487	£-2,284,428	£-2,391,739	£-2,447,744	£-2,490,074
50% SR : 20% LAR : 30% SO	15%	£-2,383,194	£-2,591,981	£-2,607,134	£-2,714,732	£-2,770,737	£-2,813,068
50% SR : 20% LAR : 30% SO	20%	£-2,718,702	£-2,914,975	£-2,930,127	£-3,037,726	£-3,093,731	£-3,136,061
50% SR : 20% LAR : 30% SO	25%	£-3,054,211	£-3,237,968	£-3,253,121	£-3,360,719	£-3,416,724	£-3,459,055
50% SR : 20% LAR : 30% SO	30%	£-3,389,720	£-3,560,962	£-3,576,114	£-3,683,713	£-3,739,718	£-3,782,048
50% SR : 20% LAR : 30% SO	35%	£-3,725,229	£-3,883,955	£-3,899,108	£-4,006,706	£-4,062,711	£-4,105,042
50% SR : 20% LAR : 30% SO	40%	£-4,060,738	£-4,207,519	£-4,222,896	£-4,332,008	£-4,388,004	£-4,431,734
50% SR : 20% LAR : 30% SO	45%	£-4,396,495	£-4,535,083	£-4,550,450	£-4,659,517	£-4,716,368	£-4,759,299
50% SR : 20% LAR : 30% SO	50%	£-4,739,752	£-4,862,647	£-4,878,014	£-4,987,135	£-5,043,932	£-5,086,862

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%	£-477,036	£-720,365	£-735,307	£-841,403	£-896,626	£-938,366
50% SR : 20% LAR : 30% SO	5%	£-809,328	£-1,040,294	£-1,055,236	£-1,161,333	£-1,216,556	£-1,258,296
50% SR : 20% LAR : 30% SO	10%	£-1,141,620	£-1,360,225	£-1,375,166	£-1,482,477	£-1,538,482	£-1,580,812
50% SR : 20% LAR : 30% SO	15%	£-1,473,932	£-1,680,720	£-1,697,872	£-1,805,470	£-1,861,475	£-1,903,805
50% SR : 20% LAR : 30% SO	20%	£-1,809,441	£-2,005,713	£-2,020,865	£-2,128,464	£-2,184,469	£-2,226,799
50% SR : 20% LAR : 30% SO	25%	£-2,144,949	£-2,328,706	£-2,343,859	£-2,451,457	£-2,507,462	£-2,549,793
50% SR : 20% LAR : 30% SO	30%	£-2,480,458	£-2,651,700	£-2,666,852	£-2,774,451	£-2,830,456	£-2,872,786
50% SR : 20% LAR : 30% SO	35%	£-2,815,967	£-2,974,693	£-2,989,846	£-3,097,444	£-3,153,449	£-3,195,780
50% SR : 20% LAR : 30% SO	40%	£-3,151,476	£-3,298,257	£-3,313,624	£-3,422,745	£-3,479,542	£-3,522,472
50% SR : 20% LAR : 30% SO	45%	£-3,490,233	£-3,625,821	£-3,641,188	£-3,750,309	£-3,807,107	£-3,850,037
50% SR : 20% LAR : 30% SO	50%	£-3,830,490	£-3,953,385	£-3,968,753	£-4,077,873	£-4,134,670	£-4,177,600

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%	£831,475	£588,145	£573,204	£467,107	£411,885	£370,144
50% SR : 20% LAR : 30% SO	5%	£499,182	£268,216	£253,275	£147,178	£91,954	£50,215
50% SR : 20% LAR : 30% SO	10%	£166,891	£-51,714	£-66,656	£-173,966	£-229,974	£-272,302
50% SR : 20% LAR : 30% SO	15%	£-165,421	£-374,209	£-389,361	£-496,960	£-552,965	£-595,295
50% SR : 20% LAR : 30% SO	20%	£-500,930	£-697,202	£-712,355	£-819,953	£-875,958	£-918,289
50% SR : 20% LAR : 30% SO	25%	£-836,439	£-1,020,196	£-1,035,348	£-1,142,947	£-1,198,952	£-1,241,282
50% SR : 20% LAR : 30% SO	30%	£-1,171,948	£-1,343,189	£-1,358,342	£-1,465,940	£-1,521,945	£-1,564,276
50% SR : 20% LAR : 30% SO	35%	£-1,507,457	£-1,666,183	£-1,681,335	£-1,789,934	£-1,845,939	£-1,887,269
50% SR : 20% LAR : 30% SO	40%	£-1,842,966	£-1,989,746	£-2,005,114	£-2,114,234	£-2,171,031	£-2,213,362
50% SR : 20% LAR : 30% SO	45%	£-2,181,722	£-2,317,311	£-2,332,677	£-2,441,799	£-2,498,596	£-2,541,526
50% SR : 20% LAR : 30% SO	50%	£-2,521,679	£-2,644,875	£-2,660,242	£-2,769,362	£-2,826,160	£-2,869,090

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation		-6%
Build cost Inflation		0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,606,072	£1,377,235	£1,362,083	£1,264,484	£1,198,479	£1,156,149
50% SR : 20% LAR : 30% SO	5%	£1,318,311	£1,101,284	£1,086,130	£978,533	£922,528	£880,197
50% SR : 20% LAR : 30% SO	10%	£1,030,551	£825,333	£810,179	£702,582	£646,577	£604,245
50% SR : 20% LAR : 30% SO	15%	£742,789	£549,381	£534,228	£426,630	£370,626	£328,294
50% SR : 20% LAR : 30% SO	20%	£455,029	£273,429	£258,277	£150,679	£94,674	£52,343
50% SR : 20% LAR : 30% SO	25%	£167,267	£-2,567	£-17,924	£-127,046	£-183,843	£-226,772
50% SR : 20% LAR : 30% SO	30%	£-122,198	£-282,414	£-297,780	£-406,902	£-463,699	£-506,629
50% SR : 20% LAR : 30% SO	35%	£-414,032	£-562,270	£-577,637	£-686,758	£-743,555	£-786,485
50% SR : 20% LAR : 30% SO	40%	£-705,865	£-842,126	£-857,493	£-966,615	£-1,023,411	£-1,066,341
50% SR : 20% LAR : 30% SO	45%	£-997,698	£-1,121,983	£-1,137,349	£-1,246,471	£-1,303,268	£-1,346,198
50% SR : 20% LAR : 30% SO	50%	£-1,289,531	£-1,401,839	£-1,417,206	£-1,526,327	£-1,583,124	£-1,626,054

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%	£-2,294,710	£-5,823,547	£-5,538,700	£-5,646,298	£-5,702,303	£-5,744,634
50% SR : 20% LAR : 30% SO	5%	£-5,582,471	£-5,799,499	£-5,814,652	£-5,922,249	£-5,978,254	£-6,020,585
50% SR : 20% LAR : 30% SO	10%	£-5,870,232	£-6,075,450	£-6,090,603	£-6,198,201	£-6,254,206	£-6,296,537
50% SR : 20% LAR : 30% SO	15%	£-6,157,993	£-6,351,402	£-6,366,554	£-6,474,153	£-6,530,157	£-6,572,488
50% SR : 20% LAR : 30% SO	20%	£-6,445,754	£-6,627,353	£-6,642,505	£-6,750,104	£-6,806,109	£-6,848,439
50% SR : 20% LAR : 30% SO	25%	£-6,733,515	£-6,903,339	£-6,918,707	£-7,027,828	£-7,083,833	£-7,125,555
50% SR : 20% LAR : 30% SO	30%	£-7,021,276	£-7,183,196	£-7,198,563	£-7,307,684	£-7,363,689	£-7,405,411
50% SR : 20% LAR : 30% SO	35%	£-7,314,814	£-7,463,052	£-7,478,420	£-7,587,540	£-7,643,545	£-7,685,267
50% SR : 20% LAR : 30% SO	40%	£-7,608,647	£-7,742,908	£-7,758,276	£-7,867,397	£-7,923,402	£-7,965,124
50% SR : 20% LAR : 30% SO	45%	£-7,898,481	£-8,022,765	£-8,038,132	£-8,147,253	£-8,203,258	£-8,245,981
50% SR : 20% LAR : 30% SO	50%	£-8,190,313	£-8,302,621	£-8,317,989	£-8,427,109	£-8,483,114	£-8,524,837

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%	£-2,560,564	£-2,789,401	£-2,804,554	£-2,912,152	£-2,968,157	£-3,010,488
50% SR : 20% LAR : 30% SO	5%	£-2,848,325	£-3,065,352	£-3,080,505	£-3,188,103	£-3,244,108	£-3,286,439
50% SR : 20% LAR : 30% SO	10%	£-3,136,086	£-3,341,303	£-3,356,457	£-3,464,054	£-3,520,059	£-3,562,391
50% SR : 20% LAR : 30% SO	15%	£-3,423,847	£-3,617,256	£-3,632,409	£-3,740,007	£-3,796,011	£-3,838,342
50% SR : 20% LAR : 30% SO	20%	£-3,711,607	£-3,893,207	£-3,908,359	£-4,015,958	£-4,071,963	£-4,114,293
50% SR : 20% LAR : 30% SO	25%	£-3,999,368	£-4,169,159	£-4,184,311	£-4,292,882	£-4,348,887	£-4,391,218
50% SR : 20% LAR : 30% SO	30%	£-4,287,129	£-4,445,111	£-4,460,263	£-4,571,186	£-4,627,191	£-4,669,522
50% SR : 20% LAR : 30% SO	35%	£-4,574,890	£-4,721,063	£-4,736,215	£-4,846,519	£-4,902,524	£-4,944,855
50% SR : 20% LAR : 30% SO	40%	£-4,862,651	£-5,000,762	£-5,020,130	£-5,130,251	£-5,186,256	£-5,228,587
50% SR : 20% LAR : 30% SO	45%	£-5,150,412	£-5,280,461	£-5,300,828	£-5,410,949	£-5,466,954	£-5,509,285
50% SR : 20% LAR : 30% SO	50%	£-5,438,173	£-5,560,160	£-5,580,727	£-5,691,428	£-5,747,433	£-5,789,764

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%	£-1,651,302	£-1,880,139	£-1,895,292	£-2,002,890	£-2,058,895	£-2,101,226
50% SR : 20% LAR : 30% SO	5%	£-1,939,063	£-2,156,090	£-2,171,244	£-2,278,841	£-2,334,846	£-2,377,177
50% SR : 20% LAR : 30% SO	10%	£-2,226,824	£-2,432,042	£-2,447,195	£-2,554,792	£-2,610,797	£-2,653,128
50% SR : 20% LAR : 30% SO	15%	£-2,514,585	£-2,707,994	£-2,723,148	£-2,830,745	£-2,886,749	£-2,929,080
50% SR : 20% LAR : 30% SO	20%	£-2,802,346	£-2,983,946	£-2,999,099	£-3,106,896	£-3,162,901	£-3,205,231
50% SR : 20% LAR : 30% SO	25%	£-3,090,107	£-3,259,897	£-3,275,050	£-3,382,420	£-3,438,425	£-3,480,756
50% SR : 20% LAR : 30% SO	30%	£-3,377,868	£-3,535,848	£-3,550,901	£-3,657,425	£-3,713,430	£-3,755,761
50% SR : 20% LAR : 30% SO	35%	£-3,665,629	£-3,811,799	£-3,826,952	£-3,933,449	£-3,989,454	£-4,031,785
50% SR : 20% LAR : 30% SO	40%	£-3,953,390	£-4,087,750	£-4,102,903	£-4,209,473	£-4,265,478	£-4,307,816
50% SR : 20% LAR : 30% SO	45%	£-4,241,151	£-4,363,701	£-4,378,854	£-4,484,897	£-4,540,902	£-4,582,243
50% SR : 20% LAR : 30% SO	50%	£-4,528,912	£-4,639,652	£-4,654,805	£-4,761,229	£-4,817,234	£-4,859,565

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%	£-342,792	£-571,629	£-586,781	£-694,380	£-750,385	£-792,715
50% SR : 20% LAR : 30% SO	5%	£-630,553	£-847,580	£-862,732	£-970,331	£-1,026,336	£-1,068,666
50% SR : 20% LAR : 30% SO	10%	£-918,313	£-1,123,531	£-1,138,683	£-1,246,282	£-1,302,287	£-1,344,618
50% SR : 20% LAR : 30% SO	15%	£-1,206,074	£-1,399,483	£-1,414,635	£-1,522,234	£-1,578,239	£-1,620,570
50% SR : 20% LAR : 30% SO	20%	£-1,493,835	£-1,675,434	£-1,690,587	£-1,798,183	£-1,854,188	£-1,896,519
50% SR : 20% LAR : 30% SO	25%	£-1,781,596	£-1,951,421	£-1,966,573	£-2,074,170	£-2,130,175	£-2,172,506
50% SR : 20% LAR : 30% SO	30%	£-2,069,357	£-2,227,362	£-2,242,514	£-2,350,111	£-2,406,116	£-2,448,447
50% SR : 20% LAR : 30% SO	35%	£-2,357,118	£-2,503,303	£-2,518,455	£-2,626,052	£-2,682,057	£-2,724,388
50% SR : 20% LAR : 30% SO	40%	£-2,644,879	£-2,779,244	£-2,794,396	£-2,901,993	£-2,957,998	£-3,000,329
50% SR : 20% LAR : 30% SO	45%	£-2,932,640	£-2,955,185	£-2,970,337	£-3,077,934	£-3,133,939	£-3,176,270
50% SR : 20% LAR : 30% SO	50%	£-3,220,401	£-3,230,126	£-3,245,278	£-3,352,815	£-3,408,820	£-3,451,151



LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£777,345	£560,755	£545,602	£438,005	£381,999	£339,668
50% SR : 20% LAR : 30% SO	5%	£520,496	£315,259	£300,107	£192,508	£136,504	£94,173
50% SR : 20% LAR : 30% SO	10%	£263,648	£69,764	£94,611	£-53,737	£-110,534	£-153,464
50% SR : 20% LAR : 30% SO	15%	£6,799	£-179,219	£-193,587	£-302,707	£-359,504	£-402,434
50% SR : 20% LAR : 30% SO	20%	£-253,588	£-427,189	£-442,556	£-551,677	£-608,474	£-651,404
50% SR : 20% LAR : 30% SO	25%	£-514,071	£-676,159	£-691,525	£-800,647	£-857,444	£-900,374
50% SR : 20% LAR : 30% SO	30%	£-774,553	£-925,128	£-940,495	£-1,049,616	£-1,106,414	£-1,149,343
50% SR : 20% LAR : 30% SO	35%	£-1,035,037	£-1,174,098	£-1,189,465	£-1,298,585	£-1,355,383	£-1,398,313
50% SR : 20% LAR : 30% SO	40%	£-1,295,520	£-1,423,068	£-1,438,435	£-1,547,555	£-1,604,353	£-1,647,283
50% SR : 20% LAR : 30% SO	45%	£-1,556,003	£-1,672,037	£-1,687,405	£-1,796,525	£-1,853,322	£-1,896,253
50% SR : 20% LAR : 30% SO	50%	£-1,816,487	£-1,921,007	£-1,936,374	£-2,045,495	£-2,102,292	£-2,145,223

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%	£-6,123,437	£-6,340,027	£-6,355,180	£-6,462,778	£-6,518,783	£-6,561,114
50% SR : 20% LAR : 30% SO	5%	£-6,380,286	£-6,585,523	£-6,600,676	£-6,708,274	£-6,764,278	£-6,806,610
50% SR : 20% LAR : 30% SO	10%	£-6,637,134	£-6,831,019	£-6,846,171	£-6,954,519	£-7,011,317	£-7,054,247
50% SR : 20% LAR : 30% SO	15%	£-6,893,983	£-7,076,512	£-7,091,664	£-7,200,489	£-7,257,287	£-7,300,217
50% SR : 20% LAR : 30% SO	20%	£-7,150,831	£-7,322,005	£-7,337,157	£-7,441,459	£-7,498,257	£-7,541,187
50% SR : 20% LAR : 30% SO	25%	£-7,407,680	£-7,567,498	£-7,582,650	£-7,686,652	£-7,743,450	£-7,786,380
50% SR : 20% LAR : 30% SO	30%	£-7,664,528	£-7,812,991	£-7,828,143	£-7,932,345	£-7,989,143	£-8,032,073
50% SR : 20% LAR : 30% SO	35%	£-7,921,377	£-8,058,484	£-8,073,636	£-8,177,838	£-8,234,636	£-8,277,566
50% SR : 20% LAR : 30% SO	40%	£-8,178,225	£-8,303,977	£-8,319,129	£-8,423,331	£-8,480,129	£-8,523,059
50% SR : 20% LAR : 30% SO	45%	£-8,435,074	£-8,549,470	£-8,564,622	£-8,668,824	£-8,725,622	£-8,768,552
50% SR : 20% LAR : 30% SO	50%	£-8,691,922	£-8,794,963	£-8,810,115	£-8,914,317	£-8,971,115	£-9,014,045

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%	£-3,389,291	£-3,605,881	£-3,621,034	£-3,728,632	£-3,784,637	£-3,826,968
50% SR : 20% LAR : 30% SO	5%	£-3,646,140	£-3,862,730	£-3,877,883	£-3,975,481	£-4,031,486	£-4,073,817
50% SR : 20% LAR : 30% SO	10%	£-3,902,989	£-4,119,579	£-4,134,732	£-4,232,330	£-4,288,335	£-4,330,666
50% SR : 20% LAR : 30% SO	15%	£-4,159,838	£-4,376,428	£-4,391,581	£-4,489,428	£-4,545,433	£-4,587,764
50% SR : 20% LAR : 30% SO	20%	£-4,416,687	£-4,633,277	£-4,648,430	£-4,746,527	£-4,802,532	£-4,844,863
50% SR : 20% LAR : 30% SO	25%	£-4,673,536	£-4,890,126	£-4,905,279	£-5,003,624	£-5,059,629	£-5,101,960
50% SR : 20% LAR : 30% SO	30%	£-4,930,385	£-5,146,975	£-5,162,128	£-5,260,721	£-5,316,726	£-5,359,057
50% SR : 20% LAR : 30% SO	35%	£-5,187,234	£-5,403,824	£-5,418,977	£-5,517,818	£-5,573,823	£-5,616,188
50% SR : 20% LAR : 30% SO	40%	£-5,444,083	£-5,660,673	£-5,675,826	£-5,774,919	£-5,830,924	£-5,873,255
50% SR : 20% LAR : 30% SO	45%	£-5,700,932	£-5,917,522	£-5,932,675	£-6,032,012	£-6,088,017	£-6,130,348
50% SR : 20% LAR : 30% SO	50%	£-5,957,781	£-6,174,371	£-6,189,524	£-6,287,615	£-6,343,620	£-6,385,951

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%	£-2,480,029	£-2,696,619	£-2,711,772	£-2,819,370	£-2,875,375	£-2,917,706
50% SR : 20% LAR : 30% SO	5%	£-2,736,878	£-2,953,468	£-2,968,621	£-3,066,219	£-3,122,224	£-3,164,555
50% SR : 20% LAR : 30% SO	10%	£-2,993,727	£-3,210,317	£-3,225,470	£-3,312,111	£-3,368,116	£-3,410,447
50% SR : 20% LAR : 30% SO	15%	£-3,250,576	£-3,467,166	£-3,482,319	£-3,569,161	£-3,625,166	£-3,667,497
50% SR : 20% LAR : 30% SO	20%	£-3,507,425	£-3,724,015	£-3,739,168	£-3,826,212	£-3,882,217	£-3,924,548
50% SR : 20% LAR : 30% SO	25%	£-3,764,274	£-3,980,864	£-3,996,017	£-4,083,256	£-4,139,261	£-4,181,592
50% SR : 20% LAR : 30% SO	30%	£-4,021,123	£-4,237,713	£-4,252,866	£-4,339,305	£-4,395,310	£-4,437,641
50% SR : 20% LAR : 30% SO	35%	£-4,277,972	£-4,494,562	£-4,509,715	£-4,596,344	£-4,652,349	£-4,694,672
50% SR : 20% LAR : 30% SO	40%	£-4,534,821	£-4,751,411	£-4,766,564	£-4,853,383	£-4,909,388	£-4,951,719
50% SR : 20% LAR : 30% SO	45%	£-4,791,670	£-5,008,260	£-5,023,413	£-5,110,422	£-5,166,427	£-5,208,758
50% SR : 20% LAR : 30% SO	50%	£-5,048,519	£-5,265,109	£-5,280,262	£-5,367,261	£-5,423,266	£-5,465,597

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%	£-1,171,519	£-1,388,108	£-1,403,262	£-1,510,859	£-1,566,864	£-1,609,196
50% SR : 20% LAR : 30% SO	5%	£-1,428,367	£-1,644,957	£-1,660,111	£-1,757,708	£-1,813,713	£-1,856,045
50% SR : 20% LAR : 30% SO	10%	£-1,685,216	£-1,901,806	£-1,916,960	£-2,003,707	£-2,059,712	£-2,102,044
50% SR : 20% LAR : 30% SO	15%	£-1,942,064	£-2,158,655	£-2,173,809	£-2,250,556	£-2,306,561	£-2,348,893
50% SR : 20% LAR : 30% SO	20%	£-2,200,913	£-2,415,504	£-2,430,658	£-2,507,405	£-2,563,410	£-2,605,742
50% SR : 20% LAR : 30% SO	25%	£-2,459,762	£-2,672,353	£-2,687,507	£-2,764,254	£-2,820,259	£-2,862,591
50% SR : 20% LAR : 30% SO	30%	£-2,718,611	£-2,929,202	£-2,944,356	£-3,021,103	£-3,077,108	£-3,119,439
50% SR : 20% LAR : 30% SO	35%	£-2,977,460	£-3,186,051	£-3,191,205	£-3,267,950	£-3,323,955	£-3,366,277
50% SR : 20% LAR : 30% SO	40%	£-3,236,309	£-3,442,900	£-3,448,054	£-3,524,797	£-3,580,802	£-3,623,129
50% SR : 20% LAR : 30% SO	45%	£-3,495,158	£-3,699,749	£-3,704,903	£-3,781,650	£-3,837,655	£-3,879,460
50% SR : 20% LAR : 30% SO	50%	£-3,754,007	£-3,956,598	£-3,961,752	£-4,038,497	£-4,094,502	£-4,136,834

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£6,959,499	£5,824,705	£5,800,036	£5,579,430	£5,488,257	£5,419,344
50% SR : 20% LAR : 30% SO	5%	£6,227,423	£5,145,307	£5,120,639	£4,900,033	£4,808,859	£4,739,946
50% SR : 20% LAR : 30% SO	10%	£5,489,668	£4,465,910	£4,441,242	£4,220,636	£4,129,462	£4,060,549
50% SR : 20% LAR : 30% SO	15%	£4,751,914	£3,786,512	£3,761,844	£3,541,237	£3,450,064	£3,381,151
50% SR : 20% LAR : 30% SO	20%	£4,014,160	£3,107,115	£3,082,446	£2,861,840	£2,770,666	£2,701,753
50% SR : 20% LAR : 30% SO	25%	£3,276,406	£2,427,717	£2,403,049	£2,182,442	£2,091,269	£2,022,356
50% SR : 20% LAR : 30% SO	30%	£2,538,652	£1,748,319	£1,723,651	£1,503,045	£1,411,871	£1,342,958
50% SR : 20% LAR : 30% SO	35%	£1,800,897	£1,068,922	£1,044,254	£823,648	£732,474	£663,561
50% SR : 20% LAR : 30% SO	40%	£1,063,143	£389,524	£364,856	£142,829	£50,365	£-19,799
50% SR : 20% LAR : 30% SO	45%	£325,388	£-301,354	£-326,726	£-553,619	£-647,391	£-718,269
50% SR : 20% LAR : 30% SO	50%	£-427,089	£-999,824	£-1,025,194	£-1,252,089	£-1,345,861	£-1,416,738

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%	£2,512,163	£3,846,957	£3,671,626	£3,892,232	£3,983,405	£4,052,319
50% SR : 20% LAR : 30% SO	5%	£3,244,239	£4,326,355	£4,351,023	£4,571,629	£4,662,803	£4,731,716
50% SR : 20% LAR : 30% SO	10%	£3,981,994	£5,005,752	£5,030,420	£5,251,026	£5,342,200	£5,411,113
50% SR : 20% LAR : 30% SO	15%	£4,719,748	£5,685,150	£5,709,818	£5,930,425	£6,021,598	£6,090,511
50% SR : 20% LAR : 30% SO	20%	£5,457,503	£6,364,547	£6,389,216	£6,609,822	£6,700,996	£6,769,909
50% SR : 20% LAR : 30% SO	25%	£6,195,256	£7,043,946	£7,068,614	£7,289,220	£7,380,393	£7,449,306
50% SR : 20% LAR : 30% SO	30%	£6,933,010	£7,723,343	£7,748,011	£7,968,617	£8,059,791	£8,128,704
50% SR : 20% LAR : 30% SO	35%	£7,670,765	£8,402,740	£8,427,408	£8,648,014	£8,739,188	£8,808,101
50% SR : 20% LAR : 30% SO	40%	£8,408,519	£9,082,138	£9,106,806	£9,328,412	£9,421,297	£9,491,461
50% SR : 20% LAR : 30% SO	45%	£9,146,274	£9,773,016	£9,798,388	£10,025,281	£10,119,053	£10,189,931
50% SR : 20% LAR : 30% SO	50%	£9,884,751	£10,471,486	£10,496,856	£10,723,751	£10,817,523	£10,888,400

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%	£1,240,587	£1,057,793	£81,124	£-139,482	£-230,656	£-299,569
50% SR : 20% LAR : 30% SO	5%	£508,511	£-573,805	£-598,273	£-818,879	£-910,053	£-978,966
50% SR : 20% LAR : 30% SO	10%	£-229,244	£-1,253,003	£-1,277,671	£-1,498,277	£-1,589,451	£-1,658,364
50% SR : 20% LAR : 30% SO	15%	£-966,998	£-1,932,400	£-1,957,068	£-2,177,675	£-2,268,848	£-2,337,761
50% SR : 20% LAR : 30% SO	20%	£-1,704,753	£-2,611,798	£-2,636,467	£-2,857,073	£-2,948,246	£-3,017,159
50% SR : 20% LAR : 30% SO	25%	£-2,442,507	£-3,291,196	£-3,315,864	£-3,536,470	£-3,627,644	£-3,696,557
50% SR : 20% LAR : 30% SO	30%	£-3,180,261	£-3,970,593	£-3,995,261	£-4,215,867	£-4,307,041	£-4,375,954
50% SR : 20% LAR : 30% SO	35%	£-3,918,016	£-4,649,991	£-4,674,659	£-4,919,265	£-4,998,439	£-5,055,352
50% SR : 20% LAR : 30% SO	40%	£-4,655,769	£-5,329,388	£-5,354,056	£-5,576,084	£-5,655,258	£-5,738,712
50% SR : 20% LAR : 30% SO	45%	£-5,393,524	£-6,020,267	£-6,045,838	£-6,272,532	£-6,351,304	£-6,437,181
50% SR : 20% LAR : 30% SO	50%	£-6,146,001	£-6,718,736	£-6,744,107	£-6,971,001	£-7,054,773	£-7,135,651

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%	£2,488,593	£1,353,800	£1,329,313	£1,108,525	£1,017,351	£948,438
50% SR : 20% LAR : 30% SO	5%	£1,756,517	£674,401	£649,733	£429,127	£337,953	£269,040
50% SR : 20% LAR : 30% SO	10%	£1,018,762	£-4,996	£-29,664	£-250,270	£-341,444	£-410,357
50% SR : 20% LAR : 30% SO	15%	£281,008	£-684,394	£-709,062	£-929,669	£-1,020,841	£-1,089,754
50% SR : 20% LAR : 30% SO	20%	£-456,748	£-1,363,791	£-1,388,460	£-1,609,066	£-1,700,240	£-1,769,153
50% SR : 20% LAR : 30% SO	25%	£-1,194,500	£-2,043,189	£-2,067,857	£-2,288,463	£-2,379,637	£-2,448,550
50% SR : 20% LAR : 30% SO	30%	£-1,932,254	£-2,722,587	£-2,747,255	£-2,967,861	£-3,059,035	£-3,127,948
50% SR : 20% LAR : 30% SO	35%	£-2,670,009	£-3,401,984	£-3,426,652	£-3,647,258	£-3,738,432	£-3,807,345
50% SR : 20% LAR : 30% SO	40%	£-3,407,763	£-4,081,382	£-4,106,050	£-4,326,656	£-4,420,541	£-4,490,705
50% SR : 20% LAR : 30% SO	45%	£-4,145,518	£-4,772,260	£-4,797,631	£-5,024,525	£-5,118,297	£-5,189,175
50% SR : 20% LAR : 30% SO	50%	£-4,887,895	£-5,470,730	£-5,496,100	£-5,722,995	£-5,816,767	£-5,887,644

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%	£4,284,588	£3,149,794	£3,125,125	£2,904,519	£2,813,346	£2,744,432
50% SR : 20% LAR : 30% SO	5%	£3,552,512	£2,470,986	£2,445,728	£2,225,122	£2,133,948	£2,065,035
50% SR : 20% LAR : 30% SO	10%	£2,814,757	£1,790,999	£1,766,331	£1,545,725	£1,454,551	£1,385,638
50% SR : 20% LAR : 30% SO	15%	£2,077,003	£1,111,601	£1,086,933	£866,326	£775,153	£706,240
50% SR : 20% LAR : 30% SO	20%	£1,339,248	£432,204	£407,535	£186,929	£95,755	£26,842
50% SR : 20% LAR : 30% SO	25%	£601,495	£-247,195	£-271,863	£-492,469	£-583,642	£-652,555
50% SR : 20% LAR : 30% SO	30%	£-136,259	£-926,592	£-951,260	£-1,171,866	£-1,263,040	£-1,331,953
50% SR : 20% LAR : 30% SO	35%	£-874,014	£-1,605,989	£-1,630,657	£-1,851,263	£-1,942,437	£-2,011,350
50% SR : 20% LAR : 30% SO	40%	£-1,611,768	£-2,285,387	£-2,310,055	£-2,529,662	£-2,624,546	£-2,694,710
50% SR : 20% LAR : 30% SO	45%	£-2,349,523	£-2,976,265	£-3,001,637	£-3,228,530	£-3,322,302	£-3,393,180
50% SR : 20% LAR : 30% SO	50%	£-3,102,000	£-3,674,735	£-3,700,105	£-3,927,000	£-4,020,772	£-4,091,649

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value inflation	-5%
Build cost inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,433,914	£1,839,810	£1,815,142	£1,594,536	£1,503,362	£1,434,449
50% SR : 20% LAR : 30% SO	5%	£1,880,990	£1,318,541	£1,293,873	£1,073,267	£982,093	£913,180
50% SR : 20% LAR : 30% SO	10%	£1,328,067	£797,273	£772,605	£551,998	£460,825	£391,912
50% SR : 20% LAR : 30% SO	15%	£775,143	£275,877	£250,860	£27,131	£66,257	£137,135
50% SR : 20% LAR : 30% SO	20%	£221,512	£-256,104	£-281,475	£-508,370	£-602,142	£-673,019
50% SR : 20% LAR : 30% SO	25%	£-343,792	£-791,989	£-817,360	£-1,044,255	£-1,138,027	£-1,208,904
50% SR : 20% LAR : 30% SO	30%	£-912,231	£-1,327,874	£-1,353,245	£-1,580,140	£-1,673,912	£-1,744,789
50% SR : 20% LAR : 30% SO	35%	£-1,480,669	£-1,863,760	£-1,889,130	£-2,116,025	£-2,209,797	£-2,280,674
50% SR : 20% LAR : 30% SO	40%	£-2,049,108	£-2,399,645	£-2,425,016	£-2,651,909	£-2,745,682	£-2,816,559
50% SR : 20% LAR : 30% SO	45%	£-2,617,547	£-2,935,529	£-2,960,901	£-3,187,794	£-3,281,566	£-3,352,444
50% SR : 20% LAR : 30% SO	50%	£-3,185,985	£-3,471,414	£-3,496,786	£-3,723,679	£-3,817,451	£-3,888,329

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%	£-17,037,748	£-17,631,852	£-17,656,520	£-17,877,126	£-17,968,300	£-18,037,213
50% SR : 20% LAR : 30% SO	5%	£-17,590,672	£-18,153,121	£-18,177,789	£-18,398,395	£-18,489,569	£-18,558,482
50% SR : 20% LAR : 30% SO	10%	£-18,143,595	£-18,674,389	£-18,699,057	£-18,919,664	£-19,010,837	£-19,079,750
50% SR : 20% LAR : 30% SO	15%	£-18,696,519	£-19,195,785	£-19,220,802	£-19,444,531	£-19,537,919	£-19,608,797
50% SR : 20% LAR : 30% SO	20%	£-19,250,151	£-19,727,766	£-19,753,137	£-19,980,032	£-20,073,804	£-20,144,682
50% SR : 20% LAR : 30% SO	25%	£-19,815,454	£-20,263,651	£-20,289,022	£-20,515,917	£-20,609,689	£-20,680,566
50% SR : 20% LAR : 30% SO	30%	£-20,383,893	£-20,799,536	£-20,824,907	£-21,051,802	£-21,145,574	£-21,216,451
50% SR : 20% LAR : 30% SO	35%	£-20,952,331	£-21,335,422	£-21,360,792	£-21,587,687	£-21,681,459	£-21,752,336
50% SR : 20% LAR : 30% SO	40%	£-21,520,770	£-21,871,307	£-21,896,678	£-22,123,572	£-22,217,344	£-22,288,221
50% SR : 20% LAR : 30% SO	45%	£-22,089,209	£-22,407,192	£-22,432,563	£-22,658,456	£-22,752,228	£-22,823,106
50% SR : 20% LAR : 30% SO	50%	£-22,657,648	£-22,943,076	£-22,968,448	£-23,195,341	£-23,289,113	£-23,359,991

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%	£-3,284,999	£-3,879,102	£-3,903,770	£-4,124,377	£-4,215,550	£-4,284,463
50% SR : 20% LAR : 30% SO	5%	£-3,837,922	£-4,400,371	£-4,425,039	£-4,645,645	£-4,736,819	£-4,805,732
50% SR : 20% LAR : 30% SO	10%	£-4,390,846	£-4,921,639	£-4,946,307	£-5,166,914	£-5,258,087	£-5,327,000
50% SR : 20% LAR : 30% SO	15%	£-4,943,769	£-5,443,035	£-5,468,053	£-5,691,781	£-5,785,169	£-5,856,047
50% SR : 20% LAR : 30% SO	20%	£-5,497,401	£-5,975,016	£-6,000,388	£-6,227,282	£-6,321,054	£-6,391,932
50% SR : 20% LAR : 30% SO	25%	£-6,062,704	£-6,510,901	£-6,536,273	£-6,763,167	£-6,856,939	£-6,927,817
50% SR : 20% LAR : 30% SO	30%	£-6,631,143	£-7,046,786	£-7,072,158	£-7,299,052	£-7,392,824	£-7,463,702
50% SR : 20% LAR : 30% SO	35%	£-7,199,582	£-7,582,672	£-7,608,042	£-7,834,937	£-7,928,709	£-7,999,587
50% SR : 20% LAR : 30% SO	40%	£-7,768,020	£-8,118,557	£-8,143,928	£-8,370,822	£-8,464,594	£-8,535,471
50% SR : 20% LAR : 30% SO	45%	£-8,336,459	£-8,654,442	£-8,679,813	£-8,906,707	£-9,000,479	£-9,071,356
50% SR : 20% LAR : 30% SO	50%	£-8,904,898	£-9,190,327	£-9,215,698	£-9,442,592	£-9,536,364	£-9,607,241

