

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(a)(c)) 0% AW

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 1090
Site Area 2.1 Ha

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£29,773,294	£20,880,476	£20,695,623	£18,664,835	£17,981,622	£17,465,220
50% SR : 20% LAR : 30% SO	5%	£23,801,183	£15,218,125	£15,031,639	£12,982,903	£12,293,651	£11,772,685
50% SR : 20% LAR : 30% SO	10%	£17,798,973	£9,507,719	£9,319,500	£7,251,733	£6,556,079	£6,030,272
50% SR : 20% LAR : 30% SO	15%	£11,752,476	£3,734,685	£3,544,635	£1,451,283	£741,709	£205,381
50% SR : 20% LAR : 30% SO	20%	£5,647,229	£2,156,116	£2,352,882	£4,518,531	£5,253,807	£5,809,861
50% SR : 20% LAR : 30% SO	25%	£564,208	£8,221,922	£8,420,880	£10,606,402	£11,341,679	£11,897,433
50% SR : 20% LAR : 30% SO	30%	£7,018,289	£14,329,166	£14,530,383	£16,763,177	£17,522,332	£18,098,102
50% SR : 20% LAR : 30% SO	35%	£13,564,834	£20,671,886	£20,883,023	£23,244,417	£24,058,666	£24,674,110
50% SR : 20% LAR : 30% SO	40%	£20,359,844	£27,466,220	£27,686,525	£30,106,803	£30,921,052	£31,536,497
50% SR : 20% LAR : 30% SO	45%	£27,709,318	£34,328,606	£34,548,911	£36,969,190	£37,783,437	£38,398,883
50% SR : 20% LAR : 30% SO	50%	£35,084,948	£41,190,992	£41,411,297	£43,831,576	£44,645,824	£45,261,269

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%	£659,157	£9,551,975	£9,736,827	£11,767,615	£12,450,828	£12,967,230
50% SR : 20% LAR : 30% SO	5%	£6,631,267	£15,214,325	£15,400,811	£17,449,547	£18,138,799	£18,659,765
50% SR : 20% LAR : 30% SO	10%	£12,633,477	£20,924,731	£21,112,950	£23,180,717	£23,876,371	£24,402,178
50% SR : 20% LAR : 30% SO	15%	£18,679,975	£26,697,766	£26,887,816	£28,981,167	£29,690,741	£30,227,069
50% SR : 20% LAR : 30% SO	20%	£24,785,221	£32,588,866	£32,785,332	£34,950,981	£35,686,258	£36,242,011
50% SR : 20% LAR : 30% SO	25%	£30,996,659	£38,654,372	£38,853,310	£41,038,853	£41,774,130	£42,329,884
50% SR : 20% LAR : 30% SO	30%	£37,450,740	£44,761,616	£44,962,834	£47,195,628	£47,954,783	£48,530,552
50% SR : 20% LAR : 30% SO	35%	£43,997,284	£51,104,935	£51,315,473	£53,676,997	£54,491,116	£55,106,561
50% SR : 20% LAR : 30% SO	40%	£50,792,294	£57,898,670	£58,118,975	£60,539,254	£61,353,503	£61,968,947
50% SR : 20% LAR : 30% SO	45%	£58,141,769	£64,761,056	£64,981,361	£67,401,640	£68,215,888	£68,831,333
50% SR : 20% LAR : 30% SO	50%	£65,517,399	£71,623,443	£71,843,748	£74,264,026	£75,078,274	£75,693,719

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£9,749,936

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%	£11,398,428	£2,505,610	£2,320,758	£289,970	£393,244	£608,645
50% SR : 20% LAR : 30% SO	5%	£5,426,317	£3,156,741	£3,343,226	£5,391,962	£6,081,214	£6,602,180
50% SR : 20% LAR : 30% SO	10%	£575,892	£8,867,146	£9,055,365	£11,123,133	£11,818,787	£12,344,593
50% SR : 20% LAR : 30% SO	15%	£6,622,390	£14,640,181	£14,830,231	£16,923,582	£17,633,156	£18,169,484
50% SR : 20% LAR : 30% SO	20%	£12,727,637	£20,530,981	£20,727,748	£22,893,397	£23,628,673	£24,184,427
50% SR : 20% LAR : 30% SO	25%	£18,939,074	£26,596,787	£26,795,726	£28,981,288	£29,716,545	£30,272,299
50% SR : 20% LAR : 30% SO	30%	£25,393,155	£32,704,032	£32,905,249	£35,139,043	£35,897,198	£36,472,968
50% SR : 20% LAR : 30% SO	35%	£31,939,699	£38,846,852	£39,057,888	£41,319,283	£42,133,532	£42,748,976
50% SR : 20% LAR : 30% SO	40%	£38,734,709	£45,041,065	£45,261,360	£48,481,689	£49,295,918	£49,911,362
50% SR : 20% LAR : 30% SO	45%	£46,084,184	£51,293,472	£51,523,777	£55,344,055	£56,158,303	£56,773,748
50% SR : 20% LAR : 30% SO	50%	£53,459,614	£58,565,858	£58,796,163	£62,206,441	£63,020,689	£63,636,135

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%	£15,408,273	£6,515,455	£6,330,603	£4,299,815	£3,616,601	£3,100,200
50% SR : 20% LAR : 30% SO	5%	£9,436,162	£853,104	£666,619	£1,382,117	£2,071,369	£2,592,335
50% SR : 20% LAR : 30% SO	10%	£3,433,953	£4,857,301	£5,045,520	£7,113,288	£7,808,942	£8,334,748
50% SR : 20% LAR : 30% SO	15%	£2,612,545	£10,630,336	£10,820,386	£12,913,737	£13,623,311	£14,159,639
50% SR : 20% LAR : 30% SO	20%	£8,717,792	£16,521,136	£16,717,903	£18,883,552	£19,618,828	£20,174,582
50% SR : 20% LAR : 30% SO	25%	£14,929,229	£22,586,942	£22,785,881	£24,971,423	£25,706,700	£26,262,544
50% SR : 20% LAR : 30% SO	30%	£21,363,310	£28,694,187	£28,895,404	£31,128,198	£31,897,353	£32,463,123
50% SR : 20% LAR : 30% SO	35%	£27,829,854	£35,036,607	£35,248,943	£37,609,438	£38,423,687	£39,039,131
50% SR : 20% LAR : 30% SO	40%	£34,724,864	£41,531,240	£41,751,545	£44,471,824	£45,286,073	£45,901,517
50% SR : 20% LAR : 30% SO	45%	£42,074,339	£48,693,627	£48,913,932	£51,334,210	£52,148,458	£52,763,903
50% SR : 20% LAR : 30% SO	50%	£49,449,969	£55,556,013	£55,776,318	£58,198,596	£59,010,844	£59,626,290

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% SO	0%	£21,178,804	£12,285,986	£12,101,134	£10,070,346	£9,387,133	£8,870,731
50% SR : 20% LAR : 30% SO	5%	£15,206,693	£6,623,636	£6,437,150	£4,388,414	£3,699,162	£3,178,196
50% SR : 20% LAR : 30% SO	10%	£9,204,484	£913,230	£725,011	£1,342,757	£2,038,411	£2,564,217
50% SR : 20% LAR : 30% SO	15%	£3,157,986	£4,859,805	£5,049,855	£7,143,206	£7,852,780	£8,389,108
50% SR : 20% LAR : 30% SO	20%	£2,947,261	£10,750,805	£10,947,372	£13,113,021	£13,848,297	£14,404,051
50% SR : 20% LAR : 30% SO	25%	£9,158,698	£16,816,411	£17,015,349	£19,200,892	£19,936,169	£20,481,923
50% SR : 20% LAR : 30% SO	30%	£15,612,779	£22,923,656	£23,124,873	£25,357,697	£26,116,822	£26,692,591
50% SR : 20% LAR : 30% SO	35%	£22,169,323	£29,286,076	£29,477,512	£31,839,907	£32,653,156	£33,268,690
50% SR : 20% LAR : 30% SO	40%	£28,954,333	£36,060,709	£36,281,014	£39,701,293	£39,615,542	£40,130,986
50% SR : 20% LAR : 30% SO	45%	£36,303,808	£42,923,095	£43,143,400	£45,563,679	£46,377,927	£46,993,372
50% SR : 20% LAR : 30% SO	50%	£43,679,438	£49,785,482	£50,005,787	£52,428,065	£53,240,313	£53,855,758

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(a)(c)) 0% AW

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 1090
Site Area 2.1 Ha

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,558,250	-£10,964,489	-£11,163,427	-£13,348,969	-£14,085,686	-£14,647,806
50% SR : 20% LAR : 30% SO	5%	-£10,528,515	-£15,737,076	-£15,939,242	-£18,176,981	-£18,938,738	-£19,514,508
50% SR : 20% LAR : 30% SO	10%	-£15,518,004	-£20,663,030	-£20,871,743	-£23,192,169	-£23,984,133	-£24,582,733
50% SR : 20% LAR : 30% SO	15%	-£20,674,165	-£25,948,115	-£26,068,420	-£28,488,698	-£29,302,947	-£29,918,391
50% SR : 20% LAR : 30% SO	20%	-£26,186,172	-£31,203,641	-£31,423,946	-£33,844,224	-£34,658,472	-£35,273,918
50% SR : 20% LAR : 30% SO	25%	-£31,775,689	-£36,559,166	-£36,779,471	-£39,199,749	-£40,013,998	-£40,629,443
50% SR : 20% LAR : 30% SO	30%	-£37,385,206	-£41,914,692	-£42,134,997	-£44,555,275	-£45,369,523	-£45,984,969
50% SR : 20% LAR : 30% SO	35%	-£42,994,723	-£47,270,217	-£47,490,522	-£49,910,801	-£50,725,049	-£51,340,494
50% SR : 20% LAR : 30% SO	40%	-£48,604,240	-£52,625,743	-£52,846,048	-£55,266,327	-£56,080,574	-£56,696,020
50% SR : 20% LAR : 30% SO	45%	-£54,213,757	-£57,981,268	-£58,201,573	-£60,621,852	-£61,436,101	-£62,051,545
50% SR : 20% LAR : 30% SO	50%	-£59,823,275	-£63,336,794	-£63,557,099	-£65,977,378	-£66,791,626	-£67,407,071

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%	-£35,990,700	-£41,396,939	-£41,595,877	-£43,781,419	-£44,518,136	-£45,080,256
50% SR : 20% LAR : 30% SO	5%	-£40,960,965	-£46,169,526	-£46,371,692	-£48,609,432	-£49,371,188	-£49,946,958
50% SR : 20% LAR : 30% SO	10%	-£45,950,455	-£51,095,480	-£51,304,193	-£53,624,620	-£54,413,583	-£55,015,183
50% SR : 20% LAR : 30% SO	15%	-£51,106,615	-£56,280,465	-£56,500,870	-£58,921,149	-£59,735,397	-£60,350,842
50% SR : 20% LAR : 30% SO	20%	-£56,598,622	-£61,636,091	-£61,856,396	-£64,276,675	-£65,090,922	-£65,706,368
50% SR : 20% LAR : 30% SO	25%	-£62,208,139	-£66,991,616	-£67,211,921	-£69,632,200	-£70,446,449	-£71,061,893
50% SR : 20% LAR : 30% SO	30%	-£67,817,656	-£72,347,142	-£72,567,447	-£74,987,726	-£75,801,974	-£76,417,419
50% SR : 20% LAR : 30% SO	35%	-£73,427,174	-£77,702,667	-£77,922,972	-£80,343,251	-£81,157,500	-£81,772,944
50% SR : 20% LAR : 30% SO	40%	-£79,036,691	-£83,058,193	-£83,278,498	-£85,698,777	-£86,513,025	-£87,128,470
50% SR : 20% LAR : 30% SO	45%	-£84,646,208	-£88,413,718	-£88,634,023	-£91,054,302	-£91,868,551	-£92,483,995
50% SR : 20% LAR : 30% SO	50%	-£90,255,725	-£93,769,245	-£93,989,550	-£96,409,828	-£97,224,076	-£97,839,521

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%	-£23,933,116	-£29,339,354	-£29,538,293	-£31,723,835	-£32,460,551	-£33,022,672
50% SR : 20% LAR : 30% SO	5%	-£28,903,381	-£34,111,941	-£34,314,107	-£36,551,647	-£37,313,604	-£37,889,373
50% SR : 20% LAR : 30% SO	10%	-£33,892,870	-£38,937,895	-£39,246,608	-£41,567,035	-£42,358,998	-£42,957,598
50% SR : 20% LAR : 30% SO	15%	-£39,049,031	-£44,222,980	-£44,443,285	-£46,863,564	-£47,677,813	-£48,293,257
50% SR : 20% LAR : 30% SO	20%	-£44,541,038	-£49,578,506	-£49,798,811	-£52,219,090	-£53,033,338	-£53,648,783
50% SR : 20% LAR : 30% SO	25%	-£50,150,555	-£54,934,031	-£55,154,336	-£57,574,615	-£58,388,864	-£59,004,308
50% SR : 20% LAR : 30% SO	30%	-£55,760,072	-£60,289,556	-£60,509,861	-£62,930,141	-£63,744,389	-£64,359,834
50% SR : 20% LAR : 30% SO	35%	-£61,369,589	-£65,645,081	-£65,865,386	-£68,280,915	-£69,095,163	-£69,710,608
50% SR : 20% LAR : 30% SO	40%	-£66,979,106	-£71,000,606	-£71,220,911	-£73,641,192	-£74,455,440	-£75,070,885
50% SR : 20% LAR : 30% SO	45%	-£72,588,623	-£76,356,131	-£76,576,436	-£78,996,717	-£79,810,965	-£80,426,411
50% SR : 20% LAR : 30% SO	50%	-£78,198,140	-£81,711,656	-£81,931,961	-£84,432,243	-£85,246,491	-£85,861,937

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£19,923,271	-£25,329,509	-£25,528,448	-£27,713,990	-£28,450,706	-£29,012,827
50% SR : 20% LAR : 30% SO	5%	-£24,893,536	-£30,102,096	-£30,304,262	-£32,542,002	-£33,303,759	-£33,879,528
50% SR : 20% LAR : 30% SO	10%	-£29,883,025	-£35,028,500	-£35,236,763	-£37,557,190	-£38,349,153	-£38,947,753
50% SR : 20% LAR : 30% SO	15%	-£35,039,186	-£40,213,135	-£40,433,440	-£42,853,719	-£43,667,968	-£44,283,412
50% SR : 20% LAR : 30% SO	20%	-£40,531,193	-£45,568,661	-£45,788,966	-£48,209,245	-£49,023,493	-£49,638,938
50% SR : 20% LAR : 30% SO	25%	-£46,140,710	-£50,924,186	-£51,144,491	-£53,564,770	-£54,379,019	-£54,994,463
50% SR : 20% LAR : 30% SO	30%	-£51,750,227	-£56,279,711	-£56,500,016	-£58,920,296	-£59,734,544	-£60,349,989
50% SR : 20% LAR : 30% SO	35%	-£57,359,744	-£61,635,236	-£61,855,541	-£64,275,821	-£65,090,070	-£65,705,514
50% SR : 20% LAR : 30% SO	40%	-£62,969,261	-£66,990,761	-£67,211,066	-£69,631,347	-£70,445,595	-£71,061,040
50% SR : 20% LAR : 30% SO	45%	-£68,578,778	-£72,346,286	-£72,566,591	-£74,987,822	-£75,801,121	-£76,416,566
50% SR : 20% LAR : 30% SO	50%	-£74,188,295	-£77,701,811	-£77,922,120	-£80,342,398	-£81,156,646	-£81,772,092

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%	-£14,152,739	-£19,558,978	-£19,757,916	-£21,943,458	-£22,680,175	-£23,242,296
50% SR : 20% LAR : 30% SO	5%	-£19,123,004	-£24,331,565	-£24,533,731	-£26,771,471	-£27,533,228	-£28,108,997
50% SR : 20% LAR : 30% SO	10%	-£24,112,494	-£29,257,519	-£29,466,232	-£31,786,659	-£32,578,622	-£33,177,222
50% SR : 20% LAR : 30% SO	15%	-£29,268,654	-£34,442,604	-£34,662,909	-£37,083,188	-£37,897,436	-£38,512,881
50% SR : 20% LAR : 30% SO	20%	-£34,760,661	-£39,798,130	-£40,018,435	-£42,438,714	-£43,252,962	-£43,868,407
50% SR : 20% LAR : 30% SO	25%	-£40,370,178	-£45,153,655	-£45,373,960	-£47,794,239	-£48,608,488	-£49,223,932
50% SR : 20% LAR : 30% SO	30%	-£45,979,695	-£50,509,181	-£50,729,486	-£53,149,765	-£53,964,013	-£54,579,458
50% SR : 20% LAR : 30% SO	35%	-£51,589,213	-£55,864,706	-£56,085,011	-£58,505,290	-£59,319,539	-£59,934,983
50% SR : 20% LAR : 30% SO	40%	-£57,198,730	-£61,220,232	-£61,440,537	-£63,860,816	-£64,675,064	-£65,290,509
50% SR : 20% LAR : 30% SO	45%	-£62,808,247	-£66,575,757	-£66,796,062	-£69,216,341	-£70,030,590	-£70,646,034
50% SR : 20% LAR : 30% SO	50%	-£68,417,764	-£71,931,284	-£72,151,589	-£74,571,967	-£75,386,115	-£76,001,560

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(a)(c)) 0% AW

Value Area	Chadwell Heath (CIL Zone 3)
------------	-----------------------------

No Units	1090
Site Area	2.1 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£17,044,588	£13,559,246	£13,374,394	£11,334,280	£10,645,029	£10,124,062
50% SR : 20% LAR : 30% SO	5%	£11,545,767	£8,145,303	£7,958,817	£5,893,534	£5,197,880	£4,672,073
50% SR : 20% LAR : 30% SO	10%	£5,998,504	£2,666,676	£2,476,625	£388,439	£-325,680	£-869,598
50% SR : 20% LAR : 30% SO	15%	£371,045	£-2,939,209	£-2,135,976	£-5,299,162	£-6,034,438	£-6,590,193
50% SR : 20% LAR : 30% SO	20%	£-5,443,166	£-8,707,466	£-8,906,405	£-11,091,946	£-11,827,223	£-12,382,977
50% SR : 20% LAR : 30% SO	25%	£-11,383,817	£-14,513,235	£-14,714,452	£-16,942,507	£-17,698,598	£-18,274,367
50% SR : 20% LAR : 30% SO	30%	£-17,400,161	£-20,531,715	£-20,743,152	£-23,095,388	£-23,909,636	£-24,525,080
50% SR : 20% LAR : 30% SO	35%	£-23,832,773	£-26,984,840	£-27,205,145	£-29,625,424	£-30,439,672	£-31,055,117
50% SR : 20% LAR : 30% SO	40%	£-30,530,383	£-33,514,877	£-33,735,182	£-36,155,460	£-36,969,708	£-37,585,154
50% SR : 20% LAR : 30% SO	45%	£-37,227,994	£-40,044,913	£-40,265,218	£-42,685,497	£-43,499,745	£-44,115,189
50% SR : 20% LAR : 30% SO	50%	£-43,925,605	£-46,574,949	£-46,795,254	£-49,215,533	£-50,029,781	£-50,645,226

**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%	£-13,387,863	£-16,873,204	£-17,058,056	£-18,098,170	£-19,787,421	£-20,308,388
50% SR : 20% LAR : 30% SO	5%	£-18,886,683	£-22,287,147	£-22,473,633	£-24,538,916	£-25,234,570	£-25,760,377
50% SR : 20% LAR : 30% SO	10%	£-24,433,946	£-27,765,774	£-27,955,825	£-30,044,012	£-30,758,131	£-31,302,048
50% SR : 20% LAR : 30% SO	15%	£-30,061,405	£-33,371,659	£-33,568,426	£-35,731,612	£-36,466,888	£-37,022,643
50% SR : 20% LAR : 30% SO	20%	£-35,875,616	£-39,139,916	£-39,338,855	£-41,524,396	£-42,259,673	£-42,816,427
50% SR : 20% LAR : 30% SO	25%	£-41,816,267	£-44,945,685	£-45,146,902	£-47,374,958	£-48,131,048	£-48,706,818
50% SR : 20% LAR : 30% SO	30%	£-47,832,611	£-50,964,166	£-51,175,602	£-53,527,858	£-54,342,086	£-54,957,530
50% SR : 20% LAR : 30% SO	35%	£-54,265,224	£-57,417,290	£-57,637,595	£-60,057,874	£-60,872,123	£-61,487,567
50% SR : 20% LAR : 30% SO	40%	£-60,962,834	£-63,947,327	£-64,167,632	£-66,587,811	£-67,402,159	£-68,017,604
50% SR : 20% LAR : 30% SO	45%	£-67,850,444	£-70,477,363	£-70,697,668	£-73,117,947	£-73,932,195	£-74,547,540
50% SR : 20% LAR : 30% SO	50%	£-74,358,055	£-77,007,400	£-77,227,705	£-79,647,983	£-80,462,231	£-81,077,677

**Residual Land values compared to benchmark land values
Benchmark land value 2 - Lower value secondary offices**

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-1,330,278	£-4,815,619	£-5,000,471	£-7,040,586	£-7,728,836	£-8,250,803
50% SR : 20% LAR : 30% SO	5%	£-6,829,099	£-10,229,563	£-10,416,049	£-12,481,332	£-13,176,986	£-13,702,792
50% SR : 20% LAR : 30% SO	10%	£-12,376,362	£-15,708,189	£-15,898,240	£-17,986,427	£-18,700,546	£-19,244,643
50% SR : 20% LAR : 30% SO	15%	£-18,003,821	£-21,314,074	£-21,510,842	£-23,674,027	£-24,409,304	£-24,965,058
50% SR : 20% LAR : 30% SO	20%	£-23,818,031	£-27,082,331	£-27,281,270	£-29,466,812	£-30,202,089	£-30,757,843
50% SR : 20% LAR : 30% SO	25%	£-29,758,682	£-32,888,100	£-33,089,318	£-35,317,373	£-36,073,463	£-36,649,233
50% SR : 20% LAR : 30% SO	30%	£-35,775,026	£-38,906,581	£-39,118,017	£-41,470,253	£-42,284,501	£-42,899,946
50% SR : 20% LAR : 30% SO	35%	£-42,207,639	£-45,359,706	£-45,580,011	£-49,090,289	£-49,814,538	£-50,429,982
50% SR : 20% LAR : 30% SO	40%	£-48,935,249	£-51,949,742	£-52,110,047	£-54,590,326	£-55,344,874	£-55,960,019
50% SR : 20% LAR : 30% SO	45%	£-55,802,859	£-58,415,778	£-58,640,083	£-61,080,363	£-61,874,611	£-62,490,055
50% SR : 20% LAR : 30% SO	50%	£-62,300,470	£-64,949,815	£-65,170,120	£-67,590,399	£-68,404,646	£-69,020,092

**Residual Land values compared to benchmark land values
Benchmark land value 3 - Higher value secondary industrial**

£6,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,679,567	£-805,774	£-890,626	£-3,030,741	£-3,718,981	£-4,240,958
50% SR : 20% LAR : 30% SO	5%	£-2,819,254	£-6,219,718	£-6,406,204	£-8,471,487	£-9,167,141	£-9,692,947
50% SR : 20% LAR : 30% SO	10%	£-8,366,517	£-11,698,344	£-11,888,395	£-13,976,582	£-14,690,701	£-15,234,618
50% SR : 20% LAR : 30% SO	15%	£-13,993,076	£-17,304,229	£-17,500,997	£-19,664,182	£-20,399,459	£-20,955,213
50% SR : 20% LAR : 30% SO	20%	£-19,808,186	£-23,072,486	£-23,271,425	£-25,456,967	£-26,192,244	£-26,747,998
50% SR : 20% LAR : 30% SO	25%	£-25,748,837	£-28,878,255	£-29,079,473	£-31,307,528	£-32,063,818	£-32,639,388
50% SR : 20% LAR : 30% SO	30%	£-31,765,181	£-34,896,736	£-35,108,172	£-37,460,408	£-38,274,656	£-38,890,101
50% SR : 20% LAR : 30% SO	35%	£-38,197,794	£-41,349,861	£-41,570,166	£-43,990,444	£-44,804,693	£-45,420,137
50% SR : 20% LAR : 30% SO	40%	£-44,895,404	£-47,879,897	£-48,100,202	£-50,520,481	£-51,334,729	£-51,950,174
50% SR : 20% LAR : 30% SO	45%	£-51,593,014	£-54,409,933	£-54,630,238	£-57,050,518	£-57,864,766	£-58,480,210
50% SR : 20% LAR : 30% SO	50%	£-58,290,625	£-60,939,970	£-61,160,275	£-63,580,554	£-64,394,801	£-65,010,247

**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%	£8,450,098	£4,964,757	£4,779,905	£2,739,791	£2,050,540	£1,529,573
50% SR : 20% LAR : 30% SO	5%	£2,951,277	£-449,186	£-635,672	£-2,700,956	£-3,396,610	£-3,922,416
50% SR : 20% LAR : 30% SO	10%	£-2,595,986	£-5,927,813	£-6,117,864	£-8,206,051	£-8,920,170	£-9,464,087
50% SR : 20% LAR : 30% SO	15%	£-8,223,445	£-11,533,698	£-11,730,465	£-13,893,651	£-14,628,927	£-15,184,682
50% SR : 20% LAR : 30% SO	20%	£-14,037,655	£-17,301,955	£-17,500,894	£-19,686,435	£-20,421,712	£-20,977,466
50% SR : 20% LAR : 30% SO	25%	£-19,978,306	£-23,107,724	£-23,308,942	£-25,536,997	£-26,293,087	£-26,868,857
50% SR : 20% LAR : 30% SO	30%	£-25,994,650	£-29,126,205	£-29,337,641	£-31,699,877	£-32,504,125	£-33,119,569
50% SR : 20% LAR : 30% SO	35%	£-32,427,263	£-35,379,339	£-35,599,634	£-38,219,813	£-39,034,162	£-39,649,608
50% SR : 20% LAR : 30% SO	40%	£-39,124,873	£-42,109,366	£-42,329,671	£-44,749,950	£-45,564,198	£-46,179,943
50% SR : 20% LAR : 30% SO	45%	£-45,822,483	£-48,839,402	£-49,059,707	£-51,279,987	£-52,094,234	£-52,709,679
50% SR : 20% LAR : 30% SO	50%	£-52,520,094	£-55,569,439	£-55,789,744	£-57,810,022	£-58,624,270	£-59,239,716

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(a)(c)) 0% AW

Value Area Dagenham and Beam Parklands Flats (CIL Zone 3)

No Units	1090
Site Area	2.1 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,643,194	-£5,439,310	-£5,638,250	-£7,823,791	-£8,559,068	-£9,114,822
50% SR : 20% LAR : 30% SO	5%	-£6,700,441	-£10,415,901	-£10,614,839	-£12,800,381	-£13,535,657	-£14,091,411
50% SR : 20% LAR : 30% SO	10%	-£11,826,786	-£15,412,902	-£15,614,120	-£17,847,869	-£18,607,894	-£19,183,663
50% SR : 20% LAR : 30% SO	15%	-£17,001,332	-£20,573,507	-£20,782,220	-£23,111,516	-£23,903,479	-£24,507,304
50% SR : 20% LAR : 30% SO	20%	-£22,413,247	-£26,043,511	-£26,263,816	-£28,684,095	-£29,498,342	-£30,113,788
50% SR : 20% LAR : 30% SO	25%	-£28,169,652	-£31,656,867	-£31,877,172	-£34,297,450	-£35,111,698	-£35,727,144
50% SR : 20% LAR : 30% SO	30%	-£33,950,581	-£37,270,222	-£37,490,528	-£39,910,806	-£40,725,054	-£41,340,498
50% SR : 20% LAR : 30% SO	35%	-£39,731,511	-£42,883,577	-£43,103,882	-£45,524,162	-£46,338,410	-£46,953,854
50% SR : 20% LAR : 30% SO	40%	-£45,512,441	-£48,496,933	-£48,717,238	-£51,137,518	-£51,951,766	-£52,567,210
50% SR : 20% LAR : 30% SO	45%	-£51,293,370	-£54,110,289	-£54,330,594	-£56,750,873	-£57,565,121	-£58,180,566
50% SR : 20% LAR : 30% SO	50%	-£57,074,300	-£59,723,645	-£59,943,950	-£62,364,228	-£63,178,477	-£63,793,922

**Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices**

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£32,075,644	-£35,871,761	-£36,070,700	-£38,256,241	-£38,991,518	-£39,547,272
50% SR : 20% LAR : 30% SO	5%	-£37,132,891	-£40,848,351	-£41,047,289	-£43,232,831	-£43,968,107	-£44,523,861
50% SR : 20% LAR : 30% SO	10%	-£42,259,236	-£45,845,352	-£46,046,570	-£48,280,319	-£49,040,344	-£49,616,114
50% SR : 20% LAR : 30% SO	15%	-£47,433,783	-£51,005,957	-£51,214,670	-£53,543,967	-£54,335,929	-£54,939,754
50% SR : 20% LAR : 30% SO	20%	-£52,845,697	-£56,475,961	-£56,686,266	-£59,116,545	-£59,930,793	-£60,546,238
50% SR : 20% LAR : 30% SO	25%	-£58,602,102	-£62,089,317	-£62,309,622	-£64,729,901	-£65,544,149	-£66,159,584
50% SR : 20% LAR : 30% SO	30%	-£64,383,032	-£67,702,672	-£67,922,978	-£70,343,257	-£71,157,504	-£71,772,949
50% SR : 20% LAR : 30% SO	35%	-£70,163,961	-£73,316,028	-£73,536,333	-£75,956,612	-£76,770,860	-£77,386,305
50% SR : 20% LAR : 30% SO	40%	-£75,944,891	-£78,929,384	-£79,149,689	-£81,569,868	-£82,384,216	-£82,999,660
50% SR : 20% LAR : 30% SO	45%	-£81,725,820	-£84,542,739	-£84,763,044	-£87,183,323	-£87,997,572	-£88,613,016
50% SR : 20% LAR : 30% SO	50%	-£87,506,751	-£90,156,095	-£90,376,400	-£92,796,679	-£93,610,927	-£94,226,372

**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%	-£20,018,059	-£23,814,176	-£24,013,115	-£26,198,656	-£26,933,933	-£27,488,687
50% SR : 20% LAR : 30% SO	5%	-£25,075,306	-£28,790,766	-£28,989,704	-£31,175,247	-£31,910,523	-£32,466,277
50% SR : 20% LAR : 30% SO	10%	-£30,201,651	-£33,787,768	-£33,986,985	-£36,222,734	-£36,968,759	-£37,559,529
50% SR : 20% LAR : 30% SO	15%	-£35,376,198	-£38,948,373	-£39,157,086	-£41,486,382	-£42,278,344	-£42,882,170
50% SR : 20% LAR : 30% SO	20%	-£40,788,112	-£44,418,377	-£44,638,682	-£47,058,960	-£47,873,208	-£48,488,653
50% SR : 20% LAR : 30% SO	25%	-£46,544,518	-£50,031,732	-£50,252,038	-£52,672,316	-£53,486,564	-£54,102,009
50% SR : 20% LAR : 30% SO	30%	-£52,325,447	-£55,645,087	-£55,865,393	-£58,285,672	-£59,099,920	-£59,715,364
50% SR : 20% LAR : 30% SO	35%	-£58,106,376	-£61,258,443	-£61,478,748	-£63,899,028	-£64,713,275	-£65,328,720
50% SR : 20% LAR : 30% SO	40%	-£63,887,305	-£66,871,799	-£67,092,104	-£69,512,383	-£70,326,631	-£70,942,076
50% SR : 20% LAR : 30% SO	45%	-£69,668,234	-£72,485,155	-£72,705,460	-£75,125,738	-£75,939,987	-£76,555,431
50% SR : 20% LAR : 30% SO	50%	-£75,449,166	-£78,098,510	-£78,318,815	-£80,739,094	-£81,553,343	-£82,168,787

**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%	-£16,008,214	-£19,804,331	-£20,003,270	-£22,188,811	-£22,924,088	-£23,478,842
50% SR : 20% LAR : 30% SO	5%	-£21,065,461	-£24,780,921	-£24,979,859	-£27,165,402	-£27,900,678	-£28,455,432
50% SR : 20% LAR : 30% SO	10%	-£26,191,806	-£29,777,923	-£29,979,140	-£32,212,889	-£32,972,914	-£33,548,684
50% SR : 20% LAR : 30% SO	15%	-£31,366,353	-£34,938,528	-£35,147,241	-£37,476,537	-£38,288,499	-£38,872,325
50% SR : 20% LAR : 30% SO	20%	-£36,778,267	-£40,408,532	-£40,628,837	-£43,049,115	-£43,883,363	-£44,478,808
50% SR : 20% LAR : 30% SO	25%	-£42,534,673	-£46,021,887	-£46,242,193	-£48,662,471	-£49,476,719	-£50,092,164
50% SR : 20% LAR : 30% SO	30%	-£48,315,602	-£51,635,242	-£51,855,548	-£54,275,827	-£55,090,075	-£55,705,519
50% SR : 20% LAR : 30% SO	35%	-£54,096,531	-£57,248,598	-£57,468,903	-£59,889,183	-£60,703,430	-£61,318,875
50% SR : 20% LAR : 30% SO	40%	-£59,877,461	-£62,861,954	-£63,082,259	-£65,502,538	-£66,316,786	-£66,932,231
50% SR : 20% LAR : 30% SO	45%	-£65,658,391	-£68,475,310	-£68,695,615	-£71,115,893	-£71,930,142	-£72,545,586
50% SR : 20% LAR : 30% SO	50%	-£71,439,321	-£74,088,665	-£74,308,970	-£76,729,249	-£77,543,498	-£78,158,942

**Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary Industrial**

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,237,683	-£14,033,800	-£14,232,738	-£16,418,280	-£17,153,557	-£17,708,311
50% SR : 20% LAR : 30% SO	5%	-£15,294,930	-£19,010,390	-£19,209,328	-£21,394,870	-£22,130,146	-£22,685,900
50% SR : 20% LAR : 30% SO	10%	-£20,421,275	-£24,007,392	-£24,208,609	-£26,442,358	-£27,202,383	-£27,778,153
50% SR : 20% LAR : 30% SO	15%	-£25,595,822	-£29,167,996	-£29,376,710	-£31,706,006	-£32,497,968	-£33,101,794
50% SR : 20% LAR : 30% SO	20%	-£31,007,736	-£34,638,001	-£34,858,306	-£37,276,584	-£38,092,832	-£38,708,277
50% SR : 20% LAR : 30% SO	25%	-£36,764,142	-£40,251,356	-£40,471,661	-£42,891,940	-£43,706,188	-£44,321,633
50% SR : 20% LAR : 30% SO	30%	-£42,545,071	-£45,864,711	-£46,085,017	-£48,505,296	-£49,319,543	-£49,934,988
50% SR : 20% LAR : 30% SO	35%	-£48,326,000	-£51,478,067	-£51,698,372	-£54,119,651	-£54,933,899	-£55,548,344
50% SR : 20% LAR : 30% SO	40%	-£54,106,930	-£57,091,423	-£57,311,728	-£59,732,007	-£60,546,255	-£61,161,699
50% SR : 20% LAR : 30% SO	45%	-£59,887,859	-£62,704,778	-£62,925,083	-£65,345,362	-£66,159,611	-£66,775,055
50% SR : 20% LAR : 30% SO	50%	-£65,668,790	-£68,318,134	-£68,538,439	-£70,958,718	-£71,772,967	-£72,388,411

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(a)(c)) 0% AW

Value Area
Becontree and Valence Park (CIL Zone 3)

No Units
Site Area 1090
2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£15,519,181	-£19,501,030	-£19,707,134	-£21,996,989	-£22,778,458	-£23,369,128
50% SR : 20% LAR : 30% SO	5%	-£20,258,898	-£24,249,878	-£24,464,933	-£26,866,875	-£27,681,123	-£28,296,568
50% SR : 20% LAR : 30% SO	10%	-£25,251,706	-£29,241,643	-£29,461,948	-£31,882,226	-£32,696,474	-£33,311,919
50% SR : 20% LAR : 30% SO	15%	-£30,434,631	-£34,235,994	-£34,477,299	-£36,897,577	-£37,711,825	-£38,327,270
50% SR : 20% LAR : 30% SO	20%	-£35,817,555	-£39,272,345	-£39,492,650	-£41,912,928	-£42,727,177	-£43,342,621
50% SR : 20% LAR : 30% SO	25%	-£40,800,481	-£44,287,696	-£44,508,001	-£46,928,279	-£47,742,528	-£48,357,972
50% SR : 20% LAR : 30% SO	30%	-£45,983,406	-£49,303,047	-£49,523,352	-£51,943,630	-£52,757,879	-£53,373,323
50% SR : 20% LAR : 30% SO	35%	-£51,166,331	-£54,318,398	-£54,538,703	-£56,958,981	-£57,773,230	-£58,388,674
50% SR : 20% LAR : 30% SO	40%	-£56,349,256	-£59,333,749	-£59,554,054	-£61,974,333	-£62,788,581	-£63,404,025
50% SR : 20% LAR : 30% SO	45%	-£61,532,181	-£64,349,100	-£64,569,406	-£66,989,684	-£67,803,932	-£68,419,376
50% SR : 20% LAR : 30% SO	50%	-£66,715,106	-£69,364,451	-£69,584,757	-£72,005,035	-£72,819,283	-£73,434,727

**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%	-£45,951,632	-£49,933,480	-£50,139,584	-£52,429,439	-£53,210,909	-£53,801,579
50% SR : 20% LAR : 30% SO	5%	-£50,691,348	-£54,682,328	-£54,897,384	-£57,299,323	-£58,113,573	-£58,729,019
50% SR : 20% LAR : 30% SO	10%	-£55,684,156	-£59,674,093	-£59,894,398	-£62,314,678	-£63,128,924	-£63,744,370
50% SR : 20% LAR : 30% SO	15%	-£60,867,081	-£64,889,444	-£65,109,749	-£67,330,027	-£68,144,275	-£68,759,721
50% SR : 20% LAR : 30% SO	20%	-£66,050,006	-£69,704,795	-£69,925,100	-£72,345,378	-£73,159,627	-£73,775,072
50% SR : 20% LAR : 30% SO	25%	-£71,232,931	-£74,720,146	-£74,940,451	-£77,360,729	-£78,174,978	-£78,790,423
50% SR : 20% LAR : 30% SO	30%	-£76,415,857	-£79,735,497	-£79,955,802	-£82,376,080	-£83,190,329	-£83,805,774
50% SR : 20% LAR : 30% SO	35%	-£81,598,781	-£84,750,848	-£84,971,153	-£87,391,431	-£88,205,680	-£88,821,125
50% SR : 20% LAR : 30% SO	40%	-£86,781,706	-£89,766,199	-£89,986,504	-£92,406,783	-£93,221,031	-£93,836,476
50% SR : 20% LAR : 30% SO	45%	-£91,964,631	-£94,781,550	-£95,001,856	-£97,422,134	-£98,236,382	-£98,851,827
50% SR : 20% LAR : 30% SO	50%	-£97,147,556	-£99,796,901	-£100,017,207	-£102,437,485	-£103,251,733	-£103,867,178

**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%	-£33,894,047	-£37,875,895	-£38,081,998	-£40,371,854	-£41,153,324	-£41,743,994
50% SR : 20% LAR : 30% SO	5%	-£38,633,764	-£42,624,744	-£42,839,799	-£45,241,741	-£46,055,989	-£46,671,434
50% SR : 20% LAR : 30% SO	10%	-£43,626,571	-£47,616,508	-£47,836,813	-£50,257,092	-£51,071,340	-£51,686,785
50% SR : 20% LAR : 30% SO	15%	-£48,809,497	-£52,631,859	-£52,852,164	-£55,272,443	-£56,086,691	-£56,702,136
50% SR : 20% LAR : 30% SO	20%	-£53,992,421	-£57,647,210	-£57,867,515	-£60,287,794	-£61,102,043	-£61,717,487
50% SR : 20% LAR : 30% SO	25%	-£59,175,346	-£62,662,561	-£62,882,866	-£65,303,145	-£66,117,394	-£66,732,838
50% SR : 20% LAR : 30% SO	30%	-£64,358,272	-£67,677,912	-£67,898,217	-£70,318,496	-£71,132,745	-£71,748,189
50% SR : 20% LAR : 30% SO	35%	-£69,541,198	-£72,693,263	-£72,913,568	-£75,333,847	-£76,148,096	-£76,763,540
50% SR : 20% LAR : 30% SO	40%	-£74,724,122	-£77,708,614	-£77,928,919	-£80,349,199	-£81,163,447	-£81,778,891
50% SR : 20% LAR : 30% SO	45%	-£79,907,047	-£82,723,965	-£82,944,271	-£85,364,550	-£86,178,797	-£86,794,242
50% SR : 20% LAR : 30% SO	50%	-£85,089,972	-£87,739,316	-£87,959,622	-£90,379,901	-£91,194,148	-£91,809,593

**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%	-£29,884,202	-£33,866,050	-£34,072,154	-£36,362,009	-£37,143,479	-£37,734,149
50% SR : 20% LAR : 30% SO	5%	-£34,623,919	-£38,614,899	-£38,829,954	-£41,231,896	-£42,046,144	-£42,661,589
50% SR : 20% LAR : 30% SO	10%	-£39,616,726	-£43,606,663	-£43,826,968	-£46,247,247	-£47,061,495	-£47,676,940
50% SR : 20% LAR : 30% SO	15%	-£44,799,652	-£48,622,014	-£48,842,319	-£51,262,598	-£52,076,846	-£52,692,291
50% SR : 20% LAR : 30% SO	20%	-£49,982,576	-£53,637,365	-£53,857,670	-£56,277,949	-£57,092,198	-£57,707,642
50% SR : 20% LAR : 30% SO	25%	-£55,165,501	-£58,652,716	-£58,873,021	-£61,293,300	-£62,107,549	-£62,722,993
50% SR : 20% LAR : 30% SO	30%	-£60,348,427	-£63,668,067	-£63,888,372	-£66,308,651	-£67,122,900	-£67,738,344
50% SR : 20% LAR : 30% SO	35%	-£65,531,351	-£68,683,418	-£68,903,723	-£71,324,002	-£72,138,251	-£72,753,695
50% SR : 20% LAR : 30% SO	40%	-£70,714,277	-£73,698,769	-£73,919,074	-£76,339,354	-£77,153,602	-£77,769,046
50% SR : 20% LAR : 30% SO	45%	-£75,897,202	-£78,714,120	-£78,934,426	-£81,354,705	-£82,168,952	-£82,784,397
50% SR : 20% LAR : 30% SO	50%	-£81,080,127	-£83,729,471	-£83,949,777	-£86,370,056	-£87,184,303	-£87,799,748

**Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary Industrial**

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£24,113,671	-£28,095,519	-£28,301,623	-£30,591,478	-£31,372,948	-£31,963,618
50% SR : 20% LAR : 30% SO	5%	-£28,853,387	-£32,844,368	-£33,059,423	-£35,461,365	-£36,275,612	-£36,891,058
50% SR : 20% LAR : 30% SO	10%	-£33,846,195	-£37,836,132	-£38,056,437	-£40,476,716	-£41,290,963	-£41,906,409
50% SR : 20% LAR : 30% SO	15%	-£39,029,120	-£42,851,483	-£43,071,788	-£45,492,067	-£46,306,314	-£46,921,760
50% SR : 20% LAR : 30% SO	20%	-£44,212,045	-£47,866,834	-£48,087,139	-£50,507,417	-£51,321,666	-£51,937,111
50% SR : 20% LAR : 30% SO	25%	-£49,394,970	-£52,882,185	-£53,102,490	-£55,522,768	-£56,337,017	-£56,952,462
50% SR : 20% LAR : 30% SO	30%	-£54,577,896	-£57,897,536	-£58,117,841	-£60,538,119	-£61,352,368	-£61,967,813
50% SR : 20% LAR : 30% SO	35%	-£59,760,820	-£62,912,887	-£63,133,192	-£65,553,470	-£66,367,719	-£66,983,154
50% SR : 20% LAR : 30% SO	40%	-£64,943,745	-£67,928,238	-£68,148,543	-£70,568,822	-£71,383,070	-£71,998,515
50% SR : 20% LAR : 30% SO	45%	-£70,126,671	-£72,943,589	-£73,163,895	-£75,584,173	-£76,398,421	-£77,013,866
50% SR : 20% LAR : 30% SO	50%	-£75,309,596	-£77,958,940	-£78,179,246	-£80,599,524	-£81,413,772	-£82,029,217

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(e)(c)) 10% AW @ 25% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 1090
Site Area 2.1 Hm²

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%	£29,311,798	£20,355,784	£20,170,932	£18,140,143	£17,455,690	£16,934,723
50% SR : 20% LAR : 30% SO	5%	£23,319,952	£14,674,822	£14,488,336	£12,439,600	£11,750,348	£11,225,000
50% SR : 20% LAR : 30% SO	10%	£17,294,982	£8,947,922	£8,759,705	£6,691,394	£5,988,967	£5,458,042
50% SR : 20% LAR : 30% SO	15%	£11,227,784	£3,160,544	£2,970,494	£864,977	£155,403	£386,316
50% SR : 20% LAR : 30% SO	20%	£5,090,777	£-2,760,815	£-2,957,583	£-5,131,055	£-5,866,331	£-6,422,086
50% SR : 20% LAR : 30% SO	25%	£-1,156,255	£-8,834,446	£-9,033,385	£-11,218,927	£-11,954,203	£-12,509,957
50% SR : 20% LAR : 30% SO	30%	£-7,630,813	£-14,952,745	£-15,156,350	£-17,399,472	£-18,161,229	£-18,736,999
50% SR : 20% LAR : 30% SO	35%	£-14,185,161	£-21,329,748	£-21,544,024	£-23,929,817	£-24,744,065	£-25,359,510
50% SR : 20% LAR : 30% SO	40%	£-21,026,939	£-28,151,619	£-28,371,924	£-30,792,204	£-31,606,451	£-32,221,896
50% SR : 20% LAR : 30% SO	45%	£-28,394,718	£-35,014,005	£-35,234,310	£-37,654,589	£-38,468,838	£-39,084,282
50% SR : 20% LAR : 30% SO	50%	£-35,770,348	£-41,876,392	£-42,096,697	£-44,516,975	£-45,331,224	£-45,946,668

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%	£-1,120,852	£-10,076,667	£-10,281,519	£-12,292,307	£-12,976,760	£-13,497,727
50% SR : 20% LAR : 30% SO	5%	£-7,112,499	£-15,757,829	£-15,944,115	£-17,992,851	£-18,682,102	£-19,207,451
50% SR : 20% LAR : 30% SO	10%	£-13,137,468	£-21,484,528	£-21,672,746	£-23,741,057	£-24,443,484	£-24,974,409
50% SR : 20% LAR : 30% SO	15%	£-19,204,666	£-27,271,907	£-27,461,956	£-29,567,473	£-30,277,407	£-30,818,766
50% SR : 20% LAR : 30% SO	20%	£-25,341,673	£-33,193,266	£-33,390,033	£-35,563,505	£-36,298,781	£-36,854,536
50% SR : 20% LAR : 30% SO	25%	£-31,588,705	£-39,266,897	£-39,465,835	£-41,651,377	£-42,386,653	£-42,942,407
50% SR : 20% LAR : 30% SO	30%	£-38,063,263	£-45,385,195	£-45,588,800	£-47,831,923	£-48,593,679	£-49,169,449
50% SR : 20% LAR : 30% SO	35%	£-44,817,612	£-51,762,199	£-51,976,474	£-54,362,268	£-55,176,516	£-55,791,969
50% SR : 20% LAR : 30% SO	40%	£-51,459,389	£-58,584,069	£-58,804,374	£-61,224,654	£-62,038,902	£-62,654,346
50% SR : 20% LAR : 30% SO	45%	£-58,827,168	£-65,446,456	£-65,666,761	£-68,087,039	£-68,901,288	£-69,516,732
50% SR : 20% LAR : 30% SO	50%	£-66,202,798	£-72,308,842	£-72,529,147	£-74,949,425	£-75,763,674	£-76,379,119

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£10,936,932	£1,980,918	£1,796,066	£-234,722	£-918,175	£-1,440,142
50% SR : 20% LAR : 30% SO	5%	£4,945,086	£-3,700,044	£-3,886,530	£-5,935,266	£-6,624,518	£-7,149,866
50% SR : 20% LAR : 30% SO	10%	£-1,079,883	£-9,426,943	£-9,615,161	£-11,683,472	£-12,385,899	£-12,916,824
50% SR : 20% LAR : 30% SO	15%	£-7,147,082	£-15,214,322	£-15,404,372	£-17,509,888	£-18,219,462	£-18,761,181
50% SR : 20% LAR : 30% SO	20%	£-13,284,089	£-21,135,881	£-21,332,448	£-23,505,920	£-24,241,196	£-24,766,951
50% SR : 20% LAR : 30% SO	25%	£-19,531,121	£-27,209,312	£-27,408,250	£-29,593,792	£-30,329,068	£-30,884,822
50% SR : 20% LAR : 30% SO	30%	£-26,005,678	£-33,327,610	£-33,531,216	£-35,774,338	£-36,536,095	£-37,111,894
50% SR : 20% LAR : 30% SO	35%	£-32,560,027	£-39,704,614	£-39,918,890	£-42,304,683	£-43,118,931	£-43,734,375
50% SR : 20% LAR : 30% SO	40%	£-39,401,804	£-46,526,485	£-46,746,790	£-49,167,069	£-49,981,317	£-50,598,761
50% SR : 20% LAR : 30% SO	45%	£-46,769,583	£-53,388,871	£-53,609,176	£-56,029,454	£-56,843,703	£-57,459,148
50% SR : 20% LAR : 30% SO	50%	£-54,145,213	£-60,251,257	£-60,471,562	£-62,891,841	£-63,706,089	£-64,321,534

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£14,946,777	£5,990,763	£5,805,911	£3,775,123	£3,090,670	£2,569,703
50% SR : 20% LAR : 30% SO	5%	£8,954,931	£309,801	£123,315	£-1,925,421	£-2,614,673	£-3,140,021
50% SR : 20% LAR : 30% SO	10%	£2,929,962	£-5,417,088	£-5,605,316	£-7,673,627	£-8,376,054	£-8,906,979
50% SR : 20% LAR : 30% SO	15%	£-3,137,237	£-11,204,477	£-11,394,527	£-13,500,043	£-14,209,617	£-14,751,336
50% SR : 20% LAR : 30% SO	20%	£-9,274,244	£-17,125,836	£-17,322,603	£-19,496,075	£-20,231,351	£-20,787,106
50% SR : 20% LAR : 30% SO	25%	£-15,521,278	£-23,199,467	£-23,398,405	£-25,583,947	£-26,319,223	£-26,874,977
50% SR : 20% LAR : 30% SO	30%	£-21,995,833	£-29,317,765	£-29,521,371	£-31,764,493	£-32,526,250	£-33,102,019
50% SR : 20% LAR : 30% SO	35%	£-28,560,182	£-35,694,769	£-35,900,045	£-38,294,338	£-39,109,086	£-39,724,530
50% SR : 20% LAR : 30% SO	40%	£-35,391,959	£-42,516,640	£-42,736,945	£-45,157,224	£-46,071,472	£-46,586,816
50% SR : 20% LAR : 30% SO	45%	£-42,759,738	£-49,379,026	£-49,599,331	£-52,019,609	£-52,833,858	£-53,449,303
50% SR : 20% LAR : 30% SO	50%	£-50,135,368	£-56,241,412	£-56,461,717	£-58,881,996	£-59,696,244	£-60,311,689

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%	£20,717,309	£11,761,294	£11,576,442	£9,545,654	£8,861,201	£8,340,234
50% SR : 20% LAR : 30% SO	5%	£14,725,462	£6,080,332	£5,893,846	£3,845,110	£3,155,858	£2,630,510
50% SR : 20% LAR : 30% SO	10%	£8,700,493	£353,433	£165,215	£-1,903,096	£-2,605,523	£-3,136,448
50% SR : 20% LAR : 30% SO	15%	£2,633,294	£-5,433,946	£-5,623,996	£-7,729,512	£-8,439,086	£-8,980,805
50% SR : 20% LAR : 30% SO	20%	£-3,503,712	£-11,395,305	£-11,592,072	£-13,725,544	£-14,460,820	£-15,016,575
50% SR : 20% LAR : 30% SO	25%	£-9,750,744	£-17,428,936	£-17,627,874	£-19,813,416	£-20,548,692	£-21,104,446
50% SR : 20% LAR : 30% SO	30%	£-16,225,302	£-23,547,234	£-23,750,840	£-25,993,962	£-26,755,719	£-27,331,488
50% SR : 20% LAR : 30% SO	35%	£-22,779,651	£-29,664,238	£-29,878,513	£-32,224,307	£-33,038,555	£-33,653,989
50% SR : 20% LAR : 30% SO	40%	£-29,621,426	£-35,746,109	£-35,966,414	£-38,386,693	£-39,200,941	£-39,816,385
50% SR : 20% LAR : 30% SO	45%	£-36,989,207	£-41,808,495	£-42,028,800	£-44,249,078	£-45,063,327	£-45,678,771
50% SR : 20% LAR : 30% SO	50%	£-44,364,637	£-47,907,881	£-48,131,186	£-50,111,464	£-50,925,713	£-51,541,158

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 10% AW @ 25% MR

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,167,215	-£11,577,012	-£11,775,950	-£13,963,178	-£14,706,877	-£15,268,998
50% SR : 20% LAR : 30% SO	5%	-£11,141,039	-£16,365,619	-£16,569,224	-£18,815,878	-£19,577,635	-£20,153,693
50% SR : 20% LAR : 30% SO	10%	-£16,139,823	-£21,312,628	-£21,524,066	-£23,858,576	-£24,650,538	-£25,257,012
50% SR : 20% LAR : 30% SO	15%	-£21,330,894	-£26,533,514	-£26,753,820	-£29,174,099	-£29,988,346	-£30,603,791
50% SR : 20% LAR : 30% SO	20%	-£26,851,571	-£31,889,040	-£32,109,345	-£34,529,624	-£35,343,872	-£35,959,317
50% SR : 20% LAR : 30% SO	25%	-£32,461,088	-£37,244,565	-£37,464,871	-£39,885,150	-£40,699,398	-£41,314,842
50% SR : 20% LAR : 30% SO	30%	-£38,070,605	-£42,600,091	-£42,820,396	-£45,240,675	-£46,054,924	-£46,670,368
50% SR : 20% LAR : 30% SO	35%	-£43,680,123	-£47,955,616	-£48,175,922	-£50,596,201	-£51,410,449	-£52,026,893
50% SR : 20% LAR : 30% SO	40%	-£49,289,640	-£53,311,142	-£53,531,447	-£55,951,726	-£56,765,975	-£57,381,419
50% SR : 20% LAR : 30% SO	45%	-£54,899,157	-£58,666,667	-£58,886,973	-£61,307,252	-£62,121,500	-£62,736,944
50% SR : 20% LAR : 30% SO	50%	-£60,508,674	-£64,022,194	-£64,242,499	-£66,662,777	-£67,477,026	-£68,092,470

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£36,599,666	-£42,009,463	-£42,208,401	-£44,395,628	-£45,139,328	-£45,701,448
50% SR : 20% LAR : 30% SO	5%	-£41,573,489	-£46,798,069	-£47,001,674	-£49,248,328	-£50,010,085	-£50,586,143
50% SR : 20% LAR : 30% SO	10%	-£46,572,273	-£51,745,078	-£51,956,516	-£54,291,028	-£55,082,989	-£55,669,462
50% SR : 20% LAR : 30% SO	15%	-£51,763,254	-£56,965,964	-£57,186,270	-£59,606,549	-£60,420,797	-£61,036,241
50% SR : 20% LAR : 30% SO	20%	-£57,284,022	-£62,321,490	-£62,541,795	-£64,962,074	-£65,776,323	-£66,391,767
50% SR : 20% LAR : 30% SO	25%	-£62,893,539	-£67,677,015	-£67,897,321	-£70,317,600	-£71,131,848	-£71,747,292
50% SR : 20% LAR : 30% SO	30%	-£68,503,056	-£73,032,542	-£73,252,847	-£75,673,125	-£76,487,374	-£77,102,818
50% SR : 20% LAR : 30% SO	35%	-£74,112,573	-£78,388,067	-£78,608,373	-£81,028,651	-£81,842,899	-£82,458,343
50% SR : 20% LAR : 30% SO	40%	-£79,722,090	-£83,743,593	-£83,963,898	-£86,384,176	-£87,198,425	-£87,813,869
50% SR : 20% LAR : 30% SO	45%	-£85,331,607	-£89,099,118	-£89,319,424	-£91,739,702	-£92,553,950	-£93,169,395
50% SR : 20% LAR : 30% SO	50%	-£90,941,124	-£94,454,644	-£94,674,949	-£97,095,227	-£97,909,476	-£98,524,921

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%	-£24,542,081	-£29,951,878	-£30,150,816	-£32,338,044	-£33,081,743	-£33,643,863
50% SR : 20% LAR : 30% SO	5%	-£29,515,904	-£34,740,484	-£34,944,090	-£37,190,744	-£37,935,501	-£38,528,558
50% SR : 20% LAR : 30% SO	10%	-£34,514,688	-£39,687,494	-£39,898,931	-£42,233,441	-£43,025,044	-£43,631,878
50% SR : 20% LAR : 30% SO	15%	-£39,705,669	-£44,908,380	-£45,128,686	-£47,548,964	-£48,363,212	-£48,978,656
50% SR : 20% LAR : 30% SO	20%	-£45,226,437	-£50,263,906	-£50,484,211	-£52,904,489	-£53,718,738	-£54,334,182
50% SR : 20% LAR : 30% SO	25%	-£50,835,954	-£55,619,431	-£55,839,737	-£58,260,015	-£59,074,263	-£59,689,708
50% SR : 20% LAR : 30% SO	30%	-£56,445,471	-£60,974,957	-£61,195,262	-£63,615,540	-£64,429,789	-£65,045,234
50% SR : 20% LAR : 30% SO	35%	-£62,054,988	-£66,330,482	-£66,550,788	-£69,071,066	-£69,885,314	-£70,400,759
50% SR : 20% LAR : 30% SO	40%	-£67,664,505	-£71,686,008	-£71,906,313	-£74,326,591	-£75,140,840	-£75,756,285
50% SR : 20% LAR : 30% SO	45%	-£73,274,022	-£77,041,533	-£77,261,839	-£79,582,118	-£80,396,365	-£81,111,810
50% SR : 20% LAR : 30% SO	50%	-£78,883,539	-£82,397,059	-£82,617,364	-£85,037,643	-£85,851,891	-£86,467,336

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£20,532,236	-£25,942,033	-£26,140,971	-£28,328,199	-£29,071,898	-£29,634,018
50% SR : 20% LAR : 30% SO	5%	-£25,506,059	-£30,730,639	-£30,934,245	-£33,180,899	-£33,942,656	-£34,518,713
50% SR : 20% LAR : 30% SO	10%	-£30,504,843	-£35,677,649	-£35,889,086	-£38,223,599	-£39,015,559	-£39,622,033
50% SR : 20% LAR : 30% SO	15%	-£35,695,824	-£40,898,535	-£41,118,841	-£43,539,116	-£44,353,367	-£44,968,811
50% SR : 20% LAR : 30% SO	20%	-£41,116,592	-£46,254,061	-£46,474,366	-£48,894,644	-£49,708,893	-£50,324,337
50% SR : 20% LAR : 30% SO	25%	-£46,826,109	-£51,609,586	-£51,829,892	-£54,250,170	-£55,064,418	-£55,679,863
50% SR : 20% LAR : 30% SO	30%	-£52,435,626	-£56,965,112	-£57,185,417	-£59,605,695	-£60,419,944	-£61,035,389
50% SR : 20% LAR : 30% SO	35%	-£58,045,143	-£62,320,637	-£62,540,943	-£64,961,221	-£65,775,469	-£66,390,914
50% SR : 20% LAR : 30% SO	40%	-£63,654,660	-£67,676,163	-£67,896,468	-£70,316,746	-£71,130,995	-£71,746,440
50% SR : 20% LAR : 30% SO	45%	-£69,264,177	-£73,031,688	-£73,251,994	-£75,672,273	-£76,486,520	-£77,101,965
50% SR : 20% LAR : 30% SO	50%	-£74,873,694	-£78,387,214	-£78,607,519	-£81,027,798	-£81,842,046	-£82,457,491

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%	-£14,761,705	-£20,171,502	-£20,370,440	-£22,557,667	-£23,301,367	-£23,863,487
50% SR : 20% LAR : 30% SO	5%	-£19,735,528	-£24,960,108	-£25,163,714	-£27,410,367	-£28,172,124	-£28,748,182
50% SR : 20% LAR : 30% SO	10%	-£24,734,312	-£29,907,118	-£30,118,555	-£32,453,065	-£33,245,028	-£33,851,502
50% SR : 20% LAR : 30% SO	15%	-£29,925,293	-£35,128,003	-£35,348,309	-£37,768,588	-£38,582,836	-£39,198,280
50% SR : 20% LAR : 30% SO	20%	-£35,446,061	-£40,483,529	-£40,703,834	-£43,124,113	-£43,938,362	-£44,553,806
50% SR : 20% LAR : 30% SO	25%	-£41,055,578	-£45,839,055	-£46,059,361	-£48,479,639	-£49,293,887	-£49,909,331
50% SR : 20% LAR : 30% SO	30%	-£46,665,095	-£51,194,581	-£51,414,886	-£53,835,164	-£54,649,413	-£55,264,857
50% SR : 20% LAR : 30% SO	35%	-£52,274,612	-£56,550,106	-£56,770,412	-£59,190,693	-£60,004,938	-£60,620,382
50% SR : 20% LAR : 30% SO	40%	-£57,884,129	-£61,905,632	-£62,125,937	-£64,546,215	-£65,360,464	-£65,975,909
50% SR : 20% LAR : 30% SO	45%	-£63,493,646	-£67,261,157	-£67,481,463	-£69,901,741	-£70,715,989	-£71,331,434
50% SR : 20% LAR : 30% SO	50%	-£69,103,163	-£72,616,683	-£72,836,988	-£75,257,266	-£76,071,515	-£76,686,960

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

**MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 10% AW @ 25% MR**

Value Area
Chadwell Heath (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£16,537,679	£13,026,200	£12,839,714	£10,790,977	£10,101,726	£9,580,760
50% SR : 20% LAR : 30% SO	5%	£11,017,049	£7,589,723	£7,401,506	£5,333,737	£4,637,032	£4,106,107
50% SR : 20% LAR : 30% SO	10%	£5,441,326	£2,092,535	£1,902,484	£200,668	£320,284	£1,464,201
50% SR : 20% LAR : 30% SO	15%	£207,044	£3,543,909	£3,740,676	£5,911,685	£6,646,962	£7,202,716
50% SR : 20% LAR : 30% SO	20%	£6,053,799	£9,319,990	£9,518,928	£11,704,470	£12,439,747	£12,985,500
50% SR : 20% LAR : 30% SO	25%	£11,996,341	£15,134,427	£15,335,681	£17,575,738	£18,337,495	£18,913,264
50% SR : 20% LAR : 30% SO	30%	£18,039,059	£21,188,822	£21,400,974	£23,780,787	£24,595,035	£25,210,480
50% SR : 20% LAR : 30% SO	35%	£24,518,172	£27,670,239	£27,890,545	£30,310,824	£31,125,072	£31,740,516
50% SR : 20% LAR : 30% SO	40%	£31,215,784	£34,200,276	£34,420,581	£36,840,860	£37,655,109	£38,270,553
50% SR : 20% LAR : 30% SO	45%	£37,913,394	£40,730,312	£40,950,618	£43,370,896	£44,185,144	£44,800,589
50% SR : 20% LAR : 30% SO	50%	£44,611,004	£47,260,349	£47,480,654	£49,900,932	£50,715,181	£51,330,625

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£13,894,771	£17,406,251	£17,592,737	£19,641,474	£20,330,724	£20,851,690
50% SR : 20% LAR : 30% SO	5%	£19,415,402	£22,842,727	£23,030,945	£25,098,713	£25,795,418	£26,326,344
50% SR : 20% LAR : 30% SO	10%	£24,991,124	£28,339,915	£28,529,966	£30,633,118	£31,332,734	£31,896,651
50% SR : 20% LAR : 30% SO	15%	£30,639,494	£33,976,360	£34,173,126	£36,344,136	£37,079,413	£37,635,167
50% SR : 20% LAR : 30% SO	20%	£36,486,249	£39,752,440	£39,951,379	£42,136,921	£42,872,197	£43,427,951
50% SR : 20% LAR : 30% SO	25%	£42,428,791	£45,566,877	£45,768,131	£48,008,188	£48,769,945	£49,345,715
50% SR : 20% LAR : 30% SO	30%	£48,471,509	£51,421,272	£51,633,424	£54,213,237	£55,027,485	£55,642,931
50% SR : 20% LAR : 30% SO	35%	£54,590,623	£57,312,890	£57,532,998	£60,743,274	£61,557,522	£62,172,968
50% SR : 20% LAR : 30% SO	40%	£61,848,234	£64,632,726	£64,853,031	£67,273,310	£68,087,559	£68,703,003
50% SR : 20% LAR : 30% SO	45%	£69,345,844	£71,162,762	£71,383,068	£73,803,347	£74,617,595	£75,233,039
50% SR : 20% LAR : 30% SO	50%	£75,043,454	£77,692,799	£77,913,104	£80,333,383	£81,147,631	£81,763,076

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,837,186	£5,348,666	£5,535,152	£7,583,889	£8,273,140	£8,794,106
50% SR : 20% LAR : 30% SO	5%	£7,357,817	£10,785,142	£10,973,360	£13,041,129	£13,737,834	£14,268,759
50% SR : 20% LAR : 30% SO	10%	£12,933,540	£16,282,330	£16,472,381	£18,575,533	£19,295,149	£19,839,066
50% SR : 20% LAR : 30% SO	15%	£18,581,909	£21,918,775	£22,115,541	£24,286,551	£25,021,828	£25,577,582
50% SR : 20% LAR : 30% SO	20%	£24,428,665	£27,694,856	£27,893,794	£30,079,338	£30,814,612	£31,370,366
50% SR : 20% LAR : 30% SO	25%	£30,371,207	£33,509,292	£33,710,547	£35,950,603	£36,712,360	£37,288,130
50% SR : 20% LAR : 30% SO	30%	£36,413,924	£39,363,687	£39,575,840	£42,155,653	£42,969,901	£43,585,346
50% SR : 20% LAR : 30% SO	35%	£42,590,038	£45,245,105	£45,465,411	£48,695,889	£49,499,937	£50,115,382
50% SR : 20% LAR : 30% SO	40%	£48,890,649	£51,157,142	£51,385,474	£55,215,725	£56,029,974	£56,645,414
50% SR : 20% LAR : 30% SO	45%	£55,288,259	£57,095,178	£57,325,494	£61,745,762	£62,560,010	£63,175,454
50% SR : 20% LAR : 30% SO	50%	£62,885,870	£63,035,214	£63,265,519	£68,275,798	£69,090,047	£69,705,491

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,172,659	£1,338,821	£1,525,307	£3,574,044	£4,263,295	£4,784,261
50% SR : 20% LAR : 30% SO	5%	£3,347,972	£6,775,297	£6,963,515	£9,031,284	£9,727,989	£10,258,914
50% SR : 20% LAR : 30% SO	10%	£8,923,695	£12,272,485	£12,462,536	£14,565,688	£15,285,304	£15,829,221
50% SR : 20% LAR : 30% SO	15%	£14,572,064	£17,908,930	£18,105,696	£20,276,706	£21,011,983	£21,567,737
50% SR : 20% LAR : 30% SO	20%	£20,418,820	£23,685,011	£23,883,949	£26,069,491	£26,804,767	£27,360,521
50% SR : 20% LAR : 30% SO	25%	£26,361,362	£29,499,447	£29,700,702	£31,940,758	£32,702,515	£33,278,285
50% SR : 20% LAR : 30% SO	30%	£32,404,079	£35,353,842	£35,565,995	£38,145,808	£38,960,056	£39,575,501
50% SR : 20% LAR : 30% SO	35%	£38,593,193	£41,235,260	£41,457,566	£44,675,844	£45,490,092	£46,105,537
50% SR : 20% LAR : 30% SO	40%	£44,950,604	£47,146,297	£47,378,602	£51,295,890	£52,120,129	£52,635,574
50% SR : 20% LAR : 30% SO	45%	£52,478,414	£53,095,333	£53,337,639	£57,735,917	£58,585,165	£59,165,609
50% SR : 20% LAR : 30% SO	50%	£59,196,025	£59,045,369	£59,287,674	£64,265,953	£65,140,202	£65,695,646

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%	£7,943,190	£4,431,710	£4,245,224	£2,196,487	£1,507,236	£986,271
50% SR : 20% LAR : 30% SO	5%	£2,422,559	£1,004,764	£1,192,984	£3,260,752	£3,957,457	£4,488,383
50% SR : 20% LAR : 30% SO	10%	£3,153,163	£6,501,954	£6,692,005	£8,795,157	£9,514,773	£10,058,690
50% SR : 20% LAR : 30% SO	15%	£8,801,533	£12,138,399	£12,336,165	£14,506,175	£15,241,452	£15,797,206
50% SR : 20% LAR : 30% SO	20%	£14,648,288	£17,914,479	£18,113,418	£20,298,960	£21,034,236	£21,589,990
50% SR : 20% LAR : 30% SO	25%	£20,590,831	£23,728,916	£23,930,170	£26,170,227	£26,913,984	£27,467,754
50% SR : 20% LAR : 30% SO	30%	£26,633,548	£29,583,311	£29,795,463	£32,375,276	£33,189,524	£33,804,970
50% SR : 20% LAR : 30% SO	35%	£33,112,662	£35,464,759	£35,685,035	£38,995,313	£39,719,561	£40,335,005
50% SR : 20% LAR : 30% SO	40%	£39,810,273	£41,379,766	£41,605,071	£45,435,349	£46,249,589	£46,865,042
50% SR : 20% LAR : 30% SO	45%	£46,507,883	£47,324,801	£47,545,107	£51,965,386	£52,779,634	£53,395,078
50% SR : 20% LAR : 30% SO	50%	£53,205,494	£53,284,838	£53,505,143	£58,495,422	£59,309,670	£59,925,115

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(a)(c)) 10% AW @ 25% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,237,797	-£6,051,835	-£6,250,773	-£8,436,315	-£9,171,591	-£9,727,345
50% SR : 20% LAR : 30% SO	5%	-£7,312,964	-£11,028,424	-£11,227,362	-£13,412,904	-£14,149,946	-£14,712,065
50% SR : 20% LAR : 30% SO	10%	-£12,439,310	-£16,037,437	-£16,241,042	-£18,485,034	-£19,246,791	-£19,822,560
50% SR : 20% LAR : 30% SO	15%	-£17,631,315	-£21,226,765	-£21,438,202	-£23,777,322	-£24,576,284	-£25,165,831
50% SR : 20% LAR : 30% SO	20%	-£23,080,393	-£26,729,910	-£26,949,215	-£29,369,494	-£30,183,743	-£30,799,187
50% SR : 20% LAR : 30% SO	25%	-£28,855,051	-£32,342,266	-£32,562,571	-£34,982,850	-£35,797,099	-£36,412,543
50% SR : 20% LAR : 30% SO	30%	-£34,635,981	-£37,955,622	-£38,175,927	-£40,596,205	-£41,410,453	-£42,025,899
50% SR : 20% LAR : 30% SO	35%	-£40,416,911	-£43,568,978	-£43,789,283	-£46,209,561	-£47,023,809	-£47,639,255
50% SR : 20% LAR : 30% SO	40%	-£46,197,840	-£49,182,333	-£49,402,639	-£51,822,917	-£52,637,165	-£53,252,609
50% SR : 20% LAR : 30% SO	45%	-£51,978,770	-£54,795,688	-£55,015,994	-£57,436,273	-£58,250,521	-£58,865,965
50% SR : 20% LAR : 30% SO	50%	-£57,759,699	-£60,409,044	-£60,629,349	-£63,049,629	-£63,863,876	-£64,479,321

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£32,670,247	-£36,484,285	-£36,683,223	-£38,868,766	-£39,604,042	-£40,159,796
50% SR : 20% LAR : 30% SO	5%	-£37,745,414	-£41,460,874	-£41,659,813	-£43,845,355	-£44,582,396	-£45,144,516
50% SR : 20% LAR : 30% SO	10%	-£42,871,760	-£46,469,888	-£46,673,492	-£48,917,484	-£49,679,241	-£50,255,010
50% SR : 20% LAR : 30% SO	15%	-£48,063,765	-£51,659,215	-£51,870,652	-£54,210,372	-£55,008,734	-£55,618,282
50% SR : 20% LAR : 30% SO	20%	-£53,512,833	-£57,161,381	-£57,381,666	-£59,801,944	-£60,616,193	-£61,231,637
50% SR : 20% LAR : 30% SO	25%	-£59,287,502	-£62,774,716	-£62,995,021	-£66,415,300	-£67,229,549	-£67,844,993
50% SR : 20% LAR : 30% SO	30%	-£65,068,431	-£68,388,072	-£68,608,377	-£71,028,656	-£71,842,904	-£72,458,349
50% SR : 20% LAR : 30% SO	35%	-£70,849,361	-£74,001,428	-£74,221,733	-£76,842,012	-£77,656,260	-£78,271,705
50% SR : 20% LAR : 30% SO	40%	-£76,630,290	-£79,614,783	-£79,835,089	-£82,655,367	-£83,469,615	-£84,085,060
50% SR : 20% LAR : 30% SO	45%	-£82,411,221	-£85,228,139	-£85,448,445	-£88,668,723	-£89,483,971	-£90,099,416
50% SR : 20% LAR : 30% SO	50%	-£88,192,150	-£90,841,494	-£91,061,799	-£94,482,079	-£95,297,327	-£95,912,771

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%	-£20,612,663	-£24,426,700	-£24,625,638	-£26,811,181	-£27,546,457	-£28,102,211
50% SR : 20% LAR : 30% SO	5%	-£25,687,830	-£29,403,290	-£29,602,228	-£31,787,770	-£32,522,811	-£33,078,565
50% SR : 20% LAR : 30% SO	10%	-£30,814,176	-£34,412,303	-£34,615,907	-£36,859,899	-£37,621,856	-£38,179,426
50% SR : 20% LAR : 30% SO	15%	-£36,006,180	-£39,610,631	-£39,813,067	-£42,152,787	-£42,951,149	-£43,560,697
50% SR : 20% LAR : 30% SO	20%	-£41,455,248	-£45,103,776	-£45,324,081	-£47,744,360	-£48,558,008	-£49,174,053
50% SR : 20% LAR : 30% SO	25%	-£47,229,917	-£50,717,132	-£50,937,437	-£53,357,715	-£54,171,964	-£54,787,409
50% SR : 20% LAR : 30% SO	30%	-£53,010,846	-£56,330,488	-£56,550,793	-£58,971,071	-£59,785,319	-£60,402,764
50% SR : 20% LAR : 30% SO	35%	-£58,791,776	-£61,943,843	-£62,164,148	-£64,584,427	-£65,398,675	-£66,014,120
50% SR : 20% LAR : 30% SO	40%	-£64,572,706	-£67,557,198	-£67,777,504	-£70,197,783	-£71,012,030	-£71,627,475
50% SR : 20% LAR : 30% SO	45%	-£70,353,636	-£73,170,554	-£73,390,860	-£75,811,138	-£76,625,386	-£77,240,831
50% SR : 20% LAR : 30% SO	50%	-£76,134,565	-£78,783,910	-£79,004,215	-£81,424,494	-£82,238,742	-£82,854,186

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%	-£16,602,818	-£20,416,855	-£20,615,794	-£22,801,336	-£23,536,612	-£24,092,366
50% SR : 20% LAR : 30% SO	5%	-£21,677,985	-£25,393,445	-£25,592,383	-£27,777,925	-£28,514,966	-£29,070,766
50% SR : 20% LAR : 30% SO	10%	-£26,804,331	-£30,402,458	-£30,606,062	-£32,850,054	-£33,611,811	-£34,167,581
50% SR : 20% LAR : 30% SO	15%	-£31,996,335	-£35,591,786	-£35,803,222	-£38,142,942	-£38,941,304	-£39,550,852
50% SR : 20% LAR : 30% SO	20%	-£37,445,403	-£41,093,931	-£41,314,236	-£43,734,515	-£44,548,763	-£45,164,208
50% SR : 20% LAR : 30% SO	25%	-£43,220,072	-£46,707,287	-£46,927,592	-£49,347,870	-£50,162,119	-£50,777,564
50% SR : 20% LAR : 30% SO	30%	-£49,001,001	-£52,320,643	-£52,540,948	-£54,961,226	-£55,775,474	-£56,390,919
50% SR : 20% LAR : 30% SO	35%	-£54,781,931	-£57,933,998	-£58,154,303	-£60,574,582	-£61,388,830	-£62,004,275
50% SR : 20% LAR : 30% SO	40%	-£60,562,861	-£63,547,353	-£63,767,659	-£66,187,938	-£67,002,185	-£67,617,630
50% SR : 20% LAR : 30% SO	45%	-£66,343,791	-£69,160,709	-£69,381,015	-£71,801,293	-£72,615,541	-£73,230,986
50% SR : 20% LAR : 30% SO	50%	-£72,124,720	-£74,774,065	-£74,994,370	-£77,414,649	-£78,228,897	-£78,844,341

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,832,286	-£14,646,324	-£14,845,263	-£17,030,805	-£17,766,081	-£18,321,835
50% SR : 20% LAR : 30% SO	5%	-£15,907,453	-£19,622,913	-£19,821,852	-£22,007,394	-£22,744,435	-£23,300,555
50% SR : 20% LAR : 30% SO	10%	-£21,033,800	-£24,631,927	-£24,835,531	-£27,079,523	-£27,841,280	-£28,417,050
50% SR : 20% LAR : 30% SO	15%	-£26,225,804	-£29,621,255	-£29,832,091	-£32,372,411	-£33,170,773	-£33,780,321
50% SR : 20% LAR : 30% SO	20%	-£31,674,872	-£35,323,400	-£35,543,705	-£37,963,983	-£38,778,232	-£39,393,677
50% SR : 20% LAR : 30% SO	25%	-£37,449,541	-£41,096,756	-£41,317,061	-£43,577,339	-£44,391,588	-£45,007,032
50% SR : 20% LAR : 30% SO	30%	-£43,230,470	-£46,850,111	-£47,070,416	-£49,190,695	-£50,004,943	-£50,620,388
50% SR : 20% LAR : 30% SO	35%	-£49,011,400	-£52,603,467	-£52,823,772	-£54,804,051	-£55,618,399	-£56,235,744
50% SR : 20% LAR : 30% SO	40%	-£54,792,329	-£58,356,822	-£58,577,128	-£60,417,406	-£61,231,854	-£61,847,099
50% SR : 20% LAR : 30% SO	45%	-£60,573,258	-£64,110,178	-£64,330,483	-£66,030,762	-£66,845,010	-£67,460,455
50% SR : 20% LAR : 30% SO	50%	-£66,354,188	-£69,863,534	-£70,083,839	-£71,644,118	-£72,458,366	-£73,073,810

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

**MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 10% AW @ 25% MR**

Value Area
Becontree and Valence Park (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£16,140,373	-£20,142,514	-£20,351,227	-£22,654,095	-£23,435,566	-£24,030,330
50% SR : 20% LAR : 30% SO	5%	-£20,906,836	-£24,923,537	-£25,140,769	-£27,552,274	-£28,366,523	-£28,981,968
50% SR : 20% LAR : 30% SO	10%	-£25,937,105	-£29,927,042	-£30,147,347	-£32,567,625	-£33,381,874	-£33,997,319
50% SR : 20% LAR : 30% SO	15%	-£31,120,030	-£34,942,393	-£35,162,698	-£37,582,976	-£38,397,225	-£39,012,670
50% SR : 20% LAR : 30% SO	20%	-£36,302,956	-£39,957,744	-£40,178,049	-£42,598,327	-£43,412,576	-£44,028,021
50% SR : 20% LAR : 30% SO	25%	-£41,485,880	-£44,973,095	-£45,193,400	-£47,613,679	-£48,427,927	-£49,043,372
50% SR : 20% LAR : 30% SO	30%	-£46,668,806	-£49,988,446	-£50,208,752	-£52,629,030	-£53,443,278	-£54,058,723
50% SR : 20% LAR : 30% SO	35%	-£51,851,731	-£54,993,797	-£55,224,103	-£57,644,381	-£58,458,629	-£59,074,074
50% SR : 20% LAR : 30% SO	40%	-£57,034,655	-£60,019,149	-£60,239,454	-£62,659,732	-£63,473,980	-£64,089,426
50% SR : 20% LAR : 30% SO	45%	-£62,217,581	-£65,034,500	-£65,254,805	-£67,675,083	-£68,489,331	-£69,104,777
50% SR : 20% LAR : 30% SO	50%	-£67,400,506	-£70,049,851	-£70,270,156	-£72,690,434	-£73,504,682	-£74,120,128

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£46,572,823	-£50,574,964	-£50,783,677	-£53,086,545	-£53,868,016	-£54,462,780
50% SR : 20% LAR : 30% SO	5%	-£51,339,287	-£55,355,988	-£55,573,219	-£57,964,725	-£58,798,974	-£59,414,418
50% SR : 20% LAR : 30% SO	10%	-£56,369,555	-£60,359,492	-£60,579,797	-£63,000,078	-£63,814,325	-£64,429,769
50% SR : 20% LAR : 30% SO	15%	-£61,552,481	-£65,374,843	-£65,595,148	-£68,015,427	-£68,829,676	-£69,445,120
50% SR : 20% LAR : 30% SO	20%	-£66,735,406	-£70,390,194	-£70,610,499	-£73,030,778	-£73,845,027	-£74,460,471
50% SR : 20% LAR : 30% SO	25%	-£71,918,330	-£75,405,545	-£75,625,850	-£78,046,130	-£78,860,378	-£79,475,822
50% SR : 20% LAR : 30% SO	30%	-£77,101,255	-£80,420,896	-£80,641,202	-£83,061,481	-£83,875,728	-£84,491,173
50% SR : 20% LAR : 30% SO	35%	-£82,284,181	-£85,436,247	-£85,656,553	-£88,076,832	-£88,891,079	-£89,506,524
50% SR : 20% LAR : 30% SO	40%	-£87,467,106	-£90,451,598	-£90,671,904	-£93,092,183	-£93,906,430	-£94,521,875
50% SR : 20% LAR : 30% SO	45%	-£92,650,031	-£95,466,950	-£95,687,255	-£98,107,534	-£98,921,781	-£99,537,227
50% SR : 20% LAR : 30% SO	50%	-£97,832,956	-£100,482,301	-£100,702,606	-£103,122,885	-£103,937,132	-£104,552,578

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%	-£34,515,239	-£38,517,379	-£38,726,093	-£41,028,961	-£41,810,431	-£42,405,195
50% SR : 20% LAR : 30% SO	5%	-£39,281,702	-£43,298,403	-£43,515,635	-£45,927,140	-£46,741,389	-£47,356,833
50% SR : 20% LAR : 30% SO	10%	-£44,311,971	-£48,301,907	-£48,522,212	-£50,942,491	-£51,756,740	-£52,372,184
50% SR : 20% LAR : 30% SO	15%	-£49,494,896	-£53,317,258	-£53,537,563	-£55,957,842	-£56,772,091	-£57,387,535
50% SR : 20% LAR : 30% SO	20%	-£54,677,821	-£58,332,609	-£58,552,914	-£60,973,193	-£61,787,442	-£62,402,886
50% SR : 20% LAR : 30% SO	25%	-£59,860,746	-£63,347,960	-£63,568,265	-£65,988,545	-£66,802,793	-£67,418,237
50% SR : 20% LAR : 30% SO	30%	-£65,043,671	-£68,363,311	-£68,583,617	-£71,003,896	-£71,818,144	-£72,433,588
50% SR : 20% LAR : 30% SO	35%	-£70,226,596	-£73,378,662	-£73,598,968	-£76,019,247	-£76,833,495	-£77,448,939
50% SR : 20% LAR : 30% SO	40%	-£75,409,521	-£78,394,013	-£78,614,319	-£81,034,598	-£81,848,846	-£82,464,291
50% SR : 20% LAR : 30% SO	45%	-£80,592,446	-£83,409,365	-£83,629,670	-£86,049,949	-£86,864,197	-£87,479,642
50% SR : 20% LAR : 30% SO	50%	-£85,775,372	-£88,424,716	-£88,645,021	-£91,065,300	-£91,879,548	-£92,494,993

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£30,505,394	-£34,507,534	-£34,716,248	-£37,019,116	-£37,800,586	-£38,395,350
50% SR : 20% LAR : 30% SO	5%	-£35,271,857	-£39,288,558	-£39,505,790	-£41,917,295	-£42,731,544	-£43,346,988
50% SR : 20% LAR : 30% SO	10%	-£40,302,126	-£44,292,062	-£44,512,367	-£46,932,646	-£47,746,895	-£48,362,339
50% SR : 20% LAR : 30% SO	15%	-£45,485,051	-£49,307,413	-£49,527,718	-£51,947,997	-£52,762,246	-£53,377,690
50% SR : 20% LAR : 30% SO	20%	-£50,667,976	-£54,322,764	-£54,543,069	-£56,963,348	-£57,777,597	-£58,393,041
50% SR : 20% LAR : 30% SO	25%	-£55,850,901	-£59,338,115	-£59,558,420	-£61,978,700	-£62,792,948	-£63,408,392
50% SR : 20% LAR : 30% SO	30%	-£61,033,826	-£64,353,466	-£64,573,772	-£66,994,051	-£67,808,299	-£68,423,743
50% SR : 20% LAR : 30% SO	35%	-£66,216,752	-£69,368,817	-£69,589,123	-£72,009,403	-£72,823,650	-£73,439,094
50% SR : 20% LAR : 30% SO	40%	-£71,399,677	-£74,384,168	-£74,604,474	-£77,024,755	-£77,839,001	-£78,454,445
50% SR : 20% LAR : 30% SO	45%	-£76,582,601	-£79,399,520	-£79,619,825	-£82,040,104	-£82,854,352	-£83,469,797
50% SR : 20% LAR : 30% SO	50%	-£81,765,527	-£84,414,871	-£84,635,176	-£87,055,455	-£87,869,703	-£88,485,148

