

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T3 - 60 Flats BTR

CIL ZONE	1
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No Units	60
Site Area	0.48 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% LLR	0%	£4,248,585	£3,695,949	£3,681,183	£3,576,323	£3,521,745	£3,480,492
50% SR : 20% LAR : 30% LLR	5%	£3,774,850	£3,251,151	£3,236,383	£3,131,525	£3,076,946	£3,035,693
50% SR : 20% LAR : 30% LLR	10%	£3,301,114	£2,806,351	£2,791,584	£2,686,726	£2,632,147	£2,590,894
50% SR : 20% LAR : 30% LLR	15%	£2,827,379	£2,361,552	£2,346,784	£2,241,926	£2,187,347	£2,146,094
50% SR : 20% LAR : 30% LLR	20%	£2,353,643	£1,916,733	£1,901,966	£1,797,127	£1,742,548	£1,701,295
50% SR : 20% LAR : 30% LLR	25%	£1,879,907	£1,471,953	£1,457,187	£1,352,328	£1,297,749	£1,256,496
50% SR : 20% LAR : 30% LLR	30%	£1,406,172	£1,027,154	£1,012,387	£907,528	£852,950	£811,696
50% SR : 20% LAR : 30% LLR	35%	£932,436	£582,356	£567,588	£462,730	£408,151	£366,898
50% SR : 20% LAR : 30% LLR	40%	£458,701	£137,556	£122,789	£17,931	£-37,167	£-79,004
50% SR : 20% LAR : 30% LLR	45%	£-15,248	£-311,952	£-326,971	£-433,614	£-489,122	£-531,077
50% SR : 20% LAR : 30% LLR	50%	£-495,687	£-764,364	£-779,382	£-886,218	£-942,041	£-984,235

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% LLR	0%	£2,852,197	£3,204,833	£3,219,600	£3,324,459	£3,378,037	£3,420,290
50% SR : 20% LAR : 30% LLR	5%	£3,125,932	£3,649,632	£3,664,399	£3,769,257	£3,823,836	£3,865,089
50% SR : 20% LAR : 30% LLR	10%	£3,599,668	£4,094,431	£4,109,199	£4,214,057	£4,268,636	£4,309,889
50% SR : 20% LAR : 30% LLR	15%	£4,073,403	£4,539,230	£4,553,998	£4,658,856	£4,713,435	£4,754,688
50% SR : 20% LAR : 30% LLR	20%	£4,547,139	£4,984,030	£4,998,798	£5,103,656	£5,158,234	£5,199,487
50% SR : 20% LAR : 30% LLR	25%	£5,020,875	£5,428,829	£5,443,596	£5,548,455	£5,603,034	£5,644,287
50% SR : 20% LAR : 30% LLR	30%	£5,494,610	£5,873,628	£5,888,395	£5,993,254	£6,047,832	£6,089,086
50% SR : 20% LAR : 30% LLR	35%	£5,968,346	£6,318,427	£6,333,194	£6,438,052	£6,492,631	£6,533,884
50% SR : 20% LAR : 30% LLR	40%	£6,442,081	£6,763,226	£6,777,994	£6,882,852	£6,937,431	£6,978,784
50% SR : 20% LAR : 30% LLR	45%	£6,915,816	£7,208,025	£7,222,793	£7,327,651	£7,382,230	£7,423,483
50% SR : 20% LAR : 30% LLR	50%	£7,389,551	£7,652,824	£7,667,592	£7,772,450	£7,827,029	£7,868,282

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% LLR	0%	£81,949	£470,687	£485,454	£590,313	£644,891	£686,144
50% SR : 20% LAR : 30% LLR	5%	£391,786	£915,486	£930,253	£1,035,111	£1,089,690	£1,130,943
50% SR : 20% LAR : 30% LLR	10%	£865,522	£1,360,285	£1,375,052	£1,479,910	£1,534,490	£1,575,743
50% SR : 20% LAR : 30% LLR	15%	£1,339,257	£1,805,084	£1,819,852	£1,924,710	£1,979,289	£2,020,542
50% SR : 20% LAR : 30% LLR	20%	£1,812,993	£2,249,884	£2,264,650	£2,369,508	£2,424,087	£2,465,340
50% SR : 20% LAR : 30% LLR	25%	£2,286,729	£2,694,683	£2,709,449	£2,814,307	£2,868,886	£2,910,139
50% SR : 20% LAR : 30% LLR	30%	£2,760,464	£3,139,482	£3,154,249	£3,259,107	£3,313,686	£3,354,939
50% SR : 20% LAR : 30% LLR	35%	£3,234,200	£3,584,281	£3,599,048	£3,703,906	£3,758,485	£3,799,738
50% SR : 20% LAR : 30% LLR	40%	£3,707,935	£4,029,080	£4,043,847	£4,148,705	£4,203,284	£4,244,537
50% SR : 20% LAR : 30% LLR	45%	£4,181,670	£4,473,879	£4,488,646	£4,593,504	£4,648,083	£4,689,336
50% SR : 20% LAR : 30% LLR	50%	£4,655,405	£4,918,678	£4,933,445	£5,038,303	£5,092,882	£5,134,135

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,640,498

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% LLR	0%	£991,211	£438,575	£423,808	£318,949	£264,371	£223,118
50% SR : 20% LAR : 30% LLR	5%	£517,476	£-6,224	£-20,991	£-125,849	£-180,428	£-221,681
50% SR : 20% LAR : 30% LLR	10%	£43,740	£-451,023	£-465,790	£-570,649	£-625,228	£-666,481
50% SR : 20% LAR : 30% LLR	15%	£-429,995	£-895,822	£-910,590	£-1,015,448	£-1,070,027	£-1,111,280
50% SR : 20% LAR : 30% LLR	20%	£-903,731	£-1,340,622	£-1,355,388	£-1,460,247	£-1,514,826	£-1,556,079
50% SR : 20% LAR : 30% LLR	25%	£-1,377,467	£-1,785,421	£-1,800,187	£-1,905,047	£-1,959,626	£-2,000,879
50% SR : 20% LAR : 30% LLR	30%	£-1,851,202	£-2,230,220	£-2,244,987	£-2,349,846	£-2,404,424	£-2,445,677
50% SR : 20% LAR : 30% LLR	35%	£-2,324,938	£-2,675,019	£-2,689,786	£-2,794,644	£-2,849,223	£-2,890,476
50% SR : 20% LAR : 30% LLR	40%	£-2,798,673	£-3,119,818	£-3,134,586	£-3,239,444	£-3,294,023	£-3,335,276
50% SR : 20% LAR : 30% LLR	45%	£-3,272,408	£-3,564,617	£-3,579,384	£-3,684,242	£-3,738,821	£-3,779,574
50% SR : 20% LAR : 30% LLR	50%	£-3,746,143	£-4,009,416	£-4,024,183	£-4,129,041	£-4,183,620	£-4,224,373

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% LLR	0%	£2,299,721	£1,747,085	£1,732,319	£1,627,460	£1,572,882	£1,531,628
50% SR : 20% LAR : 30% LLR	5%	£1,825,986	£1,302,287	£1,287,519	£1,182,661	£1,128,082	£1,086,829
50% SR : 20% LAR : 30% LLR	10%	£1,352,250	£857,487	£842,720	£737,862	£683,283	£642,030
50% SR : 20% LAR : 30% LLR	15%	£878,515	£412,688	£397,921	£293,063	£238,484	£197,230
50% SR : 20% LAR : 30% LLR	20%	£404,779	£-32,111	£-46,878	£-151,737	£-206,316	£-247,569
50% SR : 20% LAR : 30% LLR	25%	£-88,957	£-476,911	£-491,677	£-596,536	£-651,115	£-692,368
50% SR : 20% LAR : 30% LLR	30%	£-542,692	£-921,710	£-936,476	£-1,041,335	£-1,095,914	£-1,137,168
50% SR : 20% LAR : 30% LLR	35%	£-1,016,428	£-1,366,509	£-1,381,275	£-1,486,134	£-1,540,713	£-1,581,966
50% SR : 20% LAR : 30% LLR	40%	£-1,490,163	£-1,811,308	£-1,826,074	£-1,930,933	£-1,985,512	£-2,026,766
50% SR : 20% LAR : 30% LLR	45%	£-1,963,900	£-2,256,107	£-2,270,873	£-2,375,732	£-2,430,311	£-2,471,564
50% SR : 20% LAR : 30% LLR	50%	£-2,437,635	£-2,700,906	£-2,715,672	£-2,820,531	£-2,875,110	£-2,916,363

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T3 - 60 Flats BTR

CIL ZONE	2
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No Units	60
Site Area	0.48 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% LLR	0%	£4,248,585	£3,917,652	£3,902,784	£3,797,926	£3,743,347	£3,702,094
50% SR : 20% LAR : 30% LLR	5%	£3,771,682	£3,458,551	£3,443,784	£3,338,925	£3,284,347	£3,243,093
50% SR : 20% LAR : 30% LLR	10%	£3,294,777	£2,999,551	£2,984,783	£2,879,925	£2,825,346	£2,784,093
50% SR : 20% LAR : 30% LLR	15%	£2,817,874	£2,540,549	£2,525,782	£2,420,924	£2,366,345	£2,325,092
50% SR : 20% LAR : 30% LLR	20%	£2,340,970	£2,081,548	£2,066,782	£1,961,923	£1,907,345	£1,866,091
50% SR : 20% LAR : 30% LLR	25%	£1,864,066	£1,622,548	£1,607,781	£1,502,923	£1,448,343	£1,407,090
50% SR : 20% LAR : 30% LLR	30%	£1,387,162	£1,163,547	£1,148,779	£1,043,921	£989,342	£948,089
50% SR : 20% LAR : 30% LLR	35%	£910,258	£704,546	£689,779	£584,920	£530,342	£489,088
50% SR : 20% LAR : 30% LLR	40%	£433,354	£245,546	£230,778	£125,920	£71,341	£30,088
50% SR : 20% LAR : 30% LLR	45%	£-44,167	£-216,477	£-231,452	£-337,794	£-393,146	£-434,983
50% SR : 20% LAR : 30% LLR	50%	£-527,819	£-682,157	£-697,175	£-803,818	£-859,326	£-901,282

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% LLR	0%	£2,652,197	£2,983,231	£2,997,998	£3,102,856	£3,157,435	£3,198,688
50% SR : 20% LAR : 30% LLR	5%	£3,129,101	£3,442,232	£3,456,998	£3,561,857	£3,616,435	£3,657,689
50% SR : 20% LAR : 30% LLR	10%	£3,606,005	£3,901,232	£3,915,999	£4,020,857	£4,075,436	£4,116,690
50% SR : 20% LAR : 30% LLR	15%	£4,082,909	£4,360,233	£4,375,000	£4,479,859	£4,534,438	£4,575,691
50% SR : 20% LAR : 30% LLR	20%	£4,559,812	£4,819,234	£4,834,001	£4,938,860	£4,993,438	£5,034,692
50% SR : 20% LAR : 30% LLR	25%	£5,036,717	£5,278,234	£5,293,002	£5,397,860	£5,452,439	£5,493,692
50% SR : 20% LAR : 30% LLR	30%	£5,513,620	£5,737,235	£5,752,003	£5,856,861	£5,911,440	£5,952,693
50% SR : 20% LAR : 30% LLR	35%	£5,990,525	£6,196,237	£6,211,003	£6,315,862	£6,370,440	£6,411,694
50% SR : 20% LAR : 30% LLR	40%	£6,467,428	£6,655,237	£6,670,004	£6,774,862	£6,829,441	£6,870,694
50% SR : 20% LAR : 30% LLR	45%	£6,944,349	£7,114,239	£7,129,005	£7,233,863	£7,288,441	£7,329,695
50% SR : 20% LAR : 30% LLR	50%	£7,421,250	£7,573,240	£7,588,006	£7,692,864	£7,747,442	£7,788,695

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% LLR	0%	£81,949	£249,084	£263,852	£368,710	£423,289	£464,542
50% SR : 20% LAR : 30% LLR	5%	£394,954	£708,086	£722,852	£827,711	£882,289	£923,543
50% SR : 20% LAR : 30% LLR	10%	£871,859	£1,167,088	£1,181,853	£1,286,711	£1,341,290	£1,382,543
50% SR : 20% LAR : 30% LLR	15%	£1,348,762	£1,626,087	£1,640,854	£1,745,712	£1,800,291	£1,841,544
50% SR : 20% LAR : 30% LLR	20%	£1,825,666	£2,085,088	£2,099,854	£2,204,714	£2,259,292	£2,300,546
50% SR : 20% LAR : 30% LLR	25%	£2,302,571	£2,544,088	£2,558,856	£2,663,714	£2,718,293	£2,759,547
50% SR : 20% LAR : 30% LLR	30%	£2,779,474	£3,003,089	£3,017,857	£3,122,715	£3,177,294	£3,218,547
50% SR : 20% LAR : 30% LLR	35%	£3,256,379	£3,462,090	£3,476,857	£3,581,716	£3,636,294	£3,677,548
50% SR : 20% LAR : 30% LLR	40%	£3,733,282	£3,921,091	£3,935,858	£4,040,718	£4,095,296	£4,136,548
50% SR : 20% LAR : 30% LLR	45%	£4,210,185	£4,380,092	£4,394,859	£4,503,725	£4,558,303	£4,600,549
50% SR : 20% LAR : 30% LLR	50%	£4,687,088	£4,839,093	£4,853,860	£4,962,726	£5,017,304	£5,058,557

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% LLR	0%	£991,211	£660,178	£645,410	£540,552	£485,973	£444,720
50% SR : 20% LAR : 30% LLR	5%	£514,307	£201,176	£186,410	£81,551	£26,973	£-14,281
50% SR : 20% LAR : 30% LLR	10%	£37,403	£-287,824	£-272,591	£-377,449	£-432,028	£-473,281
50% SR : 20% LAR : 30% LLR	15%	£-439,501	£-716,825	£-701,592	£-806,450	£-891,030	£-932,283
50% SR : 20% LAR : 30% LLR	20%	£-916,404	£-1,175,826	£-1,160,593	£-1,265,452	£-1,350,030	£-1,391,284
50% SR : 20% LAR : 30% LLR	25%	£-1,393,309	£-1,634,826	£-1,619,594	£-1,724,452	£-1,809,031	£-1,850,284
50% SR : 20% LAR : 30% LLR	30%	£-1,870,212	£-2,093,827	£-2,078,595	£-2,183,453	£-2,268,032	£-2,309,285
50% SR : 20% LAR : 30% LLR	35%	£-2,347,117	£-2,552,829	£-2,537,597	£-2,642,454	£-2,727,032	£-2,768,286
50% SR : 20% LAR : 30% LLR	40%	£-2,824,020	£-3,011,829	£-2,996,596	£-3,101,454	£-3,186,033	£-3,227,286
50% SR : 20% LAR : 30% LLR	45%	£-3,300,923	£-3,470,830	£-3,455,598	£-3,560,456	£-3,645,034	£-3,686,289
50% SR : 20% LAR : 30% LLR	50%	£-3,777,826	£-3,929,831	£-3,914,599	£-4,019,458	£-4,104,036	£-4,145,290

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% LLR	0%	£2,299,721	£1,968,688	£1,953,921	£1,849,062	£1,794,483	£1,753,230
50% SR : 20% LAR : 30% LLR	5%	£1,822,818	£1,509,687	£1,494,920	£1,390,061	£1,335,483	£1,294,229
50% SR : 20% LAR : 30% LLR	10%	£1,345,913	£1,050,687	£1,035,919	£931,061	£876,482	£835,229
50% SR : 20% LAR : 30% LLR	15%	£869,010	£591,686	£576,918	£472,060	£417,481	£376,228
50% SR : 20% LAR : 30% LLR	20%	£392,106	£132,684	£117,917	£13,059	£-11,519	£-52,773
50% SR : 20% LAR : 30% LLR	25%	£-84,798	£-326,316	£-341,083	£-445,941	£-500,520	£-541,773
50% SR : 20% LAR : 30% LLR	30%	£-561,702	£-785,317	£-800,084	£-904,942	£-959,522	£-1,000,775
50% SR : 20% LAR : 30% LLR	35%	£-1,038,606	£-1,244,318	£-1,259,084	£-1,363,944	£-1,418,522	£-1,459,776
50% SR : 20% LAR : 30% LLR	40%	£-1,515,510	£-1,703,319	£-1,718,086	£-1,822,944	£-1,877,522	£-1,918,776
50% SR : 20% LAR : 30% LLR	45%	£-1,992,414	£-2,162,320	£-2,177,087	£-2,281,946	£-2,336,524	£-2,377,779
50% SR : 20% LAR : 30% LLR	50%	£-2,469,318	£-2,621,321	£-2,636,088	£-2,740,948	£-2,795,526	£-2,836,780

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T3 - 60 Flats BTR

CIL ZONE	3
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No Units	60
Site Area	0.48 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% LLR	0%	£4,248,585	£3,991,420	£3,976,652	£3,871,794	£3,817,215	£3,775,962
50% SR : 20% LAR : 30% LLR	5%	£3,766,205	£3,523,329	£3,508,562	£3,403,703	£3,349,124	£3,307,871
50% SR : 20% LAR : 30% LLR	10%	£3,283,823	£3,055,239	£3,040,471	£2,935,613	£2,881,034	£2,839,781
50% SR : 20% LAR : 30% LLR	15%	£2,801,442	£2,587,147	£2,572,381	£2,467,522	£2,412,943	£2,371,690
50% SR : 20% LAR : 30% LLR	20%	£2,319,060	£2,119,057	£2,104,290	£1,999,432	£1,944,853	£1,903,600
50% SR : 20% LAR : 30% LLR	25%	£1,836,679	£1,650,966	£1,636,200	£1,531,341	£1,476,761	£1,435,508
50% SR : 20% LAR : 30% LLR	30%	£1,354,298	£1,182,876	£1,168,109	£1,063,250	£1,008,671	£967,418
50% SR : 20% LAR : 30% LLR	35%	£871,917	£714,785	£700,018	£595,159	£540,580	£499,327
50% SR : 20% LAR : 30% LLR	40%	£389,535	£246,895	£231,927	£127,069	£72,490	£31,237
50% SR : 20% LAR : 30% LLR	45%	£-94,160	£-224,529	£-239,505	£-345,847	£-401,199	£-443,036
50% SR : 20% LAR : 30% LLR	50%	£-583,368	£-699,243	£-714,220	£-820,725	£-876,233	£-918,188

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% LLR	0%	£2,852,197	£2,909,363	£2,924,130	£3,028,988	£3,083,567	£3,124,820
50% SR : 20% LAR : 30% LLR	5%	£3,134,578	£3,377,454	£3,392,220	£3,497,079	£3,551,658	£3,592,911
50% SR : 20% LAR : 30% LLR	10%	£3,616,959	£3,845,544	£3,860,311	£3,965,169	£4,019,748	£4,061,002
50% SR : 20% LAR : 30% LLR	15%	£4,099,341	£4,313,635	£4,328,401	£4,433,261	£4,487,840	£4,529,093
50% SR : 20% LAR : 30% LLR	20%	£4,581,722	£4,781,725	£4,796,493	£4,901,351	£4,955,930	£4,997,183
50% SR : 20% LAR : 30% LLR	25%	£5,064,104	£5,249,816	£5,264,583	£5,369,442	£5,424,021	£5,465,274
50% SR : 20% LAR : 30% LLR	30%	£5,546,484	£5,717,906	£5,732,674	£5,837,532	£5,892,111	£5,933,364
50% SR : 20% LAR : 30% LLR	35%	£6,028,866	£6,185,998	£6,200,764	£6,305,623	£6,360,202	£6,401,455
50% SR : 20% LAR : 30% LLR	40%	£6,511,247	£6,654,088	£6,668,855	£6,773,713	£6,828,292	£6,869,545
50% SR : 20% LAR : 30% LLR	45%	£6,994,628	£7,125,311	£7,140,287	£7,246,629	£7,301,981	£7,343,818
50% SR : 20% LAR : 30% LLR	50%	£7,478,009	£7,600,026	£7,615,002	£7,721,507	£7,777,015	£7,818,971