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%	£-2,036,992	£-2,631,096	£-2,655,764	£-2,876,370	£-2,967,544	£-3,036,457
50% SR : 20% LAR : 30% SO	5%	£-2,589,916	£-3,152,365	£-3,177,033	£-3,397,639	£-3,488,813	£-3,557,726
50% SR : 20% LAR : 30% SO	10%	£-3,142,839	£-3,673,633	£-3,698,301	£-3,918,908	£-4,010,080	£-4,078,993
50% SR : 20% LAR : 30% SO	15%	£-3,695,762	£-4,195,029	£-4,220,046	£-4,443,775	£-4,537,163	£-4,608,040
50% SR : 20% LAR : 30% SO	20%	£-4,248,394	£-4,727,010	£-4,752,381	£-4,979,276	£-5,073,048	£-5,143,925
50% SR : 20% LAR : 30% SO	25%	£-4,814,698	£-5,262,895	£-5,288,266	£-5,515,161	£-5,609,933	£-5,679,810
50% SR : 20% LAR : 30% SO	30%	£-5,383,136	£-5,798,780	£-5,824,151	£-6,051,046	£-6,144,818	£-6,215,695
50% SR : 20% LAR : 30% SO	35%	£-5,951,575	£-6,334,665	£-6,360,036	£-6,596,930	£-6,690,702	£-6,761,580
50% SR : 20% LAR : 30% SO	40%	£-6,520,014	£-6,870,550	£-6,895,922	£-7,122,815	£-7,216,587	£-7,287,465
50% SR : 20% LAR : 30% SO	45%	£-7,088,453	£-7,406,435	£-7,431,807	£-7,658,700	£-7,752,472	£-7,823,350
50% SR : 20% LAR : 30% SO	50%	£-7,656,891	£-7,942,320	£-7,967,692	£-8,194,585	£-8,288,357	£-8,359,235

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%	£-240,997	£-835,101	£-859,769	£-1,080,375	£-1,171,549	£-1,240,462
50% SR : 20% LAR : 30% SO	5%	£-793,921	£-1,356,370	£-1,381,038	£-1,601,644	£-1,692,818	£-1,761,731
50% SR : 20% LAR : 30% SO	10%	£-1,346,844	£-1,877,638	£-1,902,306	£-2,122,913	£-2,214,086	£-2,282,999
50% SR : 20% LAR : 30% SO	15%	£-1,899,768	£-2,399,034	£-2,424,051	£-2,647,780	£-2,741,168	£-2,810,046
50% SR : 20% LAR : 30% SO	20%	£-2,453,400	£-2,931,015	£-2,956,386	£-3,183,281	£-3,277,053	£-3,347,931
50% SR : 20% LAR : 30% SO	25%	£-3,018,703	£-3,466,900	£-3,492,271	£-3,719,166	£-3,812,938	£-3,883,815
50% SR : 20% LAR : 30% SO	30%	£-3,587,142	£-4,002,785	£-4,028,156	£-4,255,051	£-4,348,823	£-4,419,700
50% SR : 20% LAR : 30% SO	35%	£-4,155,580	£-4,538,670	£-4,564,041	£-4,793,936	£-4,887,708	£-4,958,585
50% SR : 20% LAR : 30% SO	40%	£-4,724,019	£-5,074,555	£-5,099,927	£-5,326,821	£-5,420,593	£-5,491,470
50% SR : 20% LAR : 30% SO	45%	£-5,292,458	£-5,610,440	£-5,635,812	£-5,862,705	£-5,956,478	£-6,027,355
50% SR : 20% LAR : 30% SO	50%	£-5,860,897	£-6,146,325	£-6,171,697	£-6,398,590	£-6,492,362	£-6,563,240

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£5,295,765	£4,819,168	£4,794,500	£4,573,893	£4,482,720	£4,413,807
50% SR : 20% LAR : 30% SO	5%	£4,629,331	£4,178,077	£4,153,409	£3,932,802	£3,841,628	£3,772,715
50% SR : 20% LAR : 30% SO	10%	£3,962,898	£3,536,986	£3,512,317	£3,291,711	£3,200,537	£3,131,624
50% SR : 20% LAR : 30% SO	15%	£3,296,463	£2,895,895	£2,871,226	£2,650,620	£2,559,446	£2,490,533
50% SR : 20% LAR : 30% SO	20%	£2,630,030	£2,254,803	£2,230,135	£2,009,529	£1,918,355	£1,849,442
50% SR : 20% LAR : 30% SO	25%	£1,963,596	£1,613,712	£1,589,044	£1,368,438	£1,277,264	£1,208,351
50% SR : 20% LAR : 30% SO	30%	£1,297,162	£972,621	£947,953	£727,347	£636,173	£567,260
50% SR : 20% LAR : 30% SO	35%	£630,729	£331,530	£306,862	£83,970	£-8,614	£-79,490
50% SR : 20% LAR : 30% SO	40%	£-40,053	£-321,666	£-347,037	£-573,931	£-667,703	£-738,580
50% SR : 20% LAR : 30% SO	45%	£-725,204	£-980,756	£-1,006,128	£-1,233,021	£-1,326,793	£-1,397,671
50% SR : 20% LAR : 30% SO	50%	£-1,410,355	£-1,639,847	£-1,665,217	£-1,892,111	£-1,985,884	£-2,056,761

Residual Land values compared to benchmark land values

£14,491,843

Benchmark land value 1 - Higher value secondary offices

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-4,175,897	£-4,652,494	£-4,677,162	£-4,897,769	£-4,988,942	£-5,057,885
50% SR : 20% LAR : 30% SO	5%	£-4,842,331	£-5,293,585	£-5,318,253	£-5,538,860	£-5,630,034	£-5,698,947
50% SR : 20% LAR : 30% SO	10%	£-5,508,765	£-5,934,676	£-5,959,345	£-6,179,951	£-6,271,125	£-6,340,038
50% SR : 20% LAR : 30% SO	15%	£-6,175,199	£-6,575,767	£-6,600,436	£-6,821,042	£-6,912,216	£-6,981,129
50% SR : 20% LAR : 30% SO	20%	£-6,841,633	£-7,216,859	£-7,241,527	£-7,462,133	£-7,553,307	£-7,622,220
50% SR : 20% LAR : 30% SO	25%	£-7,508,066	£-7,857,950	£-7,882,618	£-8,103,224	£-8,194,398	£-8,263,311
50% SR : 20% LAR : 30% SO	30%	£-8,174,500	£-8,499,041	£-8,523,709	£-8,744,315	£-8,835,489	£-8,904,402
50% SR : 20% LAR : 30% SO	35%	£-8,840,933	£-9,140,132	£-9,164,800	£-9,385,406	£-9,480,276	£-9,551,152
50% SR : 20% LAR : 30% SO	40%	£-9,511,715	£-9,793,326	£-9,818,699	£-10,045,593	£-10,139,365	£-10,210,243
50% SR : 20% LAR : 30% SO	45%	£-10,196,866	£-10,452,418	£-10,477,790	£-10,704,883	£-10,798,455	£-10,869,333
50% SR : 20% LAR : 30% SO	50%	£-10,882,017	£-11,111,509	£-11,136,879	£-11,363,774	£-11,457,546	£-11,528,423

Residual Land values compared to benchmark land values

£8,749,936

Benchmark land value 2- Lower value secondary offices

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-423,148	£-899,744	£-924,412	£-1,145,019	£-1,236,192	£-1,305,105
50% SR : 20% LAR : 30% SO	5%	£-1,089,581	£-1,540,835	£-1,565,503	£-1,786,110	£-1,877,284	£-1,946,197
50% SR : 20% LAR : 30% SO	10%	£-1,756,015	£-2,181,926	£-2,206,595	£-2,427,201	£-2,518,375	£-2,587,288
50% SR : 20% LAR : 30% SO	15%	£-2,422,449	£-2,823,017	£-2,847,686	£-3,068,292	£-3,159,466	£-3,228,379
50% SR : 20% LAR : 30% SO	20%	£-3,088,883	£-3,464,109	£-3,488,777	£-3,709,384	£-3,800,557	£-3,869,470
50% SR : 20% LAR : 30% SO	25%	£-3,755,316	£-4,105,201	£-4,129,869	£-4,350,475	£-4,441,648	£-4,510,561
50% SR : 20% LAR : 30% SO	30%	£-4,421,750	£-4,746,292	£-4,770,960	£-4,991,566	£-5,082,739	£-5,151,652
50% SR : 20% LAR : 30% SO	35%	£-5,088,184	£-5,387,383	£-5,412,051	£-5,634,942	£-5,727,526	£-5,796,439
50% SR : 20% LAR : 30% SO	40%	£-5,754,618	£-6,028,474	£-6,053,142	£-6,274,748	£-6,367,332	£-6,436,245
50% SR : 20% LAR : 30% SO	45%	£-6,421,052	£-6,669,565	£-6,694,233	£-6,915,439	£-7,008,023	£-7,076,936
50% SR : 20% LAR : 30% SO	50%	£-7,087,486	£-7,310,656	£-7,335,324	£-7,556,430	£-7,649,014	£-7,717,927

Residual Land values compared to benchmark land values

£6,840,496

Benchmark land value 3 - Higher value secondary industrial

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£824,859	£348,262	£323,594	£102,967	£11,814	£-57,099
50% SR : 20% LAR : 30% SO	5%	£158,425	£-292,829	£-317,497	£-538,104	£-629,278	£-698,191
50% SR : 20% LAR : 30% SO	10%	£-508,008	£-933,920	£-958,589	£-1,179,195	£-1,270,369	£-1,339,282
50% SR : 20% LAR : 30% SO	15%	£-1,174,443	£-1,575,011	£-1,599,680	£-1,820,286	£-1,911,460	£-1,980,373
50% SR : 20% LAR : 30% SO	20%	£-1,840,876	£-2,216,103	£-2,240,771	£-2,481,377	£-2,572,551	£-2,641,464
50% SR : 20% LAR : 30% SO	25%	£-2,507,310	£-2,857,194	£-2,881,862	£-3,102,468	£-3,193,642	£-3,262,555
50% SR : 20% LAR : 30% SO	30%	£-3,173,743	£-3,498,285	£-3,522,953	£-3,743,559	£-3,834,733	£-3,903,646
50% SR : 20% LAR : 30% SO	35%	£-3,840,177	£-4,139,376	£-4,164,044	£-4,385,355	£-4,476,529	£-4,545,442
50% SR : 20% LAR : 30% SO	40%	£-4,506,610	£-4,780,467	£-4,805,135	£-5,026,451	£-5,117,625	£-5,186,538
50% SR : 20% LAR : 30% SO	45%	£-5,173,044	£-5,421,558	£-5,446,226	£-5,667,347	£-5,758,521	£-5,827,434
50% SR : 20% LAR : 30% SO	50%	£-5,839,477	£-6,062,649	£-6,087,317	£-6,308,243	£-6,399,417	£-6,468,330

Residual Land values compared to benchmark land values

£4,092,814

Benchmark land value 4 - Lower value secondary industrial

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,620,854	£2,144,257	£2,119,589	£1,896,982	£1,807,809	£1,738,896
50% SR : 20% LAR : 30% SO	5%	£1,954,420	£1,503,166	£1,478,498	£1,257,891	£1,166,717	£1,097,804
50% SR : 20% LAR : 30% SO	10%	£1,287,986	£862,075	£837,406	£616,800	£525,626	£456,713
50% SR : 20% LAR : 30% SO	15%	£621,552	£220,984	£196,315	£-24,291	£-115,465	£-184,378
50% SR : 20% LAR : 30% SO	20%	£-44,882	£-420,108	£-444,776	£-665,382	£-756,556	£-825,469
50% SR : 20% LAR : 30% SO	25%	£-711,315	£-1,061,199	£-1,085,867	£-1,306,473	£-1,397,647	£-1,466,560
50% SR : 20% LAR : 30% SO	30%	£-1,377,749	£-1,702,290	£-1,726,958	£-1,947,564	£-2,038,738	£-2,107,651
50% SR : 20% LAR : 30% SO	35%	£-2,044,182	£-2,343,381	£-2,368,049	£-2,588,941	£-2,680,115	£-2,749,028
50% SR : 20% LAR : 30% SO	40%	£-2,710,616	£-3,000,472	£-3,025,140	£-3,246,847	£-3,338,021	£-3,406,934
50% SR : 20% LAR : 30% SO	45%	£-3,377,049	£-3,657,563	£-3,682,231	£-3,903,937	£-4,000,111	£-4,069,047
50% SR : 20% LAR : 30% SO	50%	£-4,043,483	£-4,314,654	£-4,339,322	£-4,567,023	£-4,663,197	£-4,732,160

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,910,890	£2,469,537	£2,444,869	£2,224,263	£2,133,089	£2,064,176
50% SR : 20% LAR : 30% SO	5%	£2,340,219	£1,922,794	£1,898,126	£1,677,520	£1,586,346	£1,517,433
50% SR : 20% LAR : 30% SO	10%	£1,769,549	£1,376,051	£1,351,383	£1,130,777	£1,039,604	£970,691
50% SR : 20% LAR : 30% SO	15%	£1,198,879	£829,309	£804,641	£584,035	£492,861	£423,948
50% SR : 20% LAR : 30% SO	20%	£628,209	£282,567	£257,899	£33,937	£-59,355	£-130,232
50% SR : 20% LAR : 30% SO	25%	£54,659	£-275,398	£-300,769	£-527,663	£-621,435	£-692,312
50% SR : 20% LAR : 30% SO	30%	£-531,253	£-837,478	£-862,848	£-1,089,743	£-1,183,515	£-1,254,392
50% SR : 20% LAR : 30% SO	35%	£-1,117,939	£-1,399,557	£-1,424,928	£-1,651,823	£-1,745,595	£-1,816,472
50% SR : 20% LAR : 30% SO	40%	£-1,704,624	£-2,000,636	£-2,026,007	£-2,248,092	£-2,341,864	£-2,413,944
50% SR : 20% LAR : 30% SO	45%	£-2,291,309	£-2,523,717	£-2,549,088	£-2,775,983	£-2,869,755	£-2,940,632
50% SR : 20% LAR : 30% SO	50%	£-2,877,995	£-3,085,797	£-3,111,168	£-3,338,062	£-3,431,835	£-3,502,712

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%	£-6,560,772	£-7,002,125	£-7,026,793	£-7,247,399	£-7,338,573	£-7,407,486
50% SR : 20% LAR : 30% SO	5%	£-7,131,443	£-7,548,868	£-7,573,536	£-7,794,142	£-7,885,316	£-7,954,229
50% SR : 20% LAR : 30% SO	10%	£-7,702,113	£-8,095,611	£-8,120,279	£-8,340,885	£-8,432,058	£-8,500,972
50% SR : 20% LAR : 30% SO	15%	£-8,272,783	£-8,642,353	£-8,667,021	£-8,887,627	£-8,978,801	£-9,047,714
50% SR : 20% LAR : 30% SO	20%	£-8,843,453	£-9,189,095	£-9,213,763	£-9,437,372	£-9,528,546	£-9,601,894
50% SR : 20% LAR : 30% SO	25%	£-9,414,123	£-9,735,838	£-9,760,506	£-9,999,325	£-10,090,499	£-10,163,974
50% SR : 20% LAR : 30% SO	30%	£-10,002,915	£-10,309,140	£-10,334,510	£-10,561,405	£-10,652,579	£-10,726,054
50% SR : 20% LAR : 30% SO	35%	£-10,589,801	£-10,871,219	£-10,896,589	£-11,123,485	£-11,214,659	£-11,288,135
50% SR : 20% LAR : 30% SO	40%	£-11,176,286	£-11,433,299	£-11,458,670	£-11,685,585	£-11,776,759	£-11,850,215
50% SR : 20% LAR : 30% SO	45%	£-11,762,971	£-11,995,379	£-12,020,751	£-12,247,645	£-12,338,819	£-12,412,294
50% SR : 20% LAR : 30% SO	50%	£-12,349,657	£-12,557,459	£-12,582,831	£-12,809,724	£-12,900,898	£-12,974,374

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%	£-2,808,023	£-3,249,375	£-3,274,043	£-3,494,649	£-3,585,823	£-3,654,736
50% SR : 20% LAR : 30% SO	5%	£-3,378,694	£-3,796,118	£-3,820,786	£-4,041,392	£-4,132,566	£-4,201,479
50% SR : 20% LAR : 30% SO	10%	£-3,949,363	£-4,342,861	£-4,367,529	£-4,588,135	£-4,679,309	£-4,748,222
50% SR : 20% LAR : 30% SO	15%	£-4,520,033	£-4,889,604	£-4,914,272	£-5,134,878	£-5,226,052	£-5,294,965
50% SR : 20% LAR : 30% SO	20%	£-5,090,703	£-5,436,346	£-5,461,248	£-5,684,975	£-5,776,267	£-5,845,145
50% SR : 20% LAR : 30% SO	25%	£-5,661,373	£-5,983,089	£-6,008,091	£-6,246,575	£-6,341,347	£-6,410,225
50% SR : 20% LAR : 30% SO	30%	£-6,232,043	£-6,529,832	£-6,554,834	£-6,808,555	£-6,903,327	£-6,972,205
50% SR : 20% LAR : 30% SO	35%	£-6,802,713	£-7,076,575	£-7,101,577	£-7,355,276	£-7,450,048	£-7,518,926
50% SR : 20% LAR : 30% SO	40%	£-7,373,383	£-7,623,318	£-7,648,320	£-7,902,015	£-8,006,787	£-8,075,665
50% SR : 20% LAR : 30% SO	45%	£-7,944,053	£-8,170,061	£-8,195,063	£-8,453,785	£-8,558,557	£-8,627,435
50% SR : 20% LAR : 30% SO	50%	£-8,514,723	£-8,716,804	£-8,741,806	£-9,000,520	£-9,105,292	£-9,174,170

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%	£-1,560,016	£-2,001,369	£-2,026,037	£-2,246,643	£-2,337,817	£-2,406,730
50% SR : 20% LAR : 30% SO	5%	£-2,130,687	£-2,548,112	£-2,572,780	£-2,793,386	£-2,884,560	£-2,953,473
50% SR : 20% LAR : 30% SO	10%	£-2,701,357	£-3,094,854	£-3,119,522	£-3,340,128	£-3,431,302	£-3,500,215
50% SR : 20% LAR : 30% SO	15%	£-3,272,027	£-3,641,597	£-3,666,265	£-3,886,871	£-3,978,045	£-4,046,958
50% SR : 20% LAR : 30% SO	20%	£-3,842,697	£-4,188,339	£-4,213,241	£-4,436,969	£-4,528,143	£-4,601,138
50% SR : 20% LAR : 30% SO	25%	£-4,413,367	£-4,735,082	£-4,760,084	£-4,980,589	£-5,071,763	£-5,144,948
50% SR : 20% LAR : 30% SO	30%	£-4,984,037	£-5,281,825	£-5,306,827	£-5,521,114	£-5,612,288	£-5,685,473
50% SR : 20% LAR : 30% SO	35%	£-5,554,707	£-5,828,568	£-5,853,570	£-6,061,649	£-6,152,823	£-6,226,008
50% SR : 20% LAR : 30% SO	40%	£-6,125,377	£-6,375,311	£-6,400,313	£-6,640,194	£-6,731,368	£-6,804,553
50% SR : 20% LAR : 30% SO	45%	£-6,696,047	£-6,922,054	£-6,947,056	£-7,226,649	£-7,317,823	£-7,391,008
50% SR : 20% LAR : 30% SO	50%	£-7,266,717	£-7,468,797	£-7,493,799	£-7,778,292	£-7,869,466	£-7,942,651

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%	£235,978	£-205,374	£-230,042	£-450,648	£-541,822	£-610,735
50% SR : 20% LAR : 30% SO	5%	£-334,692	£-782,117	£-776,785	£-997,391	£-1,088,565	£-1,157,478
50% SR : 20% LAR : 30% SO	10%	£-905,362	£-1,298,860	£-1,323,528	£-1,544,134	£-1,635,308	£-1,704,221
50% SR : 20% LAR : 30% SO	15%	£-1,476,032	£-1,815,603	£-1,840,271	£-2,060,877	£-2,152,051	£-2,220,964
50% SR : 20% LAR : 30% SO	20%	£-2,046,702	£-2,332,346	£-2,417,248	£-2,640,974	£-2,732,148	£-2,801,061
50% SR : 20% LAR : 30% SO	25%	£-2,617,372	£-2,849,089	£-2,934,091	£-3,159,178	£-3,250,352	£-3,319,265
50% SR : 20% LAR : 30% SO	30%	£-3,188,042	£-3,365,832	£-3,450,734	£-3,678,375	£-3,769,549	£-3,838,462
50% SR : 20% LAR : 30% SO	35%	£-3,758,712	£-3,882,575	£-3,967,637	£-4,197,572	£-4,288,746	£-4,357,655
50% SR : 20% LAR : 30% SO	40%	£-4,329,382	£-4,399,318	£-4,484,239	£-4,716,769	£-4,807,943	£-4,877,056
50% SR : 20% LAR : 30% SO	45%	£-4,900,052	£-4,916,061	£-4,990,723	£-5,235,916	£-5,327,090	£-5,396,203
50% SR : 20% LAR : 30% SO	50%	£-5,470,722	£-5,486,731	£-5,561,393	£-5,755,060	£-5,846,234	£-5,915,347

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,241,476	£824,796	£800,128	£579,521	£488,347	£419,434
50% SR : 20% LAR : 30% SO	5%	£732,691	£339,022	£314,354	£90,822	£-1,665	£-72,541
50% SR : 20% LAR : 30% SO	10%	£222,985	£-155,019	£-180,390	£-407,284	£-501,056	£-571,933
50% SR : 20% LAR : 30% SO	15%	£-236,917	£-654,410	£-679,781	£-906,676	£-1,000,448	£-1,071,325
50% SR : 20% LAR : 30% SO	20%	£-819,974	£-1,153,802	£-1,179,173	£-1,406,067	£-1,499,840	£-1,570,716
50% SR : 20% LAR : 30% SO	25%	£-1,343,031	£-1,653,194	£-1,678,565	£-1,905,459	£-1,999,231	£-2,070,108
50% SR : 20% LAR : 30% SO	30%	£-1,866,088	£-2,152,585	£-2,177,956	£-2,404,851	£-2,498,623	£-2,569,500
50% SR : 20% LAR : 30% SO	35%	£-2,389,145	£-2,651,977	£-2,677,348	£-2,904,242	£-2,998,015	£-3,068,891
50% SR : 20% LAR : 30% SO	40%	£-2,912,202	£-3,151,369	£-3,176,740	£-3,403,634	£-3,497,406	£-3,568,283
50% SR : 20% LAR : 30% SO	45%	£-3,435,258	£-3,650,761	£-3,676,131	£-3,903,026	£-3,996,798	£-4,067,675
50% SR : 20% LAR : 30% SO	50%	£-3,958,315	£-4,150,152	£-4,175,523	£-4,402,418	£-4,496,190	£-4,567,067

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-8,230,186	£-8,646,866	£-8,671,534	£-8,892,141	£-8,983,315	£-9,052,228
50% SR : 20% LAR : 30% SO	5%	£-8,738,971	£-9,132,640	£-9,157,308	£-9,380,840	£-9,473,327	£-9,544,204
50% SR : 20% LAR : 30% SO	10%	£-9,248,677	£-9,626,681	£-9,652,052	£-9,876,346	£-9,972,718	£-10,043,596
50% SR : 20% LAR : 30% SO	15%	£-9,768,579	£-10,126,072	£-10,151,443	£-10,378,338	£-10,472,110	£-10,542,988
50% SR : 20% LAR : 30% SO	20%	£-10,291,636	£-10,625,464	£-10,650,835	£-10,877,729	£-10,971,502	£-11,042,379
50% SR : 20% LAR : 30% SO	25%	£-10,814,693	£-11,124,856	£-11,150,227	£-11,377,121	£-11,470,893	£-11,541,771
50% SR : 20% LAR : 30% SO	30%	£-11,337,750	£-11,624,247	£-11,649,618	£-11,876,513	£-11,970,285	£-12,041,163
50% SR : 20% LAR : 30% SO	35%	£-11,860,807	£-12,123,639	£-12,149,010	£-12,375,904	£-12,469,677	£-12,540,554
50% SR : 20% LAR : 30% SO	40%	£-12,383,864	£-12,623,031	£-12,648,402	£-12,875,296	£-12,969,068	£-13,039,945
50% SR : 20% LAR : 30% SO	45%	£-12,906,920	£-13,122,423	£-13,147,793	£-13,374,688	£-13,468,460	£-13,539,338
50% SR : 20% LAR : 30% SO	50%	£-13,429,977	£-13,621,814	£-13,647,185	£-13,874,080	£-13,967,852	£-14,038,730

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%	£-4,477,436	£-4,894,117	£-4,918,785	£-5,139,392	£-5,230,565	£-5,299,478
50% SR : 20% LAR : 30% SO	5%	£-4,986,222	£-5,379,890	£-5,404,558	£-5,628,090	£-5,720,577	£-5,791,454
50% SR : 20% LAR : 30% SO	10%	£-5,495,928	£-5,873,931	£-5,899,303	£-6,126,196	£-6,219,968	£-6,290,846
50% SR : 20% LAR : 30% SO	15%	£-6,015,830	£-6,373,322	£-6,398,694	£-6,625,588	£-6,719,360	£-6,790,238
50% SR : 20% LAR : 30% SO	20%	£-6,538,887	£-6,872,714	£-6,898,086	£-7,124,979	£-7,218,752	£-7,289,629
50% SR : 20% LAR : 30% SO	25%	£-7,061,943	£-7,372,106	£-7,397,478	£-7,624,371	£-7,718,143	£-7,789,021
50% SR : 20% LAR : 30% SO	30%	£-7,585,000	£-7,871,497	£-7,896,869	£-8,123,763	£-8,217,535	£-8,288,413
50% SR : 20% LAR : 30% SO	35%	£-8,108,057	£-8,370,889	£-8,396,261	£-8,623,154	£-8,716,927	£-8,787,804
50% SR : 20% LAR : 30% SO	40%	£-8,631,114	£-8,870,281	£-8,895,653	£-9,122,546	£-9,216,318	£-9,287,196
50% SR : 20% LAR : 30% SO	45%	£-9,154,171	£-9,369,673	£-9,395,044	£-9,621,938	£-9,715,710	£-9,786,588
50% SR : 20% LAR : 30% SO	50%	£-9,677,228	£-9,869,064	£-9,894,436	£-10,121,330	£-10,215,102	£-10,285,980

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%	£-3,229,430	£-3,646,110	£-3,670,778	£-3,891,385	£-3,982,559	£-4,051,472
50% SR : 20% LAR : 30% SO	5%	£-3,738,215	£-4,131,884	£-4,156,552	£-4,380,084	£-4,472,571	£-4,543,447
50% SR : 20% LAR : 30% SO	10%	£-4,247,921	£-4,626,925	£-4,651,296	£-4,878,190	£-4,971,962	£-5,042,839
50% SR : 20% LAR : 30% SO	15%	£-4,767,823	£-5,125,316	£-5,150,687	£-5,377,582	£-5,471,354	£-5,542,231
50% SR : 20% LAR : 30% SO	20%	£-5,290,880	£-5,624,708	£-5,650,079	£-5,876,973	£-5,970,746	£-6,041,622
50% SR : 20% LAR : 30% SO	25%	£-5,813,937	£-6,124,100	£-6,149,471	£-6,376,365	£-6,470,137	£-6,541,014
50% SR : 20% LAR : 30% SO	30%	£-6,336,994	£-6,623,491	£-6,648,862	£-6,875,757	£-6,969,529	£-7,040,406
50% SR : 20% LAR : 30% SO	35%	£-6,860,051	£-7,122,883	£-7,148,254	£-7,375,148	£-7,468,921	£-7,539,797
50% SR : 20% LAR : 30% SO	40%	£-7,383,107	£-7,622,275	£-7,647,646	£-7,874,540	£-7,968,312	£-8,039,189
50% SR : 20% LAR : 30% SO	45%	£-7,906,164	£-8,121,667	£-8,147,037	£-8,373,932	£-8,467,704	£-8,538,581
50% SR : 20% LAR : 30% SO	50%	£-8,429,221	£-8,621,058	£-8,646,429	£-8,873,324	£-8,967,096	£-9,037,973

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%	£-1,433,435	£-1,850,115	£-1,874,783	£-2,095,390	£-2,186,564	£-2,255,477
50% SR : 20% LAR : 30% SO	5%	£-1,942,220	£-2,335,889	£-2,360,557	£-2,581,089	£-2,672,576	£-2,741,453
50% SR : 20% LAR : 30% SO	10%	£-2,451,926	£-2,829,930	£-2,855,301	£-3,082,195	£-3,173,967	£-3,242,844
50% SR : 20% LAR : 30% SO	15%	£-2,971,828	£-3,329,321	£-3,354,692	£-3,581,587	£-3,673,359	£-3,742,237
50% SR : 20% LAR : 30% SO	20%	£-3,494,885	£-3,828,713	£-3,854,084	£-4,080,978	£-4,172,751	£-4,242,628
50% SR : 20% LAR : 30% SO	25%	£-4,017,942	£-4,328,105	£-4,353,476	£-4,580,370	£-4,672,142	£-4,742,500
50% SR : 20% LAR : 30% SO	30%	£-4,540,999	£-4,827,496	£-4,852,867	£-5,079,762	£-5,171,534	£-5,241,412
50% SR : 20% LAR : 30% SO	35%	£-5,064,056	£-5,326,888	£-5,352,259	£-5,579,153	£-5,670,925	£-5,740,803
50% SR : 20% LAR : 30% SO	40%	£-5,587,113	£-5,826,280	£-5,851,651	£-6,078,545	£-6,170,317	£-6,240,189
50% SR : 20% LAR : 30% SO	45%	£-6,110,170	£-6,325,672	£-6,351,042	£-6,577,937	£-6,669,709	£-6,739,587
50% SR : 20% LAR : 30% SO	50%	£-6,633,226	£-6,825,063	£-6,850,434	£-7,077,329	£-7,169,101	£-7,238,979

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£11,204,731	£9,715,746	£9,684,829	£9,418,533	£9,319,325	£9,033,403
50% SR : 20% LAR : 30% SO	5%	£10,271,844	£8,852,801	£8,821,446	£8,554,473	£8,455,265	£8,169,342
50% SR : 20% LAR : 30% SO	10%	£9,338,956	£7,988,740	£7,957,386	£7,690,413	£7,591,205	£7,305,282
50% SR : 20% LAR : 30% SO	15%	£8,406,069	£7,124,681	£7,093,326	£6,826,353	£6,727,145	£6,441,222
50% SR : 20% LAR : 30% SO	20%	£7,468,200	£6,260,621	£6,229,266	£5,962,293	£5,863,085	£5,577,162
50% SR : 20% LAR : 30% SO	25%	£6,529,032	£5,396,561	£5,365,205	£5,098,232	£4,999,024	£4,713,102
50% SR : 20% LAR : 30% SO	30%	£5,589,864	£4,532,501	£4,501,145	£4,234,172	£4,134,964	£3,849,041
50% SR : 20% LAR : 30% SO	35%	£4,650,696	£3,668,441	£3,637,085	£3,370,112	£3,270,904	£2,984,981
50% SR : 20% LAR : 30% SO	40%	£3,711,529	£2,804,381	£2,773,025	£2,506,052	£2,406,844	£2,117,404
50% SR : 20% LAR : 30% SO	45%	£2,772,361	£1,940,321	£1,909,491	£1,643,491	£1,543,880	£1,243,911
50% SR : 20% LAR : 30% SO	50%	£1,833,773	£1,076,261	£1,045,431	£789,431	£689,820	£370,417

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%	£10,776,975	£12,265,958	£12,296,876	£12,563,172	£12,662,380	£12,948,303
50% SR : 20% LAR : 30% SO	5%	£11,709,862	£13,128,905	£13,160,259	£13,427,232	£13,526,441	£13,812,363
50% SR : 20% LAR : 30% SO	10%	£12,642,749	£13,992,965	£14,024,320	£14,291,293	£14,390,501	£14,676,423
50% SR : 20% LAR : 30% SO	15%	£13,575,637	£14,857,024	£14,888,380	£15,155,353	£15,254,561	£15,540,484
50% SR : 20% LAR : 30% SO	20%	£14,513,506	£15,721,085	£15,752,440	£16,019,413	£16,118,621	£16,404,544
50% SR : 20% LAR : 30% SO	25%	£15,452,674	£16,585,145	£16,616,500	£16,883,473	£16,982,681	£17,268,604
50% SR : 20% LAR : 30% SO	30%	£16,391,841	£17,449,205	£17,480,560	£17,747,533	£17,846,742	£18,132,664
50% SR : 20% LAR : 30% SO	35%	£17,331,009	£18,313,265	£18,344,621	£18,611,594	£18,710,802	£18,996,724
50% SR : 20% LAR : 30% SO	40%	£18,270,177	£19,177,325	£19,208,681	£19,475,654	£19,574,862	£19,864,302
50% SR : 20% LAR : 30% SO	45%	£19,209,345	£20,041,385	£20,072,741	£20,340,714	£20,440,922	£20,737,795
50% SR : 20% LAR : 30% SO	50%	£20,150,933	£20,915,445	£20,946,801	£21,214,874	£21,315,082	£21,612,288

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%	£2,067,644	£3,556,628	£3,587,546	£3,853,841	£3,953,050	£4,238,972
50% SR : 20% LAR : 30% SO	5%	£3,000,531	£4,419,574	£4,450,492	£4,717,902	£4,817,110	£5,103,032
50% SR : 20% LAR : 30% SO	10%	£3,933,418	£5,282,520	£5,313,438	£5,581,962	£5,681,170	£5,967,093
50% SR : 20% LAR : 30% SO	15%	£4,866,306	£6,145,466	£6,176,384	£6,441,418	£6,540,626	£6,826,549
50% SR : 20% LAR : 30% SO	20%	£5,800,193	£7,008,412	£7,039,330	£7,304,364	£7,403,572	£7,689,472
50% SR : 20% LAR : 30% SO	25%	£6,734,080	£7,871,358	£7,902,276	£8,167,310	£8,266,518	£8,552,418
50% SR : 20% LAR : 30% SO	30%	£7,667,967	£8,734,304	£8,765,222	£9,030,256	£9,129,464	£9,415,364
50% SR : 20% LAR : 30% SO	35%	£8,601,854	£9,603,250	£9,634,168	£9,899,192	£10,001,471	£10,287,364
50% SR : 20% LAR : 30% SO	40%	£9,535,741	£10,472,196	£10,503,114	£10,768,026	£10,869,234	£11,155,171
50% SR : 20% LAR : 30% SO	45%	£10,469,628	£11,341,142	£11,372,060	£11,636,972	£11,738,180	£12,026,064
50% SR : 20% LAR : 30% SO	50%	£11,403,515	£12,210,088	£12,241,006	£12,506,918	£12,608,126	£12,901,957

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£6,840,486
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£828,713	£660,272	£691,189	£957,485	£1,056,693	£1,342,615
50% SR : 20% LAR : 30% SO	5%	£104,174	£1,523,217	£1,554,572	£1,821,545	£1,920,753	£2,206,676
50% SR : 20% LAR : 30% SO	10%	£1,037,062	£2,387,278	£2,418,633	£2,685,605	£2,784,813	£3,070,736
50% SR : 20% LAR : 30% SO	15%	£1,969,949	£3,251,337	£3,282,692	£3,549,665	£3,648,873	£3,934,796
50% SR : 20% LAR : 30% SO	20%	£2,902,836	£4,115,397	£4,146,752	£4,412,725	£4,512,933	£4,798,858
50% SR : 20% LAR : 30% SO	25%	£3,835,723	£4,979,457	£5,010,812	£5,277,788	£5,378,996	£5,664,918
50% SR : 20% LAR : 30% SO	30%	£4,768,610	£5,843,517	£5,874,872	£6,141,845	£6,242,053	£6,528,977
50% SR : 20% LAR : 30% SO	35%	£5,701,497	£6,707,577	£6,738,932	£7,006,905	£7,107,113	£7,393,037
50% SR : 20% LAR : 30% SO	40%	£6,634,384	£7,571,637	£7,602,992	£7,870,965	£7,971,173	£8,257,061
50% SR : 20% LAR : 30% SO	45%	£7,567,271	£8,435,697	£8,467,052	£8,736,025	£8,836,233	£9,121,077
50% SR : 20% LAR : 30% SO	50%	£8,500,158	£9,303,757	£9,335,112	£9,605,085	£9,705,293	£10,000,000