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£24,734,862	-£28,737,003	-£28,945,716	-£31,248,585	-£32,030,055	-£32,624,819
50% SR : 20% LAR : 30% SO	5%	-£29,501,326	-£33,518,027	-£33,735,259	-£36,146,764	-£36,961,013	-£37,576,457
50% SR : 20% LAR : 30% SO	10%	-£34,531,594	-£38,521,531	-£38,741,836	-£41,162,115	-£41,976,364	-£42,591,808
50% SR : 20% LAR : 30% SO	15%	-£39,714,520	-£43,536,882	-£43,757,187	-£46,177,466	-£46,991,715	-£47,607,159
50% SR : 20% LAR : 30% SO	20%	-£44,897,445	-£48,552,233	-£48,772,538	-£51,192,817	-£52,007,066	-£52,622,510
50% SR : 20% LAR : 30% SO	25%	-£50,080,370	-£53,567,584	-£53,787,889	-£56,208,169	-£57,022,417	-£57,637,861
50% SR : 20% LAR : 30% SO	30%	-£55,263,295	-£58,582,935	-£58,803,241	-£61,223,520	-£62,037,768	-£62,653,212
50% SR : 20% LAR : 30% SO	35%	-£60,446,220	-£63,598,286	-£63,818,592	-£66,238,871	-£67,053,119	-£67,668,553
50% SR : 20% LAR : 30% SO	40%	-£65,629,145	-£68,613,638	-£68,833,943	-£71,254,222	-£72,068,470	-£72,683,915
50% SR : 20% LAR : 30% SO	45%	-£70,812,070	-£73,628,989	-£73,849,294	-£76,269,573	-£77,083,821	-£77,699,266
50% SR : 20% LAR : 30% SO	50%	-£75,994,996	-£78,644,340	-£78,864,645	-£81,284,924	-£82,099,172	-£82,714,617

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(e)(c)) 10% AW @ 50% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£29,277,428	£20,321,413	£20,136,561	£18,105,773	£17,421,320	£16,900,353
50% SR : 20% LAR : 30% SO	5%	£23,285,581	£14,640,451	£14,453,965	£12,405,228	£11,715,977	£11,190,628
50% SR : 20% LAR : 30% SO	10%	£17,260,612	£8,913,552	£8,725,334	£6,657,022	£5,964,596	£5,423,671
50% SR : 20% LAR : 30% SO	15%	£11,193,413	£3,126,173	£2,936,122	£830,607	£121,032	£-421,173
50% SR : 20% LAR : 30% SO	20%	£5,056,407	£-2,795,673	£-2,992,440	£5,165,912	£5,801,188	£6,456,943
50% SR : 20% LAR : 30% SO	25%	£-1,191,112	£-8,869,303	£-9,068,242	£-11,253,783	£-11,989,060	£-12,544,814
50% SR : 20% LAR : 30% SO	30%	£-7,665,670	£-14,988,595	£-15,192,200	£-17,435,830	£-18,197,587	£-18,773,356
50% SR : 20% LAR : 30% SO	35%	£-14,220,512	£-21,367,672	£-21,581,947	£-23,968,821	£-24,783,069	£-25,398,515
50% SR : 20% LAR : 30% SO	40%	£-21,065,399	£-28,190,623	£-28,410,929	£-30,831,208	£-31,645,456	£-32,260,900
50% SR : 20% LAR : 30% SO	45%	£-28,433,723	£-35,053,009	£-35,273,315	£-37,693,594	£-38,507,842	£-39,123,286
50% SR : 20% LAR : 30% SO	50%	£-35,809,352	£-41,915,396	£-42,135,701	£-44,555,980	£-45,370,228	£-45,985,672

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%	£-1,195,023	£-10,111,037	£-10,295,889	£-12,326,678	£-13,011,130	£-13,532,097
50% SR : 20% LAR : 30% SO	5%	£-7,146,869	£-15,791,999	£-15,976,485	£-18,027,222	£-18,716,473	£-19,241,822
50% SR : 20% LAR : 30% SO	10%	£-13,171,839	£-21,518,898	£-21,707,116	£-23,775,428	£-24,477,854	£-25,008,779
50% SR : 20% LAR : 30% SO	15%	£-19,239,037	£-27,306,277	£-27,496,328	£-29,601,843	£-30,311,419	£-30,853,623
50% SR : 20% LAR : 30% SO	20%	£-25,376,044	£-33,228,123	£-33,424,890	£-35,598,382	£-36,333,638	£-36,889,393
50% SR : 20% LAR : 30% SO	25%	£-31,623,563	£-39,301,753	£-39,500,692	£-41,686,233	£-42,421,510	£-42,977,264
50% SR : 20% LAR : 30% SO	30%	£-38,098,120	£-45,421,045	£-45,624,651	£-47,869,290	£-48,630,037	£-49,205,807
50% SR : 20% LAR : 30% SO	35%	£-44,852,962	£-51,600,122	£-51,814,398	£-54,091,272	£-54,915,520	£-55,530,955
50% SR : 20% LAR : 30% SO	40%	£-51,947,849	£-58,023,073	£-58,243,379	£-60,503,656	£-61,328,906	£-61,943,350
50% SR : 20% LAR : 30% SO	45%	£-59,366,173	£-64,685,460	£-64,915,766	£-67,416,044	£-68,242,292	£-68,857,736
50% SR : 20% LAR : 30% SO	50%	£-66,241,802	£-71,547,846	£-71,788,151	£-74,868,430	£-75,702,678	£-76,318,123

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£10,902,562	£1,946,548	£1,761,696	£-289,093	£-953,546	£-1,474,513
50% SR : 20% LAR : 30% SO	5%	£4,910,716	£-3,734,414	£-3,920,900	£-5,969,637	£-6,668,888	£-7,184,237
50% SR : 20% LAR : 30% SO	10%	£-1,114,254	£-9,461,314	£-9,649,531	£-11,717,843	£-12,420,269	£-12,951,194
50% SR : 20% LAR : 30% SO	15%	£-7,181,452	£-15,248,892	£-15,438,743	£-17,544,259	£-18,253,834	£-18,796,039
50% SR : 20% LAR : 30% SO	20%	£-13,318,459	£-21,170,838	£-21,367,306	£-23,540,776	£-24,276,054	£-24,831,809
50% SR : 20% LAR : 30% SO	25%	£-19,565,978	£-27,244,168	£-27,443,107	£-29,628,649	£-30,363,926	£-30,919,680
50% SR : 20% LAR : 30% SO	30%	£-26,040,536	£-33,363,461	£-33,567,068	£-35,810,895	£-36,572,452	£-37,148,222
50% SR : 20% LAR : 30% SO	35%	£-32,855,377	£-39,742,537	£-39,956,813	£-42,343,697	£-43,157,935	£-43,773,380
50% SR : 20% LAR : 30% SO	40%	£-39,440,254	£-46,585,489	£-46,795,795	£-49,206,073	£-50,020,321	£-50,635,766
50% SR : 20% LAR : 30% SO	45%	£-46,808,588	£-53,427,875	£-53,648,181	£-56,068,459	£-56,882,707	£-57,498,152
50% SR : 20% LAR : 30% SO	50%	£-54,184,217	£-60,290,261	£-60,510,566	£-62,930,846	£-63,745,094	£-64,360,538

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£14,912,407	£5,956,393	£5,771,541	£3,740,752	£3,056,299	£2,535,332
50% SR : 20% LAR : 30% SO	5%	£8,920,561	£275,431	£88,945	£-1,959,792	£-2,649,043	£-3,174,392
50% SR : 20% LAR : 30% SO	10%	£2,895,591	£-5,451,469	£-5,639,686	£-7,707,998	£-8,410,424	£-8,941,349
50% SR : 20% LAR : 30% SO	15%	£-3,171,807	£-11,238,847	£-11,428,898	£-13,534,414	£-14,243,989	£-14,786,194
50% SR : 20% LAR : 30% SO	20%	£-9,308,814	£-17,180,893	£-17,377,461	£-19,530,933	£-20,266,209	£-20,821,964
50% SR : 20% LAR : 30% SO	25%	£-15,556,133	£-23,234,323	£-23,433,262	£-25,618,804	£-26,354,081	£-26,909,835
50% SR : 20% LAR : 30% SO	30%	£-22,030,691	£-29,353,616	£-29,557,221	£-31,809,890	£-32,562,607	£-33,138,377
50% SR : 20% LAR : 30% SO	35%	£-28,585,535	£-35,732,692	£-35,946,968	£-38,333,842	£-39,148,090	£-39,763,535
50% SR : 20% LAR : 30% SO	40%	£-35,430,419	£-42,585,644	£-42,775,950	£-45,196,226	£-46,010,476	£-46,625,921
50% SR : 20% LAR : 30% SO	45%	£-42,798,743	£-49,418,030	£-49,638,336	£-52,058,614	£-52,872,862	£-53,488,307
50% SR : 20% LAR : 30% SO	50%	£-50,174,372	£-56,280,416	£-56,500,721	£-59,921,001	£-60,735,249	£-61,350,693

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%	£20,682,938	£11,726,924	£11,542,072	£9,511,283	£8,826,830	£8,305,864
50% SR : 20% LAR : 30% SO	5%	£14,691,092	£6,045,962	£5,859,476	£3,810,739	£3,121,488	£2,596,139
50% SR : 20% LAR : 30% SO	10%	£8,666,122	£319,063	£130,845	£-1,937,467	£-2,639,893	£-3,170,818
50% SR : 20% LAR : 30% SO	15%	£2,598,924	£-5,468,316	£-5,658,367	£-7,763,883	£-8,473,458	£-9,015,662
50% SR : 20% LAR : 30% SO	20%	£-3,538,083	£-11,390,162	£-11,586,929	£-13,760,401	£-14,495,677	£-15,051,432
50% SR : 20% LAR : 30% SO	25%	£-9,785,602	£-17,463,792	£-17,662,731	£-19,848,272	£-20,583,550	£-21,139,303
50% SR : 20% LAR : 30% SO	30%	£-16,260,160	£-23,593,985	£-23,786,690	£-26,030,319	£-26,792,076	£-27,367,846
50% SR : 20% LAR : 30% SO	35%	£-22,815,001	£-29,962,161	£-30,176,437	£-32,663,311	£-33,377,558	£-33,983,004
50% SR : 20% LAR : 30% SO	40%	£-29,659,898	£-36,785,113	£-37,005,419	£-39,425,697	£-40,239,945	£-40,855,399
50% SR : 20% LAR : 30% SO	45%	£-37,028,212	£-43,647,499	£-43,867,805	£-46,288,083	£-47,102,331	£-47,717,776
50% SR : 20% LAR : 30% SO	50%	£-44,403,841	£-50,509,885	£-50,730,190	£-53,150,469	£-53,964,717	£-54,580,162

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 10% AW @ 50% MR

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,202,072	-£11,611,870	-£11,810,808	-£13,998,529	-£14,742,228	-£15,304,348
50% SR : 20% LAR : 30% SO	5%	-£11,175,896	-£16,401,469	-£16,605,074	-£18,852,236	-£19,613,993	-£20,190,565
50% SR : 20% LAR : 30% SO	10%	-£16,175,874	-£21,350,023	-£21,561,459	-£23,896,499	-£24,688,615	-£25,295,472
50% SR : 20% LAR : 30% SO	15%	-£21,368,198	-£26,572,519	-£26,792,824	-£29,213,103	-£30,027,350	-£30,642,796
50% SR : 20% LAR : 30% SO	20%	-£26,890,576	-£31,928,044	-£32,148,349	-£34,566,628	-£35,362,876	-£35,998,321
50% SR : 20% LAR : 30% SO	25%	-£32,500,093	-£37,283,570	-£37,503,875	-£39,924,154	-£40,738,402	-£41,353,847
50% SR : 20% LAR : 30% SO	30%	-£38,109,611	-£42,639,095	-£42,859,400	-£45,279,679	-£46,093,928	-£46,709,372
50% SR : 20% LAR : 30% SO	35%	-£43,719,127	-£47,994,621	-£48,214,926	-£50,635,205	-£51,449,453	-£52,064,898
50% SR : 20% LAR : 30% SO	40%	-£49,328,644	-£53,350,146	-£53,570,451	-£55,990,730	-£56,804,979	-£57,420,423
50% SR : 20% LAR : 30% SO	45%	-£54,938,161	-£58,705,672	-£58,925,977	-£61,346,256	-£62,160,504	-£62,775,949
50% SR : 20% LAR : 30% SO	50%	-£60,547,678	-£64,061,198	-£64,281,503	-£66,701,781	-£67,516,030	-£68,131,474

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£36,634,522	-£42,044,320	-£42,243,258	-£44,430,879	-£45,174,678	-£45,736,799
50% SR : 20% LAR : 30% SO	5%	-£41,606,346	-£46,833,919	-£47,037,525	-£49,264,686	-£50,046,443	-£50,623,016
50% SR : 20% LAR : 30% SO	10%	-£46,608,124	-£51,782,473	-£51,993,910	-£54,328,949	-£55,121,065	-£55,727,923
50% SR : 20% LAR : 30% SO	15%	-£51,800,649	-£57,004,969	-£57,225,274	-£59,645,553	-£60,459,801	-£61,075,246
50% SR : 20% LAR : 30% SO	20%	-£57,323,027	-£62,360,494	-£62,580,799	-£65,001,078	-£65,815,327	-£66,430,771
50% SR : 20% LAR : 30% SO	25%	-£62,932,544	-£67,716,020	-£67,936,325	-£70,356,604	-£71,170,852	-£71,786,297
50% SR : 20% LAR : 30% SO	30%	-£68,542,061	-£73,071,546	-£73,291,851	-£75,712,129	-£76,526,378	-£77,141,822
50% SR : 20% LAR : 30% SO	35%	-£74,151,577	-£78,427,072	-£78,647,377	-£81,067,655	-£81,881,903	-£82,497,348
50% SR : 20% LAR : 30% SO	40%	-£79,761,094	-£83,782,597	-£84,002,902	-£86,423,180	-£87,237,429	-£87,852,873
50% SR : 20% LAR : 30% SO	45%	-£85,370,611	-£89,138,123	-£89,358,428	-£91,778,706	-£92,592,954	-£93,208,400
50% SR : 20% LAR : 30% SO	50%	-£90,980,128	-£94,493,648	-£94,713,953	-£97,134,231	-£97,948,480	-£98,563,925

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%	-£24,576,937	-£29,986,735	-£30,185,673	-£32,373,394	-£33,117,093	-£33,678,214
50% SR : 20% LAR : 30% SO	5%	-£29,550,761	-£34,776,335	-£34,979,940	-£37,227,101	-£37,988,858	-£38,565,431
50% SR : 20% LAR : 30% SO	10%	-£34,550,540	-£39,724,888	-£39,936,325	-£42,271,365	-£43,063,481	-£43,670,338
50% SR : 20% LAR : 30% SO	15%	-£39,743,064	-£44,947,385	-£45,167,690	-£47,587,968	-£48,402,216	-£49,017,661
50% SR : 20% LAR : 30% SO	20%	-£45,265,442	-£50,302,910	-£50,523,215	-£52,943,493	-£53,757,742	-£54,373,186
50% SR : 20% LAR : 30% SO	25%	-£50,874,959	-£55,658,436	-£55,878,741	-£58,299,019	-£59,113,267	-£59,728,713
50% SR : 20% LAR : 30% SO	30%	-£56,484,476	-£61,013,961	-£61,234,266	-£63,654,544	-£64,468,793	-£65,084,238
50% SR : 20% LAR : 30% SO	35%	-£62,093,992	-£66,369,487	-£66,589,792	-£69,010,070	-£69,824,319	-£70,439,764
50% SR : 20% LAR : 30% SO	40%	-£67,703,509	-£71,725,012	-£71,945,317	-£74,365,596	-£75,179,844	-£75,795,289
50% SR : 20% LAR : 30% SO	45%	-£73,313,026	-£77,080,538	-£77,300,843	-£79,721,122	-£80,535,369	-£81,150,815
50% SR : 20% LAR : 30% SO	50%	-£78,922,543	-£82,436,063	-£82,656,368	-£85,076,647	-£85,890,896	-£86,506,340

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£20,567,092	-£25,976,890	-£26,175,828	-£28,363,549	-£29,107,248	-£29,668,369
50% SR : 20% LAR : 30% SO	5%	-£25,540,916	-£30,766,490	-£30,970,095	-£33,217,256	-£33,979,013	-£34,555,586
50% SR : 20% LAR : 30% SO	10%	-£30,540,695	-£35,715,043	-£35,926,480	-£38,261,520	-£39,053,636	-£39,660,493
50% SR : 20% LAR : 30% SO	15%	-£35,733,219	-£40,937,540	-£41,157,845	-£43,578,123	-£44,392,371	-£45,007,616
50% SR : 20% LAR : 30% SO	20%	-£41,255,597	-£46,293,065	-£46,513,370	-£48,933,648	-£49,747,897	-£50,363,341
50% SR : 20% LAR : 30% SO	25%	-£46,865,114	-£51,648,591	-£51,868,896	-£54,289,174	-£55,103,422	-£55,718,868
50% SR : 20% LAR : 30% SO	30%	-£52,474,631	-£57,004,116	-£57,224,421	-£59,644,699	-£60,458,948	-£61,074,393
50% SR : 20% LAR : 30% SO	35%	-£58,084,147	-£62,359,642	-£62,579,947	-£65,000,225	-£65,814,473	-£66,429,919
50% SR : 20% LAR : 30% SO	40%	-£63,693,664	-£67,715,167	-£67,935,472	-£70,355,751	-£71,169,999	-£71,785,444
50% SR : 20% LAR : 30% SO	45%	-£69,303,181	-£73,070,693	-£73,290,998	-£75,711,277	-£76,525,524	-£77,140,970
50% SR : 20% LAR : 30% SO	50%	-£74,912,698	-£78,426,218	-£78,646,523	-£81,066,802	-£81,881,051	-£82,496,495

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£14,796,561	-£20,206,359	-£20,405,297	-£22,593,018	-£23,336,717	-£23,898,838
50% SR : 20% LAR : 30% SO	5%	-£19,770,385	-£24,995,959	-£25,199,564	-£27,446,725	-£28,208,482	-£28,785,065
50% SR : 20% LAR : 30% SO	10%	-£24,770,163	-£29,944,512	-£30,155,949	-£32,490,988	-£33,283,104	-£33,889,962
50% SR : 20% LAR : 30% SO	15%	-£29,962,688	-£35,167,008	-£35,387,313	-£37,607,592	-£38,421,840	-£39,037,285
50% SR : 20% LAR : 30% SO	20%	-£35,485,066	-£40,522,534	-£40,742,839	-£43,163,117	-£43,977,366	-£44,592,810
50% SR : 20% LAR : 30% SO	25%	-£41,094,583	-£45,878,060	-£46,098,365	-£48,518,643	-£49,332,891	-£49,948,336
50% SR : 20% LAR : 30% SO	30%	-£46,704,100	-£51,233,585	-£51,453,890	-£53,874,169	-£54,688,417	-£55,303,861
50% SR : 20% LAR : 30% SO	35%	-£52,313,617	-£56,589,111	-£56,809,416	-£59,229,894	-£60,043,942	-£60,659,388
50% SR : 20% LAR : 30% SO	40%	-£57,923,133	-£61,944,636	-£62,164,941	-£64,585,219	-£65,399,469	-£66,014,913
50% SR : 20% LAR : 30% SO	45%	-£63,532,650	-£67,300,162	-£67,520,467	-£69,940,745	-£70,754,993	-£71,370,439
50% SR : 20% LAR : 30% SO	50%	-£69,142,167	-£72,655,687	-£72,875,992	-£75,296,270	-£76,110,519	-£76,725,964

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 10% AW @ 60% MR

Value Area
Chadwell Heath (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£16,503,309	£12,991,828	£12,805,343	£10,756,606	£10,067,355	£9,546,388
50% SR : 20% LAR : 30% SO	5%	£10,982,678	£7,555,353	£7,367,135	£5,299,367	£4,602,661	£4,071,736
50% SR : 20% LAR : 30% SO	10%	£5,406,956	£2,058,165	£1,868,114	£235,525	£955,141	£1,499,058
50% SR : 20% LAR : 30% SO	15%	£241,901	£3,578,766	£3,775,533	£5,946,543	£6,681,819	£7,237,574
50% SR : 20% LAR : 30% SO	20%	£6,088,656	£9,354,847	£9,553,786	£11,739,328	£12,474,604	£13,030,358
50% SR : 20% LAR : 30% SO	25%	£12,031,197	£15,169,777	£15,371,531	£17,612,095	£18,373,852	£18,949,623
50% SR : 20% LAR : 30% SO	30%	£18,075,416	£21,226,216	£21,438,897	£23,819,791	£24,634,040	£25,249,484
50% SR : 20% LAR : 30% SO	35%	£24,557,178	£27,709,244	£27,929,549	£30,349,828	£31,164,076	£31,779,521
50% SR : 20% LAR : 30% SO	40%	£31,254,788	£34,239,280	£34,459,585	£36,879,864	£37,694,113	£38,309,557
50% SR : 20% LAR : 30% SO	45%	£37,952,398	£40,769,317	£40,989,622	£43,409,900	£44,224,148	£44,839,594
50% SR : 20% LAR : 30% SO	50%	£44,650,008	£47,299,353	£47,519,658	£49,939,937	£50,754,185	£51,369,630

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£13,929,142	£17,440,622	£17,627,107	£18,675,844	£20,365,095	£20,886,062
50% SR : 20% LAR : 30% SO	5%	£19,449,772	£22,877,097	£23,065,315	£25,133,084	£26,829,789	£26,360,714
50% SR : 20% LAR : 30% SO	10%	£25,025,495	£28,374,285	£28,564,336	£30,667,975	£31,387,591	£31,931,508
50% SR : 20% LAR : 30% SO	15%	£30,674,351	£34,011,216	£34,207,983	£36,378,993	£37,114,269	£37,670,024
50% SR : 20% LAR : 30% SO	20%	£36,521,107	£39,787,298	£39,986,236	£42,171,778	£42,907,054	£43,462,808
50% SR : 20% LAR : 30% SO	25%	£42,463,648	£45,602,227	£45,803,982	£48,044,546	£48,806,303	£49,382,073
50% SR : 20% LAR : 30% SO	30%	£48,507,866	£51,456,666	£51,671,348	£54,252,241	£55,066,490	£55,681,935
50% SR : 20% LAR : 30% SO	35%	£54,989,628	£58,141,895	£58,362,000	£60,782,278	£61,596,526	£62,211,971
50% SR : 20% LAR : 30% SO	40%	£61,687,238	£64,671,730	£64,892,035	£67,312,314	£68,126,563	£68,742,007
50% SR : 20% LAR : 30% SO	45%	£68,384,848	£71,201,767	£71,422,072	£73,842,351	£74,656,599	£75,272,044
50% SR : 20% LAR : 30% SO	50%	£75,082,458	£77,731,803	£77,952,108	£80,372,388	£81,186,635	£81,802,080

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,871,557	£5,383,037	£5,569,522	£7,618,259	£8,307,510	£8,828,477
50% SR : 20% LAR : 30% SO	5%	£7,392,187	£10,819,513	£11,007,730	£13,075,499	£13,772,204	£14,303,129
50% SR : 20% LAR : 30% SO	10%	£12,967,910	£16,316,701	£16,506,752	£18,610,391	£19,330,006	£19,873,924
50% SR : 20% LAR : 30% SO	15%	£18,616,767	£21,953,631	£22,150,398	£24,321,408	£25,056,884	£25,612,439
50% SR : 20% LAR : 30% SO	20%	£24,463,522	£27,729,713	£27,928,651	£30,114,193	£30,849,469	£31,405,223
50% SR : 20% LAR : 30% SO	25%	£30,406,063	£33,544,643	£33,746,397	£35,986,961	£36,748,718	£37,324,488
50% SR : 20% LAR : 30% SO	30%	£36,450,282	£39,601,082	£39,813,763	£42,194,657	£43,008,906	£43,624,350
50% SR : 20% LAR : 30% SO	35%	£42,932,043	£46,084,110	£46,304,415	£48,724,694	£49,538,941	£50,154,387
50% SR : 20% LAR : 30% SO	40%	£49,629,653	£52,614,146	£52,834,451	£55,254,729	£56,068,973	£56,684,423
50% SR : 20% LAR : 30% SO	45%	£56,327,264	£59,144,183	£59,364,488	£61,784,766	£62,599,014	£63,214,459
50% SR : 20% LAR : 30% SO	50%	£63,024,874	£65,674,218	£65,894,523	£68,314,803	£69,129,051	£69,744,495

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,138,288	£1,373,192	£1,559,677	£3,608,414	£4,297,665	£4,818,632
50% SR : 20% LAR : 30% SO	5%	£3,382,342	£6,809,668	£6,997,885	£9,065,654	£9,762,359	£10,293,284
50% SR : 20% LAR : 30% SO	10%	£8,958,065	£12,306,856	£12,496,907	£14,600,546	£15,320,161	£15,884,079
50% SR : 20% LAR : 30% SO	15%	£14,606,922	£17,943,786	£18,140,553	£20,311,563	£21,046,839	£21,602,594
50% SR : 20% LAR : 30% SO	20%	£20,453,677	£23,719,888	£23,918,806	£26,104,348	£26,839,624	£27,395,378
50% SR : 20% LAR : 30% SO	25%	£26,396,218	£29,534,798	£29,736,552	£31,977,116	£32,738,873	£33,314,643
50% SR : 20% LAR : 30% SO	30%	£32,440,437	£35,591,237	£35,803,918	£38,194,812	£38,999,061	£39,614,505
50% SR : 20% LAR : 30% SO	35%	£38,922,198	£42,074,265	£42,294,570	£44,714,849	£45,539,098	£46,144,542
50% SR : 20% LAR : 30% SO	40%	£45,619,808	£48,604,301	£48,824,606	£51,244,884	£52,069,133	£52,674,576
50% SR : 20% LAR : 30% SO	45%	£52,317,419	£55,134,338	£55,354,643	£57,774,921	£58,599,169	£59,204,614
50% SR : 20% LAR : 30% SO	50%	£59,015,029	£61,664,373	£61,884,678	£64,304,958	£65,119,206	£65,734,650

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%	£7,908,819	£4,397,339	£4,210,854	£2,162,117	£1,472,866	£951,899
50% SR : 20% LAR : 30% SO	5%	£2,388,189	£1,039,136	£1,227,354	£3,295,123	£3,991,828	£4,522,753
50% SR : 20% LAR : 30% SO	10%	£3,187,534	£6,536,325	£6,726,375	£8,830,014	£9,549,630	£10,093,548
50% SR : 20% LAR : 30% SO	15%	£8,836,390	£12,173,255	£12,370,022	£14,541,032	£15,276,308	£15,832,063
50% SR : 20% LAR : 30% SO	20%	£14,683,146	£17,949,337	£18,148,275	£20,333,817	£21,069,093	£21,624,847
50% SR : 20% LAR : 30% SO	25%	£20,625,687	£23,764,266	£23,966,021	£26,206,581	£26,968,342	£27,544,112
50% SR : 20% LAR : 30% SO	30%	£26,669,906	£29,820,706	£30,033,367	£32,414,281	£33,228,529	£33,843,974
50% SR : 20% LAR : 30% SO	35%	£33,151,667	£36,303,734	£36,524,039	£39,344,317	£39,758,665	£40,371,011
50% SR : 20% LAR : 30% SO	40%	£39,849,277	£42,833,770	£43,054,075	£45,474,353	£46,288,602	£46,904,046
50% SR : 20% LAR : 30% SO	45%	£46,546,887	£49,363,806	£49,584,111	£52,004,390	£52,818,638	£53,434,083
50% SR : 20% LAR : 30% SO	50%	£53,244,498	£55,893,842	£56,114,147	£58,534,427	£59,348,675	£59,964,119

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 10% AW @ 50% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,272,654	-£6,086,692	-£6,285,630	-£8,471,173	-£9,206,449	-£9,762,203
50% SR : 20% LAR : 30% SO	5%	-£7,347,821	-£11,063,281	-£11,262,220	-£13,447,762	-£14,185,295	-£14,747,416
50% SR : 20% LAR : 30% SO	10%	-£12,474,167	-£16,073,288	-£16,276,893	-£18,521,391	-£19,263,148	-£19,858,918
50% SR : 20% LAR : 30% SO	15%	-£17,667,294	-£21,284,160	-£21,476,596	-£23,815,845	-£24,614,744	-£25,224,835
50% SR : 20% LAR : 30% SO	20%	-£23,118,843	-£26,767,914	-£26,968,219	-£29,408,499	-£30,222,747	-£30,838,191
50% SR : 20% LAR : 30% SO	25%	-£28,894,055	-£32,381,270	-£32,601,575	-£35,021,854	-£35,836,103	-£36,451,547
50% SR : 20% LAR : 30% SO	30%	-£34,674,985	-£37,994,626	-£38,214,931	-£40,635,210	-£41,449,458	-£42,064,903
50% SR : 20% LAR : 30% SO	35%	-£40,455,915	-£43,607,982	-£43,828,287	-£46,248,565	-£47,062,813	-£47,678,259
50% SR : 20% LAR : 30% SO	40%	-£46,236,844	-£49,221,338	-£49,441,643	-£51,861,921	-£52,676,169	-£53,291,614
50% SR : 20% LAR : 30% SO	45%	-£52,017,774	-£54,834,692	-£55,054,998	-£57,475,277	-£58,289,525	-£58,904,970
50% SR : 20% LAR : 30% SO	50%	-£57,798,704	-£60,448,048	-£60,668,354	-£63,088,633	-£63,902,881	-£64,518,325

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£32,705,105	-£36,519,142	-£36,716,081	-£38,903,623	-£39,638,899	-£40,194,853
50% SR : 20% LAR : 30% SO	5%	-£37,780,272	-£41,495,732	-£41,694,670	-£43,880,212	-£44,614,746	-£45,179,866
50% SR : 20% LAR : 30% SO	10%	-£42,906,618	-£46,505,738	-£46,709,343	-£48,953,842	-£49,715,599	-£50,291,368
50% SR : 20% LAR : 30% SO	15%	-£48,099,744	-£51,696,610	-£51,908,047	-£54,248,295	-£55,047,194	-£55,657,286
50% SR : 20% LAR : 30% SO	20%	-£53,551,293	-£57,200,385	-£57,420,670	-£59,840,949	-£60,695,197	-£61,270,641
50% SR : 20% LAR : 30% SO	25%	-£59,326,506	-£62,813,720	-£63,034,026	-£66,454,304	-£67,268,553	-£67,883,997
50% SR : 20% LAR : 30% SO	30%	-£65,107,435	-£68,427,076	-£68,647,381	-£71,067,660	-£71,881,909	-£72,497,353
50% SR : 20% LAR : 30% SO	35%	-£70,888,365	-£74,040,432	-£74,260,737	-£76,881,016	-£77,695,265	-£78,110,709
50% SR : 20% LAR : 30% SO	40%	-£76,669,294	-£79,653,788	-£79,874,093	-£82,694,371	-£83,508,619	-£83,724,065
50% SR : 20% LAR : 30% SO	45%	-£82,450,225	-£85,267,143	-£85,487,449	-£88,597,727	-£89,412,975	-£89,337,420
50% SR : 20% LAR : 30% SO	50%	-£88,231,154	-£90,880,498	-£91,100,804	-£93,521,083	-£94,336,331	-£94,950,775

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%	-£20,647,520	-£24,461,558	-£24,660,496	-£26,846,038	-£27,581,314	-£28,137,068
50% SR : 20% LAR : 30% SO	5%	-£25,722,687	-£29,438,147	-£29,637,085	-£31,822,627	-£32,560,161	-£33,122,281
50% SR : 20% LAR : 30% SO	10%	-£30,849,033	-£34,448,153	-£34,651,758	-£36,896,257	-£37,658,014	-£38,233,783
50% SR : 20% LAR : 30% SO	15%	-£36,042,159	-£39,639,025	-£39,850,462	-£42,190,711	-£42,989,809	-£43,599,701
50% SR : 20% LAR : 30% SO	20%	-£41,493,708	-£45,142,780	-£45,363,085	-£47,783,365	-£48,597,812	-£49,213,057
50% SR : 20% LAR : 30% SO	25%	-£47,268,921	-£50,756,136	-£50,976,441	-£53,396,719	-£54,210,968	-£54,826,413
50% SR : 20% LAR : 30% SO	30%	-£53,049,850	-£56,369,492	-£56,589,797	-£59,010,075	-£59,824,324	-£60,439,768
50% SR : 20% LAR : 30% SO	35%	-£58,830,781	-£61,982,847	-£62,203,152	-£64,823,431	-£65,637,679	-£66,053,124
50% SR : 20% LAR : 30% SO	40%	-£64,611,710	-£67,596,203	-£67,816,508	-£70,736,787	-£71,551,035	-£71,666,480
50% SR : 20% LAR : 30% SO	45%	-£70,392,640	-£73,209,558	-£73,429,864	-£75,850,142	-£76,664,390	-£77,279,838
50% SR : 20% LAR : 30% SO	50%	-£76,173,569	-£78,822,914	-£79,043,220	-£81,463,498	-£82,277,746	-£82,893,191

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%	-£16,637,675	-£20,451,713	-£20,650,651	-£22,836,193	-£23,571,469	-£24,127,223
50% SR : 20% LAR : 30% SO	5%	-£21,712,842	-£25,428,302	-£25,627,240	-£27,812,782	-£28,550,316	-£29,112,436
50% SR : 20% LAR : 30% SO	10%	-£26,839,188	-£30,438,308	-£30,641,913	-£32,886,412	-£33,648,169	-£34,223,938
50% SR : 20% LAR : 30% SO	15%	-£32,032,314	-£35,629,180	-£35,840,617	-£38,180,866	-£38,979,764	-£39,589,856
50% SR : 20% LAR : 30% SO	20%	-£37,483,863	-£41,132,935	-£41,353,240	-£43,773,520	-£44,587,767	-£45,203,212
50% SR : 20% LAR : 30% SO	25%	-£43,259,076	-£46,746,291	-£46,966,596	-£49,386,874	-£50,201,123	-£50,816,568
50% SR : 20% LAR : 30% SO	30%	-£49,040,005	-£52,359,647	-£52,579,952	-£55,000,239	-£55,814,479	-£56,429,923
50% SR : 20% LAR : 30% SO	35%	-£54,820,936	-£57,973,002	-£58,193,307	-£60,613,596	-£61,427,834	-£62,043,279
50% SR : 20% LAR : 30% SO	40%	-£60,601,865	-£63,586,358	-£63,806,663	-£66,226,942	-£67,041,180	-£67,656,635
50% SR : 20% LAR : 30% SO	45%	-£66,382,795	-£69,199,713	-£69,420,019	-£71,840,297	-£72,654,545	-£73,269,991
50% SR : 20% LAR : 30% SO	50%	-£72,163,724	-£74,813,069	-£75,033,375	-£77,453,653	-£78,267,901	-£78,883,346

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,867,144	-£14,681,182	-£14,880,120	-£17,065,662	-£17,800,938	-£18,356,692
50% SR : 20% LAR : 30% SO	5%	-£15,942,311	-£19,667,771	-£19,866,709	-£22,042,251	-£22,779,785	-£23,341,905
50% SR : 20% LAR : 30% SO	10%	-£21,068,657	-£24,667,777	-£24,871,382	-£27,042,881	-£27,877,638	-£28,453,407
50% SR : 20% LAR : 30% SO	15%	-£26,261,783	-£29,689,649	-£29,900,086	-£32,410,334	-£33,209,233	-£33,819,325
50% SR : 20% LAR : 30% SO	20%	-£31,713,332	-£35,362,404	-£35,582,709	-£38,002,988	-£38,817,236	-£39,432,681
50% SR : 20% LAR : 30% SO	25%	-£37,488,545	-£40,975,760	-£41,196,065	-£43,616,343	-£44,430,592	-£45,046,038
50% SR : 20% LAR : 30% SO	30%	-£43,269,474	-£46,589,115	-£46,809,420	-£49,229,699	-£50,043,948	-£50,659,392
50% SR : 20% LAR : 30% SO	35%	-£49,050,404	-£52,202,471	-£52,422,776	-£54,843,055	-£55,657,303	-£56,272,748
50% SR : 20% LAR : 30% SO	40%	-£54,831,334	-£57,815,827	-£58,036,132	-£60,456,410	-£61,270,658	-£61,886,104
50% SR : 20% LAR : 30% SO	45%	-£60,612,264	-£63,429,182	-£63,649,488	-£66,069,766	-£66,884,014	-£67,499,460
50% SR : 20% LAR : 30% SO	50%	-£66,393,193	-£69,042,538	-£69,262,844	-£71,683,122	-£72,497,370	-£73,112,814

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

**MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 10% AW @ 50% MR**

Value Area
Becontree and Valence Park (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£16,175,724	-£20,179,385	-£20,388,099	-£22,691,490	-£23,472,960	-£24,068,253
50% SR : 20% LAR : 30% SO	5%	-£20,943,708	-£24,961,998	-£25,179,229	-£27,591,278	-£28,405,527	-£29,020,972
50% SR : 20% LAR : 30% SO	10%	-£25,976,109	-£29,966,046	-£30,186,351	-£32,606,629	-£33,420,876	-£34,036,323
50% SR : 20% LAR : 30% SO	15%	-£31,159,034	-£34,981,397	-£35,201,702	-£37,621,961	-£38,436,229	-£39,051,674
50% SR : 20% LAR : 30% SO	20%	-£36,341,960	-£39,996,748	-£40,217,054	-£42,637,332	-£43,451,580	-£44,067,025
50% SR : 20% LAR : 30% SO	25%	-£41,524,884	-£45,012,099	-£45,232,405	-£47,652,683	-£48,466,931	-£49,082,376
50% SR : 20% LAR : 30% SO	30%	-£46,707,810	-£50,027,451	-£50,247,756	-£52,668,034	-£53,482,282	-£54,097,728
50% SR : 20% LAR : 30% SO	35%	-£51,890,735	-£55,042,802	-£55,263,107	-£57,683,385	-£58,497,633	-£59,113,079
50% SR : 20% LAR : 30% SO	40%	-£57,073,659	-£60,058,153	-£60,278,458	-£62,698,736	-£63,512,984	-£64,128,430
50% SR : 20% LAR : 30% SO	45%	-£62,256,585	-£65,073,504	-£65,293,809	-£67,714,087	-£68,528,336	-£69,143,781
50% SR : 20% LAR : 30% SO	50%	-£67,439,510	-£70,088,855	-£70,309,160	-£72,729,438	-£73,543,887	-£74,159,132

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£46,608,174	-£50,611,836	-£50,820,548	-£53,123,940	-£53,905,411	-£54,500,703
50% SR : 20% LAR : 30% SO	5%	-£51,376,158	-£55,394,448	-£55,611,680	-£58,023,729	-£58,837,978	-£59,453,422
50% SR : 20% LAR : 30% SO	10%	-£56,408,559	-£60,398,496	-£60,618,801	-£63,039,080	-£63,853,329	-£64,468,773
50% SR : 20% LAR : 30% SO	15%	-£61,591,485	-£65,413,847	-£65,634,152	-£68,054,432	-£68,868,680	-£69,484,124
50% SR : 20% LAR : 30% SO	20%	-£66,774,410	-£70,429,198	-£70,649,504	-£73,069,783	-£73,884,031	-£74,499,475
50% SR : 20% LAR : 30% SO	25%	-£71,957,334	-£75,444,549	-£75,664,855	-£78,085,134	-£78,899,382	-£79,514,826
50% SR : 20% LAR : 30% SO	30%	-£77,140,259	-£80,459,901	-£80,680,206	-£83,100,485	-£83,914,733	-£84,530,178
50% SR : 20% LAR : 30% SO	35%	-£82,323,185	-£85,475,252	-£85,695,557	-£88,115,836	-£88,930,084	-£89,545,529
50% SR : 20% LAR : 30% SO	40%	-£87,506,110	-£90,490,603	-£90,710,908	-£93,131,187	-£93,945,435	-£94,560,880
50% SR : 20% LAR : 30% SO	45%	-£92,689,035	-£95,505,954	-£95,726,259	-£98,146,538	-£98,960,787	-£99,576,231
50% SR : 20% LAR : 30% SO	50%	-£97,871,961	-£100,521,305	-£100,741,610	-£103,161,889	-£103,976,137	-£104,591,582

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£34,550,589	-£38,554,251	-£38,762,964	-£41,066,355	-£41,847,826	-£42,443,118
50% SR : 20% LAR : 30% SO	5%	-£39,318,574	-£43,336,863	-£43,544,095	-£45,966,144	-£46,780,393	-£47,395,837
50% SR : 20% LAR : 30% SO	10%	-£44,350,975	-£48,340,911	-£48,561,217	-£50,981,495	-£51,795,744	-£52,411,188
50% SR : 20% LAR : 30% SO	15%	-£49,533,900	-£53,356,262	-£53,576,568	-£55,996,847	-£56,811,095	-£57,426,539
50% SR : 20% LAR : 30% SO	20%	-£54,716,825	-£58,371,613	-£58,591,919	-£61,012,198	-£61,826,446	-£62,441,890
50% SR : 20% LAR : 30% SO	25%	-£59,899,750	-£63,386,964	-£63,607,270	-£66,027,549	-£66,841,797	-£67,457,241
50% SR : 20% LAR : 30% SO	30%	-£65,082,675	-£68,402,316	-£68,622,621	-£71,042,900	-£71,857,148	-£72,472,593
50% SR : 20% LAR : 30% SO	35%	-£70,265,600	-£73,417,667	-£73,637,972	-£76,058,251	-£76,872,499	-£77,487,944
50% SR : 20% LAR : 30% SO	40%	-£75,448,525	-£78,433,018	-£78,653,323	-£81,073,602	-£81,887,850	-£82,503,295
50% SR : 20% LAR : 30% SO	45%	-£80,631,450	-£83,448,369	-£83,668,674	-£86,088,953	-£86,903,202	-£87,518,646
50% SR : 20% LAR : 30% SO	50%	-£85,814,376	-£88,463,720	-£88,684,025	-£91,104,304	-£91,918,553	-£92,533,997