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% LLR	0%	£81,949	£175,216	£188,984	£294,942	£349,421	£390,674
50% SR : 20% LAR : 30% LLR	5%	£400,431	£643,308	£658,074	£762,933	£817,512	£858,765
50% SR : 20% LAR : 30% LLR	10%	£882,813	£1,111,398	£1,126,165	£1,231,023	£1,285,602	£1,326,855
50% SR : 20% LAR : 30% LLR	15%	£1,365,194	£1,579,489	£1,594,255	£1,699,114	£1,753,693	£1,794,946
50% SR : 20% LAR : 30% LLR	20%	£1,847,576	£2,047,579	£2,062,346	£2,167,205	£2,221,784	£2,263,037
50% SR : 20% LAR : 30% LLR	25%	£2,329,957	£2,515,670	£2,530,437	£2,635,296	£2,689,875	£2,731,128
50% SR : 20% LAR : 30% LLR	30%	£2,812,338	£2,983,760	£2,998,528	£3,103,387	£3,157,966	£3,199,219
50% SR : 20% LAR : 30% LLR	35%	£3,294,719	£3,451,851	£3,466,618	£3,571,477	£3,626,056	£3,667,309
50% SR : 20% LAR : 30% LLR	40%	£3,777,101	£3,919,942	£3,934,709	£4,039,567	£4,094,146	£4,135,399
50% SR : 20% LAR : 30% LLR	45%	£4,259,482	£4,391,165	£4,406,141	£4,512,483	£4,567,062	£4,608,315
50% SR : 20% LAR : 30% LLR	50%	£4,750,004	£4,885,880	£4,880,856	£4,987,361	£5,042,369	£5,084,624

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% LLR	0%	£991,211	£734,046	£719,278	£614,420	£559,841	£518,588
50% SR : 20% LAR : 30% LLR	5%	£508,830	£265,954	£251,188	£146,329	£91,750	£50,497
50% SR : 20% LAR : 30% LLR	10%	£26,449	£202,136	£216,903	£321,761	£376,340	£417,593
50% SR : 20% LAR : 30% LLR	15%	£455,933	£670,227	£684,993	£789,852	£844,432	£885,685
50% SR : 20% LAR : 30% LLR	20%	£938,314	£1,138,317	£1,153,084	£1,257,943	£1,312,522	£1,353,775
50% SR : 20% LAR : 30% LLR	25%	£1,420,696	£1,606,408	£1,621,175	£1,726,034	£1,780,613	£1,821,866
50% SR : 20% LAR : 30% LLR	30%	£1,903,078	£2,074,498	£2,089,265	£2,194,124	£2,248,703	£2,289,956
50% SR : 20% LAR : 30% LLR	35%	£2,385,459	£2,542,589	£2,557,356	£2,662,215	£2,716,794	£2,758,047
50% SR : 20% LAR : 30% LLR	40%	£2,867,840	£3,010,680	£3,025,447	£3,130,305	£3,184,884	£3,226,137
50% SR : 20% LAR : 30% LLR	45%	£3,350,221	£3,481,903	£3,496,670	£3,603,221	£3,657,800	£3,700,410
50% SR : 20% LAR : 30% LLR	50%	£3,840,742	£3,956,618	£3,971,594	£4,078,099	£4,133,607	£4,175,562

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% LLR	0%	£2,299,721	£2,042,556	£2,027,789	£1,922,930	£1,868,351	£1,827,098
50% SR : 20% LAR : 30% LLR	5%	£1,817,341	£1,574,465	£1,559,698	£1,454,839	£1,400,260	£1,359,017
50% SR : 20% LAR : 30% LLR	10%	£1,334,959	£1,106,375	£1,091,607	£986,749	£932,170	£890,917
50% SR : 20% LAR : 30% LLR	15%	£852,578	£638,284	£623,517	£518,658	£464,079	£422,826
50% SR : 20% LAR : 30% LLR	20%	£370,196	£170,193	£155,426	£50,568	£4,011	£45,264
50% SR : 20% LAR : 30% LLR	25%	£-112,185	£-297,898	£-312,664	£-417,523	£-472,102	£-513,355
50% SR : 20% LAR : 30% LLR	30%	£-594,566	£-765,988	£-780,755	£-885,613	£-940,192	£-981,446
50% SR : 20% LAR : 30% LLR	35%	£-1,076,947	£-1,234,070	£-1,248,845	£-1,353,705	£-1,408,284	£-1,449,537
50% SR : 20% LAR : 30% LLR	40%	£-1,559,328	£-1,702,169	£-1,716,937	£-1,821,795	£-1,876,374	£-1,917,627
50% SR : 20% LAR : 30% LLR	45%	£-2,041,709	£-2,173,393	£-2,188,368	£-2,294,711	£-2,350,062	£-2,391,900
50% SR : 20% LAR : 30% LLR	50%	£-2,524,090	£-2,648,107	£-2,663,084	£-2,769,589	£-2,825,096	£-2,867,052

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T4 - 100 Flats BTR

CIL ZONE	1
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No Units	100
Site Area	0.65 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% LLR	0%	£4,918,268	£3,872,243	£3,848,472	£3,635,899	£3,548,046	£3,481,642
50% SR : 20% LAR : 30% LLR	5%	£4,142,824	£3,152,529	£3,128,759	£2,916,186	£2,828,333	£2,761,929
50% SR : 20% LAR : 30% LLR	10%	£3,366,980	£2,432,816	£2,409,047	£2,196,473	£2,108,619	£2,042,216
50% SR : 20% LAR : 30% LLR	15%	£2,591,337	£1,713,104	£1,689,334	£1,476,761	£1,388,906	£1,322,503
50% SR : 20% LAR : 30% LLR	20%	£1,815,693	£993,391	£969,621	£757,048	£669,194	£602,790
50% SR : 20% LAR : 30% LLR	25%	£1,040,049	£273,678	£249,907	£37,334	£-51,234	£-118,577
50% SR : 20% LAR : 30% LLR	30%	£264,405	£-452,347	£-476,453	£-692,035	£-781,132	£-848,475
50% SR : 20% LAR : 30% LLR	35%	£-518,474	£-1,182,287	£-1,206,450	£-1,422,540	£-1,512,230	£-1,580,051
50% SR : 20% LAR : 30% LLR	40%	£-1,305,095	£-1,916,814	£-1,941,091	£-2,159,574	£-2,249,944	£-2,318,617
50% SR : 20% LAR : 30% LLR	45%	£-2,091,715	£-2,667,720	£-2,692,696	£-2,916,049	£-3,008,358	£-3,078,129
50% SR : 20% LAR : 30% LLR	50%	£-2,900,065	£-3,429,019	£-3,453,994	£-3,677,348	£-3,769,657	£-3,839,428

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% LLR	0%	£4,553,394	£5,599,419	£5,623,190	£5,835,763	£5,923,616	£5,990,020
50% SR : 20% LAR : 30% LLR	5%	£5,329,038	£6,319,133	£6,342,903	£6,555,476	£6,643,329	£6,709,733
50% SR : 20% LAR : 30% LLR	10%	£6,104,682	£7,038,846	£7,062,615	£7,275,189	£7,363,043	£7,429,446
50% SR : 20% LAR : 30% LLR	15%	£6,880,325	£7,758,558	£7,782,328	£7,994,901	£8,082,756	£8,149,160
50% SR : 20% LAR : 30% LLR	20%	£7,655,969	£8,478,271	£8,502,042	£8,714,614	£8,802,468	£8,868,872
50% SR : 20% LAR : 30% LLR	25%	£8,431,613	£9,197,984	£9,221,755	£9,434,328	£9,522,182	£9,588,586
50% SR : 20% LAR : 30% LLR	30%	£9,207,257	£9,917,697	£9,941,468	£10,154,041	£10,241,895	£10,308,299
50% SR : 20% LAR : 30% LLR	35%	£9,982,901	£10,637,410	£10,661,181	£10,873,754	£10,961,608	£11,028,012
50% SR : 20% LAR : 30% LLR	40%	£10,758,545	£11,357,123	£11,380,894	£11,597,467	£11,685,321	£11,751,725
50% SR : 20% LAR : 30% LLR	45%	£11,534,189	£12,076,836	£12,100,607	£12,307,180	£12,395,034	£12,461,438
50% SR : 20% LAR : 30% LLR	50%	£12,309,833	£12,796,549	£12,820,320	£13,026,893	£13,114,747	£13,181,151

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% LLR	0%	£800,644	£1,846,670	£1,870,440	£2,083,013	£2,170,867	£2,237,270
50% SR : 20% LAR : 30% LLR	5%	£1,576,289	£2,566,383	£2,590,153	£2,802,726	£2,890,580	£2,956,983
50% SR : 20% LAR : 30% LLR	10%	£2,351,933	£3,286,096	£3,309,866	£3,522,439	£3,610,293	£3,676,697
50% SR : 20% LAR : 30% LLR	15%	£3,127,577	£4,005,808	£4,029,578	£4,242,152	£4,330,006	£4,396,410
50% SR : 20% LAR : 30% LLR	20%	£3,903,220	£4,725,521	£4,749,292	£4,961,865	£5,049,719	£5,116,122
50% SR : 20% LAR : 30% LLR	25%	£4,678,864	£5,445,233	£5,469,004	£5,681,578	£5,769,432	£5,835,835
50% SR : 20% LAR : 30% LLR	30%	£5,454,508	£6,164,945	£6,188,716	£6,401,291	£6,489,145	£6,555,548
50% SR : 20% LAR : 30% LLR	35%	£6,230,152	£6,884,657	£6,908,428	£7,120,966	£7,208,820	£7,275,223
50% SR : 20% LAR : 30% LLR	40%	£7,005,796	£7,604,369	£7,628,140	£7,840,714	£7,928,568	£8,000,000
50% SR : 20% LAR : 30% LLR	45%	£7,781,440	£8,324,081	£8,347,852	£8,559,626	£8,647,480	£8,713,883
50% SR : 20% LAR : 30% LLR	50%	£8,557,084	£9,043,793	£9,067,564	£9,279,338	£9,367,192	£9,433,595

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% LLR	0%	£447,362	£598,663	£622,433	£835,006	£922,860	£989,264
50% SR : 20% LAR : 30% LLR	5%	£328,282	£1,318,376	£1,342,147	£1,554,720	£1,642,573	£1,708,977
50% SR : 20% LAR : 30% LLR	10%	£1,103,296	£2,038,090	£2,061,861	£2,274,433	£2,362,286	£2,428,690
50% SR : 20% LAR : 30% LLR	15%	£1,878,910	£2,757,803	£2,781,574	£2,994,146	£3,082,000	£3,148,403
50% SR : 20% LAR : 30% LLR	20%	£2,654,524	£3,477,516	£3,501,287	£3,713,859	£3,801,713	£3,868,116
50% SR : 20% LAR : 30% LLR	25%	£3,430,138	£4,197,229	£4,221,000	£4,433,571	£4,521,425	£4,587,828
50% SR : 20% LAR : 30% LLR	30%	£4,205,752	£4,916,942	£4,940,713	£5,152,284	£5,240,138	£5,306,541
50% SR : 20% LAR : 30% LLR	35%	£4,981,366	£5,636,655	£5,660,426	£5,872,057	£5,959,911	£6,026,314
50% SR : 20% LAR : 30% LLR	40%	£5,756,980	£6,356,368	£6,380,139	£6,591,910	£6,679,764	£6,746,167
50% SR : 20% LAR : 30% LLR	45%	£6,532,594	£7,076,081	£7,100,852	£7,312,703	£7,400,557	£7,466,960
50% SR : 20% LAR : 30% LLR	50%	£7,308,208	£7,795,794	£7,820,565	£8,032,416	£8,120,270	£8,186,673

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% LLR	0%	£2,243,357	£1,197,332	£1,173,561	£960,988	£873,135	£806,731
50% SR : 20% LAR : 30% LLR	5%	£1,467,713	£477,618	£453,848	£241,275	£153,421	£87,018
50% SR : 20% LAR : 30% LLR	10%	£692,069	£-242,095	£-265,864	£-478,438	£-566,292	£-652,695
50% SR : 20% LAR : 30% LLR	15%	£-83,574	£-961,807	£-985,577	£-1,198,150	£-1,286,005	£-1,352,409
50% SR : 20% LAR : 30% LLR	20%	£-859,218	£-1,681,520	£-1,705,291	£-1,917,863	£-2,005,717	£-2,072,121
50% SR : 20% LAR : 30% LLR	25%	£-1,634,862	£-2,401,233	£-2,425,004	£-2,637,577	£-2,725,431	£-2,791,835
50% SR : 20% LAR : 30% LLR	30%	£-2,410,506	£-3,120,945	£-3,144,716	£-3,356,289	£-3,444,143	£-3,510,547
50% SR : 20% LAR : 30% LLR	35%	£-3,186,150	£-3,840,657	£-3,864,428	£-4,076,061	£-4,163,915	£-4,230,319
50% SR : 20% LAR : 30% LLR	40%	£-3,961,794	£-4,560,369	£-4,584,140	£-4,795,712	£-4,883,566	£-4,949,969
50% SR : 20% LAR : 30% LLR	45%	£-4,737,438	£-5,280,081	£-5,303,852	£-5,513,485	£-5,601,339	£-5,667,742
50% SR : 20% LAR : 30% LLR	50%	£-5,513,082	£-6,000,793	£-6,024,564	£-6,234,216	£-6,322,070	£-6,388,473

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T4 - 100 Flats BTR

CIL ZONE	2
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No Units	100
Site Area	0.65 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% LLR	0%	£4,918,268	£4,321,484	£4,297,714	£4,085,141	£3,997,286	£3,930,883
50% SR : 20% LAR : 30% LLR	5%	£4,136,201	£3,572,980	£3,549,211	£3,336,637	£3,248,784	£3,182,380
50% SR : 20% LAR : 30% LLR	10%	£3,354,135	£2,824,477	£2,800,708	£2,588,134	£2,500,281	£2,433,877
50% SR : 20% LAR : 30% LLR	15%	£2,572,067	£2,075,975	£2,052,204	£1,839,631	£1,751,778	£1,685,374
50% SR : 20% LAR : 30% LLR	20%	£1,790,000	£1,327,472	£1,303,701	£1,091,128	£1,003,275	£936,871
50% SR : 20% LAR : 30% LLR	25%	£1,007,934	£578,969	£555,198	£342,626	£254,772	£188,367
50% SR : 20% LAR : 30% LLR	30%	£225,866	£-171,933	£-196,040	£-411,622	£-500,719	£-568,061
50% SR : 20% LAR : 30% LLR	35%	£-564,072	£-931,029	£-956,135	£-1,170,717	£-1,259,813	£-1,327,157
50% SR : 20% LAR : 30% LLR	40%	£-1,357,205	£-1,690,272	£-1,714,435	£-1,930,732	£-2,020,462	£-2,088,285
50% SR : 20% LAR : 30% LLR	45%	£-2,150,339	£-2,460,739	£-2,485,714	£-2,709,068	£-2,801,377	£-2,871,148
50% SR : 20% LAR : 30% LLR	50%	£-2,967,702	£-3,252,970	£-3,277,945	£-3,501,298	£-3,593,607	£-3,663,379

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% LLR	0%	£4,553,364	£5,150,178	£5,173,948	£5,386,521	£5,474,376	£5,540,779
50% SR : 20% LAR : 30% LLR	5%	£5,335,461	£5,898,662	£5,922,451	£6,135,025	£6,222,879	£6,289,282
50% SR : 20% LAR : 30% LLR	10%	£6,117,527	£6,647,185	£6,670,954	£6,883,528	£6,971,381	£7,037,785
50% SR : 20% LAR : 30% LLR	15%	£6,899,595	£7,395,688	£7,419,458	£7,632,031	£7,719,884	£7,786,288
50% SR : 20% LAR : 30% LLR	20%	£7,681,662	£8,144,199	£8,167,961	£8,380,534	£8,468,387	£8,534,791
50% SR : 20% LAR : 30% LLR	25%	£8,463,728	£8,892,693	£8,916,454	£9,129,028	£9,216,881	£9,283,285
50% SR : 20% LAR : 30% LLR	30%	£9,245,796	£9,641,196	£9,664,957	£9,877,530	£9,965,383	£10,031,787
50% SR : 20% LAR : 30% LLR	35%	£10,027,864	£10,389,696	£10,413,457	£10,626,030	£10,713,883	£10,780,287
50% SR : 20% LAR : 30% LLR	40%	£10,809,932	£11,138,198	£11,161,959	£11,374,532	£11,462,385	£11,528,789
50% SR : 20% LAR : 30% LLR	45%	£11,592,000	£11,886,700	£11,910,461	£12,123,034	£12,210,887	£12,277,291
50% SR : 20% LAR : 30% LLR	50%	£12,374,068	£12,635,200	£12,658,961	£12,871,534	£12,959,387	£13,025,791

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£6,749,836

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & 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% LLR	0%	£800,644	£1,397,428	£1,421,198	£1,633,771	£1,721,626	£1,788,030
50% SR : 20% LAR : 30% LLR	5%	£1,582,711	£2,146,932	£2,169,701	£2,382,274	£2,470,129	£2,536,533
50% SR : 20% LAR : 30% LLR	10%	£2,364,778	£2,896,435	£2,919,204	£3,131,777	£3,219,632	£3,286,036
50% SR : 20% LAR : 30% LLR	15%	£3,146,845	£3,645,938	£3,668,707	£3,881,280	£3,969,135	£4,035,539
50% SR : 20% LAR : 30% LLR	20%	£3,928,912	£4,395,441	£4,418,210	£4,630,783	£4,718,638	£4,785,042
50% SR : 20% LAR : 30% LLR	25%	£4,710,979	£5,144,944	£5,167,713	£5,379,286	£5,467,141	£5,533,545
50% SR : 20% LAR : 30% LLR	30%	£5,493,046	£5,894,447	£5,917,216	£6,129,779	£6,217,634	£6,284,038
50% SR : 20% LAR : 30% LLR	35%	£6,275,113	£6,643,950	£6,666,719	£6,879,292	£6,967,147	£7,033,551
50% SR : 20% LAR : 30% LLR	40%	£7,057,180	£7,393,453	£7,416,222	£7,627,795	£7,715,650	£7,782,054
50% SR : 20% LAR : 30% LLR	45%	£7,839,247	£8,142,956	£8,165,725	£8,378,298	£8,466,153	£8,532,557
50% SR : 20% LAR : 30% LLR	50%	£8,621,314	£8,892,459	£8,915,228	£9,126,801	£9,214,656	£9,281,060