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%	£4,996,833	£3,507,849	£3,476,932	£3,210,636	£3,111,428	£2,925,505
50% SR : 20% LAR : 30% SO	5%	£4,063,946	£2,644,903	£2,613,548	£2,346,576	£2,247,367	£1,961,445
50% SR : 20% LAR : 30% SO	10%	£3,131,059	£1,780,843	£1,749,488	£1,482,515	£1,383,307	£1,097,385
50% SR : 20% LAR : 30% SO	15%	£2,198,171	£916,784	£885,428	£618,455	£519,247	£233,324
50% SR : 20% LAR : 30% SO	20%	£1,260,302	£52,723	£21,368	£245,605	£344,813	£630,738
50% SR : 20% LAR : 30% SO	25%	£321,134	£811,337	£842,692	£1,109,665	£1,208,673	£1,494,796
50% SR : 20% LAR : 30% SO	30%	£618,093	£1,675,397	£1,706,752	£1,973,725	£2,072,934	£2,358,856
50% SR : 20% LAR : 30% SO	35%	£1,557,051	£2,539,457	£2,570,812	£2,837,788	£2,936,996	£3,222,916
50% SR : 20% LAR : 30% SO	40%	£2,496,009	£3,403,517	£3,434,872	£3,701,845	£3,801,053	£4,086,974
50% SR : 20% LAR : 30% SO	45%	£3,435,537	£4,267,577	£4,302,655	£4,573,408	£4,672,616	£4,958,987
50% SR : 20% LAR : 30% SO	50%	£4,374,125	£5,131,637	£5,166,715	£5,442,688	£5,541,896	£5,827,480

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,484,311	£3,694,475	£3,663,121	£3,396,147	£3,296,940	£3,008,918
50% SR : 20% LAR : 30% SO	5%	£3,803,095	£3,053,627	£3,022,272	£2,751,818	£2,651,206	£2,361,237
50% SR : 20% LAR : 30% SO	10%	£3,121,879	£2,406,686	£2,374,887	£2,104,136	£2,003,524	£1,713,555
50% SR : 20% LAR : 30% SO	15%	£2,436,630	£1,759,004	£1,727,205	£1,456,454	£1,355,842	£1,065,873
50% SR : 20% LAR : 30% SO	20%	£1,748,043	£1,111,322	£1,079,523	£808,772	£708,161	£418,191
50% SR : 20% LAR : 30% SO	25%	£1,059,456	£463,640	£431,841	£161,091	£60,478	£-232,738
50% SR : 20% LAR : 30% SO	30%	£370,869	£-186,646	£-218,894	£-493,477	£-595,513	£-889,585
50% SR : 20% LAR : 30% SO	35%	£-322,215	£-843,494	£-875,742	£-1,153,627	£-1,257,106	£-1,555,340
50% SR : 20% LAR : 30% SO	40%	£-1,022,830	£-1,509,594	£-1,542,299	£-1,820,766	£-1,924,246	£-2,222,480
50% SR : 20% LAR : 30% SO	45%	£-1,732,057	£-2,176,733	£-2,209,438	£-2,487,907	£-2,591,386	£-2,889,620
50% SR : 20% LAR : 30% SO	50%	£-2,441,283	£-2,843,874	£-2,876,579	£-3,155,047	£-3,258,526	£-3,556,761

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%	£-17,497,395	£-18,287,230	£-18,318,585	£-18,585,559	£-18,684,766	£-18,972,787
50% SR : 20% LAR : 30% SO	5%	£-18,178,610	£-18,928,079	£-18,959,433	£-19,229,888	£-19,330,500	£-19,620,469
50% SR : 20% LAR : 30% SO	10%	£-18,859,827	£-19,575,020	£-19,606,819	£-19,877,570	£-19,978,182	£-20,268,151
50% SR : 20% LAR : 30% SO	15%	£-19,545,076	£-20,222,702	£-20,254,500	£-20,525,252	£-20,625,863	£-20,915,833
50% SR : 20% LAR : 30% SO	20%	£-20,233,663	£-20,870,384	£-20,902,183	£-21,172,933	£-21,273,545	£-21,563,515
50% SR : 20% LAR : 30% SO	25%	£-20,922,249	£-21,518,066	£-21,549,864	£-21,820,615	£-21,921,227	£-22,214,444
50% SR : 20% LAR : 30% SO	30%	£-21,610,837	£-22,165,752	£-22,200,600	£-22,475,182	£-22,577,219	£-22,871,291
50% SR : 20% LAR : 30% SO	35%	£-22,303,920	£-22,825,199	£-22,857,448	£-23,135,332	£-23,238,912	£-23,537,045
50% SR : 20% LAR : 30% SO	40%	£-23,004,536	£-23,491,299	£-23,524,004	£-23,802,472	£-23,905,951	£-24,204,186
50% SR : 20% LAR : 30% SO	45%	£-23,713,762	£-24,158,439	£-24,191,144	£-24,469,613	£-24,573,092	£-24,871,326
50% SR : 20% LAR : 30% SO	50%	£-24,422,988	£-24,825,580	£-24,858,285	£-25,136,752	£-25,240,232	£-25,538,466

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%	£-8,788,064	£-9,577,899	£-9,609,254	£-9,876,228	£-9,975,435	£-10,263,457
50% SR : 20% LAR : 30% SO	5%	£-9,469,280	£-10,218,748	£-10,250,103	£-10,520,557	£-10,621,169	£-10,911,138
50% SR : 20% LAR : 30% SO	10%	£-10,150,496	£-10,865,689	£-10,897,488	£-11,168,239	£-11,268,851	£-11,558,820
50% SR : 20% LAR : 30% SO	15%	£-10,835,745	£-11,513,371	£-11,545,169	£-11,815,921	£-11,916,532	£-12,206,502
50% SR : 20% LAR : 30% SO	20%	£-11,524,332	£-12,161,053	£-12,192,852	£-12,463,602	£-12,564,214	£-12,854,184
50% SR : 20% LAR : 30% SO	25%	£-12,212,919	£-12,808,735	£-12,840,533	£-13,111,284	£-13,211,896	£-13,505,113
50% SR : 20% LAR : 30% SO	30%	£-12,901,506	£-13,459,021	£-13,491,269	£-13,765,852	£-13,867,388	£-14,161,960
50% SR : 20% LAR : 30% SO	35%	£-13,594,589	£-14,115,868	£-14,148,117	£-14,426,001	£-14,529,481	£-14,827,714
50% SR : 20% LAR : 30% SO	40%	£-14,295,205	£-14,781,989	£-14,814,674	£-15,093,141	£-15,196,621	£-15,494,565
50% SR : 20% LAR : 30% SO	45%	£-15,004,431	£-15,449,108	£-15,481,813	£-15,760,282	£-15,863,761	£-16,161,995
50% SR : 20% LAR : 30% SO	50%	£-15,713,656	£-16,116,249	£-16,148,954	£-16,427,422	£-16,530,901	£-16,829,136

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%	£-5,891,707	£-6,681,543	£-6,712,897	£-6,979,871	£-7,079,078	£-7,367,100
50% SR : 20% LAR : 30% SO	5%	£-6,572,923	£-7,322,391	£-7,353,746	£-7,624,200	£-7,724,813	£-8,014,781
50% SR : 20% LAR : 30% SO	10%	£-7,254,139	£-7,969,332	£-8,001,131	£-8,271,883	£-8,372,494	£-8,662,463
50% SR : 20% LAR : 30% SO	15%	£-7,939,388	£-8,617,014	£-8,648,813	£-8,919,564	£-9,020,176	£-9,310,145
50% SR : 20% LAR : 30% SO	20%	£-8,627,976	£-9,264,697	£-9,296,495	£-9,567,246	£-9,667,857	£-9,957,827
50% SR : 20% LAR : 30% SO	25%	£-9,316,562	£-9,912,378	£-9,944,177	£-10,214,927	£-10,315,540	£-10,608,756
50% SR : 20% LAR : 30% SO	30%	£-10,005,149	£-10,562,664	£-10,594,912	£-10,869,495	£-10,971,531	£-11,265,604
50% SR : 20% LAR : 30% SO	35%	£-10,698,233	£-11,219,512	£-11,251,760	£-11,529,845	£-11,633,124	£-11,931,358
50% SR : 20% LAR : 30% SO	40%	£-11,398,949	£-11,885,612	£-11,918,317	£-12,198,794	£-12,300,264	£-12,598,498
50% SR : 20% LAR : 30% SO	45%	£-12,108,075	£-12,552,752	£-12,585,457	£-12,863,925	£-12,967,405	£-13,265,838
50% SR : 20% LAR : 30% SO	50%	£-12,817,301	£-13,219,892	£-13,252,597	£-13,531,065	£-13,634,544	£-13,932,779

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%	£-1,723,587	£-2,513,422	£-2,544,777	£-2,811,751	£-2,910,958	£-3,198,979
50% SR : 20% LAR : 30% SO	5%	£-2,404,802	£-3,154,271	£-3,185,625	£-3,456,080	£-3,556,692	£-3,844,661
50% SR : 20% LAR : 30% SO	10%	£-3,086,019	£-3,801,212	£-3,833,011	£-4,103,762	£-4,204,374	£-4,494,343
50% SR : 20% LAR : 30% SO	15%	£-3,771,268	£-4,448,894	£-4,480,692	£-4,751,444	£-4,852,055	£-5,142,025
50% SR : 20% LAR : 30% SO	20%	£-4,459,855	£-5,096,576	£-5,128,375	£-5,399,125	£-5,499,737	£-5,789,707
50% SR : 20% LAR : 30% SO	25%	£-5,148,441	£-5,744,258	£-5,776,056	£-6,046,807	£-6,147,419	£-6,440,636
50% SR : 20% LAR : 30% SO	30%	£-5,837,029	£-6,394,544	£-6,426,792	£-6,701,374	£-6,803,411	£-7,097,493
50% SR : 20% LAR : 30% SO	35%	£-6,530,112	£-7,051,391	£-7,083,640	£-7,361,624	£-7,465,004	£-7,763,237
50% SR : 20% LAR : 30% SO	40%	£-7,220,728	£-7,717,491	£-7,750,195	£-8,028,664	£-8,132,143	£-8,430,376
50% SR : 20% LAR : 30% SO	45%	£-7,939,954	£-8,384,631	£-8,417,335	£-8,695,805	£-8,799,284	£-9,097,518
50% SR : 20% LAR : 30% SO	50%	£-8,649,181	£-9,051,772	£-9,084,477	£-9,362,944	£-9,466,424	£-9,764,658



LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£11,204,731	£10,528,985	£10,498,068	£10,234,820	£10,136,996	£9,855,062
50% SR : 20% LAR : 30% SO	5%	£10,271,844	£9,629,595	£9,598,678	£9,335,430	£9,237,607	£8,952,852
50% SR : 20% LAR : 30% SO	10%	£9,338,956	£8,730,207	£8,699,290	£8,432,685	£8,333,477	£8,047,553
50% SR : 20% LAR : 30% SO	15%	£8,406,069	£7,825,715	£7,794,381	£7,527,387	£7,428,180	£7,142,256
50% SR : 20% LAR : 30% SO	20%	£7,468,200	£6,920,418	£6,889,083	£6,622,090	£6,522,882	£6,236,959
50% SR : 20% LAR : 30% SO	25%	£6,529,032	£6,015,121	£5,983,785	£5,716,792	£5,617,584	£5,331,662
50% SR : 20% LAR : 30% SO	30%	£5,589,864	£5,109,823	£5,078,488	£4,811,495	£4,712,287	£4,426,363
50% SR : 20% LAR : 30% SO	35%	£4,650,696	£4,204,525	£4,173,171	£3,906,197	£3,806,990	£3,521,066
50% SR : 20% LAR : 30% SO	40%	£3,711,529	£3,299,228	£3,267,873	£3,000,900	£2,901,692	£2,615,769
50% SR : 20% LAR : 30% SO	45%	£2,772,361	£2,393,931	£2,362,575	£2,094,521	£1,993,910	£1,703,940
50% SR : 20% LAR : 30% SO	50%	£1,830,773	£1,481,757	£1,449,958	£1,179,207	£1,078,595	£788,626

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%	£10,276,975	£11,452,721	£11,483,638	£11,746,886	£11,844,710	£12,126,644
50% SR : 20% LAR : 30% SO	5%	£11,709,862	£12,352,110	£12,383,027	£12,646,275	£12,744,098	£13,028,854
50% SR : 20% LAR : 30% SO	10%	£12,642,749	£13,251,499	£13,282,416	£13,549,020	£13,646,229	£13,934,152
50% SR : 20% LAR : 30% SO	15%	£13,575,637	£14,155,990	£14,187,345	£14,454,319	£14,553,526	£14,839,450
50% SR : 20% LAR : 30% SO	20%	£14,513,506	£15,061,288	£15,092,643	£15,359,618	£15,458,823	£15,744,747
50% SR : 20% LAR : 30% SO	25%	£15,452,674	£15,966,585	£15,997,940	£16,264,913	£16,364,121	£16,650,044
50% SR : 20% LAR : 30% SO	30%	£16,391,841	£16,871,883	£16,903,238	£17,170,211	£17,269,419	£17,555,342
50% SR : 20% LAR : 30% SO	35%	£17,331,009	£17,777,180	£17,808,535	£18,075,509	£18,174,716	£18,460,640
50% SR : 20% LAR : 30% SO	40%	£18,270,177	£18,682,478	£18,713,833	£18,980,808	£19,080,013	£19,365,937
50% SR : 20% LAR : 30% SO	45%	£19,209,345	£19,587,775	£19,619,130	£19,887,184	£19,987,396	£20,272,766
50% SR : 20% LAR : 30% SO	50%	£20,150,933	£20,493,073	£20,524,428	£20,802,459	£20,903,111	£21,193,079

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%	£2,067,644	£2,743,390	£2,774,307	£3,037,555	£3,135,379	£3,417,313
50% SR : 20% LAR : 30% SO	5%	£3,000,531	£3,642,780	£3,673,697	£3,936,945	£4,034,767	£4,319,523
50% SR : 20% LAR : 30% SO	10%	£3,933,418	£4,542,168	£4,573,085	£4,839,690	£4,938,898	£5,224,821
50% SR : 20% LAR : 30% SO	15%	£4,866,306	£5,441,556	£5,472,473	£5,744,988	£5,844,195	£6,130,119
50% SR : 20% LAR : 30% SO	20%	£5,804,175	£6,341,944	£6,372,861	£6,650,285	£6,749,492	£7,035,416
50% SR : 20% LAR : 30% SO	25%	£6,743,343	£7,242,332	£7,273,249	£7,558,582	£7,657,789	£7,943,713
50% SR : 20% LAR : 30% SO	30%	£7,682,511	£8,142,720	£8,173,637	£8,468,980	£8,568,187	£8,854,011
50% SR : 20% LAR : 30% SO	35%	£8,621,679	£9,043,108	£9,074,025	£9,369,323	£9,468,530	£9,753,954
50% SR : 20% LAR : 30% SO	40%	£9,560,846	£9,943,496	£9,974,413	£10,269,566	£10,368,773	£10,658,508
50% SR : 20% LAR : 30% SO	45%	£10,500,014	£10,843,884	£10,874,801	£11,179,955	£11,279,162	£11,568,435
50% SR : 20% LAR : 30% SO	50%	£11,441,602	£11,744,272	£11,775,189	£12,086,428	£12,185,635	£12,474,749

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%	£828,713	£152,967	£122,050	£141,198	£239,022	£520,956
50% SR : 20% LAR : 30% SO	5%	£1,041,174	£174,423	£143,506	£162,654	£260,478	£542,412
50% SR : 20% LAR : 30% SO	10%	£1,037,062	£1,645,811	£1,676,728	£1,943,333	£2,042,541	£2,328,465
50% SR : 20% LAR : 30% SO	15%	£1,969,949	£2,550,303	£2,581,220	£2,848,631	£2,947,839	£3,233,762
50% SR : 20% LAR : 30% SO	20%	£2,907,818	£3,455,600	£3,486,517	£3,753,928	£3,853,136	£4,139,059
50% SR : 20% LAR : 30% SO	25%	£3,846,986	£4,360,897	£4,391,814	£4,659,226	£4,758,434	£5,044,356
50% SR : 20% LAR : 30% SO	30%	£4,786,154	£5,266,194	£5,297,111	£5,594,523	£5,693,731	£5,999,659
50% SR : 20% LAR : 30% SO	35%	£5,725,322	£6,171,491	£6,202,408	£6,499,821	£6,599,029	£6,904,982
50% SR : 20% LAR : 30% SO	40%	£6,664,490	£7,076,788	£7,107,705	£7,375,118	£7,474,326	£7,779,284
50% SR : 20% LAR : 30% SO	45%	£7,603,657	£7,982,085	£8,013,002	£8,281,497	£8,380,705	£8,672,076
50% SR : 20% LAR : 30% SO	50%	£8,542,825	£8,887,382	£8,918,300	£9,196,811	£9,296,019	£9,587,392

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%	£4,996,833	£4,321,087	£4,290,170	£4,026,922	£3,929,098	£3,647,164
50% SR : 20% LAR : 30% SO	5%	£4,063,946	£3,421,698	£3,390,781	£3,127,533	£3,029,710	£2,744,954
50% SR : 20% LAR : 30% SO	10%	£3,131,059	£2,522,309	£2,491,392	£2,228,788	£2,125,579	£1,839,656
50% SR : 20% LAR : 30% SO	15%	£2,198,171	£1,617,818	£1,586,463	£1,319,489	£1,220,282	£934,358
50% SR : 20% LAR : 30% SO	20%	£1,260,302	£712,520	£681,165	£414,192	£314,985	£29,061
50% SR : 20% LAR : 30% SO	25%	£321,134	£192,777	£224,132	£491,105	£590,313	£876,236
50% SR : 20% LAR : 30% SO	30%	£818,033	£1,098,075	£1,129,430	£1,396,403	£1,495,611	£1,781,534
50% SR : 20% LAR : 30% SO	35%	£1,957,201	£2,903,372	£2,934,727	£3,301,701	£3,400,908	£3,686,832
50% SR : 20% LAR : 30% SO	40%	£2,496,369	£3,908,670	£3,940,025	£4,306,998	£4,306,205	£4,592,128
50% SR : 20% LAR : 30% SO	45%	£3,435,537	£4,913,967	£4,945,322	£5,313,071	£5,312,278	£5,507,424
50% SR : 20% LAR : 30% SO	50%	£4,374,705	£5,919,265	£5,950,620	£6,356,694	£6,355,891	£6,562,720

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

<b>T5 - 135 Houses and Flats</b>
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<b>Value Area</b>	<b>Dagenham and Beam Parklands Flats and Houses (CIL Zone 3)</b>
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<b>No Units</b>	<b>135</b>
<b>Site Area</b>	<b>1.52 Ha</b>

<b>Sales value Inflation</b>	<b>-6%</b>
<b>Build cost Inflation</b>	<b>0%</b>

**Residual land values:**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£6,169,451	£5,560,898	£5,529,544	£5,262,571	£5,163,363	£4,877,439
50% SR : 20% LAR : 30% SO	5%	£5,428,165	£4,850,558	£4,819,202	£4,552,230	£4,453,021	£4,167,099
50% SR : 20% LAR : 30% SO	10%	£4,686,878	£4,140,217	£4,108,862	£3,841,889	£3,742,681	£3,456,757
50% SR : 20% LAR : 30% SO	15%	£3,945,590	£3,429,876	£3,398,521	£3,131,548	£3,032,340	£2,746,985
50% SR : 20% LAR : 30% SO	20%	£3,204,304	£2,719,535	£2,688,180	£2,417,468	£2,318,260	£2,028,888
50% SR : 20% LAR : 30% SO	25%	£2,461,711	£2,002,000	£1,970,202	£1,699,451	£1,598,839	£1,308,870
50% SR : 20% LAR : 30% SO	30%	£1,712,345	£1,283,983	£1,252,184	£981,433	£880,821	£590,852
50% SR : 20% LAR : 30% SO	35%	£962,979	£565,964	£534,167	£263,415	£162,804	£128,965
50% SR : 20% LAR : 30% SO	40%	£213,613	£-154,205	£-186,453	£-461,036	£-563,072	£-857,144
50% SR : 20% LAR : 30% SO	45%	£-543,336	£-883,204	£-915,909	£-1,194,378	£-1,297,857	£-1,596,091
50% SR : 20% LAR : 30% SO	50%	£-1,310,985	£-1,622,748	£-1,655,453	£-1,933,920	£-2,037,399	£-2,335,634

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

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

**£14,491,843**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-15,812,255	£-16,420,807	£-16,452,162	£-16,719,135	£-16,818,343	£-17,104,267
50% SR : 20% LAR : 30% SO	5%	£-16,553,541	£-17,131,148	£-17,162,503	£-17,429,476	£-17,528,684	£-17,814,607
50% SR : 20% LAR : 30% SO	10%	£-17,294,828	£-17,841,489	£-17,872,844	£-18,139,817	£-18,239,025	£-18,524,948
50% SR : 20% LAR : 30% SO	15%	£-18,036,115	£-18,551,829	£-18,583,185	£-18,850,158	£-18,949,366	£-19,235,800
50% SR : 20% LAR : 30% SO	20%	£-18,777,402	£-19,262,171	£-19,293,525	£-19,564,237	£-19,664,849	£-19,954,818
50% SR : 20% LAR : 30% SO	25%	£-19,519,995	£-19,979,705	£-20,011,504	£-20,282,255	£-20,382,866	£-20,672,836
50% SR : 20% LAR : 30% SO	30%	£-20,269,361	£-20,697,723	£-20,729,522	£-21,000,273	£-21,100,885	£-21,390,853
50% SR : 20% LAR : 30% SO	35%	£-21,018,727	£-21,415,741	£-21,447,539	£-21,718,291	£-21,818,902	£-22,109,871
50% SR : 20% LAR : 30% SO	40%	£-21,768,093	£-22,125,911	£-22,158,159	£-22,442,741	£-22,544,778	£-22,838,850
50% SR : 20% LAR : 30% SO	45%	£-22,525,042	£-22,884,910	£-22,917,158	£-23,176,083	£-23,279,563	£-23,577,796
50% SR : 20% LAR : 30% SO	50%	£-23,292,690	£-23,604,453	£-23,637,158	£-23,915,628	£-24,019,105	£-24,317,340

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

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

**£8,749,936**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-7,102,924	£-7,711,477	£-7,742,831	£-8,009,804	£-8,108,012	£-8,394,936
50% SR : 20% LAR : 30% SO	5%	£-7,844,210	£-8,421,817	£-8,453,172	£-8,720,145	£-8,819,354	£-9,105,276
50% SR : 20% LAR : 30% SO	10%	£-8,585,497	£-9,132,158	£-9,163,513	£-9,430,486	£-9,529,694	£-9,815,617
50% SR : 20% LAR : 30% SO	15%	£-9,326,785	£-9,842,499	£-9,873,854	£-10,140,827	£-10,240,035	£-10,527,469
50% SR : 20% LAR : 30% SO	20%	£-10,068,071	£-10,552,840	£-10,584,194	£-10,854,906	£-10,955,518	£-11,245,487
50% SR : 20% LAR : 30% SO	25%	£-10,810,664	£-11,270,375	£-11,302,173	£-11,572,924	£-11,673,535	£-11,963,505
50% SR : 20% LAR : 30% SO	30%	£-11,560,030	£-11,988,392	£-12,020,191	£-12,290,942	£-12,391,554	£-12,681,523
50% SR : 20% LAR : 30% SO	35%	£-12,309,396	£-12,706,411	£-12,738,208	£-13,008,959	£-13,109,571	£-13,401,340
50% SR : 20% LAR : 30% SO	40%	£-13,058,762	£-13,424,580	£-13,456,378	£-13,733,411	£-13,834,023	£-14,126,519
50% SR : 20% LAR : 30% SO	45%	£-13,815,711	£-14,155,579	£-14,188,284	£-14,466,752	£-14,570,232	£-14,868,465
50% SR : 20% LAR : 30% SO	50%	£-14,583,360	£-14,885,122	£-14,917,827	£-15,206,295	£-15,309,774	£-15,608,009

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

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

**£6,840,486**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-4,206,567	£-4,815,120	£-4,846,474	£-5,113,447	£-5,212,655	£-5,498,579
50% SR : 20% LAR : 30% SO	5%	£-4,947,853	£-5,525,460	£-5,556,816	£-5,823,789	£-5,922,997	£-6,208,919
50% SR : 20% LAR : 30% SO	10%	£-5,689,141	£-6,235,802	£-6,267,156	£-6,534,129	£-6,633,337	£-6,919,261
50% SR : 20% LAR : 30% SO	15%	£-6,430,428	£-6,946,142	£-6,977,497	£-7,244,470	£-7,343,678	£-7,631,113
50% SR : 20% LAR : 30% SO	20%	£-7,171,714	£-7,656,483	£-7,687,838	£-7,958,550	£-8,058,161	£-8,349,130
50% SR : 20% LAR : 30% SO	25%	£-7,914,308	£-8,374,018	£-8,405,817	£-8,676,587	£-8,777,179	£-9,067,148
50% SR : 20% LAR : 30% SO	30%	£-8,655,674	£-9,092,035	£-9,123,834	£-9,394,586	£-9,495,197	£-9,785,166
50% SR : 20% LAR : 30% SO	35%	£-9,413,039	£-9,810,054	£-9,841,851	£-10,112,603	£-10,213,214	£-10,504,983
50% SR : 20% LAR : 30% SO	40%	£-10,162,405	£-10,530,223	£-10,562,021	£-10,837,054	£-10,939,999	£-11,233,163
50% SR : 20% LAR : 30% SO	45%	£-10,919,354	£-11,259,222	£-11,291,020	£-11,570,396	£-11,673,875	£-11,972,109
50% SR : 20% LAR : 30% SO	50%	£-11,687,003	£-11,988,766	£-12,020,471	£-12,309,938	£-12,413,418	£-12,711,652

**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%	£-38,447	£-646,999	£-678,354	£-945,327	£-1,044,535	£-1,330,459
50% SR : 20% LAR : 30% SO	5%	£-779,733	£-1,357,340	£-1,388,695	£-1,655,668	£-1,754,876	£-2,040,799
50% SR : 20% LAR : 30% SO	10%	£-1,521,020	£-2,067,681	£-2,099,036	£-2,366,008	£-2,465,217	£-2,751,140
50% SR : 20% LAR : 30% SO	15%	£-2,262,307	£-2,778,021	£-2,809,377	£-3,076,350	£-3,175,558	£-3,462,992
50% SR : 20% LAR : 30% SO	20%	£-3,003,594	£-3,488,363	£-3,519,717	£-3,790,429	£-3,891,041	£-4,181,010
50% SR : 20% LAR : 30% SO	25%	£-3,744,187	£-4,205,898	£-4,237,252	£-4,508,447	£-4,609,058	£-4,899,028
50% SR : 20% LAR : 30% SO	30%	£-4,495,553	£-4,923,915	£-4,955,714	£-5,226,465	£-5,327,077	£-5,617,045
50% SR : 20% LAR : 30% SO	35%	£-5,246,919	£-5,641,933	£-5,673,731	£-5,944,482	£-6,045,094	£-6,335,863
50% SR : 20% LAR : 30% SO	40%	£-5,998,285	£-6,360,100	£-6,392,351	£-6,668,933	£-6,770,570	£-7,062,042
50% SR : 20% LAR : 30% SO	45%	£-6,751,234	£-7,078,102	£-7,110,307	£-7,402,275	£-7,505,755	£-7,803,988
50% SR : 20% LAR : 30% SO	50%	£-7,518,882	£-7,803,645	£-7,836,350	£-8,141,818	£-8,246,297	£-8,543,532

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£5,495,395	£4,896,803	£4,865,449	£4,598,476	£4,499,268	£4,213,345
50% SR : 20% LAR : 30% SO	5%	£4,778,788	£4,210,778	£4,179,424	£3,912,450	£3,813,243	£3,527,319
50% SR : 20% LAR : 30% SO	10%	£4,062,182	£3,524,753	£3,493,398	£3,226,425	£3,127,217	£2,839,756
50% SR : 20% LAR : 30% SO	15%	£3,345,574	£2,838,728	£2,807,372	£2,539,923	£2,436,310	£2,146,341
50% SR : 20% LAR : 30% SO	20%	£2,628,508	£2,146,058	£2,114,260	£1,843,508	£1,742,897	£1,452,927
50% SR : 20% LAR : 30% SO	25%	£1,904,113	£1,452,643	£1,420,845	£1,150,094	£1,049,482	£759,513
50% SR : 20% LAR : 30% SO	30%	£1,179,720	£759,229	£727,431	£456,679	£356,068	£66,098
50% SR : 20% LAR : 30% SO	35%	£455,326	£65,815	£34,016	£-240,085	£-342,120	£-636,193
50% SR : 20% LAR : 30% SO	40%	£-272,875	£-636,480	£-668,730	£-944,233	£-1,047,713	£-1,345,947
50% SR : 20% LAR : 30% SO	45%	£-1,010,214	£-1,347,274	£-1,379,979	£-1,658,447	£-1,761,926	£-2,060,161
50% SR : 20% LAR : 30% SO	50%	£-1,756,306	£-2,061,488	£-2,094,193	£-2,372,661	£-2,476,140	£-2,774,375

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-16,486,311	£-17,084,902	£-17,116,257	£-17,383,230	£-17,482,438	£-17,768,360
50% SR : 20% LAR : 30% SO	5%	£-17,202,917	£-17,770,927	£-17,802,282	£-18,069,256	£-18,168,463	£-18,454,386
50% SR : 20% LAR : 30% SO	10%	£-17,919,524	£-18,456,953	£-18,488,308	£-18,755,281	£-18,854,489	£-19,141,949
50% SR : 20% LAR : 30% SO	15%	£-18,636,131	£-19,142,978	£-19,174,334	£-19,444,783	£-19,545,395	£-19,835,364
50% SR : 20% LAR : 30% SO	20%	£-19,353,198	£-19,835,648	£-19,867,446	£-20,138,198	£-20,238,809	£-20,528,779
50% SR : 20% LAR : 30% SO	25%	£-20,077,593	£-20,529,062	£-20,560,861	£-20,831,611	£-20,932,224	£-21,222,193
50% SR : 20% LAR : 30% SO	30%	£-20,801,998	£-21,222,476	£-21,254,275	£-21,525,026	£-21,625,638	£-21,915,608
50% SR : 20% LAR : 30% SO	35%	£-21,526,379	£-21,915,891	£-21,947,690	£-22,221,791	£-22,323,326	£-22,613,598
50% SR : 20% LAR : 30% SO	40%	£-22,254,581	£-22,618,186	£-22,650,435	£-22,925,939	£-23,029,418	£-23,327,653
50% SR : 20% LAR : 30% SO	45%	£-22,991,920	£-23,328,980	£-23,361,685	£-23,640,153	£-23,743,832	£-24,041,867
50% SR : 20% LAR : 30% SO	50%	£-23,738,011	£-24,043,194	£-24,075,899	£-24,354,368	£-24,457,846	£-24,756,080

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-7,776,980	£-8,375,571	£-8,406,826	£-8,673,899	£-8,773,107	£-9,059,030
50% SR : 20% LAR : 30% SO	5%	£-8,493,586	£-9,061,596	£-9,092,951	£-9,359,925	£-9,459,132	£-9,745,056
50% SR : 20% LAR : 30% SO	10%	£-9,210,193	£-9,747,622	£-9,778,977	£-10,045,950	£-10,145,158	£-10,432,619
50% SR : 20% LAR : 30% SO	15%	£-9,926,800	£-10,433,647	£-10,465,003	£-10,735,452	£-10,836,064	£-11,126,033
50% SR : 20% LAR : 30% SO	20%	£-10,643,867	£-11,128,317	£-11,158,115	£-11,428,867	£-11,529,478	£-11,819,448
50% SR : 20% LAR : 30% SO	25%	£-11,368,262	£-11,819,732	£-11,851,530	£-12,122,281	£-12,222,893	£-12,512,862
50% SR : 20% LAR : 30% SO	30%	£-12,092,655	£-12,513,145	£-12,544,944	£-12,815,695	£-12,916,307	£-13,206,277
50% SR : 20% LAR : 30% SO	35%	£-12,817,048	£-13,208,560	£-13,238,359	£-13,512,460	£-13,614,495	£-13,908,567
50% SR : 20% LAR : 30% SO	40%	£-13,545,250	£-13,908,975	£-13,941,104	£-14,216,608	£-14,320,087	£-14,618,322
50% SR : 20% LAR : 30% SO	45%	£-14,282,589	£-14,619,649	£-14,652,354	£-14,930,822	£-15,034,301	£-15,332,536
50% SR : 20% LAR : 30% SO	50%	£-15,028,681	£-15,333,863	£-15,366,568	£-15,645,036	£-15,748,515	£-16,046,750

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-4,880,623	£-5,479,215	£-5,510,569	£-5,777,542	£-5,876,750	£-6,162,673
50% SR : 20% LAR : 30% SO	5%	£-5,597,230	£-6,165,240	£-6,196,594	£-6,463,568	£-6,562,775	£-6,848,699
50% SR : 20% LAR : 30% SO	10%	£-6,313,836	£-6,851,266	£-6,882,620	£-7,149,593	£-7,248,801	£-7,536,282
50% SR : 20% LAR : 30% SO	15%	£-7,030,444	£-7,537,291	£-7,568,646	£-7,839,095	£-7,939,708	£-8,229,677
50% SR : 20% LAR : 30% SO	20%	£-7,747,511	£-8,229,960	£-8,261,759	£-8,532,510	£-8,633,122	£-8,923,091
50% SR : 20% LAR : 30% SO	25%	£-8,471,905	£-8,923,375	£-8,955,173	£-9,225,924	£-9,326,536	£-9,616,505
50% SR : 20% LAR : 30% SO	30%	£-9,196,298	£-9,616,789	£-9,648,587	£-9,919,939	£-10,019,950	£-10,309,520
50% SR : 20% LAR : 30% SO	35%	£-9,920,692	£-10,310,203	£-10,342,002	£-10,616,103	£-10,718,138	£-11,012,211
50% SR : 20% LAR : 30% SO	40%	£-10,648,893	£-11,012,498	£-11,044,748	£-11,320,251	£-11,423,731	£-11,721,565
50% SR : 20% LAR : 30% SO	45%	£-11,386,232	£-11,723,293	£-11,755,998	£-12,034,465	£-12,137,944	£-12,436,179
50% SR : 20% LAR : 30% SO	50%	£-12,132,324	£-12,437,506	£-12,470,211	£-12,748,679	£-12,852,158	£-13,150,393