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%	-£30,540,744	-£34,544,406	-£34,753,119	-£37,056,510	-£37,837,981	-£38,433,273
50% SR : 20% LAR : 30% SO	5%	-£35,308,729	-£39,327,018	-£39,544,250	-£41,956,299	-£42,770,548	-£43,385,992
50% SR : 20% LAR : 30% SO	10%	-£40,341,130	-£44,341,066	-£44,561,372	-£46,971,650	-£47,785,899	-£48,401,343
50% SR : 20% LAR : 30% SO	15%	-£45,524,055	-£49,346,417	-£49,566,723	-£51,987,002	-£52,801,250	-£53,416,694
50% SR : 20% LAR : 30% SO	20%	-£50,706,980	-£54,361,768	-£54,582,074	-£57,002,353	-£57,816,601	-£58,432,045
50% SR : 20% LAR : 30% SO	25%	-£55,889,905	-£59,377,119	-£59,597,425	-£62,017,704	-£62,831,952	-£63,447,396
50% SR : 20% LAR : 30% SO	30%	-£61,072,830	-£64,392,471	-£64,612,776	-£67,033,055	-£67,847,303	-£68,462,748
50% SR : 20% LAR : 30% SO	35%	-£66,255,755	-£69,407,822	-£69,628,127	-£72,048,406	-£72,862,654	-£73,478,099
50% SR : 20% LAR : 30% SO	40%	-£71,438,680	-£74,423,173	-£74,643,478	-£77,063,757	-£77,878,005	-£78,493,450
50% SR : 20% LAR : 30% SO	45%	-£76,621,605	-£79,438,524	-£79,658,829	-£82,079,108	-£82,893,357	-£83,508,801
50% SR : 20% LAR : 30% SO	50%	-£81,804,531	-£84,453,875	-£84,674,180	-£87,094,459	-£87,908,708	-£88,524,152

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£24,770,213	-£28,773,875	-£28,982,588	-£31,285,979	-£32,067,450	-£32,682,742
50% SR : 20% LAR : 30% SO	5%	-£29,538,198	-£33,556,487	-£33,773,719	-£36,185,768	-£37,000,017	-£37,615,461
50% SR : 20% LAR : 30% SO	10%	-£34,570,598	-£38,560,535	-£38,780,840	-£41,201,119	-£42,015,368	-£42,630,812
50% SR : 20% LAR : 30% SO	15%	-£39,753,524	-£43,575,886	-£43,796,191	-£46,216,471	-£47,030,719	-£47,646,163
50% SR : 20% LAR : 30% SO	20%	-£44,936,449	-£48,591,237	-£48,811,543	-£51,231,822	-£52,046,070	-£52,661,514
50% SR : 20% LAR : 30% SO	25%	-£50,119,374	-£53,606,588	-£53,826,894	-£56,247,173	-£57,061,421	-£57,676,865
50% SR : 20% LAR : 30% SO	30%	-£55,302,299	-£58,621,940	-£58,842,245	-£61,262,524	-£62,076,772	-£62,692,217
50% SR : 20% LAR : 30% SO	35%	-£60,485,224	-£63,637,291	-£63,857,596	-£66,277,875	-£67,092,123	-£67,707,568
50% SR : 20% LAR : 30% SO	40%	-£65,668,149	-£68,652,642	-£68,872,947	-£71,293,226	-£72,107,474	-£72,722,919
50% SR : 20% LAR : 30% SO	45%	-£70,851,074	-£73,667,993	-£73,888,298	-£76,308,577	-£77,122,826	-£77,738,270
50% SR : 20% LAR : 30% SO	50%	-£76,034,000	-£78,683,344	-£78,903,649	-£81,323,928	-£82,138,177	-£82,753,621

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(e)(c)) 20% AW @ 25% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 1090
Site Area 2.1 Ha

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£29,260,718	£20,304,704	£20,119,852	£18,089,063	£17,404,610	£16,883,643
50% SR : 20% LAR : 30% SO	5%	£23,268,872	£14,623,742	£14,437,256	£12,388,520	£11,699,268	£11,173,920
50% SR : 20% LAR : 30% SO	10%	£17,243,902	£8,896,842	£8,708,625	£6,640,314	£5,937,687	£5,406,962
50% SR : 20% LAR : 30% SO	15%	£11,176,704	£3,109,464	£2,919,414	£813,897	£104,322	£438,118
50% SR : 20% LAR : 30% SO	20%	£5,039,897	£-2,812,618	£-3,009,385	£-5,182,858	£-5,918,134	£-6,473,888
50% SR : 20% LAR : 30% SO	25%	£-1,208,058	£-8,886,249	£-9,085,187	£-11,270,729	£-12,006,005	£-12,561,760
50% SR : 20% LAR : 30% SO	30%	£-7,682,616	£-15,006,025	£-15,209,630	£-17,453,505	£-18,215,262	£-18,791,032
50% SR : 20% LAR : 30% SO	35%	£-14,237,697	£-21,386,108	£-21,600,384	£-23,987,783	£-24,802,032	£-25,417,476
50% SR : 20% LAR : 30% SO	40%	£-21,084,095	£-28,209,586	£-28,429,891	£-30,850,169	£-31,664,418	£-32,279,862
50% SR : 20% LAR : 30% SO	45%	£-28,452,684	£-35,071,972	£-35,292,277	£-37,712,555	£-38,526,803	£-39,142,249
50% SR : 20% LAR : 30% SO	50%	£-35,828,314	£-41,934,358	£-42,154,663	£-44,574,942	£-45,389,189	£-46,004,635

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%	£-1,171,732	£-10,127,747	£-10,312,599	£-12,343,387	£-13,027,840	£-13,548,807
50% SR : 20% LAR : 30% SO	5%	£-7,183,579	£-15,808,709	£-15,995,195	£-18,043,931	£-18,733,182	£-19,258,531
50% SR : 20% LAR : 30% SO	10%	£-13,188,548	£-21,535,808	£-21,723,826	£-23,792,137	£-24,494,563	£-25,025,489
50% SR : 20% LAR : 30% SO	15%	£-19,255,746	£-27,322,987	£-27,513,036	£-29,618,553	£-30,328,128	£-30,870,568
50% SR : 20% LAR : 30% SO	20%	£-25,392,753	£-33,245,068	£-33,441,836	£-35,618,308	£-36,350,585	£-36,906,339
50% SR : 20% LAR : 30% SO	25%	£-31,640,508	£-39,318,899	£-39,517,637	£-41,703,180	£-42,438,456	£-42,984,211
50% SR : 20% LAR : 30% SO	30%	£-38,115,067	£-45,438,475	£-45,642,080	£-47,895,955	£-48,647,712	£-49,223,483
50% SR : 20% LAR : 30% SO	35%	£-44,870,148	£-51,618,559	£-51,832,334	£-54,129,233	£-54,934,482	£-55,489,927
50% SR : 20% LAR : 30% SO	40%	£-51,916,548	£-58,042,036	£-58,262,341	£-61,282,619	£-62,096,866	£-62,712,313
50% SR : 20% LAR : 30% SO	45%	£-59,245,135	£-64,714,422	£-64,941,727	£-68,145,006	£-69,059,254	£-69,674,699
50% SR : 20% LAR : 30% SO	50%	£-66,962,765	£-71,636,808	£-71,871,113	£-75,007,392	£-75,921,640	£-76,437,085

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£10,885,852	£1,929,838	£1,744,986	£-285,802	£-970,255	£-1,491,222
50% SR : 20% LAR : 30% SO	5%	£4,894,006	£-3,751,124	£-3,937,610	£-5,986,346	£-6,675,598	£-7,200,946
50% SR : 20% LAR : 30% SO	10%	£-1,130,963	£-9,478,023	£-9,666,241	£-11,734,552	£-12,436,979	£-12,967,904
50% SR : 20% LAR : 30% SO	15%	£-7,198,162	£-15,285,402	£-15,455,452	£-17,560,988	£-18,270,543	£-18,812,984
50% SR : 20% LAR : 30% SO	20%	£-13,335,169	£-21,187,484	£-21,384,251	£-23,557,724	£-24,293,000	£-24,848,754
50% SR : 20% LAR : 30% SO	25%	£-19,582,923	£-27,281,115	£-27,480,053	£-29,645,595	£-30,380,871	£-30,936,626
50% SR : 20% LAR : 30% SO	30%	£-26,057,492	£-33,390,990	£-33,594,495	£-35,828,371	£-36,590,127	£-37,165,898
50% SR : 20% LAR : 30% SO	35%	£-32,812,563	£-39,780,974	£-39,975,280	£-42,362,649	£-43,176,897	£-43,792,342
50% SR : 20% LAR : 30% SO	40%	£-39,858,961	£-46,384,451	£-46,584,756	£-49,225,035	£-50,039,284	£-50,654,728
50% SR : 20% LAR : 30% SO	45%	£-47,182,550	£-53,246,837	£-53,457,142	£-56,087,421	£-56,901,669	£-57,517,114
50% SR : 20% LAR : 30% SO	50%	£-54,893,180	£-60,409,224	£-60,629,529	£-63,499,807	£-64,314,055	£-64,829,500

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%	£14,895,697	£5,939,683	£5,754,831	£3,724,043	£3,039,590	£2,518,623
50% SR : 20% LAR : 30% SO	5%	£8,903,851	£2,587,721	£2,423,235	£-1,976,501	£-2,665,753	£-3,191,101
50% SR : 20% LAR : 30% SO	10%	£2,878,882	£-5,468,178	£-5,656,396	£-7,724,707	£-8,427,134	£-8,958,059
50% SR : 20% LAR : 30% SO	15%	£-3,188,317	£-11,255,557	£-11,445,607	£-13,551,123	£-14,260,698	£-14,803,139
50% SR : 20% LAR : 30% SO	20%	£-9,325,324	£-17,177,839	£-17,374,406	£-19,547,879	£-20,283,155	£-20,838,909
50% SR : 20% LAR : 30% SO	25%	£-15,573,078	£-23,251,270	£-23,450,208	£-25,635,750	£-26,371,026	£-26,926,781
50% SR : 20% LAR : 30% SO	30%	£-22,047,637	£-29,371,945	£-29,574,650	£-31,818,526	£-32,580,282	£-33,156,053
50% SR : 20% LAR : 30% SO	35%	£-28,802,718	£-35,751,129	£-35,955,405	£-38,352,804	£-39,167,052	£-39,782,497
50% SR : 20% LAR : 30% SO	40%	£-35,849,116	£-42,574,606	£-42,794,911	£-45,215,190	£-46,029,439	£-46,644,883
50% SR : 20% LAR : 30% SO	45%	£-43,187,705	£-49,436,992	£-49,657,297	£-52,077,576	£-52,891,824	£-53,507,269
50% SR : 20% LAR : 30% SO	50%	£-50,933,335	£-56,299,379	£-56,519,684	£-59,444,962	£-60,259,210	£-60,869,655

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%	£20,666,229	£11,710,214	£11,525,362	£9,494,574	£8,810,121	£8,289,154
50% SR : 20% LAR : 30% SO	5%	£14,674,382	£6,029,252	£5,842,766	£3,794,030	£3,104,779	£2,579,430
50% SR : 20% LAR : 30% SO	10%	£8,649,413	£302,353	£114,135	£-1,954,176	£-2,656,603	£-3,187,528
50% SR : 20% LAR : 30% SO	15%	£2,582,214	£-5,485,026	£-5,675,076	£-7,780,592	£-8,490,167	£-9,032,608
50% SR : 20% LAR : 30% SO	20%	£-3,554,792	£-11,407,107	£-11,603,875	£-13,777,348	£-14,512,624	£-15,068,378
50% SR : 20% LAR : 30% SO	25%	£-9,802,947	£-17,480,738	£-17,679,677	£-19,865,219	£-20,600,495	£-21,156,250
50% SR : 20% LAR : 30% SO	30%	£-16,277,106	£-23,690,514	£-23,894,119	£-26,047,994	£-26,809,751	£-27,365,522
50% SR : 20% LAR : 30% SO	35%	£-22,832,187	£-29,980,598	£-30,191,873	£-32,592,272	£-33,396,521	£-34,011,886
50% SR : 20% LAR : 30% SO	40%	£-29,678,595	£-36,394,075	£-36,612,360	£-39,444,669	£-40,259,307	£-40,874,352
50% SR : 20% LAR : 30% SO	45%	£-37,047,174	£-43,066,461	£-43,286,766	£-46,307,045	£-47,121,293	£-47,736,738
50% SR : 20% LAR : 30% SO	50%	£-44,422,604	£-50,028,847	£-50,249,152	£-53,169,431	£-53,983,679	£-54,599,124

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 20% AW @ 25% MR

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,219,018	-£11,628,816	-£11,827,754	-£14,015,714	-£14,759,413	-£15,321,534
50% SR : 20% LAR : 30% SO	5%	-£11,192,842	-£16,418,899	-£16,622,503	-£18,869,911	-£19,631,669	-£20,208,491
50% SR : 20% LAR : 30% SO	10%	-£16,193,102	-£21,368,202	-£21,579,639	-£23,914,935	-£24,707,313	-£25,314,169
50% SR : 20% LAR : 30% SO	15%	-£21,386,378	-£26,591,481	-£26,811,786	-£29,232,064	-£30,046,313	-£30,661,757
50% SR : 20% LAR : 30% SO	20%	-£26,909,538	-£31,947,007	-£32,167,312	-£34,587,590	-£35,401,838	-£36,017,283
50% SR : 20% LAR : 30% SO	25%	-£32,519,055	-£37,302,532	-£37,522,837	-£39,943,115	-£40,757,364	-£41,372,808
50% SR : 20% LAR : 30% SO	30%	-£38,128,572	-£42,658,058	-£42,878,363	-£45,298,641	-£46,112,889	-£46,728,335
50% SR : 20% LAR : 30% SO	35%	-£43,738,089	-£48,013,583	-£48,233,888	-£50,654,166	-£51,468,415	-£52,083,860
50% SR : 20% LAR : 30% SO	40%	-£49,347,606	-£53,369,109	-£53,589,414	-£56,009,692	-£56,823,940	-£57,439,386
50% SR : 20% LAR : 30% SO	45%	-£54,957,123	-£58,724,634	-£58,944,939	-£61,365,217	-£62,179,466	-£62,794,911
50% SR : 20% LAR : 30% SO	50%	-£60,566,640	-£64,080,160	-£64,300,465	-£66,720,744	-£67,534,991	-£68,150,437

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£36,651,468	-£42,061,266	-£42,260,204	-£44,448,164	-£45,191,864	-£45,753,984
50% SR : 20% LAR : 30% SO	5%	-£41,625,292	-£46,851,349	-£47,054,953	-£49,302,361	-£50,064,119	-£50,640,941
50% SR : 20% LAR : 30% SO	10%	-£46,625,553	-£51,800,653	-£52,012,089	-£54,347,385	-£55,139,763	-£55,746,619
50% SR : 20% LAR : 30% SO	15%	-£51,818,828	-£57,023,931	-£57,244,236	-£59,664,514	-£60,478,763	-£61,094,208
50% SR : 20% LAR : 30% SO	20%	-£57,341,988	-£62,379,457	-£62,599,762	-£65,020,040	-£65,834,288	-£66,449,734
50% SR : 20% LAR : 30% SO	25%	-£62,951,505	-£67,734,982	-£67,955,287	-£70,375,565	-£71,189,814	-£71,805,259
50% SR : 20% LAR : 30% SO	30%	-£68,561,022	-£73,090,508	-£73,310,813	-£75,731,092	-£76,545,339	-£77,160,785
50% SR : 20% LAR : 30% SO	35%	-£74,170,539	-£78,446,033	-£78,666,338	-£81,086,617	-£81,900,865	-£82,516,310
50% SR : 20% LAR : 30% SO	40%	-£79,780,056	-£83,801,558	-£84,021,864	-£86,442,143	-£87,256,391	-£87,871,836
50% SR : 20% LAR : 30% SO	45%	-£85,389,574	-£89,157,084	-£89,377,389	-£91,797,668	-£92,611,917	-£93,227,361
50% SR : 20% LAR : 30% SO	50%	-£90,999,091	-£94,512,610	-£94,732,915	-£97,153,194	-£97,967,442	-£98,582,887

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%	-£24,593,883	-£30,003,681	-£30,202,620	-£32,390,580	-£33,134,279	-£33,696,400
50% SR : 20% LAR : 30% SO	5%	-£29,567,708	-£34,793,764	-£34,997,369	-£37,244,776	-£38,006,534	-£38,583,356
50% SR : 20% LAR : 30% SO	10%	-£34,567,968	-£39,743,068	-£39,954,504	-£42,289,800	-£43,082,178	-£43,689,034
50% SR : 20% LAR : 30% SO	15%	-£39,761,244	-£44,966,346	-£45,186,651	-£47,606,390	-£48,421,178	-£49,036,623
50% SR : 20% LAR : 30% SO	20%	-£45,284,403	-£50,321,872	-£50,542,177	-£52,962,458	-£53,776,704	-£54,392,149
50% SR : 20% LAR : 30% SO	25%	-£50,893,921	-£55,677,397	-£55,897,702	-£58,317,981	-£59,132,230	-£59,747,674
50% SR : 20% LAR : 30% SO	30%	-£56,503,438	-£61,032,923	-£61,253,228	-£63,673,507	-£64,487,755	-£65,103,200
50% SR : 20% LAR : 30% SO	35%	-£62,112,955	-£66,388,448	-£66,608,753	-£69,029,032	-£69,843,281	-£70,458,725
50% SR : 20% LAR : 30% SO	40%	-£67,722,472	-£71,743,974	-£71,964,280	-£74,394,558	-£75,198,806	-£75,814,251
50% SR : 20% LAR : 30% SO	45%	-£73,331,989	-£77,099,500	-£77,319,805	-£79,740,083	-£80,554,332	-£81,169,776
50% SR : 20% LAR : 30% SO	50%	-£78,941,506	-£82,455,026	-£82,675,331	-£85,095,609	-£85,909,857	-£86,525,302

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£20,584,038	-£25,993,836	-£26,192,775	-£28,380,735	-£29,124,434	-£29,686,555
50% SR : 20% LAR : 30% SO	5%	-£25,557,863	-£30,783,919	-£30,987,524	-£33,234,931	-£33,996,689	-£34,573,511
50% SR : 20% LAR : 30% SO	10%	-£30,558,123	-£35,733,223	-£35,944,659	-£38,279,955	-£39,072,333	-£39,679,189
50% SR : 20% LAR : 30% SO	15%	-£35,751,399	-£40,956,501	-£41,176,806	-£43,597,085	-£44,411,333	-£45,026,778
50% SR : 20% LAR : 30% SO	20%	-£41,274,558	-£46,312,027	-£46,532,332	-£48,952,611	-£49,766,859	-£50,382,304
50% SR : 20% LAR : 30% SO	25%	-£46,884,076	-£51,667,552	-£51,887,857	-£54,308,138	-£55,122,385	-£55,737,829
50% SR : 20% LAR : 30% SO	30%	-£52,493,593	-£57,023,078	-£57,243,383	-£59,653,662	-£60,477,910	-£61,093,355
50% SR : 20% LAR : 30% SO	35%	-£58,103,110	-£62,378,603	-£62,598,908	-£65,019,187	-£65,833,436	-£66,448,880
50% SR : 20% LAR : 30% SO	40%	-£63,712,627	-£67,734,129	-£67,954,435	-£70,374,713	-£71,188,961	-£71,804,406
50% SR : 20% LAR : 30% SO	45%	-£69,322,144	-£73,089,655	-£73,309,960	-£75,730,238	-£76,544,487	-£77,159,931
50% SR : 20% LAR : 30% SO	50%	-£74,931,661	-£78,445,181	-£78,665,486	-£81,085,764	-£81,900,012	-£82,515,457

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£14,813,507	-£20,223,305	-£20,422,243	-£22,610,203	-£23,353,903	-£23,916,023
50% SR : 20% LAR : 30% SO	5%	-£19,787,332	-£25,013,388	-£25,216,992	-£27,464,400	-£28,226,158	-£28,802,980
50% SR : 20% LAR : 30% SO	10%	-£24,787,592	-£29,962,692	-£30,174,128	-£32,509,424	-£33,301,802	-£33,908,658
50% SR : 20% LAR : 30% SO	15%	-£29,980,867	-£35,185,970	-£35,406,275	-£37,626,553	-£38,440,802	-£39,056,247
50% SR : 20% LAR : 30% SO	20%	-£35,504,027	-£40,541,496	-£40,761,801	-£43,182,080	-£43,996,327	-£44,611,773
50% SR : 20% LAR : 30% SO	25%	-£41,113,544	-£45,897,021	-£46,117,326	-£48,537,605	-£49,351,853	-£49,967,298
50% SR : 20% LAR : 30% SO	30%	-£46,723,061	-£51,252,547	-£51,472,852	-£53,893,131	-£54,707,379	-£55,322,824
50% SR : 20% LAR : 30% SO	35%	-£52,332,578	-£56,608,072	-£56,828,377	-£59,248,656	-£60,062,905	-£60,678,349
50% SR : 20% LAR : 30% SO	40%	-£57,942,095	-£61,963,598	-£62,183,903	-£64,604,182	-£65,418,430	-£66,033,875
50% SR : 20% LAR : 30% SO	45%	-£63,551,613	-£67,319,123	-£67,539,428	-£69,959,707	-£70,773,956	-£71,389,400
50% SR : 20% LAR : 30% SO	50%	-£69,161,130	-£72,674,649	-£72,894,954	-£75,315,233	-£76,129,481	-£76,744,926

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

**MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 20% AW @ 25% MR**

Value Area
Chadwell Heath (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£16,486,599	£12,975,119	£12,788,634	£10,739,897	£10,050,646	£9,529,679
50% SR : 20% LAR : 30% SO	5%	£10,965,969	£7,538,643	£7,350,426	£5,282,657	£4,585,952	£4,055,027
50% SR : 20% LAR : 30% SO	10%	£5,390,246	£2,041,455	£1,851,404	£-252,470	£-972,086	£-1,516,003
50% SR : 20% LAR : 30% SO	15%	£-258,846	£-3,595,712	£-3,792,479	£-5,963,489	£-6,698,705	£-7,254,519
50% SR : 20% LAR : 30% SO	20%	£-6,105,603	£-9,371,793	£-9,570,731	£-11,756,273	£-12,491,549	£-13,047,304
50% SR : 20% LAR : 30% SO	25%	£-12,048,144	£-15,186,963	£-15,388,960	£-17,629,771	£-18,391,528	£-18,967,298
50% SR : 20% LAR : 30% SO	30%	£-18,093,091	£-21,244,396	£-21,457,333	£-23,838,754	£-24,653,001	£-25,268,446
50% SR : 20% LAR : 30% SO	35%	£-24,576,139	£-27,728,206	£-27,948,511	£-30,368,789	£-31,183,038	£-31,798,483
50% SR : 20% LAR : 30% SO	40%	£-31,273,749	£-34,258,243	£-34,478,548	£-36,898,826	£-37,713,074	£-38,328,519
50% SR : 20% LAR : 30% SO	45%	£-37,971,359	£-40,788,278	£-41,008,583	£-43,428,863	£-44,243,111	£-44,858,555
50% SR : 20% LAR : 30% SO	50%	£-44,668,971	£-47,318,315	£-47,538,620	£-49,958,899	£-50,773,147	£-51,388,592

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-13,945,851	£-17,457,332	£-17,643,817	£-18,692,554	£-20,381,804	£-20,902,771
50% SR : 20% LAR : 30% SO	5%	£-19,466,482	£-22,893,807	£-23,082,025	£-25,149,793	£-26,846,498	£-27,377,424
50% SR : 20% LAR : 30% SO	10%	£-25,042,204	£-28,390,995	£-28,581,046	£-30,684,920	£-31,404,536	£-31,948,454
50% SR : 20% LAR : 30% SO	15%	£-30,691,297	£-34,028,162	£-34,224,929	£-36,395,939	£-37,131,215	£-37,686,969
50% SR : 20% LAR : 30% SO	20%	£-36,538,053	£-39,804,243	£-40,003,181	£-42,188,723	£-42,923,999	£-43,479,754
50% SR : 20% LAR : 30% SO	25%	£-42,480,594	£-45,619,413	£-45,821,410	£-48,062,222	£-48,823,979	£-49,399,748
50% SR : 20% LAR : 30% SO	30%	£-48,525,542	£-51,476,846	£-51,689,783	£-54,271,204	£-55,085,452	£-55,700,896
50% SR : 20% LAR : 30% SO	35%	£-55,028,589	£-58,160,856	£-58,380,961	£-60,801,249	£-61,615,499	£-62,230,933
50% SR : 20% LAR : 30% SO	40%	£-61,706,200	£-64,690,693	£-64,910,998	£-67,331,276	£-68,145,524	£-68,760,970
50% SR : 20% LAR : 30% SO	45%	£-68,403,810	£-71,220,729	£-71,441,034	£-73,861,313	£-74,675,561	£-75,291,006
50% SR : 20% LAR : 30% SO	50%	£-75,101,421	£-77,750,766	£-77,971,071	£-80,391,349	£-81,205,597	£-81,821,042

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-1,888,266	£-5,399,747	£-5,586,232	£-7,634,969	£-8,324,220	£-8,845,187
50% SR : 20% LAR : 30% SO	5%	£-7,408,897	£-10,836,222	£-11,024,440	£-13,092,209	£-13,788,914	£-14,319,839
50% SR : 20% LAR : 30% SO	10%	£-12,984,620	£-16,333,410	£-16,523,461	£-18,627,336	£-19,346,952	£-19,890,869
50% SR : 20% LAR : 30% SO	15%	£-18,633,712	£-21,970,577	£-22,167,345	£-24,338,355	£-25,073,831	£-25,629,385
50% SR : 20% LAR : 30% SO	20%	£-24,480,468	£-27,746,658	£-27,945,596	£-30,131,139	£-30,886,415	£-31,422,170
50% SR : 20% LAR : 30% SO	25%	£-30,423,009	£-33,561,828	£-33,763,825	£-36,004,637	£-36,766,394	£-37,342,164
50% SR : 20% LAR : 30% SO	30%	£-36,467,957	£-39,419,261	£-39,632,199	£-42,213,619	£-42,927,867	£-43,463,311
50% SR : 20% LAR : 30% SO	35%	£-42,951,005	£-46,103,071	£-46,323,377	£-48,743,955	£-49,557,904	£-50,173,348
50% SR : 20% LAR : 30% SO	40%	£-49,648,615	£-52,633,108	£-52,853,413	£-55,273,692	£-56,087,940	£-56,703,365
50% SR : 20% LAR : 30% SO	45%	£-56,346,225	£-59,163,144	£-59,383,449	£-61,803,729	£-62,617,976	£-63,233,421
50% SR : 20% LAR : 30% SO	50%	£-63,043,836	£-65,693,181	£-65,913,486	£-68,333,764	£-69,148,012	£-69,763,456

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,121,579	£-1,389,902	£-1,576,387	£-3,625,124	£-4,314,375	£-4,835,342
50% SR : 20% LAR : 30% SO	5%	£-3,399,052	£-6,826,377	£-7,014,595	£-9,082,364	£-9,779,069	£-10,309,994
50% SR : 20% LAR : 30% SO	10%	£-8,974,775	£-12,323,565	£-12,513,616	£-14,617,491	£-15,337,107	£-15,881,024
50% SR : 20% LAR : 30% SO	15%	£-14,623,867	£-17,960,732	£-18,157,500	£-20,328,510	£-21,063,786	£-21,619,540
50% SR : 20% LAR : 30% SO	20%	£-20,470,623	£-23,738,813	£-23,935,751	£-26,121,294	£-26,856,570	£-27,412,325
50% SR : 20% LAR : 30% SO	25%	£-26,413,164	£-29,551,983	£-29,753,980	£-31,994,792	£-32,756,549	£-33,332,319
50% SR : 20% LAR : 30% SO	30%	£-32,458,112	£-35,609,416	£-35,822,354	£-38,203,774	£-39,018,022	£-39,633,466
50% SR : 20% LAR : 30% SO	35%	£-38,941,160	£-42,093,283	£-42,313,532	£-44,733,810	£-45,548,059	£-46,163,503
50% SR : 20% LAR : 30% SO	40%	£-45,638,770	£-48,623,263	£-48,843,568	£-51,263,847	£-52,078,095	£-52,693,540
50% SR : 20% LAR : 30% SO	45%	£-52,336,380	£-55,153,299	£-55,373,604	£-57,793,884	£-58,608,131	£-59,223,576
50% SR : 20% LAR : 30% SO	50%	£-59,033,991	£-61,683,336	£-61,903,641	£-64,323,919	£-65,138,167	£-65,753,613

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%	£7,892,110	£4,380,629	£4,194,144	£2,145,407	£1,456,156	£935,190
50% SR : 20% LAR : 30% SO	5%	£2,371,479	£-1,055,846	£-1,244,064	£-3,311,832	£-4,008,537	£-4,539,643
50% SR : 20% LAR : 30% SO	10%	£-3,204,243	£-6,553,034	£-6,743,085	£-8,846,960	£-9,566,575	£-10,110,493
50% SR : 20% LAR : 30% SO	15%	£-8,853,336	£-12,190,201	£-12,386,968	£-14,557,978	£-15,293,254	£-15,849,008
50% SR : 20% LAR : 30% SO	20%	£-14,700,092	£-17,966,282	£-18,165,220	£-20,350,762	£-21,086,039	£-21,641,793
50% SR : 20% LAR : 30% SO	25%	£-20,642,633	£-23,781,452	£-23,983,449	£-26,224,261	£-26,966,018	£-27,561,787
50% SR : 20% LAR : 30% SO	30%	£-26,687,581	£-29,839,885	£-30,051,822	£-32,433,243	£-33,247,491	£-33,862,935
50% SR : 20% LAR : 30% SO	35%	£-33,170,628	£-36,322,895	£-36,543,090	£-38,963,279	£-39,777,528	£-40,392,972
50% SR : 20% LAR : 30% SO	40%	£-39,653,239	£-42,852,732	£-43,073,037	£-45,493,316	£-46,307,563	£-46,923,009
50% SR : 20% LAR : 30% SO	45%	£-46,555,849	£-49,382,768	£-49,603,073	£-52,023,352	£-52,837,600	£-53,453,045
50% SR : 20% LAR : 30% SO	50%	£-53,263,460	£-55,912,805	£-56,133,110	£-58,553,388	£-59,367,636	£-59,983,081

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 20% AW @ 25% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,289,601	-£6,103,637	-£6,302,576	-£8,488,118	-£9,223,394	-£9,779,149
50% SR : 20% LAR : 30% SO	5%	-£7,364,767	-£11,080,227	-£11,279,166	-£13,464,707	-£14,202,481	-£14,764,601
50% SR : 20% LAR : 30% SO	10%	-£12,491,113	-£16,090,716	-£16,294,321	-£18,539,066	-£19,300,823	-£19,876,593
50% SR : 20% LAR : 30% SO	15%	-£17,684,969	-£21,282,339	-£21,493,776	-£23,834,282	-£24,633,441	-£25,243,796
50% SR : 20% LAR : 30% SO	20%	-£23,137,539	-£26,786,877	-£27,007,162	-£29,427,460	-£30,241,708	-£30,857,154
50% SR : 20% LAR : 30% SO	25%	-£28,913,018	-£32,400,233	-£32,620,538	-£35,040,816	-£35,855,064	-£36,470,509
50% SR : 20% LAR : 30% SO	30%	-£34,693,947	-£38,013,587	-£38,233,894	-£40,654,172	-£41,468,420	-£42,083,864
50% SR : 20% LAR : 30% SO	35%	-£40,474,876	-£43,626,943	-£43,847,249	-£46,267,528	-£47,081,776	-£47,697,220
50% SR : 20% LAR : 30% SO	40%	-£46,255,807	-£49,240,299	-£49,460,604	-£51,880,884	-£52,695,131	-£53,310,576
50% SR : 20% LAR : 30% SO	45%	-£52,036,736	-£54,853,655	-£55,073,960	-£57,494,238	-£58,308,487	-£58,923,932
50% SR : 20% LAR : 30% SO	50%	-£57,817,666	-£60,467,011	-£60,687,316	-£63,107,594	-£63,921,843	-£64,537,287

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£32,722,051	-£36,536,088	-£36,735,026	-£38,920,568	-£39,655,844	-£40,211,589
50% SR : 20% LAR : 30% SO	5%	-£37,797,217	-£41,512,677	-£41,711,616	-£43,897,157	-£44,632,433	-£45,188,182
50% SR : 20% LAR : 30% SO	10%	-£42,923,563	-£46,523,166	-£46,722,104	-£48,971,517	-£49,733,274	-£50,309,043
50% SR : 20% LAR : 30% SO	15%	-£48,117,419	-£51,714,789	-£51,926,226	-£54,266,732	-£55,065,891	-£55,676,248
50% SR : 20% LAR : 30% SO	20%	-£53,569,990	-£57,219,327	-£57,439,632	-£59,859,911	-£60,674,159	-£61,289,604
50% SR : 20% LAR : 30% SO	25%	-£59,345,468	-£62,832,683	-£63,052,988	-£65,743,267	-£66,457,514	-£67,062,960
50% SR : 20% LAR : 30% SO	30%	-£65,126,397	-£68,446,038	-£68,666,344	-£71,086,622	-£71,900,870	-£72,516,315
50% SR : 20% LAR : 30% SO	35%	-£70,907,327	-£74,059,394	-£74,279,700	-£76,689,976	-£77,514,226	-£78,129,670
50% SR : 20% LAR : 30% SO	40%	-£76,688,257	-£79,672,749	-£79,893,054	-£82,313,334	-£83,127,582	-£83,743,026
50% SR : 20% LAR : 30% SO	45%	-£82,469,186	-£85,286,105	-£85,506,410	-£87,926,689	-£88,740,938	-£89,356,382
50% SR : 20% LAR : 30% SO	50%	-£88,250,116	-£90,899,461	-£91,119,766	-£93,540,044	-£94,354,293	-£94,969,738

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%	-£20,684,466	-£24,478,503	-£24,677,441	-£26,862,983	-£27,598,260	-£28,154,014
50% SR : 20% LAR : 30% SO	5%	-£25,739,632	-£29,455,092	-£29,654,031	-£31,839,573	-£32,574,850	-£33,130,604
50% SR : 20% LAR : 30% SO	10%	-£30,865,978	-£34,465,582	-£34,664,521	-£36,913,932	-£37,649,209	-£38,205,458
50% SR : 20% LAR : 30% SO	15%	-£36,059,834	-£39,507,204	-£39,706,143	-£42,209,147	-£42,944,524	-£43,510,378
50% SR : 20% LAR : 30% SO	20%	-£41,312,405	-£44,569,743	-£44,768,682	-£47,802,326	-£48,537,703	-£49,103,552
50% SR : 20% LAR : 30% SO	25%	-£47,287,884	-£50,775,098	-£50,974,037	-£53,415,682	-£54,150,959	-£54,716,813
50% SR : 20% LAR : 30% SO	30%	-£53,068,813	-£56,980,453	-£57,179,392	-£59,029,098	-£59,764,375	-£60,330,229
50% SR : 20% LAR : 30% SO	35%	-£58,849,742	-£62,001,809	-£62,200,748	-£64,842,393	-£65,577,670	-£66,141,024
50% SR : 20% LAR : 30% SO	40%	-£64,630,671	-£67,013,165	-£67,212,104	-£70,255,749	-£71,090,997	-£71,656,841
50% SR : 20% LAR : 30% SO	45%	-£70,411,601	-£72,024,521	-£72,223,460	-£74,468,825	-£75,304,073	-£75,869,917
50% SR : 20% LAR : 30% SO	50%	-£76,192,532	-£77,035,877	-£77,234,816	-£80,481,651	-£81,316,900	-£81,882,744

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%	-£16,654,621	-£20,468,658	-£20,667,596	-£22,853,138	-£23,588,415	-£24,144,169
50% SR : 20% LAR : 30% SO	5%	-£21,729,787	-£25,445,247	-£25,644,186	-£27,829,728	-£28,565,005	-£29,120,759
50% SR : 20% LAR : 30% SO	10%	-£26,856,133	-£30,455,737	-£30,654,676	-£32,904,087	-£33,639,364	-£34,195,018
50% SR : 20% LAR : 30% SO	15%	-£32,049,989	-£35,466,228	-£35,665,167	-£38,199,302	-£38,934,580	-£39,500,272
50% SR : 20% LAR : 30% SO	20%	-£37,502,560	-£40,476,719	-£40,675,658	-£43,792,481	-£44,527,759	-£45,085,526
50% SR : 20% LAR : 30% SO	25%	-£43,278,039	-£45,487,210	-£45,686,149	-£49,485,637	-£50,220,915	-£50,806,180
50% SR : 20% LAR : 30% SO	30%	-£49,053,518	-£50,497,701	-£50,696,640	-£55,178,785	-£55,913,943	-£56,498,734
50% SR : 20% LAR : 30% SO	35%	-£54,828,997	-£55,508,192	-£55,707,131	-£60,871,933	-£61,607,091	-£62,192,286
50% SR : 20% LAR : 30% SO	40%	-£60,604,476	-£60,518,683	-£60,717,122	-£66,565,081	-£67,290,239	-£67,785,441
50% SR : 20% LAR : 30% SO	45%	-£66,379,955	-£65,529,174	-£65,728,113	-£71,258,229	-£72,083,387	-£72,578,539
50% SR : 20% LAR : 30% SO	50%	-£72,155,434	-£70,539,665	-£70,738,604	-£75,951,373	-£76,776,531	-£77,271,683

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,884,090	-£14,698,127	-£14,897,065	-£17,082,607	-£17,817,883	-£18,373,638
50% SR : 20% LAR : 30% SO	5%	-£15,959,256	-£19,674,716	-£19,873,655	-£22,069,196	-£22,794,472	-£23,350,227
50% SR : 20% LAR : 30% SO	10%	-£21,085,602	-£24,685,205	-£24,884,144	-£27,133,556	-£27,858,832	-£28,414,587
50% SR : 20% LAR : 30% SO	15%	-£26,279,458	-£29,676,828	-£29,875,767	-£32,202,616	-£32,927,892	-£33,483,642
50% SR : 20% LAR : 30% SO	20%	-£31,732,029	-£34,657,317	-£34,856,256	-£37,271,676	-£38,003,168	-£38,558,917
50% SR : 20% LAR : 30% SO	25%	-£37,507,507	-£40,647,806	-£40,846,745	-£43,340,740	-£44,065,912	-£44,621,667
50% SR : 20% LAR : 30% SO	30%	-£43,282,986	-£46,638,295	-£46,837,234	-£49,409,804	-£50,135,076	-£50,690,831
50% SR : 20% LAR : 30% SO	35%	-£49,058,465	-£52,628,784	-£52,827,723	-£55,478,888	-£56,200,240	-£56,755,985
50% SR : 20% LAR : 30% SO	40%	-£54,833,944	-£58,619,273	-£58,818,212	-£61,547,972	-£62,273,124	-£62,828,240
50% SR : 20% LAR : 30% SO	45%	-£60,609,423	-£64,609,762	-£64,808,701	-£67,617,056	-£68,342,208	-£68,897,463
50% SR : 20% LAR : 30% SO	50%	-£66,384,902	-£70,600,251	-£70,799,190	-£73,686,140	-£74,411,292	-£74,966,547

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

**MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 20% AW @ 25% MR**

Value Area
Becontree and Valence Park (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£16,192,909	-£20,197,311	-£20,406,024	-£22,709,668	-£23,491,139	-£24,086,690
50% SR : 20% LAR : 30% SO	5%	-£20,961,634	-£24,980,695	-£25,197,927	-£27,610,241	-£28,424,489	-£29,039,934
50% SR : 20% LAR : 30% SO	10%	-£25,995,071	-£29,985,008	-£30,205,313	-£32,625,592	-£33,439,840	-£34,055,285
50% SR : 20% LAR : 30% SO	15%	-£31,177,997	-£35,000,359	-£35,220,664	-£37,640,943	-£38,455,191	-£39,070,636
50% SR : 20% LAR : 30% SO	20%	-£36,360,921	-£40,015,710	-£40,236,015	-£42,656,294	-£43,470,543	-£44,085,987
50% SR : 20% LAR : 30% SO	25%	-£41,543,847	-£45,031,061	-£45,251,366	-£47,671,645	-£48,485,894	-£49,101,338
50% SR : 20% LAR : 30% SO	30%	-£46,726,772	-£50,046,412	-£50,266,717	-£52,686,996	-£53,501,245	-£54,116,689
50% SR : 20% LAR : 30% SO	35%	-£51,909,696	-£55,061,763	-£55,282,068	-£57,702,347	-£58,516,596	-£59,132,040
50% SR : 20% LAR : 30% SO	40%	-£57,092,622	-£60,077,114	-£60,297,419	-£62,717,699	-£63,531,947	-£64,147,391
50% SR : 20% LAR : 30% SO	45%	-£62,275,547	-£65,092,465	-£65,312,721	-£67,733,050	-£68,547,298	-£69,162,742
50% SR : 20% LAR : 30% SO	50%	-£67,458,472	-£70,107,816	-£70,328,122	-£72,748,401	-£73,562,649	-£74,178,093

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£46,625,359	-£50,629,761	-£50,838,474	-£53,142,119	-£53,923,589	-£54,519,140
50% SR : 20% LAR : 30% SO	5%	-£51,394,064	-£55,413,145	-£55,630,377	-£58,042,691	-£58,856,939	-£59,472,384
50% SR : 20% LAR : 30% SO	10%	-£56,427,522	-£60,417,459	-£60,637,764	-£63,058,424	-£63,872,290	-£64,487,735
50% SR : 20% LAR : 30% SO	15%	-£61,610,447	-£65,432,810	-£65,653,115	-£68,073,393	-£68,887,641	-£69,503,086
50% SR : 20% LAR : 30% SO	20%	-£66,793,372	-£70,448,161	-£70,668,466	-£73,088,744	-£73,902,993	-£74,518,437
50% SR : 20% LAR : 30% SO	25%	-£71,976,297	-£75,463,512	-£75,683,817	-£78,104,095	-£78,918,344	-£79,533,788
50% SR : 20% LAR : 30% SO	30%	-£77,159,222	-£80,478,863	-£80,699,168	-£83,119,446	-£83,933,695	-£84,549,139
50% SR : 20% LAR : 30% SO	35%	-£82,342,147	-£85,494,214	-£85,714,519	-£88,134,797	-£88,949,046	-£89,564,490
50% SR : 20% LAR : 30% SO	40%	-£87,525,072	-£90,509,565	-£90,729,870	-£93,155,149	-£93,969,397	-£94,579,841
50% SR : 20% LAR : 30% SO	45%	-£92,707,997	-£95,524,916	-£95,745,222	-£98,165,500	-£98,979,748	-£99,595,192
50% SR : 20% LAR : 30% SO	50%	-£97,890,922	-£100,540,267	-£100,760,573	-£103,180,851	-£103,995,099	-£104,610,543