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% LLR	0%	£447,362	£149,422	£173,192	£385,765	£473,619	£540,023
50% SR : 20% LAR : 30% LLR	5%	£334,705	£897,926	£921,695	£1,134,269	£1,222,122	£1,288,526
50% SR : 20% LAR : 30% LLR	10%	£1,116,771	£1,646,428	£1,670,198	£1,882,772	£1,970,625	£2,037,029
50% SR : 20% LAR : 30% LLR	15%	£1,898,837	£2,395,931	£2,419,700	£2,632,274	£2,720,127	£2,786,531
50% SR : 20% LAR : 30% LLR	20%	£2,680,903	£3,145,434	£3,169,203	£3,381,777	£3,469,630	£3,536,034
50% SR : 20% LAR : 30% LLR	25%	£3,462,970	£3,894,937	£3,918,706	£4,131,280	£4,219,133	£4,285,537
50% SR : 20% LAR : 30% LLR	30%	£4,245,036	£4,644,440	£4,668,209	£4,879,772	£4,967,625	£5,033,040
50% SR : 20% LAR : 30% LLR	35%	£5,027,103	£5,393,943	£5,417,712	£5,629,276	£5,717,129	£5,783,544
50% SR : 20% LAR : 30% LLR	40%	£5,809,170	£6,143,446	£6,167,215	£6,379,779	£6,467,632	£6,534,036
50% SR : 20% LAR : 30% LLR	45%	£6,591,237	£6,892,949	£6,916,718	£7,129,282	£7,217,135	£7,283,540
50% SR : 20% LAR : 30% LLR	50%	£7,373,304	£7,642,452	£7,666,221	£7,877,775	£7,965,628	£8,032,032

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% LLR	0%	£2,243,357	£1,646,573	£1,622,803	£1,410,230	£1,322,375	£1,255,972
50% SR : 20% LAR : 30% LLR	5%	£1,461,290	£898,069	£874,300	£661,726	£573,872	£507,469
50% SR : 20% LAR : 30% LLR	10%	£679,223	£149,566	£125,797	£86,777	£174,631	£241,034
50% SR : 20% LAR : 30% LLR	15%	£-102,844	£-598,937	£-622,707	£-835,280	£-923,133	£-999,537
50% SR : 20% LAR : 30% LLR	20%	£-884,911	£-1,347,439	£-1,371,210	£-1,583,783	£-1,671,636	£-1,738,040
50% SR : 20% LAR : 30% LLR	25%	£-1,666,977	£-2,096,942	£-2,120,713	£-2,332,286	£-2,420,139	£-2,486,544
50% SR : 20% LAR : 30% LLR	30%	£-2,449,044	£-2,846,445	£-2,870,216	£-3,081,779	£-3,169,632	£-3,236,036
50% SR : 20% LAR : 30% LLR	35%	£-3,231,111	£-3,595,948	£-3,619,719	£-3,831,292	£-3,919,145	£-3,985,550
50% SR : 20% LAR : 30% LLR	40%	£-4,013,178	£-4,345,451	£-4,369,222	£-4,579,795	£-4,667,648	£-4,734,052
50% SR : 20% LAR : 30% LLR	45%	£-4,795,245	£-5,094,954	£-5,118,725	£-5,329,288	£-5,417,141	£-5,483,546
50% SR : 20% LAR : 30% LLR	50%	£-5,577,312	£-5,844,457	£-5,868,228	£-6,078,791	£-6,166,644	£-6,233,048

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T4 - 100 Flats BTR

CIL ZONE	3
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No Units	100
Site Area	0.65 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% LLR	0%	£4,918,268	£4,471,231	£4,447,461	£4,234,888	£4,147,034	£4,080,631
50% SR : 20% LAR : 30% LLR	5%	£4,126,097	£3,704,301	£3,680,530	£3,467,957	£3,380,194	£3,313,700
50% SR : 20% LAR : 30% LLR	10%	£3,331,926	£2,937,370	£2,913,601	£2,701,027	£2,613,173	£2,546,770
50% SR : 20% LAR : 30% LLR	15%	£2,538,756	£2,170,440	£2,146,670	£1,934,097	£1,846,244	£1,779,839
50% SR : 20% LAR : 30% LLR	20%	£1,745,585	£1,403,510	£1,379,740	£1,167,167	£1,079,313	£1,012,909
50% SR : 20% LAR : 30% LLR	25%	£952,414	£636,579	£612,810	£400,236	£312,383	£245,979
50% SR : 20% LAR : 30% LLR	30%	£169,243	£-132,195	£-156,301	£-371,883	£-460,980	£-528,323
50% SR : 20% LAR : 30% LLR	35%	£-642,898	£-909,979	£-934,085	£-1,149,666	£-1,238,763	£-1,306,107
50% SR : 20% LAR : 30% LLR	40%	£-1,447,293	£-1,687,762	£-1,711,868	£-1,927,737	£-2,017,044	£-2,084,645
50% SR : 20% LAR : 30% LLR	45%	£-2,251,689	£-2,475,435	£-2,500,411	£-2,723,763	£-2,816,072	£-2,885,844
50% SR : 20% LAR : 30% LLR	50%	£-3,084,632	£-3,287,276	£-3,312,251	£-3,535,604	£-3,627,913	£-3,697,685

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% LLR	0%	£4,553,394	£5,000,431	£5,024,201	£5,236,774	£5,324,628	£5,391,031
50% SR : 20% LAR : 30% LLR	5%	£5,346,565	£5,767,362	£5,791,132	£6,003,705	£6,091,558	£6,157,962
50% SR : 20% LAR : 30% LLR	10%	£6,139,736	£6,534,292	£6,558,061	£6,770,635	£6,858,489	£6,924,893
50% SR : 20% LAR : 30% LLR	15%	£6,932,906	£7,301,222	£7,324,992	£7,537,565	£7,625,418	£7,691,823
50% SR : 20% LAR : 30% LLR	20%	£7,726,077	£8,068,152	£8,091,922	£8,304,495	£8,392,349	£8,458,753
50% SR : 20% LAR : 30% LLR	25%	£8,519,248	£8,835,083	£8,858,852	£9,071,426	£9,159,280	£9,225,684
50% SR : 20% LAR : 30% LLR	30%	£9,312,420	£9,602,013	£9,625,783	£9,838,356	£9,926,210	£9,992,614
50% SR : 20% LAR : 30% LLR	35%	£10,105,591	£10,371,544	£10,395,314	£10,601,887	£10,689,741	£10,756,145
50% SR : 20% LAR : 30% LLR	40%	£10,898,762	£11,138,474	£11,162,244	£11,368,817	£11,456,671	£11,523,075
50% SR : 20% LAR : 30% LLR	45%	£11,691,933	£11,905,404	£11,929,174	£12,135,747	£12,223,601	£12,290,005
50% SR : 20% LAR : 30% LLR	50%	£12,485,104	£12,672,334	£12,696,104	£12,903,077	£12,990,931	£13,057,335

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% LLR	0%	£800,644	£1,247,681	£1,271,452	£1,484,024	£1,571,878	£1,638,282
50% SR : 20% LAR : 30% LLR	5%	£1,593,815	£2,014,612	£2,038,382	£2,250,955	£2,338,809	£2,405,212
50% SR : 20% LAR : 30% LLR	10%	£2,386,986	£2,781,542	£2,805,312	£3,017,886	£3,105,739	£3,172,143
50% SR : 20% LAR : 30% LLR	15%	£3,180,157	£3,548,472	£3,572,242	£3,784,815	£3,872,669	£3,939,073
50% SR : 20% LAR : 30% LLR	20%	£3,973,327	£4,315,403	£4,339,173	£4,551,746	£4,639,599	£4,705,003
50% SR : 20% LAR : 30% LLR	25%	£4,766,498	£5,082,333	£5,106,102	£5,318,676	£5,406,530	£5,472,934
50% SR : 20% LAR : 30% LLR	30%	£5,559,670	£5,849,263	£5,873,033	£6,085,109	£6,172,963	£6,239,367
50% SR : 20% LAR : 30% LLR	35%	£6,352,841	£6,616,193	£6,639,963	£6,856,536	£6,944,390	£7,010,794
50% SR : 20% LAR : 30% LLR	40%	£7,146,012	£7,383,123	£7,406,893	£7,628,466	£7,716,320	£7,782,724
50% SR : 20% LAR : 30% LLR	45%	£7,939,183	£8,150,053	£8,173,823	£8,400,339	£8,488,193	£8,554,597
50% SR : 20% LAR : 30% LLR	50%	£8,732,354	£8,916,983	£8,940,753	£9,172,216	£9,260,070	£9,326,474

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% LLR	0%	£447,362	£325	£23,445	£236,018	£323,872	£390,275
50% SR : 20% LAR : 30% LLR	5%	£345,809	£786,605	£790,376	£1,002,949	£1,090,802	£1,157,206
50% SR : 20% LAR : 30% LLR	10%	£1,139,979	£1,533,536	£1,557,306	£1,769,879	£1,857,733	£1,924,137
50% SR : 20% LAR : 30% LLR	15%	£1,932,150	£2,300,466	£2,324,236	£2,536,809	£2,624,663	£2,691,067
50% SR : 20% LAR : 30% LLR	20%	£2,725,321	£3,067,396	£3,091,166	£3,303,739	£3,391,593	£3,457,997
50% SR : 20% LAR : 30% LLR	25%	£3,518,492	£3,834,327	£3,858,097	£4,070,670	£4,158,524	£4,224,928
50% SR : 20% LAR : 30% LLR	30%	£4,311,663	£4,601,257	£4,625,027	£4,842,789	£4,930,643	£4,997,047
50% SR : 20% LAR : 30% LLR	35%	£5,104,834	£5,368,187	£5,391,957	£5,603,020	£5,690,874	£5,757,278
50% SR : 20% LAR : 30% LLR	40%	£5,898,005	£6,135,117	£6,158,887	£6,372,953	£6,460,807	£6,527,211
50% SR : 20% LAR : 30% LLR	45%	£6,691,176	£6,902,047	£6,925,817	£7,143,026	£7,230,880	£7,297,284
50% SR : 20% LAR : 30% LLR	50%	£7,484,347	£7,668,977	£7,692,747	£7,912,816	£8,000,670	£8,067,074

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% LLR	0%	£2,243,357	£1,796,320	£1,772,550	£1,559,977	£1,472,123	£1,405,720
50% SR : 20% LAR : 30% LLR	5%	£1,450,186	£1,029,389	£1,005,619	£793,046	£705,193	£638,789
50% SR : 20% LAR : 30% LLR	10%	£657,015	£262,459	£238,690	£26,116	£61,738	£128,142
50% SR : 20% LAR : 30% LLR	15%	£-136,155	£-504,471	£-528,241	£-740,814	£-828,667	£-916,472
50% SR : 20% LAR : 30% LLR	20%	£-929,326	£-1,271,401	£-1,295,171	£-1,507,744	£-1,595,598	£-1,683,402
50% SR : 20% LAR : 30% LLR	25%	£-1,722,497	£-2,038,332	£-2,062,102	£-2,274,675	£-2,362,529	£-2,450,333
50% SR : 20% LAR : 30% LLR	30%	£-2,515,668	£-2,805,262	£-2,829,032	£-3,046,794	£-3,134,648	£-3,222,452
50% SR : 20% LAR : 30% LLR	35%	£-3,308,839	£-3,572,192	£-3,595,962	£-3,822,577	£-3,910,431	£-3,998,235
50% SR : 20% LAR : 30% LLR	40%	£-4,102,010	£-4,339,122	£-4,362,892	£-4,603,648	£-4,691,502	£-4,779,306
50% SR : 20% LAR : 30% LLR	45%	£-4,895,181	£-5,106,052	£-5,129,822	£-5,394,675	£-5,482,529	£-5,570,333
50% SR : 20% LAR : 30% LLR	50%	£-5,688,352	£-5,872,982	£-5,896,752	£-6,177,816	£-6,265,670	£-6,353,474

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T6 - 200 Flats BTR

CIL ZONE 1

No Units 200
Site Area 0.2 Ha

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,784,117	£3,062,599	£3,016,907	£2,586,013	£2,417,136	£2,289,490
50% SR : 20% LAR : 30% SO	5%	£3,306,926	£1,680,862	£1,635,189	£1,204,295	£1,035,418	£907,772
50% SR : 20% LAR : 30% SO	10%	£1,827,734	£299,086	£253,330	£180,695	£152,206	£481,840
50% SR : 20% LAR : 30% SO	15%	£349,642	£1,101,771	£1,148,307	£1,587,162	£1,759,161	£1,889,165
50% SR : 20% LAR : 30% SO	20%	£-1,144,621	£-2,509,110	£-2,555,647	£-2,995,732	£-3,168,468	£-3,299,029
50% SR : 20% LAR : 30% SO	25%	£-2,643,731	£-3,923,911	£-3,970,915	£-4,415,118	£-4,590,091	£-4,722,375
50% SR : 20% LAR : 30% SO	30%	£-4,142,841	£-5,378,406	£-5,427,810	£-5,893,705	£-6,076,301	£-6,214,315
50% SR : 20% LAR : 30% SO	35%	£-5,682,314	£-6,889,263	£-6,938,666	£-7,404,561	£-7,587,158	£-7,725,172
50% SR : 20% LAR : 30% SO	40%	£-7,302,405	£-8,400,119	£-8,449,523	£-8,915,418	£-9,098,014	£-9,236,028
50% SR : 20% LAR : 30% SO	45%	£-8,922,497	£-9,910,976	£-9,960,379	£-10,426,275	£-10,608,870	£-10,746,885
50% SR : 20% LAR : 30% SO	50%	£-10,542,589	£-11,421,832	£-11,471,236	£-11,937,131	£-12,119,727	£-12,257,741

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%	£1,856,513	£134,995	£89,302	£-341,591	£-510,469	£-638,115
50% SR : 20% LAR : 30% SO	5%	£378,321	£-1,246,723	£-1,292,416	£-1,723,309	£-1,892,187	£-2,019,833
50% SR : 20% LAR : 30% SO	10%	£-1,099,871	£-2,628,518	£-2,674,275	£-3,108,300	£-3,279,810	£-3,409,445
50% SR : 20% LAR : 30% SO	15%	£-2,578,062	£-4,029,375	£-4,075,912	£-4,514,767	£-4,686,765	£-4,816,770
50% SR : 20% LAR : 30% SO	20%	£-4,072,226	£-5,436,715	£-5,483,251	£-5,923,336	£-6,095,072	£-6,226,634
50% SR : 20% LAR : 30% SO	25%	£-5,571,336	£-6,851,516	£-6,898,520	£-7,342,723	£-7,517,695	£-7,649,980
50% SR : 20% LAR : 30% SO	30%	£-7,070,445	£-8,306,011	£-8,355,415	£-8,821,309	£-9,003,996	£-9,141,920
50% SR : 20% LAR : 30% SO	35%	£-8,609,919	£-9,816,867	£-9,866,271	£-10,332,166	£-10,514,763	£-10,652,776
50% SR : 20% LAR : 30% SO	40%	£-10,230,010	£-11,327,724	£-11,377,127	£-11,843,023	£-12,025,618	£-12,163,633
50% SR : 20% LAR : 30% SO	45%	£-11,850,102	£-12,838,581	£-12,887,984	£-13,353,979	£-13,536,475	£-13,674,490
50% SR : 20% LAR : 30% SO	50%	£-13,470,194	£-14,349,436	£-14,398,841	£-14,864,736	£-15,047,332	£-15,185,345

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%	£3,016,453	£1,294,936	£1,249,243	£818,349	£649,472	£521,826
50% SR : 20% LAR : 30% SO	5%	£1,536,262	£-86,782	£-132,475	£-563,368	£-732,246	£-859,892
50% SR : 20% LAR : 30% SO	10%	£60,070	£-1,468,578	£-1,514,334	£-1,948,359	£-2,119,870	£-2,249,504
50% SR : 20% LAR : 30% SO	15%	£-1,418,122	£-2,869,434	£-2,915,971	£-3,354,626	£-3,526,824	£-3,656,829
50% SR : 20% LAR : 30% SO	20%	£-2,912,285	£-4,276,774	£-4,323,310	£-4,763,396	£-4,936,131	£-5,066,693
50% SR : 20% LAR : 30% SO	25%	£-4,411,395	£-5,689,575	£-5,736,979	£-6,182,792	£-6,357,795	£-6,489,039
50% SR : 20% LAR : 30% SO	30%	£-5,910,505	£-7,148,070	£-7,195,474	£-7,661,369	£-7,843,965	£-7,981,979
50% SR : 20% LAR : 30% SO	35%	£-7,449,978	£-8,658,927	£-8,706,330	£-9,172,225	£-9,354,822	£-9,492,836
50% SR : 20% LAR : 30% SO	40%	£-9,070,069	£-10,167,783	£-10,217,186	£-10,683,082	£-10,865,677	£-11,003,992
50% SR : 20% LAR : 30% SO	45%	£-10,690,161	£-11,678,640	£-11,728,043	£-12,193,939	£-12,376,534	£-12,514,549
50% SR : 20% LAR : 30% SO	50%	£-12,310,253	£-13,189,496	£-13,238,900	£-13,704,795	£-13,887,391	£-14,025,405

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%	£3,402,201	£1,680,683	£1,634,990	£1,204,097	£1,035,219	£907,573
50% SR : 20% LAR : 30% SO	5%	£1,924,009	£298,965	£253,272	£-177,621	£-346,499	£-474,144
50% SR : 20% LAR : 30% SO	10%	£445,818	£-1,082,830	£-1,128,586	£-1,562,811	£-1,734,122	£-1,863,757
50% SR : 20% LAR : 30% SO	15%	£-1,032,374	£-2,483,687	£-2,530,224	£-2,969,078	£-3,141,077	£-3,271,081
50% SR : 20% LAR : 30% SO	20%	£-2,526,538	£-3,891,026	£-3,937,563	£-4,377,548	£-4,550,384	£-4,680,945
50% SR : 20% LAR : 30% SO	25%	£-4,025,647	£-5,305,828	£-5,352,332	£-5,797,034	£-5,970,007	£-6,104,292
50% SR : 20% LAR : 30% SO	30%	£-5,524,757	£-6,760,322	£-6,809,727	£-7,275,621	£-7,458,218	£-7,596,231
50% SR : 20% LAR : 30% SO	35%	£-7,064,231	£-8,271,179	£-8,320,582	£-8,796,478	£-8,969,074	£-9,107,088
50% SR : 20% LAR : 30% SO	40%	£-8,684,322	£-9,782,036	£-9,831,439	£-10,297,334	£-10,479,930	£-10,617,945
50% SR : 20% LAR : 30% SO	45%	£-10,304,414	£-11,292,892	£-11,342,296	£-11,808,191	£-11,990,787	£-12,128,801
50% SR : 20% LAR : 30% SO	50%	£-11,924,505	£-12,803,748	£-12,853,152	£-13,319,048	£-13,501,643	£-13,639,657