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%	£-712,503	£-1,311,094	£-1,342,449	£-1,609,422	£-1,708,630	£-1,994,552
50% SR : 20% LAR : 30% SO	5%	£-1,429,109	£-1,997,119	£-2,028,474	£-2,295,448	£-2,394,655	£-2,680,578
50% SR : 20% LAR : 30% SO	10%	£-2,145,716	£-2,683,145	£-2,714,500	£-2,981,473	£-3,080,681	£-3,368,141
50% SR : 20% LAR : 30% SO	15%	£-2,862,323	£-3,369,170	£-3,400,526	£-3,670,975	£-3,771,587	£-4,061,556
50% SR : 20% LAR : 30% SO	20%	£-3,579,390	£-4,061,840	£-4,093,638	£-4,384,390	£-4,485,001	£-4,754,971
50% SR : 20% LAR : 30% SO	25%	£-4,303,784	£-4,755,254	£-4,787,053	£-5,057,803	£-5,158,416	£-5,448,385
50% SR : 20% LAR : 30% SO	30%	£-5,028,178	£-5,448,668	£-5,480,467	£-5,751,218	£-5,851,830	£-6,141,890
50% SR : 20% LAR : 30% SO	35%	£-5,752,571	£-6,142,083	£-6,173,882	£-6,447,982	£-6,550,918	£-6,844,090
50% SR : 20% LAR : 30% SO	40%	£-6,480,773	£-6,844,378	£-6,876,277	£-7,152,131	£-7,255,810	£-7,553,945
50% SR : 20% LAR : 30% SO	45%	£-7,218,112	£-7,555,172	£-7,587,877	£-7,866,345	£-7,969,824	£-8,268,059
50% SR : 20% LAR : 30% SO	50%	£-7,964,203	£-8,269,386	£-8,302,091	£-8,580,558	£-8,684,038	£-8,982,272

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,944,450	£109,253	£61,499	£394,341	£573,338	£708,632
50% SR : 20% LAR : 30% SO	5%	£822,234	£942,297	£990,726	£1,447,437	£1,626,434	£1,761,728
50% SR : 20% LAR : 30% SO	10%	£316,536	£1,995,392	£2,043,622	£2,500,534	£2,679,530	£2,814,824
50% SR : 20% LAR : 30% SO	15%	£1,470,284	£3,048,488	£3,096,918	£3,556,086	£3,737,616	£3,874,824
50% SR : 20% LAR : 30% SO	20%	£2,624,053	£4,114,609	£4,163,724	£4,626,898	£4,808,428	£4,945,636
50% SR : 20% LAR : 30% SO	25%	£3,788,434	£5,185,421	£5,234,536	£5,697,709	£5,879,239	£6,016,447
50% SR : 20% LAR : 30% SO	30%	£4,961,374	£6,256,232	£6,305,347	£6,768,521	£6,950,051	£7,087,259
50% SR : 20% LAR : 30% SO	35%	£6,134,315	£7,327,044	£7,376,158	£7,839,333	£8,020,862	£8,158,070
50% SR : 20% LAR : 30% SO	40%	£7,307,256	£8,397,855	£8,446,970	£8,910,145	£9,091,674	£9,228,882
50% SR : 20% LAR : 30% SO	45%	£8,480,196	£9,468,667	£9,517,782	£9,980,956	£10,162,485	£10,299,693
50% SR : 20% LAR : 30% SO	50%	£9,653,137	£10,539,478	£10,588,594	£11,051,767	£11,233,297	£11,370,505

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%	£983,154	£2,816,351	£2,866,106	£3,321,946	£3,500,942	£3,636,236
50% SR : 20% LAR : 30% SO	5%	£2,105,371	£3,869,902	£3,918,331	£4,375,042	£4,554,039	£4,689,332
50% SR : 20% LAR : 30% SO	10%	£3,244,141	£4,922,997	£4,971,427	£5,428,138	£5,607,135	£5,742,428
50% SR : 20% LAR : 30% SO	15%	£4,397,899	£5,976,093	£6,024,523	£6,483,691	£6,662,220	£6,802,429
50% SR : 20% LAR : 30% SO	20%	£5,551,657	£7,042,213	£7,091,329	£7,546,902	£7,725,033	£7,873,241
50% SR : 20% LAR : 30% SO	25%	£6,716,039	£8,113,026	£8,162,140	£8,617,314	£8,795,445	£8,943,652
50% SR : 20% LAR : 30% SO	30%	£7,889,979	£9,183,837	£9,232,952	£9,687,325	£9,875,456	£10,014,863
50% SR : 20% LAR : 30% SO	35%	£9,061,920	£10,254,649	£10,303,763	£10,746,938	£10,948,467	£11,086,075
50% SR : 20% LAR : 30% SO	40%	£10,234,861	£11,325,460	£11,374,575	£11,837,749	£12,048,278	£12,186,286
50% SR : 20% LAR : 30% SO	45%	£11,407,802	£12,396,271	£12,445,387	£12,938,561	£13,159,090	£13,297,298
50% SR : 20% LAR : 30% SO	50%	£12,580,743	£13,467,083	£13,516,198	£13,979,372	£14,160,901	£14,298,109

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%	£176,787	£1,658,411	£1,706,165	£2,162,005	£2,341,002	£2,476,295
50% SR : 20% LAR : 30% SO	5%	£945,430	£2,709,961	£2,758,390	£3,215,101	£3,394,098	£3,529,391
50% SR : 20% LAR : 30% SO	10%	£2,084,200	£3,763,056	£3,811,486	£4,268,197	£4,447,194	£4,582,487
50% SR : 20% LAR : 30% SO	15%	£3,237,958	£4,816,152	£4,864,582	£5,323,750	£5,502,747	£5,642,488
50% SR : 20% LAR : 30% SO	20%	£4,391,717	£5,882,272	£5,931,388	£6,387,962	£6,576,959	£6,713,300
50% SR : 20% LAR : 30% SO	25%	£5,556,098	£6,953,085	£7,002,199	£7,467,373	£7,666,370	£7,784,111
50% SR : 20% LAR : 30% SO	30%	£6,729,038	£8,023,898	£8,073,011	£8,536,185	£8,745,182	£8,859,923
50% SR : 20% LAR : 30% SO	35%	£7,901,979	£9,094,708	£9,143,822	£9,605,997	£9,825,994	£9,937,734
50% SR : 20% LAR : 30% SO	40%	£9,074,920	£10,165,519	£10,214,634	£10,677,808	£10,899,338	£10,996,546
50% SR : 20% LAR : 30% SO	45%	£10,247,860	£11,236,331	£11,285,446	£11,748,220	£11,930,149	£12,067,357
50% SR : 20% LAR : 30% SO	50%	£11,420,800	£12,307,142	£12,356,258	£12,818,431	£13,000,960	£13,138,168

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%	£562,534	£1,272,663	£1,320,417	£1,776,258	£1,955,254	£2,090,548
50% SR : 20% LAR : 30% SO	5%	£559,682	£2,324,213	£2,372,643	£2,829,354	£3,008,350	£3,143,644
50% SR : 20% LAR : 30% SO	10%	£1,698,453	£3,377,308	£3,425,738	£3,882,450	£4,061,446	£4,196,740
50% SR : 20% LAR : 30% SO	15%	£2,852,210	£4,430,404	£4,478,835	£4,938,003	£5,119,532	£5,256,741
50% SR : 20% LAR : 30% SO	20%	£4,005,969	£5,483,500	£5,531,931	£6,000,814	£6,190,344	£6,327,552
50% SR : 20% LAR : 30% SO	25%	£5,170,351	£6,536,596	£6,585,027	£7,072,626	£7,271,156	£7,398,364
50% SR : 20% LAR : 30% SO	30%	£6,344,291	£7,589,692	£7,638,123	£8,118,437	£8,337,967	£8,465,175
50% SR : 20% LAR : 30% SO	35%	£7,518,231	£8,642,788	£8,691,219	£9,221,250	£9,450,779	£9,578,987
50% SR : 20% LAR : 30% SO	40%	£8,692,171	£9,695,884	£9,744,315	£10,292,061	£10,531,590	£10,660,798
50% SR : 20% LAR : 30% SO	45%	£9,866,112	£10,748,980	£10,797,411	£11,362,872	£11,613,402	£11,742,609
50% SR : 20% LAR : 30% SO	50%	£11,040,053	£11,802,076	£11,851,507	£12,433,684	£12,695,213	£12,825,421

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%	£1,117,660	£717,597	£765,292	£1,221,132	£1,400,129	£1,535,422
50% SR : 20% LAR : 30% SO	5%	£4,557	£1,769,088	£1,817,517	£2,274,228	£2,453,225	£2,588,518
50% SR : 20% LAR : 30% SO	10%	£1,143,327	£2,822,183	£2,870,613	£3,327,324	£3,506,321	£3,641,614
50% SR : 20% LAR : 30% SO	15%	£2,297,085	£3,875,279	£3,923,709	£4,382,877	£4,561,874	£4,707,167
50% SR : 20% LAR : 30% SO	20%	£3,450,844	£4,941,374	£4,990,804	£5,438,904	£5,627,901	£5,773,194
50% SR : 20% LAR : 30% SO	25%	£4,604,603	£6,012,470	£6,061,900	£6,516,930	£6,705,927	£6,841,220
50% SR : 20% LAR : 30% SO	30%	£5,758,362	£7,083,566	£7,133,000	£7,593,030	£7,782,027	£7,917,320
50% SR : 20% LAR : 30% SO	35%	£6,912,121	£8,154,662	£8,204,096	£8,659,120	£8,848,117	£8,983,410
50% SR : 20% LAR : 30% SO	40%	£8,065,880	£9,225,758	£9,275,192	£9,725,210	£9,914,207	£10,049,500
50% SR : 20% LAR : 30% SO	45%	£9,219,639	£10,296,854	£10,346,288	£10,805,300	£10,994,297	£11,129,590
50% SR : 20% LAR : 30% SO	50%	£10,373,398	£11,367,950	£11,417,384	£11,877,470	£12,066,467	£12,191,760

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,209,289	-£6,152,612	-£6,201,726	-£6,664,901	-£6,846,430	-£6,983,638
50% SR : 20% LAR : 30% SO	5%	-£6,086,078	-£6,974,480	-£7,023,596	-£7,486,769	-£7,668,299	-£7,805,507
50% SR : 20% LAR : 30% SO	10%	-£6,962,867	-£7,796,350	-£7,845,464	-£8,308,638	-£8,490,168	-£8,627,376
50% SR : 20% LAR : 30% SO	15%	-£7,839,656	-£8,618,218	-£8,667,333	-£9,130,508	-£9,312,037	-£9,449,245
50% SR : 20% LAR : 30% SO	20%	-£8,716,445	-£9,440,087	-£9,489,202	-£9,952,376	-£10,133,905	-£10,271,113
50% SR : 20% LAR : 30% SO	25%	-£9,593,234	-£10,261,956	-£10,311,071	-£10,774,245	-£10,955,775	-£11,092,983
50% SR : 20% LAR : 30% SO	30%	-£10,470,024	-£11,083,825	-£11,132,940	-£11,596,114	-£11,777,643	-£11,914,851
50% SR : 20% LAR : 30% SO	35%	-£11,346,813	-£11,905,693	-£11,954,809	-£12,417,983	-£12,599,512	-£12,736,720
50% SR : 20% LAR : 30% SO	40%	-£12,223,602	-£12,727,563	-£12,776,678	-£13,239,851	-£13,421,381	-£13,558,589
50% SR : 20% LAR : 30% SO	45%	-£13,100,391	-£13,549,432	-£13,598,546	-£14,061,721	-£14,243,250	-£14,380,458
50% SR : 20% LAR : 30% SO	50%	-£13,977,181	-£14,371,300	-£14,420,416	-£14,883,589	-£15,065,119	-£15,202,326

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%	-£8,136,893	-£9,080,216	-£9,129,331	-£9,592,506	-£9,774,035	-£9,911,243
50% SR : 20% LAR : 30% SO	5%	-£9,013,682	-£9,902,085	-£9,951,200	-£10,414,374	-£10,595,903	-£10,733,111
50% SR : 20% LAR : 30% SO	10%	-£9,890,472	-£10,723,954	-£10,773,069	-£11,236,243	-£11,417,773	-£11,554,981
50% SR : 20% LAR : 30% SO	15%	-£10,767,261	-£11,545,823	-£11,594,938	-£12,058,112	-£12,239,641	-£12,376,849
50% SR : 20% LAR : 30% SO	20%	-£11,644,050	-£12,367,691	-£12,416,807	-£12,879,981	-£13,061,510	-£13,198,718
50% SR : 20% LAR : 30% SO	25%	-£12,520,839	-£13,189,561	-£13,238,676	-£13,701,849	-£13,883,379	-£14,020,587
50% SR : 20% LAR : 30% SO	30%	-£13,397,629	-£14,011,430	-£14,060,544	-£14,523,719	-£14,705,248	-£14,842,456
50% SR : 20% LAR : 30% SO	35%	-£14,274,418	-£14,833,298	-£14,882,414	-£15,345,587	-£15,527,117	-£15,664,324
50% SR : 20% LAR : 30% SO	40%	-£15,151,208	-£15,655,168	-£15,704,282	-£16,167,456	-£16,348,986	-£16,486,194
50% SR : 20% LAR : 30% SO	45%	-£16,027,998	-£16,477,038	-£16,526,151	-£16,989,325	-£17,170,855	-£17,308,063
50% SR : 20% LAR : 30% SO	50%	-£16,904,788	-£17,298,908	-£17,348,020	-£17,811,194	-£17,992,723	-£18,129,931

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%	-£6,976,953	-£7,920,275	-£7,969,390	-£8,432,565	-£8,614,094	-£8,751,302
50% SR : 20% LAR : 30% SO	5%	-£7,853,741	-£8,742,144	-£8,791,260	-£9,254,435	-£9,435,964	-£9,573,172
50% SR : 20% LAR : 30% SO	10%	-£8,730,531	-£9,564,014	-£9,613,128	-£10,076,302	-£10,257,832	-£10,395,040
50% SR : 20% LAR : 30% SO	15%	-£9,607,320	-£10,385,882	-£10,434,997	-£10,898,171	-£11,079,701	-£11,216,908
50% SR : 20% LAR : 30% SO	20%	-£10,484,109	-£11,207,751	-£11,256,866	-£11,720,040	-£11,901,569	-£12,038,777
50% SR : 20% LAR : 30% SO	25%	-£11,360,898	-£12,029,620	-£12,078,735	-£12,541,908	-£12,723,437	-£12,860,645
50% SR : 20% LAR : 30% SO	30%	-£12,237,688	-£12,851,489	-£12,900,603	-£13,363,778	-£13,545,307	-£13,682,515
50% SR : 20% LAR : 30% SO	35%	-£13,114,477	-£13,673,357	-£13,722,473	-£14,185,647	-£14,367,176	-£14,504,384
50% SR : 20% LAR : 30% SO	40%	-£13,991,266	-£14,495,227	-£14,544,341	-£15,007,515	-£15,189,044	-£15,326,253
50% SR : 20% LAR : 30% SO	45%	-£14,868,055	-£15,317,095	-£15,366,210	-£15,829,385	-£16,010,914	-£16,148,122
50% SR : 20% LAR : 30% SO	50%	-£15,744,844	-£16,138,964	-£16,188,080	-£16,651,253	-£16,832,782	-£16,969,990

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%	-£6,591,205	-£7,534,528	-£7,583,643	-£8,046,817	-£8,228,346	-£8,365,554
50% SR : 20% LAR : 30% SO	5%	-£7,467,994	-£8,356,397	-£8,405,512	-£8,868,686	-£9,050,215	-£9,187,423
50% SR : 20% LAR : 30% SO	10%	-£8,344,784	-£9,178,266	-£9,227,381	-£9,690,554	-£9,872,083	-£10,009,292
50% SR : 20% LAR : 30% SO	15%	-£9,221,573	-£10,000,135	-£10,049,249	-£10,512,424	-£10,693,953	-£10,831,161
50% SR : 20% LAR : 30% SO	20%	-£10,098,362	-£10,822,003	-£10,871,119	-£11,334,292	-£11,515,822	-£11,653,030
50% SR : 20% LAR : 30% SO	25%	-£10,975,151	-£11,643,873	-£11,692,987	-£12,156,161	-£12,337,691	-£12,474,899
50% SR : 20% LAR : 30% SO	30%	-£11,851,940	-£12,465,741	-£12,514,856	-£12,978,031	-£13,159,560	-£13,296,768
50% SR : 20% LAR : 30% SO	35%	-£12,728,729	-£13,287,610	-£13,336,725	-£13,799,899	-£13,981,428	-£14,118,636
50% SR : 20% LAR : 30% SO	40%	-£13,605,518	-£14,109,479	-£14,158,594	-£14,571,768	-£14,753,297	-£14,890,505
50% SR : 20% LAR : 30% SO	45%	-£14,482,307	-£14,931,348	-£14,980,463	-£15,443,637	-£15,625,166	-£15,762,374
50% SR : 20% LAR : 30% SO	50%	-£15,359,097	-£15,753,216	-£15,802,332	-£16,265,506	-£16,447,035	-£16,584,243

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%	-£6,036,079	-£6,979,402	-£7,028,517	-£7,491,692	-£7,673,221	-£7,810,429
50% SR : 20% LAR : 30% SO	5%	-£6,912,868	-£7,801,271	-£7,850,387	-£8,313,560	-£8,495,089	-£8,632,297
50% SR : 20% LAR : 30% SO	10%	-£7,789,658	-£8,623,140	-£8,672,255	-£9,135,429	-£9,316,959	-£9,454,167
50% SR : 20% LAR : 30% SO	15%	-£8,666,447	-£9,445,009	-£9,494,124	-£9,957,298	-£10,138,827	-£10,276,035
50% SR : 20% LAR : 30% SO	20%	-£9,543,236	-£10,266,878	-£10,315,993	-£10,779,167	-£10,960,696	-£11,097,904
50% SR : 20% LAR : 30% SO	25%	-£10,420,025	-£11,088,747	-£11,137,862	-£11,601,035	-£11,782,564	-£11,919,772
50% SR : 20% LAR : 30% SO	30%	-£11,296,815	-£11,910,616	-£11,959,730	-£12,422,905	-£12,604,434	-£12,741,642
50% SR : 20% LAR : 30% SO	35%	-£12,173,604	-£12,732,484	-£12,781,600	-£13,244,779	-£13,426,308	-£13,563,516
50% SR : 20% LAR : 30% SO	40%	-£13,050,393	-£13,554,353	-£13,603,468	-£14,066,652	-£14,248,181	-£14,385,389
50% SR : 20% LAR : 30% SO	45%	-£13,927,181	-£14,376,222	-£14,425,337	-£14,888,526	-£15,070,051	-£15,207,299
50% SR : 20% LAR : 30% SO	50%	-£14,803,971	-£15,198,091	-£15,247,206	-£15,710,380	-£15,891,909	-£16,029,117

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£652,036	-£1,366,908	-£1,415,337	-£1,872,049	-£2,051,045	-£2,186,339
50% SR : 20% LAR : 30% SO	5%	-£1,693,200	-£2,365,387	-£2,413,817	-£2,870,527	-£3,049,525	-£3,184,817
50% SR : 20% LAR : 30% SO	10%	-£2,734,365	-£3,364,138	-£3,413,252	-£3,876,427	-£4,057,956	-£4,193,164
50% SR : 20% LAR : 30% SO	15%	-£3,783,586	-£4,379,376	-£4,428,490	-£4,881,684	-£5,073,194	-£5,210,402
50% SR : 20% LAR : 30% SO	20%	-£4,842,154	-£5,394,614	-£5,443,728	-£5,906,902	-£6,088,432	-£6,225,640
50% SR : 20% LAR : 30% SO	25%	-£5,900,720	-£6,409,851	-£6,458,966	-£6,922,140	-£7,103,670	-£7,240,878
50% SR : 20% LAR : 30% SO	30%	-£6,959,288	-£7,425,089	-£7,474,204	-£7,937,378	-£8,118,907	-£8,256,115
50% SR : 20% LAR : 30% SO	35%	-£8,017,855	-£8,440,327	-£8,489,443	-£8,952,616	-£9,134,145	-£9,271,353
50% SR : 20% LAR : 30% SO	40%	-£9,076,423	-£9,455,565	-£9,504,680	-£9,967,854	-£10,149,383	-£10,284,591
50% SR : 20% LAR : 30% SO	45%	-£10,134,989	-£10,470,803	-£10,519,918	-£10,983,092	-£11,164,621	-£11,301,829
50% SR : 20% LAR : 30% SO	50%	-£11,193,557	-£11,486,041	-£11,535,156	-£11,998,329	-£12,179,860	-£12,317,067

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%	-£3,579,640	-£4,294,513	-£4,342,942	-£4,799,653	-£4,978,650	-£5,113,943
50% SR : 20% LAR : 30% SO	5%	-£4,620,805	-£5,292,991	-£5,341,422	-£5,798,132	-£5,977,129	-£6,112,422
50% SR : 20% LAR : 30% SO	10%	-£5,661,970	-£6,291,742	-£6,340,857	-£6,804,032	-£6,983,561	-£7,122,769
50% SR : 20% LAR : 30% SO	15%	-£6,711,190	-£7,306,980	-£7,356,095	-£7,819,269	-£8,000,799	-£8,139,007
50% SR : 20% LAR : 30% SO	20%	-£7,769,758	-£8,322,218	-£8,371,333	-£8,834,507	-£9,016,037	-£9,153,245
50% SR : 20% LAR : 30% SO	25%	-£8,828,325	-£9,337,455	-£9,386,571	-£9,849,745	-£10,031,275	-£10,168,483
50% SR : 20% LAR : 30% SO	30%	-£9,886,893	-£10,352,693	-£10,401,809	-£10,864,983	-£11,046,512	-£11,183,720
50% SR : 20% LAR : 30% SO	35%	-£10,945,460	-£11,367,932	-£11,417,047	-£11,880,221	-£12,061,750	-£12,198,958
50% SR : 20% LAR : 30% SO	40%	-£12,004,027	-£12,383,170	-£12,432,284	-£12,895,459	-£13,076,988	-£13,214,196
50% SR : 20% LAR : 30% SO	45%	-£13,062,594	-£13,398,408	-£13,447,522	-£13,910,697	-£14,092,226	-£14,229,434
50% SR : 20% LAR : 30% SO	50%	-£14,121,162	-£14,413,646	-£14,462,760	-£14,925,934	-£15,107,464	-£15,244,672

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%	-£2,419,700	-£3,134,572	-£3,183,001	-£3,639,713	-£3,818,709	-£3,954,003
50% SR : 20% LAR : 30% SO	5%	-£3,460,864	-£4,133,050	-£4,181,481	-£4,638,191	-£4,817,188	-£4,952,481
50% SR : 20% LAR : 30% SO	10%	-£4,502,029	-£5,131,801	-£5,180,916	-£5,644,091	-£5,823,620	-£5,958,828
50% SR : 20% LAR : 30% SO	15%	-£5,551,250	-£6,147,039	-£6,196,154	-£6,659,328	-£6,840,858	-£6,976,066
50% SR : 20% LAR : 30% SO	20%	-£6,609,817	-£7,162,278	-£7,211,392	-£7,674,966	-£7,856,096	-£7,991,304
50% SR : 20% LAR : 30% SO	25%	-£7,668,384	-£8,177,515	-£8,226,630	-£8,689,804	-£8,871,334	-£9,006,542
50% SR : 20% LAR : 30% SO	30%	-£8,726,952	-£9,192,753	-£9,241,868	-£9,705,042	-£9,886,571	-£10,021,779
50% SR : 20% LAR : 30% SO	35%	-£9,785,519	-£10,207,991	-£10,257,106	-£10,720,286	-£10,901,809	-£11,036,017
50% SR : 20% LAR : 30% SO	40%	-£10,844,086	-£11,223,229	-£11,272,345	-£11,735,518	-£11,917,047	-£12,051,255
50% SR : 20% LAR : 30% SO	45%	-£11,902,653	-£12,238,467	-£12,287,581	-£12,750,756	-£12,932,285	-£13,066,493
50% SR : 20% LAR : 30% SO	50%	-£12,961,221	-£13,253,705	-£13,302,820	-£13,765,983	-£13,947,523	-£14,081,731

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,033,952	-£2,748,825	-£2,797,254	-£3,253,965	-£3,432,961	-£3,568,255
50% SR : 20% LAR : 30% SO	5%	-£3,075,117	-£3,747,303	-£3,795,733	-£4,252,443	-£4,431,441	-£4,566,734
50% SR : 20% LAR : 30% SO	10%	-£4,116,282	-£4,746,054	-£4,794,169	-£5,258,343	-£5,439,872	-£5,575,080
50% SR : 20% LAR : 30% SO	15%	-£5,157,447	-£5,744,805	-£5,792,920	-£6,262,827	-£6,445,110	-£6,580,318
50% SR : 20% LAR : 30% SO	20%	-£6,200,012	-£6,743,556	-£6,791,671	-£7,267,311	-£7,449,349	-£7,584,557
50% SR : 20% LAR : 30% SO	25%	-£7,242,577	-£7,742,307	-£7,790,422	-£8,271,801	-£8,453,839	-£8,588,047
50% SR : 20% LAR : 30% SO	30%	-£8,285,142	-£8,741,058	-£8,789,173	-£9,282,291	-£9,464,329	-£9,599,537
50% SR : 20% LAR : 30% SO	35%	-£9,327,707	-£9,739,809	-£9,787,924	-£10,292,781	-£10,474,819	-£10,610,027
50% SR : 20% LAR : 30% SO	40%	-£10,370,272	-£10,738,560	-£10,786,675	-£11,303,271	-£11,485,309	-£11,620,535
50% SR : 20% LAR : 30% SO	45%	-£11,412,837	-£11,737,311	-£11,785,426	-£12,313,761	-£12,495,799	-£12,631,043
50% SR : 20% LAR : 30% SO	50%	-£12,455,402	-£12,736,062	-£12,784,177	-£13,324,251	-£13,506,289	-£13,641,533

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,478,827	-£2,193,699	-£2,242,128	-£2,698,839	-£2,877,836	-£3,013,129
50% SR : 20% LAR : 30% SO	5%	-£2,519,991	-£3,192,177	-£3,240,606	-£3,697,318	-£3,876,315	-£4,011,608
50% SR : 20% LAR : 30% SO	10%	-£3,561,156	-£4,190,928	-£4,240,043	-£4,703,218	-£4,882,215	-£5,016,955
50% SR : 20% LAR : 30% SO	15%	-£4,602,321	-£5,189,679	-£5,238,794	-£5,716,455	-£5,895,452	-£6,031,193
50% SR : 20% LAR : 30% SO	20%	-£5,643,486	-£6,188,430	-£6,237,545	-£6,729,696	-£6,908,693	-£7,043,431
50% SR : 20% LAR : 30% SO	25%	-£6,684,651	-£7,187,181	-£7,236,296	-£7,742,937	-£7,921,934	-£8,061,669
50% SR : 20% LAR : 30% SO	30%	-£7,725,816	-£8,185,932	-£8,235,047	-£8,749,178	-£8,928,175	-£9,066,913
50% SR : 20% LAR : 30% SO	35%	-£8,766,981	-£9,184,683	-£9,233,798	-£9,756,419	-£9,935,416	-£10,071,151
50% SR : 20% LAR : 30% SO	40%	-£9,808,146	-£10,183,434	-£10,232,549	-£10,763,660	-£10,942,657	-£11,113,389
50% SR : 20% LAR : 30% SO	45%	-£10,849,311	-£11,182,185	-£11,231,300	-£11,770,901	-£11,950,898	-£12,128,627
50% SR : 20% LAR : 30% SO	50%	-£11,890,476	-£12,180,936	-£12,229,651	-£12,778,142	-£12,958,139	-£13,143,865

**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	-6%
Build cost Inflation	0%

**Residual land values:**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,442,388	-£5,111,498	-£6,160,613	-£5,623,787	-£5,805,316	-£5,942,524
50% SR : 20% LAR : 30% SO	5%	-£5,347,561	-£5,975,607	-£6,024,723	-£6,487,897	-£6,669,426	-£6,806,635
50% SR : 20% LAR : 30% SO	10%	-£6,252,733	-£6,839,718	-£6,888,833	-£7,352,007	-£7,533,537	-£7,670,745
50% SR : 20% LAR : 30% SO	15%	-£7,157,905	-£7,703,828	-£7,752,944	-£8,216,117	-£8,397,646	-£8,534,854
50% SR : 20% LAR : 30% SO	20%	-£8,063,078	-£8,567,938	-£8,617,053	-£9,080,227	-£9,261,757	-£9,398,965
50% SR : 20% LAR : 30% SO	25%	-£8,968,251	-£9,432,049	-£9,481,163	-£9,944,337	-£10,125,867	-£10,263,075
50% SR : 20% LAR : 30% SO	30%	-£9,873,423	-£10,296,158	-£10,345,274	-£10,808,448	-£10,989,977	-£11,127,185
50% SR : 20% LAR : 30% SO	35%	-£10,778,596	-£11,160,268	-£11,209,384	-£11,672,557	-£11,854,088	-£11,991,295
50% SR : 20% LAR : 30% SO	40%	-£11,683,768	-£12,024,379	-£12,073,494	-£12,536,668	-£12,718,197	-£12,855,405
50% SR : 20% LAR : 30% SO	45%	-£12,588,941	-£12,888,489	-£12,937,604	-£13,400,778	-£13,582,307	-£13,719,515
50% SR : 20% LAR : 30% SO	50%	-£13,494,113	-£13,752,598	-£13,801,714	-£14,264,888	-£14,446,418	-£14,583,626

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

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

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,369,992	-£8,039,102	-£8,088,218	-£8,551,392	-£8,732,921	-£8,870,129
50% SR : 20% LAR : 30% SO	5%	-£8,275,166	-£8,903,212	-£8,952,328	-£9,415,501	-£9,597,031	-£9,734,239
50% SR : 20% LAR : 30% SO	10%	-£9,180,338	-£9,767,323	-£9,816,438	-£10,279,611	-£10,461,141	-£10,598,349
50% SR : 20% LAR : 30% SO	15%	-£10,085,510	-£10,631,433	-£10,680,548	-£11,143,722	-£11,325,251	-£11,462,459
50% SR : 20% LAR : 30% SO	20%	-£10,990,683	-£11,495,544	-£11,544,658	-£12,007,832	-£12,189,361	-£12,326,570
50% SR : 20% LAR : 30% SO	25%	-£11,895,855	-£12,359,653	-£12,408,768	-£12,871,942	-£13,053,472	-£13,190,680
50% SR : 20% LAR : 30% SO	30%	-£12,801,027	-£13,223,763	-£13,272,879	-£13,736,052	-£13,917,581	-£14,054,789
50% SR : 20% LAR : 30% SO	35%	-£13,706,201	-£14,087,873	-£14,136,988	-£14,600,162	-£14,781,692	-£14,918,900
50% SR : 20% LAR : 30% SO	40%	-£14,611,373	-£14,951,984	-£15,001,099	-£15,464,275	-£15,645,804	-£15,783,012
50% SR : 20% LAR : 30% SO	45%	-£15,516,546	-£15,816,093	-£15,865,209	-£16,328,383	-£16,509,912	-£16,647,120
50% SR : 20% LAR : 30% SO	50%	-£16,421,718	-£16,680,203	-£16,729,319	-£17,192,492	-£17,374,023	-£17,511,230

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

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

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,210,052	-£6,879,162	-£6,928,277	-£7,391,451	-£7,572,980	-£7,710,188
50% SR : 20% LAR : 30% SO	5%	-£7,115,225	-£7,743,271	-£7,792,387	-£8,255,561	-£8,437,090	-£8,574,298
50% SR : 20% LAR : 30% SO	10%	-£8,020,398	-£8,607,382	-£8,656,497	-£9,119,670	-£9,301,201	-£9,438,408
50% SR : 20% LAR : 30% SO	15%	-£8,925,569	-£9,471,492	-£9,520,608	-£9,983,781	-£10,165,311	-£10,302,518
50% SR : 20% LAR : 30% SO	20%	-£9,830,742	-£10,335,602	-£10,384,717	-£10,847,891	-£11,029,421	-£11,166,629
50% SR : 20% LAR : 30% SO	25%	-£10,735,914	-£11,199,712	-£11,248,827	-£11,712,001	-£11,893,531	-£12,030,739
50% SR : 20% LAR : 30% SO	30%	-£11,641,087	-£12,063,822	-£12,112,938	-£12,576,111	-£12,757,641	-£12,894,849
50% SR : 20% LAR : 30% SO	35%	-£12,546,260	-£12,927,932	-£12,977,048	-£13,440,221	-£13,621,751	-£13,758,959
50% SR : 20% LAR : 30% SO	40%	-£13,451,433	-£13,792,043	-£13,841,157	-£14,304,332	-£14,485,861	-£14,623,069
50% SR : 20% LAR : 30% SO	45%	-£14,356,605	-£14,656,153	-£14,705,268	-£15,168,442	-£15,349,971	-£15,487,179
50% SR : 20% LAR : 30% SO	50%	-£15,261,777	-£15,520,262	-£15,569,378	-£16,032,552	-£16,214,082	-£16,351,290

**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%	-£5,824,304	-£6,493,414	-£6,542,530	-£7,005,703	-£7,187,233	-£7,324,440
50% SR : 20% LAR : 30% SO	5%	-£6,729,477	-£7,357,524	-£7,406,639	-£7,869,813	-£8,051,342	-£8,188,551
50% SR : 20% LAR : 30% SO	10%	-£7,634,650	-£8,221,635	-£8,270,749	-£8,733,923	-£8,915,453	-£9,052,661
50% SR : 20% LAR : 30% SO	15%	-£8,539,822	-£9,085,744	-£9,134,860	-£9,598,034	-£9,779,563	-£9,916,771
50% SR : 20% LAR : 30% SO	20%	-£9,444,995	-£9,949,854	-£9,998,970	-£10,462,143	-£10,643,674	-£10,780,882
50% SR : 20% LAR : 30% SO	25%	-£10,350,167	-£10,813,965	-£10,863,080	-£11,326,253	-£11,507,783	-£11,644,991
50% SR : 20% LAR : 30% SO	30%	-£11,255,339	-£11,678,075	-£11,727,190	-£12,190,364	-£12,371,893	-£12,509,101
50% SR : 20% LAR : 30% SO	35%	-£12,160,512	-£12,542,184	-£12,591,300	-£13,054,474	-£13,236,004	-£13,373,212
50% SR : 20% LAR : 30% SO	40%	-£13,065,684	-£13,406,295	-£13,455,410	-£13,918,585	-£14,100,114	-£14,237,322
50% SR : 20% LAR : 30% SO	45%	-£13,970,856	-£14,270,405	-£14,319,521	-£14,782,694	-£14,964,223	-£15,101,431
50% SR : 20% LAR : 30% SO	50%	-£14,876,028	-£15,134,515	-£15,183,630	-£15,646,804	-£15,828,334	-£15,965,542

**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%	-£5,269,179	-£5,938,288	-£5,987,404	-£6,450,578	-£6,632,107	-£6,769,315
50% SR : 20% LAR : 30% SO	5%	-£6,174,352	-£6,802,398	-£6,851,514	-£7,314,687	-£7,496,217	-£7,633,425
50% SR : 20% LAR : 30% SO	10%	-£7,079,524	-£7,666,509	-£7,715,624	-£8,178,797	-£8,360,327	-£8,497,535
50% SR : 20% LAR : 30% SO	15%	-£7,984,696	-£8,530,619	-£8,579,734	-£9,042,908	-£9,224,437	-£9,361,645
50% SR : 20% LAR : 30% SO	20%	-£8,889,868	-£9,394,729	-£9,443,844	-£9,907,018	-£10,088,548	-£10,225,756
50% SR : 20% LAR : 30% SO	25%	-£9,795,041	-£10,258,839	-£10,307,954	-£10,771,128	-£10,952,658	-£11,089,866
50% SR : 20% LAR : 30% SO	30%	-£10,700,213	-£11,122,949	-£11,172,065	-£11,635,238	-£11,816,768	-£11,953,975
50% SR : 20% LAR : 30% SO	35%	-£11,605,385	-£11,987,059	-£12,036,174	-£12,499,349	-£12,680,879	-£12,818,086
50% SR : 20% LAR : 30% SO	40%	-£12,510,557	-£12,851,170	-£12,900,284	-£13,363,459	-£13,544,989	-£13,682,196
50% SR : 20% LAR : 30% SO	45%	-£13,415,729	-£13,715,279	-£13,764,395	-£14,227,569	-£14,409,099	-£14,546,306
50% SR : 20% LAR : 30% SO	50%	-£14,320,901	-£14,579,389	-£14,628,505	-£15,091,678	-£15,273,209	-£15,410,417