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%	-£34,567,775	-£38,572,177	-£38,780,890	-£41,084,534	-£41,896,005	-£42,461,555
50% SR : 20% LAR : 30% SO	5%	-£39,336,499	-£43,355,561	-£43,572,792	-£45,985,107	-£46,799,354	-£47,414,800
50% SR : 20% LAR : 30% SO	10%	-£44,369,937	-£48,359,874	-£48,580,179	-£51,000,458	-£51,814,705	-£52,430,151
50% SR : 20% LAR : 30% SO	15%	-£49,552,862	-£53,375,225	-£53,595,530	-£56,015,809	-£56,830,056	-£57,445,502
50% SR : 20% LAR : 30% SO	20%	-£54,735,787	-£58,390,576	-£58,610,881	-£61,031,160	-£61,845,408	-£62,460,853
50% SR : 20% LAR : 30% SO	25%	-£59,918,712	-£63,405,927	-£63,626,232	-£66,046,510	-£66,860,759	-£67,476,204
50% SR : 20% LAR : 30% SO	30%	-£65,101,638	-£68,421,278	-£68,641,583	-£71,061,861	-£71,876,110	-£72,491,555
50% SR : 20% LAR : 30% SO	35%	-£70,284,562	-£73,436,629	-£73,656,934	-£76,077,212	-£76,891,461	-£77,506,906
50% SR : 20% LAR : 30% SO	40%	-£75,467,487	-£78,451,980	-£78,672,285	-£81,092,564	-£81,906,812	-£82,522,257
50% SR : 20% LAR : 30% SO	45%	-£80,650,413	-£83,467,331	-£83,687,637	-£86,107,915	-£86,922,163	-£87,537,608
50% SR : 20% LAR : 30% SO	50%	-£85,833,337	-£88,482,682	-£88,702,988	-£91,123,266	-£91,937,514	-£92,552,959

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%	-£30,557,930	-£34,562,332	-£34,771,045	-£37,074,689	-£37,896,160	-£38,451,710
50% SR : 20% LAR : 30% SO	5%	-£35,326,654	-£39,345,716	-£39,562,947	-£41,975,262	-£42,799,509	-£43,404,955
50% SR : 20% LAR : 30% SO	10%	-£40,360,092	-£44,350,029	-£44,570,334	-£46,990,613	-£47,804,860	-£48,420,306
50% SR : 20% LAR : 30% SO	15%	-£45,543,017	-£49,365,380	-£49,585,685	-£52,005,964	-£52,820,211	-£53,435,657
50% SR : 20% LAR : 30% SO	20%	-£50,725,942	-£54,380,731	-£54,601,036	-£57,021,315	-£57,835,563	-£58,451,008
50% SR : 20% LAR : 30% SO	25%	-£55,908,867	-£59,395,082	-£59,616,387	-£62,036,665	-£62,850,914	-£63,466,359
50% SR : 20% LAR : 30% SO	30%	-£61,091,793	-£64,411,433	-£64,631,738	-£67,052,016	-£67,866,265	-£68,481,710
50% SR : 20% LAR : 30% SO	35%	-£66,274,717	-£69,426,784	-£69,647,089	-£72,067,367	-£72,881,616	-£73,497,061
50% SR : 20% LAR : 30% SO	40%	-£71,457,642	-£74,442,135	-£74,662,440	-£77,082,719	-£77,896,967	-£78,512,412
50% SR : 20% LAR : 30% SO	45%	-£76,640,566	-£79,457,486	-£79,677,792	-£82,098,070	-£82,912,318	-£83,527,763
50% SR : 20% LAR : 30% SO	50%	-£81,823,492	-£84,472,837	-£84,693,143	-£87,113,421	-£87,927,669	-£88,543,114

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£24,787,399	-£28,791,800	-£29,000,514	-£31,304,158	-£32,085,628	-£32,681,179
50% SR : 20% LAR : 30% SO	5%	-£29,556,123	-£33,575,185	-£33,792,416	-£36,204,730	-£37,018,978	-£37,634,424
50% SR : 20% LAR : 30% SO	10%	-£34,589,561	-£38,579,498	-£38,799,803	-£41,220,081	-£42,034,329	-£42,649,775
50% SR : 20% LAR : 30% SO	15%	-£39,772,486	-£43,584,849	-£43,815,154	-£46,235,432	-£47,049,880	-£47,665,126
50% SR : 20% LAR : 30% SO	20%	-£44,955,411	-£48,610,200	-£48,830,505	-£51,250,783	-£52,065,032	-£52,680,477
50% SR : 20% LAR : 30% SO	25%	-£50,138,336	-£53,625,551	-£53,845,856	-£56,266,134	-£57,080,383	-£57,695,822
50% SR : 20% LAR : 30% SO	30%	-£55,321,261	-£58,640,902	-£58,861,207	-£61,281,485	-£62,095,734	-£62,711,179
50% SR : 20% LAR : 30% SO	35%	-£60,504,186	-£63,656,253	-£63,876,558	-£66,296,836	-£67,111,085	-£67,726,530
50% SR : 20% LAR : 30% SO	40%	-£65,687,111	-£68,671,604	-£68,891,909	-£71,312,188	-£72,126,436	-£72,741,881
50% SR : 20% LAR : 30% SO	45%	-£70,870,036	-£73,686,955	-£73,907,261	-£76,327,539	-£77,141,787	-£77,757,232
50% SR : 20% LAR : 30% SO	50%	-£76,052,961	-£78,702,306	-£78,922,612	-£81,342,890	-£82,157,138	-£82,772,583

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(e)(c)) 20% AW @ 50% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£29,191,976	£20,235,962	£20,051,110	£18,020,322	£17,335,868	£16,814,903
50% SR : 20% LAR : 30% SO	5%	£23,200,131	£14,555,000	£14,368,514	£12,319,778	£11,630,527	£11,105,178
50% SR : 20% LAR : 30% SO	10%	£17,175,161	£8,828,102	£8,639,883	£6,571,572	£5,869,145	£5,338,220
50% SR : 20% LAR : 30% SO	15%	£11,107,963	£3,040,723	£2,850,672	£745,195	£35,981	£507,833
50% SR : 20% LAR : 30% SO	20%	£4,970,955	£-2,882,333	£-3,079,100	£-5,252,572	£-5,987,848	£-6,543,603
50% SR : 20% LAR : 30% SO	25%	£-1,277,772	£-8,955,963	£-9,154,902	£-11,340,444	£-12,075,720	£-12,631,474
50% SR : 20% LAR : 30% SO	30%	£-7,752,330	£-15,077,725	£-15,281,330	£-17,526,221	£-18,287,978	£-18,863,750
50% SR : 20% LAR : 30% SO	35%	£-14,308,398	£-21,461,955	£-21,676,230	£-24,065,792	£-24,880,400	£-25,495,484
50% SR : 20% LAR : 30% SO	40%	£-21,161,016	£-28,287,594	£-28,507,900	£-30,928,178	£-31,742,426	£-32,357,870
50% SR : 20% LAR : 30% SO	45%	£-28,530,692	£-35,149,980	£-35,370,285	£-37,790,564	£-38,604,812	£-39,220,257
50% SR : 20% LAR : 30% SO	50%	£-35,906,322	£-42,012,366	£-42,232,671	£-44,652,950	£-45,467,198	£-46,082,643

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,643

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-1,240,474	£-10,196,489	£-10,381,341	£-12,412,128	£-13,096,582	£-13,617,548
50% SR : 20% LAR : 30% SO	5%	£-7,232,319	£-15,877,450	£-16,063,936	£-18,112,672	£-18,801,923	£-19,327,272
50% SR : 20% LAR : 30% SO	10%	£-13,257,289	£-21,604,349	£-21,792,567	£-23,860,879	£-24,563,305	£-25,094,231
50% SR : 20% LAR : 30% SO	15%	£-19,324,487	£-27,391,727	£-27,581,778	£-29,687,295	£-30,396,869	£-30,940,283
50% SR : 20% LAR : 30% SO	20%	£-25,461,495	£-33,314,783	£-33,511,550	£-35,685,022	£-36,420,298	£-36,976,053
50% SR : 20% LAR : 30% SO	25%	£-31,710,222	£-39,388,414	£-39,587,352	£-41,772,894	£-42,508,170	£-43,063,924
50% SR : 20% LAR : 30% SO	30%	£-38,184,789	£-45,510,175	£-45,713,781	£-47,958,672	£-48,720,428	£-49,296,200
50% SR : 20% LAR : 30% SO	35%	£-44,740,849	£-51,684,405	£-51,893,881	£-54,168,242	£-55,012,490	£-55,527,935
50% SR : 20% LAR : 30% SO	40%	£-51,393,468	£-57,920,044	£-58,140,350	£-60,380,629	£-61,254,876	£-61,740,321
50% SR : 20% LAR : 30% SO	45%	£-58,143,143	£-64,222,430	£-64,458,735	£-66,723,015	£-67,647,263	£-68,092,770
50% SR : 20% LAR : 30% SO	50%	£-65,000,773	£-70,584,816	£-70,826,121	£-73,258,400	£-74,199,649	£-74,615,093

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£10,817,111	£1,861,096	£1,676,244	£-354,543	£-1,038,997	£-1,599,963
50% SR : 20% LAR : 30% SO	5%	£4,825,265	£-3,816,866	£-4,006,352	£-6,055,088	£-6,744,339	£-7,269,888
50% SR : 20% LAR : 30% SO	10%	£-1,199,704	£-9,546,764	£-9,734,983	£-11,803,294	£-12,505,721	£-13,036,646
50% SR : 20% LAR : 30% SO	15%	£-7,286,903	£-15,334,143	£-15,524,194	£-17,629,710	£-18,339,284	£-18,882,698
50% SR : 20% LAR : 30% SO	20%	£-13,403,910	£-21,257,198	£-21,453,965	£-23,627,437	£-24,362,713	£-24,918,468
50% SR : 20% LAR : 30% SO	25%	£-19,652,638	£-27,330,829	£-27,529,767	£-29,715,309	£-30,450,586	£-31,006,339
50% SR : 20% LAR : 30% SO	30%	£-26,127,198	£-33,452,591	£-33,656,198	£-35,901,087	£-36,662,844	£-37,238,615
50% SR : 20% LAR : 30% SO	35%	£-32,883,264	£-39,626,821	£-39,835,998	£-42,140,658	£-43,054,905	£-43,670,359
50% SR : 20% LAR : 30% SO	40%	£-39,935,881	£-45,862,459	£-46,082,765	£-48,340,044	£-49,311,292	£-49,932,738
50% SR : 20% LAR : 30% SO	45%	£-46,905,558	£-52,154,846	£-52,385,151	£-54,558,430	£-55,679,678	£-56,255,122
50% SR : 20% LAR : 30% SO	50%	£-54,281,188	£-58,507,232	£-58,757,537	£-60,927,815	£-62,042,064	£-62,617,508

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£14,826,956	£5,870,941	£5,686,089	£3,655,302	£2,970,848	£2,449,882
50% SR : 20% LAR : 30% SO	5%	£8,835,110	£189,979	£3,493	£-2,045,243	£-2,734,494	£-3,259,843
50% SR : 20% LAR : 30% SO	10%	£2,810,141	£-5,536,919	£-5,725,138	£-7,793,449	£-8,495,876	£-9,026,801
50% SR : 20% LAR : 30% SO	15%	£-3,257,058	£-11,324,298	£-11,514,349	£-13,619,865	£-14,329,439	£-14,872,853
50% SR : 20% LAR : 30% SO	20%	£-9,394,065	£-17,247,353	£-17,444,120	£-19,617,592	£-20,352,868	£-20,908,623
50% SR : 20% LAR : 30% SO	25%	£-15,642,793	£-23,320,984	£-23,519,922	£-25,705,484	£-26,440,741	£-26,996,494
50% SR : 20% LAR : 30% SO	30%	£-22,117,351	£-29,442,746	£-29,646,351	£-31,891,242	£-32,652,999	£-33,228,770
50% SR : 20% LAR : 30% SO	35%	£-28,873,419	£-35,626,976	£-35,841,251	£-38,130,813	£-39,045,060	£-39,660,595
50% SR : 20% LAR : 30% SO	40%	£-35,926,036	£-42,862,614	£-43,082,920	£-45,293,199	£-46,107,447	£-46,722,891
50% SR : 20% LAR : 30% SO	45%	£-43,195,713	£-49,155,001	£-49,385,306	£-52,555,585	£-53,369,833	£-53,955,277
50% SR : 20% LAR : 30% SO	50%	£-50,271,343	£-55,507,387	£-55,747,692	£-58,017,970	£-58,832,219	£-59,417,663

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%	£20,597,487	£11,641,472	£11,456,620	£9,425,833	£8,741,379	£8,220,413
50% SR : 20% LAR : 30% SO	5%	£14,605,641	£5,960,510	£5,774,224	£3,725,289	£3,036,038	£2,510,688
50% SR : 20% LAR : 30% SO	10%	£8,580,672	£233,612	£45,393	£-2,022,918	£-2,725,344	£-3,256,270
50% SR : 20% LAR : 30% SO	15%	£2,513,474	£-5,553,767	£-5,743,817	£-7,849,334	£-8,558,908	£-9,102,322
50% SR : 20% LAR : 30% SO	20%	£-3,623,834	£-11,476,822	£-11,673,589	£-13,847,081	£-14,582,337	£-15,138,092
50% SR : 20% LAR : 30% SO	25%	£-9,872,262	£-17,550,453	£-17,749,391	£-19,994,933	£-20,870,209	£-21,425,963
50% SR : 20% LAR : 30% SO	30%	£-16,346,819	£-23,672,215	£-23,875,820	£-26,120,711	£-26,992,468	£-27,458,239
50% SR : 20% LAR : 30% SO	35%	£-22,992,886	£-29,856,444	£-30,070,720	£-32,269,281	£-33,174,529	£-33,689,074
50% SR : 20% LAR : 30% SO	40%	£-29,755,505	£-36,082,083	£-36,312,369	£-38,522,668	£-39,436,915	£-40,052,369
50% SR : 20% LAR : 30% SO	45%	£-37,125,182	£-42,344,469	£-42,584,774	£-44,855,054	£-45,769,302	£-46,274,746
50% SR : 20% LAR : 30% SO	50%	£-44,500,612	£-48,606,856	£-48,857,161	£-51,247,439	£-52,161,688	£-52,677,132

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 20% AW @ 50% MR

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,288,731	-£11,698,529	-£11,897,468	-£14,086,415	-£14,830,114	-£15,392,234
50% SR : 20% LAR : 30% SO	5%	-£11,262,556	-£16,490,599	-£16,694,204	-£18,942,627	-£19,704,384	-£20,282,235
50% SR : 20% LAR : 30% SO	10%	-£16,264,804	-£21,442,990	-£21,654,427	-£23,990,782	-£24,784,232	-£25,391,089
50% SR : 20% LAR : 30% SO	15%	-£21,461,166	-£26,669,489	-£26,889,795	-£29,310,073	-£30,124,321	-£30,739,765
50% SR : 20% LAR : 30% SO	20%	-£26,987,547	-£32,025,015	-£32,245,320	-£34,665,598	-£35,479,847	-£36,095,291
50% SR : 20% LAR : 30% SO	25%	-£32,597,063	-£37,380,540	-£37,600,846	-£40,021,124	-£40,835,372	-£41,450,817
50% SR : 20% LAR : 30% SO	30%	-£38,206,580	-£42,736,066	-£42,956,371	-£45,376,648	-£46,190,898	-£46,806,343
50% SR : 20% LAR : 30% SO	35%	-£43,816,097	-£48,091,591	-£48,311,897	-£50,732,175	-£51,546,423	-£52,161,868
50% SR : 20% LAR : 30% SO	40%	-£49,425,614	-£53,447,117	-£53,667,422	-£56,087,700	-£56,901,949	-£57,517,394
50% SR : 20% LAR : 30% SO	45%	-£55,035,131	-£58,802,642	-£59,022,948	-£61,443,227	-£62,257,474	-£62,872,919
50% SR : 20% LAR : 30% SO	50%	-£60,644,648	-£64,158,168	-£64,378,473	-£66,798,752	-£67,613,000	-£68,228,445

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£36,721,182	-£42,130,980	-£42,329,918	-£44,518,865	-£45,262,565	-£45,824,684
50% SR : 20% LAR : 30% SO	5%	-£41,695,006	-£46,923,050	-£47,126,655	-£49,375,077	-£50,136,834	-£50,714,685
50% SR : 20% LAR : 30% SO	10%	-£46,697,254	-£51,875,441	-£52,086,877	-£54,423,233	-£55,216,882	-£55,823,539
50% SR : 20% LAR : 30% SO	15%	-£51,893,616	-£57,101,939	-£57,322,245	-£59,742,523	-£60,556,771	-£61,172,216
50% SR : 20% LAR : 30% SO	20%	-£57,419,997	-£62,457,465	-£62,677,770	-£65,098,048	-£65,912,297	-£66,527,742
50% SR : 20% LAR : 30% SO	25%	-£63,029,513	-£67,812,990	-£68,033,296	-£70,453,575	-£71,267,822	-£71,883,267
50% SR : 20% LAR : 30% SO	30%	-£68,639,030	-£73,168,516	-£73,388,821	-£75,809,100	-£76,623,348	-£77,238,793
50% SR : 20% LAR : 30% SO	35%	-£74,248,547	-£78,524,041	-£78,744,347	-£81,164,626	-£81,978,874	-£82,594,319
50% SR : 20% LAR : 30% SO	40%	-£79,858,065	-£83,879,567	-£84,099,872	-£86,520,151	-£87,334,400	-£87,949,844
50% SR : 20% LAR : 30% SO	45%	-£85,467,582	-£89,235,092	-£89,455,398	-£91,875,677	-£92,689,925	-£93,305,369
50% SR : 20% LAR : 30% SO	50%	-£91,077,099	-£94,590,618	-£94,810,923	-£97,321,202	-£98,135,451	-£98,750,895

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%	-£24,663,597	-£30,073,395	-£30,272,333	-£32,461,281	-£33,204,980	-£33,767,100
50% SR : 20% LAR : 30% SO	5%	-£29,637,421	-£34,865,465	-£35,064,403	-£37,317,493	-£38,079,249	-£38,651,101
50% SR : 20% LAR : 30% SO	10%	-£34,639,670	-£39,817,856	-£40,029,292	-£42,365,648	-£43,159,097	-£43,765,955
50% SR : 20% LAR : 30% SO	15%	-£39,836,032	-£44,844,354	-£45,064,660	-£47,684,939	-£48,499,187	-£49,114,631
50% SR : 20% LAR : 30% SO	20%	-£45,362,412	-£50,399,880	-£50,620,185	-£53,040,464	-£53,854,713	-£54,470,157
50% SR : 20% LAR : 30% SO	25%	-£50,971,929	-£55,755,405	-£55,975,711	-£58,395,990	-£59,210,238	-£59,825,682
50% SR : 20% LAR : 30% SO	30%	-£56,581,446	-£61,110,931	-£61,331,236	-£63,751,515	-£64,565,764	-£65,181,208
50% SR : 20% LAR : 30% SO	35%	-£62,190,963	-£66,466,456	-£66,686,762	-£69,107,041	-£69,921,289	-£70,536,733
50% SR : 20% LAR : 30% SO	40%	-£67,800,480	-£71,821,981	-£72,042,286	-£74,462,566	-£75,276,815	-£75,892,259
50% SR : 20% LAR : 30% SO	45%	-£73,409,997	-£77,177,506	-£77,397,814	-£79,818,092	-£80,632,340	-£81,247,784
50% SR : 20% LAR : 30% SO	50%	-£79,019,514	-£82,533,034	-£82,753,339	-£85,173,617	-£85,987,866	-£86,603,310

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial **£8,640,496**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£20,653,752	-£26,063,550	-£26,262,488	-£28,451,436	-£29,195,135	-£29,757,255
50% SR : 20% LAR : 30% SO	5%	-£25,627,576	-£30,855,620	-£31,054,558	-£33,307,648	-£34,069,404	-£34,647,256
50% SR : 20% LAR : 30% SO	10%	-£30,629,825	-£35,808,011	-£36,019,447	-£38,355,803	-£39,149,252	-£39,736,110
50% SR : 20% LAR : 30% SO	15%	-£35,826,187	-£41,034,509	-£41,254,815	-£43,675,094	-£44,489,342	-£45,104,786
50% SR : 20% LAR : 30% SO	20%	-£41,352,567	-£46,390,035	-£46,610,340	-£49,030,619	-£49,844,868	-£50,460,312
50% SR : 20% LAR : 30% SO	25%	-£46,962,084	-£51,745,560	-£51,965,866	-£54,386,145	-£55,200,393	-£55,815,837
50% SR : 20% LAR : 30% SO	30%	-£52,571,601	-£57,101,086	-£57,321,391	-£59,741,670	-£60,555,919	-£61,171,363
50% SR : 20% LAR : 30% SO	35%	-£58,181,118	-£62,456,611	-£62,676,917	-£65,097,196	-£65,911,444	-£66,526,888
50% SR : 20% LAR : 30% SO	40%	-£63,790,635	-£67,812,136	-£68,032,443	-£70,452,721	-£71,266,970	-£71,882,414
50% SR : 20% LAR : 30% SO	45%	-£69,400,152	-£73,167,663	-£73,387,969	-£75,808,247	-£76,622,495	-£77,237,939
50% SR : 20% LAR : 30% SO	50%	-£75,009,669	-£78,523,189	-£78,743,494	-£81,163,772	-£81,978,021	-£82,593,465

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£14,883,221	-£20,293,019	-£20,491,957	-£22,680,905	-£23,424,604	-£23,986,723
50% SR : 20% LAR : 30% SO	5%	-£19,857,045	-£25,085,089	-£25,284,027	-£27,537,116	-£28,289,873	-£28,876,724
50% SR : 20% LAR : 30% SO	10%	-£24,859,293	-£30,037,480	-£30,248,916	-£32,685,272	-£33,378,721	-£33,985,578
50% SR : 20% LAR : 30% SO	15%	-£30,055,655	-£35,263,978	-£35,484,284	-£37,904,563	-£38,718,810	-£39,334,255
50% SR : 20% LAR : 30% SO	20%	-£35,582,036	-£40,819,504	-£40,839,809	-£43,260,088	-£44,074,336	-£44,689,781
50% SR : 20% LAR : 30% SO	25%	-£41,191,552	-£46,975,029	-£46,195,335	-£48,616,614	-£49,429,861	-£50,045,306
50% SR : 20% LAR : 30% SO	30%	-£46,801,069	-£51,330,555	-£51,550,860	-£53,971,139	-£54,785,388	-£55,400,832
50% SR : 20% LAR : 30% SO	35%	-£52,410,587	-£56,686,080	-£56,906,386	-£59,326,665	-£60,140,913	-£60,756,357
50% SR : 20% LAR : 30% SO	40%	-£58,020,104	-£62,041,606	-£62,261,911	-£64,682,190	-£65,496,439	-£66,111,883
50% SR : 20% LAR : 30% SO	45%	-£63,629,621	-£67,397,131	-£67,617,437	-£70,037,716	-£70,851,964	-£71,467,408
50% SR : 20% LAR : 30% SO	50%	-£69,239,138	-£72,752,657	-£72,972,963	-£75,393,241	-£76,207,490	-£76,822,934

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 20% AW @ 50% MR

Value Area
Chadwell Heath (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£16,417,858	£12,906,378	£12,719,892	£10,671,156	£9,981,905	£9,460,938
50% SR : 20% LAR : 30% SO	5%	£10,897,227	£7,469,903	£7,281,684	£5,213,916	£4,517,210	£3,986,285
50% SR : 20% LAR : 30% SO	10%	£5,321,505	£1,972,713	£1,782,663	£-322,185	£-1,041,801	£-1,585,718
50% SR : 20% LAR : 30% SO	15%	£-329,561	£-3,665,425	£-3,862,193	£-6,053,202	£-6,768,479	£-7,324,234
50% SR : 20% LAR : 30% SO	20%	£-6,175,316	£-9,441,507	£-9,640,445	£-11,825,988	£-12,561,264	£-13,117,018
50% SR : 20% LAR : 30% SO	25%	£-12,117,857	£-15,257,664	£-15,460,661	£-17,702,487	£-18,464,244	£-19,040,013
50% SR : 20% LAR : 30% SO	30%	£-18,165,807	£-21,319,184	£-21,533,180	£-23,916,762	£-24,731,011	£-25,346,455
50% SR : 20% LAR : 30% SO	35%	£-24,654,148	£-27,806,214	£-28,026,520	£-30,446,798	£-31,261,046	£-31,876,491
50% SR : 20% LAR : 30% SO	40%	£-31,351,758	£-34,336,251	£-34,556,556	£-36,976,834	£-37,791,083	£-38,406,528
50% SR : 20% LAR : 30% SO	45%	£-38,049,368	£-40,866,288	£-41,086,593	£-43,506,871	£-44,321,119	£-44,936,564
50% SR : 20% LAR : 30% SO	50%	£-44,746,979	£-47,396,323	£-47,616,628	£-50,036,908	£-50,851,156	£-51,466,600

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-14,014,592	£-17,526,073	£-17,712,558	£-19,761,294	£-20,450,545	£-20,971,512
50% SR : 20% LAR : 30% SO	5%	£-19,535,224	£-22,962,548	£-23,150,766	£-25,218,534	£-25,915,240	£-26,446,165
50% SR : 20% LAR : 30% SO	10%	£-25,110,945	£-28,459,737	£-28,649,788	£-30,754,635	£-31,474,251	£-32,018,168
50% SR : 20% LAR : 30% SO	15%	£-30,761,011	£-34,097,876	£-34,294,643	£-36,465,653	£-37,200,929	£-37,756,684
50% SR : 20% LAR : 30% SO	20%	£-36,607,766	£-39,873,958	£-40,072,896	£-42,258,438	£-42,993,714	£-43,549,468
50% SR : 20% LAR : 30% SO	25%	£-42,550,308	£-45,690,114	£-45,893,112	£-48,134,937	£-48,896,694	£-49,472,463
50% SR : 20% LAR : 30% SO	30%	£-48,598,258	£-51,751,634	£-51,965,631	£-54,349,212	£-55,163,461	£-55,778,905
50% SR : 20% LAR : 30% SO	35%	£-54,806,598	£-58,233,664	£-58,458,970	£-60,879,249	£-61,693,497	£-62,308,941
50% SR : 20% LAR : 30% SO	40%	£-61,174,209	£-64,768,701	£-64,989,006	£-67,409,285	£-68,223,533	£-68,838,978
50% SR : 20% LAR : 30% SO	45%	£-67,681,819	£-71,298,738	£-71,519,043	£-73,939,321	£-74,753,569	£-75,369,015
50% SR : 20% LAR : 30% SO	50%	£-74,339,429	£-77,828,774	£-78,049,079	£-80,469,358	£-81,283,606	£-81,899,050

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-1,957,007	£-5,468,488	£-5,654,974	£-7,703,710	£-8,392,961	£-8,913,927
50% SR : 20% LAR : 30% SO	5%	£-7,477,639	£-10,904,963	£-11,093,182	£-13,160,949	£-13,857,656	£-14,388,581
50% SR : 20% LAR : 30% SO	10%	£-13,053,360	£-16,402,152	£-16,592,203	£-18,697,050	£-19,416,666	£-19,960,584
50% SR : 20% LAR : 30% SO	15%	£-18,703,426	£-22,040,291	£-22,237,058	£-24,408,068	£-25,143,344	£-25,699,099
50% SR : 20% LAR : 30% SO	20%	£-24,550,182	£-27,816,373	£-28,015,311	£-30,200,853	£-30,936,129	£-31,491,883
50% SR : 20% LAR : 30% SO	25%	£-30,492,723	£-33,632,529	£-33,835,527	£-36,077,352	£-36,839,109	£-37,414,879
50% SR : 20% LAR : 30% SO	30%	£-36,540,673	£-39,694,049	£-39,908,046	£-42,291,627	£-43,105,876	£-43,721,321
50% SR : 20% LAR : 30% SO	35%	£-42,690,014	£-45,881,080	£-46,101,386	£-48,621,664	£-49,435,912	£-50,051,356
50% SR : 20% LAR : 30% SO	40%	£-48,942,624	£-52,171,116	£-52,391,421	£-55,351,700	£-56,165,949	£-56,781,393
50% SR : 20% LAR : 30% SO	45%	£-55,294,234	£-58,524,152	£-58,744,458	£-61,881,737	£-62,695,984	£-63,311,430
50% SR : 20% LAR : 30% SO	50%	£-61,746,844	£-65,031,189	£-65,251,494	£-68,911,773	£-69,726,021	£-70,341,466

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,052,838	£-1,458,643	£-1,645,129	£-3,693,865	£-4,383,116	£-4,904,082
50% SR : 20% LAR : 30% SO	5%	£-3,467,794	£-6,895,118	£-7,083,337	£-9,151,104	£-9,847,811	£-10,378,736
50% SR : 20% LAR : 30% SO	10%	£-9,043,515	£-12,392,307	£-12,582,358	£-14,687,205	£-15,406,821	£-15,950,739
50% SR : 20% LAR : 30% SO	15%	£-14,693,681	£-18,030,446	£-18,227,213	£-20,398,223	£-21,133,499	£-21,689,254
50% SR : 20% LAR : 30% SO	20%	£-20,540,337	£-23,808,528	£-24,005,466	£-26,191,008	£-26,926,284	£-27,482,038
50% SR : 20% LAR : 30% SO	25%	£-26,482,878	£-29,622,684	£-29,825,682	£-32,027,507	£-32,829,264	£-33,405,034
50% SR : 20% LAR : 30% SO	30%	£-32,530,828	£-35,594,204	£-35,898,201	£-38,291,762	£-39,096,031	£-39,711,476
50% SR : 20% LAR : 30% SO	35%	£-38,680,169	£-41,711,235	£-42,019,541	£-44,811,819	£-45,620,067	£-46,241,511
50% SR : 20% LAR : 30% SO	40%	£-44,932,779	£-47,970,271	£-48,281,576	£-51,341,855	£-52,156,104	£-52,771,548
50% SR : 20% LAR : 30% SO	45%	£-51,284,389	£-54,331,308	£-54,644,613	£-57,871,892	£-58,686,139	£-59,301,585
50% SR : 20% LAR : 30% SO	50%	£-57,736,999	£-60,792,344	£-61,108,649	£-64,401,928	£-65,216,176	£-65,831,621

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%	£7,823,369	£4,311,888	£4,125,402	£2,076,666	£1,387,416	£866,449
50% SR : 20% LAR : 30% SO	5%	£2,302,737	£-1,124,587	£-1,312,806	£-3,380,573	£-4,077,279	£-4,608,205
50% SR : 20% LAR : 30% SO	10%	£-3,272,984	£-6,621,776	£-6,811,827	£-8,916,674	£-9,636,290	£-10,180,207
50% SR : 20% LAR : 30% SO	15%	£-8,923,050	£-12,259,915	£-12,456,682	£-14,627,692	£-15,362,968	£-15,918,723
50% SR : 20% LAR : 30% SO	20%	£-14,769,806	£-18,035,997	£-18,234,935	£-20,420,477	£-21,155,753	£-21,711,507
50% SR : 20% LAR : 30% SO	25%	£-20,712,347	£-23,862,153	£-24,065,151	£-26,296,976	£-27,032,252	£-27,588,006
50% SR : 20% LAR : 30% SO	30%	£-26,760,297	£-29,915,673	£-30,127,670	£-32,511,251	£-33,250,500	£-33,806,254
50% SR : 20% LAR : 30% SO	35%	£-32,908,247	£-36,070,193	£-36,284,190	£-38,726,526	£-39,475,775	£-40,032,008
50% SR : 20% LAR : 30% SO	40%	£-39,156,197	£-42,324,713	£-42,540,710	£-45,341,902	£-46,091,151	£-46,647,062
50% SR : 20% LAR : 30% SO	45%	£-45,404,147	£-48,579,233	£-48,797,230	£-51,957,328	£-52,707,577	£-53,263,013
50% SR : 20% LAR : 30% SO	50%	£-51,652,097	£-54,833,753	£-55,053,750	£-58,972,754	£-59,723,003	£-60,278,508

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 20% AW @ 50% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,359,314	-£6,173,352	-£6,372,290	-£8,557,832	-£9,293,109	-£9,848,862
50% SR : 20% LAR : 30% SO	5%	-£7,434,481	-£11,149,941	-£11,348,879	-£13,534,422	-£14,273,182	-£14,835,302
50% SR : 20% LAR : 30% SO	10%	-£12,560,827	-£16,162,418	-£16,366,023	-£18,611,783	-£19,373,540	-£19,950,094
50% SR : 20% LAR : 30% SO	15%	-£17,757,685	-£21,357,127	-£21,568,564	-£23,910,128	-£24,710,361	-£25,321,806
50% SR : 20% LAR : 30% SO	20%	-£23,214,460	-£26,864,885	-£27,085,190	-£29,505,488	-£30,319,717	-£30,935,162
50% SR : 20% LAR : 30% SO	25%	-£28,991,026	-£32,478,241	-£32,698,546	-£35,118,824	-£35,933,073	-£36,548,518
50% SR : 20% LAR : 30% SO	30%	-£34,771,955	-£38,091,597	-£38,311,902	-£40,732,180	-£41,546,429	-£42,161,873
50% SR : 20% LAR : 30% SO	35%	-£40,552,885	-£43,704,952	-£43,925,257	-£46,345,536	-£47,159,784	-£47,774,229
50% SR : 20% LAR : 30% SO	40%	-£46,333,815	-£49,318,308	-£49,538,613	-£51,958,892	-£52,773,139	-£53,388,585
50% SR : 20% LAR : 30% SO	45%	-£52,114,745	-£54,931,663	-£55,151,969	-£57,572,247	-£58,386,495	-£59,001,940
50% SR : 20% LAR : 30% SO	50%	-£57,895,674	-£60,545,019	-£60,765,324	-£63,185,603	-£63,999,851	-£64,615,295

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£32,791,764	-£36,605,802	-£36,804,741	-£38,990,283	-£39,725,959	-£40,281,313
50% SR : 20% LAR : 30% SO	5%	-£37,866,931	-£41,682,391	-£41,781,330	-£43,966,872	-£44,705,632	-£45,267,753
50% SR : 20% LAR : 30% SO	10%	-£42,993,278	-£46,594,868	-£46,798,473	-£49,044,233	-£49,805,990	-£50,382,544
50% SR : 20% LAR : 30% SO	15%	-£48,190,135	-£51,789,578	-£52,001,014	-£54,342,579	-£55,142,811	-£55,754,256
50% SR : 20% LAR : 30% SO	20%	-£53,646,910	-£57,297,335	-£57,517,640	-£59,937,819	-£60,752,168	-£61,367,612
50% SR : 20% LAR : 30% SO	25%	-£59,423,476	-£63,190,691	-£63,130,996	-£66,551,275	-£66,365,523	-£66,980,968
50% SR : 20% LAR : 30% SO	30%	-£65,204,406	-£69,524,047	-£69,744,352	-£71,164,630	-£71,978,879	-£72,594,324
50% SR : 20% LAR : 30% SO	35%	-£70,985,336	-£74,137,403	-£74,357,708	-£76,717,985	-£77,532,234	-£78,207,679
50% SR : 20% LAR : 30% SO	40%	-£76,766,266	-£79,750,758	-£79,971,063	-£82,391,342	-£83,205,590	-£83,821,035
50% SR : 20% LAR : 30% SO	45%	-£82,547,195	-£85,364,113	-£85,584,419	-£88,004,698	-£88,818,946	-£89,434,390
50% SR : 20% LAR : 30% SO	50%	-£88,328,124	-£90,977,469	-£91,197,774	-£93,818,054	-£94,632,301	-£95,047,746

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%	-£20,734,180	-£24,548,218	-£24,747,156	-£26,932,698	-£27,667,974	-£28,223,728
50% SR : 20% LAR : 30% SO	5%	-£25,809,347	-£29,524,807	-£29,723,745	-£31,909,287	-£32,644,047	-£33,210,168
50% SR : 20% LAR : 30% SO	10%	-£30,935,693	-£34,537,283	-£34,740,888	-£36,986,648	-£37,748,405	-£38,324,959
50% SR : 20% LAR : 30% SO	15%	-£36,132,551	-£39,731,993	-£39,943,429	-£42,284,994	-£43,085,226	-£43,696,672
50% SR : 20% LAR : 30% SO	20%	-£41,589,325	-£45,239,751	-£45,460,056	-£47,880,334	-£48,694,583	-£49,310,027
50% SR : 20% LAR : 30% SO	25%	-£47,365,892	-£50,853,105	-£51,073,411	-£53,493,690	-£54,307,939	-£54,923,383
50% SR : 20% LAR : 30% SO	30%	-£53,146,821	-£56,466,462	-£56,686,767	-£59,107,046	-£59,921,295	-£60,536,739
50% SR : 20% LAR : 30% SO	35%	-£58,927,751	-£62,079,818	-£62,300,123	-£64,720,401	-£65,534,649	-£66,150,995
50% SR : 20% LAR : 30% SO	40%	-£64,708,680	-£67,693,174	-£67,913,479	-£70,333,757	-£71,148,005	-£71,763,451
50% SR : 20% LAR : 30% SO	45%	-£70,489,610	-£73,306,529	-£73,526,835	-£75,947,113	-£76,761,361	-£77,376,805
50% SR : 20% LAR : 30% SO	50%	-£76,270,540	-£78,919,884	-£79,140,189	-£81,560,469	-£82,374,717	-£82,990,161

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%	-£16,724,335	-£20,538,373	-£20,737,311	-£22,922,853	-£23,658,129	-£24,213,883
50% SR : 20% LAR : 30% SO	5%	-£21,799,502	-£25,514,962	-£25,713,900	-£27,899,442	-£28,634,202	-£29,200,323
50% SR : 20% LAR : 30% SO	10%	-£26,925,848	-£30,527,438	-£30,731,043	-£32,976,803	-£33,738,560	-£34,315,114
50% SR : 20% LAR : 30% SO	15%	-£32,122,706	-£35,722,148	-£35,933,584	-£38,275,149	-£39,075,381	-£39,686,827
50% SR : 20% LAR : 30% SO	20%	-£37,579,480	-£41,229,906	-£41,450,211	-£43,870,489	-£44,684,738	-£45,300,182
50% SR : 20% LAR : 30% SO	25%	-£43,356,047	-£46,843,261	-£47,063,566	-£49,483,845	-£50,298,094	-£50,913,538
50% SR : 20% LAR : 30% SO	30%	-£49,136,976	-£52,456,617	-£52,676,922	-£55,097,201	-£55,911,450	-£56,526,894
50% SR : 20% LAR : 30% SO	35%	-£54,917,906	-£58,069,973	-£58,290,278	-£60,710,556	-£61,524,804	-£62,140,250
50% SR : 20% LAR : 30% SO	40%	-£60,698,835	-£63,683,329	-£63,903,634	-£66,323,912	-£67,138,160	-£67,753,606
50% SR : 20% LAR : 30% SO	45%	-£66,479,765	-£69,296,684	-£69,516,990	-£71,937,268	-£72,751,516	-£73,366,960
50% SR : 20% LAR : 30% SO	50%	-£72,260,695	-£74,910,039	-£75,130,344	-£77,550,624	-£78,364,872	-£78,980,316

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,953,804	-£14,767,841	-£14,966,780	-£17,152,322	-£17,887,598	-£18,443,352
50% SR : 20% LAR : 30% SO	5%	-£16,028,971	-£19,744,431	-£19,943,369	-£22,128,911	-£22,867,871	-£23,423,792
50% SR : 20% LAR : 30% SO	10%	-£21,155,317	-£24,756,907	-£24,960,512	-£27,206,272	-£27,968,029	-£28,544,583
50% SR : 20% LAR : 30% SO	15%	-£26,352,174	-£29,951,617	-£30,163,053	-£32,504,618	-£33,304,850	-£33,916,295
50% SR : 20% LAR : 30% SO	20%	-£31,808,949	-£35,459,374	-£35,679,679	-£38,099,958	-£38,914,207	-£39,528,651
50% SR : 20% LAR : 30% SO	25%	-£37,585,515	-£41,072,130	-£41,293,035	-£43,713,314	-£44,527,563	-£45,143,007
50% SR : 20% LAR : 30% SO	30%	-£43,366,445	-£46,686,086	-£46,906,391	-£49,326,669	-£50,140,918	-£50,756,363
50% SR : 20% LAR : 30% SO	35%	-£49,147,375	-£52,299,442	-£52,519,747	-£54,940,025	-£55,754,273	-£56,369,719
50% SR : 20% LAR : 30% SO	40%	-£54,928,304	-£57,912,798	-£58,133,103	-£60,553,381	-£61,367,629	-£61,983,074
50% SR : 20% LAR : 30% SO	45%	-£60,709,234	-£63,526,153	-£63,746,458	-£66,166,737	-£66,980,985	-£67,596,429
50% SR : 20% LAR : 30% SO	50%	-£66,490,163	-£69,139,508	-£69,359,813	-£71,780,093	-£72,594,340	-£73,209,785

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

**MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 20% AW @ 50% MR**

Value Area
Becontree and Valence Park (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£16,263,610	-£20,271,056	-£20,479,769	-£22,784,457	-£23,565,928	-£24,162,536
50% SR : 20% LAR : 30% SO	5%	-£21,035,379	-£25,057,615	-£25,274,846	-£27,688,249	-£28,502,498	-£29,117,942
50% SR : 20% LAR : 30% SO	10%	-£26,073,079	-£30,063,010	-£30,283,321	-£32,703,600	-£33,517,849	-£34,133,293
50% SR : 20% LAR : 30% SO	15%	-£31,256,005	-£35,076,367	-£35,298,672	-£37,718,951	-£38,533,200	-£39,148,644
50% SR : 20% LAR : 30% SO	20%	-£36,438,930	-£40,093,718	-£40,314,023	-£42,734,303	-£43,548,551	-£44,163,995
50% SR : 20% LAR : 30% SO	25%	-£41,621,855	-£45,109,069	-£45,329,375	-£47,749,654	-£48,563,902	-£49,179,346
50% SR : 20% LAR : 30% SO	30%	-£46,804,780	-£50,124,420	-£50,344,726	-£52,765,005	-£53,579,253	-£54,194,697
50% SR : 20% LAR : 30% SO	35%	-£51,987,706	-£55,139,772	-£55,360,077	-£57,780,356	-£58,594,604	-£59,210,049
50% SR : 20% LAR : 30% SO	40%	-£57,170,630	-£60,155,123	-£60,375,428	-£62,795,707	-£63,609,955	-£64,225,401
50% SR : 20% LAR : 30% SO	45%	-£62,353,555	-£65,170,474	-£65,390,779	-£67,811,058	-£68,625,306	-£69,240,751
50% SR : 20% LAR : 30% SO	50%	-£67,536,481	-£70,185,825	-£70,406,130	-£72,826,409	-£73,640,658	-£74,256,102