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%	£3,957,327	£2,235,809	£2,190,116	£1,759,223	£1,590,345	£1,462,699
50% SR : 20% LAR : 30% SO	5%	£2,479,135	£854,091	£808,398	£377,505	£208,627	£80,981
50% SR : 20% LAR : 30% SO	10%	£1,000,943	£-527,704	£-573,461	£-1,007,486	£-1,178,996	£-1,308,631
50% SR : 20% LAR : 30% SO	15%	£-477,249	£-1,928,661	£-1,975,098	£-2,413,953	£-2,585,951	£-2,715,956
50% SR : 20% LAR : 30% SO	20%	£-1,971,412	£-3,335,901	£-3,382,437	£-3,822,522	£-3,995,258	£-4,125,820
50% SR : 20% LAR : 30% SO	25%	£-3,470,522	£-4,750,702	£-4,797,706	£-5,241,909	£-5,416,861	£-5,549,166
50% SR : 20% LAR : 30% SO	30%	£-4,969,631	£-6,205,197	£-6,254,601	£-6,720,495	£-6,903,092	£-7,041,106
50% SR : 20% LAR : 30% SO	35%	£-6,509,105	£-7,716,053	£-7,765,457	£-8,231,352	£-8,413,949	£-8,551,962
50% SR : 20% LAR : 30% SO	40%	£-8,129,196	£-9,226,910	£-9,276,313	£-9,742,209	£-9,924,804	£-10,062,819
50% SR : 20% LAR : 30% SO	45%	£-9,749,288	£-10,737,767	£-10,787,170	£-11,253,065	£-11,435,661	£-11,573,676
50% SR : 20% LAR : 30% SO	50%	£-11,369,380	£-12,248,622	£-12,298,027	£-12,763,922	£-12,946,518	£-13,084,531

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T8 - 200 Flats BTR	
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CIL ZONE	2
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No Units	200
Site Area	0.2 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,784,117	£3,816,537	£3,770,845	£3,339,951	£3,171,073	£3,043,427
50% SR : 20% LAR : 30% SO	5%	£3,295,820	£2,387,166	£2,341,474	£1,910,580	£1,741,702	£1,614,056
50% SR : 20% LAR : 30% SO	10%	£1,807,523	£957,795	£912,103	£481,209	£312,331	£184,685
50% SR : 20% LAR : 30% SO	15%	£319,225	£478,249	£524,588	£961,580	£1,132,847	£1,262,299
50% SR : 20% LAR : 30% SO	20%	£-1,185,616	£-1,927,848	£-1,974,186	£-2,411,664	£-2,583,174	£-2,712,809
50% SR : 20% LAR : 30% SO	25%	£-2,694,974	£-3,381,450	£-3,427,986	£-3,866,842	£-4,039,416	£-4,169,978
50% SR : 20% LAR : 30% SO	30%	£-4,204,332	£-4,848,757	£-4,896,605	£-5,355,380	£-5,537,976	£-5,675,990
50% SR : 20% LAR : 30% SO	35%	£-5,759,103	£-6,404,829	£-6,454,233	£-6,920,128	£-7,102,724	£-7,240,738
50% SR : 20% LAR : 30% SO	40%	£-7,390,164	£-7,969,577	£-8,018,980	£-8,484,876	£-8,667,471	£-8,805,486
50% SR : 20% LAR : 30% SO	45%	£-9,021,226	£-9,534,325	£-9,583,728	£-10,049,624	£-10,232,219	£-10,370,234
50% SR : 20% LAR : 30% SO	50%	£-10,652,287	£-11,099,072	£-11,148,476	£-11,614,372	£-11,796,967	£-11,934,981

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%	£1,856,513	£888,932	£843,240	£412,347	£243,468	£115,822
50% SR : 20% LAR : 30% SO	5%	£368,215	£540,439	£586,131	£1,017,025	£1,185,903	£1,313,549
50% SR : 20% LAR : 30% SO	10%	£-1,120,082	£-1,969,810	£-2,015,902	£-2,446,396	£-2,615,274	£-2,742,919
50% SR : 20% LAR : 30% SO	15%	£-2,808,379	£-3,405,854	£-3,452,192	£-3,888,184	£-4,060,452	£-4,189,904
50% SR : 20% LAR : 30% SO	20%	£-4,113,221	£-4,855,452	£-4,901,791	£-5,339,268	£-5,510,778	£-5,640,414
50% SR : 20% LAR : 30% SO	25%	£-5,622,579	£-6,309,055	£-6,355,391	£-6,794,446	£-6,967,021	£-7,097,582
50% SR : 20% LAR : 30% SO	30%	£-7,131,937	£-7,776,361	£-7,824,110	£-8,262,985	£-8,435,581	£-8,603,595
50% SR : 20% LAR : 30% SO	35%	£-8,686,707	£-9,332,434	£-9,381,837	£-9,847,733	£-10,030,329	£-10,169,343
50% SR : 20% LAR : 30% SO	40%	£-10,317,768	£-10,897,182	£-10,946,585	£-11,412,481	£-11,595,076	£-11,733,091
50% SR : 20% LAR : 30% SO	45%	£-11,948,830	£-12,461,930	£-12,511,333	£-12,977,229	£-13,159,824	£-13,297,839
50% SR : 20% LAR : 30% SO	50%	£-13,579,891	£-14,026,677	£-14,076,081	£-14,541,977	£-14,724,572	£-14,862,586

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%	£3,016,453	£2,048,873	£2,003,181	£1,572,288	£1,403,409	£1,275,763
50% SR : 20% LAR : 30% SO	5%	£1,528,156	£619,502	£573,810	£142,916	£25,962	£153,608
50% SR : 20% LAR : 30% SO	10%	£39,859	£809,869	£855,561	£1,286,455	£1,455,333	£1,582,979
50% SR : 20% LAR : 30% SO	15%	£-1,448,439	£-2,245,913	£-2,292,252	£-2,729,243	£-2,900,511	£-3,029,963
50% SR : 20% LAR : 30% SO	20%	£-2,953,280	£-3,695,512	£-3,741,850	£-4,179,328	£-4,350,837	£-4,480,473
50% SR : 20% LAR : 30% SO	25%	£-4,462,638	£-5,149,114	£-5,195,452	£-5,634,505	£-5,807,080	£-5,937,642
50% SR : 20% LAR : 30% SO	30%	£-5,971,996	£-6,616,420	£-6,664,169	£-7,123,944	£-7,305,640	£-7,443,654
50% SR : 20% LAR : 30% SO	35%	£-7,526,766	£-8,172,493	£-8,221,896	£-8,687,792	£-8,870,388	£-9,008,402
50% SR : 20% LAR : 30% SO	40%	£-9,157,827	£-9,737,241	£-9,786,644	£-10,252,540	£-10,435,135	£-10,573,150
50% SR : 20% LAR : 30% SO	45%	£-10,788,889	£-11,301,989	£-11,351,392	£-11,817,288	£-11,999,883	£-12,137,898
50% SR : 20% LAR : 30% SO	50%	£-12,419,951	£-12,866,736	£-12,916,140	£-13,382,036	£-13,564,631	£-13,702,645

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%	£3,402,201	£2,434,820	£2,388,928	£1,958,035	£1,789,156	£1,661,511
50% SR : 20% LAR : 30% SO	5%	£1,913,903	£1,005,249	£959,557	£528,663	£359,785	£232,140
50% SR : 20% LAR : 30% SO	10%	£425,607	£424,121	£469,813	£900,708	£1,069,585	£1,197,231
50% SR : 20% LAR : 30% SO	15%	£-1,062,691	£-1,860,165	£-1,906,504	£-2,343,496	£-2,514,764	£-2,644,216
50% SR : 20% LAR : 30% SO	20%	£-2,567,532	£-3,309,764	£-3,356,103	£-3,790,580	£-3,965,090	£-4,094,725
50% SR : 20% LAR : 30% SO	25%	£-4,076,890	£-4,763,367	£-4,809,802	£-5,248,758	£-5,421,333	£-5,551,894
50% SR : 20% LAR : 30% SO	30%	£-5,586,248	£-6,230,673	£-6,278,421	£-6,737,295	£-6,919,893	£-7,057,907
50% SR : 20% LAR : 30% SO	35%	£-7,141,019	£-7,786,746	£-7,836,149	£-8,302,044	£-8,484,541	£-8,622,655
50% SR : 20% LAR : 30% SO	40%	£-8,772,080	£-9,351,494	£-9,400,897	£-9,866,792	£-10,049,388	£-10,187,403
50% SR : 20% LAR : 30% SO	45%	£-10,403,142	£-10,916,242	£-10,965,645	£-11,431,540	£-11,614,136	£-11,752,151
50% SR : 20% LAR : 30% SO	50%	£-12,034,203	£-12,480,989	£-12,530,393	£-12,996,288	£-13,178,884	£-13,316,898

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%	£3,957,327	£2,989,746	£2,944,054	£2,513,161	£2,344,282	£2,216,636
50% SR : 20% LAR : 30% SO	5%	£2,469,029	£1,560,376	£1,514,683	£1,083,789	£914,911	£787,265
50% SR : 20% LAR : 30% SO	10%	£980,732	£131,004	£85,312	£345,582	£514,460	£642,105
50% SR : 20% LAR : 30% SO	15%	£-507,565	£-1,305,040	£-1,351,378	£-1,788,370	£-1,959,638	£-2,089,090
50% SR : 20% LAR : 30% SO	20%	£-2,012,407	£-2,754,638	£-2,800,977	£-3,238,454	£-3,409,994	£-3,539,600
50% SR : 20% LAR : 30% SO	25%	£-3,521,765	£-4,208,241	£-4,254,771	£-4,693,632	£-4,865,307	£-4,996,768
50% SR : 20% LAR : 30% SO	30%	£-5,031,123	£-5,675,547	£-5,723,286	£-6,162,171	£-6,334,767	£-6,502,781
50% SR : 20% LAR : 30% SO	35%	£-6,585,893	£-7,231,620	£-7,281,023	£-7,746,519	£-7,929,515	£-8,067,529
50% SR : 20% LAR : 30% SO	40%	£-8,136,594	£-8,796,368	£-8,846,771	£-9,311,667	£-9,494,262	£-9,632,277
50% SR : 20% LAR : 30% SO	45%	£-9,848,016	£-10,361,116	£-10,410,519	£-10,876,415	£-11,059,010	£-11,197,025
50% SR : 20% LAR : 30% SO	50%	£-11,479,077	£-11,925,863	£-11,975,267	£-12,441,163	£-12,623,758	£-12,761,772

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T8 - 200 Flats BTR	
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CIL ZONE	3
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No Units	200
Site Area	0.2 Ha

Sales value Inflation		0%
Build cost inflation		0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,784,117	£4,067,849	£4,022,157	£3,591,263	£3,422,385	£3,294,740
50% SR : 20% LAR : 30% SO	5%	£3,278,350	£2,608,701	£2,563,008	£2,132,115	£1,963,237	£1,838,591
50% SR : 20% LAR : 30% SO	10%	£1,772,582	£1,149,552	£1,103,860	£672,905	£504,088	£376,442
50% SR : 20% LAR : 30% SO	15%	£266,814	£-313,979	£-360,317	£-797,308	£-968,576	£-1,098,028
50% SR : 20% LAR : 30% SO	20%	£-1,256,486	£-1,793,776	£-1,840,114	£-2,277,105	£-2,448,373	£-2,577,825
50% SR : 20% LAR : 30% SO	25%	£-2,783,562	£-3,274,442	£-3,320,846	£-3,759,279	£-4,031,277	£-4,061,281
50% SR : 20% LAR : 30% SO	30%	£-4,310,638	£-4,765,488	£-4,812,829	£-5,266,427	£-5,449,024	£-5,587,038
50% SR : 20% LAR : 30% SO	35%	£-5,891,853	£-6,348,922	£-6,398,325	£-6,864,221	£-7,046,817	£-7,184,831
50% SR : 20% LAR : 30% SO	40%	£-7,541,879	£-7,946,715	£-7,996,118	£-8,462,014	£-8,644,609	£-8,782,624
50% SR : 20% LAR : 30% SO	45%	£-9,191,905	£-9,544,508	£-9,593,912	£-10,059,807	£-10,242,403	£-10,380,418
50% SR : 20% LAR : 30% SO	50%	£-10,841,931	£-11,142,301	£-11,191,705	£-11,657,599	£-11,840,196	£-11,978,210

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%	£1,856,513	£1,140,245	£1,094,553	£663,658	£494,781	£367,135
50% SR : 20% LAR : 30% SO	5%	£350,745	£-318,904	£-364,597	£-795,490	£-964,368	£-1,092,013
50% SR : 20% LAR : 30% SO	10%	£-1,155,023	£-1,778,053	£-1,823,745	£-2,254,639	£-2,423,517	£-2,551,183
50% SR : 20% LAR : 30% SO	15%	£-2,660,791	£-3,241,583	£-3,287,922	£-3,724,913	£-3,896,180	£-4,025,632
50% SR : 20% LAR : 30% SO	20%	£-4,164,091	£-4,721,380	£-4,767,719	£-5,204,710	£-5,375,978	£-5,505,429
50% SR : 20% LAR : 30% SO	25%	£-5,711,166	£-6,202,047	£-6,248,451	£-6,686,883	£-6,858,882	£-6,988,885
50% SR : 20% LAR : 30% SO	30%	£-7,238,243	£-7,693,093	£-7,740,434	£-8,184,032	£-8,356,628	£-8,486,642
50% SR : 20% LAR : 30% SO	35%	£-8,819,457	£-9,276,527	£-9,323,930	£-9,791,825	£-9,974,422	£-10,104,336
50% SR : 20% LAR : 30% SO	40%	£-10,469,483	£-10,874,320	£-10,923,723	£-11,389,619	£-11,572,214	£-11,710,229
50% SR : 20% LAR : 30% SO	45%	£-12,119,509	£-12,472,113	£-12,521,516	£-12,987,412	£-13,170,007	£-13,308,022
50% SR : 20% LAR : 30% SO	50%	£-13,769,535	£-14,069,905	£-14,119,310	£-14,585,204	£-14,767,801	£-14,905,814

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,016,453	£2,300,185	£2,254,494	£1,823,599	£1,654,722	£1,527,076
50% SR : 20% LAR : 30% SO	5%	£1,510,686	£841,037	£795,344	£364,451	£195,573	£67,927
50% SR : 20% LAR : 30% SO	10%	£4,918	£-618,112	£-663,804	£-1,094,698	£-1,263,576	£-1,391,222
50% SR : 20% LAR : 30% SO	15%	£-1,500,850	£-2,081,642	£-2,127,981	£-2,564,972	£-2,736,240	£-2,865,691
50% SR : 20% LAR : 30% SO	20%	£-3,024,150	£-3,561,440	£-3,607,778	£-4,044,769	£-4,216,037	£-4,345,489
50% SR : 20% LAR : 30% SO	25%	£-4,551,226	£-5,042,106	£-5,088,510	£-5,526,943	£-5,698,941	£-5,828,945
50% SR : 20% LAR : 30% SO	30%	£-6,078,302	£-6,523,152	£-6,569,495	£-7,004,091	£-7,176,688	£-7,306,702
50% SR : 20% LAR : 30% SO	35%	£-7,659,516	£-8,116,586	£-8,163,989	£-8,631,884	£-8,804,481	£-8,934,495
50% SR : 20% LAR : 30% SO	40%	£-9,309,542	£-9,714,379	£-9,763,782	£-10,229,678	£-10,412,273	£-10,550,288
50% SR : 20% LAR : 30% SO	45%	£-10,959,568	£-11,312,172	£-11,361,576	£-11,827,471	£-12,010,067	£-12,148,081
50% SR : 20% LAR : 30% SO	50%	£-12,609,594	£-12,909,965	£-12,959,369	£-13,425,263	£-13,607,860	£-13,745,874

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, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,402,201	£2,685,933	£2,640,241	£2,209,347	£2,040,469	£1,912,823
50% SR : 20% LAR : 30% SO	5%	£1,896,433	£1,226,785	£1,181,092	£750,198	£581,321	£453,675
50% SR : 20% LAR : 30% SO	10%	£390,665	£-232,365	£-278,057	£-708,951	£-877,829	£-1,005,474
50% SR : 20% LAR : 30% SO	15%	£-1,115,102	£-1,696,895	£-1,742,234	£-2,179,224	£-2,350,492	£-2,479,944
50% SR : 20% LAR : 30% SO	20%	£-2,638,403	£-3,175,692	£-3,222,031	£-3,659,021	£-3,830,289	£-3,959,741
50% SR : 20% LAR : 30% SO	25%	£-4,165,478	£-4,654,359	£-4,702,793	£-5,141,195	£-5,313,194	£-5,443,197
50% SR : 20% LAR : 30% SO	30%	£-5,692,553	£-6,147,405	£-6,194,746	£-6,648,344	£-6,830,940	£-6,968,954
50% SR : 20% LAR : 30% SO	35%	£-7,273,769	£-7,730,838	£-7,780,242	£-8,246,137	£-8,428,733	£-8,566,747
50% SR : 20% LAR : 30% SO	40%	£-8,923,795	£-9,328,632	£-9,378,035	£-9,843,930	£-10,026,526	£-10,164,541
50% SR : 20% LAR : 30% SO	45%	£-10,573,821	£-10,926,425	£-10,975,828	£-11,441,724	£-11,624,319	£-11,762,334
50% SR : 20% LAR : 30% SO	50%	£-12,223,847	£-12,524,217	£-12,573,621	£-13,039,516	£-13,222,112	£-13,360,126

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,957,327	£3,241,059	£3,195,367	£2,764,472	£2,595,595	£2,467,949
50% SR : 20% LAR : 30% SO	5%	£2,451,559	£1,781,910	£1,736,217	£1,305,324	£1,136,446	£1,008,801
50% SR : 20% LAR : 30% SO	10%	£945,791	£322,761	£277,069	£-153,825	£-322,703	£-450,549
50% SR : 20% LAR : 30% SO	15%	£-599,977	£-1,140,769	£-1,187,108	£-1,624,099	£-1,795,366	£-1,924,818
50% SR : 20% LAR : 30% SO	20%	£-2,083,277	£-2,620,566	£-2,666,905	£-3,103,896	£-3,275,164	£-3,404,616
50% SR : 20% LAR : 30% SO	25%	£-3,610,352	£-4,101,233	£-4,147,637	£-4,586,069	£-4,757,068	£-4,886,971
50% SR : 20% LAR : 30% SO	30%	£-5,137,428	£-5,582,279	£-5,628,620	£-6,093,218	£-6,275,815	£-6,413,828
50% SR : 20% LAR : 30% SO	35%	£-6,718,643	£-7,175,713	£-7,225,116	£-7,691,011	£-7,873,608	£-8,011,622
50% SR : 20% LAR : 30% SO	40%	£-8,368,669	£-8,773,506	£-8,822,909	£-9,288,805	£-9,471,400	£-9,609,415
50% SR : 20% LAR : 30% SO	45%	£-10,018,695	£-10,371,299	£-10,420,702	£-10,886,598	£-11,069,193	£-11,207,208
50% SR : 20% LAR : 30% SO	50%	£-11,668,721	£-11,969,091	£-12,018,496	£-12,484,390	£-12,666,987	£-12,805,001