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,126,541	-£7,755,983	-£7,805,098	-£8,268,273	-£8,449,802	-£8,587,010
50% SR : 20% LAR : 30% SO	5%	-£7,932,745	-£8,522,587	-£8,571,703	-£9,034,876	-£9,216,406	-£9,353,613
50% SR : 20% LAR : 30% SO	10%	-£8,738,949	-£9,289,192	-£9,338,307	-£9,801,481	-£9,983,010	-£10,120,218
50% SR : 20% LAR : 30% SO	15%	-£9,545,154	-£10,055,796	-£10,104,911	-£10,568,085	-£10,749,614	-£10,886,822
50% SR : 20% LAR : 30% SO	20%	-£10,351,357	-£10,822,400	-£10,871,515	-£11,334,690	-£11,516,219	-£11,653,427
50% SR : 20% LAR : 30% SO	25%	-£11,157,561	-£11,589,004	-£11,638,120	-£12,101,294	-£12,282,823	-£12,420,031
50% SR : 20% LAR : 30% SO	30%	-£11,963,765	-£12,355,609	-£12,404,724	-£12,867,897	-£13,049,426	-£13,186,635
50% SR : 20% LAR : 30% SO	35%	-£12,769,969	-£13,122,213	-£13,171,329	-£13,634,502	-£13,816,031	-£13,953,239
50% SR : 20% LAR : 30% SO	40%	-£13,576,174	-£13,888,818	-£13,937,932	-£14,401,106	-£14,582,636	-£14,719,844
50% SR : 20% LAR : 30% SO	45%	-£14,382,378	-£14,655,422	-£14,704,537	-£15,167,711	-£15,349,240	-£15,486,448
50% SR : 20% LAR : 30% SO	50%	-£15,188,582	-£15,422,026	-£15,471,141	-£15,934,315	-£16,115,845	-£16,253,053

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%	-£10,054,145	-£10,683,588	-£10,732,703	-£11,195,871	-£11,377,406	-£11,514,614
50% SR : 20% LAR : 30% SO	5%	-£10,860,349	-£11,450,192	-£11,499,307	-£11,962,481	-£12,144,010	-£12,281,218
50% SR : 20% LAR : 30% SO	10%	-£11,666,553	-£12,216,797	-£12,265,911	-£12,729,086	-£12,910,615	-£13,047,823
50% SR : 20% LAR : 30% SO	15%	-£12,472,757	-£12,983,400	-£13,032,516	-£13,495,690	-£13,677,219	-£13,814,427
50% SR : 20% LAR : 30% SO	20%	-£13,278,962	-£13,750,005	-£13,799,120	-£14,262,294	-£14,443,824	-£14,581,032
50% SR : 20% LAR : 30% SO	25%	-£14,085,166	-£14,516,609	-£14,565,725	-£15,028,898	-£15,210,427	-£15,347,635
50% SR : 20% LAR : 30% SO	30%	-£14,891,370	-£15,283,214	-£15,332,328	-£15,795,502	-£15,977,032	-£16,114,240
50% SR : 20% LAR : 30% SO	35%	-£15,697,574	-£16,049,818	-£16,098,933	-£16,562,107	-£16,743,636	-£16,880,844
50% SR : 20% LAR : 30% SO	40%	-£16,503,779	-£16,816,422	-£16,865,537	-£17,328,711	-£17,510,241	-£17,647,449
50% SR : 20% LAR : 30% SO	45%	-£17,309,983	-£17,583,026	-£17,632,142	-£18,095,315	-£18,276,845	-£18,414,053
50% SR : 20% LAR : 30% SO	50%	-£18,116,186	-£18,349,631	-£18,398,746	-£18,861,919	-£19,043,449	-£19,180,657

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%	-£8,894,205	-£9,523,647	-£9,572,762	-£10,035,936	-£10,217,466	-£10,354,673
50% SR : 20% LAR : 30% SO	5%	-£9,700,409	-£10,290,251	-£10,339,367	-£10,802,540	-£10,984,069	-£11,121,277
50% SR : 20% LAR : 30% SO	10%	-£10,506,612	-£11,056,856	-£11,105,970	-£11,569,145	-£11,750,674	-£11,887,882
50% SR : 20% LAR : 30% SO	15%	-£11,312,817	-£11,823,460	-£11,872,575	-£12,335,749	-£12,517,278	-£12,654,486
50% SR : 20% LAR : 30% SO	20%	-£12,119,021	-£12,590,064	-£12,639,179	-£13,102,354	-£13,283,883	-£13,421,091
50% SR : 20% LAR : 30% SO	25%	-£12,925,225	-£13,356,668	-£13,405,784	-£13,868,957	-£14,050,487	-£14,187,695
50% SR : 20% LAR : 30% SO	30%	-£13,731,429	-£14,123,273	-£14,172,388	-£14,635,561	-£14,817,091	-£14,954,299
50% SR : 20% LAR : 30% SO	35%	-£14,537,633	-£14,889,877	-£14,938,992	-£15,402,165	-£15,583,695	-£15,720,903
50% SR : 20% LAR : 30% SO	40%	-£15,343,838	-£15,656,482	-£15,705,596	-£16,168,770	-£16,350,300	-£16,487,508
50% SR : 20% LAR : 30% SO	45%	-£16,150,042	-£16,423,086	-£16,472,201	-£16,935,375	-£17,116,904	-£17,254,112
50% SR : 20% LAR : 30% SO	50%	-£16,956,246	-£17,189,690	-£17,238,805	-£17,701,978	-£17,883,509	-£18,020,717

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%	-£8,508,457	-£9,137,900	-£9,187,014	-£9,650,189	-£9,831,718	-£9,968,926
50% SR : 20% LAR : 30% SO	5%	-£9,314,661	-£9,904,503	-£9,953,619	-£10,416,793	-£10,598,322	-£10,735,530
50% SR : 20% LAR : 30% SO	10%	-£10,120,865	-£10,671,108	-£10,720,223	-£11,183,398	-£11,364,927	-£11,502,135
50% SR : 20% LAR : 30% SO	15%	-£10,927,070	-£11,437,712	-£11,486,828	-£11,950,001	-£12,131,531	-£12,268,738
50% SR : 20% LAR : 30% SO	20%	-£11,733,274	-£12,204,317	-£12,253,431	-£12,716,606	-£12,898,135	-£13,035,343
50% SR : 20% LAR : 30% SO	25%	-£12,539,478	-£12,970,921	-£13,020,036	-£13,483,210	-£13,664,739	-£13,801,947
50% SR : 20% LAR : 30% SO	30%	-£13,345,682	-£13,737,525	-£13,786,640	-£14,249,814	-£14,431,344	-£14,568,552
50% SR : 20% LAR : 30% SO	35%	-£14,151,886	-£14,504,129	-£14,553,245	-£15,016,419	-£15,197,948	-£15,335,156
50% SR : 20% LAR : 30% SO	40%	-£14,958,090	-£15,270,734	-£15,319,849	-£15,783,022	-£15,964,551	-£16,101,760
50% SR : 20% LAR : 30% SO	45%	-£15,764,294	-£16,037,338	-£16,086,454	-£16,549,627	-£16,731,156	-£16,868,364
50% SR : 20% LAR : 30% SO	50%	-£16,570,498	-£16,803,943	-£16,853,057	-£17,316,231	-£17,497,761	-£17,634,969

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%	-£7,953,332	-£8,582,774	-£8,631,889	-£9,095,063	-£9,276,592	-£9,413,800
50% SR : 20% LAR : 30% SO	5%	-£8,759,535	-£9,349,378	-£9,398,493	-£9,861,667	-£10,043,196	-£10,180,404
50% SR : 20% LAR : 30% SO	10%	-£9,565,739	-£10,115,983	-£10,165,097	-£10,628,272	-£10,809,801	-£10,947,009
50% SR : 20% LAR : 30% SO	15%	-£10,371,944	-£10,882,586	-£10,931,702	-£11,394,876	-£11,576,405	-£11,713,613
50% SR : 20% LAR : 30% SO	20%	-£11,178,148	-£11,649,191	-£11,698,306	-£12,161,480	-£12,343,010	-£12,480,218
50% SR : 20% LAR : 30% SO	25%	-£11,984,352	-£12,415,795	-£12,464,911	-£12,928,084	-£13,109,613	-£13,246,821
50% SR : 20% LAR : 30% SO	30%	-£12,790,556	-£13,182,400	-£13,231,514	-£13,694,688	-£13,876,218	-£14,013,426
50% SR : 20% LAR : 30% SO	35%	-£13,596,760	-£13,949,004	-£13,998,119	-£14,461,293	-£14,642,822	-£14,779,930
50% SR : 20% LAR : 30% SO	40%	-£14,402,965	-£14,715,608	-£14,764,723	-£15,227,897	-£15,409,427	-£15,546,635
50% SR : 20% LAR : 30% SO	45%	-£15,209,169	-£15,482,212	-£15,531,328	-£15,994,502	-£16,176,031	-£16,313,239
50% SR : 20% LAR : 30% SO	50%	-£16,015,372	-£16,248,817	-£16,297,932	-£16,761,105	-£16,942,635	-£17,079,843



LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,326,281	£412,347	£343,848	£358,630	-£615,384	-£809,450
50% SR : 20% LAR : 30% SO	5%	£1,570,787	-£1,222,248	-£1,291,716	-£1,999,060	-£2,255,815	-£2,448,880
50% SR : 20% LAR : 30% SO	10%	-£207,100	-£2,864,184	-£2,934,635	-£3,651,989	-£3,912,377	-£4,109,189
50% SR : 20% LAR : 30% SO	15%	-£2,007,214	-£4,529,984	-£4,600,446	-£5,317,800	-£5,578,187	-£5,774,989
50% SR : 20% LAR : 30% SO	20%	-£3,826,016	-£6,195,806	-£6,266,256	-£6,991,060	-£7,255,132	-£7,454,729
50% SR : 20% LAR : 30% SO	25%	-£5,653,803	-£7,887,201	-£7,958,649	-£8,686,154	-£8,950,226	-£9,149,823
50% SR : 20% LAR : 30% SO	30%	-£7,506,309	-£9,582,295	-£9,653,743	-£10,381,248	-£10,645,320	-£10,844,918
50% SR : 20% LAR : 30% SO	35%	-£9,365,757	-£11,277,389	-£11,348,837	-£12,076,342	-£12,340,414	-£12,540,012
50% SR : 20% LAR : 30% SO	40%	-£11,225,207	-£12,972,484	-£13,043,932	-£13,771,437	-£14,035,509	-£14,235,106
50% SR : 20% LAR : 30% SO	45%	-£13,084,655	-£14,667,578	-£14,739,026	-£15,466,531	-£15,730,604	-£15,930,201
50% SR : 20% LAR : 30% SO	50%	-£14,944,104	-£16,362,672	-£16,434,120	-£17,161,625	-£17,425,697	-£17,625,294

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%	-£586,854	-£3,500,788	-£3,569,287	-£4,271,765	-£4,528,519	-£4,722,585
50% SR : 20% LAR : 30% SO	5%	-£2,342,348	-£5,135,383	-£5,204,851	-£5,912,195	-£6,168,950	-£6,363,015
50% SR : 20% LAR : 30% SO	10%	-£4,120,235	-£6,777,319	-£6,847,770	-£7,565,124	-£7,825,512	-£8,022,324
50% SR : 20% LAR : 30% SO	15%	-£5,920,349	-£8,443,129	-£8,513,581	-£9,230,935	-£9,491,322	-£9,688,134
50% SR : 20% LAR : 30% SO	20%	-£7,739,151	-£10,108,941	-£10,179,391	-£10,904,195	-£11,168,267	-£11,367,864
50% SR : 20% LAR : 30% SO	25%	-£9,568,938	-£11,800,336	-£11,871,784	-£12,599,288	-£12,863,361	-£13,062,958
50% SR : 20% LAR : 30% SO	30%	-£11,418,444	-£13,495,430	-£13,566,878	-£14,294,383	-£14,558,455	-£14,758,052
50% SR : 20% LAR : 30% SO	35%	-£13,278,892	-£15,190,524	-£15,261,972	-£16,089,477	-£16,353,549	-£16,553,147
50% SR : 20% LAR : 30% SO	40%	-£15,138,342	-£16,885,618	-£16,957,067	-£17,684,572	-£17,948,644	-£18,148,241
50% SR : 20% LAR : 30% SO	45%	-£16,997,790	-£18,580,712	-£18,652,161	-£19,379,656	-£19,643,738	-£19,843,336
50% SR : 20% LAR : 30% SO	50%	-£18,857,238	-£20,275,807	-£20,347,255	-£21,074,760	-£21,338,832	-£21,538,429

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%	£963,562	-£1,950,372	-£2,018,871	-£2,721,349	-£2,978,103	-£3,172,169
50% SR : 20% LAR : 30% SO	5%	-£791,932	-£3,584,967	-£3,654,435	-£4,361,779	-£4,618,534	-£4,812,599
50% SR : 20% LAR : 30% SO	10%	-£2,569,819	-£5,226,903	-£5,297,354	-£6,014,708	-£6,275,096	-£6,471,908
50% SR : 20% LAR : 30% SO	15%	-£4,369,933	-£6,892,713	-£6,963,165	-£7,680,519	-£7,940,906	-£8,137,718
50% SR : 20% LAR : 30% SO	20%	-£6,188,735	-£8,558,525	-£8,628,975	-£9,353,779	-£9,617,851	-£9,817,448
50% SR : 20% LAR : 30% SO	25%	-£8,016,522	-£10,249,920	-£10,321,368	-£11,048,873	-£11,312,945	-£11,512,542
50% SR : 20% LAR : 30% SO	30%	-£9,869,028	-£11,945,014	-£12,016,462	-£12,743,967	-£13,008,039	-£13,207,637
50% SR : 20% LAR : 30% SO	35%	-£11,728,476	-£13,640,108	-£13,711,556	-£14,439,061	-£14,703,133	-£14,902,731
50% SR : 20% LAR : 30% SO	40%	-£13,587,924	-£15,335,203	-£15,406,651	-£16,134,156	-£16,398,228	-£16,597,825
50% SR : 20% LAR : 30% SO	45%	-£15,447,374	-£17,030,297	-£17,101,745	-£17,829,250	-£18,093,322	-£18,292,920
50% SR : 20% LAR : 30% SO	50%	-£17,306,823	-£18,725,391	-£18,796,839	-£19,524,344	-£19,788,416	-£19,988,013

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£8,640,498

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,479,165	-£1,434,769	-£1,503,268	-£2,205,746	-£2,462,500	-£2,656,566
50% SR : 20% LAR : 30% SO	5%	-£276,329	-£3,069,364	-£3,138,832	-£3,846,176	-£4,102,931	-£4,296,996
50% SR : 20% LAR : 30% SO	10%	-£2,054,216	-£4,711,300	-£4,781,751	-£5,499,105	-£5,759,493	-£5,956,305
50% SR : 20% LAR : 30% SO	15%	-£3,854,330	-£6,377,110	-£6,447,562	-£7,164,916	-£7,425,303	-£7,622,115
50% SR : 20% LAR : 30% SO	20%	-£5,673,132	-£8,042,922	-£8,113,372	-£8,838,176	-£9,102,248	-£9,301,845
50% SR : 20% LAR : 30% SO	25%	-£7,500,919	-£9,734,317	-£9,805,765	-£10,533,270	-£10,797,342	-£10,996,939
50% SR : 20% LAR : 30% SO	30%	-£9,353,425	-£11,429,411	-£11,500,859	-£12,228,364	-£12,492,436	-£12,692,033
50% SR : 20% LAR : 30% SO	35%	-£11,212,873	-£13,124,505	-£13,195,953	-£13,923,458	-£14,187,530	-£14,387,128
50% SR : 20% LAR : 30% SO	40%	-£13,072,323	-£14,819,600	-£14,891,048	-£15,618,552	-£15,882,624	-£16,082,222
50% SR : 20% LAR : 30% SO	45%	-£14,931,771	-£16,514,694	-£16,586,142	-£17,313,647	-£17,577,719	-£17,777,317
50% SR : 20% LAR : 30% SO	50%	-£16,791,220	-£18,209,788	-£18,281,236	-£19,008,741	-£19,272,813	-£19,472,410

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,221,165	-£692,769	-£761,268	-£1,463,747	-£1,720,501	-£1,914,566
50% SR : 20% LAR : 30% SO	5%	£465,670	-£2,327,364	-£2,396,833	-£3,104,177	-£3,360,931	-£3,554,996
50% SR : 20% LAR : 30% SO	10%	-£1,312,216	-£3,969,300	-£4,039,752	-£4,757,106	-£5,017,493	-£5,214,305
50% SR : 20% LAR : 30% SO	15%	-£3,112,330	-£5,635,111	-£5,705,562	-£6,422,916	-£6,683,303	-£6,880,115
50% SR : 20% LAR : 30% SO	20%	-£4,931,133	-£7,300,922	-£7,371,372	-£8,096,176	-£8,360,248	-£8,559,845
50% SR : 20% LAR : 30% SO	25%	-£6,758,920	-£8,962,317	-£9,032,765	-£9,791,270	-£10,055,342	-£10,254,939
50% SR : 20% LAR : 30% SO	30%	-£8,591,425	-£10,627,412	-£10,707,860	-£11,486,365	-£11,750,437	-£11,950,034
50% SR : 20% LAR : 30% SO	35%	-£10,420,974	-£12,292,506	-£12,373,054	-£13,181,459	-£13,445,531	-£13,645,129
50% SR : 20% LAR : 30% SO	40%	-£12,250,523	-£13,957,600	-£14,038,048	-£14,776,542	-£15,040,614	-£15,240,212
50% SR : 20% LAR : 30% SO	45%	-£14,080,072	-£15,622,694	-£15,703,142	-£16,461,634	-£16,725,706	-£16,925,304
50% SR : 20% LAR : 30% SO	50%	-£15,909,621	-£17,287,788	-£17,368,236	-£18,152,726	-£18,416,798	-£18,616,396

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,862,118	-£9,371,317	-£9,442,765	-£10,170,270	-£10,434,342	-£10,633,939
50% SR : 20% LAR : 30% SO	5%	-£9,253,130	-£10,674,036	-£10,745,484	-£11,472,988	-£11,737,061	-£11,936,658
50% SR : 20% LAR : 30% SO	10%	-£10,644,141	-£11,976,754	-£12,048,202	-£12,775,707	-£13,039,779	-£13,239,377
50% SR : 20% LAR : 30% SO	15%	-£12,035,153	-£13,279,472	-£13,350,920	-£14,078,426	-£14,342,498	-£14,542,095
50% SR : 20% LAR : 30% SO	20%	-£13,426,164	-£14,582,191	-£14,653,639	-£15,381,145	-£15,645,217	-£15,844,814
50% SR : 20% LAR : 30% SO	25%	-£14,817,176	-£15,884,910	-£15,956,358	-£16,683,863	-£16,947,935	-£17,147,532
50% SR : 20% LAR : 30% SO	30%	-£16,208,186	-£17,187,629	-£17,259,077	-£17,986,582	-£18,250,654	-£18,450,251
50% SR : 20% LAR : 30% SO	35%	-£17,599,198	-£18,490,347	-£18,561,795	-£19,289,300	-£19,553,372	-£19,752,970
50% SR : 20% LAR : 30% SO	40%	-£18,990,209	-£19,793,066	-£19,864,514	-£20,592,019	-£20,856,091	-£21,055,688
50% SR : 20% LAR : 30% SO	45%	-£20,381,221	-£21,095,785	-£21,167,233	-£21,894,738	-£22,158,810	-£22,358,407
50% SR : 20% LAR : 30% SO	50%	-£21,772,232	-£22,398,503	-£22,469,951	-£23,197,457	-£23,461,529	-£23,661,126

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%	-£11,775,253	-£13,284,452	-£13,355,900	-£14,083,405	-£14,347,477	-£14,547,074
50% SR : 20% LAR : 30% SO	5%	-£13,166,265	-£14,587,171	-£14,658,619	-£15,386,123	-£15,650,195	-£15,849,793
50% SR : 20% LAR : 30% SO	10%	-£14,557,276	-£15,889,889	-£15,961,337	-£16,688,842	-£16,952,914	-£17,152,511
50% SR : 20% LAR : 30% SO	15%	-£15,948,288	-£17,192,607	-£17,264,055	-£17,991,561	-£18,255,633	-£18,455,230
50% SR : 20% LAR : 30% SO	20%	-£17,339,299	-£18,495,326	-£18,566,774	-£19,294,280	-£19,558,352	-£19,757,949
50% SR : 20% LAR : 30% SO	25%	-£18,730,311	-£19,798,045	-£19,869,493	-£20,596,988	-£20,861,070	-£21,060,667
50% SR : 20% LAR : 30% SO	30%	-£20,121,322	-£21,100,764	-£21,172,212	-£21,899,716	-£22,163,789	-£22,363,386
50% SR : 20% LAR : 30% SO	35%	-£21,512,333	-£22,403,482	-£22,474,930	-£23,202,435	-£23,466,507	-£23,666,104
50% SR : 20% LAR : 30% SO	40%	-£22,903,344	-£23,706,201	-£23,777,649	-£24,505,154	-£24,769,226	-£24,968,823
50% SR : 20% LAR : 30% SO	45%	-£24,294,355	-£25,008,920	-£25,080,368	-£25,807,873	-£26,071,945	-£26,271,542
50% SR : 20% LAR : 30% SO	50%	-£25,685,367	-£26,311,638	-£26,383,086	-£27,110,592	-£27,374,664	-£27,574,261

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,224,837	-£11,734,036	-£11,805,484	-£12,532,989	-£12,797,061	-£12,996,658
50% SR : 20% LAR : 30% SO	5%	-£11,615,849	-£13,036,755	-£13,108,203	-£13,835,707	-£14,099,780	-£14,299,377
50% SR : 20% LAR : 30% SO	10%	-£13,006,860	-£14,339,473	-£14,410,921	-£15,138,426	-£15,402,498	-£15,602,095
50% SR : 20% LAR : 30% SO	15%	-£14,397,872	-£15,642,191	-£15,713,639	-£16,441,145	-£16,705,217	-£16,904,814
50% SR : 20% LAR : 30% SO	20%	-£15,788,883	-£16,944,910	-£17,016,358	-£17,743,864	-£18,007,936	-£18,207,533
50% SR : 20% LAR : 30% SO	25%	-£17,179,895	-£18,247,629	-£18,319,077	-£19,046,582	-£19,310,654	-£19,510,251
50% SR : 20% LAR : 30% SO	30%	-£18,570,906	-£19,550,348	-£19,621,796	-£20,349,300	-£20,613,372	-£20,812,970
50% SR : 20% LAR : 30% SO	35%	-£19,961,917	-£20,853,066	-£20,924,514	-£21,652,019	-£21,916,091	-£22,115,688
50% SR : 20% LAR : 30% SO	40%	-£21,352,928	-£22,155,785	-£22,227,233	-£22,954,738	-£23,218,810	-£23,418,407
50% SR : 20% LAR : 30% SO	45%	-£22,743,940	-£23,458,503	-£23,529,951	-£24,257,457	-£24,521,529	-£24,721,126
50% SR : 20% LAR : 30% SO	50%	-£24,134,951	-£24,761,222	-£24,832,670	-£25,560,176	-£25,824,248	-£26,023,845

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, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,769,234	-£11,218,433	-£11,289,881	-£12,017,386	-£12,281,458	-£12,481,055
50% SR : 20% LAR : 30% SO	5%	-£11,160,246	-£12,521,152	-£12,592,600	-£13,320,104	-£13,584,176	-£13,783,774
50% SR : 20% LAR : 30% SO	10%	-£12,551,257	-£13,823,870	-£13,895,318	-£14,622,823	-£14,886,895	-£15,086,492
50% SR : 20% LAR : 30% SO	15%	-£13,942,269	-£15,126,588	-£15,198,036	-£15,925,542	-£16,189,614	-£16,389,211
50% SR : 20% LAR : 30% SO	20%	-£15,333,280	-£16,429,307	-£16,500,755	-£17,228,261	-£17,492,333	-£17,691,930
50% SR : 20% LAR : 30% SO	25%	-£16,724,292	-£17,732,026	-£17,803,474	-£18,530,979	-£18,795,051	-£18,994,648
50% SR : 20% LAR : 30% SO	30%	-£18,115,303	-£19,034,745	-£19,106,193	-£19,833,697	-£20,097,770	-£20,297,367
50% SR : 20% LAR : 30% SO	35%	-£19,506,314	-£20,337,463	-£20,408,911	-£21,136,416	-£21,400,488	-£21,600,085
50% SR : 20% LAR : 30% SO	40%	-£20,897,325	-£21,640,182	-£21,711,630	-£22,439,135	-£22,703,207	-£22,902,804
50% SR : 20% LAR : 30% SO	45%	-£22,288,337	-£22,942,901	-£23,014,349	-£23,741,854	-£24,005,926	-£24,205,523
50% SR : 20% LAR : 30% SO	50%	-£23,679,348	-£24,245,619	-£24,317,067	-£25,044,573	-£25,308,645	-£25,508,242

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%	-£8,967,235	-£10,476,433	-£10,547,881	-£11,275,386	-£11,539,458	-£11,739,055
50% SR : 20% LAR : 30% SO	5%	-£10,358,246	-£11,779,152	-£11,850,600	-£12,578,105	-£12,842,177	-£13,041,774
50% SR : 20% LAR : 30% SO	10%	-£11,749,257	-£13,081,871	-£13,153,319	-£13,880,824	-£14,144,896	-£14,344,493
50% SR : 20% LAR : 30% SO	15%	-£13,140,269	-£14,384,589	-£14,456,037	-£15,183,542	-£15,447,614	-£15,647,211
50% SR : 20% LAR : 30% SO	20%	-£14,531,280	-£15,687,307	-£15,758,755	-£16,486,261	-£16,750,333	-£16,949,930
50% SR : 20% LAR : 30% SO	25%	-£15,922,292	-£16,990,026	-£17,061,474	-£17,788,979	-£18,053,051	-£18,252,648
50% SR : 20% LAR : 30% SO	30%	-£17,313,303	-£18,292,745	-£18,364,193	-£19,091,698	-£19,355,770	-£19,555,367
50% SR : 20% LAR : 30% SO	35%	-£18,704,314	-£19,595,463	-£19,666,912	-£20,394,417	-£20,658,489	-£20,858,086
50% SR : 20% LAR : 30% SO	40%	-£20,095,325	-£20,898,182	-£20,969,630	-£21,697,136	-£21,961,208	-£22,160,805
50% SR : 20% LAR : 30% SO	45%	-£21,486,337	-£22,200,901	-£22,272,349	-£22,999,854	-£23,263,926	-£23,463,523
50% SR : 20% LAR : 30% SO	50%	-£22,877,348	-£23,503,619	-£23,575,067	-£24,302,573	-£24,566,645	-£24,766,242

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£720,566	-£1,842,109	-£1,911,577	-£2,618,922	-£2,875,867	-£3,072,679
50% SR : 20% LAR : 30% SO	5%	-£2,345,338	-£3,409,046	-£3,479,497	-£4,196,851	-£4,457,239	-£4,654,051
50% SR : 20% LAR : 30% SO	10%	-£3,989,292	-£4,990,417	-£5,060,669	-£5,778,223	-£6,038,610	-£6,235,422
50% SR : 20% LAR : 30% SO	15%	-£5,638,111	-£6,574,051	-£6,645,499	-£7,373,004	-£7,637,076	-£7,836,674
50% SR : 20% LAR : 30% SO	20%	-£7,305,397	-£8,183,138	-£8,254,586	-£8,962,091	-£9,246,163	-£9,445,760
50% SR : 20% LAR : 30% SO	25%	-£8,983,979	-£9,792,225	-£9,863,673	-£10,591,178	-£10,855,250	-£11,054,847
50% SR : 20% LAR : 30% SO	30%	-£10,662,563	-£11,401,312	-£11,472,760	-£12,200,265	-£12,464,337	-£12,663,934
50% SR : 20% LAR : 30% SO	35%	-£12,341,146	-£13,010,398	-£13,081,847	-£13,809,352	-£14,073,424	-£14,273,021
50% SR : 20% LAR : 30% SO	40%	-£14,019,729	-£14,619,485	-£14,690,933	-£15,418,439	-£15,682,511	-£15,882,108
50% SR : 20% LAR : 30% SO	45%	-£15,698,312	-£16,228,572	-£16,300,020	-£17,027,525	-£17,291,597	-£17,491,194
50% SR : 20% LAR : 30% SO	50%	-£17,376,895	-£17,837,659	-£17,909,107	-£18,636,612	-£18,900,684	-£19,100,281

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%	-£4,833,701	-£5,755,244	-£5,824,712	-£6,532,056	-£6,788,002	-£6,985,814
50% SR : 20% LAR : 30% SO	5%	-£6,258,473	-£7,322,181	-£7,392,632	-£8,109,986	-£8,370,374	-£8,567,185
50% SR : 20% LAR : 30% SO	10%	-£7,902,427	-£8,903,552	-£8,974,004	-£9,691,358	-£9,951,745	-£10,148,557
50% SR : 20% LAR : 30% SO	15%	-£9,552,246	-£10,487,186	-£10,558,634	-£11,286,139	-£11,550,211	-£11,749,809
50% SR : 20% LAR : 30% SO	20%	-£11,218,532	-£12,096,273	-£12,167,721	-£12,895,226	-£13,159,298	-£13,358,895
50% SR : 20% LAR : 30% SO	25%	-£12,897,114	-£13,705,360	-£13,776,808	-£14,504,313	-£14,768,385	-£14,967,982
50% SR : 20% LAR : 30% SO	30%	-£14,575,698	-£15,314,447	-£15,385,895	-£16,113,400	-£16,377,472	-£16,577,069
50% SR : 20% LAR : 30% SO	35%	-£16,254,281	-£16,923,533	-£16,994,982	-£17,722,497	-£17,986,569	-£18,186,166
50% SR : 20% LAR : 30% SO	40%	-£17,932,863	-£18,532,620	-£18,604,068	-£19,331,574	-£19,595,646	-£19,795,243
50% SR : 20% LAR : 30% SO	45%	-£19,611,447	-£20,141,707	-£20,213,155	-£20,940,650	-£21,204,722	-£21,404,320
50% SR : 20% LAR : 30% SO	50%	-£21,290,030	-£21,750,794	-£21,822,242	-£22,549,746	-£22,813,819	-£23,013,416

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%	-£3,083,285	-£4,204,828	-£4,274,296	-£4,981,640	-£5,238,586	-£5,435,398
50% SR : 20% LAR : 30% SO	5%	-£4,708,057	-£5,771,765	-£5,842,216	-£6,559,570	-£6,819,958	-£7,016,770
50% SR : 20% LAR : 30% SO	10%	-£6,352,011	-£7,353,136	-£7,423,588	-£8,140,942	-£8,401,329	-£8,598,141
50% SR : 20% LAR : 30% SO	15%	-£8,001,830	-£8,936,770	-£9,008,218	-£9,735,723	-£9,999,795	-£10,199,393
50% SR : 20% LAR : 30% SO	20%	-£9,668,116	-£10,545,857	-£10,617,305	-£11,344,810	-£11,608,882	-£11,808,479
50% SR : 20% LAR : 30% SO	25%	-£11,346,698	-£12,154,944	-£12,226,392	-£12,953,897	-£13,217,969	-£13,417,566
50% SR : 20% LAR : 30% SO	30%	-£13,025,282	-£13,764,031	-£13,835,479	-£14,562,984	-£14,827,056	-£15,026,653
50% SR : 20% LAR : 30% SO	35%	-£14,703,865	-£15,373,117	-£15,444,566	-£16,172,071	-£16,436,143	-£16,635,740
50% SR : 20% LAR : 30% SO	40%	-£16,382,448	-£16,982,204	-£17,053,652	-£17,781,158	-£18,045,230	-£18,244,327
50% SR : 20% LAR : 30% SO	45%	-£18,061,031	-£18,591,291	-£18,662,739	-£19,390,244	-£19,654,316	-£19,853,913
50% SR : 20% LAR : 30% SO	50%	-£19,739,614	-£20,200,378	-£20,271,826	-£20,989,331	-£21,253,403	-£21,453,000

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, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,567,682	-£3,689,225	-£3,758,693	-£4,466,037	-£4,722,983	-£4,919,795
50% SR : 20% LAR : 30% SO	5%	-£4,192,454	-£5,256,162	-£5,326,613	-£6,043,967	-£6,304,355	-£6,501,166
50% SR : 20% LAR : 30% SO	10%	-£5,836,408	-£6,837,533	-£6,907,985	-£7,625,339	-£7,885,726	-£8,082,538
50% SR : 20% LAR : 30% SO	15%	-£7,486,227	-£8,421,167	-£8,492,615	-£9,220,120	-£9,484,192	-£9,683,790
50% SR : 20% LAR : 30% SO	20%	-£9,152,513	-£10,030,254	-£10,101,702	-£10,829,207	-£11,093,279	-£11,292,876
50% SR : 20% LAR : 30% SO	25%	-£10,831,095	-£11,639,341	-£11,710,789	-£12,438,294	-£12,702,366	-£12,901,963
50% SR : 20% LAR : 30% SO	30%	-£12,509,679	-£13,248,428	-£13,319,876	-£14,047,381	-£14,311,453	-£14,511,050
50% SR : 20% LAR : 30% SO	35%	-£14,188,262	-£14,857,514	-£14,928,963	-£15,656,468	-£15,920,540	-£16,120,137
50% SR : 20% LAR : 30% SO	40%	-£15,866,845	-£16,466,601	-£16,538,049	-£17,265,556	-£17,529,627	-£17,729,224
50% SR : 20% LAR : 30% SO	45%	-£17,545,428	-£18,075,688	-£18,147,136	-£18,874,641	-£19,138,713	-£19,338,310
50% SR : 20% LAR : 30% SO	50%	-£19,224,011	-£19,684,775	-£19,756,223	-£20,483,727	-£20,747,800	-£20,947,397

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,825,682	-£2,947,225	-£3,016,694	-£3,724,038	-£3,980,983	-£4,177,795
50% SR : 20% LAR : 30% SO	5%	-£3,450,455	-£4,514,162	-£4,584,613	-£5,301,967	-£5,562,355	-£5,759,167
50% SR : 20% LAR : 30% SO	10%	-£5,084,408	-£6,095,534	-£6,165,985	-£6,883,339	-£7,143,726	-£7,340,538
50% SR : 20% LAR : 30% SO	15%	-£6,744,228	-£7,679,167	-£7,750,615	-£8,478,120	-£8,742,192	-£8,941,791
50% SR : 20% LAR : 30% SO	20%	-£8,410,513	-£9,288,254	-£9,359,702	-£10,087,207	-£10,351,279	-£10,550,876
50% SR : 20% LAR : 30% SO	25%	-£10,089,096	-£10,897,341	-£10,968,789	-£11,696,294	-£11,960,366	-£12,159,963
50% SR : 20% LAR : 30% SO	30%	-£11,767,679	-£12,506,428	-£12,577,876	-£13,305,381	-£13,569,453	-£13,769,050
50% SR : 20% LAR : 30% SO	35%	-£13,446,262	-£14,115,514	-£14,186,963	-£14,914,468	-£15,178,540	-£15,378,137
50% SR : 20% LAR : 30% SO	40%	-£15,124,845	-£15,724,601	-£15,796,049	-£16,523,556	-£16,787,627	-£16,986,224
50% SR : 20% LAR : 30% SO	45%	-£16,803,428	-£17,333,688	-£17,405,136	-£18,132,641	-£18,396,713	-£18,596,310
50% SR : 20% LAR : 30% SO	50%	-£18,482,011	-£18,942,775	-£19,014,223	-£19,741,728	-£20,005,800	-£20,205,397