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£46,696,061	-£50,703,507	-£50,912,220	-£53,216,908	-£53,998,378	-£54,594,986
50% SR : 20% LAR : 30% SO	5%	-£51,467,829	-£55,490,066	-£55,707,296	-£58,120,699	-£58,934,948	-£59,550,393
50% SR : 20% LAR : 30% SO	10%	-£56,505,530	-£60,495,467	-£60,715,772	-£63,136,050	-£63,950,299	-£64,565,744
50% SR : 20% LAR : 30% SO	15%	-£61,688,455	-£65,510,818	-£65,731,123	-£68,151,401	-£68,965,650	-£69,581,095
50% SR : 20% LAR : 30% SO	20%	-£66,871,381	-£70,526,169	-£70,746,474	-£73,166,753	-£73,981,001	-£74,596,446
50% SR : 20% LAR : 30% SO	25%	-£72,054,305	-£75,541,520	-£75,761,826	-£78,182,104	-£78,996,352	-£79,611,797
50% SR : 20% LAR : 30% SO	30%	-£77,237,230	-£80,556,871	-£80,777,177	-£83,197,455	-£84,011,703	-£84,627,148
50% SR : 20% LAR : 30% SO	35%	-£82,420,155	-£85,572,222	-£85,792,528	-£88,212,806	-£89,027,054	-£89,642,499
50% SR : 20% LAR : 30% SO	40%	-£87,603,080	-£90,587,573	-£90,807,879	-£93,228,157	-£94,042,405	-£94,657,850
50% SR : 20% LAR : 30% SO	45%	-£92,786,005	-£95,602,924	-£95,823,230	-£98,243,508	-£99,057,756	-£99,673,201
50% SR : 20% LAR : 30% SO	50%	-£97,968,931	-£100,618,276	-£100,838,581	-£103,258,859	-£104,073,108	-£104,688,552

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%	-£34,638,476	-£38,645,922	-£38,854,635	-£41,159,323	-£41,940,794	-£42,537,402
50% SR : 20% LAR : 30% SO	5%	-£39,410,245	-£43,432,481	-£43,649,712	-£46,063,115	-£46,877,363	-£47,492,808
50% SR : 20% LAR : 30% SO	10%	-£44,447,945	-£48,437,882	-£48,658,187	-£51,078,466	-£51,892,714	-£52,508,159
50% SR : 20% LAR : 30% SO	15%	-£49,630,871	-£53,453,233	-£53,673,538	-£56,093,817	-£56,908,065	-£57,523,510
50% SR : 20% LAR : 30% SO	20%	-£54,813,796	-£58,468,584	-£58,688,889	-£61,109,169	-£61,923,416	-£62,538,861
50% SR : 20% LAR : 30% SO	25%	-£59,996,720	-£63,483,935	-£63,704,241	-£66,124,520	-£66,938,767	-£67,554,212
50% SR : 20% LAR : 30% SO	30%	-£65,179,645	-£68,499,286	-£68,719,592	-£71,139,871	-£71,954,118	-£72,569,563
50% SR : 20% LAR : 30% SO	35%	-£70,362,570	-£73,514,638	-£73,734,943	-£76,155,222	-£76,969,469	-£77,584,915
50% SR : 20% LAR : 30% SO	40%	-£75,545,495	-£78,529,989	-£78,750,294	-£81,170,573	-£81,984,820	-£82,600,266
50% SR : 20% LAR : 30% SO	45%	-£80,728,421	-£83,545,340	-£83,765,645	-£86,185,924	-£87,001,171	-£87,616,517
50% SR : 20% LAR : 30% SO	50%	-£85,911,346	-£88,560,691	-£88,780,996	-£91,201,275	-£92,016,522	-£92,630,968

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%	-£30,628,631	-£34,636,077	-£34,844,790	-£37,149,478	-£37,930,949	-£38,527,557
50% SR : 20% LAR : 30% SO	5%	-£35,400,400	-£39,422,636	-£39,639,867	-£42,053,270	-£42,867,518	-£43,482,963
50% SR : 20% LAR : 30% SO	10%	-£40,438,100	-£44,428,037	-£44,648,342	-£47,068,621	-£47,882,869	-£48,498,314
50% SR : 20% LAR : 30% SO	15%	-£45,621,026	-£49,443,388	-£49,663,693	-£52,083,972	-£52,898,220	-£53,513,665
50% SR : 20% LAR : 30% SO	20%	-£50,803,951	-£54,458,739	-£54,679,044	-£57,099,324	-£57,913,571	-£58,529,016
50% SR : 20% LAR : 30% SO	25%	-£55,986,875	-£59,474,090	-£59,694,396	-£62,114,675	-£62,928,922	-£63,544,367
50% SR : 20% LAR : 30% SO	30%	-£61,169,800	-£64,489,441	-£64,709,747	-£67,130,026	-£67,944,273	-£68,559,718
50% SR : 20% LAR : 30% SO	35%	-£66,352,725	-£69,504,792	-£69,725,098	-£72,145,377	-£72,959,624	-£73,575,070
50% SR : 20% LAR : 30% SO	40%	-£71,535,650	-£74,520,143	-£74,740,449	-£77,160,728	-£77,974,975	-£78,590,421
50% SR : 20% LAR : 30% SO	45%	-£76,718,575	-£79,535,494	-£79,755,800	-£82,176,079	-£82,990,326	-£83,605,772
50% SR : 20% LAR : 30% SO	50%	-£81,901,500	-£84,550,845	-£84,771,151	-£87,191,430	-£88,005,678	-£88,621,123

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial £4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£24,858,100	-£28,865,546	-£29,074,259	-£31,378,947	-£32,160,417	-£32,757,026
50% SR : 20% LAR : 30% SO	5%	-£29,629,868	-£33,652,105	-£33,869,335	-£36,282,738	-£37,069,987	-£37,672,432
50% SR : 20% LAR : 30% SO	10%	-£34,667,569	-£38,657,506	-£38,877,811	-£41,298,089	-£42,112,338	-£42,727,783
50% SR : 20% LAR : 30% SO	15%	-£39,850,494	-£43,672,857	-£43,893,162	-£46,313,440	-£47,127,689	-£47,743,134
50% SR : 20% LAR : 30% SO	20%	-£45,033,420	-£48,688,208	-£48,908,513	-£51,328,792	-£52,143,040	-£52,758,485
50% SR : 20% LAR : 30% SO	25%	-£50,216,344	-£53,703,559	-£53,923,864	-£56,344,143	-£57,158,991	-£57,773,836
50% SR : 20% LAR : 30% SO	30%	-£55,399,270	-£58,718,910	-£58,939,216	-£61,359,494	-£62,173,742	-£62,789,187
50% SR : 20% LAR : 30% SO	35%	-£60,582,195	-£63,734,261	-£63,954,567	-£66,374,845	-£67,189,093	-£67,804,538
50% SR : 20% LAR : 30% SO	40%	-£65,765,120	-£68,749,612	-£68,969,918	-£71,390,196	-£72,204,444	-£72,819,989
50% SR : 20% LAR : 30% SO	45%	-£70,948,045	-£73,764,963	-£73,985,269	-£76,405,547	-£77,219,795	-£77,835,241
50% SR : 20% LAR : 30% SO	50%	-£76,130,970	-£78,780,314	-£79,000,620	-£81,420,898	-£82,235,147	-£82,850,592

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(e)(c)) 30% AW @ 25% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£29,209,638	£20,253,624	£20,068,772	£18,037,983	£17,353,530	£16,832,563
50% SR : 20% LAR : 30% SO	5%	£23,217,792	£14,572,662	£14,386,176	£12,337,439	£11,648,188	£11,122,839
50% SR : 20% LAR : 30% SO	10%	£17,192,822	£8,845,762	£8,657,545	£6,589,233	£5,886,807	£5,355,882
50% SR : 20% LAR : 30% SO	15%	£11,125,624	£3,056,394	£2,868,333	£762,817	£53,242	£-489,922
50% SR : 20% LAR : 30% SO	20%	£4,988,617	£-2,864,422	£-3,061,188	£-5,234,661	£-5,989,937	£-6,525,692
50% SR : 20% LAR : 30% SO	25%	£-1,259,861	£-8,938,051	£-9,136,991	£-11,322,532	£-12,057,809	£-12,613,563
50% SR : 20% LAR : 30% SO	30%	£-7,734,419	£-15,059,304	£-15,262,909	£-17,507,539	£-18,269,296	£-18,845,065
50% SR : 20% LAR : 30% SO	35%	£-14,290,233	£-21,442,468	£-21,656,744	£-24,045,749	£-24,859,997	£-25,475,443
50% SR : 20% LAR : 30% SO	40%	£-21,141,253	£-28,267,552	£-28,487,857	£-30,908,136	£-31,722,384	£-32,337,829
50% SR : 20% LAR : 30% SO	45%	£-28,510,651	£-35,129,937	£-35,350,243	£-37,770,522	£-38,584,770	£-39,200,215
50% SR : 20% LAR : 30% SO	50%	£-35,886,281	£-41,992,324	£-42,212,630	£-44,632,908	£-45,447,156	£-46,062,600

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%	£-1,222,812	£-10,178,827	£-10,363,679	£-12,394,467	£-13,078,920	£-13,589,887
50% SR : 20% LAR : 30% SO	5%	£-7,214,659	£-15,859,789	£-16,046,275	£-18,095,011	£-18,784,262	£-19,309,612
50% SR : 20% LAR : 30% SO	10%	£-13,239,628	£-21,586,888	£-21,774,906	£-23,843,216	£-24,545,643	£-25,076,569
50% SR : 20% LAR : 30% SO	15%	£-19,306,826	£-27,374,067	£-27,564,117	£-29,669,633	£-30,379,208	£-30,922,372
50% SR : 20% LAR : 30% SO	20%	£-25,443,833	£-33,296,872	£-33,493,638	£-35,667,111	£-36,402,387	£-36,958,142
50% SR : 20% LAR : 30% SO	25%	£-31,692,311	£-39,370,502	£-39,569,441	£-41,754,982	£-42,490,259	£-43,046,013
50% SR : 20% LAR : 30% SO	30%	£-38,166,869	£-45,491,755	£-45,695,359	£-47,939,989	£-48,701,746	£-49,277,515
50% SR : 20% LAR : 30% SO	35%	£-44,722,684	£-51,674,919	£-51,889,184	£-54,178,200	£-55,022,448	£-55,507,893
50% SR : 20% LAR : 30% SO	40%	£-51,373,703	£-58,000,002	£-58,220,307	£-61,340,586	£-62,154,834	£-62,770,279
50% SR : 20% LAR : 30% SO	45%	£-58,119,101	£-64,475,085	£-64,702,972	£-68,802,972	£-69,617,220	£-70,132,665
50% SR : 20% LAR : 30% SO	50%	£-65,061,731	£-71,102,168	£-71,336,055	£-75,879,606	£-76,694,854	£-77,219,931

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£10,834,772	£1,876,758	£1,693,906	£-336,882	£-1,021,335	£-1,542,302
50% SR : 20% LAR : 30% SO	5%	£4,842,926	£-3,802,204	£-3,988,690	£-6,037,427	£-6,726,678	£-7,252,027
50% SR : 20% LAR : 30% SO	10%	£-1,182,043	£-9,529,103	£-9,717,321	£-11,785,633	£-12,488,059	£-13,018,984
50% SR : 20% LAR : 30% SO	15%	£-7,249,242	£-15,316,482	£-15,506,533	£-17,612,048	£-18,321,623	£-18,864,787
50% SR : 20% LAR : 30% SO	20%	£-13,386,248	£-21,239,287	£-21,436,053	£-23,609,526	£-24,344,802	£-24,900,557
50% SR : 20% LAR : 30% SO	25%	£-19,634,727	£-27,312,917	£-27,511,856	£-29,697,397	£-30,432,675	£-30,988,428
50% SR : 20% LAR : 30% SO	30%	£-26,109,284	£-33,434,170	£-33,637,774	£-35,892,494	£-36,644,161	£-37,219,931
50% SR : 20% LAR : 30% SO	35%	£-32,685,099	£-39,617,334	£-39,831,509	£-42,120,615	£-43,044,863	£-43,690,308
50% SR : 20% LAR : 30% SO	40%	£-39,376,403	£-46,042,418	£-46,262,723	£-49,523,001	£-50,097,249	£-50,712,695
50% SR : 20% LAR : 30% SO	45%	£-46,185,516	£-52,717,501	£-52,945,806	£-56,475,387	£-56,959,635	£-57,575,081
50% SR : 20% LAR : 30% SO	50%	£-53,141,146	£-59,642,584	£-59,877,495	£-63,007,774	£-63,522,022	£-64,047,468

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£14,844,617	£5,888,603	£5,703,751	£3,672,963	£2,988,510	£2,467,543
50% SR : 20% LAR : 30% SO	5%	£8,852,771	£2,077,641	£2,115,155	£-2,027,582	£-2,716,833	£-3,242,182
50% SR : 20% LAR : 30% SO	10%	£2,827,802	£-5,519,258	£-5,707,476	£-7,775,788	£-8,478,214	£-9,009,139
50% SR : 20% LAR : 30% SO	15%	£-3,239,397	£-11,306,637	£-11,496,688	£-13,602,203	£-14,311,778	£-14,854,942
50% SR : 20% LAR : 30% SO	20%	£-9,376,403	£-17,229,442	£-17,426,208	£-19,599,681	£-20,334,957	£-20,880,712
50% SR : 20% LAR : 30% SO	25%	£-15,624,882	£-23,303,072	£-23,502,011	£-25,687,552	£-26,422,830	£-26,978,583
50% SR : 20% LAR : 30% SO	30%	£-22,099,439	£-29,424,325	£-29,627,929	£-31,872,559	£-32,604,316	£-33,210,086
50% SR : 20% LAR : 30% SO	35%	£-28,685,254	£-35,607,489	£-35,811,644	£-38,100,770	£-38,925,018	£-39,540,463
50% SR : 20% LAR : 30% SO	40%	£-35,386,274	£-42,032,573	£-42,236,728	£-45,523,156	£-46,347,404	£-46,972,850
50% SR : 20% LAR : 30% SO	45%	£-42,197,671	£-48,607,656	£-48,811,811	£-52,145,342	£-52,969,790	£-53,595,236
50% SR : 20% LAR : 30% SO	50%	£-49,112,301	£-55,332,739	£-55,536,894	£-59,267,529	£-59,992,177	£-60,427,621

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%	£20,615,149	£11,659,134	£11,474,282	£9,443,494	£8,759,041	£8,238,074
50% SR : 20% LAR : 30% SO	5%	£14,623,302	£5,978,172	£5,791,686	£3,742,949	£3,053,699	£2,528,349
50% SR : 20% LAR : 30% SO	10%	£8,598,333	£251,273	£63,055	£-2,005,257	£-2,707,683	£-3,238,608
50% SR : 20% LAR : 30% SO	15%	£2,531,134	£-5,536,106	£-5,728,157	£-7,831,672	£-8,541,247	£-9,084,411
50% SR : 20% LAR : 30% SO	20%	£-3,605,872	£-11,458,911	£-11,655,677	£-13,829,190	£-14,564,426	£-15,120,181
50% SR : 20% LAR : 30% SO	25%	£-9,854,350	£-17,532,541	£-17,731,480	£-19,917,021	£-20,652,298	£-21,208,052
50% SR : 20% LAR : 30% SO	30%	£-16,328,908	£-23,653,794	£-23,857,398	£-26,102,028	£-26,863,785	£-27,439,555
50% SR : 20% LAR : 30% SO	35%	£-22,884,723	£-29,806,958	£-29,995,233	£-32,240,298	£-33,044,497	£-33,690,938
50% SR : 20% LAR : 30% SO	40%	£-29,735,743	£-36,082,942	£-36,262,347	£-39,502,625	£-40,316,873	£-40,932,316
50% SR : 20% LAR : 30% SO	45%	£-37,105,140	£-42,524,427	£-42,704,733	£-46,365,011	£-47,179,259	£-47,794,705
50% SR : 20% LAR : 30% SO	50%	£-44,480,770	£-49,066,813	£-49,247,119	£-53,227,397	£-54,041,645	£-54,657,090

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

**MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 30% AW @ 25% MR**

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,270,820	-£11,680,618	-£11,879,557	-£14,068,250	-£14,811,949	-£15,374,070
50% SR : 20% LAR : 30% SO	5%	-£11,244,645	-£16,472,177	-£16,675,783	-£18,923,944	-£19,685,701	-£20,263,289
50% SR : 20% LAR : 30% SO	10%	-£16,246,382	-£21,423,775	-£21,635,212	-£23,971,295	-£24,764,469	-£25,371,327
50% SR : 20% LAR : 30% SO	15%	-£21,441,951	-£26,648,447	-£26,869,752	-£29,290,031	-£30,104,278	-£30,719,724
50% SR : 20% LAR : 30% SO	20%	-£26,967,504	-£32,004,972	-£32,225,277	-£34,645,557	-£35,459,804	-£36,075,249
50% SR : 20% LAR : 30% SO	25%	-£32,577,021	-£37,380,498	-£37,601,803	-£40,001,082	-£40,815,330	-£41,430,775
50% SR : 20% LAR : 30% SO	30%	-£38,186,539	-£42,776,023	-£42,997,328	-£45,356,608	-£46,171,056	-£46,786,500
50% SR : 20% LAR : 30% SO	35%	-£43,796,056	-£48,181,549	-£48,402,854	-£50,712,133	-£51,526,581	-£52,141,826
50% SR : 20% LAR : 30% SO	40%	-£49,405,573	-£53,597,074	-£53,818,379	-£56,067,659	-£56,882,107	-£57,437,351
50% SR : 20% LAR : 30% SO	45%	-£55,015,090	-£59,022,600	-£59,243,905	-£61,423,184	-£62,237,632	-£62,852,877
50% SR : 20% LAR : 30% SO	50%	-£60,624,606	-£64,448,126	-£64,669,431	-£67,023,710	-£67,838,158	-£68,453,602

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£36,703,271	-£42,113,069	-£42,312,007	-£44,500,700	-£45,244,400	-£45,806,520
50% SR : 20% LAR : 30% SO	5%	-£41,677,095	-£46,904,628	-£47,108,233	-£49,356,395	-£50,118,152	-£50,695,739
50% SR : 20% LAR : 30% SO	10%	-£46,678,833	-£51,856,226	-£52,067,662	-£54,403,745	-£55,196,920	-£55,803,777
50% SR : 20% LAR : 30% SO	15%	-£51,874,401	-£57,081,897	-£57,302,202	-£59,722,481	-£60,536,729	-£61,152,174
50% SR : 20% LAR : 30% SO	20%	-£57,399,955	-£62,437,422	-£62,657,727	-£65,076,007	-£65,892,255	-£66,507,699
50% SR : 20% LAR : 30% SO	25%	-£63,009,472	-£67,922,948	-£68,143,253	-£70,433,532	-£71,249,780	-£71,865,225
50% SR : 20% LAR : 30% SO	30%	-£68,618,989	-£73,438,474	-£73,658,779	-£75,799,058	-£76,603,306	-£77,218,750
50% SR : 20% LAR : 30% SO	35%	-£74,228,506	-£79,074,000	-£79,294,305	-£81,144,583	-£81,958,831	-£82,574,276
50% SR : 20% LAR : 30% SO	40%	-£79,838,023	-£83,859,525	-£84,079,830	-£86,500,109	-£87,314,357	-£87,929,801
50% SR : 20% LAR : 30% SO	45%	-£85,447,540	-£88,715,051	-£88,935,356	-£91,855,634	-£92,669,882	-£93,285,326
50% SR : 20% LAR : 30% SO	50%	-£91,057,056	-£93,670,576	-£93,890,881	-£97,211,160	-£98,025,408	-£98,640,853

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%	-£24,645,686	-£30,055,484	-£30,254,422	-£32,443,116	-£33,186,815	-£33,748,936
50% SR : 20% LAR : 30% SO	5%	-£29,619,510	-£34,847,043	-£35,050,648	-£37,298,811	-£38,042,507	-£38,604,628
50% SR : 20% LAR : 30% SO	10%	-£34,621,248	-£39,798,641	-£40,010,078	-£42,346,160	-£43,139,335	-£43,746,192
50% SR : 20% LAR : 30% SO	15%	-£39,816,817	-£44,824,313	-£45,044,618	-£47,664,896	-£48,479,144	-£49,094,589
50% SR : 20% LAR : 30% SO	20%	-£45,342,370	-£50,079,838	-£50,300,143	-£53,020,422	-£53,834,670	-£54,450,115
50% SR : 20% LAR : 30% SO	25%	-£50,951,887	-£55,335,364	-£55,555,669	-£58,375,947	-£59,190,195	-£59,805,641
50% SR : 20% LAR : 30% SO	30%	-£56,561,404	-£60,600,890	-£60,821,194	-£63,731,473	-£64,545,721	-£65,161,166
50% SR : 20% LAR : 30% SO	35%	-£62,170,921	-£65,876,415	-£66,096,720	-£69,086,998	-£69,901,246	-£70,516,692
50% SR : 20% LAR : 30% SO	40%	-£67,780,438	-£71,161,941	-£71,382,245	-£74,442,525	-£75,256,773	-£75,872,217
50% SR : 20% LAR : 30% SO	45%	-£73,389,955	-£76,457,466	-£76,677,771	-£79,798,050	-£80,612,297	-£81,227,743
50% SR : 20% LAR : 30% SO	50%	-£78,999,472	-£81,762,991	-£81,983,296	-£85,153,576	-£85,967,824	-£86,583,268

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial £8,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£20,635,841	-£26,045,639	-£26,244,577	-£28,433,271	-£29,176,970	-£29,739,091
50% SR : 20% LAR : 30% SO	5%	-£25,609,665	-£30,837,198	-£31,040,803	-£33,288,965	-£34,050,722	-£34,628,309
50% SR : 20% LAR : 30% SO	10%	-£30,611,403	-£35,788,796	-£36,000,233	-£38,336,315	-£39,129,490	-£39,736,347
50% SR : 20% LAR : 30% SO	15%	-£35,606,972	-£40,824,313	-£41,044,668	-£43,655,051	-£44,469,299	-£45,084,744
50% SR : 20% LAR : 30% SO	20%	-£40,632,525	-£45,939,919	-£46,160,264	-£49,010,577	-£49,824,825	-£50,440,270
50% SR : 20% LAR : 30% SO	25%	-£45,687,042	-£51,125,513	-£51,345,824	-£54,366,102	-£55,180,350	-£55,795,796
50% SR : 20% LAR : 30% SO	30%	-£50,751,559	-£56,381,044	-£56,601,349	-£60,721,628	-£61,535,876	-£62,151,321
50% SR : 20% LAR : 30% SO	35%	-£55,826,076	-£61,646,575	-£61,866,880	-£66,077,153	-£66,891,401	-£67,506,847
50% SR : 20% LAR : 30% SO	40%	-£60,900,593	-£66,922,106	-£67,142,411	-£71,422,678	-£72,236,926	-£72,852,371
50% SR : 20% LAR : 30% SO	45%	-£66,000,110	-£72,207,637	-£72,427,942	-£76,773,203	-£77,587,451	-£78,202,896
50% SR : 20% LAR : 30% SO	50%	-£71,100,627	-£77,503,168	-£77,723,473	-£82,123,728	-£82,937,976	-£83,553,421

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£14,865,310	-£20,275,108	-£20,474,046	-£22,662,740	-£23,406,439	-£23,968,559
50% SR : 20% LAR : 30% SO	5%	-£19,839,134	-£25,266,667	-£25,470,272	-£27,518,434	-£28,262,133	-£28,824,253
50% SR : 20% LAR : 30% SO	10%	-£24,840,872	-£30,278,226	-£30,481,831	-£32,666,784	-£33,410,483	-£33,972,603
50% SR : 20% LAR : 30% SO	15%	-£29,864,441	-£35,301,790	-£35,505,395	-£37,665,128	-£38,410,827	-£38,972,943
50% SR : 20% LAR : 30% SO	20%	-£34,900,010	-£40,336,354	-£40,540,959	-£42,623,472	-£43,373,171	-£43,923,287
50% SR : 20% LAR : 30% SO	25%	-£40,000,527	-£45,381,918	-£45,586,523	-£47,551,816	-£48,301,515	-£48,851,631
50% SR : 20% LAR : 30% SO	30%	-£45,101,044	-£50,437,482	-£50,642,087	-£52,450,160	-£53,199,859	-£53,749,975
50% SR : 20% LAR : 30% SO	35%	-£50,201,561	-£55,493,046	-£55,697,651	-£58,348,504	-£59,098,203	-£59,648,319
50% SR : 20% LAR : 30% SO	40%	-£55,302,078	-£60,548,610	-£60,753,215	-£63,246,848	-£63,996,547	-£64,546,663
50% SR : 20% LAR : 30% SO	45%	-£60,402,595	-£65,604,174	-£65,808,779	-£68,145,192	-£68,894,891	-£69,444,907
50% SR : 20% LAR : 30% SO	50%	-£65,503,112	-£70,659,738	-£70,864,343	-£73,033,536	-£73,783,235	-£74,333,351

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 30% AW @ 25% MR

Value Area
Chadwell Heath (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£16,435,519	£12,924,039	£12,737,554	£10,688,817	£9,999,566	£9,478,599
50% SR : 20% LAR : 30% SO	5%	£10,914,889	£7,487,563	£7,299,346	£5,231,577	£4,534,872	£4,003,947
50% SR : 20% LAR : 30% SO	10%	£5,339,166	£1,990,375	£1,800,324	£-304,274	£-1,023,890	£-1,567,807
50% SR : 20% LAR : 30% SO	15%	£-310,650	£-3,647,514	£-3,844,282	£-6,015,291	£-8,750,598	£-7,306,322
50% SR : 20% LAR : 30% SO	20%	£-6,157,405	£-9,423,596	£-9,622,534	£-11,808,077	£-12,543,353	£-13,069,107
50% SR : 20% LAR : 30% SO	25%	£-12,099,946	£-15,239,499	£-15,442,240	£-17,683,804	£-18,445,561	£-19,021,332
50% SR : 20% LAR : 30% SO	30%	£-18,147,125	£-21,299,969	£-21,513,693	£-23,896,720	£-24,710,968	£-25,326,412
50% SR : 20% LAR : 30% SO	35%	£-24,634,106	£-27,786,172	£-28,006,477	£-30,426,756	£-31,241,004	£-31,856,449
50% SR : 20% LAR : 30% SO	40%	£-31,331,716	£-34,316,208	£-34,536,514	£-36,956,793	£-37,771,041	£-38,386,485
50% SR : 20% LAR : 30% SO	45%	£-38,029,326	£-40,846,245	£-41,066,550	£-43,486,829	£-44,301,077	£-44,916,522
50% SR : 20% LAR : 30% SO	50%	£-44,726,936	£-47,376,281	£-47,596,587	£-50,016,865	£-50,831,113	£-51,446,558

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-13,996,931	£-17,508,412	£-17,694,897	£-18,743,634	£-20,432,884	£-20,953,851
50% SR : 20% LAR : 30% SO	5%	£-19,517,562	£-22,944,887	£-23,133,105	£-25,200,673	£-26,897,578	£-26,428,504
50% SR : 20% LAR : 30% SO	10%	£-25,093,284	£-28,442,075	£-28,632,126	£-30,736,274	£-31,456,340	£-32,000,257
50% SR : 20% LAR : 30% SO	15%	£-30,743,100	£-34,079,965	£-34,276,732	£-36,447,742	£-37,183,018	£-37,738,773
50% SR : 20% LAR : 30% SO	20%	£-36,589,855	£-39,856,046	£-40,054,985	£-42,240,527	£-42,975,803	£-43,531,557
50% SR : 20% LAR : 30% SO	25%	£-42,632,397	£-45,671,949	£-45,874,690	£-48,116,255	£-48,878,011	£-49,453,782
50% SR : 20% LAR : 30% SO	30%	£-48,879,575	£-51,532,419	£-51,746,143	£-54,329,170	£-55,143,418	£-55,758,863
50% SR : 20% LAR : 30% SO	35%	£-55,366,596	£-57,438,623	£-57,658,928	£-60,859,208	£-61,673,454	£-62,288,899
50% SR : 20% LAR : 30% SO	40%	£-62,164,166	£-63,384,658	£-63,608,955	£-67,389,243	£-68,203,491	£-68,818,935
50% SR : 20% LAR : 30% SO	45%	£-69,341,776	£-70,378,695	£-70,600,000	£-74,119,279	£-74,933,527	£-75,548,972
50% SR : 20% LAR : 30% SO	50%	£-76,999,386	£-77,408,731	£-77,629,037	£-80,449,316	£-81,263,563	£-81,879,008

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-1,939,346	£-5,450,827	£-5,637,312	£-7,686,049	£-8,375,300	£-8,896,267
50% SR : 20% LAR : 30% SO	5%	£-7,459,977	£-10,887,302	£-11,075,520	£-13,143,288	£-13,839,994	£-14,370,919
50% SR : 20% LAR : 30% SO	10%	£-13,035,700	£-16,384,490	£-16,574,541	£-18,679,139	£-19,398,755	£-19,942,673
50% SR : 20% LAR : 30% SO	15%	£-18,685,515	£-22,022,380	£-22,219,147	£-24,390,157	£-25,125,433	£-25,681,188
50% SR : 20% LAR : 30% SO	20%	£-24,532,271	£-27,798,462	£-27,997,400	£-30,182,942	£-30,918,218	£-31,473,972
50% SR : 20% LAR : 30% SO	25%	£-30,474,812	£-33,614,364	£-33,817,105	£-36,058,670	£-36,820,427	£-37,396,197
50% SR : 20% LAR : 30% SO	30%	£-36,521,991	£-39,474,835	£-39,685,558	£-42,271,586	£-43,085,834	£-43,701,278
50% SR : 20% LAR : 30% SO	35%	£-42,769,971	£-45,381,038	£-45,598,343	£-48,801,622	£-49,615,869	£-50,231,315
50% SR : 20% LAR : 30% SO	40%	£-49,267,581	£-51,337,074	£-51,558,380	£-55,331,658	£-56,145,906	£-56,761,351
50% SR : 20% LAR : 30% SO	45%	£-56,064,192	£-57,353,111	£-57,578,416	£-61,861,694	£-62,675,942	£-63,291,387
50% SR : 20% LAR : 30% SO	50%	£-63,311,802	£-63,438,146	£-63,663,452	£-68,391,731	£-69,205,979	£-69,821,423

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,070,499	£-1,440,982	£-1,627,467	£-3,676,204	£-4,365,455	£-4,886,422
50% SR : 20% LAR : 30% SO	5%	£-3,450,132	£-6,877,457	£-7,065,675	£-9,133,443	£-9,830,149	£-10,361,074
50% SR : 20% LAR : 30% SO	10%	£-9,025,855	£-12,374,645	£-12,564,696	£-14,669,294	£-15,388,910	£-15,932,828
50% SR : 20% LAR : 30% SO	15%	£-14,675,670	£-18,012,535	£-18,209,302	£-20,380,312	£-21,115,588	£-21,671,343
50% SR : 20% LAR : 30% SO	20%	£-20,522,426	£-23,788,617	£-23,987,555	£-26,173,097	£-26,908,373	£-27,464,127
50% SR : 20% LAR : 30% SO	25%	£-26,464,967	£-29,604,519	£-29,807,260	£-32,048,825	£-32,810,582	£-33,386,352
50% SR : 20% LAR : 30% SO	30%	£-32,512,146	£-35,469,990	£-35,678,713	£-38,261,741	£-39,075,989	£-39,691,433
50% SR : 20% LAR : 30% SO	35%	£-38,669,128	£-41,381,038	£-41,594,343	£-44,791,777	£-45,606,024	£-46,221,470
50% SR : 20% LAR : 30% SO	40%	£-45,026,736	£-47,348,229	£-47,568,535	£-51,321,813	£-52,136,061	£-52,751,506
50% SR : 20% LAR : 30% SO	45%	£-51,594,347	£-53,371,266	£-53,595,571	£-57,851,949	£-58,666,098	£-59,281,542
50% SR : 20% LAR : 30% SO	50%	£-58,369,957	£-59,454,301	£-59,684,607	£-64,381,886	£-65,196,134	£-65,811,578

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%	£7,841,030	£4,329,549	£4,143,064	£2,094,327	£1,405,076	£884,110
50% SR : 20% LAR : 30% SO	5%	£2,320,399	£-1,106,926	£-1,295,144	£-3,362,912	£-4,059,617	£-4,590,543
50% SR : 20% LAR : 30% SO	10%	£-3,255,323	£-6,604,114	£-6,794,165	£-8,898,763	£-9,618,379	£-10,162,296
50% SR : 20% LAR : 30% SO	15%	£-8,905,139	£-12,242,004	£-12,438,771	£-14,609,781	£-15,345,057	£-15,900,812
50% SR : 20% LAR : 30% SO	20%	£-14,751,895	£-18,018,086	£-18,217,024	£-20,402,566	£-21,137,842	£-21,693,596
50% SR : 20% LAR : 30% SO	25%	£-20,694,436	£-23,853,988	£-24,056,729	£-26,278,294	£-27,040,051	£-27,615,821
50% SR : 20% LAR : 30% SO	30%	£-26,741,614	£-29,749,458	£-29,956,182	£-32,491,210	£-33,305,457	£-33,920,902
50% SR : 20% LAR : 30% SO	35%	£-33,029,595	£-35,706,962	£-35,920,967	£-39,021,245	£-39,835,493	£-40,450,939
50% SR : 20% LAR : 30% SO	40%	£-39,566,205	£-41,740,698	£-41,961,004	£-45,551,282	£-46,365,530	£-46,980,974
50% SR : 20% LAR : 30% SO	45%	£-46,353,815	£-47,844,734	£-48,068,039	£-52,081,318	£-52,895,566	£-53,511,011
50% SR : 20% LAR : 30% SO	50%	£-53,391,426	£-54,010,770	£-54,236,076	£-58,611,355	£-59,425,603	£-60,041,047

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(a)(c)) 30% AW @ 25% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,341,403	-£6,155,441	-£6,354,379	-£8,539,921	-£9,275,197	-£9,830,951
50% SR : 20% LAR : 30% SO	5%	-£7,416,570	-£11,132,030	-£11,330,968	-£13,516,510	-£14,255,017	-£14,817,137
50% SR : 20% LAR : 30% SO	10%	-£12,542,916	-£16,143,996	-£16,347,601	-£18,593,100	-£19,354,857	-£19,931,147
50% SR : 20% LAR : 30% SO	15%	-£17,739,002	-£21,337,912	-£21,549,349	-£23,890,642	-£24,680,598	-£25,301,784
50% SR : 20% LAR : 30% SO	20%	-£23,194,897	-£26,844,842	-£27,065,148	-£29,485,427	-£30,299,075	-£30,915,119
50% SR : 20% LAR : 30% SO	25%	-£28,970,984	-£32,458,198	-£32,678,503	-£35,098,783	-£35,913,031	-£36,528,475
50% SR : 20% LAR : 30% SO	30%	-£34,751,914	-£38,071,554	-£38,291,859	-£40,712,138	-£41,526,386	-£42,141,831
50% SR : 20% LAR : 30% SO	35%	-£40,532,843	-£43,684,910	-£43,905,215	-£46,325,493	-£47,139,742	-£47,755,187
50% SR : 20% LAR : 30% SO	40%	-£46,313,773	-£49,298,266	-£49,518,571	-£51,938,849	-£52,753,098	-£53,368,542
50% SR : 20% LAR : 30% SO	45%	-£52,094,702	-£54,911,621	-£55,131,926	-£57,552,205	-£58,366,453	-£58,981,898
50% SR : 20% LAR : 30% SO	50%	-£57,875,632	-£60,524,977	-£60,745,282	-£63,165,561	-£63,979,809	-£64,595,254

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£32,773,853	-£36,587,891	-£36,786,828	-£38,972,372	-£39,707,848	-£40,263,402
50% SR : 20% LAR : 30% SO	5%	-£37,849,020	-£41,564,480	-£41,763,419	-£43,948,961	-£44,687,467	-£45,243,588
50% SR : 20% LAR : 30% SO	10%	-£42,975,367	-£46,576,446	-£46,780,051	-£49,025,550	-£49,787,307	-£50,363,597
50% SR : 20% LAR : 30% SO	15%	-£48,171,453	-£51,770,363	-£51,981,799	-£54,323,092	-£55,123,048	-£55,734,215
50% SR : 20% LAR : 30% SO	20%	-£53,627,147	-£57,277,293	-£57,497,599	-£60,732,125	-£61,517,570	-£62,147,570
50% SR : 20% LAR : 30% SO	25%	-£59,403,434	-£62,890,649	-£63,110,954	-£66,531,233	-£67,345,481	-£68,060,925
50% SR : 20% LAR : 30% SO	30%	-£65,184,364	-£68,504,004	-£68,724,309	-£71,144,588	-£72,019,837	-£72,774,281
50% SR : 20% LAR : 30% SO	35%	-£70,965,293	-£74,117,360	-£74,337,665	-£76,757,944	-£77,712,192	-£78,417,637
50% SR : 20% LAR : 30% SO	40%	-£76,746,223	-£79,730,716	-£79,951,021	-£82,371,299	-£83,365,548	-£84,000,993
50% SR : 20% LAR : 30% SO	45%	-£82,527,153	-£85,344,072	-£85,564,377	-£87,984,655	-£88,798,903	-£89,414,348
50% SR : 20% LAR : 30% SO	50%	-£88,308,082	-£90,957,427	-£91,177,732	-£93,598,011	-£94,412,259	-£95,027,704

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%	-£20,716,269	-£24,530,307	-£24,729,245	-£26,914,787	-£27,650,063	-£28,205,817
50% SR : 20% LAR : 30% SO	5%	-£25,791,436	-£29,506,896	-£29,705,834	-£31,891,376	-£32,626,882	-£33,192,003
50% SR : 20% LAR : 30% SO	10%	-£30,917,782	-£34,518,861	-£34,722,467	-£36,967,968	-£37,729,723	-£38,306,012
50% SR : 20% LAR : 30% SO	15%	-£36,113,868	-£39,712,778	-£39,924,215	-£42,265,507	-£43,065,464	-£43,676,630
50% SR : 20% LAR : 30% SO	20%	-£41,569,563	-£45,219,708	-£45,440,014	-£47,860,293	-£48,674,540	-£49,289,985
50% SR : 20% LAR : 30% SO	25%	-£47,345,849	-£50,833,064	-£51,053,369	-£53,473,648	-£54,287,896	-£54,903,341
50% SR : 20% LAR : 30% SO	30%	-£53,126,779	-£56,446,420	-£56,666,725	-£59,087,003	-£59,901,252	-£60,516,696
50% SR : 20% LAR : 30% SO	35%	-£58,907,709	-£62,059,775	-£62,280,080	-£64,700,359	-£65,514,608	-£66,130,052
50% SR : 20% LAR : 30% SO	40%	-£64,688,639	-£67,673,131	-£67,893,436	-£70,313,715	-£71,127,964	-£71,743,408
50% SR : 20% LAR : 30% SO	45%	-£70,469,568	-£73,286,487	-£73,506,792	-£75,927,071	-£76,741,319	-£77,356,764
50% SR : 20% LAR : 30% SO	50%	-£76,250,497	-£78,899,843	-£79,120,148	-£81,540,426	-£82,354,674	-£82,970,120

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%	-£16,706,424	-£20,520,462	-£20,719,400	-£22,904,942	-£23,640,218	-£24,195,972
50% SR : 20% LAR : 30% SO	5%	-£21,781,591	-£25,497,051	-£25,696,989	-£27,881,531	-£28,620,037	-£29,182,158
50% SR : 20% LAR : 30% SO	10%	-£26,907,937	-£30,509,016	-£30,712,622	-£32,958,121	-£33,719,878	-£34,296,167
50% SR : 20% LAR : 30% SO	15%	-£32,104,023	-£35,702,933	-£35,914,370	-£38,255,662	-£39,055,819	-£39,666,785
50% SR : 20% LAR : 30% SO	20%	-£37,559,718	-£41,209,883	-£41,430,189	-£43,850,448	-£44,694,895	-£45,280,140
50% SR : 20% LAR : 30% SO	25%	-£43,336,004	-£46,823,219	-£47,043,524	-£49,463,803	-£50,278,051	-£50,893,496
50% SR : 20% LAR : 30% SO	30%	-£49,116,934	-£52,436,575	-£52,656,880	-£55,077,158	-£55,891,407	-£56,506,851
50% SR : 20% LAR : 30% SO	35%	-£54,897,864	-£58,049,930	-£58,270,235	-£60,689,514	-£61,504,763	-£62,120,207
50% SR : 20% LAR : 30% SO	40%	-£60,678,794	-£63,663,286	-£63,883,591	-£66,303,870	-£67,118,119	-£67,733,563
50% SR : 20% LAR : 30% SO	45%	-£66,459,723	-£69,276,642	-£69,496,947	-£71,917,226	-£72,731,473	-£73,346,919
50% SR : 20% LAR : 30% SO	50%	-£72,240,652	-£74,889,998	-£75,110,303	-£77,530,581	-£78,344,829	-£78,960,275

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,082,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,935,893	-£14,749,930	-£14,948,868	-£17,134,411	-£17,869,687	-£18,425,441
50% SR : 20% LAR : 30% SO	5%	-£16,011,060	-£19,726,519	-£19,925,458	-£22,111,000	-£22,846,506	-£23,411,627
50% SR : 20% LAR : 30% SO	10%	-£21,137,406	-£24,738,485	-£24,942,090	-£27,187,590	-£27,949,346	-£28,525,636
50% SR : 20% LAR : 30% SO	15%	-£26,333,492	-£29,932,402	-£30,143,838	-£32,485,131	-£33,285,088	-£33,896,254
50% SR : 20% LAR : 30% SO	20%	-£31,789,186	-£35,439,332	-£35,659,638	-£38,079,916	-£38,894,164	-£39,509,609
50% SR : 20% LAR : 30% SO	25%	-£37,565,473	-£41,052,688	-£41,272,993	-£43,693,272	-£44,507,520	-£45,122,964
50% SR : 20% LAR : 30% SO	30%	-£43,346,403	-£46,666,043	-£46,886,348	-£49,306,627	-£50,120,876	-£50,736,320
50% SR : 20% LAR : 30% SO	35%	-£49,127,332	-£52,279,398	-£52,499,704	-£54,919,983	-£55,734,232	-£56,349,676
50% SR : 20% LAR : 30% SO	40%	-£54,908,262	-£57,892,753	-£58,113,059	-£60,533,338	-£61,347,587	-£61,963,032
50% SR : 20% LAR : 30% SO	45%	-£60,689,192	-£63,506,111	-£63,726,416	-£66,146,694	-£66,960,942	-£67,576,386
50% SR : 20% LAR : 30% SO	50%	-£66,470,121	-£69,119,467	-£69,339,772	-£71,760,050	-£72,574,298	-£73,189,743

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

**MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 30% AW @ 25% MR**

Value Area
Becontree and Valence Park (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£16,245,445	-£20,252,109	-£20,460,822	-£22,765,242	-£23,546,713	-£24,143,050
50% SR : 20% LAR : 30% SO	5%	-£21,016,432	-£25,037,853	-£25,255,083	-£27,668,207	-£28,482,455	-£29,097,900
50% SR : 20% LAR : 30% SO	10%	-£26,053,038	-£30,042,974	-£30,263,280	-£32,683,558	-£33,497,806	-£34,113,251
50% SR : 20% LAR : 30% SO	15%	-£31,235,962	-£35,056,325	-£35,278,631	-£37,698,909	-£38,513,157	-£39,128,602
50% SR : 20% LAR : 30% SO	20%	-£36,418,888	-£40,073,677	-£40,293,952	-£42,714,260	-£43,528,508	-£44,143,954
50% SR : 20% LAR : 30% SO	25%	-£41,601,813	-£45,089,028	-£45,309,333	-£47,729,611	-£48,543,859	-£49,159,305
50% SR : 20% LAR : 30% SO	30%	-£46,784,738	-£50,104,379	-£50,324,684	-£52,744,962	-£53,559,210	-£54,174,656
50% SR : 20% LAR : 30% SO	35%	-£51,967,663	-£55,119,730	-£55,340,035	-£57,760,313	-£58,574,562	-£59,190,007
50% SR : 20% LAR : 30% SO	40%	-£57,150,588	-£60,135,081	-£60,355,386	-£62,775,664	-£63,589,913	-£64,205,358
50% SR : 20% LAR : 30% SO	45%	-£62,333,513	-£65,150,432	-£65,370,737	-£67,791,015	-£68,605,264	-£69,220,709
50% SR : 20% LAR : 30% SO	50%	-£67,516,438	-£70,165,783	-£70,386,088	-£72,806,366	-£73,620,615	-£74,236,060