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T7 - 300 Flats BTR

CIL ZONE	1
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No Units	300
Site Area	0.27 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,900,470	£2,318,329	£2,253,556	£1,594,025	£1,354,627	£1,173,679
50% SR : 20% LAR : 30% SO	5%	£2,784,799	£322,698	£257,925	£407,289	£350,075	£333,584
50% SR : 20% LAR : 30% SO	10%	£629,130	£1,698,298	£1,764,188	£2,435,103	£2,678,633	£2,862,705
50% SR : 20% LAR : 30% SO	15%	£1,627,859	£3,728,915	£3,795,076	£4,468,744	£4,713,275	£4,898,102
50% SR : 20% LAR : 30% SO	20%	£3,693,751	£5,772,698	£5,839,200	£6,520,347	£6,769,123	£6,957,401
50% SR : 20% LAR : 30% SO	25%	£5,859,642	£7,873,155	£7,943,886	£8,673,908	£8,939,532	£9,140,301
50% SR : 20% LAR : 30% SO	30%	£8,039,604	£10,120,556	£10,192,425	£10,924,204	£11,189,827	£11,390,597
50% SR : 20% LAR : 30% SO	35%	£10,463,397	£12,370,853	£12,442,720	£13,174,499	£13,440,123	£13,640,893
50% SR : 20% LAR : 30% SO	40%	£12,887,192	£14,621,144	£14,693,016	£15,424,796	£15,690,418	£15,891,189
50% SR : 20% LAR : 30% SO	45%	£15,310,986	£16,871,444	£16,943,312	£17,675,091	£17,940,715	£18,141,484
50% SR : 20% LAR : 30% SO	50%	£17,734,781	£19,121,740	£19,193,608	£19,925,387	£20,191,010	£20,391,781

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%	£987,335	£1,594,806	£1,659,579	£2,319,109	£2,558,508	£2,739,456
50% SR : 20% LAR : 30% SO	5%	£1,148,336	£3,590,437	£3,655,209	£4,320,424	£4,563,210	£4,746,719
50% SR : 20% LAR : 30% SO	10%	£3,284,005	£5,611,433	£5,677,322	£6,348,238	£6,591,768	£6,775,840
50% SR : 20% LAR : 30% SO	15%	£5,440,994	£7,642,050	£7,708,211	£8,381,879	£8,626,410	£8,811,237
50% SR : 20% LAR : 30% SO	20%	£7,606,886	£9,685,833	£9,752,335	£10,433,462	£10,682,258	£10,870,536
50% SR : 20% LAR : 30% SO	25%	£9,772,777	£11,738,290	£11,805,021	£12,587,043	£12,852,667	£13,052,458
50% SR : 20% LAR : 30% SO	30%	£11,952,739	£14,033,691	£14,105,560	£14,837,339	£15,102,962	£15,303,732
50% SR : 20% LAR : 30% SO	35%	£14,376,532	£16,283,988	£16,355,855	£17,087,634	£17,353,258	£17,554,028
50% SR : 20% LAR : 30% SO	40%	£16,800,327	£18,534,283	£18,606,151	£19,337,931	£19,603,553	£19,804,324
50% SR : 20% LAR : 30% SO	45%	£19,224,121	£20,784,579	£20,856,447	£21,588,226	£21,853,850	£22,054,619
50% SR : 20% LAR : 30% SO	50%	£21,647,916	£23,034,875	£23,106,743	£23,838,522	£24,104,145	£24,304,916

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%	£2,537,751	£44,390	£108,163	£768,694	£1,008,092	£1,189,040
50% SR : 20% LAR : 30% SO	5%	£402,080	£2,040,021	£2,104,794	£2,770,008	£3,012,794	£3,196,303
50% SR : 20% LAR : 30% SO	10%	£1,733,589	£4,061,017	£4,126,907	£4,797,822	£5,041,352	£5,225,424
50% SR : 20% LAR : 30% SO	15%	£3,890,678	£6,091,634	£6,157,795	£6,831,463	£7,075,994	£7,260,821
50% SR : 20% LAR : 30% SO	20%	£6,056,470	£8,135,417	£8,201,919	£8,883,068	£9,131,842	£9,320,120
50% SR : 20% LAR : 30% SO	25%	£8,222,361	£10,235,874	£10,306,605	£11,036,627	£11,302,251	£11,503,020
50% SR : 20% LAR : 30% SO	30%	£10,402,323	£12,493,275	£12,565,144	£13,286,923	£13,552,546	£13,753,316
50% SR : 20% LAR : 30% SO	35%	£12,626,116	£14,733,572	£14,805,439	£15,537,218	£15,802,842	£16,003,612
50% SR : 20% LAR : 30% SO	40%	£15,249,911	£16,983,867	£17,055,735	£17,787,515	£18,053,137	£18,253,908
50% SR : 20% LAR : 30% SO	45%	£17,673,705	£19,234,163	£19,306,031	£20,037,810	£20,303,434	£20,504,203
50% SR : 20% LAR : 30% SO	50%	£20,097,500	£21,484,459	£21,556,327	£22,288,106	£22,553,729	£22,754,500

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%	£3,053,354	£471,213	£406,440	£253,090	£492,489	£673,437
50% SR : 20% LAR : 30% SO	5%	£917,683	£1,524,418	£1,589,190	£2,254,405	£2,497,191	£2,680,700
50% SR : 20% LAR : 30% SO	10%	£1,217,986	£3,545,414	£3,611,303	£4,282,219	£4,525,749	£4,709,821
50% SR : 20% LAR : 30% SO	15%	£3,374,975	£5,576,031	£5,642,192	£6,315,860	£6,560,391	£6,745,218
50% SR : 20% LAR : 30% SO	20%	£5,540,867	£7,619,814	£7,686,316	£8,357,463	£8,616,239	£8,804,517
50% SR : 20% LAR : 30% SO	25%	£7,706,758	£9,720,271	£9,791,002	£10,521,024	£10,786,648	£10,987,417
50% SR : 20% LAR : 30% SO	30%	£9,886,720	£11,967,672	£12,039,541	£12,771,320	£13,036,943	£13,237,713
50% SR : 20% LAR : 30% SO	35%	£12,310,513	£14,217,969	£14,289,836	£15,021,615	£15,287,239	£15,488,009
50% SR : 20% LAR : 30% SO	40%	£14,734,308	£16,468,264	£16,540,132	£17,271,912	£17,537,534	£17,738,305
50% SR : 20% LAR : 30% SO	45%	£17,158,102	£18,718,560	£18,790,428	£19,522,207	£19,787,831	£19,988,600
50% SR : 20% LAR : 30% SO	50%	£19,581,897	£20,968,856	£21,040,724	£21,772,503	£22,038,126	£22,238,897

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,795,353	£1,213,213	£1,148,440	£488,909	£249,511	£68,562
50% SR : 20% LAR : 30% SO	5%	£1,659,683	£782,419	£847,191	£1,512,405	£1,755,191	£1,938,700
50% SR : 20% LAR : 30% SO	10%	£475,988	£2,803,414	£2,869,304	£3,540,220	£3,783,750	£3,967,821
50% SR : 20% LAR : 30% SO	15%	£2,632,975	£4,834,031	£4,900,192	£5,573,861	£5,818,391	£6,003,218
50% SR : 20% LAR : 30% SO	20%	£4,799,667	£6,877,815	£6,944,316	£7,625,463	£7,874,239	£8,062,518
50% SR : 20% LAR : 30% SO	25%	£6,964,768	£8,978,271	£9,049,002	£9,779,024	£10,044,648	£10,245,418
50% SR : 20% LAR : 30% SO	30%	£9,144,720	£11,225,673	£11,297,541	£12,029,320	£12,294,944	£12,495,713
50% SR : 20% LAR : 30% SO	35%	£11,568,514	£13,475,969	£13,547,836	£14,279,615	£14,545,239	£14,746,010
50% SR : 20% LAR : 30% SO	40%	£13,992,309	£15,726,265	£15,798,132	£16,529,912	£16,795,535	£16,996,305
50% SR : 20% LAR : 30% SO	45%	£16,416,102	£17,976,560	£18,048,428	£18,780,207	£19,045,831	£19,246,601
50% SR : 20% LAR : 30% SO	50%	£18,839,897	£20,226,857	£20,298,724	£21,030,503	£21,296,127	£21,496,897

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T7 - 300 Flats BTR

CIL ZONE	2
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No Units	300
Site Area	0.27 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,900,470	£3,477,276	£3,412,700	£2,755,173	£2,516,501	£2,336,103
50% SR : 20% LAR : 30% SO	5%	£2,749,379	£1,414,331	£1,349,756	£892,228	£453,556	£273,158
50% SR : 20% LAR : 30% SO	10%	£598,288	£657,960	£723,516	£1,391,023	£1,633,316	£1,816,452
50% SR : 20% LAR : 30% SO	15%	£1,574,776	£2,753,903	£2,819,591	£3,488,456	£3,731,241	£3,914,750
50% SR : 20% LAR : 30% SO	20%	£3,756,307	£4,853,927	£4,919,816	£5,590,732	£5,834,349	£6,019,176
50% SR : 20% LAR : 30% SO	25%	£5,937,838	£6,971,281	£7,038,194	£7,727,876	£7,984,199	£8,182,146
50% SR : 20% LAR : 30% SO	30%	£8,143,160	£9,248,951	£9,320,819	£10,052,599	£10,318,222	£10,518,992
50% SR : 20% LAR : 30% SO	35%	£10,584,214	£11,585,796	£11,657,665	£12,389,444	£12,655,067	£12,855,837
50% SR : 20% LAR : 30% SO	40%	£13,025,268	£13,922,642	£13,994,509	£14,726,289	£14,991,912	£15,192,683
50% SR : 20% LAR : 30% SO	45%	£15,466,322	£16,259,487	£16,331,355	£17,063,134	£17,328,758	£17,529,528
50% SR : 20% LAR : 30% SO	50%	£17,907,375	£18,596,333	£18,668,200	£19,399,980	£19,665,604	£19,866,373

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%	£987,335	£435,859	£500,434	£1,157,962	£1,396,634	£1,577,032
50% SR : 20% LAR : 30% SO	5%	£1,163,756	£2,498,804	£2,583,379	£3,220,907	£3,459,578	£3,639,977
50% SR : 20% LAR : 30% SO	10%	£3,314,847	£4,571,095	£4,636,651	£5,304,157	£5,546,451	£5,729,587
50% SR : 20% LAR : 30% SO	15%	£5,487,911	£6,667,038	£6,732,725	£7,401,591	£7,644,376	£7,827,885
50% SR : 20% LAR : 30% SO	20%	£7,569,442	£8,767,062	£8,832,951	£9,503,867	£9,747,494	£9,932,311
50% SR : 20% LAR : 30% SO	25%	£9,650,973	£10,864,416	£10,951,329	£11,641,011	£11,897,334	£12,085,281
50% SR : 20% LAR : 30% SO	30%	£12,056,295	£13,162,086	£13,233,954	£13,985,734	£14,231,368	£14,432,127
50% SR : 20% LAR : 30% SO	35%	£14,497,349	£15,498,931	£15,570,800	£16,302,579	£16,568,202	£16,768,972
50% SR : 20% LAR : 30% SO	40%	£16,938,403	£17,835,777	£17,907,644	£18,639,424	£18,905,047	£19,105,817
50% SR : 20% LAR : 30% SO	45%	£19,379,457	£20,172,622	£20,244,490	£20,976,269	£21,241,893	£21,442,663
50% SR : 20% LAR : 30% SO	50%	£21,820,510	£22,509,467	£22,581,335	£23,313,115	£23,578,739	£23,779,508

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£6,749,936

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%	£2,537,751	£1,114,557	£1,049,982	£392,454	£153,782	£26,616
50% SR : 20% LAR : 30% SO	5%	£386,660	£948,388	£1,012,963	£1,670,491	£1,909,163	£2,089,561
50% SR : 20% LAR : 30% SO	10%	£1,764,431	£3,020,679	£3,086,235	£3,753,742	£3,996,035	£4,179,171
50% SR : 20% LAR : 30% SO	15%	£3,937,495	£5,116,622	£5,182,310	£5,851,175	£6,093,960	£6,277,469
50% SR : 20% LAR : 30% SO	20%	£6,119,026	£7,216,646	£7,282,335	£7,953,451	£8,197,058	£8,381,895
50% SR : 20% LAR : 30% SO	25%	£8,300,557	£9,334,000	£9,400,913	£10,090,995	£10,346,918	£10,544,865
50% SR : 20% LAR : 30% SO	30%	£10,505,879	£11,611,670	£11,683,538	£12,415,318	£12,680,941	£12,881,711
50% SR : 20% LAR : 30% SO	35%	£12,946,933	£13,948,515	£14,020,384	£14,752,163	£15,017,786	£15,218,556
50% SR : 20% LAR : 30% SO	40%	£15,387,987	£16,285,361	£16,357,228	£17,089,008	£17,354,631	£17,555,402
50% SR : 20% LAR : 30% SO	45%	£17,829,041	£18,622,206	£18,694,074	£19,425,853	£19,691,477	£19,892,247
50% SR : 20% LAR : 30% SO	50%	£20,270,094	£20,959,052	£21,030,919	£21,762,699	£22,028,323	£22,229,092

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%	£3,053,354	£1,630,160	£1,565,585	£908,057	£669,385	£488,987
50% SR : 20% LAR : 30% SO	5%	£902,263	£432,785	£497,360	£1,154,888	£1,393,559	£1,573,958
50% SR : 20% LAR : 30% SO	10%	£1,248,828	£2,505,076	£2,570,632	£3,238,138	£3,480,432	£3,663,568
50% SR : 20% LAR : 30% SO	15%	£3,421,892	£4,601,019	£4,666,707	£5,335,572	£5,578,357	£5,761,886
50% SR : 20% LAR : 30% SO	20%	£5,593,423	£6,701,043	£6,766,932	£7,457,848	£7,691,465	£7,866,292
50% SR : 20% LAR : 30% SO	25%	£7,784,954	£8,818,397	£8,885,910	£9,574,992	£9,831,315	£10,029,262
50% SR : 20% LAR : 30% SO	30%	£9,990,276	£11,096,067	£11,167,935	£11,899,715	£12,165,337	£12,366,108
50% SR : 20% LAR : 30% SO	35%	£12,431,330	£13,432,912	£13,504,781	£14,236,560	£14,502,183	£14,702,953
50% SR : 20% LAR : 30% SO	40%	£14,872,384	£15,769,758	£15,841,625	£16,573,405	£16,839,028	£17,039,798
50% SR : 20% LAR : 30% SO	45%	£17,313,438	£18,106,603	£18,178,471	£18,910,250	£19,175,874	£19,376,644
50% SR : 20% LAR : 30% SO	50%	£19,754,491	£20,443,448	£20,515,316	£21,247,096	£21,512,720	£21,713,489

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%	£3,795,353	£2,372,159	£2,307,584	£1,650,056	£1,411,385	£1,230,986
50% SR : 20% LAR : 30% SO	5%	£1,644,263	£309,215	£244,639	£412,889	£651,560	£831,958
50% SR : 20% LAR : 30% SO	10%	£506,828	£1,763,077	£1,828,632	£2,496,139	£2,738,432	£2,921,568
50% SR : 20% LAR : 30% SO	15%	£2,679,893	£3,869,019	£3,934,708	£4,593,572	£4,836,357	£5,019,886
50% SR : 20% LAR : 30% SO	20%	£4,861,424	£5,959,043	£6,024,933	£6,695,849	£6,939,465	£7,124,292
50% SR : 20% LAR : 30% SO	25%	£7,042,954	£8,076,397	£8,143,910	£8,832,963	£9,089,315	£9,281,262
50% SR : 20% LAR : 30% SO	30%	£9,248,276	£10,354,068	£10,425,935	£11,157,715	£11,423,338	£11,624,108
50% SR : 20% LAR : 30% SO	35%	£11,689,330	£12,690,913	£12,762,781	£13,494,560	£13,760,184	£13,950,953
50% SR : 20% LAR : 30% SO	40%	£14,130,385	£15,027,758	£15,099,626	£15,831,406	£16,097,028	£16,297,799
50% SR : 20% LAR : 30% SO	45%	£16,571,438	£17,364,603	£17,436,471	£18,168,250	£18,433,874	£18,634,645
50% SR : 20% LAR : 30% SO	50%	£19,012,492	£19,701,449	£19,773,316	£20,505,096	£20,770,720	£20,971,489

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T7 - 300 Flats BTR

CIL ZONE	3
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No Units	300
Site Area	0.27 Ha

Sales value Inflation	0%
Build cost inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,900,470	£3,860,770	£3,796,193	£3,138,666	£2,899,994	£2,719,597
50% SR : 20% LAR : 30% SO	5%	£2,722,720	£1,752,385	£1,687,809	£1,030,281	£791,610	£611,212
50% SR : 20% LAR : 30% SO	10%	£544,869	-£361,037	-£426,527	-£1,093,359	-£1,335,408	-£1,518,359
50% SR : 20% LAR : 30% SO	15%	-£1,855,885	-£2,499,403	-£2,564,958	-£3,232,465	-£3,474,759	-£3,657,895
50% SR : 20% LAR : 30% SO	20%	-£3,864,453	-£4,641,921	-£4,707,610	-£5,376,474	-£5,619,261	-£5,803,291
50% SR : 20% LAR : 30% SO	25%	-£6,073,020	-£6,794,517	-£6,861,018	-£7,541,619	-£7,792,518	-£7,985,077
50% SR : 20% LAR : 30% SO	30%	-£8,322,187	-£9,100,788	-£9,172,656	-£9,904,436	-£10,170,059	-£10,370,829
50% SR : 20% LAR : 30% SO	35%	-£10,793,078	-£11,490,212	-£11,562,080	-£12,293,859	-£12,559,483	-£12,760,252
50% SR : 20% LAR : 30% SO	40%	-£13,263,970	-£13,879,636	-£13,951,504	-£14,683,283	-£14,948,906	-£15,149,677
50% SR : 20% LAR : 30% SO	45%	-£15,734,862	-£16,269,060	-£16,340,927	-£17,072,707	-£17,338,331	-£17,539,100
50% SR : 20% LAR : 30% SO	50%	-£18,205,753	-£18,658,483	-£18,730,352	-£19,462,131	-£19,727,754	-£19,928,524

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%	£987,335	£52,365	-£116,942	-£774,468	-£1,013,141	-£1,193,538
50% SR : 20% LAR : 30% SO	5%	-£1,190,415	-£2,160,749	-£2,225,326	-£2,882,854	-£3,121,525	-£3,301,923
50% SR : 20% LAR : 30% SO	10%	-£3,368,166	-£4,274,172	-£4,339,661	-£5,006,494	-£5,248,543	-£5,431,494
50% SR : 20% LAR : 30% SO	15%	-£5,569,020	-£6,412,538	-£6,478,093	-£7,145,600	-£7,387,893	-£7,571,029
50% SR : 20% LAR : 30% SO	20%	-£7,777,588	-£8,555,056	-£8,620,745	-£9,289,609	-£9,532,395	-£9,716,426
50% SR : 20% LAR : 30% SO	25%	-£9,986,155	-£10,707,652	-£10,774,153	-£11,454,754	-£11,705,653	-£11,888,212
50% SR : 20% LAR : 30% SO	30%	-£12,235,322	-£13,013,923	-£13,085,791	-£13,817,571	-£14,083,194	-£14,283,964
50% SR : 20% LAR : 30% SO	35%	-£14,706,213	-£15,403,347	-£15,475,215	-£16,206,994	-£16,472,618	-£16,673,387
50% SR : 20% LAR : 30% SO	40%	-£17,177,105	-£17,792,771	-£17,864,639	-£18,596,418	-£18,862,041	-£19,062,812
50% SR : 20% LAR : 30% SO	45%	-£19,647,997	-£20,182,195	-£20,254,062	-£20,985,842	-£21,251,466	-£21,452,235
50% SR : 20% LAR : 30% SO	50%	-£22,118,888	-£22,571,618	-£22,643,487	-£23,375,266	-£23,640,889	-£23,841,659