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T7 - 300 Flats
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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		-6%
Build cost Inflation		0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,653,635	-£7,716,458	-£7,787,906	-£8,515,410	-£8,779,483	-£8,979,080
50% SR : 20% LAR : 30% SO	5%	-£8,086,206	-£9,086,477	-£9,157,925	-£9,885,430	-£10,149,502	-£10,349,099
50% SR : 20% LAR : 30% SO	10%	-£9,522,137	-£10,456,498	-£10,527,946	-£11,255,450	-£11,519,523	-£11,719,120
50% SR : 20% LAR : 30% SO	15%	-£10,958,066	-£11,926,517	-£11,997,965	-£12,625,470	-£12,889,542	-£13,089,139
50% SR : 20% LAR : 30% SO	20%	-£12,393,997	-£13,396,538	-£13,467,986	-£13,995,490	-£14,259,562	-£14,459,160
50% SR : 20% LAR : 30% SO	25%	-£13,829,928	-£14,866,557	-£14,937,995	-£15,365,510	-£15,629,582	-£15,829,179
50% SR : 20% LAR : 30% SO	30%	-£15,265,857	-£16,336,577	-£16,407,995	-£16,735,530	-£16,999,602	-£17,199,200
50% SR : 20% LAR : 30% SO	35%	-£16,701,788	-£17,806,597	-£17,877,995	-£18,105,550	-£18,369,622	-£18,569,219
50% SR : 20% LAR : 30% SO	40%	-£18,137,717	-£19,276,616	-£19,347,995	-£19,475,570	-£19,739,642	-£19,939,240
50% SR : 20% LAR : 30% SO	45%	-£19,573,646	-£20,746,637	-£20,817,995	-£20,845,590	-£21,109,662	-£21,309,259
50% SR : 20% LAR : 30% SO	50%	-£21,009,578	-£22,216,656	-£22,287,995	-£22,215,610	-£22,479,682	-£22,679,280

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%	-£10,566,769	-£11,629,593	-£11,701,041	-£12,428,545	-£12,692,617	-£12,892,215
50% SR : 20% LAR : 30% SO	5%	-£11,999,341	-£12,999,612	-£13,071,060	-£13,798,565	-£14,062,637	-£14,262,234
50% SR : 20% LAR : 30% SO	10%	-£13,432,272	-£14,369,633	-£14,441,081	-£15,168,585	-£15,432,657	-£15,632,255
50% SR : 20% LAR : 30% SO	15%	-£14,871,201	-£15,739,652	-£15,811,100	-£16,538,605	-£16,802,677	-£17,002,274
50% SR : 20% LAR : 30% SO	20%	-£16,307,132	-£17,109,672	-£17,181,120	-£17,908,625	-£18,172,697	-£18,372,295
50% SR : 20% LAR : 30% SO	25%	-£17,743,062	-£18,479,692	-£18,551,140	-£19,278,645	-£19,542,717	-£19,742,314
50% SR : 20% LAR : 30% SO	30%	-£19,178,992	-£19,849,711	-£19,921,160	-£20,648,665	-£20,912,737	-£21,112,335
50% SR : 20% LAR : 30% SO	35%	-£20,614,923	-£21,219,732	-£21,291,180	-£22,018,685	-£22,282,757	-£22,482,354
50% SR : 20% LAR : 30% SO	40%	-£22,050,854	-£22,589,751	-£22,661,199	-£23,388,705	-£23,652,777	-£23,852,375
50% SR : 20% LAR : 30% SO	45%	-£23,486,783	-£23,959,772	-£24,031,220	-£24,758,725	-£25,022,797	-£25,222,394
50% SR : 20% LAR : 30% SO	50%	-£24,922,713	-£25,329,791	-£25,401,239	-£26,128,745	-£26,392,817	-£26,592,415

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%	-£9,016,354	-£10,079,177	-£10,150,625	-£10,878,129	-£11,142,202	-£11,341,799
50% SR : 20% LAR : 30% SO	5%	-£10,448,925	-£11,449,196	-£11,520,644	-£12,248,149	-£12,512,221	-£12,711,818
50% SR : 20% LAR : 30% SO	10%	-£11,884,856	-£12,819,217	-£12,890,665	-£13,618,169	-£13,882,242	-£14,081,839
50% SR : 20% LAR : 30% SO	15%	-£13,320,785	-£14,189,236	-£14,260,684	-£14,988,189	-£15,252,261	-£15,451,858
50% SR : 20% LAR : 30% SO	20%	-£14,756,716	-£15,559,257	-£15,630,705	-£16,358,209	-£16,622,281	-£16,821,879
50% SR : 20% LAR : 30% SO	25%	-£16,192,647	-£16,929,276	-£17,000,724	-£17,728,229	-£17,992,301	-£18,191,888
50% SR : 20% LAR : 30% SO	30%	-£17,628,578	-£18,299,296	-£18,370,745	-£19,098,249	-£19,362,321	-£19,561,919
50% SR : 20% LAR : 30% SO	35%	-£19,064,507	-£19,669,316	-£19,740,764	-£20,468,269	-£20,732,341	-£20,931,938
50% SR : 20% LAR : 30% SO	40%	-£20,500,436	-£21,039,335	-£21,110,783	-£21,838,289	-£22,102,361	-£22,301,959
50% SR : 20% LAR : 30% SO	45%	-£21,936,367	-£22,409,355	-£22,480,804	-£23,208,309	-£23,472,381	-£23,671,979
50% SR : 20% LAR : 30% SO	50%	-£23,372,297	-£23,779,375	-£23,850,823	-£24,578,329	-£24,842,401	-£25,041,999

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%	-£8,500,750	-£9,563,574	-£9,635,022	-£10,362,526	-£10,626,598	-£10,826,196
50% SR : 20% LAR : 30% SO	5%	-£9,933,322	-£10,933,593	-£11,005,041	-£11,732,546	-£11,996,618	-£12,196,215
50% SR : 20% LAR : 30% SO	10%	-£11,366,253	-£12,303,614	-£12,375,062	-£13,102,566	-£13,366,638	-£13,566,236
50% SR : 20% LAR : 30% SO	15%	-£12,805,182	-£13,673,633	-£13,745,081	-£14,472,586	-£14,736,658	-£14,936,255
50% SR : 20% LAR : 30% SO	20%	-£14,241,113	-£15,043,653	-£15,115,101	-£15,842,606	-£16,106,678	-£16,306,276
50% SR : 20% LAR : 30% SO	25%	-£15,677,043	-£16,413,673	-£16,485,121	-£17,212,626	-£17,476,698	-£17,676,295
50% SR : 20% LAR : 30% SO	30%	-£17,112,973	-£17,783,692	-£17,855,141	-£18,582,646	-£18,846,718	-£19,046,316
50% SR : 20% LAR : 30% SO	35%	-£18,548,904	-£19,153,713	-£19,225,161	-£19,952,666	-£20,216,738	-£20,416,335
50% SR : 20% LAR : 30% SO	40%	-£19,984,833	-£20,523,732	-£20,595,180	-£21,322,686	-£21,586,758	-£21,786,356
50% SR : 20% LAR : 30% SO	45%	-£21,420,764	-£21,893,753	-£21,965,201	-£22,692,706	-£22,956,778	-£23,156,375
50% SR : 20% LAR : 30% SO	50%	-£22,856,694	-£23,263,772	-£23,335,220	-£24,062,726	-£24,326,798	-£24,526,396

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%	-£7,758,751	-£8,821,574	-£8,893,022	-£9,620,527	-£9,884,599	-£10,084,196
50% SR : 20% LAR : 30% SO	5%	-£9,191,322	-£10,191,593	-£10,263,041	-£10,990,546	-£11,254,618	-£11,454,216
50% SR : 20% LAR : 30% SO	10%	-£10,627,253	-£11,561,614	-£11,633,062	-£12,360,567	-£12,624,639	-£12,824,236
50% SR : 20% LAR : 30% SO	15%	-£12,063,183	-£12,931,633	-£13,003,081	-£13,730,586	-£13,994,658	-£14,194,255
50% SR : 20% LAR : 30% SO	20%	-£13,499,113	-£14,301,654	-£14,373,102	-£15,100,607	-£15,364,679	-£15,564,276
50% SR : 20% LAR : 30% SO	25%	-£14,935,044	-£15,671,673	-£15,743,121	-£16,470,626	-£16,734,698	-£16,934,295
50% SR : 20% LAR : 30% SO	30%	-£16,370,973	-£17,041,693	-£17,113,142	-£17,840,647	-£18,104,719	-£18,304,316
50% SR : 20% LAR : 30% SO	35%	-£17,806,904	-£18,411,713	-£18,483,161	-£19,210,666	-£19,474,738	-£19,674,335
50% SR : 20% LAR : 30% SO	40%	-£19,242,833	-£19,781,733	-£19,853,181	-£20,580,687	-£20,844,759	-£21,044,356
50% SR : 20% LAR : 30% SO	45%	-£20,678,764	-£21,151,753	-£21,223,201	-£21,950,706	-£22,214,778	-£22,414,375
50% SR : 20% LAR : 30% SO	50%	-£22,114,694	-£22,521,773	-£22,593,221	-£23,320,727	-£23,584,799	-£23,784,396

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

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

<b>Sales value Inflation</b>	<b>-6%</b>
<b>Build cost Inflation</b>	<b>0%</b>

**Residual land values:**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,891,724	-£11,895,224	-£11,966,672	-£12,694,176	-£12,958,248	-£13,157,846
50% SR : 20% LAR : 30% SO	5%	-£12,171,026	-£13,110,930	-£13,182,378	-£13,909,883	-£14,173,955	-£14,373,553
50% SR : 20% LAR : 30% SO	10%	-£13,450,328	-£14,326,636	-£14,398,084	-£15,125,589	-£15,389,661	-£15,589,259
50% SR : 20% LAR : 30% SO	15%	-£14,729,630	-£15,542,342	-£15,613,790	-£16,341,295	-£16,605,368	-£16,804,966
50% SR : 20% LAR : 30% SO	20%	-£16,008,931	-£16,758,049	-£16,829,497	-£17,557,002	-£17,821,074	-£18,020,672
50% SR : 20% LAR : 30% SO	25%	-£17,288,234	-£17,973,755	-£18,045,203	-£18,772,708	-£19,036,780	-£19,236,377
50% SR : 20% LAR : 30% SO	30%	-£18,567,535	-£19,189,462	-£19,260,910	-£19,988,415	-£20,252,487	-£20,452,084
50% SR : 20% LAR : 30% SO	35%	-£19,846,837	-£20,405,168	-£20,476,616	-£21,204,121	-£21,468,193	-£21,667,790
50% SR : 20% LAR : 30% SO	40%	-£21,126,139	-£21,620,874	-£21,692,322	-£22,419,828	-£22,683,900	-£22,883,497
50% SR : 20% LAR : 30% SO	45%	-£22,405,441	-£22,836,581	-£22,908,029	-£23,635,534	-£23,899,606	-£24,099,203
50% SR : 20% LAR : 30% SO	50%	-£23,684,743	-£24,052,287	-£24,123,735	-£24,851,240	-£25,115,312	-£25,314,909

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

<b>Benchmark land value 1 - Higher value secondary offices</b>	<b>£14,491,843</b>
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£14,804,859	-£15,808,358	-£15,879,806	-£16,607,311	-£16,871,383	-£17,070,981
50% SR : 20% LAR : 30% SO	5%	-£16,084,161	-£17,024,065	-£17,095,513	-£17,823,018	-£18,087,090	-£18,286,688
50% SR : 20% LAR : 30% SO	10%	-£17,363,463	-£18,239,771	-£18,311,219	-£19,038,724	-£19,302,796	-£19,502,394
50% SR : 20% LAR : 30% SO	15%	-£18,642,765	-£19,455,477	-£19,526,925	-£20,254,431	-£20,518,503	-£20,718,100
50% SR : 20% LAR : 30% SO	20%	-£19,922,066	-£20,671,184	-£20,742,632	-£21,470,137	-£21,734,209	-£21,933,806
50% SR : 20% LAR : 30% SO	25%	-£21,201,369	-£21,886,890	-£21,958,338	-£22,685,843	-£22,949,915	-£23,149,512
50% SR : 20% LAR : 30% SO	30%	-£22,480,670	-£23,102,597	-£23,174,045	-£23,901,550	-£24,165,622	-£24,365,219
50% SR : 20% LAR : 30% SO	35%	-£23,759,972	-£24,318,303	-£24,389,751	-£25,117,256	-£25,381,328	-£25,580,925
50% SR : 20% LAR : 30% SO	40%	-£25,039,274	-£25,534,009	-£25,605,457	-£26,332,963	-£26,597,035	-£26,796,632
50% SR : 20% LAR : 30% SO	45%	-£26,318,576	-£26,749,716	-£26,821,164	-£27,548,669	-£27,812,741	-£28,012,338
50% SR : 20% LAR : 30% SO	50%	-£27,597,878	-£27,965,422	-£28,036,870	-£28,764,375	-£29,028,447	-£29,228,044

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

<b>Benchmark land value 2- Lower value secondary offices</b>	<b>£8,749,936</b>
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£13,254,443	-£14,257,943	-£14,329,391	-£15,056,895	-£15,320,967	-£15,520,565
50% SR : 20% LAR : 30% SO	5%	-£14,533,745	-£15,473,649	-£15,545,097	-£16,272,602	-£16,536,674	-£16,736,272
50% SR : 20% LAR : 30% SO	10%	-£15,813,047	-£16,689,355	-£16,760,803	-£17,488,308	-£17,752,380	-£17,951,978
50% SR : 20% LAR : 30% SO	15%	-£17,092,349	-£17,905,061	-£17,976,509	-£18,704,015	-£18,968,087	-£19,167,685
50% SR : 20% LAR : 30% SO	20%	-£18,371,650	-£19,120,768	-£19,192,216	-£19,919,721	-£20,183,793	-£20,383,391
50% SR : 20% LAR : 30% SO	25%	-£19,650,953	-£20,336,474	-£20,407,922	-£21,135,427	-£21,399,499	-£21,599,096
50% SR : 20% LAR : 30% SO	30%	-£20,930,254	-£21,552,181	-£21,623,629	-£22,351,134	-£22,615,206	-£22,814,803
50% SR : 20% LAR : 30% SO	35%	-£22,209,556	-£22,767,887	-£22,839,335	-£23,566,840	-£23,830,912	-£24,030,509
50% SR : 20% LAR : 30% SO	40%	-£23,488,858	-£23,983,593	-£24,055,041	-£24,782,547	-£25,046,619	-£25,246,216
50% SR : 20% LAR : 30% SO	45%	-£24,768,160	-£25,199,300	-£25,270,748	-£25,998,253	-£26,262,325	-£26,461,922
50% SR : 20% LAR : 30% SO	50%	-£26,047,462	-£26,415,006	-£26,486,454	-£27,213,959	-£27,478,031	-£27,677,628

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

<b>Benchmark land value 3 - Higher value secondary Industrial</b>	<b>£6,840,486</b>
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£12,738,840	-£13,742,339	-£13,813,787	-£14,541,292	-£14,805,364	-£15,004,962
50% SR : 20% LAR : 30% SO	5%	-£14,018,142	-£14,958,046	-£15,029,494	-£15,756,999	-£16,021,071	-£16,220,669
50% SR : 20% LAR : 30% SO	10%	-£15,297,444	-£16,173,752	-£16,245,200	-£16,972,705	-£17,236,777	-£17,436,375
50% SR : 20% LAR : 30% SO	15%	-£16,576,746	-£17,389,458	-£17,460,906	-£18,188,412	-£18,452,484	-£18,652,081
50% SR : 20% LAR : 30% SO	20%	-£17,856,047	-£18,605,165	-£18,676,613	-£19,404,118	-£19,668,190	-£19,867,787
50% SR : 20% LAR : 30% SO	25%	-£19,135,350	-£19,820,871	-£19,892,319	-£20,619,824	-£20,883,896	-£21,083,493
50% SR : 20% LAR : 30% SO	30%	-£20,414,651	-£21,036,578	-£21,108,026	-£21,835,531	-£22,099,603	-£22,299,200
50% SR : 20% LAR : 30% SO	35%	-£21,693,953	-£22,252,284	-£22,323,732	-£23,051,237	-£23,315,309	-£23,514,906
50% SR : 20% LAR : 30% SO	40%	-£22,973,255	-£23,467,990	-£23,539,438	-£24,266,944	-£24,531,016	-£24,730,613
50% SR : 20% LAR : 30% SO	45%	-£24,252,557	-£24,683,697	-£24,755,145	-£25,482,650	-£25,746,722	-£25,946,319
50% SR : 20% LAR : 30% SO	50%	-£25,531,859	-£25,899,403	-£25,970,851	-£26,698,356	-£26,962,428	-£27,162,025

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

<b>Benchmark land value 4 - Lower value secondary Industrial</b>	<b>£4,082,814</b>
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Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,996,840	-£13,000,340	-£13,071,788	-£13,799,293	-£14,063,365	-£14,262,962
50% SR : 20% LAR : 30% SO	5%	-£13,276,142	-£14,216,047	-£14,287,495	-£15,015,000	-£15,279,072	-£15,478,669
50% SR : 20% LAR : 30% SO	10%	-£14,555,444	-£15,431,753	-£15,503,201	-£16,230,706	-£16,494,778	-£16,694,375
50% SR : 20% LAR : 30% SO	15%	-£15,834,746	-£16,647,459	-£16,718,907	-£17,446,413	-£17,710,485	-£17,910,082
50% SR : 20% LAR : 30% SO	20%	-£17,114,048	-£17,863,166	-£17,934,614	-£18,662,119	-£18,926,191	-£19,125,788
50% SR : 20% LAR : 30% SO	25%	-£18,393,350	-£19,078,872	-£19,150,320	-£19,877,825	-£20,141,897	-£20,341,494
50% SR : 20% LAR : 30% SO	30%	-£19,672,652	-£20,294,579	-£20,366,027	-£21,093,531	-£21,357,604	-£21,557,201
50% SR : 20% LAR : 30% SO	35%	-£20,951,953	-£21,510,285	-£21,581,733	-£22,309,237	-£22,573,310	-£22,772,907
50% SR : 20% LAR : 30% SO	40%	-£22,231,255	-£22,725,991	-£22,797,439	-£23,524,944	-£23,789,016	-£23,988,614
50% SR : 20% LAR : 30% SO	45%	-£23,510,557	-£23,941,698	-£24,013,146	-£24,740,650	-£25,004,722	-£25,204,320
50% SR : 20% LAR : 30% SO	50%	-£24,789,860	-£25,157,403	-£25,228,851	-£25,956,356	-£26,220,428	-£26,420,026

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£7,264,315	£3,518,649	£3,429,954	£2,561,562	£2,233,742	£1,985,962
50% SR : 20% LAR : 30% SO	5%	£4,914,803	£1,354,947	£1,266,252	£395,623	£63,164	-£190,786
50% SR : 20% LAR : 30% SO	10%	£2,550,548	-£839,366	-£930,589	-£1,823,732	-£2,160,896	-£2,415,738
50% SR : 20% LAR : 30% SO	15%	£181,787	-£3,064,318	-£3,155,542	-£4,048,685	-£4,387,407	-£4,945,856
50% SR : 20% LAR : 30% SO	20%	-£2,246,856	-£5,307,172	-£5,399,887	-£6,305,469	-£6,647,404	-£6,905,853
50% SR : 20% LAR : 30% SO	25%	-£4,690,081	-£7,567,170	-£7,659,885	-£8,573,602	-£8,920,375	-£9,182,482
50% SR : 20% LAR : 30% SO	30%	-£7,159,312	-£9,860,695	-£9,954,520	-£10,873,119	-£11,219,892	-£11,482,000
50% SR : 20% LAR : 30% SO	35%	-£9,666,329	-£12,160,212	-£12,254,037	-£13,172,635	-£13,519,409	-£13,781,516
50% SR : 20% LAR : 30% SO	40%	-£12,177,153	-£14,459,729	-£14,553,553	-£15,472,153	-£15,818,926	-£16,081,033
50% SR : 20% LAR : 30% SO	45%	-£14,688,978	-£16,759,245	-£16,853,070	-£17,771,670	-£18,118,443	-£18,380,550
50% SR : 20% LAR : 30% SO	50%	-£17,200,802	-£19,058,763	-£19,152,587	-£20,071,186	-£20,417,960	-£20,680,066

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%	£1,031,350	-£2,714,315	-£2,803,011	-£3,671,403	-£3,998,223	-£4,247,003
50% SR : 20% LAR : 30% SO	5%	-£1,318,162	-£4,878,018	-£4,966,713	-£5,837,342	-£6,169,801	-£6,423,751
50% SR : 20% LAR : 30% SO	10%	-£3,682,416	-£7,072,330	-£7,163,554	-£8,056,697	-£8,393,860	-£8,648,703
50% SR : 20% LAR : 30% SO	15%	-£6,051,178	-£9,297,283	-£9,388,507	-£10,281,650	-£10,620,372	-£10,878,821
50% SR : 20% LAR : 30% SO	20%	-£8,479,820	-£11,540,137	-£11,632,652	-£12,538,434	-£12,880,368	-£13,138,818
50% SR : 20% LAR : 30% SO	25%	-£10,923,046	-£13,800,135	-£13,892,650	-£14,806,567	-£15,153,340	-£15,415,447
50% SR : 20% LAR : 30% SO	30%	-£13,392,277	-£16,099,680	-£16,187,485	-£17,106,083	-£17,452,857	-£17,714,964
50% SR : 20% LAR : 30% SO	35%	-£15,896,293	-£18,393,177	-£18,487,001	-£19,495,800	-£19,752,374	-£20,014,481
50% SR : 20% LAR : 30% SO	40%	-£18,410,118	-£20,692,694	-£20,786,518	-£21,705,118	-£22,051,890	-£22,313,998
50% SR : 20% LAR : 30% SO	45%	-£20,921,942	-£22,992,210	-£23,086,035	-£24,004,634	-£24,351,408	-£24,613,514
50% SR : 20% LAR : 30% SO	50%	-£23,433,767	-£25,291,728	-£25,385,551	-£26,304,151	-£26,650,925	-£26,913,031

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%	£3,800,901	-£244,764	-£333,459	-£1,201,851	-£1,528,671	-£1,777,482
50% SR : 20% LAR : 30% SO	5%	£1,151,390	-£2,408,466	-£2,497,162	-£3,367,791	-£3,700,249	-£3,954,199
50% SR : 20% LAR : 30% SO	10%	-£1,212,865	-£4,602,779	-£4,694,003	-£5,587,145	-£5,924,309	-£6,179,152
50% SR : 20% LAR : 30% SO	15%	-£3,581,627	-£6,827,732	-£6,918,955	-£7,812,098	-£8,150,820	-£8,409,289
50% SR : 20% LAR : 30% SO	20%	-£6,010,289	-£9,070,586	-£9,163,100	-£10,068,882	-£10,410,817	-£10,669,266
50% SR : 20% LAR : 30% SO	25%	-£8,453,494	-£11,330,584	-£11,423,098	-£12,337,015	-£12,683,789	-£12,945,895
50% SR : 20% LAR : 30% SO	30%	-£10,922,726	-£13,624,109	-£13,717,933	-£14,636,532	-£14,983,305	-£15,245,413
50% SR : 20% LAR : 30% SO	35%	-£13,428,742	-£15,923,625	-£16,017,450	-£16,936,049	-£17,282,822	-£17,544,930
50% SR : 20% LAR : 30% SO	40%	-£15,940,567	-£18,223,142	-£18,316,967	-£19,235,596	-£19,582,339	-£19,844,446
50% SR : 20% LAR : 30% SO	45%	-£18,452,391	-£20,522,659	-£20,616,483	-£21,535,083	-£21,881,857	-£22,143,963
50% SR : 20% LAR : 30% SO	50%	-£20,964,216	-£22,822,176	-£22,916,000	-£23,834,600	-£24,181,373	-£24,443,480

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, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,322,170	£576,505	£487,810	£380,582	£708,403	£366,183
50% SR : 20% LAR : 30% SO	5%	£1,972,659	-£1,587,198	-£1,675,893	-£2,546,522	-£2,878,981	-£3,132,930
50% SR : 20% LAR : 30% SO	10%	-£391,596	-£3,781,510	-£3,872,734	-£4,765,877	-£5,103,040	-£5,357,883
50% SR : 20% LAR : 30% SO	15%	-£2,760,358	-£6,006,463	-£6,097,686	-£6,990,829	-£7,329,551	-£7,584,001
50% SR : 20% LAR : 30% SO	20%	-£5,189,000	-£8,249,317	-£8,341,832	-£9,247,813	-£9,589,548	-£9,847,997
50% SR : 20% LAR : 30% SO	25%	-£7,632,225	-£10,509,315	-£10,601,830	-£11,515,746	-£11,862,520	-£12,124,626
50% SR : 20% LAR : 30% SO	30%	-£10,101,457	-£12,802,840	-£12,896,664	-£13,815,263	-£14,162,037	-£14,424,144
50% SR : 20% LAR : 30% SO	35%	-£12,607,473	-£15,102,357	-£15,196,181	-£16,114,780	-£16,461,553	-£16,723,661
50% SR : 20% LAR : 30% SO	40%	-£15,119,298	-£17,401,873	-£17,495,696	-£18,414,298	-£18,761,070	-£19,023,177
50% SR : 20% LAR : 30% SO	45%	-£17,631,122	-£19,701,390	-£19,795,215	-£20,713,814	-£21,060,588	-£21,322,694
50% SR : 20% LAR : 30% SO	50%	-£20,142,947	-£22,000,908	-£22,094,731	-£23,013,331	-£23,360,104	-£23,622,211

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%	£5,504,051	£1,758,385	£1,669,690	£801,298	£473,478	£225,698
50% SR : 20% LAR : 30% SO	5%	£3,154,539	-£405,317	-£494,013	-£1,364,641	-£1,697,100	-£1,951,500
50% SR : 20% LAR : 30% SO	10%	£790,284	-£2,599,630	-£2,690,853	-£3,583,996	-£3,921,160	-£4,176,003
50% SR : 20% LAR : 30% SO	15%	-£1,578,477	-£4,824,582	-£4,915,806	-£5,808,949	-£6,147,671	-£6,406,120
50% SR : 20% LAR : 30% SO	20%	-£4,007,120	-£7,067,436	-£7,159,951	-£8,065,733	-£8,407,668	-£8,666,117
50% SR : 20% LAR : 30% SO	25%	-£6,450,345	-£9,327,434	-£9,419,949	-£10,333,866	-£10,680,840	-£10,942,746
50% SR : 20% LAR : 30% SO	30%	-£8,919,577	-£11,620,980	-£11,714,784	-£12,633,383	-£12,990,158	-£13,242,264
50% SR : 20% LAR : 30% SO	35%	-£11,425,593	-£13,920,476	-£14,014,301	-£14,932,899	-£15,279,673	-£15,541,780
50% SR : 20% LAR : 30% SO	40%	-£13,937,417	-£16,219,953	-£16,313,817	-£17,292,417	-£17,579,190	-£17,841,287
50% SR : 20% LAR : 30% SO	45%	-£16,449,242	-£18,519,510	-£18,613,334	-£19,513,934	-£19,878,707	-£20,140,814
50% SR : 20% LAR : 30% SO	50%	-£18,961,066	-£20,819,027	-£20,912,851	-£21,831,450	-£22,178,224	-£22,440,330

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,230,038	-£9,194,199	-£9,288,022	-£10,206,622	-£10,553,396	-£10,815,502
50% SR : 20% LAR : 30% SO	5%	-£9,097,580	-£10,970,639	-£11,064,464	-£11,983,062	-£12,329,836	-£12,591,943
50% SR : 20% LAR : 30% SO	10%	-£10,988,663	-£12,747,080	-£12,840,904	-£13,759,504	-£14,106,277	-£14,368,384
50% SR : 20% LAR : 30% SO	15%	-£12,879,747	-£14,523,521	-£14,617,344	-£15,535,944	-£15,882,717	-£16,144,824
50% SR : 20% LAR : 30% SO	20%	-£14,770,830	-£16,299,961	-£16,393,785	-£17,312,385	-£17,659,159	-£17,921,266
50% SR : 20% LAR : 30% SO	25%	-£16,661,914	-£18,076,402	-£18,170,226	-£19,088,825	-£19,435,599	-£19,697,705
50% SR : 20% LAR : 30% SO	30%	-£18,552,997	-£19,852,842	-£19,946,667	-£20,865,267	-£21,212,039	-£21,474,147
50% SR : 20% LAR : 30% SO	35%	-£20,444,080	-£21,629,284	-£21,723,107	-£22,641,707	-£22,988,480	-£23,250,587
50% SR : 20% LAR : 30% SO	40%	-£22,335,164	-£23,405,724	-£23,499,548	-£24,418,147	-£24,764,921	-£25,027,028
50% SR : 20% LAR : 30% SO	45%	-£24,226,247	-£25,182,165	-£25,275,989	-£26,194,588	-£26,541,362	-£26,803,466
50% SR : 20% LAR : 30% SO	50%	-£26,117,331	-£26,958,605	-£27,052,430	-£27,971,029	-£28,317,802	-£28,579,910

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%	-£13,463,003	-£15,427,164	-£15,520,987	-£16,439,587	-£16,786,360	-£17,048,467
50% SR : 20% LAR : 30% SO	5%	-£15,330,544	-£17,203,604	-£17,297,428	-£18,216,027	-£18,562,801	-£18,824,908
50% SR : 20% LAR : 30% SO	10%	-£17,221,628	-£18,980,045	-£19,073,869	-£19,992,468	-£20,339,242	-£20,601,348
50% SR : 20% LAR : 30% SO	15%	-£19,112,711	-£20,756,485	-£20,850,309	-£21,768,909	-£22,115,682	-£22,377,789
50% SR : 20% LAR : 30% SO	20%	-£21,003,795	-£22,532,926	-£22,626,750	-£23,545,350	-£23,892,123	-£24,154,230
50% SR : 20% LAR : 30% SO	25%	-£22,894,878	-£24,309,367	-£24,403,190	-£25,321,790	-£25,668,564	-£25,930,670
50% SR : 20% LAR : 30% SO	30%	-£24,785,962	-£26,085,807	-£26,179,632	-£27,098,231	-£27,445,004	-£27,707,111
50% SR : 20% LAR : 30% SO	35%	-£26,677,045	-£27,862,248	-£27,956,072	-£28,874,672	-£29,221,445	-£29,483,552
50% SR : 20% LAR : 30% SO	40%	-£28,568,129	-£29,638,689	-£29,732,513	-£30,651,112	-£30,997,885	-£31,259,992
50% SR : 20% LAR : 30% SO	45%	-£30,459,212	-£31,415,130	-£31,508,953	-£32,427,553	-£32,774,327	-£33,036,433
50% SR : 20% LAR : 30% SO	50%	-£32,350,296	-£33,191,570	-£33,285,395	-£34,203,993	-£34,550,767	-£34,812,874

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,993,451	-£12,957,612	-£13,051,436	-£13,970,035	-£14,316,809	-£14,578,915
50% SR : 20% LAR : 30% SO	5%	-£12,860,993	-£14,734,053	-£14,827,877	-£15,746,476	-£16,093,249	-£16,355,357
50% SR : 20% LAR : 30% SO	10%	-£14,752,076	-£16,510,494	-£16,604,317	-£17,522,917	-£17,869,691	-£18,131,797
50% SR : 20% LAR : 30% SO	15%	-£16,643,160	-£18,286,934	-£18,380,758	-£19,299,597	-£19,646,371	-£19,908,237
50% SR : 20% LAR : 30% SO	20%	-£18,534,243	-£20,063,374	-£20,157,199	-£21,075,798	-£21,422,572	-£21,684,678
50% SR : 20% LAR : 30% SO	25%	-£20,425,327	-£21,839,816	-£21,933,639	-£22,852,239	-£23,199,012	-£23,461,119
50% SR : 20% LAR : 30% SO	30%	-£22,316,410	-£23,616,256	-£23,710,080	-£24,628,680	-£24,975,453	-£25,237,560
50% SR : 20% LAR : 30% SO	35%	-£24,207,494	-£25,392,697	-£25,486,521	-£26,405,120	-£26,751,894	-£27,014,000
50% SR : 20% LAR : 30% SO	40%	-£26,098,577	-£27,169,137	-£27,262,962	-£28,181,561	-£28,528,334	-£28,790,441
50% SR : 20% LAR : 30% SO	45%	-£27,989,661	-£28,945,579	-£29,039,402	-£29,958,002	-£30,304,775	-£30,566,882
50% SR : 20% LAR : 30% SO	50%	-£29,880,744	-£30,722,019	-£30,815,843	-£31,734,442	-£32,081,216	-£32,343,323

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%	-£10,172,182	-£12,136,343	-£12,230,167	-£13,148,767	-£13,495,540	-£13,757,647
50% SR : 20% LAR : 30% SO	5%	-£12,039,724	-£13,912,784	-£14,006,608	-£14,925,207	-£15,271,980	-£15,534,088
50% SR : 20% LAR : 30% SO	10%	-£13,930,808	-£15,689,225	-£15,783,048	-£16,701,648	-£17,048,422	-£17,310,528
50% SR : 20% LAR : 30% SO	15%	-£15,821,891	-£17,465,665	-£17,559,489	-£18,478,088	-£18,824,862	-£19,086,968
50% SR : 20% LAR : 30% SO	20%	-£17,712,975	-£19,242,105	-£19,335,930	-£20,254,530	-£20,601,303	-£20,863,410
50% SR : 20% LAR : 30% SO	25%	-£19,604,058	-£21,018,547	-£21,112,370	-£22,030,970	-£22,377,743	-£22,639,850
50% SR : 20% LAR : 30% SO	30%	-£21,495,142	-£22,794,987	-£22,888,811	-£23,807,411	-£24,154,184	-£24,416,291
50% SR : 20% LAR : 30% SO	35%	-£23,386,225	-£24,571,428	-£24,665,252	-£25,583,851	-£25,930,625	-£26,192,731
50% SR : 20% LAR : 30% SO	40%	-£25,277,309	-£26,347,869	-£26,441,693	-£27,360,292	-£27,707,065	-£27,969,173
50% SR : 20% LAR : 30% SO	45%	-£27,168,392	-£28,124,310	-£28,218,133	-£29,136,733	-£29,483,506	-£29,745,613
50% SR : 20% LAR : 30% SO	50%	-£29,059,475	-£29,900,750	-£29,994,575	-£30,913,173	-£31,259,947	-£31,522,054