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£46,677,896	-£50,684,559	-£50,893,273	-£53,197,693	-£53,979,163	-£54,575,500
50% SR : 20% LAR : 30% SO	5%	-£51,448,882	-£55,470,303	-£55,687,534	-£58,100,658	-£58,914,906	-£59,530,350
50% SR : 20% LAR : 30% SO	10%	-£56,485,488	-£60,475,424	-£60,695,730	-£63,116,090	-£63,930,257	-£64,545,701
50% SR : 20% LAR : 30% SO	15%	-£61,668,413	-£65,480,775	-£65,711,081	-£68,131,360	-£68,945,508	-£69,561,052
50% SR : 20% LAR : 30% SO	20%	-£66,851,338	-£70,486,127	-£70,726,432	-£73,146,711	-£73,959,959	-£74,576,404
50% SR : 20% LAR : 30% SO	25%	-£72,034,263	-£75,491,478	-£75,741,783	-£78,162,062	-£78,976,310	-£79,591,755
50% SR : 20% LAR : 30% SO	30%	-£77,217,188	-£80,496,829	-£80,757,134	-£83,177,413	-£83,991,661	-£84,607,106
50% SR : 20% LAR : 30% SO	35%	-£82,400,113	-£85,502,180	-£85,772,485	-£88,192,764	-£89,007,013	-£89,622,457
50% SR : 20% LAR : 30% SO	40%	-£87,583,038	-£90,507,531	-£90,787,836	-£93,208,115	-£94,022,364	-£94,637,809
50% SR : 20% LAR : 30% SO	45%	-£92,765,963	-£95,512,882	-£95,803,187	-£98,223,466	-£99,037,715	-£99,653,159
50% SR : 20% LAR : 30% SO	50%	-£97,948,888	-£100,518,233	-£100,818,538	-£103,238,817	-£104,053,066	-£104,668,510

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%	-£34,620,311	-£38,626,975	-£38,835,688	-£41,140,108	-£41,921,579	-£42,517,915
50% SR : 20% LAR : 30% SO	5%	-£39,391,297	-£43,412,718	-£43,629,949	-£46,043,073	-£46,857,321	-£47,472,765
50% SR : 20% LAR : 30% SO	10%	-£44,427,904	-£48,417,840	-£48,638,146	-£51,058,424	-£51,872,672	-£52,488,116
50% SR : 20% LAR : 30% SO	15%	-£49,610,828	-£53,433,191	-£53,653,497	-£56,073,775	-£56,888,023	-£57,503,467
50% SR : 20% LAR : 30% SO	20%	-£54,793,753	-£58,448,543	-£58,668,848	-£61,089,128	-£61,903,376	-£62,518,819
50% SR : 20% LAR : 30% SO	25%	-£59,976,678	-£63,463,895	-£63,684,199	-£66,104,477	-£66,918,725	-£67,534,170
50% SR : 20% LAR : 30% SO	30%	-£65,159,603	-£68,479,246	-£68,699,550	-£71,119,828	-£71,934,076	-£72,549,521
50% SR : 20% LAR : 30% SO	35%	-£70,342,528	-£73,494,598	-£73,714,903	-£76,135,179	-£76,949,428	-£77,564,872
50% SR : 20% LAR : 30% SO	40%	-£75,525,453	-£78,509,949	-£78,730,254	-£81,150,530	-£81,964,779	-£82,580,223
50% SR : 20% LAR : 30% SO	45%	-£80,708,378	-£83,525,299	-£83,745,604	-£86,165,881	-£86,980,130	-£87,595,574
50% SR : 20% LAR : 30% SO	50%	-£85,891,304	-£88,540,648	-£88,760,953	-£91,181,232	-£91,995,481	-£92,610,925

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%	-£30,610,466	-£34,617,130	-£34,825,843	-£37,130,263	-£37,911,734	-£38,508,070
50% SR : 20% LAR : 30% SO	5%	-£35,381,452	-£39,402,873	-£39,620,104	-£42,033,228	-£42,847,476	-£43,462,920
50% SR : 20% LAR : 30% SO	10%	-£40,418,059	-£44,407,995	-£44,628,301	-£47,048,579	-£47,862,827	-£48,478,271
50% SR : 20% LAR : 30% SO	15%	-£45,600,983	-£49,423,346	-£49,643,652	-£52,063,930	-£52,878,178	-£53,493,622
50% SR : 20% LAR : 30% SO	20%	-£50,783,908	-£54,438,698	-£54,659,003	-£57,079,281	-£57,893,529	-£58,509,974
50% SR : 20% LAR : 30% SO	25%	-£55,966,833	-£59,454,048	-£59,674,354	-£62,094,632	-£62,908,880	-£63,524,325
50% SR : 20% LAR : 30% SO	30%	-£61,149,758	-£64,469,399	-£64,689,705	-£67,109,983	-£67,924,231	-£68,539,676
50% SR : 20% LAR : 30% SO	35%	-£66,332,683	-£69,484,750	-£69,705,055	-£72,125,334	-£72,939,583	-£73,555,027
50% SR : 20% LAR : 30% SO	40%	-£71,515,608	-£74,500,101	-£74,720,406	-£77,140,685	-£77,954,934	-£78,570,378
50% SR : 20% LAR : 30% SO	45%	-£76,698,533	-£79,515,452	-£79,735,757	-£82,156,036	-£82,970,285	-£83,585,729
50% SR : 20% LAR : 30% SO	50%	-£81,881,458	-£84,530,803	-£84,751,108	-£87,171,387	-£87,985,636	-£88,601,080

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£24,838,935	-£28,846,598	-£29,055,312	-£31,359,732	-£32,141,202	-£32,737,539
50% SR : 20% LAR : 30% SO	5%	-£29,610,921	-£33,632,342	-£33,849,573	-£36,262,697	-£37,076,945	-£37,692,389
50% SR : 20% LAR : 30% SO	10%	-£34,647,527	-£38,637,463	-£38,857,769	-£41,278,048	-£42,092,296	-£42,707,740
50% SR : 20% LAR : 30% SO	15%	-£39,830,452	-£43,652,814	-£43,873,120	-£46,293,399	-£47,107,647	-£47,723,091
50% SR : 20% LAR : 30% SO	20%	-£45,013,377	-£48,668,166	-£48,888,471	-£51,308,750	-£52,122,998	-£52,738,443
50% SR : 20% LAR : 30% SO	25%	-£50,196,303	-£53,683,517	-£53,903,822	-£56,324,101	-£57,138,349	-£57,753,789
50% SR : 20% LAR : 30% SO	30%	-£55,379,227	-£58,698,868	-£58,919,173	-£61,339,452	-£62,153,700	-£62,769,145
50% SR : 20% LAR : 30% SO	35%	-£60,562,152	-£63,714,219	-£63,934,524	-£66,354,803	-£67,169,052	-£67,784,496
50% SR : 20% LAR : 30% SO	40%	-£65,745,078	-£68,729,570	-£68,949,875	-£71,370,154	-£72,184,403	-£72,799,847
50% SR : 20% LAR : 30% SO	45%	-£70,928,003	-£73,744,921	-£73,965,226	-£76,385,505	-£77,199,754	-£77,815,198
50% SR : 20% LAR : 30% SO	50%	-£76,110,928	-£78,760,272	-£78,980,577	-£81,400,856	-£82,215,105	-£82,830,549

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(e)(c)) 30% AW @ 50% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£29,106,526	£20,150,511	£19,965,659	£17,934,871	£17,250,418	£16,729,451
50% SR : 20% LAR : 30% SO	5%	£23,114,679	£14,469,549	£14,283,064	£12,234,328	£11,545,076	£11,019,727
50% SR : 20% LAR : 30% SO	10%	£17,089,710	£8,742,650	£8,554,432	£6,486,121	£5,783,695	£5,252,769
50% SR : 20% LAR : 30% SO	15%	£11,022,512	£2,955,271	£2,765,222	£689,705	£50,575	£584,493
50% SR : 20% LAR : 30% SO	20%	£4,885,505	£-2,968,992	£-3,165,760	£-5,339,232	£-6,074,509	£-6,630,263
50% SR : 20% LAR : 30% SO	25%	£-1,364,432	£-9,042,623	£-9,241,562	£-11,427,104	£-12,162,380	£-12,718,134
50% SR : 20% LAR : 30% SO	30%	£-7,838,991	£-15,166,855	£-15,370,460	£-17,616,613	£-18,378,369	£-18,955,421
50% SR : 20% LAR : 30% SO	35%	£-14,396,284	£-21,556,238	£-21,770,514	£-24,162,763	£-24,977,010	£-25,592,455
50% SR : 20% LAR : 30% SO	40%	£-21,256,633	£-28,384,664	£-28,604,869	£-31,025,149	£-31,839,397	£-32,454,841
50% SR : 20% LAR : 30% SO	45%	£-28,627,663	£-35,246,950	£-35,467,255	£-37,887,534	£-38,701,783	£-39,317,227
50% SR : 20% LAR : 30% SO	50%	£-36,003,293	£-42,109,337	£-42,329,642	£-44,749,920	£-45,564,169	£-46,179,613

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%	£-1,325,924	£-10,281,939	£-10,466,791	£-12,497,579	£-13,182,032	£-13,702,999
50% SR : 20% LAR : 30% SO	5%	£-7,317,771	£-15,962,901	£-16,149,387	£-18,198,123	£-18,887,375	£-19,412,723
50% SR : 20% LAR : 30% SO	10%	£-13,342,740	£-21,689,800	£-21,878,018	£-23,946,329	£-24,646,756	£-25,179,681
50% SR : 20% LAR : 30% SO	15%	£-19,409,939	£-27,477,179	£-27,667,229	£-29,772,745	£-30,483,026	£-31,026,943
50% SR : 20% LAR : 30% SO	20%	£-25,546,945	£-33,401,443	£-33,598,210	£-35,771,682	£-36,506,959	£-37,062,713
50% SR : 20% LAR : 30% SO	25%	£-31,796,882	£-39,475,074	£-39,674,012	£-41,859,554	£-42,594,830	£-43,150,584
50% SR : 20% LAR : 30% SO	30%	£-38,271,441	£-45,599,306	£-45,802,911	£-48,049,063	£-48,810,820	£-49,387,871
50% SR : 20% LAR : 30% SO	35%	£-44,828,734	£-51,988,888	£-52,202,964	£-54,595,213	£-55,409,461	£-56,024,905
50% SR : 20% LAR : 30% SO	40%	£-51,689,084	£-58,817,015	£-59,037,320	£-61,457,599	£-62,271,847	£-62,887,291
50% SR : 20% LAR : 30% SO	45%	£-58,960,113	£-65,679,401	£-65,899,706	£-68,819,984	£-69,634,233	£-70,249,678
50% SR : 20% LAR : 30% SO	50%	£-66,435,743	£-72,541,787	£-72,762,092	£-75,882,370	£-76,696,619	£-77,312,064

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£10,731,660	£1,775,646	£1,690,794	£-439,995	£-1,124,448	£-1,645,414
50% SR : 20% LAR : 30% SO	5%	£4,739,814	£-3,905,316	£-4,091,802	£-6,140,538	£-6,829,790	£-7,355,138
50% SR : 20% LAR : 30% SO	10%	£-1,285,156	£-9,632,215	£-9,820,433	£-11,888,744	£-12,591,171	£-13,122,096
50% SR : 20% LAR : 30% SO	15%	£-7,352,354	£-15,419,594	£-15,609,644	£-17,715,161	£-18,425,441	£-18,969,358
50% SR : 20% LAR : 30% SO	20%	£-13,489,361	£-21,343,858	£-21,540,625	£-23,714,097	£-24,449,374	£-25,005,128
50% SR : 20% LAR : 30% SO	25%	£-19,739,298	£-27,417,489	£-27,616,427	£-29,801,989	£-30,537,245	£-31,092,999
50% SR : 20% LAR : 30% SO	30%	£-26,213,856	£-33,541,721	£-33,745,326	£-35,991,478	£-36,755,235	£-37,330,286
50% SR : 20% LAR : 30% SO	35%	£-32,771,150	£-39,931,104	£-40,145,379	£-42,537,628	£-43,351,876	£-43,967,320
50% SR : 20% LAR : 30% SO	40%	£-39,531,499	£-46,789,430	£-46,979,735	£-49,400,014	£-50,214,262	£-50,829,707
50% SR : 20% LAR : 30% SO	45%	£-47,002,528	£-53,621,816	£-53,842,121	£-56,262,400	£-57,076,648	£-57,692,093
50% SR : 20% LAR : 30% SO	50%	£-54,376,158	£-60,484,202	£-60,704,507	£-63,124,786	£-63,939,035	£-64,554,479

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£14,741,505	£5,785,491	£5,600,639	£3,569,850	£2,885,397	£2,364,431
50% SR : 20% LAR : 30% SO	5%	£8,749,659	£104,529	£-81,967	£-2,130,693	£-2,819,945	£-3,345,293
50% SR : 20% LAR : 30% SO	10%	£2,724,689	£-5,622,370	£-5,810,588	£-7,878,899	£-8,581,326	£-9,112,251
50% SR : 20% LAR : 30% SO	15%	£-3,342,509	£-11,409,749	£-11,599,799	£-13,705,316	£-14,415,596	£-14,959,513
50% SR : 20% LAR : 30% SO	20%	£-9,479,516	£-17,334,013	£-17,530,780	£-19,704,252	£-20,439,529	£-20,985,283
50% SR : 20% LAR : 30% SO	25%	£-15,729,453	£-23,407,844	£-23,606,582	£-25,792,124	£-26,527,400	£-27,083,154
50% SR : 20% LAR : 30% SO	30%	£-22,204,011	£-29,531,876	£-29,735,481	£-31,981,633	£-32,745,390	£-33,320,441
50% SR : 20% LAR : 30% SO	35%	£-28,761,305	£-35,921,259	£-36,135,534	£-38,527,783	£-39,342,031	£-39,967,475
50% SR : 20% LAR : 30% SO	40%	£-35,621,654	£-42,749,885	£-42,969,890	£-45,390,189	£-46,204,417	£-46,819,862
50% SR : 20% LAR : 30% SO	45%	£-42,992,683	£-49,611,971	£-49,832,276	£-52,252,555	£-53,066,803	£-53,682,248
50% SR : 20% LAR : 30% SO	50%	£-50,368,313	£-56,474,357	£-56,694,662	£-59,114,941	£-59,929,190	£-60,544,634

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%	£20,512,036	£11,556,022	£11,371,170	£9,340,382	£8,655,929	£8,134,962
50% SR : 20% LAR : 30% SO	5%	£14,520,190	£5,875,600	£5,688,574	£3,639,838	£2,950,586	£2,425,238
50% SR : 20% LAR : 30% SO	10%	£8,495,220	£148,161	£-40,057	£-2,108,368	£-2,810,795	£-3,341,720
50% SR : 20% LAR : 30% SO	15%	£2,428,022	£-5,639,218	£-5,829,268	£-7,934,784	£-8,645,065	£-9,188,982
50% SR : 20% LAR : 30% SO	20%	£-3,708,985	£-11,583,482	£-11,760,249	£-13,933,721	£-14,688,998	£-15,224,752
50% SR : 20% LAR : 30% SO	25%	£-9,958,921	£-17,637,113	£-17,836,051	£-20,021,593	£-20,796,869	£-21,312,623
50% SR : 20% LAR : 30% SO	30%	£-16,433,480	£-23,761,345	£-23,964,950	£-26,211,102	£-26,972,859	£-27,549,910
50% SR : 20% LAR : 30% SO	35%	£-22,990,773	£-29,150,778	£-29,355,003	£-32,757,252	£-33,571,500	£-34,188,944
50% SR : 20% LAR : 30% SO	40%	£-29,851,123	£-35,979,054	£-36,199,359	£-39,619,636	£-40,433,896	£-41,049,330
50% SR : 20% LAR : 30% SO	45%	£-37,222,152	£-43,841,440	£-44,061,745	£-46,482,023	£-47,296,272	£-47,911,717
50% SR : 20% LAR : 30% SO	50%	£-44,597,782	£-50,703,826	£-50,924,131	£-53,344,410	£-54,158,658	£-54,774,103

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

**MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 30% AW @ 50% MR**

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,375,392	-£11,785,189	-£11,984,128	-£14,174,302	-£14,918,000	-£15,480,121
50% SR : 20% LAR : 30% SO	5%	-£11,349,217	-£16,579,729	-£16,783,335	-£19,033,018	-£19,794,775	-£20,373,906
50% SR : 20% LAR : 30% SO	10%	-£16,353,934	-£21,535,958	-£21,747,395	-£24,085,065	-£24,879,850	-£25,486,707
50% SR : 20% LAR : 30% SO	15%	-£21,554,134	-£26,766,459	-£26,986,765	-£29,407,044	-£30,221,292	-£30,836,736
50% SR : 20% LAR : 30% SO	20%	-£27,084,516	-£32,121,985	-£32,342,290	-£34,762,569	-£35,576,819	-£36,192,262
50% SR : 20% LAR : 30% SO	25%	-£32,894,034	-£37,477,510	-£37,697,816	-£40,118,095	-£40,932,343	-£41,547,787
50% SR : 20% LAR : 30% SO	30%	-£38,303,551	-£42,833,036	-£43,053,341	-£45,473,620	-£46,287,869	-£46,903,313
50% SR : 20% LAR : 30% SO	35%	-£43,913,068	-£48,188,561	-£48,408,867	-£50,829,146	-£51,643,394	-£52,258,838
50% SR : 20% LAR : 30% SO	40%	-£49,522,585	-£53,544,088	-£53,764,393	-£56,184,671	-£56,998,920	-£57,614,364
50% SR : 20% LAR : 30% SO	45%	-£55,132,102	-£58,899,613	-£59,119,919	-£61,540,197	-£62,354,445	-£62,969,889
50% SR : 20% LAR : 30% SO	50%	-£60,741,619	-£64,255,139	-£64,475,444	-£66,895,722	-£67,709,971	-£68,325,415

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£36,807,843	-£42,217,640	-£42,416,579	-£44,606,752	-£45,350,450	-£45,912,571
50% SR : 20% LAR : 30% SO	5%	-£41,781,667	-£47,012,180	-£47,215,785	-£49,465,469	-£50,227,225	-£50,806,356
50% SR : 20% LAR : 30% SO	10%	-£46,786,384	-£51,968,408	-£52,179,845	-£54,517,518	-£55,312,300	-£55,919,157
50% SR : 20% LAR : 30% SO	15%	-£51,986,584	-£57,198,909	-£57,419,215	-£59,839,494	-£60,653,742	-£61,269,186
50% SR : 20% LAR : 30% SO	20%	-£57,516,967	-£62,554,436	-£62,774,741	-£65,195,019	-£66,009,268	-£66,624,712
50% SR : 20% LAR : 30% SO	25%	-£63,126,484	-£67,909,961	-£68,130,267	-£70,550,545	-£71,364,793	-£71,980,237
50% SR : 20% LAR : 30% SO	30%	-£68,736,001	-£73,265,487	-£73,485,792	-£75,906,070	-£76,720,319	-£77,335,763
50% SR : 20% LAR : 30% SO	35%	-£74,345,518	-£78,621,012	-£78,841,318	-£81,261,598	-£82,075,846	-£82,691,290
50% SR : 20% LAR : 30% SO	40%	-£79,955,035	-£83,976,538	-£84,196,843	-£86,617,121	-£87,431,370	-£88,046,815
50% SR : 20% LAR : 30% SO	45%	-£85,564,552	-£89,332,063	-£89,552,369	-£91,972,647	-£92,786,895	-£93,402,340
50% SR : 20% LAR : 30% SO	50%	-£91,174,069	-£94,687,589	-£94,907,894	-£97,328,172	-£98,142,421	-£98,757,866

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%	-£24,750,258	-£30,160,055	-£30,358,994	-£32,549,167	-£33,292,866	-£33,854,986
50% SR : 20% LAR : 30% SO	5%	-£29,724,082	-£34,954,595	-£35,158,200	-£37,407,884	-£38,169,641	-£38,748,771
50% SR : 20% LAR : 30% SO	10%	-£34,728,800	-£39,910,824	-£40,122,260	-£42,459,931	-£43,254,715	-£43,861,572
50% SR : 20% LAR : 30% SO	15%	-£39,928,999	-£45,141,325	-£45,361,631	-£47,781,909	-£48,596,157	-£49,211,602
50% SR : 20% LAR : 30% SO	20%	-£45,459,382	-£50,496,851	-£50,717,156	-£53,137,434	-£53,951,883	-£54,567,128
50% SR : 20% LAR : 30% SO	25%	-£51,068,899	-£55,852,376	-£56,072,682	-£58,492,960	-£59,307,208	-£59,922,653
50% SR : 20% LAR : 30% SO	30%	-£56,678,416	-£61,207,902	-£61,428,207	-£63,848,485	-£64,662,734	-£65,278,179
50% SR : 20% LAR : 30% SO	35%	-£62,287,933	-£66,563,427	-£66,783,733	-£69,204,012	-£70,018,260	-£70,633,704
50% SR : 20% LAR : 30% SO	40%	-£67,897,450	-£71,918,953	-£72,139,258	-£74,559,537	-£75,373,785	-£75,989,230
50% SR : 20% LAR : 30% SO	45%	-£73,506,968	-£77,274,478	-£77,494,784	-£79,915,063	-£80,729,311	-£81,344,755
50% SR : 20% LAR : 30% SO	50%	-£79,116,485	-£82,630,004	-£82,850,309	-£85,270,588	-£86,084,837	-£86,700,281

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial £6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£20,740,413	-£26,150,210	-£26,349,149	-£28,539,322	-£29,283,021	-£29,845,141
50% SR : 20% LAR : 30% SO	5%	-£25,714,237	-£30,944,750	-£31,148,355	-£33,398,039	-£34,159,796	-£34,738,926
50% SR : 20% LAR : 30% SO	10%	-£30,718,955	-£35,900,979	-£36,112,415	-£38,450,086	-£39,244,870	-£39,851,727
50% SR : 20% LAR : 30% SO	15%	-£35,919,154	-£41,131,480	-£41,351,786	-£43,772,064	-£44,586,312	-£45,201,757
50% SR : 20% LAR : 30% SO	20%	-£41,449,537	-£46,487,006	-£46,707,311	-£49,127,589	-£49,941,838	-£50,557,283
50% SR : 20% LAR : 30% SO	25%	-£47,059,054	-£51,842,531	-£52,062,837	-£54,483,115	-£55,297,363	-£55,912,808
50% SR : 20% LAR : 30% SO	30%	-£52,668,571	-£57,198,057	-£57,418,362	-£59,838,640	-£60,652,889	-£61,268,334
50% SR : 20% LAR : 30% SO	35%	-£58,278,088	-£62,553,582	-£62,773,888	-£65,189,167	-£66,003,414	-£66,618,859
50% SR : 20% LAR : 30% SO	40%	-£63,887,605	-£67,909,108	-£68,129,413	-£70,549,692	-£71,363,940	-£71,979,385
50% SR : 20% LAR : 30% SO	45%	-£69,497,123	-£73,264,633	-£73,484,939	-£75,905,218	-£76,719,466	-£77,334,910
50% SR : 20% LAR : 30% SO	50%	-£75,106,640	-£78,620,159	-£78,840,464	-£81,260,743	-£82,074,992	-£82,690,436

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial £4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£14,969,882	-£20,379,679	-£20,578,618	-£22,768,791	-£23,512,489	-£24,074,610
50% SR : 20% LAR : 30% SO	5%	-£19,943,706	-£25,174,219	-£25,377,824	-£27,627,008	-£28,389,265	-£28,968,395
50% SR : 20% LAR : 30% SO	10%	-£24,948,423	-£30,130,447	-£30,341,884	-£32,679,555	-£33,474,339	-£34,081,196
50% SR : 20% LAR : 30% SO	15%	-£30,148,623	-£35,360,949	-£35,581,255	-£38,001,533	-£38,815,781	-£39,431,225
50% SR : 20% LAR : 30% SO	20%	-£35,679,006	-£40,718,475	-£40,939,780	-£43,357,058	-£44,171,307	-£44,786,751
50% SR : 20% LAR : 30% SO	25%	-£41,288,523	-£46,072,000	-£46,292,306	-£48,712,584	-£49,526,832	-£50,142,276
50% SR : 20% LAR : 30% SO	30%	-£46,898,040	-£51,427,526	-£51,647,831	-£54,068,109	-£54,892,358	-£55,497,803
50% SR : 20% LAR : 30% SO	35%	-£52,507,557	-£56,783,051	-£56,993,357	-£59,423,635	-£60,237,883	-£60,853,328
50% SR : 20% LAR : 30% SO	40%	-£58,117,074	-£62,138,577	-£62,358,882	-£64,779,160	-£65,593,409	-£66,208,864
50% SR : 20% LAR : 30% SO	45%	-£63,726,591	-£67,494,102	-£67,714,408	-£70,134,687	-£70,948,934	-£71,564,379
50% SR : 20% LAR : 30% SO	50%	-£69,336,108	-£72,849,628	-£73,069,933	-£75,490,212	-£76,304,460	-£76,919,905

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 30% AW @ 50% MR

Value Area
Chadwell Heath (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£16,332,407	£12,820,927	£12,634,441	£10,585,704	£9,896,454	£9,375,488
50% SR : 20% LAR : 30% SO	5%	£10,811,776	£7,384,451	£7,196,233	£5,128,465	£4,431,760	£3,900,834
50% SR : 20% LAR : 30% SO	10%	£5,236,054	£1,887,263	£1,697,212	£408,845	£1,128,460	£1,672,378
50% SR : 20% LAR : 30% SO	15%	£415,221	£3,752,086	£3,946,852	£6,119,862	£6,855,139	£7,410,893
50% SR : 20% LAR : 30% SO	20%	£6,261,977	£9,528,167	£9,727,105	£11,912,847	£12,847,924	£13,203,678
50% SR : 20% LAR : 30% SO	25%	£12,204,518	£15,346,186	£15,549,791	£17,792,878	£18,554,635	£19,130,405
50% SR : 20% LAR : 30% SO	30%	£18,256,199	£21,413,187	£21,627,464	£24,013,732	£24,827,990	£25,443,425
50% SR : 20% LAR : 30% SO	35%	£24,751,118	£27,903,185	£28,123,491	£30,543,769	£31,358,017	£31,973,461
50% SR : 20% LAR : 30% SO	40%	£31,448,729	£34,433,221	£34,653,526	£37,073,805	£37,888,054	£38,503,498
50% SR : 20% LAR : 30% SO	45%	£38,146,339	£40,963,257	£41,183,563	£43,603,842	£44,418,089	£45,033,534
50% SR : 20% LAR : 30% SO	50%	£44,843,949	£47,493,294	£47,713,599	£50,133,877	£50,948,126	£51,563,571

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£14,100,043	£17,611,523	£17,798,009	£18,846,746	£20,535,997	£21,056,963
50% SR : 20% LAR : 30% SO	5%	£19,620,674	£23,047,999	£23,236,217	£25,303,985	£26,000,691	£26,531,616
50% SR : 20% LAR : 30% SO	10%	£25,196,397	£28,545,187	£28,735,238	£30,841,295	£31,560,911	£32,104,828
50% SR : 20% LAR : 30% SO	15%	£30,847,671	£34,184,537	£34,381,303	£36,552,313	£37,287,590	£37,843,344
50% SR : 20% LAR : 30% SO	20%	£36,694,427	£39,960,617	£40,169,556	£42,345,098	£43,080,374	£43,636,129
50% SR : 20% LAR : 30% SO	25%	£42,636,968	£45,778,636	£45,982,242	£48,225,328	£48,987,085	£49,562,855
50% SR : 20% LAR : 30% SO	30%	£48,668,649	£51,645,638	£51,859,914	£54,446,163	£55,260,430	£55,875,876
50% SR : 20% LAR : 30% SO	35%	£55,183,968	£58,335,635	£58,555,941	£60,976,219	£61,790,467	£62,405,912
50% SR : 20% LAR : 30% SO	40%	£61,881,179	£65,065,672	£65,285,977	£67,506,255	£68,320,504	£68,935,548
50% SR : 20% LAR : 30% SO	45%	£68,578,789	£71,795,707	£71,916,013	£74,036,292	£74,850,540	£75,465,584
50% SR : 20% LAR : 30% SO	50%	£75,276,400	£77,925,744	£78,146,049	£80,566,328	£81,380,577	£81,996,021

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%	£2,042,459	£5,553,938	£5,740,424	£7,789,161	£8,478,412	£8,999,378
50% SR : 20% LAR : 30% SO	5%	£7,563,089	£10,990,414	£11,176,632	£13,246,401	£13,943,106	£14,474,031
50% SR : 20% LAR : 30% SO	10%	£13,138,812	£16,487,603	£16,677,653	£18,783,710	£19,503,326	£20,047,243
50% SR : 20% LAR : 30% SO	15%	£18,790,086	£22,126,952	£22,323,718	£24,494,728	£25,230,005	£25,785,759
50% SR : 20% LAR : 30% SO	20%	£24,636,843	£27,903,033	£28,101,971	£30,287,513	£31,022,789	£31,578,544
50% SR : 20% LAR : 30% SO	25%	£30,579,384	£33,721,052	£33,924,657	£36,167,744	£36,929,501	£37,505,270
50% SR : 20% LAR : 30% SO	30%	£36,631,064	£39,789,053	£40,002,329	£42,388,598	£43,202,846	£43,818,291
50% SR : 20% LAR : 30% SO	35%	£43,125,983	£46,278,050	£46,498,356	£49,918,635	£49,732,882	£50,348,327
50% SR : 20% LAR : 30% SO	40%	£49,823,594	£52,808,087	£53,028,392	£55,448,670	£56,262,919	£56,878,364
50% SR : 20% LAR : 30% SO	45%	£56,521,205	£59,338,123	£59,558,429	£61,978,707	£62,792,955	£63,408,399
50% SR : 20% LAR : 30% SO	50%	£63,218,815	£65,868,159	£66,088,464	£68,508,743	£69,322,992	£69,938,436

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,967,386	£1,544,093	£1,730,579	£3,779,316	£4,468,567	£4,989,533
50% SR : 20% LAR : 30% SO	5%	£3,553,244	£6,980,569	£7,168,767	£9,236,556	£9,933,261	£10,464,186
50% SR : 20% LAR : 30% SO	10%	£9,128,967	£12,477,758	£12,667,808	£14,773,865	£15,493,481	£16,037,398
50% SR : 20% LAR : 30% SO	15%	£14,760,241	£18,117,107	£18,313,873	£20,484,883	£21,220,160	£21,775,914
50% SR : 20% LAR : 30% SO	20%	£20,626,998	£23,893,188	£24,092,126	£26,277,668	£27,012,944	£27,568,699
50% SR : 20% LAR : 30% SO	25%	£26,669,539	£29,711,207	£29,914,812	£32,157,899	£32,919,656	£33,495,425
50% SR : 20% LAR : 30% SO	30%	£32,621,219	£35,775,208	£35,992,484	£38,378,753	£39,193,001	£39,808,446
50% SR : 20% LAR : 30% SO	35%	£39,116,138	£42,268,205	£42,488,511	£44,908,790	£45,723,037	£46,338,482
50% SR : 20% LAR : 30% SO	40%	£45,813,749	£48,798,242	£49,018,547	£51,438,825	£52,253,074	£52,868,519
50% SR : 20% LAR : 30% SO	45%	£52,511,360	£55,328,278	£55,548,584	£57,968,862	£58,783,110	£59,398,554
50% SR : 20% LAR : 30% SO	50%	£59,208,970	£61,858,314	£62,078,619	£64,498,898	£65,313,147	£65,928,591

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%	£7,737,918	£4,226,438	£4,039,952	£1,991,215	£1,301,964	£780,998
50% SR : 20% LAR : 30% SO	5%	£2,217,287	£1,210,038	£1,398,256	£3,466,025	£4,162,730	£4,693,655
50% SR : 20% LAR : 30% SO	10%	£3,358,436	£6,707,226	£6,897,277	£9,003,334	£9,722,950	£10,266,867
50% SR : 20% LAR : 30% SO	15%	£9,009,710	£12,346,576	£12,543,342	£14,714,352	£15,449,629	£16,005,383
50% SR : 20% LAR : 30% SO	20%	£14,856,466	£18,122,696	£18,321,595	£22,507,137	£23,242,413	£23,798,168
50% SR : 20% LAR : 30% SO	25%	£20,799,008	£23,940,676	£24,144,281	£28,387,367	£29,122,643	£29,678,894
50% SR : 20% LAR : 30% SO	30%	£26,850,688	£29,007,677	£29,221,953	£32,608,222	£33,342,469	£33,937,915
50% SR : 20% LAR : 30% SO	35%	£33,345,607	£34,497,674	£34,717,980	£39,138,258	£39,882,506	£40,481,561
50% SR : 20% LAR : 30% SO	40%	£40,043,219	£43,027,714	£43,248,016	£45,669,294	£46,423,543	£47,077,567
50% SR : 20% LAR : 30% SO	45%	£46,740,828	£49,557,746	£49,778,052	£52,198,331	£53,012,579	£53,628,023
50% SR : 20% LAR : 30% SO	50%	£53,438,439	£56,087,783	£56,308,088	£58,728,367	£59,542,616	£60,158,060

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

**MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 30% AW @ 50% MR**

Value Area
Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,445,974	-£6,260,012	-£6,458,950	-£8,644,492	-£9,379,768	-£9,935,523
50% SR : 20% LAR : 30% SO	5%	-£7,521,141	-£11,236,601	-£11,435,539	-£13,621,081	-£14,361,069	-£14,923,189
50% SR : 20% LAR : 30% SO	10%	-£12,647,487	-£16,251,548	-£16,455,152	-£18,702,174	-£19,463,931	-£20,041,764
50% SR : 20% LAR : 30% SO	15%	-£17,848,076	-£21,450,095	-£21,661,532	-£24,004,412	-£24,805,978	-£25,418,777
50% SR : 20% LAR : 30% SO	20%	-£23,310,077	-£26,961,856	-£27,182,161	-£29,602,439	-£30,416,888	-£31,032,132
50% SR : 20% LAR : 30% SO	25%	-£29,087,997	-£32,575,211	-£32,795,516	-£35,215,795	-£36,030,044	-£36,645,488
50% SR : 20% LAR : 30% SO	30%	-£34,868,926	-£38,188,567	-£38,408,872	-£40,829,151	-£41,643,398	-£42,258,844
50% SR : 20% LAR : 30% SO	35%	-£40,649,856	-£43,801,923	-£44,022,228	-£46,442,506	-£47,256,754	-£47,872,200
50% SR : 20% LAR : 30% SO	40%	-£46,430,785	-£49,415,278	-£49,635,584	-£52,055,862	-£52,870,110	-£53,485,554
50% SR : 20% LAR : 30% SO	45%	-£52,211,715	-£55,028,633	-£55,248,939	-£57,669,218	-£58,483,466	-£59,098,910
50% SR : 20% LAR : 30% SO	50%	-£57,992,645	-£60,641,989	-£60,862,294	-£63,282,574	-£64,096,822	-£64,712,266

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£32,876,424	-£36,692,462	-£36,891,400	-£38,076,943	-£39,812,219	-£40,367,974
50% SR : 20% LAR : 30% SO	5%	-£37,953,591	-£41,669,051	-£41,867,989	-£44,053,532	-£44,793,519	-£45,355,639
50% SR : 20% LAR : 30% SO	10%	-£43,079,937	-£46,683,998	-£46,887,602	-£49,134,624	-£49,896,381	-£50,474,214
50% SR : 20% LAR : 30% SO	15%	-£48,280,527	-£51,882,545	-£52,093,982	-£54,436,862	-£55,238,429	-£55,851,227
50% SR : 20% LAR : 30% SO	20%	-£53,742,528	-£57,394,306	-£57,614,611	-£60,034,889	-£60,849,138	-£61,464,583
50% SR : 20% LAR : 30% SO	25%	-£59,520,447	-£63,007,662	-£63,227,967	-£65,648,245	-£66,462,494	-£67,077,938
50% SR : 20% LAR : 30% SO	30%	-£65,301,376	-£68,621,017	-£68,841,322	-£71,261,601	-£72,075,849	-£72,691,294
50% SR : 20% LAR : 30% SO	35%	-£71,082,306	-£74,234,373	-£74,454,678	-£76,874,957	-£77,689,205	-£78,304,650
50% SR : 20% LAR : 30% SO	40%	-£76,863,236	-£79,847,728	-£80,068,034	-£82,488,313	-£83,302,560	-£83,918,005
50% SR : 20% LAR : 30% SO	45%	-£82,644,166	-£85,461,084	-£85,681,390	-£88,101,668	-£88,915,916	-£89,531,361
50% SR : 20% LAR : 30% SO	50%	-£88,425,095	-£91,074,440	-£91,294,745	-£93,715,024	-£94,529,272	-£95,144,716

Residual Land values compared to benchmark land values

Benchmark land value 2- Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£20,820,840	-£24,634,877	-£24,833,816	-£27,019,358	-£27,754,634	-£28,310,389
50% SR : 20% LAR : 30% SO	5%	-£25,896,007	-£29,611,467	-£29,810,405	-£31,995,947	-£32,735,934	-£33,298,055
50% SR : 20% LAR : 30% SO	10%	-£31,022,353	-£34,626,413	-£34,830,017	-£37,077,040	-£37,838,797	-£38,416,629
50% SR : 20% LAR : 30% SO	15%	-£36,222,942	-£39,624,961	-£39,836,397	-£42,379,277	-£43,180,844	-£43,793,642
50% SR : 20% LAR : 30% SO	20%	-£41,684,943	-£44,638,721	-£44,857,026	-£47,977,305	-£48,791,553	-£49,406,998
50% SR : 20% LAR : 30% SO	25%	-£47,462,862	-£50,650,077	-£50,870,382	-£53,590,660	-£54,404,909	-£55,020,354
50% SR : 20% LAR : 30% SO	30%	-£53,243,791	-£56,663,433	-£56,883,738	-£59,204,016	-£60,018,264	-£60,633,709
50% SR : 20% LAR : 30% SO	35%	-£59,024,722	-£62,676,788	-£62,897,094	-£64,817,372	-£65,631,620	-£66,247,065
50% SR : 20% LAR : 30% SO	40%	-£64,805,651	-£68,690,143	-£68,910,449	-£70,430,728	-£71,244,976	-£71,860,420
50% SR : 20% LAR : 30% SO	45%	-£70,586,581	-£74,703,499	-£74,923,805	-£76,044,084	-£76,858,331	-£77,473,776
50% SR : 20% LAR : 30% SO	50%	-£76,367,510	-£80,716,855	-£80,937,160	-£81,657,439	-£82,471,687	-£83,087,132

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%	-£16,810,995	-£20,625,032	-£20,823,971	-£23,009,513	-£23,744,789	-£24,300,544
50% SR : 20% LAR : 30% SO	5%	-£21,886,162	-£25,601,622	-£25,800,560	-£27,986,102	-£28,726,089	-£29,288,210
50% SR : 20% LAR : 30% SO	10%	-£27,012,508	-£30,616,568	-£30,820,172	-£33,067,195	-£33,828,952	-£34,406,784
50% SR : 20% LAR : 30% SO	15%	-£32,213,097	-£35,615,116	-£35,826,552	-£38,369,432	-£39,170,999	-£39,783,797
50% SR : 20% LAR : 30% SO	20%	-£37,675,098	-£40,624,664	-£40,836,268	-£43,967,660	-£44,718,708	-£45,397,153
50% SR : 20% LAR : 30% SO	25%	-£43,453,017	-£46,640,232	-£46,852,337	-£49,580,815	-£50,395,064	-£51,010,509
50% SR : 20% LAR : 30% SO	30%	-£49,233,946	-£52,655,800	-£52,867,905	-£55,194,171	-£56,008,419	-£56,623,864
50% SR : 20% LAR : 30% SO	35%	-£55,014,875	-£58,671,368	-£58,883,473	-£60,807,527	-£61,621,775	-£62,237,220
50% SR : 20% LAR : 30% SO	40%	-£60,795,804	-£64,686,936	-£64,900,041	-£66,420,883	-£67,235,131	-£67,850,575
50% SR : 20% LAR : 30% SO	45%	-£66,576,733	-£70,702,504	-£70,915,609	-£72,034,239	-£72,848,486	-£73,463,931
50% SR : 20% LAR : 30% SO	50%	-£72,357,662	-£76,718,072	-£76,931,177	-£77,647,594	-£78,461,842	-£79,077,287

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,040,463	-£14,854,501	-£15,053,439	-£17,238,982	-£17,974,258	-£18,530,013
50% SR : 20% LAR : 30% SO	5%	-£16,116,630	-£19,831,090	-£20,030,029	-£22,215,571	-£22,955,847	-£23,511,597
50% SR : 20% LAR : 30% SO	10%	-£21,241,976	-£24,846,037	-£25,049,641	-£27,296,663	-£28,058,420	-£28,636,253
50% SR : 20% LAR : 30% SO	15%	-£26,442,566	-£30,044,584	-£30,256,021	-£32,598,901	-£33,400,468	-£34,013,266
50% SR : 20% LAR : 30% SO	20%	-£31,904,567	-£35,256,345	-£35,476,650	-£38,196,928	-£39,011,177	-£39,626,622
50% SR : 20% LAR : 30% SO	25%	-£37,682,486	-£40,669,701	-£40,890,006	-£43,810,284	-£44,624,533	-£45,239,977
50% SR : 20% LAR : 30% SO	30%	-£43,463,415	-£46,283,057	-£46,503,362	-£49,423,640	-£50,237,889	-£50,853,333
50% SR : 20% LAR : 30% SO	35%	-£49,244,345	-£52,096,413	-£52,316,717	-£55,036,996	-£55,851,244	-£56,466,689
50% SR : 20% LAR : 30% SO	40%	-£55,025,274	-£58,009,769	-£58,230,073	-£60,650,352	-£61,464,600	-£62,080,044
50% SR : 20% LAR : 30% SO	45%	-£60,806,203	-£63,923,125	-£64,143,429	-£66,263,707	-£67,077,955	-£67,693,400
50% SR : 20% LAR : 30% SO	50%	-£66,587,132	-£69,936,481	-£70,156,784	-£71,877,063	-£72,691,311	-£73,306,755