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%	£2,537,751	£1,498,051	£1,433,474	£775,947	£537,275	£356,878
50% SR : 20% LAR : 30% SO	5%	£360,001	-£610,334	-£674,910	-£1,332,438	-£1,571,109	-£1,751,507
50% SR : 20% LAR : 30% SO	10%	-£1,817,750	-£2,723,756	-£2,789,246	-£3,456,078	-£3,698,127	-£3,881,076
50% SR : 20% LAR : 30% SO	15%	-£4,018,604	-£4,862,122	-£4,927,677	-£5,595,184	-£5,837,478	-£6,020,614
50% SR : 20% LAR : 30% SO	20%	-£6,227,172	-£7,004,640	-£7,070,329	-£7,739,193	-£7,981,980	-£8,166,010
50% SR : 20% LAR : 30% SO	25%	-£8,435,739	-£9,157,236	-£9,223,737	-£9,934,338	-£10,185,237	-£10,347,786
50% SR : 20% LAR : 30% SO	30%	-£10,644,306	-£11,463,507	-£11,535,375	-£12,267,155	-£12,532,778	-£12,733,549
50% SR : 20% LAR : 30% SO	35%	-£13,155,797	-£13,852,931	-£13,924,799	-£14,656,578	-£14,922,202	-£15,122,971
50% SR : 20% LAR : 30% SO	40%	-£15,626,589	-£16,242,355	-£16,314,223	-£17,046,002	-£17,311,625	-£17,512,396
50% SR : 20% LAR : 30% SO	45%	-£18,097,581	-£18,631,779	-£18,703,646	-£19,435,426	-£19,701,050	-£19,901,819
50% SR : 20% LAR : 30% SO	50%	-£20,568,472	-£21,021,202	-£21,093,071	-£21,824,850	-£22,090,473	-£22,291,243

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%	£3,053,354	£2,013,654	£1,949,077	£1,291,551	£1,052,878	£872,481
50% SR : 20% LAR : 30% SO	5%	£875,604	-£94,730	-£159,307	-£816,835	-£1,055,506	-£1,235,904
50% SR : 20% LAR : 30% SO	10%	-£1,302,147	-£2,208,153	-£2,273,842	-£2,940,475	-£3,182,524	-£3,365,475
50% SR : 20% LAR : 30% SO	15%	-£3,503,001	-£4,346,519	-£4,412,074	-£5,079,581	-£5,321,874	-£5,505,011
50% SR : 20% LAR : 30% SO	20%	-£5,711,559	-£6,489,037	-£6,554,725	-£7,223,590	-£7,466,376	-£7,650,407
50% SR : 20% LAR : 30% SO	25%	-£7,920,136	-£8,641,633	-£8,708,134	-£9,388,735	-£9,630,654	-£9,833,193
50% SR : 20% LAR : 30% SO	30%	-£10,169,303	-£10,947,904	-£11,019,772	-£11,751,552	-£12,017,175	-£12,217,945
50% SR : 20% LAR : 30% SO	35%	-£12,640,194	-£13,337,328	-£13,409,196	-£14,140,975	-£14,406,599	-£14,607,368
50% SR : 20% LAR : 30% SO	40%	-£15,111,086	-£15,728,752	-£15,798,620	-£16,530,999	-£16,796,022	-£16,996,793
50% SR : 20% LAR : 30% SO	45%	-£17,581,978	-£18,116,176	-£18,186,043	-£18,919,823	-£19,185,447	-£19,386,216
50% SR : 20% LAR : 30% SO	50%	-£20,052,869	-£20,505,599	-£20,577,468	-£21,309,247	-£21,574,870	-£21,775,640

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%	£3,795,353	£2,755,653	£2,691,077	£2,033,550	£1,794,878	£1,614,480
50% SR : 20% LAR : 30% SO	5%	£1,617,604	£647,269	£582,693	-£74,835	-£313,506	-£493,905
50% SR : 20% LAR : 30% SO	10%	-£660,147	-£1,466,153	-£1,531,643	-£2,198,475	-£2,440,524	-£2,623,475
50% SR : 20% LAR : 30% SO	15%	-£2,761,002	-£3,604,519	-£3,670,075	-£4,337,581	-£4,579,875	-£4,763,011
50% SR : 20% LAR : 30% SO	20%	-£4,969,569	-£5,747,037	-£5,812,725	-£6,491,590	-£6,724,377	-£6,908,407
50% SR : 20% LAR : 30% SO	25%	-£7,176,136	-£7,889,633	-£7,966,134	-£8,645,736	-£8,897,634	-£9,093,193
50% SR : 20% LAR : 30% SO	30%	-£9,427,303	-£10,205,905	-£10,277,772	-£11,009,552	-£11,275,176	-£11,475,945
50% SR : 20% LAR : 30% SO	35%	-£11,898,194	-£12,595,328	-£12,667,197	-£13,398,975	-£13,664,599	-£13,865,369
50% SR : 20% LAR : 30% SO	40%	-£14,369,087	-£14,984,753	-£15,056,620	-£15,788,999	-£16,054,023	-£16,254,793
50% SR : 20% LAR : 30% SO	45%	-£16,839,978	-£17,374,176	-£17,446,044	-£18,177,823	-£18,443,447	-£18,644,217
50% SR : 20% LAR : 30% SO	50%	-£19,310,869	-£19,763,600	-£19,835,468	-£20,567,247	-£20,832,871	-£21,033,640

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T8 - 400 Flats BTR

CIL ZONE 1

No Units 400
Site Area 0.43 Ha

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£6,397,985	£3,162,470	£3,078,672	£2,258,238	£1,948,522	£1,714,425
50% SR : 20% LAR : 30% SO	5%	£3,725,293	£665,442	£581,645	£244,263	£359,205	£797,251
50% SR : 20% LAR : 30% SO	10%	£1,052,601	£1,883,843	£1,949,055	£2,783,332	£3,098,274	£3,336,434
50% SR : 20% LAR : 30% SO	15%	£1,643,016	£4,407,422	£4,492,940	£5,330,228	£5,647,726	£5,887,706
50% SR : 20% LAR : 30% SO	20%	£4,353,530	£6,967,594	£7,053,963	£7,902,539	£8,224,092	£8,468,664
50% SR : 20% LAR : 30% SO	25%	£7,064,042	£9,598,889	£9,689,888	£10,605,389	£10,954,200	£11,217,847
50% SR : 20% LAR : 30% SO	30%	£9,774,555	£12,451,655	£12,546,030	£13,470,027	£13,818,838	£14,082,485
50% SR : 20% LAR : 30% SO	35%	£12,853,022	£15,316,294	£15,410,669	£16,334,665	£16,683,476	£16,947,123
50% SR : 20% LAR : 30% SO	40%	£15,939,489	£18,180,932	£18,275,307	£19,199,303	£19,548,115	£19,811,761
50% SR : 20% LAR : 30% SO	45%	£19,025,956	£21,045,570	£21,139,946	£22,063,942	£22,412,753	£22,676,399
50% SR : 20% LAR : 30% SO	50%	£22,112,424	£23,910,208	£24,004,584	£24,928,580	£25,277,391	£25,541,037

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%	£165,020	£3,070,495	£3,154,292	£3,974,726	£4,284,442	£4,518,539
50% SR : 20% LAR : 30% SO	5%	£2,507,671	£5,567,522	£5,651,320	£6,477,228	£6,792,170	£7,030,216
50% SR : 20% LAR : 30% SO	10%	£5,180,383	£8,096,808	£8,182,020	£9,016,297	£9,331,239	£9,569,399
50% SR : 20% LAR : 30% SO	15%	£7,875,981	£10,640,387	£10,725,905	£11,563,192	£11,880,691	£12,120,671
50% SR : 20% LAR : 30% SO	20%	£10,595,495	£13,200,559	£13,286,927	£14,135,504	£14,457,057	£14,701,628
50% SR : 20% LAR : 30% SO	25%	£13,297,007	£15,831,854	£15,922,853	£16,838,353	£17,167,165	£17,450,812
50% SR : 20% LAR : 30% SO	30%	£16,007,520	£18,684,620	£18,778,995	£19,702,992	£20,051,803	£20,315,450
50% SR : 20% LAR : 30% SO	35%	£19,085,987	£21,549,258	£21,643,633	£22,567,630	£22,916,441	£23,180,988
50% SR : 20% LAR : 30% SO	40%	£22,172,454	£24,413,896	£24,508,271	£25,432,268	£25,781,079	£26,044,726
50% SR : 20% LAR : 30% SO	45%	£25,258,921	£27,278,534	£27,372,910	£28,296,907	£28,645,717	£28,909,364
50% SR : 20% LAR : 30% SO	50%	£28,345,388	£30,143,172	£30,237,548	£31,161,545	£31,510,355	£31,774,002

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%	£2,634,571	£600,343	£684,741	£1,505,175	£1,814,891	£2,048,988
50% SR : 20% LAR : 30% SO	5%	£38,120	£3,097,971	£3,181,768	£4,007,676	£4,322,618	£4,560,664
50% SR : 20% LAR : 30% SO	10%	£2,710,812	£5,627,257	£5,712,468	£6,546,745	£6,861,687	£7,099,847
50% SR : 20% LAR : 30% SO	15%	£5,406,430	£8,170,835	£8,256,354	£9,093,641	£9,411,140	£9,651,119
50% SR : 20% LAR : 30% SO	20%	£8,116,943	£10,731,007	£10,817,376	£11,665,952	£11,987,505	£12,232,077
50% SR : 20% LAR : 30% SO	25%	£10,827,456	£13,362,303	£13,453,302	£14,388,802	£14,717,614	£14,961,260
50% SR : 20% LAR : 30% SO	30%	£13,537,968	£16,015,069	£16,309,444	£17,233,446	£17,562,252	£17,845,988
50% SR : 20% LAR : 30% SO	35%	£16,616,435	£19,075,707	£19,174,082	£20,098,078	£20,446,890	£20,710,536
50% SR : 20% LAR : 30% SO	40%	£19,702,903	£21,944,345	£22,038,720	£22,962,716	£23,311,528	£23,575,175
50% SR : 20% LAR : 30% SO	45%	£22,789,370	£24,808,983	£24,903,359	£25,827,355	£26,176,166	£26,439,813
50% SR : 20% LAR : 30% SO	50%	£25,875,837	£27,673,621	£27,767,997	£28,691,993	£29,040,804	£29,304,451

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%	£3,455,840	£220,325	£136,528	£683,906	£993,622	£1,227,719
50% SR : 20% LAR : 30% SO	5%	£783,149	£2,276,702	£2,360,500	£3,186,407	£3,501,350	£3,739,396
50% SR : 20% LAR : 30% SO	10%	£1,889,543	£4,805,988	£4,891,199	£5,725,476	£6,040,419	£6,278,579
50% SR : 20% LAR : 30% SO	15%	£4,585,161	£7,349,667	£7,435,085	£8,272,372	£8,589,871	£8,829,850
50% SR : 20% LAR : 30% SO	20%	£7,295,674	£9,909,738	£9,996,107	£10,844,684	£11,166,236	£11,410,808
50% SR : 20% LAR : 30% SO	25%	£10,006,187	£12,541,034	£12,632,033	£13,547,533	£13,869,345	£14,150,991
50% SR : 20% LAR : 30% SO	30%	£12,716,700	£15,393,800	£15,488,175	£16,412,171	£16,760,983	£17,024,630
50% SR : 20% LAR : 30% SO	35%	£15,795,167	£18,258,438	£18,352,813	£19,276,809	£19,625,621	£19,889,268
50% SR : 20% LAR : 30% SO	40%	£18,881,634	£21,123,076	£21,217,451	£22,141,448	£22,490,259	£22,753,906
50% SR : 20% LAR : 30% SO	45%	£21,968,101	£23,987,714	£24,082,090	£25,006,087	£25,354,897	£25,618,544
50% SR : 20% LAR : 30% SO	50%	£25,054,568	£26,852,352	£26,946,728	£27,870,725	£28,219,535	£28,483,182

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%	£4,637,720	£1,402,206	£1,318,408	£497,974	£188,258	£45,839
50% SR : 20% LAR : 30% SO	5%	£1,965,029	£1,094,822	£1,178,619	£2,004,527	£2,319,469	£2,557,515
50% SR : 20% LAR : 30% SO	10%	£707,663	£3,624,107	£3,709,319	£4,543,596	£4,858,538	£5,096,698
50% SR : 20% LAR : 30% SO	15%	£3,403,280	£6,167,686	£6,253,204	£7,090,492	£7,407,990	£7,647,970
50% SR : 20% LAR : 30% SO	20%	£6,113,794	£8,727,658	£8,814,227	£9,662,903	£9,984,356	£10,226,928
50% SR : 20% LAR : 30% SO	25%	£8,824,307	£11,389,153	£11,480,152	£12,365,852	£12,714,464	£12,971,111
50% SR : 20% LAR : 30% SO	30%	£11,534,819	£14,121,920	£14,306,295	£15,230,291	£15,579,102	£15,842,749
50% SR : 20% LAR : 30% SO	35%	£14,613,286	£17,076,558	£17,170,933	£18,094,929	£18,443,741	£18,707,387
50% SR : 20% LAR : 30% SO	40%	£17,699,753	£19,941,196	£20,035,571	£20,959,567	£21,308,379	£21,572,025
50% SR : 20% LAR : 30% SO	45%	£20,786,221	£22,805,834	£22,900,210	£23,824,206	£24,173,017	£24,436,663
50% SR : 20% LAR : 30% SO	50%	£23,872,688	£25,670,472	£25,764,848	£26,688,844	£27,037,655	£27,301,301

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T8 - 400 Flats BTR

CIL ZONE	2
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No Units	400
Site Area	0.43 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£6,397,985	£4,611,348	£4,527,772	£3,709,520	£3,400,628	£3,167,153
50% SR : 20% LAR : 30% SO	5%	£3,706,103	£2,029,380	£1,945,304	£1,127,440	£818,275	£584,594
50% SR : 20% LAR : 30% SO	10%	£1,014,221	£562,111	£646,943	£1,478,286	£1,792,385	£2,029,794
50% SR : 20% LAR : 30% SO	15%	£-1,701,402	£-3,187,000	£-3,271,984	£-4,104,028	£-4,418,126	£-4,655,536
50% SR : 20% LAR : 30% SO	20%	£-4,431,377	£-8,815,926	£-8,901,138	£-6,736,187	£-7,052,260	£-7,291,163
50% SR : 20% LAR : 30% SO	25%	£-7,161,352	£-8,466,096	£-8,552,967	£-9,409,739	£-9,739,886	£-9,993,751
50% SR : 20% LAR : 30% SO	30%	£-9,897,421	£-11,334,430	£-11,428,806	£-12,352,803	£-12,701,613	£-12,965,260
50% SR : 20% LAR : 30% SO	35%	£-13,005,700	£-14,309,569	£-14,403,944	£-15,327,940	£-15,676,752	£-15,940,398
50% SR : 20% LAR : 30% SO	40%	£-16,113,979	£-17,284,707	£-17,379,082	£-18,303,079	£-18,651,890	£-18,915,536
50% SR : 20% LAR : 30% SO	45%	£-19,222,258	£-20,259,846	£-20,354,221	£-21,278,217	£-21,627,028	£-21,890,674
50% SR : 20% LAR : 30% SO	50%	£-22,330,536	£-23,234,984	£-23,329,359	£-24,253,356	£-24,602,166	£-24,865,813

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%	£165,020	£-1,621,617	£-1,705,192	£-2,523,445	£-2,832,336	£-3,065,812
50% SR : 20% LAR : 30% SO	5%	£-2,526,862	£-4,203,585	£-4,287,160	£-5,105,525	£-5,414,690	£-5,648,371
50% SR : 20% LAR : 30% SO	10%	£-5,216,744	£-6,795,076	£-6,879,908	£-7,711,251	£-8,025,390	£-8,262,759
50% SR : 20% LAR : 30% SO	15%	£-7,934,366	£-9,419,965	£-9,504,949	£-10,336,993	£-10,651,090	£-10,888,501
50% SR : 20% LAR : 30% SO	20%	£-10,664,342	£-12,046,891	£-12,134,103	£-12,969,152	£-13,285,224	£-13,524,127
50% SR : 20% LAR : 30% SO	25%	£-13,394,316	£-14,699,061	£-14,785,932	£-15,642,704	£-15,972,851	£-16,220,716
50% SR : 20% LAR : 30% SO	30%	£-16,130,386	£-17,367,395	£-17,461,771	£-18,585,767	£-18,934,578	£-19,198,224
50% SR : 20% LAR : 30% SO	35%	£-18,876,665	£-20,052,533	£-20,156,908	£-21,580,905	£-21,939,716	£-22,173,363
50% SR : 20% LAR : 30% SO	40%	£-21,622,944	£-22,757,672	£-22,862,047	£-24,536,043	£-24,894,855	£-25,148,501
50% SR : 20% LAR : 30% SO	45%	£-24,379,223	£-25,462,810	£-25,567,185	£-27,511,182	£-27,869,992	£-28,123,639
50% SR : 20% LAR : 30% SO	50%	£-27,135,502	£-28,167,948	£-28,272,323	£-30,486,320	£-30,845,131	£-31,098,778

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£6,749,936

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%	£2,634,571	£847,935	£764,359	£-53,893	£-362,785	£-596,260
50% SR : 20% LAR : 30% SO	5%	£-57,310	£-1,734,034	£-1,817,609	£-2,635,973	£-2,945,138	£-3,178,820
50% SR : 20% LAR : 30% SO	10%	£-2,749,193	£-4,325,525	£-4,410,357	£-5,241,700	£-5,555,798	£-5,793,208
50% SR : 20% LAR : 30% SO	15%	£-5,484,815	£-6,950,414	£-7,035,397	£-7,867,441	£-8,181,539	£-8,418,949
50% SR : 20% LAR : 30% SO	20%	£-8,194,790	£-9,579,340	£-9,664,351	£-10,499,600	£-10,815,673	£-11,054,576
50% SR : 20% LAR : 30% SO	25%	£-10,924,765	£-12,229,510	£-12,316,381	£-13,179,152	£-13,503,299	£-13,757,164
50% SR : 20% LAR : 30% SO	30%	£-13,660,835	£-14,897,644	£-14,982,219	£-16,116,216	£-16,465,026	£-16,728,673
50% SR : 20% LAR : 30% SO	35%	£-16,396,905	£-17,573,778	£-17,657,353	£-19,091,353	£-19,440,165	£-19,703,812
50% SR : 20% LAR : 30% SO	40%	£-19,132,975	£-20,257,912	£-20,341,487	£-22,066,492	£-22,415,304	£-22,678,949
50% SR : 20% LAR : 30% SO	45%	£-21,869,045	£-22,942,046	£-23,025,621	£-25,041,630	£-25,390,441	£-25,654,088
50% SR : 20% LAR : 30% SO	50%	£-24,605,115	£-25,626,180	£-25,709,755	£-28,016,769	£-28,365,580	£-28,629,226