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%	-£8,990,302	-£10,954,463	-£11,048,287	-£11,966,886	-£12,313,660	-£12,575,766
50% SR : 20% LAR : 30% SO	5%	-£10,857,844	-£12,730,903	-£12,824,728	-£13,743,328	-£14,090,102	-£14,352,207
50% SR : 20% LAR : 30% SO	10%	-£12,748,927	-£14,507,345	-£14,601,168	-£15,519,768	-£15,866,541	-£16,128,648
50% SR : 20% LAR : 30% SO	15%	-£14,640,011	-£16,283,785	-£16,377,608	-£17,296,208	-£17,642,982	-£17,905,088
50% SR : 20% LAR : 30% SO	20%	-£16,531,094	-£18,060,225	-£18,154,050	-£19,072,649	-£19,419,423	-£19,681,529
50% SR : 20% LAR : 30% SO	25%	-£18,422,178	-£19,836,666	-£19,930,490	-£20,849,089	-£21,195,863	-£21,457,969
50% SR : 20% LAR : 30% SO	30%	-£20,313,261	-£21,613,107	-£21,706,931	-£22,625,531	-£22,972,303	-£23,234,411
50% SR : 20% LAR : 30% SO	35%	-£22,204,345	-£23,389,548	-£23,483,371	-£24,401,971	-£24,748,745	-£25,010,851
50% SR : 20% LAR : 30% SO	40%	-£24,095,429	-£25,165,989	-£25,259,813	-£26,178,411	-£26,525,185	-£26,787,292
50% SR : 20% LAR : 30% SO	45%	-£25,986,512	-£26,942,429	-£27,036,253	-£27,954,853	-£28,301,626	-£28,563,732
50% SR : 20% LAR : 30% SO	50%	-£27,877,595	-£28,718,870	-£28,812,694	-£29,731,293	-£30,078,066	-£30,340,174

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,025,079	£573,110	£483,530	£402,770	£739,934	£994,778
50% SR : 20% LAR : 30% SO	5%	£124,568	£1,529,687	£1,620,911	£2,514,053	£2,851,217	£3,106,061
50% SR : 20% LAR : 30% SO	10%	£2,323,968	£3,640,970	£3,732,194	£4,630,915	£4,972,850	£5,231,299
50% SR : 20% LAR : 30% SO	15%	£4,529,982	£5,777,104	£5,869,619	£6,775,401	£7,117,336	£7,375,786
50% SR : 20% LAR : 30% SO	20%	£6,763,882	£7,921,591	£8,014,791	£9,933,391	£9,280,164	£9,542,271
50% SR : 20% LAR : 30% SO	25%	£9,017,847	£10,102,845	£10,196,669	£11,115,268	£11,462,042	£11,724,148
50% SR : 20% LAR : 30% SO	30%	£11,290,509	£12,284,723	£12,378,546	£13,297,146	£13,643,919	£13,906,026
50% SR : 20% LAR : 30% SO	35%	£13,563,171	£14,466,600	£14,560,424	£15,479,023	£15,825,797	£16,087,903
50% SR : 20% LAR : 30% SO	40%	£15,835,834	£16,648,477	£16,742,302	£17,660,901	£18,007,674	£18,269,782
50% SR : 20% LAR : 30% SO	45%	£18,108,496	£18,830,355	£18,924,179	£19,842,779	£20,189,553	£20,451,659
50% SR : 20% LAR : 30% SO	50%	£20,381,158	£21,012,233	£21,106,057	£22,024,656	£22,371,430	£22,633,536

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%	£4,207,886	£5,859,855	£5,749,435	£6,635,735	£6,972,899	£7,227,742
50% SR : 20% LAR : 30% SO	5%	£6,357,533	£7,762,652	£7,853,875	£8,747,018	£9,084,182	£9,339,026
50% SR : 20% LAR : 30% SO	10%	£8,556,933	£9,873,935	£9,965,158	£10,863,880	£11,205,815	£11,464,264
50% SR : 20% LAR : 30% SO	15%	£10,762,946	£12,010,069	£12,102,584	£13,008,366	£13,350,301	£13,608,751
50% SR : 20% LAR : 30% SO	20%	£12,966,846	£14,154,556	£14,247,756	£15,166,356	£15,513,128	£15,775,236
50% SR : 20% LAR : 30% SO	25%	£15,250,812	£16,335,810	£16,429,634	£17,348,233	£17,695,007	£17,957,113
50% SR : 20% LAR : 30% SO	30%	£17,523,474	£18,517,887	£18,611,511	£19,530,111	£19,876,884	£20,138,990
50% SR : 20% LAR : 30% SO	35%	£19,796,136	£20,699,555	£20,793,388	£21,711,988	£22,058,762	£22,320,868
50% SR : 20% LAR : 30% SO	40%	£22,068,798	£22,881,442	£22,975,267	£23,893,655	£24,240,639	£24,502,746
50% SR : 20% LAR : 30% SO	45%	£24,341,460	£25,063,320	£25,157,144	£26,075,744	£26,422,517	£26,684,524
50% SR : 20% LAR : 30% SO	50%	£26,614,123	£27,245,198	£27,339,021	£28,257,621	£28,604,395	£28,866,501

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%	£1,738,335	£3,190,303	£3,279,883	£4,166,184	£4,503,347	£4,758,191
50% SR : 20% LAR : 30% SO	5%	£3,887,981	£5,293,100	£5,384,324	£6,277,467	£6,614,630	£6,869,474
50% SR : 20% LAR : 30% SO	10%	£6,087,381	£7,404,383	£7,495,607	£8,394,329	£8,736,264	£8,994,713
50% SR : 20% LAR : 30% SO	15%	£8,293,395	£9,540,518	£9,633,033	£10,538,814	£10,880,749	£11,139,199
50% SR : 20% LAR : 30% SO	20%	£10,527,295	£11,685,004	£11,778,205	£12,696,804	£13,043,577	£13,305,684
50% SR : 20% LAR : 30% SO	25%	£12,781,261	£13,866,259	£13,960,082	£14,878,682	£15,225,455	£15,487,562
50% SR : 20% LAR : 30% SO	30%	£15,053,922	£16,048,136	£16,141,960	£17,060,559	£17,407,333	£17,669,439
50% SR : 20% LAR : 30% SO	35%	£17,326,584	£18,230,013	£18,323,837	£19,242,437	£19,589,210	£19,851,316
50% SR : 20% LAR : 30% SO	40%	£19,599,247	£20,411,891	£20,505,715	£21,424,314	£21,771,088	£22,033,195
50% SR : 20% LAR : 30% SO	45%	£21,871,909	£22,593,768	£22,687,593	£23,606,192	£23,952,966	£24,215,072
50% SR : 20% LAR : 30% SO	50%	£24,144,572	£24,775,647	£24,869,470	£25,788,070	£26,134,843	£26,396,950

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%	£917,066	£2,369,035	£2,458,615	£3,344,915	£3,682,078	£3,936,922
50% SR : 20% LAR : 30% SO	5%	£3,066,712	£4,471,831	£4,563,055	£5,456,198	£5,793,362	£6,048,205
50% SR : 20% LAR : 30% SO	10%	£5,266,112	£6,583,115	£6,674,338	£7,573,060	£7,914,995	£8,173,444
50% SR : 20% LAR : 30% SO	15%	£7,472,126	£8,719,249	£8,811,764	£9,717,546	£10,059,480	£10,317,931
50% SR : 20% LAR : 30% SO	20%	£9,706,026	£10,863,736	£10,956,936	£11,875,536	£12,222,308	£12,484,415
50% SR : 20% LAR : 30% SO	25%	£11,959,992	£13,044,990	£13,138,813	£14,057,413	£14,404,187	£14,666,293
50% SR : 20% LAR : 30% SO	30%	£14,232,654	£15,226,867	£15,320,691	£16,239,290	£16,586,064	£16,848,170
50% SR : 20% LAR : 30% SO	35%	£16,505,315	£17,408,745	£17,502,568	£18,421,168	£18,767,941	£19,030,048
50% SR : 20% LAR : 30% SO	40%	£18,777,977	£19,590,622	£19,684,446	£20,603,046	£20,949,819	£21,211,926
50% SR : 20% LAR : 30% SO	45%	£21,050,640	£21,772,499	£21,866,324	£22,784,924	£23,131,697	£23,393,803
50% SR : 20% LAR : 30% SO	50%	£23,323,303	£23,954,378	£24,048,201	£24,966,801	£25,313,574	£25,575,681

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%	£264,815	£1,187,154	£1,276,734	£1,663,094	£2,500,198	£2,755,042
50% SR : 20% LAR : 30% SO	5%	£1,884,832	£3,289,951	£3,381,175	£4,274,318	£4,611,481	£4,866,325
50% SR : 20% LAR : 30% SO	10%	£4,084,232	£5,401,234	£5,492,458	£6,391,180	£6,733,114	£6,991,564
50% SR : 20% LAR : 30% SO	15%	£6,290,246	£7,537,369	£7,628,883	£8,535,665	£8,877,600	£9,136,050
50% SR : 20% LAR : 30% SO	20%	£8,524,146	£9,681,855	£9,773,055	£10,693,655	£11,040,428	£11,302,535
50% SR : 20% LAR : 30% SO	25%	£10,778,111	£11,863,109	£11,954,933	£12,875,533	£13,222,306	£13,484,412
50% SR : 20% LAR : 30% SO	30%	£13,050,773	£14,044,987	£14,138,810	£15,057,410	£15,404,183	£15,666,290
50% SR : 20% LAR : 30% SO	35%	£15,323,435	£16,226,864	£16,320,688	£17,239,287	£17,586,061	£17,848,167
50% SR : 20% LAR : 30% SO	40%	£17,596,097	£18,408,742	£18,502,566	£19,421,165	£19,767,938	£20,030,044
50% SR : 20% LAR : 30% SO	45%	£19,868,760	£20,590,619	£20,684,443	£21,603,043	£21,949,817	£22,211,923
50% SR : 20% LAR : 30% SO	50%	£22,141,423	£22,772,497	£22,866,321	£23,784,921	£24,131,694	£24,393,800



LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,663,079	-£7,062,658	-£7,155,173	-£8,060,955	-£8,402,890	-£8,661,339
50% SR : 20% LAR : 30% SO	5%	-£7,580,387	-£8,900,636	-£8,994,461	-£9,913,060	-£10,259,833	-£10,521,940
50% SR : 20% LAR : 30% SO	10%	-£9,516,256	-£10,765,484	-£10,859,308	-£11,777,907	-£12,124,881	-£12,386,787
50% SR : 20% LAR : 30% SO	15%	-£11,467,132	-£12,630,331	-£12,724,154	-£13,642,754	-£13,989,528	-£14,251,634
50% SR : 20% LAR : 30% SO	20%	-£13,418,008	-£14,495,178	-£14,589,001	-£15,507,601	-£15,854,375	-£16,118,481
50% SR : 20% LAR : 30% SO	25%	-£15,368,884	-£16,360,025	-£16,453,849	-£17,372,448	-£17,719,222	-£17,981,329
50% SR : 20% LAR : 30% SO	30%	-£17,319,760	-£18,224,872	-£18,318,696	-£19,237,296	-£19,584,068	-£19,846,176
50% SR : 20% LAR : 30% SO	35%	-£19,270,637	-£20,089,719	-£20,183,543	-£21,102,143	-£21,448,916	-£21,711,023
50% SR : 20% LAR : 30% SO	40%	-£21,221,513	-£21,954,567	-£22,048,390	-£22,966,990	-£23,313,763	-£23,575,870
50% SR : 20% LAR : 30% SO	45%	-£23,172,390	-£23,819,414	-£23,913,237	-£24,831,837	-£25,178,610	-£25,440,717
50% SR : 20% LAR : 30% SO	50%	-£25,123,266	-£25,684,260	-£25,778,085	-£26,696,684	-£27,043,457	-£27,305,565

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%	-£11,896,044	-£13,295,623	-£13,388,138	-£14,293,920	-£14,635,854	-£14,894,304
50% SR : 20% LAR : 30% SO	5%	-£13,813,352	-£15,133,601	-£15,227,425	-£16,146,025	-£16,492,798	-£16,754,905
50% SR : 20% LAR : 30% SO	10%	-£15,749,220	-£16,998,449	-£17,092,272	-£18,010,872	-£18,357,646	-£18,619,752
50% SR : 20% LAR : 30% SO	15%	-£17,700,096	-£18,863,296	-£18,957,119	-£19,875,719	-£20,222,492	-£20,484,599
50% SR : 20% LAR : 30% SO	20%	-£19,650,973	-£20,728,143	-£20,821,966	-£21,740,566	-£22,087,339	-£22,349,446
50% SR : 20% LAR : 30% SO	25%	-£21,601,849	-£22,592,990	-£22,686,814	-£23,605,413	-£23,952,186	-£24,214,294
50% SR : 20% LAR : 30% SO	30%	-£23,552,725	-£24,457,836	-£24,551,661	-£25,470,261	-£25,817,034	-£26,079,141
50% SR : 20% LAR : 30% SO	35%	-£25,503,602	-£26,322,683	-£26,416,508	-£27,335,108	-£27,681,881	-£27,943,987
50% SR : 20% LAR : 30% SO	40%	-£27,454,478	-£28,187,531	-£28,281,355	-£29,199,955	-£29,546,728	-£29,808,834
50% SR : 20% LAR : 30% SO	45%	-£29,405,355	-£30,052,378	-£30,146,202	-£31,064,801	-£31,411,575	-£31,673,681
50% SR : 20% LAR : 30% SO	50%	-£31,356,231	-£31,917,225	-£32,011,050	-£32,929,648	-£33,276,422	-£33,538,529

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%	-£9,426,492	-£10,826,072	-£10,918,586	-£11,824,368	-£12,166,303	-£12,424,752
50% SR : 20% LAR : 30% SO	5%	-£11,343,801	-£12,664,401	-£12,757,874	-£13,676,474	-£14,022,246	-£14,280,354
50% SR : 20% LAR : 30% SO	10%	-£13,279,669	-£14,528,897	-£14,622,721	-£15,541,321	-£15,888,094	-£16,150,200
50% SR : 20% LAR : 30% SO	15%	-£15,230,545	-£16,393,744	-£16,487,568	-£17,406,168	-£17,752,941	-£18,015,047
50% SR : 20% LAR : 30% SO	20%	-£17,181,422	-£18,258,591	-£18,352,415	-£19,271,014	-£19,617,788	-£19,879,894
50% SR : 20% LAR : 30% SO	25%	-£19,132,298	-£20,123,438	-£20,217,263	-£21,135,861	-£21,482,635	-£21,744,742
50% SR : 20% LAR : 30% SO	30%	-£21,083,174	-£21,988,285	-£22,082,110	-£23,000,709	-£23,347,482	-£23,609,589
50% SR : 20% LAR : 30% SO	35%	-£23,034,051	-£23,853,132	-£23,946,957	-£24,865,556	-£25,212,330	-£25,474,438
50% SR : 20% LAR : 30% SO	40%	-£24,984,927	-£25,717,980	-£25,811,803	-£26,730,403	-£27,077,177	-£27,339,283
50% SR : 20% LAR : 30% SO	45%	-£26,935,804	-£27,582,827	-£27,676,650	-£28,595,250	-£28,942,024	-£29,204,130
50% SR : 20% LAR : 30% SO	50%	-£28,886,680	-£29,447,674	-£29,541,498	-£30,460,097	-£30,806,871	-£31,068,978

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%	-£8,605,224	-£10,004,803	-£10,097,318	-£11,003,099	-£11,345,034	-£11,603,483
50% SR : 20% LAR : 30% SO	5%	-£10,522,532	-£11,842,781	-£11,936,605	-£12,855,205	-£13,201,977	-£13,464,085
50% SR : 20% LAR : 30% SO	10%	-£12,458,400	-£13,707,629	-£13,801,452	-£14,720,052	-£15,066,825	-£15,328,932
50% SR : 20% LAR : 30% SO	15%	-£14,409,276	-£15,572,475	-£15,666,299	-£16,584,899	-£16,931,672	-£17,193,779
50% SR : 20% LAR : 30% SO	20%	-£16,360,153	-£17,437,322	-£17,531,146	-£18,449,746	-£18,796,519	-£19,058,626
50% SR : 20% LAR : 30% SO	25%	-£18,311,029	-£19,302,169	-£19,395,994	-£20,314,593	-£20,661,366	-£20,923,473
50% SR : 20% LAR : 30% SO	30%	-£20,261,905	-£21,167,016	-£21,260,841	-£22,179,440	-£22,526,213	-£22,788,320
50% SR : 20% LAR : 30% SO	35%	-£22,212,782	-£23,031,863	-£23,125,688	-£24,044,287	-£24,391,061	-£24,653,167
50% SR : 20% LAR : 30% SO	40%	-£24,163,658	-£24,896,711	-£24,990,535	-£25,909,134	-£26,255,908	-£26,518,014
50% SR : 20% LAR : 30% SO	45%	-£26,114,535	-£26,761,558	-£26,855,382	-£27,773,981	-£28,120,755	-£28,382,861
50% SR : 20% LAR : 30% SO	50%	-£28,065,411	-£28,626,405	-£28,720,229	-£29,638,828	-£29,985,602	-£30,247,709

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%	-£7,423,343	-£8,822,922	-£8,915,437	-£9,821,219	-£10,163,154	-£10,421,603
50% SR : 20% LAR : 30% SO	5%	-£9,340,652	-£10,660,900	-£10,754,725	-£11,673,324	-£12,020,097	-£12,282,204
50% SR : 20% LAR : 30% SO	10%	-£11,276,520	-£12,525,748	-£12,619,572	-£13,538,171	-£13,884,945	-£14,147,051
50% SR : 20% LAR : 30% SO	15%	-£13,227,396	-£14,390,595	-£14,484,419	-£15,403,018	-£15,749,792	-£16,011,898
50% SR : 20% LAR : 30% SO	20%	-£15,178,273	-£16,255,442	-£16,349,266	-£17,267,865	-£17,614,639	-£17,876,745
50% SR : 20% LAR : 30% SO	25%	-£17,129,149	-£18,120,289	-£18,214,113	-£19,132,712	-£19,479,486	-£19,741,593
50% SR : 20% LAR : 30% SO	30%	-£19,080,024	-£19,985,136	-£20,078,960	-£20,997,560	-£21,344,333	-£21,606,440
50% SR : 20% LAR : 30% SO	35%	-£21,030,901	-£21,849,983	-£21,943,807	-£22,862,407	-£23,209,180	-£23,471,287
50% SR : 20% LAR : 30% SO	40%	-£22,981,777	-£23,714,831	-£23,808,654	-£24,727,254	-£25,074,027	-£25,336,134
50% SR : 20% LAR : 30% SO	45%	-£24,932,654	-£25,579,678	-£25,673,501	-£26,592,101	-£26,938,874	-£27,200,981
50% SR : 20% LAR : 30% SO	50%	-£26,883,530	-£27,444,525	-£27,538,349	-£28,456,948	-£28,803,721	-£29,065,828

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,186,480	-£12,525,422	-£12,619,246	-£13,537,845	-£13,884,619	-£14,146,725
50% SR : 20% LAR : 30% SO	5%	-£12,928,823	-£14,184,818	-£14,278,643	-£15,197,241	-£15,544,015	-£15,806,122
50% SR : 20% LAR : 30% SO	10%	-£14,671,167	-£15,844,214	-£15,938,039	-£16,856,638	-£17,203,411	-£17,465,518
50% SR : 20% LAR : 30% SO	15%	-£16,413,511	-£17,503,611	-£17,597,435	-£18,516,034	-£18,862,808	-£19,124,914
50% SR : 20% LAR : 30% SO	20%	-£18,155,855	-£19,163,007	-£19,256,830	-£20,175,430	-£20,522,204	-£20,784,310
50% SR : 20% LAR : 30% SO	25%	-£19,898,198	-£20,822,403	-£20,916,226	-£21,834,826	-£22,181,600	-£22,443,706
50% SR : 20% LAR : 30% SO	30%	-£21,640,541	-£22,481,799	-£22,575,623	-£23,494,222	-£23,840,996	-£24,103,103
50% SR : 20% LAR : 30% SO	35%	-£23,382,886	-£24,141,195	-£24,235,019	-£25,153,618	-£25,500,392	-£25,762,499
50% SR : 20% LAR : 30% SO	40%	-£25,125,229	-£25,800,591	-£25,894,415	-£26,813,015	-£27,159,789	-£27,421,895
50% SR : 20% LAR : 30% SO	45%	-£26,867,572	-£27,459,988	-£27,553,811	-£28,472,411	-£28,819,184	-£29,081,291
50% SR : 20% LAR : 30% SO	50%	-£28,609,916	-£29,119,384	-£29,213,207	-£30,131,807	-£30,478,580	-£30,740,687

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%	-£17,418,445	-£18,758,387	-£18,852,210	-£19,770,810	-£20,117,584	-£20,378,680
50% SR : 20% LAR : 30% SO	5%	-£19,161,788	-£20,417,783	-£20,511,607	-£21,430,206	-£21,776,980	-£22,038,087
50% SR : 20% LAR : 30% SO	10%	-£20,904,132	-£22,077,179	-£22,171,003	-£23,089,603	-£23,436,377	-£23,697,484
50% SR : 20% LAR : 30% SO	15%	-£22,646,476	-£23,736,576	-£23,830,399	-£24,748,999	-£25,095,772	-£25,356,879
50% SR : 20% LAR : 30% SO	20%	-£24,388,819	-£25,395,972	-£25,489,795	-£26,408,395	-£26,755,169	-£27,016,275
50% SR : 20% LAR : 30% SO	25%	-£26,131,163	-£27,055,368	-£27,149,191	-£28,067,791	-£28,414,564	-£28,675,671
50% SR : 20% LAR : 30% SO	30%	-£27,873,506	-£28,714,764	-£28,808,588	-£29,727,187	-£30,073,960	-£30,335,068
50% SR : 20% LAR : 30% SO	35%	-£29,615,850	-£30,374,160	-£30,467,984	-£31,386,583	-£31,733,356	-£31,994,464
50% SR : 20% LAR : 30% SO	40%	-£31,358,194	-£32,033,556	-£32,127,380	-£33,045,980	-£33,392,753	-£33,654,860
50% SR : 20% LAR : 30% SO	45%	-£33,100,537	-£33,692,952	-£33,786,776	-£34,705,376	-£35,051,149	-£35,313,256
50% SR : 20% LAR : 30% SO	50%	-£34,842,881	-£35,352,348	-£35,446,172	-£36,364,772	-£36,711,545	-£36,973,652

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%	-£14,948,893	-£16,288,835	-£16,382,658	-£17,301,259	-£17,648,032	-£17,910,139
50% SR : 20% LAR : 30% SO	5%	-£16,692,237	-£17,948,231	-£18,042,054	-£18,960,655	-£19,307,428	-£19,569,536
50% SR : 20% LAR : 30% SO	10%	-£18,434,580	-£19,607,627	-£19,701,452	-£20,620,052	-£20,966,824	-£21,228,931
50% SR : 20% LAR : 30% SO	15%	-£20,176,925	-£21,267,024	-£21,360,848	-£22,279,448	-£22,626,221	-£22,888,327
50% SR : 20% LAR : 30% SO	20%	-£21,919,268	-£22,926,420	-£23,020,244	-£23,938,843	-£24,285,617	-£24,547,723
50% SR : 20% LAR : 30% SO	25%	-£23,661,611	-£24,585,816	-£24,679,640	-£25,588,239	-£25,935,013	-£26,207,119
50% SR : 20% LAR : 30% SO	30%	-£25,403,955	-£26,245,212	-£26,339,037	-£27,257,635	-£27,604,409	-£27,866,516
50% SR : 20% LAR : 30% SO	35%	-£27,146,299	-£27,904,608	-£27,998,433	-£28,917,031	-£29,263,805	-£29,525,912
50% SR : 20% LAR : 30% SO	40%	-£28,888,642	-£29,564,004	-£29,657,829	-£30,576,428	-£30,923,202	-£31,185,308
50% SR : 20% LAR : 30% SO	45%	-£30,630,986	-£31,223,401	-£31,317,225	-£32,235,824	-£32,582,598	-£32,844,704
50% SR : 20% LAR : 30% SO	50%	-£32,373,329	-£32,882,797	-£32,976,621	-£33,895,220	-£34,241,994	-£34,504,100

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%	-£14,128,625	-£15,467,567	-£15,561,390	-£16,479,990	-£16,826,763	-£17,088,870
50% SR : 20% LAR : 30% SO	5%	-£15,870,968	-£17,126,963	-£17,220,787	-£18,139,386	-£18,486,159	-£18,748,267
50% SR : 20% LAR : 30% SO	10%	-£17,613,311	-£18,786,359	-£18,880,183	-£19,798,783	-£20,145,556	-£20,407,663
50% SR : 20% LAR : 30% SO	15%	-£19,355,655	-£20,445,756	-£20,539,579	-£21,458,179	-£21,804,952	-£22,067,059
50% SR : 20% LAR : 30% SO	20%	-£21,097,999	-£22,105,151	-£22,198,975	-£23,117,575	-£23,464,348	-£23,726,455
50% SR : 20% LAR : 30% SO	25%	-£22,840,342	-£23,764,547	-£23,858,371	-£24,776,971	-£25,123,744	-£25,385,851
50% SR : 20% LAR : 30% SO	30%	-£24,582,686	-£25,423,943	-£25,517,767	-£26,436,367	-£26,783,140	-£27,045,247
50% SR : 20% LAR : 30% SO	35%	-£26,325,030	-£27,083,339	-£27,177,164	-£28,095,763	-£28,442,536	-£28,704,643
50% SR : 20% LAR : 30% SO	40%	-£28,067,374	-£28,742,735	-£28,836,560	-£29,755,160	-£30,101,933	-£30,364,039
50% SR : 20% LAR : 30% SO	45%	-£29,809,717	-£30,402,132	-£30,495,956	-£31,414,555	-£31,761,329	-£32,023,435
50% SR : 20% LAR : 30% SO	50%	-£31,552,060	-£32,061,528	-£32,155,352	-£33,073,951	-£33,420,725	-£33,682,831

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£12,946,744	-£14,285,686	-£14,379,510	-£15,298,109	-£15,644,883	-£15,906,989
50% SR : 20% LAR : 30% SO	5%	-£14,689,088	-£15,945,082	-£16,038,907	-£16,957,505	-£17,304,279	-£17,566,386
50% SR : 20% LAR : 30% SO	10%	-£16,431,431	-£17,604,478	-£17,698,303	-£18,616,902	-£18,963,675	-£19,225,782
50% SR : 20% LAR : 30% SO	15%	-£18,173,775	-£19,263,874	-£19,357,699	-£20,276,298	-£20,623,072	-£20,885,178
50% SR : 20% LAR : 30% SO	20%	-£19,916,119	-£20,923,271	-£21,017,095	-£21,935,694	-£22,282,468	-£22,544,574
50% SR : 20% LAR : 30% SO	25%	-£21,658,462	-£22,582,667	-£22,676,491	-£23,595,090	-£23,941,864	-£24,203,970
50% SR : 20% LAR : 30% SO	30%	-£23,400,805	-£24,242,063	-£24,335,887	-£25,254,486	-£25,601,260	-£25,863,367
50% SR : 20% LAR : 30% SO	35%	-£25,143,149	-£25,901,459	-£25,995,283	-£26,913,882	-£27,260,656	-£27,522,763
50% SR : 20% LAR : 30% SO	40%	-£26,885,493	-£27,560,855	-£27,654,679	-£28,573,279	-£28,920,053	-£29,182,169
50% SR : 20% LAR : 30% SO	45%	-£28,627,837	-£29,220,252	-£29,314,075	-£30,232,675	-£30,579,449	-£30,841,555
50% SR : 20% LAR : 30% SO	50%	-£30,370,180	-£30,879,648	-£30,973,471	-£31,892,071	-£32,238,845	-£32,500,951

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T9 - 600 Flats
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Value Area	Barking Town Centre Flats (CIL Zone 1)
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No Units	600
Site Area	1.56 Ha

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£6,284,109	£1,184,761	£1,055,684	£1,110,532	£594,353	£960,046
50% SR : 20% LAR : 30% SO	5%	£3,328,152	£1,561,262	£1,692,166	£2,873,322	£3,357,142	£3,722,835
50% SR : 20% LAR : 30% SO	10%	£357,946	£4,332,362	£4,465,118	£5,662,989	£6,153,655	£6,524,523
50% SR : 20% LAR : 30% SO	15%	£2,676,097	£7,137,184	£7,269,941	£9,469,338	£9,966,949	£9,343,065
50% SR : 20% LAR : 30% SO	20%	£5,748,372	£9,971,355	£10,105,990	£11,320,811	£11,818,421	£12,194,537
50% SR : 20% LAR : 30% SO	25%	£8,852,521	£12,839,583	£12,976,123	£14,208,135	£14,712,788	£15,094,226
50% SR : 20% LAR : 30% SO	30%	£12,001,959	£15,742,387	£15,878,927	£17,110,938	£17,615,590	£17,997,029
50% SR : 20% LAR : 30% SO	35%	£15,193,293	£18,645,190	£18,781,730	£20,013,742	£20,518,394	£20,899,833
50% SR : 20% LAR : 30% SO	40%	£18,384,629	£21,547,994	£21,684,534	£22,916,545	£23,421,197	£23,802,636
50% SR : 20% LAR : 30% SO	45%	£21,575,964	£24,450,797	£24,587,337	£25,819,349	£26,324,001	£26,705,439
50% SR : 20% LAR : 30% SO	50%	£24,767,300	£27,353,601	£27,490,141	£28,722,152	£29,226,804	£29,608,243

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, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£16,359,083	£21,458,431	£21,587,508	£22,753,725	£23,237,545	£23,603,239
50% SR : 20% LAR : 30% SO	5%	£19,315,040	£24,204,454	£24,335,358	£25,516,514	£26,000,334	£26,366,028
50% SR : 20% LAR : 30% SO	10%	£22,285,247	£26,975,554	£27,108,311	£28,306,181	£28,796,848	£29,167,715
50% SR : 20% LAR : 30% SO	15%	£25,319,289	£29,780,377	£29,913,133	£31,112,530	£31,610,141	£31,986,257
50% SR : 20% LAR : 30% SO	20%	£28,391,564	£32,614,547	£32,749,182	£33,964,003	£34,461,614	£34,837,730
50% SR : 20% LAR : 30% SO	25%	£31,495,714	£35,482,775	£35,619,315	£36,851,327	£37,355,980	£37,737,418
50% SR : 20% LAR : 30% SO	30%	£34,645,151	£38,385,579	£38,522,119	£39,754,137	£40,258,783	£40,640,221
50% SR : 20% LAR : 30% SO	35%	£37,836,495	£41,288,382	£41,424,922	£42,656,934	£43,161,587	£43,543,025
50% SR : 20% LAR : 30% SO	40%	£41,027,821	£44,191,186	£44,327,726	£45,559,337	£46,064,389	£46,445,928
50% SR : 20% LAR : 30% SO	45%	£44,219,156	£47,093,989	£47,230,529	£48,462,541	£49,367,193	£49,748,831
50% SR : 20% LAR : 30% SO	50%	£47,410,492	£49,996,793	£50,133,333	£51,365,344	£51,869,996	£52,251,435

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%	£7,387,666	£12,487,014	£12,616,091	£13,782,307	£14,266,128	£14,631,821
50% SR : 20% LAR : 30% SO	5%	£10,343,623	£15,233,037	£15,363,941	£16,545,097	£17,028,917	£17,394,610
50% SR : 20% LAR : 30% SO	10%	£13,313,829	£18,004,137	£18,136,893	£19,334,764	£19,825,430	£20,196,298
50% SR : 20% LAR : 30% SO	15%	£16,347,872	£20,808,959	£20,941,716	£22,141,113	£22,638,724	£23,014,840
50% SR : 20% LAR : 30% SO	20%	£19,420,147	£23,643,130	£23,777,765	£24,992,586	£25,490,196	£25,866,312
50% SR : 20% LAR : 30% SO	25%	£22,524,296	£26,511,358	£26,647,898	£27,879,910	£28,384,563	£28,766,001
50% SR : 20% LAR : 30% SO	30%	£25,673,734	£29,414,182	£29,550,702	£30,782,713	£31,287,365	£31,668,804
50% SR : 20% LAR : 30% SO	35%	£28,865,068	£32,316,985	£32,453,505	£33,695,517	£34,190,169	£34,571,608
50% SR : 20% LAR : 30% SO	40%	£32,056,404	£35,219,789	£35,356,309	£36,598,320	£37,092,972	£37,474,411
50% SR : 20% LAR : 30% SO	45%	£35,247,739	£38,122,572	£38,259,112	£39,491,124	£39,995,776	£40,377,214
50% SR : 20% LAR : 30% SO	50%	£38,439,075	£41,025,376	£41,161,916	£42,393,927	£42,898,579	£43,280,018

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%	£4,404,150	£9,503,498	£9,632,575	£10,798,792	£11,282,612	£11,648,306
50% SR : 20% LAR : 30% SO	5%	£7,360,107	£12,249,522	£12,380,425	£13,561,582	£14,045,401	£14,411,096
50% SR : 20% LAR : 30% SO	10%	£10,330,314	£15,020,621	£15,153,378	£16,351,248	£16,841,915	£17,212,783
50% SR : 20% LAR : 30% SO	15%	£13,364,356	£17,825,444	£17,958,200	£19,157,597	£19,655,208	£20,031,324
50% SR : 20% LAR : 30% SO	20%	£16,436,631	£20,659,614	£20,794,249	£22,009,070	£22,506,681	£22,882,797
50% SR : 20% LAR : 30% SO	25%	£19,540,781	£23,527,842	£23,664,383	£24,896,395	£25,401,047	£25,782,486
50% SR : 20% LAR : 30% SO	30%	£22,690,218	£26,430,646	£26,567,186	£27,799,199	£28,303,850	£28,685,288
50% SR : 20% LAR : 30% SO	35%	£25,881,553	£29,333,449	£29,469,989	£30,702,002	£31,206,654	£31,588,092
50% SR : 20% LAR : 30% SO	40%	£29,072,889	£32,236,253	£32,372,793	£33,604,804	£34,109,457	£34,490,895
50% SR : 20% LAR : 30% SO	45%	£32,264,224	£35,139,056	£35,275,596	£36,507,608	£37,012,261	£37,393,698
50% SR : 20% LAR : 30% SO	50%	£35,455,559	£38,041,860	£38,178,400	£39,410,411	£39,915,064	£40,296,502

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%	£110,600	£5,209,948	£5,339,025	£6,505,242	£6,989,062	£7,354,756
50% SR : 20% LAR : 30% SO	5%	£3,066,557	£7,955,972	£8,086,875	£9,268,032	£9,751,851	£10,117,545
50% SR : 20% LAR : 30% SO	10%	£6,036,764	£10,727,071	£10,859,828	£12,057,698	£12,548,365	£12,919,233
50% SR : 20% LAR : 30% SO	15%	£9,070,806	£13,531,894	£13,664,650	£14,864,047	£15,361,658	£15,737,774
50% SR : 20% LAR : 30% SO	20%	£12,143,081	£16,366,084	£16,500,699	£17,715,520	£18,213,131	£18,589,247
50% SR : 20% LAR : 30% SO	25%	£15,247,231	£19,234,292	£19,370,833	£20,602,845	£21,107,497	£21,488,936
50% SR : 20% LAR : 30% SO	30%	£18,395,668	£22,137,096	£22,273,636	£23,505,949	£24,010,300	£24,391,738
50% SR : 20% LAR : 30% SO	35%	£21,599,093	£25,039,899	£25,176,439	£26,408,452	£26,913,104	£27,294,542
50% SR : 20% LAR : 30% SO	40%	£24,779,338	£27,942,703	£28,079,243	£29,311,254	£29,815,907	£30,197,345
50% SR : 20% LAR : 30% SO	45%	£27,970,574	£30,845,506	£30,982,046	£32,214,055	£32,718,711	£33,100,148
50% SR : 20% LAR : 30% SO	50%	£31,162,009	£33,748,310	£33,884,850	£35,116,861	£35,621,514	£36,002,952