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%	£3,455,840	£1,669,203	£1,585,628	£767,375	£458,484	£225,009
50% SR : 20% LAR : 30% SO	5%	£763,959	£-912,765	£-996,340	£-1,814,705	£-2,123,869	£-2,357,551
50% SR : 20% LAR : 30% SO	10%	£-1,927,924	£-3,504,256	£-3,589,088	£-4,420,431	£-4,734,530	£-4,971,939
50% SR : 20% LAR : 30% SO	15%	£-4,643,546	£-6,129,145	£-6,214,129	£-7,046,173	£-7,360,270	£-7,597,681
50% SR : 20% LAR : 30% SO	20%	£-7,373,522	£-8,758,071	£-8,843,262	£-9,678,331	£-9,994,404	£-10,233,307
50% SR : 20% LAR : 30% SO	25%	£-10,103,496	£-11,387,941	£-11,473,132	£-12,351,884	£-12,668,031	£-12,905,895
50% SR : 20% LAR : 30% SO	30%	£-12,833,566	£-14,017,811	£-14,103,002	£-15,294,947	£-15,643,758	£-15,907,404
50% SR : 20% LAR : 30% SO	35%	£-15,563,636	£-16,647,681	£-16,732,872	£-18,270,085	£-18,618,896	£-18,882,543
50% SR : 20% LAR : 30% SO	40%	£-18,293,706	£-19,277,551	£-19,362,742	£-21,245,223	£-21,594,035	£-21,857,680
50% SR : 20% LAR : 30% SO	45%	£-21,023,776	£-21,907,421	£-22,002,612	£-24,220,362	£-24,569,172	£-24,832,819
50% SR : 20% LAR : 30% SO	50%	£-23,753,846	£-24,537,291	£-24,632,482	£-27,195,500	£-27,544,311	£-27,807,957

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%	£4,637,720	£2,851,084	£2,767,508	£1,949,256	£1,640,364	£1,406,889
50% SR : 20% LAR : 30% SO	5%	£1,945,839	£269,116	£185,540	£-632,824	£-941,089	£-1,175,671
50% SR : 20% LAR : 30% SO	10%	£-746,044	£-2,322,375	£-2,407,207	£-3,238,551	£-3,552,649	£-3,790,058
50% SR : 20% LAR : 30% SO	15%	£-3,481,666	£-4,947,264	£-5,032,248	£-5,864,292	£-6,178,390	£-6,415,800
50% SR : 20% LAR : 30% SO	20%	£-6,191,641	£-7,576,199	£-7,661,402	£-8,496,451	£-8,812,524	£-9,051,427
50% SR : 20% LAR : 30% SO	25%	£-8,901,616	£-10,205,134	£-10,290,337	£-11,126,610	£-11,442,683	£-11,681,586
50% SR : 20% LAR : 30% SO	30%	£-11,611,591	£-12,834,069	£-12,919,272	£-13,756,769	£-14,072,842	£-14,311,745
50% SR : 20% LAR : 30% SO	35%	£-14,321,566	£-15,463,004	£-15,548,207	£-16,682,928	£-17,009,001	£-17,247,904
50% SR : 20% LAR : 30% SO	40%	£-17,031,541	£-18,091,939	£-18,177,142	£-19,609,087	£-19,935,160	£-20,174,063
50% SR : 20% LAR : 30% SO	45%	£-19,741,516	£-20,720,874	£-20,806,077	£-22,535,246	£-22,861,319	£-23,090,266
50% SR : 20% LAR : 30% SO	50%	£-22,451,491	£-23,349,809	£-23,434,012	£-25,460,405	£-25,786,478	£-26,015,369

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T8 - 400 Flats BTR

CIL ZONE	3
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No Units	400
Site Area	0.43 Ha

Sales value inflation		0%
Build cost inflation		0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£6,397,965	£5,088,582	£5,005,007	£4,186,755	£3,877,862	£3,644,387
50% SR : 20% LAR : 30% SO	5%	£3,872,927	£2,450,067	£2,366,492	£1,543,239	£1,239,347	£1,005,872
50% SR : 20% LAR : 30% SO	10%	£947,869	£191,116	£275,673	£1,105,704	£1,418,968	£1,655,746
50% SR : 20% LAR : 30% SO	15%	£1,802,338	£2,868,232	£2,953,063	£3,783,629	£4,097,668	£4,335,078
50% SR : 20% LAR : 30% SO	20%	£4,565,957	£5,550,243	£6,535,226	£6,467,699	£6,782,640	£7,020,687
50% SR : 20% LAR : 30% SO	25%	£7,329,577	£8,244,734	£8,330,637	£9,176,438	£9,499,909	£9,747,415
50% SR : 20% LAR : 30% SO	30%	£10,123,663	£11,141,942	£11,236,317	£12,160,313	£12,509,124	£12,772,770
50% SR : 20% LAR : 30% SO	35%	£13,269,648	£14,183,900	£14,278,275	£15,202,271	£15,551,083	£15,814,729
50% SR : 20% LAR : 30% SO	40%	£16,415,633	£17,225,858	£17,320,233	£18,244,230	£18,593,040	£18,856,667
50% SR : 20% LAR : 30% SO	45%	£19,561,618	£20,267,816	£20,362,192	£21,286,187	£21,634,999	£21,898,646
50% SR : 20% LAR : 30% SO	50%	£22,707,604	£23,309,775	£23,404,150	£24,328,146	£24,676,957	£24,940,603

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%	£165,020	£1,144,383	£1,227,958	£2,046,210	£2,355,103	£2,588,578
50% SR : 20% LAR : 30% SO	5%	£2,560,038	£3,782,898	£3,866,473	£4,684,726	£4,993,618	£5,227,093
50% SR : 20% LAR : 30% SO	10%	£5,285,096	£6,424,080	£6,508,638	£7,338,669	£7,651,933	£7,888,711
50% SR : 20% LAR : 30% SO	15%	£8,035,302	£9,101,196	£9,186,028	£10,016,594	£10,330,633	£10,568,043
50% SR : 20% LAR : 30% SO	20%	£10,798,922	£11,785,207	£11,869,190	£12,700,664	£13,015,605	£13,253,652
50% SR : 20% LAR : 30% SO	25%	£13,562,542	£14,477,699	£14,563,602	£15,409,403	£15,732,674	£15,980,389
50% SR : 20% LAR : 30% SO	30%	£16,356,628	£17,374,907	£17,469,282	£18,293,278	£18,742,089	£19,005,735
50% SR : 20% LAR : 30% SO	35%	£19,502,612	£20,416,884	£20,511,239	£21,435,236	£21,784,047	£22,047,594
50% SR : 20% LAR : 30% SO	40%	£22,648,598	£23,458,823	£23,553,198	£24,477,194	£24,826,005	£25,088,652
50% SR : 20% LAR : 30% SO	45%	£25,794,583	£26,500,781	£26,595,157	£27,519,152	£27,867,964	£28,131,610
50% SR : 20% LAR : 30% SO	50%	£28,940,568	£29,542,740	£29,637,115	£30,561,111	£30,909,922	£31,173,568

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%	£2,634,571	£1,325,168	£1,241,594	£423,341	£114,449	£119,026
50% SR : 20% LAR : 30% SO	5%	£90,487	£1,313,347	£1,396,921	£2,215,175	£2,524,066	£2,757,541
50% SR : 20% LAR : 30% SO	10%	£2,815,544	£3,954,529	£4,039,286	£4,889,118	£5,182,381	£5,419,159
50% SR : 20% LAR : 30% SO	15%	£5,565,751	£6,631,645	£6,716,477	£7,547,043	£7,861,081	£8,098,492
50% SR : 20% LAR : 30% SO	20%	£8,325,970	£9,313,656	£9,398,659	£10,231,113	£10,546,054	£10,784,101
50% SR : 20% LAR : 30% SO	25%	£11,082,981	£12,008,147	£12,094,050	£12,939,851	£13,263,323	£13,510,829
50% SR : 20% LAR : 30% SO	30%	£13,887,076	£14,905,355	£14,989,730	£15,923,727	£16,272,637	£16,536,184
50% SR : 20% LAR : 30% SO	35%	£17,033,061	£17,947,313	£18,041,888	£18,965,684	£19,314,495	£19,578,143
50% SR : 20% LAR : 30% SO	40%	£20,179,047	£20,989,272	£21,083,647	£22,007,643	£22,356,454	£22,620,100
50% SR : 20% LAR : 30% SO	45%	£23,325,031	£24,031,229	£24,125,605	£25,049,601	£25,398,412	£25,662,059
50% SR : 20% LAR : 30% SO	50%	£26,471,017	£27,073,188	£27,167,563	£28,091,560	£28,440,370	£28,704,017

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%	£3,455,840	£2,146,437	£2,062,863	£1,244,610	£935,718	£702,242
50% SR : 20% LAR : 30% SO	5%	£730,782	£492,078	£575,652	£1,393,906	£1,702,797	£1,936,272
50% SR : 20% LAR : 30% SO	10%	£1,994,276	£3,133,260	£3,218,018	£4,047,849	£4,361,113	£4,597,891
50% SR : 20% LAR : 30% SO	15%	£4,744,482	£5,810,376	£5,895,208	£6,725,774	£7,039,613	£7,277,223
50% SR : 20% LAR : 30% SO	20%	£7,508,102	£8,492,387	£8,577,370	£9,409,844	£9,724,785	£9,962,832
50% SR : 20% LAR : 30% SO	25%	£10,271,722	£11,186,878	£11,272,781	£12,118,882	£12,442,054	£12,680,569
50% SR : 20% LAR : 30% SO	30%	£13,055,907	£14,084,086	£14,178,461	£15,102,458	£15,451,268	£15,714,915
50% SR : 20% LAR : 30% SO	35%	£16,211,792	£17,126,044	£17,220,419	£18,144,416	£18,493,227	£18,756,831
50% SR : 20% LAR : 30% SO	40%	£19,357,778	£20,168,003	£20,262,378	£21,186,374	£21,535,185	£21,798,831
50% SR : 20% LAR : 30% SO	45%	£22,503,762	£23,209,961	£23,304,337	£24,228,332	£24,577,144	£24,840,790
50% SR : 20% LAR : 30% SO	50%	£25,649,748	£26,251,919	£26,346,294	£27,270,291	£27,619,101	£27,882,748

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%	£4,637,720	£3,328,318	£3,244,743	£2,426,491	£2,117,598	£1,884,123
50% SR : 20% LAR : 30% SO	5%	£1,912,663	£689,803	£606,228	£212,025	£50,917	£754,392
50% SR : 20% LAR : 30% SO	10%	£812,995	£1,951,380	£2,036,137	£2,885,968	£3,179,232	£3,416,010
50% SR : 20% LAR : 30% SO	15%	£3,562,602	£4,628,496	£4,713,328	£5,543,893	£5,857,932	£6,095,342
50% SR : 20% LAR : 30% SO	20%	£6,326,221	£7,310,507	£7,395,490	£8,227,963	£8,542,905	£8,780,951
50% SR : 20% LAR : 30% SO	25%	£9,089,842	£10,004,998	£10,090,901	£10,936,702	£11,260,174	£11,507,679
50% SR : 20% LAR : 30% SO	30%	£11,883,927	£12,902,206	£12,996,581	£13,920,577	£14,269,388	£14,533,903
50% SR : 20% LAR : 30% SO	35%	£15,029,912	£15,944,164	£16,038,539	£16,962,535	£17,311,347	£17,574,981
50% SR : 20% LAR : 30% SO	40%	£18,175,897	£18,986,122	£19,080,497	£20,004,454	£20,353,304	£20,616,951
50% SR : 20% LAR : 30% SO	45%	£21,321,882	£22,028,080	£22,122,456	£23,046,452	£23,395,263	£23,658,910
50% SR : 20% LAR : 30% SO	50%	£24,467,868	£25,070,039	£25,164,414	£26,088,410	£26,437,221	£26,700,868

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T9 - 600 Flats BTR

CIL ZONE 1

No Units 600
Site Area 1.66 Ha

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£14,210,559	£9,877,609	£9,759,243	£8,691,216	£8,253,735	£7,923,067
50% SR : 20% LAR : 30% SO	5%	£10,435,577	£6,337,278	£6,218,912	£5,150,884	£4,712,521	£4,381,143
50% SR : 20% LAR : 30% SO	10%	£6,660,594	£2,792,461	£2,673,841	£1,603,520	£1,165,099	£833,721
50% SR : 20% LAR : 30% SO	15%	£2,885,612	£-765,645	£-885,943	£-1,973,543	£-2,419,448	£-2,756,482
50% SR : 20% LAR : 30% SO	20%	£-901,957	£-4,372,472	£-4,493,117	£-5,585,424	£-6,032,940	£-6,371,193
50% SR : 20% LAR : 30% SO	25%	£-4,730,359	£-8,000,772	£-8,122,999	£-9,226,368	£-9,680,754	£-10,024,198
50% SR : 20% LAR : 30% SO	30%	£-8,558,761	£-11,718,579	£-11,846,532	£-13,029,632	£-13,535,226	£-13,918,906
50% SR : 20% LAR : 30% SO	35%	£-12,387,163	£-15,853,811	£-15,991,153	£-17,230,404	£-17,738,021	£-18,121,700
50% SR : 20% LAR : 30% SO	40%	£-16,850,386	£-20,056,606	£-20,193,948	£-21,433,197	£-21,940,815	£-22,324,494
50% SR : 20% LAR : 30% SO	45%	£-21,362,651	£-24,259,400	£-24,396,741	£-25,635,992	£-26,143,609	£-26,527,289
50% SR : 20% LAR : 30% SO	50%	£-25,874,916	£-28,462,193	£-28,599,536	£-29,838,786	£-30,346,403	£-30,730,082

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%	£-8,432,633	£-12,765,583	£-12,883,949	£-13,951,976	£-14,389,457	£-14,720,125
50% SR : 20% LAR : 30% SO	5%	£-12,207,616	£-16,305,914	£-16,424,281	£-17,492,308	£-17,930,671	£-18,262,049
50% SR : 20% LAR : 30% SO	10%	£-15,982,598	£-19,850,731	£-19,969,351	£-21,039,673	£-21,478,093	£-21,809,471
50% SR : 20% LAR : 30% SO	15%	£-19,757,581	£-23,408,837	£-23,529,135	£-24,616,735	£-25,062,640	£-25,399,674
50% SR : 20% LAR : 30% SO	20%	£-23,545,149	£-27,015,664	£-27,136,310	£-28,228,616	£-28,676,132	£-29,014,385
50% SR : 20% LAR : 30% SO	25%	£-27,373,351	£-30,643,964	£-30,766,191	£-31,969,590	£-32,323,946	£-32,667,381
50% SR : 20% LAR : 30% SO	30%	£-31,201,953	£-34,361,771	£-34,489,724	£-35,872,624	£-36,178,419	£-36,562,098
50% SR : 20% LAR : 30% SO	35%	£-35,030,396	£-38,107,003	£-38,234,345	£-39,873,596	£-40,381,213	£-40,764,392
50% SR : 20% LAR : 30% SO	40%	£-38,858,839	£-41,869,798	£-42,001,140	£-43,076,390	£-43,584,007	£-43,967,686
50% SR : 20% LAR : 30% SO	45%	£-42,687,282	£-45,642,592	£-45,768,934	£-47,079,184	£-47,586,801	£-47,969,481
50% SR : 20% LAR : 30% SO	50%	£-46,515,725	£-49,425,386	£-49,547,728	£-51,681,978	£-52,189,595	£-52,572,275

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%	£538,784	£-3,794,166	£-3,912,532	£-4,980,559	£-5,418,040	£-5,748,708
50% SR : 20% LAR : 30% SO	5%	£-3,236,198	£-7,334,497	£-7,452,863	£-8,520,891	£-8,959,254	£-9,290,632
50% SR : 20% LAR : 30% SO	10%	£-7,011,181	£-10,879,314	£-10,997,934	£-12,068,255	£-12,506,676	£-12,838,054
50% SR : 20% LAR : 30% SO	15%	£-10,786,163	£-14,437,420	£-14,557,718	£-15,645,318	£-16,091,223	£-16,428,257
50% SR : 20% LAR : 30% SO	20%	£-14,573,732	£-18,044,247	£-18,164,892	£-19,257,199	£-19,704,715	£-20,042,968
50% SR : 20% LAR : 30% SO	25%	£-18,402,194	£-21,672,547	£-21,794,774	£-22,898,143	£-23,352,529	£-23,696,973
50% SR : 20% LAR : 30% SO	30%	£-22,230,536	£-25,300,354	£-25,418,307	£-26,701,407	£-27,207,001	£-27,550,681
50% SR : 20% LAR : 30% SO	35%	£-26,058,938	£-28,928,586	£-29,062,928	£-30,502,179	£-31,008,795	£-31,353,475
50% SR : 20% LAR : 30% SO	40%	£-29,887,340	£-32,556,818	£-32,691,260	£-33,503,951	£-34,010,599	£-34,355,269
50% SR : 20% LAR : 30% SO	45%	£-33,715,742	£-36,185,050	£-36,319,492	£-37,305,723	£-37,812,399	£-38,157,059
50% SR : 20% LAR : 30% SO	50%	£-37,544,144	£-39,813,282	£-39,947,724	£-40,707,495	£-41,214,175	£-41,558,849

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%	£3,522,300	£-8,100,850	£-8,229,016	£-9,297,043	£-9,734,525	£-10,065,192
50% SR : 20% LAR : 30% SO	5%	£-252,683	£-4,350,982	£-4,469,348	£-5,537,376	£-5,975,738	£-6,307,116
50% SR : 20% LAR : 30% SO	10%	£-4,027,665	£-7,895,798	£-8,014,418	£-9,084,740	£-9,523,161	£-9,854,538
50% SR : 20% LAR : 30% SO	15%	£-7,802,648	£-11,453,904	£-11,574,203	£-12,643,802	£-13,107,707	£-13,444,741
50% SR : 20% LAR : 30% SO	20%	£-11,590,216	£-15,060,731	£-15,181,377	£-16,253,694	£-16,721,199	£-17,059,452
50% SR : 20% LAR : 30% SO	25%	£-15,418,619	£-18,668,032	£-18,811,259	£-19,914,627	£-20,389,013	£-20,712,458
50% SR : 20% LAR : 30% SO	30%	£-19,247,020	£-22,266,838	£-22,414,791	£-23,477,892	£-23,958,486	£-24,281,165
50% SR : 20% LAR : 30% SO	35%	£-23,075,423	£-25,874,000	£-26,022,412	£-27,091,663	£-27,578,280	£-27,909,960
50% SR : 20% LAR : 30% SO	40%	£-26,903,826	£-29,481,166	£-29,630,207	£-30,701,451	£-31,194,007	£-31,525,753
50% SR : 20% LAR : 30% SO	45%	£-30,732,229	£-33,088,332	£-33,237,373	£-34,311,241	£-34,801,663	£-35,132,548
50% SR : 20% LAR : 30% SO	50%	£-34,560,632	£-36,695,498	£-36,844,539	£-37,921,035	£-38,411,457	£-38,742,342

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%	£7,815,850	£3,482,900	£3,364,534	£2,296,507	£1,859,025	£1,528,358
50% SR : 20% LAR : 30% SO	5%	£4,040,867	£-57,432	£-175,798	£-1,243,826	£-1,682,188	£-2,013,566
50% SR : 20% LAR : 30% SO	10%	£265,885	£-3,602,248	£-3,720,868	£-4,791,190	£-5,229,611	£-5,560,988
50% SR : 20% LAR : 30% SO	15%	£-3,509,098	£-7,160,354	£-7,280,653	£-8,368,252	£-8,814,157	£-9,151,191
50% SR : 20% LAR : 30% SO	20%	£-7,296,696	£-10,767,181	£-10,887,827	£-11,980,134	£-12,427,549	£-12,765,902
50% SR : 20% LAR : 30% SO	25%	£-11,125,069	£-14,374,007	£-14,511,709	£-15,631,077	£-16,075,463	£-16,419,808
50% SR : 20% LAR : 30% SO	30%	£-14,953,470	£-18,011,288	£-18,241,241	£-19,424,342	£-19,899,936	£-20,275,615
50% SR : 20% LAR : 30% SO	35%	£-18,781,873	£-21,678,569	£-21,918,522	£-23,117,613	£-23,611,207	£-23,955,952
50% SR : 20% LAR : 30% SO	40%	£-22,610,276	£-25,345,850	£-25,585,803	£-26,716,904	£-27,220,500	£-27,565,195
50% SR : 20% LAR : 30% SO	45%	£-26,438,679	£-29,013,131	£-29,253,084	£-30,318,195	£-30,831,791	£-31,176,490
50% SR : 20% LAR : 30% SO	50%	£-30,267,082	£-32,680,412	£-32,920,365	£-33,521,486	£-34,035,082	£-34,380,187

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T9 - 600 Flats BTR

CIL ZONE	2
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No Units	600
Site Area	1.66 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£14,210,559	£11,784,581	£11,646,467	£10,580,713	£10,144,163	£9,814,199
50% SR : 20% LAR : 30% SO	5%	£10,410,582	£8,112,107	£7,993,992	£6,928,238	£6,491,589	£6,161,644
50% SR : 20% LAR : 30% SO	10%	£6,610,604	£4,458,357	£4,340,159	£3,273,651	£2,836,792	£2,506,594
50% SR : 20% LAR : 30% SO	15%	£2,810,627	£801,497	£683,130	£390,343	£834,015	£1,169,363
50% SR : 20% LAR : 30% SO	20%	£-1,003,351	£-2,899,202	£-3,019,243	£-4,102,383	£-4,546,884	£-4,882,952
50% SR : 20% LAR : 30% SO	25%	£-4,857,101	£-6,617,148	£-6,737,447	£-7,825,730	£-8,271,634	£-8,608,670
50% SR : 20% LAR : 30% SO	30%	£-8,710,852	£-10,363,756	£-10,485,983	£-11,597,682	£-12,059,914	£-12,414,015
50% SR : 20% LAR : 30% SO	35%	£-12,564,603	£-14,461,592	£-14,598,935	£-15,838,185	£-16,345,802	£-16,729,481
50% SR : 20% LAR : 30% SO	40%	£-17,084,793	£-18,815,893	£-18,953,235	£-20,192,486	£-20,700,102	£-21,083,781
50% SR : 20% LAR : 30% SO	45%	£-21,626,359	£-23,170,193	£-23,307,535	£-24,546,785	£-25,054,402	£-25,438,082
50% SR : 20% LAR : 30% SO	50%	£-26,167,925	£-27,524,493	£-27,661,836	£-28,901,085	£-29,408,703	£-29,792,382

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%	£-8,432,633	£-10,878,611	£-10,996,725	£-12,062,479	£-12,499,030	£-12,828,993
50% SR : 20% LAR : 30% SO	5%	£-12,232,610	£-14,531,085	£-14,649,200	£-15,714,954	£-16,151,504	£-16,481,548
50% SR : 20% LAR : 30% SO	10%	£-16,032,588	£-18,184,835	£-18,303,033	£-19,389,541	£-19,806,400	£-20,136,598
50% SR : 20% LAR : 30% SO	15%	£-19,832,585	£-21,841,696	£-21,960,062	£-23,033,538	£-23,477,207	£-23,812,555
50% SR : 20% LAR : 30% SO	20%	£-23,645,543	£-25,542,394	£-25,662,435	£-26,745,975	£-27,190,077	£-27,526,144
50% SR : 20% LAR : 30% SO	25%	£-27,500,294	£-29,260,340	£-29,380,639	£-30,488,922	£-30,914,827	£-31,251,862
50% SR : 20% LAR : 30% SO	30%	£-31,354,044	£-33,006,948	£-33,129,175	£-34,240,774	£-34,703,106	£-35,057,207
50% SR : 20% LAR : 30% SO	35%	£-35,207,795	£-37,104,784	£-37,242,127	£-38,481,377	£-38,988,994	£-39,372,674
50% SR : 20% LAR : 30% SO	40%	£-39,127,986	£-41,459,085	£-41,596,427	£-42,835,678	£-43,343,294	£-43,728,973
50% SR : 20% LAR : 30% SO	45%	£-44,269,552	£-45,813,385	£-45,950,727	£-47,189,978	£-47,697,594	£-48,081,274
50% SR : 20% LAR : 30% SO	50%	£-48,811,118	£-50,167,685	£-50,305,028	£-51,544,277	£-52,051,895	£-52,436,574

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£6,749,936

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%	£538,784	£-1,907,194	£-2,025,308	£-3,091,062	£-3,527,612	£-3,857,576
50% SR : 20% LAR : 30% SO	5%	£-3,261,193	£-5,559,668	£-5,677,783	£-6,743,537	£-7,180,086	£-7,510,131
50% SR : 20% LAR : 30% SO	10%	£-7,061,171	£-9,213,418	£-9,331,616	£-10,398,124	£-10,834,983	£-11,165,181
50% SR : 20% LAR : 30% SO	15%	£-10,861,148	£-12,870,278	£-12,988,645	£-14,052,118	£-14,505,790	£-14,841,138
50% SR : 20% LAR : 30% SO	20%	£-14,675,128	£-16,570,977	£-16,691,018	£-17,774,158	£-18,218,559	£-18,554,727
50% SR : 20% LAR : 30% SO	25%	£-18,528,876	£-20,288,923	£-20,409,222	£-21,497,905	£-21,943,408	£-22,280,445
50% SR : 20% LAR : 30% SO	30%	£-22,382,627	£-24,035,531	£-24,157,758	£-25,269,357	£-25,731,889	£-26,088,790
50% SR : 20% LAR : 30% SO	35%	£-26,236,378	£-28,133,367	£-28,270,710	£-29,509,960	£-30,017,577	£-30,401,256
50% SR : 20% LAR : 30% SO	40%	£-30,156,568	£-32,487,668	£-32,625,010	£-33,864,261	£-34,371,877	£-34,755,556
50% SR : 20% LAR : 30% SO	45%	£-35,298,134	£-36,841,968	£-36,979,310	£-38,218,560	£-38,726,177	£-39,109,857
50% SR : 20% LAR : 30% SO	50%	£-39,839,700	£-41,196,268	£-41,333,611	£-42,572,860	£-43,080,478	£-43,464,157

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%	£3,522,300	£1,076,322	£958,208	£-107,546	£-544,097	£-874,060
50% SR : 20% LAR : 30% SO	5%	£-277,677	£-2,576,152	£-2,694,267	£-3,760,021	£-4,196,571	£-4,526,615
50% SR : 20% LAR : 30% SO	10%	£-4,077,655	£-6,229,902	£-6,348,100	£-7,414,608	£-7,851,487	£-8,181,665
50% SR : 20% LAR : 30% SO	15%	£-7,877,632	£-9,886,763	£-10,005,129	£-11,078,603	£-11,522,275	£-11,857,622
50% SR : 20% LAR : 30% SO	20%	£-11,691,610	£-13,587,461	£-13,707,503	£-14,790,643	£-15,235,144	£-15,571,211
50% SR : 20% LAR : 30% SO	25%	£-15,545,381	£-17,305,407	£-17,425,706	£-18,513,989	£-18,959,894	£-19,296,329
50% SR : 20% LAR : 30% SO	30%	£-19,399,111	£-21,052,015	£-21,174,242	£-22,285,841	£-22,748,173	£-23,102,274
50% SR : 20% LAR : 30% SO	35%	£-23,252,862	£-25,149,852	£-25,287,195	£-26,526,444	£-27,034,062	£-27,417,741
50% SR : 20% LAR : 30% SO	40%	£-27,173,053	£-29,504,152	£-29,641,494	£-30,880,745	£-31,388,361	£-31,772,041
50% SR : 20% LAR : 30% SO	45%	£-32,314,619	£-33,858,452	£-33,995,794	£-35,235,045	£-35,742,661	£-36,126,341
50% SR : 20% LAR : 30% SO	50%	£-36,856,185	£-38,212,752	£-38,350,095	£-39,589,344	£-40,096,962	£-40,480,641

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%	£7,815,850	£5,369,872	£5,251,758	£4,186,004	£3,749,453	£3,419,490
50% SR : 20% LAR : 30% SO	5%	£4,015,873	£1,717,398	£1,599,283	£533,529	£96,979	£-233,065
50% SR : 20% LAR : 30% SO	10%	£215,895	£-1,936,352	£-2,054,850	£-3,121,058	£-3,557,917	£-3,888,115
50% SR : 20% LAR : 30% SO	15%	£-3,584,082	£-5,593,213	£-5,711,579	£-6,785,053	£-7,228,725	£-7,564,072
50% SR : 20% LAR : 30% SO	20%	£-7,398,060	£-9,293,911	£-9,413,953	£-10,497,993	£-10,941,594	£-11,277,651
50% SR : 20% LAR : 30% SO	25%	£-11,251,811	£-13,011,857	£-13,132,156	£-14,220,439	£-14,666,344	£-15,003,379
50% SR : 20% LAR : 30% SO	30%	£-15,105,561	£-16,758,465	£-16,880,692	£-17,992,291	£-18,454,623	£-18,808,724
50% SR : 20% LAR : 30% SO	35%	£-18,959,312	£-20,505,302	£-20,633,645	£-22,232,894	£-22,740,512	£-23,124,191
50% SR : 20% LAR : 30% SO	40%	£-23,479,503	£-25,210,602	£-25,347,944	£-26,587,195	£-27,094,811	£-27,478,491
50% SR : 20% LAR : 30% SO	45%	£-28,021,069	£-29,564,902	£-29,702,244	£-30,941,495	£-31,449,111	£-31,832,791
50% SR : 20% LAR : 30% SO	50%	£-32,562,635	£-33,919,202	£-34,056,545	£-35,295,794	£-35,803,412	£-36,187,091

LB Barking and Dagenham
Local Plan Viability Testing 2019 - BTR Schemes

T9 - 600 Flats BTR

CIL ZONE	3
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No Units	800
Site Area	1.56 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£14,210,559	£12,386,167	£12,268,053	£11,202,299	£10,765,748	£10,435,785
50% SR : 20% LAR : 30% SO	5%	£10,367,371	£8,680,041	£8,541,927	£7,476,173	£7,039,622	£6,709,659
50% SR : 20% LAR : 30% SO	10%	£6,524,184	£4,933,916	£4,815,802	£3,750,047	£3,313,497	£2,983,533
50% SR : 20% LAR : 30% SO	15%	£2,680,995	£1,207,608	£1,089,410	£22,902	£-419,815	£-754,684
50% SR : 20% LAR : 30% SO	20%	£-1,178,639	£-2,557,206	£-2,677,246	£-3,760,387	£-4,204,059	£-4,539,406
50% SR : 20% LAR : 30% SO	25%	£-5,076,212	£-6,344,711	£-6,464,752	£-7,550,044	£-7,994,669	£-8,330,736
50% SR : 20% LAR : 30% SO	30%	£-8,973,784	£-10,149,217	£-10,270,298	£-11,370,174	£-11,825,386	£-12,172,432
50% SR : 20% LAR : 30% SO	35%	£-12,897,811	£-14,279,505	£-14,416,847	£-15,656,098	£-16,163,714	£-16,547,394
50% SR : 20% LAR : 30% SO	40%	£-17,490,032	£-18,724,591	£-18,861,933	£-20,101,183	£-20,608,801	£-20,992,480
50% SR : 20% LAR : 30% SO	45%	£-22,082,253	£-23,169,677	£-23,307,019	£-24,546,269	£-25,053,886	£-25,437,565
50% SR : 20% LAR : 30% SO	50%	£-26,674,475	£-27,614,762	£-27,752,104	£-28,991,355	£-29,498,972	£-29,882,651

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%	£-8,432,633	£-10,257,026	£-10,375,140	£-11,440,894	£-11,877,444	£-12,207,408
50% SR : 20% LAR : 30% SO	5%	£-12,275,821	£-13,983,151	£-14,101,265	£-15,167,019	£-15,603,570	£-15,933,534
50% SR : 20% LAR : 30% SO	10%	£-16,119,009	£-17,709,276	£-17,827,390	£-18,893,145	£-19,329,695	£-19,659,659
50% SR : 20% LAR : 30% SO	15%	£-19,962,197	£-21,435,584	£-21,553,702	£-22,620,290	£-23,056,007	£-23,397,877
50% SR : 20% LAR : 30% SO	20%	£-23,821,831	£-25,200,398	£-25,320,438	£-26,403,579	£-26,847,251	£-27,182,599
50% SR : 20% LAR : 30% SO	25%	£-27,719,404	£-28,987,903	£-29,107,945	£-30,193,236	£-30,637,861	£-30,973,929
50% SR : 20% LAR : 30% SO	30%	£-31,616,976	£-32,792,409	£-32,913,490	£-34,013,366	£-34,468,578	£-34,815,624
50% SR : 20% LAR : 30% SO	35%	£-35,541,003	£-36,622,698	£-36,743,739	£-38,599,290	£-39,054,007	£-39,399,586
50% SR : 20% LAR : 30% SO	40%	£-40,133,224	£-41,367,783	£-41,505,125	£-44,744,375	£-45,251,993	£-45,635,572
50% SR : 20% LAR : 30% SO	45%	£-44,725,445	£-46,812,869	£-46,950,211	£-47,189,462	£-47,697,078	£-48,080,757
50% SR : 20% LAR : 30% SO	50%	£-49,317,667	£-50,257,954	£-50,395,296	£-51,634,547	£-52,142,164	£-52,525,843

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%	£538,784	£-1,285,608	£-1,403,722	£-2,469,476	£-2,906,027	£-3,235,990
50% SR : 20% LAR : 30% SO	5%	£-3,304,404	£-5,011,734	£-5,129,848	£-6,195,602	£-6,632,153	£-6,962,116
50% SR : 20% LAR : 30% SO	10%	£-7,147,591	£-8,737,859	£-8,855,973	£-9,921,728	£-10,358,278	£-10,688,242
50% SR : 20% LAR : 30% SO	15%	£-10,990,780	£-12,464,167	£-12,582,365	£-13,648,873	£-14,091,590	£-14,426,459
50% SR : 20% LAR : 30% SO	20%	£-14,850,414	£-16,229,981	£-16,349,021	£-17,432,162	£-17,875,834	£-18,211,181
50% SR : 20% LAR : 30% SO	25%	£-18,747,987	£-20,016,496	£-20,136,527	£-21,221,819	£-21,666,444	£-22,002,511
50% SR : 20% LAR : 30% SO	30%	£-22,645,559	£-23,820,992	£-23,942,073	£-25,041,949	£-25,487,161	£-25,844,207
50% SR : 20% LAR : 30% SO	35%	£-26,569,586	£-27,651,280	£-27,772,361	£-29,598,822	£-29,835,489	£-30,219,169
50% SR : 20% LAR : 30% SO	40%	£-31,161,807	£-32,509,366	£-32,630,407	£-34,772,958	£-35,280,576	£-35,664,255
50% SR : 20% LAR : 30% SO	45%	£-35,754,028	£-36,841,452	£-36,979,794	£-38,218,044	£-38,725,661	£-39,109,340
50% SR : 20% LAR : 30% SO	50%	£-40,346,250	£-41,286,537	£-41,423,879	£-42,663,130	£-43,170,747	£-43,554,426

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, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,522,300	£1,697,907	£1,579,793	£514,039	£77,489	£252,475
50% SR : 20% LAR : 30% SO	5%	£-320,889	£-2,028,219	£-2,146,333	£-3,212,087	£-3,648,637	£-3,978,601
50% SR : 20% LAR : 30% SO	10%	£-4,164,076	£-5,754,344	£-5,872,458	£-6,938,212	£-7,374,762	£-7,704,727
50% SR : 20% LAR : 30% SO	15%	£-8,007,264	£-9,480,651	£-9,598,849	£-10,665,357	£-11,108,074	£-11,442,944
50% SR : 20% LAR : 30% SO	20%	£-11,866,899	£-13,245,465	£-13,363,596	£-14,448,647	£-14,892,319	£-15,227,666
50% SR : 20% LAR : 30% SO	25%	£-15,764,472	£-17,032,970	£-17,151,012	£-18,238,303	£-18,682,928	£-19,018,996
50% SR : 20% LAR : 30% SO	30%	£-19,662,044	£-20,837,476	£-20,955,557	£-22,058,433	£-22,513,645	£-22,860,691
50% SR : 20% LAR : 30% SO	35%	£-23,566,071	£-24,647,765	£-24,765,807	£-26,594,357	£-27,049,574	£-27,395,653
50% SR : 20% LAR : 30% SO	40%	£-28,178,291	£-29,412,850	£-29,530,932	£-30,789,442	£-31,297,060	£-31,643,189
50% SR : 20% LAR : 30% SO	45%	£-32,770,512	£-33,857,936	£-33,976,018	£-35,234,529	£-35,742,145	£-36,125,824
50% SR : 20% LAR : 30% SO	50%	£-37,362,734	£-38,303,021	£-38,421,103	£-39,679,614	£-40,187,231	£-40,570,911

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%	£7,815,850	£5,991,457	£5,873,343	£4,807,589	£4,371,039	£4,041,075
50% SR : 20% LAR : 30% SO	5%	£3,972,661	£2,265,331	£2,147,217	£1,081,463	£644,913	£314,949
50% SR : 20% LAR : 30% SO	10%	£129,474	£-1,460,794	£-1,578,908	£-2,644,862	£-3,081,212	£-3,411,177
50% SR : 20% LAR : 30% SO	15%	£-3,713,714	£-5,187,101	£-5,305,299	£-6,371,807	£-6,814,524	£-7,149,394
50% SR : 20% LAR : 30% SO	20%	£-7,573,349	£-8,951,915	£-9,070,065	£-10,155,997	£-10,598,769	£-10,934,116
50% SR : 20% LAR : 30% SO	25%	£-11,470,922	£-12,739,430	£-12,857,582	£-13,944,753	£-14,387,578	£-14,724,448
50% SR : 20% LAR : 30% SO	30%	£-15,368,494	£-16,543,926	£-16,662,077	£-17,764,883	£-18,202,095	£-18,567,141
50% SR : 20% LAR : 30% SO	35%	£-19,292,521	£-20,374,215	£-20,492,366	£-21,584,992	£-22,022,204	£-22,387,249
50% SR : 20% LAR : 30% SO	40%	£-23,184,741	£-24,219,300	£-24,337,451	£-25,405,001	£-25,842,213	£-26,197,268
50% SR : 20% LAR : 30% SO	45%	£-27,076,962	£-28,064,389	£-28,182,540	£-29,199,551	£-29,636,763	£-30,002,318
50% SR : 20% LAR : 30% SO	50%	£-30,969,184	£-31,909,478	£-32,027,629	£-32,894,601	£-33,331,813	£-33,687,363