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£12,527,339	-£15,263,834	-£15,400,374	-£16,632,386	-£17,137,038	-£17,518,476
50% SR : 20% LAR : 30% SO	5%	-£14,911,237	-£17,499,005	-£17,635,545	-£18,867,557	-£19,372,209	-£19,753,647
50% SR : 20% LAR : 30% SO	10%	-£17,301,175	-£19,734,175	-£19,870,716	-£21,102,728	-£21,607,380	-£21,988,819
50% SR : 20% LAR : 30% SO	15%	-£19,691,112	-£21,969,346	-£22,105,887	-£23,337,899	-£23,842,551	-£24,223,989
50% SR : 20% LAR : 30% SO	20%	-£22,081,050	-£24,204,517	-£24,341,058	-£25,573,070	-£26,077,722	-£26,459,160
50% SR : 20% LAR : 30% SO	25%	-£24,470,988	-£26,439,688	-£26,576,229	-£27,808,241	-£28,312,892	-£28,694,331
50% SR : 20% LAR : 30% SO	30%	-£26,860,926	-£28,674,860	-£28,811,400	-£30,043,411	-£30,548,063	-£30,929,502
50% SR : 20% LAR : 30% SO	35%	-£29,250,864	-£30,910,031	-£31,046,571	-£32,278,582	-£32,783,234	-£33,164,673
50% SR : 20% LAR : 30% SO	40%	-£31,640,802	-£33,145,202	-£33,281,741	-£34,513,753	-£35,018,405	-£35,399,844
50% SR : 20% LAR : 30% SO	45%	-£34,030,739	-£35,380,372	-£35,516,912	-£36,748,924	-£37,253,576	-£37,635,015
50% SR : 20% LAR : 30% SO	50%	-£36,420,676	-£37,615,543	-£37,752,083	-£38,984,095	-£39,488,747	-£39,870,186

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%	-£35,170,531	-£37,907,026	-£38,043,567	-£39,275,578	-£39,780,230	-£40,161,669
50% SR : 20% LAR : 30% SO	5%	-£37,554,429	-£40,142,197	-£40,278,737	-£41,510,749	-£42,015,401	-£42,396,840
50% SR : 20% LAR : 30% SO	10%	-£39,944,367	-£42,377,368	-£42,513,908	-£43,745,920	-£44,250,572	-£44,632,011
50% SR : 20% LAR : 30% SO	15%	-£42,334,304	-£44,612,539	-£44,749,079	-£45,981,091	-£46,485,743	-£46,867,181
50% SR : 20% LAR : 30% SO	20%	-£44,724,242	-£46,847,710	-£46,984,250	-£48,216,262	-£48,720,914	-£49,102,352
50% SR : 20% LAR : 30% SO	25%	-£47,114,180	-£49,082,881	-£49,219,421	-£50,451,433	-£50,956,084	-£51,337,523
50% SR : 20% LAR : 30% SO	30%	-£49,504,118	-£51,318,052	-£51,454,592	-£52,686,603	-£53,191,255	-£53,572,694
50% SR : 20% LAR : 30% SO	35%	-£51,894,056	-£53,553,223	-£53,689,763	-£54,921,774	-£55,426,426	-£55,807,865
50% SR : 20% LAR : 30% SO	40%	-£54,283,994	-£55,788,394	-£55,924,933	-£57,156,945	-£57,661,597	-£58,043,036
50% SR : 20% LAR : 30% SO	45%	-£56,673,932	-£58,023,564	-£58,160,104	-£59,392,116	-£59,896,768	-£60,278,207
50% SR : 20% LAR : 30% SO	50%	-£59,063,869	-£60,258,735	-£60,395,275	-£61,627,287	-£62,131,940	-£62,513,378

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%	-£26,199,114	-£28,935,609	-£29,072,149	-£30,304,161	-£30,808,813	-£31,190,251
50% SR : 20% LAR : 30% SO	5%	-£28,583,012	-£31,170,780	-£31,307,320	-£32,539,332	-£33,043,984	-£33,425,422
50% SR : 20% LAR : 30% SO	10%	-£30,972,950	-£33,405,950	-£33,542,491	-£34,774,503	-£35,279,155	-£35,660,594
50% SR : 20% LAR : 30% SO	15%	-£33,362,887	-£35,641,121	-£35,777,662	-£37,009,674	-£37,514,326	-£37,895,764
50% SR : 20% LAR : 30% SO	20%	-£35,752,825	-£37,876,292	-£38,012,833	-£39,244,845	-£39,749,497	-£40,130,935
50% SR : 20% LAR : 30% SO	25%	-£38,142,763	-£40,111,463	-£40,248,004	-£41,480,016	-£41,984,668	-£42,366,106
50% SR : 20% LAR : 30% SO	30%	-£40,532,701	-£42,346,635	-£42,483,175	-£43,715,186	-£44,219,938	-£44,601,277
50% SR : 20% LAR : 30% SO	35%	-£42,922,639	-£44,581,806	-£44,718,346	-£45,950,357	-£46,455,009	-£46,836,448
50% SR : 20% LAR : 30% SO	40%	-£45,312,577	-£46,816,977	-£46,953,516	-£48,185,528	-£48,690,180	-£49,071,519
50% SR : 20% LAR : 30% SO	45%	-£47,702,514	-£49,052,147	-£49,188,687	-£50,420,699	-£50,925,351	-£51,306,790
50% SR : 20% LAR : 30% SO	50%	-£50,092,451	-£51,287,318	-£51,423,858	-£52,655,870	-£53,160,522	-£53,541,961

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%	-£23,215,598	-£25,952,094	-£26,088,634	-£27,320,645	-£27,825,297	-£28,206,736
50% SR : 20% LAR : 30% SO	5%	-£25,599,497	-£28,187,265	-£28,323,804	-£29,555,816	-£30,060,468	-£30,441,907
50% SR : 20% LAR : 30% SO	10%	-£27,983,434	-£30,422,435	-£30,558,975	-£31,790,987	-£32,295,639	-£32,677,078
50% SR : 20% LAR : 30% SO	15%	-£30,377,371	-£32,657,606	-£32,794,146	-£34,026,158	-£34,530,810	-£34,912,248
50% SR : 20% LAR : 30% SO	20%	-£32,771,308	-£34,892,777	-£35,029,317	-£36,261,329	-£36,765,981	-£37,143,619
50% SR : 20% LAR : 30% SO	25%	-£35,165,245	-£37,127,948	-£37,264,488	-£38,496,500	-£39,001,151	-£39,382,590
50% SR : 20% LAR : 30% SO	30%	-£37,559,182	-£39,363,119	-£39,499,659	-£40,731,670	-£41,236,322	-£41,617,761
50% SR : 20% LAR : 30% SO	35%	-£39,953,120	-£41,598,290	-£41,734,830	-£42,966,841	-£43,471,494	-£43,852,932
50% SR : 20% LAR : 30% SO	40%	-£42,347,057	-£43,833,461	-£43,970,000	-£45,202,012	-£45,706,665	-£46,088,103
50% SR : 20% LAR : 30% SO	45%	-£44,740,994	-£46,068,631	-£46,205,171	-£47,437,183	-£47,941,836	-£48,323,274
50% SR : 20% LAR : 30% SO	50%	-£47,134,931	-£48,303,802	-£48,440,342	-£49,672,354	-£50,177,007	-£50,558,445

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%	-£18,922,048	-£21,658,544	-£21,795,084	-£23,027,095	-£23,531,747	-£23,913,186
50% SR : 20% LAR : 30% SO	5%	-£21,305,947	-£23,893,715	-£24,030,254	-£25,262,266	-£25,766,918	-£26,148,357
50% SR : 20% LAR : 30% SO	10%	-£23,689,846	-£26,128,885	-£26,265,425	-£27,492,437	-£28,002,089	-£28,383,528
50% SR : 20% LAR : 30% SO	15%	-£26,073,745	-£28,364,055	-£28,501,596	-£29,722,608	-£30,232,260	-£30,614,698
50% SR : 20% LAR : 30% SO	20%	-£28,457,644	-£30,599,226	-£30,736,767	-£31,952,779	-£32,472,431	-£32,855,869
50% SR : 20% LAR : 30% SO	25%	-£30,841,543	-£32,834,396	-£32,971,938	-£34,182,950	-£34,707,601	-£35,089,040
50% SR : 20% LAR : 30% SO	30%	-£33,225,442	-£35,069,566	-£35,206,109	-£36,413,120	-£36,942,772	-£37,324,211
50% SR : 20% LAR : 30% SO	35%	-£35,609,341	-£37,304,736	-£37,441,280	-£38,643,291	-£39,177,944	-£39,559,382
50% SR : 20% LAR : 30% SO	40%	-£37,993,240	-£39,539,906	-£39,676,450	-£40,873,462	-£41,413,115	-£41,794,553
50% SR : 20% LAR : 30% SO	45%	-£40,377,139	-£41,775,076	-£41,911,621	-£43,103,633	-£43,648,286	-£44,029,724
50% SR : 20% LAR : 30% SO	50%	-£42,761,038	-£44,010,246	-£44,146,792	-£45,333,804	-£45,888,457	-£46,264,895

LB Barking and Dagenham  
Local Plan Viability Testing 2019

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

Sales value Inflation	-5%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£478,726	-£2,499,123	-£2,630,027	-£3,811,182	-£4,300,871	-£4,671,739
50% SR : 20% LAR : 30% SO	5%	-£3,222,628	-£5,147,306	-£5,280,662	-£6,477,932	-£6,968,599	-£7,339,467
50% SR : 20% LAR : 30% SO	10%	-£6,000,801	-£7,815,035	-£7,947,791	-£9,158,017	-£9,658,627	-£10,031,743
50% SR : 20% LAR : 30% SO	15%	-£8,798,434	-£10,520,545	-£10,655,179	-£11,870,000	-£12,368,177	-£12,749,616
50% SR : 20% LAR : 30% SO	20%	-£11,629,970	-£13,255,596	-£13,392,135	-£14,824,147	-£15,128,759	-£15,510,238
50% SR : 20% LAR : 30% SO	25%	-£14,509,917	-£16,016,218	-£16,152,758	-£17,384,769	-£17,889,421	-£18,270,860
50% SR : 20% LAR : 30% SO	30%	-£17,391,938	-£18,776,840	-£18,913,380	-£20,145,392	-£20,650,044	-£21,031,482
50% SR : 20% LAR : 30% SO	35%	-£20,273,959	-£21,537,462	-£21,674,002	-£22,674,002	-£22,906,015	-£23,410,667
50% SR : 20% LAR : 30% SO	40%	-£23,155,980	-£24,298,084	-£24,434,625	-£25,666,637	-£26,171,289	-£26,552,728
50% SR : 20% LAR : 30% SO	45%	-£26,038,001	-£27,058,708	-£27,195,247	-£28,427,259	-£28,931,911	-£29,313,350
50% SR : 20% LAR : 30% SO	50%	-£28,920,021	-£29,819,330	-£29,955,870	-£31,187,881	-£31,692,533	-£32,073,972

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%	-£23,121,918	-£25,142,315	-£25,273,219	-£26,454,374	-£26,944,063	-£27,314,931
50% SR : 20% LAR : 30% SO	5%	-£25,865,820	-£27,790,498	-£27,923,254	-£29,121,125	-£29,611,791	-£29,982,659
50% SR : 20% LAR : 30% SO	10%	-£28,643,993	-£30,458,227	-£30,590,984	-£31,801,209	-£32,298,820	-£32,674,935
50% SR : 20% LAR : 30% SO	15%	-£31,441,626	-£33,163,737	-£33,298,371	-£34,513,192	-£35,011,369	-£35,392,808
50% SR : 20% LAR : 30% SO	20%	-£34,273,162	-£35,898,788	-£36,035,327	-£37,267,339	-£37,771,991	-£38,153,430
50% SR : 20% LAR : 30% SO	25%	-£37,153,109	-£38,659,410	-£38,795,950	-£40,027,961	-£40,532,614	-£40,914,052
50% SR : 20% LAR : 30% SO	30%	-£40,035,130	-£41,420,032	-£41,556,572	-£42,788,585	-£43,293,236	-£43,674,674
50% SR : 20% LAR : 30% SO	35%	-£42,917,151	-£44,180,654	-£44,317,195	-£46,549,207	-£46,053,859	-£46,435,297
50% SR : 20% LAR : 30% SO	40%	-£45,799,173	-£46,941,277	-£47,077,817	-£48,309,829	-£48,814,481	-£49,195,920
50% SR : 20% LAR : 30% SO	45%	-£48,681,194	-£49,701,900	-£49,838,439	-£51,070,451	-£51,575,103	-£51,956,542
50% SR : 20% LAR : 30% SO	50%	-£51,563,214	-£52,462,522	-£52,599,062	-£53,831,073	-£54,335,726	-£54,717,164

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%	-£14,150,501	-£16,170,898	-£16,301,802	-£17,482,957	-£17,972,646	-£18,343,514
50% SR : 20% LAR : 30% SO	5%	-£16,894,403	-£18,819,081	-£18,951,837	-£20,149,707	-£20,640,374	-£21,011,242
50% SR : 20% LAR : 30% SO	10%	-£19,672,576	-£21,486,810	-£21,619,566	-£22,829,792	-£23,327,402	-£23,703,518
50% SR : 20% LAR : 30% SO	15%	-£22,470,209	-£24,192,320	-£24,326,954	-£25,541,775	-£26,039,952	-£26,421,391
50% SR : 20% LAR : 30% SO	20%	-£25,301,745	-£26,927,371	-£27,063,910	-£28,295,922	-£28,800,574	-£29,182,013
50% SR : 20% LAR : 30% SO	25%	-£28,181,692	-£29,687,993	-£29,824,533	-£31,056,544	-£31,561,196	-£31,942,635
50% SR : 20% LAR : 30% SO	30%	-£31,063,713	-£32,448,615	-£32,585,155	-£33,817,167	-£34,321,819	-£34,703,257
50% SR : 20% LAR : 30% SO	35%	-£33,945,734	-£35,209,237	-£35,345,777	-£38,077,790	-£37,082,442	-£37,463,879
50% SR : 20% LAR : 30% SO	40%	-£36,827,755	-£37,969,859	-£38,106,400	-£39,338,412	-£39,843,064	-£40,224,503
50% SR : 20% LAR : 30% SO	45%	-£39,709,776	-£40,730,483	-£40,867,022	-£42,099,034	-£42,603,686	-£42,985,125
50% SR : 20% LAR : 30% SO	50%	-£42,591,796	-£43,491,105	-£43,627,645	-£44,859,656	-£45,364,308	-£45,745,747

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%	-£11,166,985	-£13,187,382	-£13,318,286	-£14,499,441	-£14,989,130	-£15,359,998
50% SR : 20% LAR : 30% SO	5%	-£13,910,887	-£15,835,565	-£15,966,321	-£17,166,192	-£17,656,859	-£18,027,726
50% SR : 20% LAR : 30% SO	10%	-£16,689,060	-£18,503,295	-£18,636,051	-£19,846,276	-£20,343,887	-£20,720,003
50% SR : 20% LAR : 30% SO	15%	-£19,486,693	-£21,208,805	-£21,343,439	-£22,558,260	-£23,056,436	-£23,437,875
50% SR : 20% LAR : 30% SO	20%	-£22,318,230	-£23,943,855	-£24,080,394	-£25,312,406	-£25,817,059	-£26,198,497
50% SR : 20% LAR : 30% SO	25%	-£25,198,177	-£26,704,477	-£26,841,017	-£28,073,029	-£28,577,681	-£28,959,119
50% SR : 20% LAR : 30% SO	30%	-£28,080,198	-£29,465,099	-£29,601,640	-£30,833,652	-£31,338,303	-£31,719,742
50% SR : 20% LAR : 30% SO	35%	-£30,962,219	-£32,225,722	-£32,362,262	-£33,594,274	-£34,098,926	-£34,480,364
50% SR : 20% LAR : 30% SO	40%	-£33,844,240	-£34,986,344	-£35,122,884	-£36,354,896	-£36,859,548	-£37,240,987
50% SR : 20% LAR : 30% SO	45%	-£36,726,261	-£37,746,967	-£37,883,506	-£39,115,518	-£39,620,171	-£40,001,608
50% SR : 20% LAR : 30% SO	50%	-£39,608,281	-£40,507,589	-£40,644,130	-£41,876,141	-£42,380,793	-£42,762,231

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,873,435	-£8,893,832	-£9,024,736	-£10,205,891	-£10,695,580	-£11,066,448
50% SR : 20% LAR : 30% SO	5%	-£9,617,337	-£11,642,015	-£11,774,771	-£12,872,642	-£13,363,330	-£13,734,176
50% SR : 20% LAR : 30% SO	10%	-£12,395,510	-£14,209,745	-£14,342,501	-£15,552,728	-£16,050,337	-£16,426,453
50% SR : 20% LAR : 30% SO	15%	-£15,193,143	-£16,815,255	-£17,049,889	-£18,264,710	-£18,762,886	-£19,144,325
50% SR : 20% LAR : 30% SO	20%	-£18,024,680	-£19,650,305	-£19,786,844	-£21,018,858	-£21,523,509	-£21,904,947
50% SR : 20% LAR : 30% SO	25%	-£20,904,627	-£22,410,827	-£22,547,467	-£23,779,479	-£24,284,131	-£24,665,569
50% SR : 20% LAR : 30% SO	30%	-£23,786,648	-£25,171,549	-£25,308,090	-£26,540,102	-£27,044,753	-£27,426,192
50% SR : 20% LAR : 30% SO	35%	-£26,668,669	-£27,932,172	-£28,068,712	-£29,300,724	-£29,805,376	-£30,186,814
50% SR : 20% LAR : 30% SO	40%	-£29,550,690	-£30,692,794	-£30,829,334	-£32,061,346	-£32,566,998	-£32,947,437
50% SR : 20% LAR : 30% SO	45%	-£32,432,711	-£33,453,417	-£33,589,956	-£34,821,968	-£35,326,621	-£35,708,059
50% SR : 20% LAR : 30% SO	50%	-£35,314,731	-£36,214,039	-£36,350,580	-£37,582,591	-£38,087,243	-£38,468,681

LB Barking and Dagenham  
Local Plan Viability Testing 2019

T9 - 600 Flats
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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	-6%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,490,087	-£12,420,319	-£12,554,954	-£13,779,922	-£14,284,574	-£14,666,012
50% SR : 20% LAR : 30% SO	5%	-£12,917,894	-£14,762,949	-£14,899,489	-£16,131,501	-£16,636,152	-£17,017,591
50% SR : 20% LAR : 30% SO	10%	-£15,384,736	-£17,114,528	-£17,251,068	-£18,483,080	-£18,987,732	-£19,369,171
50% SR : 20% LAR : 30% SO	15%	-£17,851,577	-£19,486,107	-£19,602,647	-£20,834,659	-£21,339,312	-£21,720,749
50% SR : 20% LAR : 30% SO	20%	-£20,318,419	-£21,817,687	-£21,954,226	-£23,186,238	-£23,690,890	-£24,072,329
50% SR : 20% LAR : 30% SO	25%	-£22,785,261	-£24,169,265	-£24,305,805	-£25,537,818	-£26,042,470	-£26,423,907
50% SR : 20% LAR : 30% SO	30%	-£25,252,103	-£26,520,845	-£26,657,385	-£27,889,396	-£28,394,048	-£28,775,487
50% SR : 20% LAR : 30% SO	35%	-£27,718,945	-£28,872,423	-£29,008,964	-£30,240,976	-£30,745,628	-£31,127,067
50% SR : 20% LAR : 30% SO	40%	-£30,185,788	-£31,224,003	-£31,360,543	-£32,592,554	-£33,097,207	-£33,478,645
50% SR : 20% LAR : 30% SO	45%	-£32,652,629	-£33,575,582	-£33,712,122	-£34,944,134	-£35,448,786	-£35,830,225
50% SR : 20% LAR : 30% SO	50%	-£35,119,471	-£35,927,161	-£36,063,701	-£37,295,714	-£37,800,365	-£38,181,803

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%	-£33,133,279	-£35,063,512	-£35,198,147	-£36,423,114	-£36,927,766	-£37,308,205
50% SR : 20% LAR : 30% SO	5%	-£35,561,086	-£37,406,141	-£37,542,681	-£38,774,693	-£39,279,345	-£39,660,783
50% SR : 20% LAR : 30% SO	10%	-£38,027,928	-£39,757,721	-£39,894,260	-£41,126,272	-£41,630,924	-£42,012,363
50% SR : 20% LAR : 30% SO	15%	-£40,494,769	-£42,109,299	-£42,245,839	-£43,477,852	-£43,982,504	-£44,363,941
50% SR : 20% LAR : 30% SO	20%	-£42,961,611	-£44,460,879	-£44,597,418	-£45,829,430	-£46,334,082	-£46,715,521
50% SR : 20% LAR : 30% SO	25%	-£45,428,453	-£46,812,457	-£46,948,996	-£48,181,010	-£48,685,662	-£49,067,100
50% SR : 20% LAR : 30% SO	30%	-£47,895,295	-£49,164,037	-£49,300,577	-£50,532,588	-£51,037,241	-£51,418,819
50% SR : 20% LAR : 30% SO	35%	-£50,362,138	-£51,515,616	-£51,652,156	-£52,884,168	-£53,388,820	-£53,770,299
50% SR : 20% LAR : 30% SO	40%	-£52,828,980	-£53,867,195	-£54,003,735	-£55,235,747	-£55,740,399	-£56,121,877
50% SR : 20% LAR : 30% SO	45%	-£55,295,821	-£56,218,774	-£56,355,314	-£57,587,326	-£58,091,978	-£58,473,417
50% SR : 20% LAR : 30% SO	50%	-£57,762,663	-£58,570,353	-£58,706,894	-£59,938,906	-£60,443,557	-£60,824,996

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%	-£24,161,862	-£26,092,094	-£26,226,728	-£27,451,697	-£27,956,349	-£28,337,787
50% SR : 20% LAR : 30% SO	5%	-£26,589,669	-£28,434,724	-£28,571,264	-£29,803,276	-£30,307,927	-£30,689,366
50% SR : 20% LAR : 30% SO	10%	-£29,056,511	-£30,786,303	-£30,922,843	-£32,154,855	-£32,659,507	-£33,040,946
50% SR : 20% LAR : 30% SO	15%	-£31,523,352	-£33,137,882	-£33,274,422	-£34,506,434	-£35,011,087	-£35,392,524
50% SR : 20% LAR : 30% SO	20%	-£33,990,194	-£35,489,462	-£35,626,001	-£36,858,013	-£37,362,665	-£37,744,104
50% SR : 20% LAR : 30% SO	25%	-£36,457,036	-£37,841,040	-£37,977,580	-£39,209,593	-£39,714,245	-£40,095,882
50% SR : 20% LAR : 30% SO	30%	-£38,923,878	-£40,192,620	-£40,329,160	-£41,561,171	-£42,065,823	-£42,447,262
50% SR : 20% LAR : 30% SO	35%	-£41,390,720	-£42,544,198	-£42,680,739	-£43,912,751	-£44,417,403	-£44,798,842
50% SR : 20% LAR : 30% SO	40%	-£43,857,562	-£44,895,778	-£45,032,318	-£46,264,329	-£46,768,982	-£47,150,420
50% SR : 20% LAR : 30% SO	45%	-£46,324,404	-£47,247,357	-£47,383,897	-£48,615,909	-£49,120,561	-£49,502,000
50% SR : 20% LAR : 30% SO	50%	-£48,791,246	-£49,598,936	-£49,735,476	-£50,967,489	-£51,472,140	-£51,853,578

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%	-£21,178,346	-£23,108,579	-£23,243,214	-£24,468,181	-£24,972,833	-£25,354,272
50% SR : 20% LAR : 30% SO	5%	-£23,606,153	-£25,451,208	-£25,587,748	-£26,819,761	-£27,324,412	-£27,705,850
50% SR : 20% LAR : 30% SO	10%	-£26,072,995	-£27,802,788	-£27,939,327	-£29,171,339	-£29,675,991	-£30,057,430
50% SR : 20% LAR : 30% SO	15%	-£28,539,836	-£30,154,366	-£30,290,907	-£31,522,819	-£32,027,571	-£32,409,009
50% SR : 20% LAR : 30% SO	20%	-£31,006,678	-£32,505,946	-£32,642,486	-£33,874,497	-£34,379,150	-£34,760,588
50% SR : 20% LAR : 30% SO	25%	-£33,473,520	-£34,857,525	-£34,994,065	-£36,226,077	-£36,730,729	-£37,112,167
50% SR : 20% LAR : 30% SO	30%	-£35,940,362	-£37,209,104	-£37,345,644	-£38,577,656	-£39,082,308	-£39,463,746
50% SR : 20% LAR : 30% SO	35%	-£38,407,204	-£39,560,683	-£39,697,223	-£40,929,235	-£41,433,887	-£41,815,325
50% SR : 20% LAR : 30% SO	40%	-£40,874,046	-£41,912,262	-£42,048,803	-£43,280,814	-£43,789,466	-£44,166,905
50% SR : 20% LAR : 30% SO	45%	-£43,340,888	-£44,263,841	-£44,400,381	-£45,632,393	-£46,137,048	-£46,518,484
50% SR : 20% LAR : 30% SO	50%	-£45,807,730	-£46,615,420	-£46,751,961	-£47,983,973	-£48,488,624	-£48,870,063

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial	£4,082,614
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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%	-£16,884,796	-£18,815,029	-£18,949,664	-£20,174,631	-£20,679,283	-£21,060,722
50% SR : 20% LAR : 30% SO	5%	-£19,312,603	-£21,157,658	-£21,294,198	-£22,526,211	-£23,030,862	-£23,412,300
50% SR : 20% LAR : 30% SO	10%	-£21,779,445	-£23,509,238	-£23,645,777	-£24,877,789	-£25,382,441	-£25,763,880
50% SR : 20% LAR : 30% SO	15%	-£24,246,286	-£25,860,816	-£25,997,357	-£27,229,369	-£27,734,021	-£28,115,459
50% SR : 20% LAR : 30% SO	20%	-£26,713,128	-£28,212,396	-£28,348,935	-£29,580,947	-£30,085,600	-£30,467,038
50% SR : 20% LAR : 30% SO	25%	-£29,179,970	-£30,563,975	-£30,700,515	-£31,932,527	-£32,437,179	-£32,818,617
50% SR : 20% LAR : 30% SO	30%	-£31,646,813	-£32,915,554	-£33,052,094	-£34,284,106	-£34,788,758	-£35,170,196
50% SR : 20% LAR : 30% SO	35%	-£34,113,655	-£35,267,133	-£35,403,673	-£36,635,685	-£37,140,337	-£37,521,775
50% SR : 20% LAR : 30% SO	40%	-£36,580,497	-£37,618,712	-£37,755,253	-£38,987,264	-£39,491,916	-£39,873,353
50% SR : 20% LAR : 30% SO	45%	-£39,047,339	-£39,970,291	-£40,106,831	-£41,338,843	-£41,843,495	-£42,224,934
50% SR : 20% LAR : 30% SO	50%	-£41,514,180	-£42,321,870	-£42,458,411	-£43,690,423	-£44,195,074	-£44,576,513

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

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

<b>Sales value Inflation</b>	<b>-6%</b>
<b>Build cost Inflation</b>	<b>0%</b>

**Residual land values:**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£17,696,919	-£19,650,155	-£19,686,695	-£20,918,706	-£21,423,358	-£21,804,797
50% SR : 20% LAR : 30% SO	5%	-£19,895,593	-£21,637,529	-£21,774,070	-£23,006,082	-£23,510,734	-£23,892,172
50% SR : 20% LAR : 30% SO	10%	-£22,094,268	-£23,724,904	-£23,861,444	-£25,093,457	-£25,598,109	-£25,979,547
50% SR : 20% LAR : 30% SO	15%	-£24,292,943	-£25,812,280	-£25,948,819	-£27,180,831	-£27,685,484	-£28,066,922
50% SR : 20% LAR : 30% SO	20%	-£26,491,617	-£27,899,655	-£28,036,195	-£29,268,206	-£29,772,858	-£30,154,297
50% SR : 20% LAR : 30% SO	25%	-£28,690,292	-£29,987,029	-£30,123,570	-£31,355,582	-£31,860,234	-£32,241,672
50% SR : 20% LAR : 30% SO	30%	-£30,888,967	-£32,074,404	-£32,210,944	-£33,442,956	-£33,947,609	-£34,329,047
50% SR : 20% LAR : 30% SO	35%	-£33,087,641	-£34,161,780	-£34,298,319	-£35,530,331	-£36,034,983	-£36,416,422
50% SR : 20% LAR : 30% SO	40%	-£35,286,316	-£36,249,155	-£36,385,695	-£37,617,706	-£38,122,358	-£38,503,797
50% SR : 20% LAR : 30% SO	45%	-£37,484,991	-£38,336,529	-£38,473,070	-£39,705,082	-£40,209,734	-£40,591,172
50% SR : 20% LAR : 30% SO	50%	-£39,683,665	-£40,423,904	-£40,560,444	-£41,792,456	-£42,297,109	-£42,678,547

**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%	-£40,340,111	-£42,193,347	-£42,329,887	-£43,561,898	-£44,066,551	-£44,447,989
50% SR : 20% LAR : 30% SO	5%	-£42,538,785	-£44,280,722	-£44,417,262	-£45,649,274	-£46,153,926	-£46,535,364
50% SR : 20% LAR : 30% SO	10%	-£44,737,460	-£46,368,096	-£46,504,637	-£47,736,649	-£48,241,301	-£48,622,740
50% SR : 20% LAR : 30% SO	15%	-£46,936,135	-£48,455,472	-£48,592,011	-£49,824,023	-£50,328,676	-£50,710,114
50% SR : 20% LAR : 30% SO	20%	-£49,134,809	-£50,542,847	-£50,679,387	-£51,911,398	-£52,416,050	-£52,797,489
50% SR : 20% LAR : 30% SO	25%	-£51,333,484	-£52,630,222	-£52,766,762	-£53,998,774	-£54,503,426	-£54,884,864
50% SR : 20% LAR : 30% SO	30%	-£53,532,159	-£54,717,596	-£54,854,137	-£56,086,149	-£56,590,801	-£56,972,240
50% SR : 20% LAR : 30% SO	35%	-£55,730,833	-£56,804,972	-£56,941,511	-£58,173,523	-£58,678,176	-£59,053,614
50% SR : 20% LAR : 30% SO	40%	-£57,929,508	-£58,892,347	-£59,028,887	-£60,260,898	-£60,765,550	-£61,146,989
50% SR : 20% LAR : 30% SO	45%	-£60,128,183	-£60,979,722	-£61,116,262	-£62,348,274	-£62,852,926	-£63,234,364
50% SR : 20% LAR : 30% SO	50%	-£62,326,857	-£63,067,096	-£63,203,636	-£64,435,649	-£64,940,301	-£65,321,739

**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%	-£31,368,684	-£33,221,930	-£33,358,470	-£34,590,481	-£35,095,133	-£35,476,572
50% SR : 20% LAR : 30% SO	5%	-£33,567,358	-£35,309,304	-£35,445,845	-£36,677,857	-£37,182,509	-£37,563,947
50% SR : 20% LAR : 30% SO	10%	-£35,766,033	-£37,396,679	-£37,533,219	-£38,765,232	-£39,269,884	-£39,651,322
50% SR : 20% LAR : 30% SO	15%	-£37,964,718	-£39,484,053	-£39,620,594	-£40,852,606	-£41,357,259	-£41,738,697
50% SR : 20% LAR : 30% SO	20%	-£40,163,403	-£41,571,428	-£41,707,970	-£42,939,981	-£43,444,633	-£43,826,072
50% SR : 20% LAR : 30% SO	25%	-£42,362,087	-£43,658,802	-£43,795,345	-£45,027,357	-£45,532,009	-£45,913,447
50% SR : 20% LAR : 30% SO	30%	-£44,560,772	-£45,746,177	-£45,882,719	-£47,114,731	-£47,619,384	-£48,000,822
50% SR : 20% LAR : 30% SO	35%	-£46,759,457	-£47,833,552	-£47,970,094	-£49,202,106	-£49,706,758	-£50,088,197
50% SR : 20% LAR : 30% SO	40%	-£48,958,141	-£49,920,927	-£50,057,470	-£51,289,481	-£51,794,133	-£52,175,572
50% SR : 20% LAR : 30% SO	45%	-£51,156,826	-£52,008,302	-£52,144,845	-£53,376,857	-£53,881,509	-£54,262,947
50% SR : 20% LAR : 30% SO	50%	-£53,355,510	-£54,095,677	-£54,232,219	-£55,464,231	-£55,968,884	-£56,350,322

**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%	-£28,385,176	-£30,238,414	-£30,374,954	-£31,606,965	-£32,111,618	-£32,493,056
50% SR : 20% LAR : 30% SO	5%	-£30,583,851	-£32,325,789	-£32,462,329	-£33,694,341	-£34,198,993	-£34,580,431
50% SR : 20% LAR : 30% SO	10%	-£32,782,526	-£34,413,164	-£34,549,704	-£35,781,716	-£36,286,368	-£36,667,807
50% SR : 20% LAR : 30% SO	15%	-£34,981,201	-£36,500,539	-£36,637,079	-£37,869,091	-£38,373,743	-£38,755,182
50% SR : 20% LAR : 30% SO	20%	-£37,179,876	-£38,587,914	-£38,724,454	-£39,956,465	-£40,461,118	-£40,842,556
50% SR : 20% LAR : 30% SO	25%	-£39,378,551	-£40,675,289	-£40,811,829	-£42,043,841	-£42,548,493	-£42,929,931
50% SR : 20% LAR : 30% SO	30%	-£41,577,226	-£42,762,664	-£42,899,204	-£44,131,216	-£44,635,968	-£45,017,307
50% SR : 20% LAR : 30% SO	35%	-£43,775,901	-£44,850,039	-£44,986,578	-£46,218,591	-£46,723,343	-£47,104,681
50% SR : 20% LAR : 30% SO	40%	-£45,974,576	-£46,937,414	-£47,073,954	-£48,305,965	-£48,810,618	-£49,192,056
50% SR : 20% LAR : 30% SO	45%	-£48,173,251	-£49,024,789	-£49,161,329	-£50,393,341	-£50,897,993	-£51,279,431
50% SR : 20% LAR : 30% SO	50%	-£50,371,926	-£51,112,163	-£51,248,704	-£52,480,716	-£52,985,368	-£53,366,807

**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%	-£24,091,628	-£25,944,864	-£26,081,404	-£27,313,415	-£27,818,068	-£28,199,506
50% SR : 20% LAR : 30% SO	5%	-£26,290,302	-£28,032,239	-£28,168,779	-£29,400,791	-£29,905,443	-£30,286,881
50% SR : 20% LAR : 30% SO	10%	-£28,488,977	-£30,119,614	-£30,256,154	-£31,488,166	-£31,992,818	-£32,374,257
50% SR : 20% LAR : 30% SO	15%	-£30,687,652	-£32,206,989	-£32,343,529	-£33,575,541	-£34,080,193	-£34,461,632
50% SR : 20% LAR : 30% SO	20%	-£32,886,327	-£34,294,364	-£34,430,904	-£35,662,915	-£36,167,568	-£36,549,006
50% SR : 20% LAR : 30% SO	25%	-£35,085,001	-£36,381,739	-£36,518,279	-£37,750,291	-£38,254,943	-£38,636,381
50% SR : 20% LAR : 30% SO	30%	-£37,283,676	-£38,469,114	-£38,605,654	-£39,837,666	-£40,342,318	-£40,723,757
50% SR : 20% LAR : 30% SO	35%	-£39,482,351	-£40,556,489	-£40,693,028	-£41,925,041	-£42,429,693	-£42,811,131
50% SR : 20% LAR : 30% SO	40%	-£41,681,026	-£42,643,864	-£42,780,404	-£44,012,415	-£44,517,068	-£44,898,506
50% SR : 20% LAR : 30% SO	45%	-£43,879,701	-£44,731,239	-£44,867,779	-£46,099,791	-£46,604,443	-£46,985,881
50% SR : 20% LAR : 30% SO	50%	-£46,078,376	-£46,818,613	-£46,955,154	-£48,187,166	-£48,691,818	-£49,073,257