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

**MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 30% AW @ 50% MR**

**Value Area
Becontree and Valence Park (CIL Zone 3)**

**No Units 1090
Site Area 2.1 Ha**

**Sales value Inflation 0%
Build cost Inflation 0%**

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£16,351,496	-£20,362,727	-£20,571,440	-£22,877,425	-£23,658,896	-£24,256,819
50% SR : 20% LAR : 30% SO	5%	-£21,127,049	-£25,153,233	-£25,370,464	-£27,785,220	-£28,599,468	-£29,214,913
50% SR : 20% LAR : 30% SO	10%	-£26,170,050	-£30,159,987	-£30,380,292	-£32,800,571	-£33,614,819	-£34,230,264
50% SR : 20% LAR : 30% SO	15%	-£31,352,975	-£35,175,338	-£35,395,643	-£37,815,922	-£38,630,170	-£39,245,615
50% SR : 20% LAR : 30% SO	20%	-£36,535,901	-£40,190,689	-£40,410,994	-£42,831,273	-£43,645,521	-£44,260,966
50% SR : 20% LAR : 30% SO	25%	-£41,718,825	-£45,206,040	-£45,426,345	-£47,846,625	-£48,660,872	-£49,276,317
50% SR : 20% LAR : 30% SO	30%	-£46,901,751	-£50,221,391	-£50,441,697	-£52,861,976	-£53,676,223	-£54,291,668
50% SR : 20% LAR : 30% SO	35%	-£52,084,676	-£55,236,742	-£55,457,048	-£57,877,326	-£58,691,574	-£59,307,019
50% SR : 20% LAR : 30% SO	40%	-£57,267,601	-£60,252,094	-£60,472,399	-£62,892,677	-£63,706,925	-£64,322,371
50% SR : 20% LAR : 30% SO	45%	-£62,450,526	-£65,267,445	-£65,487,750	-£67,908,028	-£68,722,276	-£69,337,722
50% SR : 20% LAR : 30% SO	50%	-£67,633,451	-£70,282,796	-£70,503,101	-£72,923,379	-£73,737,627	-£74,353,073

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£46,783,946	-£50,795,177	-£51,003,891	-£53,309,876	-£54,091,346	-£54,688,270
50% SR : 20% LAR : 30% SO	5%	-£51,559,499	-£55,585,683	-£55,802,914	-£58,217,670	-£59,031,919	-£59,647,363
50% SR : 20% LAR : 30% SO	10%	-£56,602,500	-£60,592,437	-£60,812,742	-£63,233,021	-£64,047,270	-£64,662,714
50% SR : 20% LAR : 30% SO	15%	-£61,785,426	-£65,607,788	-£65,828,093	-£68,248,372	-£69,062,621	-£69,678,065
50% SR : 20% LAR : 30% SO	20%	-£66,968,351	-£70,623,139	-£70,843,444	-£73,263,723	-£74,077,972	-£74,693,416
50% SR : 20% LAR : 30% SO	25%	-£72,151,276	-£75,638,490	-£75,858,795	-£78,279,075	-£79,093,323	-£79,708,767
50% SR : 20% LAR : 30% SO	30%	-£77,334,201	-£80,653,841	-£80,874,147	-£83,294,426	-£84,108,674	-£84,724,118
50% SR : 20% LAR : 30% SO	35%	-£82,517,126	-£85,669,192	-£85,889,498	-£88,309,777	-£89,124,025	-£89,739,469
50% SR : 20% LAR : 30% SO	40%	-£87,700,051	-£90,684,544	-£90,904,849	-£93,325,128	-£94,139,376	-£94,754,821
50% SR : 20% LAR : 30% SO	45%	-£92,882,976	-£95,699,895	-£95,920,200	-£98,340,479	-£99,154,727	-£99,770,172
50% SR : 20% LAR : 30% SO	50%	-£98,065,902	-£100,715,246	-£100,935,551	-£103,355,830	-£104,170,078	-£104,785,523

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%	-£34,726,361	-£38,737,593	-£38,946,306	-£41,252,291	-£42,033,761	-£42,631,685
50% SR : 20% LAR : 30% SO	5%	-£39,501,914	-£43,528,099	-£43,745,329	-£46,160,085	-£46,974,334	-£47,589,778
50% SR : 20% LAR : 30% SO	10%	-£44,544,916	-£48,534,853	-£48,755,158	-£51,175,436	-£51,989,685	-£52,605,129
50% SR : 20% LAR : 30% SO	15%	-£49,727,841	-£53,550,204	-£53,770,509	-£56,190,787	-£57,005,036	-£57,620,480
50% SR : 20% LAR : 30% SO	20%	-£54,910,766	-£58,565,555	-£58,785,860	-£61,206,138	-£62,020,387	-£62,635,831
50% SR : 20% LAR : 30% SO	25%	-£60,093,691	-£63,580,906	-£63,801,211	-£66,221,490	-£67,035,738	-£67,651,182
50% SR : 20% LAR : 30% SO	30%	-£65,276,616	-£68,596,257	-£68,816,563	-£71,236,841	-£72,051,089	-£72,666,533
50% SR : 20% LAR : 30% SO	35%	-£70,459,542	-£73,611,608	-£73,831,914	-£76,252,192	-£77,066,440	-£77,681,884
50% SR : 20% LAR : 30% SO	40%	-£75,642,466	-£78,626,960	-£78,847,265	-£81,267,543	-£82,081,791	-£82,697,235
50% SR : 20% LAR : 30% SO	45%	-£80,825,392	-£83,642,311	-£83,862,616	-£86,282,894	-£87,097,142	-£87,712,587
50% SR : 20% LAR : 30% SO	50%	-£86,008,317	-£88,657,662	-£88,877,967	-£91,298,245	-£92,112,493	-£92,727,938

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%	-£30,716,516	-£34,727,748	-£34,936,461	-£37,242,446	-£38,023,916	-£38,621,840
50% SR : 20% LAR : 30% SO	5%	-£35,492,069	-£39,518,254	-£39,735,484	-£42,150,240	-£42,964,489	-£43,579,933
50% SR : 20% LAR : 30% SO	10%	-£40,535,071	-£44,525,008	-£44,745,313	-£47,165,591	-£47,979,940	-£48,595,284
50% SR : 20% LAR : 30% SO	15%	-£45,717,996	-£49,540,359	-£49,760,664	-£52,180,942	-£52,995,191	-£53,610,635
50% SR : 20% LAR : 30% SO	20%	-£50,900,921	-£54,555,710	-£54,776,015	-£57,196,293	-£58,010,542	-£58,626,986
50% SR : 20% LAR : 30% SO	25%	-£56,083,846	-£59,571,061	-£59,791,366	-£62,211,645	-£63,025,893	-£63,641,337
50% SR : 20% LAR : 30% SO	30%	-£61,266,771	-£64,586,412	-£64,806,717	-£67,226,998	-£68,041,246	-£68,656,690
50% SR : 20% LAR : 30% SO	35%	-£66,449,696	-£69,601,763	-£69,822,068	-£72,242,349	-£73,056,597	-£73,671,939
50% SR : 20% LAR : 30% SO	40%	-£71,632,621	-£74,617,114	-£74,837,420	-£77,257,699	-£78,071,948	-£78,687,391
50% SR : 20% LAR : 30% SO	45%	-£76,815,547	-£79,632,466	-£79,852,771	-£82,273,049	-£83,087,297	-£83,702,742
50% SR : 20% LAR : 30% SO	50%	-£81,998,472	-£84,647,817	-£84,868,122	-£87,288,400	-£88,102,648	-£88,718,093

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£24,945,985	-£28,957,216	-£29,165,930	-£31,471,914	-£32,253,385	-£32,851,309
50% SR : 20% LAR : 30% SO	5%	-£29,721,538	-£33,742,772	-£33,954,953	-£36,379,709	-£37,193,558	-£37,809,402
50% SR : 20% LAR : 30% SO	10%	-£34,764,539	-£38,754,472	-£38,974,781	-£41,395,060	-£42,209,309	-£42,824,753
50% SR : 20% LAR : 30% SO	15%	-£39,947,465	-£43,769,827	-£43,990,132	-£46,410,411	-£47,224,660	-£47,840,104
50% SR : 20% LAR : 30% SO	20%	-£45,130,390	-£48,785,178	-£49,005,483	-£51,425,762	-£52,240,011	-£52,855,455
50% SR : 20% LAR : 30% SO	25%	-£50,313,315	-£53,800,529	-£54,020,834	-£56,441,114	-£57,255,362	-£57,870,806
50% SR : 20% LAR : 30% SO	30%	-£55,496,240	-£58,815,880	-£59,036,186	-£61,456,465	-£62,270,713	-£62,886,157
50% SR : 20% LAR : 30% SO	35%	-£60,679,166	-£63,831,231	-£64,051,537	-£66,471,816	-£67,286,064	-£67,901,508
50% SR : 20% LAR : 30% SO	40%	-£65,862,091	-£68,846,582	-£69,066,888	-£71,487,167	-£72,301,415	-£72,916,959
50% SR : 20% LAR : 30% SO	45%	-£71,045,017	-£73,861,933	-£74,082,239	-£76,502,518	-£77,316,766	-£77,932,211
50% SR : 20% LAR : 30% SO	50%	-£76,227,942	-£78,877,284	-£79,097,590	-£81,517,969	-£82,332,217	-£82,947,662

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(e)(c)) 35% AW @ 25% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£29,184,098	£20,228,083	£20,043,231	£18,012,443	£17,327,990	£16,807,023
50% SR : 20% LAR : 30% SO	5%	£23,192,251	£14,547,121	£14,360,635	£12,311,899	£11,622,648	£11,097,299
50% SR : 20% LAR : 30% SO	10%	£17,167,283	£8,820,222	£8,632,004	£6,563,693	£5,861,266	£5,330,341
50% SR : 20% LAR : 30% SO	15%	£11,100,094	£3,032,844	£2,842,783	£737,277	£27,703	£-15,823
50% SR : 20% LAR : 30% SO	20%	£4,963,077	£-2,890,323	£-3,087,090	£-5,260,562	£-5,995,838	£-6,551,593
50% SR : 20% LAR : 30% SO	25%	£-1,285,762	£-8,963,954	£-9,162,892	£-11,348,434	£-12,083,710	£-12,639,464
50% SR : 20% LAR : 30% SO	30%	£-7,760,320	£-15,085,944	£-15,289,549	£-17,534,556	£-18,296,312	£-18,872,202
50% SR : 20% LAR : 30% SO	35%	£-14,316,501	£-21,470,848	£-21,684,924	£-24,074,732	£-24,888,981	£-25,504,426
50% SR : 20% LAR : 30% SO	40%	£-21,169,832	£-28,296,635	£-28,516,840	£-30,937,118	£-31,751,367	£-32,366,812
50% SR : 20% LAR : 30% SO	45%	£-28,539,634	£-35,158,921	£-35,379,226	£-37,799,505	£-38,613,754	£-39,229,198
50% SR : 20% LAR : 30% SO	50%	£-35,915,264	£-42,021,307	£-42,241,612	£-44,661,891	£-45,476,139	£-46,091,584

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%	£-1,248,353	£-10,204,367	£-10,388,219	£-12,420,008	£-13,104,460	£-13,625,427
50% SR : 20% LAR : 30% SO	5%	£-7,240,199	£-15,885,329	£-16,071,815	£-18,120,551	£-18,809,802	£-19,335,151
50% SR : 20% LAR : 30% SO	10%	£-13,265,168	£-21,612,228	£-21,800,446	£-23,868,757	£-24,571,184	£-25,102,109
50% SR : 20% LAR : 30% SO	15%	£-19,332,366	£-27,399,606	£-27,589,657	£-29,695,173	£-30,404,748	£-30,948,273
50% SR : 20% LAR : 30% SO	20%	£-25,469,374	£-33,322,773	£-33,519,540	£-35,693,012	£-36,428,288	£-36,984,043
50% SR : 20% LAR : 30% SO	25%	£-31,718,213	£-39,396,404	£-39,595,342	£-41,780,884	£-42,516,160	£-43,071,914
50% SR : 20% LAR : 30% SO	30%	£-38,192,770	£-45,518,394	£-45,721,999	£-47,967,096	£-48,728,763	£-49,304,652
50% SR : 20% LAR : 30% SO	35%	£-44,748,951	£-51,703,099	£-51,917,374	£-54,207,183	£-55,021,431	£-55,506,876
50% SR : 20% LAR : 30% SO	40%	£-51,502,282	£-58,028,885	£-58,249,290	£-60,589,569	£-61,433,818	£-61,929,266
50% SR : 20% LAR : 30% SO	45%	£-58,472,084	£-64,591,371	£-64,811,676	£-67,331,955	£-68,205,204	£-68,691,648
50% SR : 20% LAR : 30% SO	50%	£-65,647,714	£-71,393,758	£-71,624,063	£-74,564,341	£-75,508,589	£-76,024,034

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£10,809,232	£1,853,218	£1,668,366	£-362,423	£-1,046,876	£-1,567,843
50% SR : 20% LAR : 30% SO	5%	£4,817,386	£-3,827,744	£-4,014,230	£-6,062,966	£-6,752,217	£-7,277,566
50% SR : 20% LAR : 30% SO	10%	£-1,207,583	£-9,554,644	£-9,742,661	£-11,811,172	£-12,513,599	£-13,044,524
50% SR : 20% LAR : 30% SO	15%	£-7,274,781	£-15,342,021	£-15,532,072	£-17,637,589	£-18,347,163	£-18,890,689
50% SR : 20% LAR : 30% SO	20%	£-13,411,789	£-21,285,188	£-21,481,956	£-23,635,428	£-24,370,704	£-24,926,459
50% SR : 20% LAR : 30% SO	25%	£-19,660,628	£-27,338,819	£-27,537,758	£-29,723,300	£-30,458,576	£-31,014,330
50% SR : 20% LAR : 30% SO	30%	£-26,135,188	£-33,460,809	£-33,664,415	£-35,809,421	£-36,571,178	£-37,127,067
50% SR : 20% LAR : 30% SO	35%	£-32,881,367	£-39,645,514	£-39,859,789	£-42,000,947	£-42,803,947	£-43,379,291
50% SR : 20% LAR : 30% SO	40%	£-39,844,698	£-46,071,401	£-46,291,708	£-48,311,984	£-49,126,233	£-49,741,677
50% SR : 20% LAR : 30% SO	45%	£-46,914,499	£-52,733,787	£-52,954,092	£-55,174,370	£-56,008,619	£-56,604,054
50% SR : 20% LAR : 30% SO	50%	£-54,290,129	£-59,636,173	£-59,866,478	£-62,838,756	£-63,781,004	£-64,346,450

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£14,819,077	£5,863,063	£5,678,211	£3,647,422	£2,962,969	£2,442,002
50% SR : 20% LAR : 30% SO	5%	£8,827,231	£182,101	£-4,386	£-2,053,121	£-2,742,372	£-3,267,721
50% SR : 20% LAR : 30% SO	10%	£2,802,262	£-5,544,789	£-5,733,016	£-7,801,327	£-8,503,754	£-9,034,679
50% SR : 20% LAR : 30% SO	15%	£-3,284,936	£-11,332,176	£-11,522,227	£-13,627,744	£-14,337,318	£-14,880,844
50% SR : 20% LAR : 30% SO	20%	£-9,401,944	£-17,285,343	£-17,482,111	£-19,625,583	£-20,360,859	£-20,916,614
50% SR : 20% LAR : 30% SO	25%	£-15,650,783	£-23,328,974	£-23,527,913	£-25,713,495	£-26,448,731	£-27,004,485
50% SR : 20% LAR : 30% SO	30%	£-22,125,341	£-29,450,964	£-29,654,570	£-31,899,576	£-32,661,333	£-33,237,222
50% SR : 20% LAR : 30% SO	35%	£-28,881,522	£-35,635,699	£-35,849,944	£-38,139,753	£-39,004,002	£-39,689,446
50% SR : 20% LAR : 30% SO	40%	£-35,934,853	£-42,081,556	£-42,291,861	£-44,502,139	£-45,366,386	£-46,031,832
50% SR : 20% LAR : 30% SO	45%	£-43,204,654	£-48,723,942	£-48,944,247	£-51,364,525	£-52,238,774	£-52,904,219
50% SR : 20% LAR : 30% SO	50%	£-50,780,284	£-55,586,328	£-55,806,633	£-58,728,911	£-59,611,159	£-60,266,605

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%	£20,589,608	£11,633,594	£11,448,742	£9,417,953	£8,733,500	£8,212,534
50% SR : 20% LAR : 30% SO	5%	£14,597,762	£5,952,632	£5,766,146	£3,717,410	£3,028,159	£2,502,810
50% SR : 20% LAR : 30% SO	10%	£8,572,793	£225,733	£37,515	£-2,030,796	£-2,733,223	£-3,264,148
50% SR : 20% LAR : 30% SO	15%	£2,505,595	£-5,561,645	£-5,751,696	£-7,857,213	£-8,566,787	£-9,110,312
50% SR : 20% LAR : 30% SO	20%	£-3,631,413	£-11,484,812	£-11,681,579	£-13,855,051	£-14,590,327	£-15,146,082
50% SR : 20% LAR : 30% SO	25%	£-9,880,252	£-17,558,443	£-17,757,381	£-19,942,923	£-20,678,200	£-21,233,954
50% SR : 20% LAR : 30% SO	30%	£-16,354,810	£-23,680,433	£-23,884,038	£-26,129,045	£-26,890,802	£-27,466,691
50% SR : 20% LAR : 30% SO	35%	£-22,910,989	£-29,965,138	£-30,179,413	£-32,369,222	£-33,153,471	£-33,698,915
50% SR : 20% LAR : 30% SO	40%	£-29,643,321	£-36,391,024	£-36,611,329	£-39,031,608	£-40,045,857	£-40,561,301
50% SR : 20% LAR : 30% SO	45%	£-37,134,123	£-43,053,411	£-43,273,716	£-46,393,994	£-47,208,243	£-47,623,687
50% SR : 20% LAR : 30% SO	50%	£-44,509,753	£-50,015,797	£-50,236,102	£-53,256,380	£-54,070,628	£-54,486,074

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 35% AW @ 25% MR

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,296,723	-£11,706,520	-£11,905,458	-£14,094,519	-£14,838,217	-£15,400,338
50% SR : 20% LAR : 30% SO	5%	-£11,270,546	-£16,498,818	-£16,702,422	-£18,950,961	-£19,712,718	-£20,290,688
50% SR : 20% LAR : 30% SO	10%	-£16,273,022	-£21,451,563	-£21,662,959	-£23,999,475	-£24,793,048	-£25,399,905
50% SR : 20% LAR : 30% SO	15%	-£21,469,737	-£26,678,430	-£26,898,735	-£29,319,013	-£30,133,262	-£30,743,707
50% SR : 20% LAR : 30% SO	20%	-£26,996,467	-£32,033,956	-£32,254,261	-£34,674,539	-£35,488,787	-£36,104,233
50% SR : 20% LAR : 30% SO	25%	-£32,606,004	-£37,389,481	-£37,609,786	-£40,030,064	-£40,844,313	-£41,459,758
50% SR : 20% LAR : 30% SO	30%	-£38,215,521	-£42,745,007	-£42,965,312	-£45,385,591	-£46,199,838	-£46,815,294
50% SR : 20% LAR : 30% SO	35%	-£43,825,038	-£48,100,532	-£48,320,837	-£50,741,116	-£51,595,364	-£52,210,809
50% SR : 20% LAR : 30% SO	40%	-£49,434,555	-£53,456,058	-£53,676,363	-£56,096,642	-£56,910,890	-£57,526,335
50% SR : 20% LAR : 30% SO	45%	-£55,044,073	-£58,811,583	-£59,031,888	-£61,452,167	-£62,266,416	-£62,881,860
50% SR : 20% LAR : 30% SO	50%	-£60,653,590	-£64,167,109	-£64,387,414	-£66,807,693	-£67,621,941	-£68,237,386

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£36,729,173	-£42,138,970	-£42,337,908	-£44,526,969	-£45,270,667	-£45,832,788
50% SR : 20% LAR : 30% SO	5%	-£41,702,996	-£46,931,268	-£47,134,872	-£49,383,412	-£50,145,169	-£50,723,138
50% SR : 20% LAR : 30% SO	10%	-£46,705,472	-£51,884,013	-£52,095,449	-£54,431,925	-£55,225,498	-£55,832,356
50% SR : 20% LAR : 30% SO	15%	-£51,902,188	-£57,110,880	-£57,331,185	-£59,751,464	-£60,565,712	-£61,181,157
50% SR : 20% LAR : 30% SO	20%	-£57,428,937	-£62,466,406	-£62,686,711	-£65,106,990	-£65,921,238	-£66,536,683
50% SR : 20% LAR : 30% SO	25%	-£63,038,454	-£67,821,931	-£68,042,236	-£70,462,515	-£71,276,764	-£71,892,208
50% SR : 20% LAR : 30% SO	30%	-£68,647,972	-£73,177,457	-£73,397,762	-£75,818,041	-£76,632,289	-£77,247,734
50% SR : 20% LAR : 30% SO	35%	-£74,257,489	-£78,532,982	-£78,753,287	-£81,173,566	-£81,987,815	-£82,603,259
50% SR : 20% LAR : 30% SO	40%	-£79,867,006	-£83,888,508	-£84,108,813	-£86,529,092	-£87,343,340	-£87,958,785
50% SR : 20% LAR : 30% SO	45%	-£85,476,523	-£89,244,034	-£89,464,339	-£91,884,617	-£92,698,866	-£93,314,310
50% SR : 20% LAR : 30% SO	50%	-£91,086,040	-£94,599,560	-£94,819,865	-£97,240,143	-£98,054,391	-£98,669,836

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%	-£24,671,588	-£30,081,385	-£30,280,323	-£32,469,384	-£33,213,083	-£33,775,203
50% SR : 20% LAR : 30% SO	5%	-£29,645,412	-£34,873,683	-£35,072,288	-£37,325,827	-£38,069,584	-£38,665,553
50% SR : 20% LAR : 30% SO	10%	-£34,647,887	-£39,826,428	-£40,037,865	-£42,374,340	-£43,167,914	-£43,774,771
50% SR : 20% LAR : 30% SO	15%	-£39,844,603	-£45,053,295	-£45,273,600	-£47,693,879	-£48,508,128	-£49,123,572
50% SR : 20% LAR : 30% SO	20%	-£45,371,353	-£50,408,821	-£50,629,127	-£53,049,450	-£53,883,853	-£54,479,098
50% SR : 20% LAR : 30% SO	25%	-£50,980,870	-£55,764,347	-£55,984,652	-£58,404,930	-£59,219,179	-£59,834,623
50% SR : 20% LAR : 30% SO	30%	-£56,590,387	-£61,119,873	-£61,340,178	-£63,760,456	-£64,574,704	-£65,190,149
50% SR : 20% LAR : 30% SO	35%	-£62,199,904	-£66,475,398	-£66,695,703	-£69,115,981	-£69,930,230	-£70,545,674
50% SR : 20% LAR : 30% SO	40%	-£67,809,421	-£71,830,924	-£72,051,229	-£74,471,507	-£75,285,756	-£75,901,201
50% SR : 20% LAR : 30% SO	45%	-£73,418,938	-£77,186,449	-£77,406,754	-£79,827,032	-£80,641,281	-£81,256,726
50% SR : 20% LAR : 30% SO	50%	-£79,028,455	-£82,541,975	-£82,762,280	-£85,182,558	-£85,996,806	-£86,612,252

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£8,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£20,661,743	-£26,071,540	-£26,270,478	-£28,459,539	-£29,203,238	-£29,765,358
50% SR : 20% LAR : 30% SO	5%	-£25,635,567	-£30,863,838	-£31,067,443	-£33,315,982	-£34,077,739	-£34,655,708
50% SR : 20% LAR : 30% SO	10%	-£30,638,042	-£35,816,583	-£36,020,020	-£38,364,495	-£39,158,069	-£39,746,926
50% SR : 20% LAR : 30% SO	15%	-£35,834,758	-£41,043,450	-£41,263,755	-£43,684,034	-£44,498,283	-£45,113,727
50% SR : 20% LAR : 30% SO	20%	-£41,361,508	-£46,398,976	-£46,619,282	-£49,039,560	-£49,853,808	-£50,469,253
50% SR : 20% LAR : 30% SO	25%	-£46,971,025	-£51,754,502	-£51,974,807	-£54,395,085	-£55,209,334	-£55,824,778
50% SR : 20% LAR : 30% SO	30%	-£52,580,542	-£57,110,028	-£57,330,333	-£59,750,611	-£60,564,859	-£61,180,304
50% SR : 20% LAR : 30% SO	35%	-£58,190,059	-£62,465,553	-£62,685,858	-£65,106,136	-£65,920,385	-£66,535,829
50% SR : 20% LAR : 30% SO	40%	-£63,799,576	-£67,821,079	-£68,041,384	-£70,461,662	-£71,275,910	-£71,891,355
50% SR : 20% LAR : 30% SO	45%	-£69,409,093	-£73,176,604	-£73,396,909	-£75,817,187	-£76,631,436	-£77,246,881
50% SR : 20% LAR : 30% SO	50%	-£75,018,610	-£78,532,130	-£78,752,435	-£81,172,713	-£81,986,961	-£82,602,407

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%	-£14,891,212	-£20,301,009	-£20,499,947	-£22,689,008	-£23,432,706	-£23,994,827
50% SR : 20% LAR : 30% SO	5%	-£19,865,035	-£25,093,307	-£25,296,911	-£27,545,451	-£28,307,208	-£28,869,177
50% SR : 20% LAR : 30% SO	10%	-£24,867,511	-£30,046,052	-£30,257,489	-£32,693,964	-£33,387,538	-£33,994,395
50% SR : 20% LAR : 30% SO	15%	-£30,064,227	-£35,272,919	-£35,493,224	-£37,913,503	-£38,727,752	-£39,343,196
50% SR : 20% LAR : 30% SO	20%	-£35,590,977	-£40,628,445	-£40,848,750	-£43,269,029	-£44,083,277	-£44,698,722
50% SR : 20% LAR : 30% SO	25%	-£41,200,494	-£46,083,970	-£46,304,275	-£48,624,554	-£49,438,803	-£50,054,247
50% SR : 20% LAR : 30% SO	30%	-£46,810,011	-£51,539,496	-£51,759,801	-£53,980,080	-£54,794,328	-£55,409,773
50% SR : 20% LAR : 30% SO	35%	-£52,419,528	-£57,094,021	-£57,314,326	-£59,665,605	-£60,449,854	-£61,065,298
50% SR : 20% LAR : 30% SO	40%	-£58,029,045	-£62,548,546	-£62,768,851	-£64,881,131	-£65,605,379	-£66,220,823
50% SR : 20% LAR : 30% SO	45%	-£63,638,562	-£68,003,071	-£68,223,376	-£70,046,656	-£70,860,905	-£71,476,349
50% SR : 20% LAR : 30% SO	50%	-£69,248,079	-£73,457,596	-£73,677,901	-£75,402,182	-£76,216,430	-£76,831,876

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 35% AW @ 25% MR

Value Area
Chadwell Heath (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£16,409,979	£12,898,499	£12,712,013	£10,663,277	£9,974,025	£9,453,060
50% SR : 20% LAR : 30% SO	5%	£10,889,348	£7,462,024	£7,273,805	£5,206,037	£4,509,331	£3,978,406
50% SR : 20% LAR : 30% SO	10%	£5,313,627	£1,964,835	£1,774,784	£-330,175	£-1,049,791	£-1,593,708
50% SR : 20% LAR : 30% SO	15%	£-336,551	£-3,673,417	£-3,870,183	£-6,041,193	£-6,776,469	£-7,332,224
50% SR : 20% LAR : 30% SO	20%	£-6,183,306	£-9,449,497	£-9,648,436	£-11,833,978	£-12,569,254	£-13,125,008
50% SR : 20% LAR : 30% SO	25%	£-12,125,848	£-15,265,767	£-15,468,879	£-17,710,821	£-18,472,578	£-19,048,348
50% SR : 20% LAR : 30% SO	30%	£-18,174,142	£-21,327,756	£-21,541,873	£-23,925,703	£-24,739,951	£-25,355,396
50% SR : 20% LAR : 30% SO	35%	£-24,663,088	£-27,815,155	£-28,035,460	£-30,455,739	£-31,269,988	£-31,885,432
50% SR : 20% LAR : 30% SO	40%	£-31,360,699	£-34,345,192	£-34,565,497	£-36,985,775	£-37,800,023	£-38,415,469
50% SR : 20% LAR : 30% SO	45%	£-38,058,309	£-40,875,228	£-41,095,533	£-43,515,812	£-44,330,060	£-44,945,505
50% SR : 20% LAR : 30% SO	50%	£-44,755,920	£-47,405,265	£-47,625,570	£-50,045,648	£-50,860,097	£-51,475,541

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-14,022,472	£-17,533,951	£-17,720,437	£-18,769,173	£-20,458,425	£-20,978,381
50% SR : 20% LAR : 30% SO	5%	£-19,543,102	£-22,970,426	£-23,158,645	£-25,226,414	£-25,923,119	£-26,454,044
50% SR : 20% LAR : 30% SO	10%	£-25,118,824	£-28,467,615	£-28,657,666	£-30,762,625	£-31,482,241	£-32,026,158
50% SR : 20% LAR : 30% SO	15%	£-30,769,001	£-34,105,867	£-34,302,633	£-36,473,643	£-37,208,919	£-37,764,674
50% SR : 20% LAR : 30% SO	20%	£-36,615,757	£-39,881,948	£-40,080,886	£-42,266,428	£-43,001,704	£-43,557,458
50% SR : 20% LAR : 30% SO	25%	£-42,658,298	£-45,698,218	£-45,901,329	£-48,143,271	£-48,905,028	£-49,460,798
50% SR : 20% LAR : 30% SO	30%	£-48,806,592	£-51,760,206	£-51,974,323	£-54,358,153	£-55,172,401	£-55,787,846
50% SR : 20% LAR : 30% SO	35%	£-55,095,539	£-58,247,905	£-58,467,910	£-60,888,189	£-61,702,438	£-62,317,882
50% SR : 20% LAR : 30% SO	40%	£-61,793,149	£-64,777,642	£-64,997,947	£-67,418,226	£-68,232,474	£-68,847,919
50% SR : 20% LAR : 30% SO	45%	£-68,490,759	£-71,307,678	£-71,527,983	£-73,948,263	£-74,762,510	£-75,377,955
50% SR : 20% LAR : 30% SO	50%	£-75,188,370	£-77,837,715	£-78,058,020	£-80,478,298	£-81,292,547	£-81,907,992

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-1,964,887	£-5,476,366	£-5,662,852	£-7,711,688	£-8,400,840	£-8,921,806
50% SR : 20% LAR : 30% SO	5%	£-7,485,517	£-10,912,842	£-11,101,060	£-13,168,829	£-13,865,534	£-14,396,459
50% SR : 20% LAR : 30% SO	10%	£-13,061,239	£-16,410,031	£-16,600,082	£-18,705,041	£-19,424,656	£-19,968,574
50% SR : 20% LAR : 30% SO	15%	£-18,711,417	£-22,048,282	£-22,245,048	£-24,416,058	£-25,151,334	£-25,707,089
50% SR : 20% LAR : 30% SO	20%	£-24,558,172	£-27,824,383	£-28,023,301	£-30,208,843	£-30,944,120	£-31,499,873
50% SR : 20% LAR : 30% SO	25%	£-30,500,713	£-33,640,633	£-33,843,745	£-36,085,687	£-36,847,444	£-37,423,213
50% SR : 20% LAR : 30% SO	30%	£-36,649,007	£-39,702,822	£-39,916,738	£-42,300,569	£-43,114,816	£-43,730,262
50% SR : 20% LAR : 30% SO	35%	£-43,037,954	£-46,190,021	£-46,410,326	£-48,830,894	£-49,644,853	£-50,260,298
50% SR : 20% LAR : 30% SO	40%	£-49,735,564	£-52,720,058	£-52,940,363	£-55,360,641	£-56,174,889	£-56,790,334
50% SR : 20% LAR : 30% SO	45%	£-56,433,174	£-59,250,095	£-59,470,398	£-61,890,678	£-62,704,926	£-63,320,370
50% SR : 20% LAR : 30% SO	50%	£-63,130,786	£-65,780,130	£-66,000,435	£-68,420,714	£-69,234,962	£-69,850,407

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial **£6,840,496**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,044,958	£-1,466,521	£-1,653,007	£-3,701,743	£-4,390,995	£-4,911,961
50% SR : 20% LAR : 30% SO	5%	£-3,475,672	£-6,902,997	£-7,091,215	£-9,158,964	£-9,855,689	£-10,386,614
50% SR : 20% LAR : 30% SO	10%	£-9,051,394	£-12,400,186	£-12,590,237	£-14,695,196	£-15,414,811	£-15,958,729
50% SR : 20% LAR : 30% SO	15%	£-14,701,572	£-18,038,437	£-18,236,203	£-20,406,213	£-21,141,489	£-21,697,244
50% SR : 20% LAR : 30% SO	20%	£-20,548,327	£-23,814,518	£-24,013,456	£-26,198,998	£-26,934,275	£-27,490,028
50% SR : 20% LAR : 30% SO	25%	£-26,490,868	£-29,630,788	£-29,833,900	£-32,075,842	£-32,837,599	£-33,413,368
50% SR : 20% LAR : 30% SO	30%	£-32,539,162	£-35,692,777	£-35,906,893	£-38,290,724	£-39,104,971	£-39,720,417
50% SR : 20% LAR : 30% SO	35%	£-38,692,109	£-42,180,176	£-42,400,481	£-44,820,759	£-45,635,008	£-46,250,453
50% SR : 20% LAR : 30% SO	40%	£-45,726,719	£-48,710,213	£-48,930,518	£-51,350,796	£-52,165,044	£-52,780,489
50% SR : 20% LAR : 30% SO	45%	£-52,423,329	£-55,240,248	£-55,460,553	£-57,880,833	£-58,695,081	£-59,310,525
50% SR : 20% LAR : 30% SO	50%	£-59,120,941	£-61,770,285	£-61,990,590	£-64,410,969	£-65,225,117	£-65,840,562

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% SO	0%	£7,815,489	£4,304,010	£4,117,524	£2,068,788	£1,379,536	£858,570
50% SR : 20% LAR : 30% SO	5%	£2,294,859	£-1,132,465	£-1,320,884	£-3,388,453	£-4,085,158	£-4,616,083
50% SR : 20% LAR : 30% SO	10%	£-3,280,863	£-6,629,655	£-6,819,705	£-8,924,664	£-9,644,280	£-10,188,198
50% SR : 20% LAR : 30% SO	15%	£-8,931,041	£-12,267,906	£-12,464,672	£-14,635,682	£-15,370,958	£-15,926,713
50% SR : 20% LAR : 30% SO	20%	£-14,777,796	£-18,043,987	£-18,242,925	£-20,428,467	£-21,163,743	£-21,719,497
50% SR : 20% LAR : 30% SO	25%	£-20,720,337	£-23,860,257	£-24,063,368	£-26,305,310	£-27,067,067	£-27,642,837
50% SR : 20% LAR : 30% SO	30%	£-26,768,631	£-29,922,245	£-30,136,362	£-32,520,192	£-33,334,440	£-33,949,886
50% SR : 20% LAR : 30% SO	35%	£-33,257,578	£-36,409,445	£-36,629,490	£-38,950,226	£-39,864,477	£-40,475,921
50% SR : 20% LAR : 30% SO	40%	£-39,955,188	£-42,939,681	£-43,159,986	£-45,580,265	£-46,394,513	£-47,009,968
50% SR : 20% LAR : 30% SO	45%	£-46,852,798	£-49,469,717	£-49,690,022	£-52,110,302	£-52,924,550	£-53,539,994
50% SR : 20% LAR : 30% SO	50%	£-53,950,409	£-56,000,754	£-56,220,059	£-58,640,337	£-59,454,586	£-60,070,031

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(a)(c)) 35% AW @ 25% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,367,304	-£6,181,342	-£6,380,280	-£8,565,823	-£9,301,099	-£9,856,853
50% SR : 20% LAR : 30% SO	5%	-£7,442,471	-£11,157,931	-£11,356,870	-£13,542,412	-£14,281,285	-£14,843,406
50% SR : 20% LAR : 30% SO	10%	-£12,568,817	-£16,170,635	-£16,374,240	-£18,620,117	-£19,361,874	-£19,958,546
50% SR : 20% LAR : 30% SO	15%	-£17,766,019	-£21,305,699	-£21,577,136	-£23,918,822	-£24,719,177	-£25,330,747
50% SR : 20% LAR : 30% SO	20%	-£23,223,276	-£26,873,826	-£27,094,131	-£29,514,410	-£30,328,658	-£30,944,103
50% SR : 20% LAR : 30% SO	25%	-£28,999,967	-£32,487,182	-£32,707,487	-£35,127,766	-£35,942,013	-£36,557,459
50% SR : 20% LAR : 30% SO	30%	-£34,780,896	-£38,100,537	-£38,320,843	-£40,741,121	-£41,555,369	-£42,170,814
50% SR : 20% LAR : 30% SO	35%	-£40,561,826	-£43,713,893	-£43,934,199	-£46,354,477	-£47,168,725	-£47,784,169
50% SR : 20% LAR : 30% SO	40%	-£46,342,756	-£49,327,248	-£49,547,553	-£51,967,833	-£52,782,081	-£53,397,525
50% SR : 20% LAR : 30% SO	45%	-£52,123,685	-£54,940,604	-£55,160,909	-£57,581,188	-£58,395,437	-£59,010,881
50% SR : 20% LAR : 30% SO	50%	-£57,904,615	-£60,553,960	-£60,774,265	-£63,194,543	-£64,008,792	-£64,624,237

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£32,798,755	-£36,613,793	-£36,812,731	-£38,998,273	-£39,733,549	-£40,288,303
50% SR : 20% LAR : 30% SO	5%	-£37,874,922	-£41,590,382	-£41,789,320	-£43,974,862	-£44,713,736	-£45,275,856
50% SR : 20% LAR : 30% SO	10%	-£43,001,268	-£46,603,085	-£46,806,691	-£49,052,567	-£49,814,324	-£50,390,996
50% SR : 20% LAR : 30% SO	15%	-£48,198,470	-£51,798,149	-£52,009,586	-£54,351,272	-£55,151,627	-£55,763,197
50% SR : 20% LAR : 30% SO	20%	-£53,655,726	-£57,306,277	-£57,526,582	-£59,946,860	-£60,781,108	-£61,376,553
50% SR : 20% LAR : 30% SO	25%	-£59,432,418	-£63,219,632	-£63,439,937	-£66,560,216	-£67,344,464	-£67,989,909
50% SR : 20% LAR : 30% SO	30%	-£65,213,347	-£69,532,987	-£69,753,293	-£73,786,927	-£74,681,819	-£75,336,264
50% SR : 20% LAR : 30% SO	35%	-£70,994,276	-£75,746,343	-£75,966,649	-£79,786,927	-£80,781,175	-£81,436,620
50% SR : 20% LAR : 30% SO	40%	-£76,775,206	-£81,959,699	-£82,179,004	-£86,400,283	-£87,594,531	-£88,249,986
50% SR : 20% LAR : 30% SO	45%	-£82,556,135	-£88,173,054	-£88,393,359	-£93,013,638	-£94,287,887	-£94,943,341
50% SR : 20% LAR : 30% SO	50%	-£88,337,064	-£94,386,410	-£94,606,715	-£100,026,994	-£101,301,243	-£102,056,697

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%	-£20,742,170	-£24,556,208	-£24,755,146	-£26,940,688	-£27,675,964	-£28,231,718
50% SR : 20% LAR : 30% SO	5%	-£25,817,337	-£29,532,797	-£29,731,735	-£31,917,277	-£32,652,551	-£33,218,272
50% SR : 20% LAR : 30% SO	10%	-£30,943,683	-£34,545,501	-£34,749,106	-£36,994,983	-£37,756,740	-£38,333,413
50% SR : 20% LAR : 30% SO	15%	-£36,140,885	-£39,740,584	-£39,952,002	-£42,293,687	-£43,094,043	-£43,705,613
50% SR : 20% LAR : 30% SO	20%	-£41,598,142	-£45,248,692	-£45,468,997	-£47,889,275	-£48,703,523	-£49,318,969
50% SR : 20% LAR : 30% SO	25%	-£47,374,833	-£50,862,048	-£51,082,353	-£53,502,631	-£54,316,879	-£54,932,324
50% SR : 20% LAR : 30% SO	30%	-£53,151,762	-£56,475,402	-£56,695,708	-£59,115,987	-£59,930,235	-£60,545,679
50% SR : 20% LAR : 30% SO	35%	-£58,928,691	-£62,088,756	-£62,309,064	-£64,729,343	-£65,543,591	-£66,159,035
50% SR : 20% LAR : 30% SO	40%	-£64,717,622	-£67,702,114	-£67,922,419	-£70,342,698	-£71,156,946	-£71,772,391
50% SR : 20% LAR : 30% SO	45%	-£70,498,551	-£73,315,470	-£73,535,775	-£75,956,053	-£76,770,302	-£77,385,747
50% SR : 20% LAR : 30% SO	50%	-£76,279,481	-£78,928,826	-£79,149,131	-£81,569,409	-£82,383,658	-£82,999,102

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%	-£16,732,325	-£20,546,363	-£20,745,301	-£22,930,843	-£23,666,119	-£24,221,873
50% SR : 20% LAR : 30% SO	5%	-£21,807,492	-£25,522,952	-£25,721,890	-£27,907,432	-£28,642,706	-£29,208,427
50% SR : 20% LAR : 30% SO	10%	-£26,933,838	-£30,535,656	-£30,739,261	-£32,985,138	-£33,746,895	-£34,323,566
50% SR : 20% LAR : 30% SO	15%	-£32,131,040	-£35,730,719	-£35,942,157	-£38,283,842	-£39,084,198	-£39,695,768
50% SR : 20% LAR : 30% SO	20%	-£37,588,297	-£41,238,847	-£41,459,152	-£43,879,430	-£44,693,678	-£45,309,124
50% SR : 20% LAR : 30% SO	25%	-£43,364,988	-£46,852,203	-£47,072,508	-£49,492,786	-£50,307,034	-£50,922,479
50% SR : 20% LAR : 30% SO	30%	-£49,141,917	-£52,465,557	-£52,685,863	-£55,106,142	-£55,920,390	-£56,535,834
50% SR : 20% LAR : 30% SO	35%	-£54,928,846	-£58,078,913	-£58,299,219	-£60,719,498	-£61,533,746	-£62,149,190
50% SR : 20% LAR : 30% SO	40%	-£60,717,777	-£63,692,269	-£63,912,574	-£66,332,853	-£67,147,101	-£67,762,546
50% SR : 20% LAR : 30% SO	45%	-£66,506,706	-£69,305,625	-£69,525,930	-£71,946,208	-£72,760,457	-£73,375,902
50% SR : 20% LAR : 30% SO	50%	-£72,289,636	-£74,918,981	-£75,139,286	-£77,559,564	-£78,373,813	-£78,989,257

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,961,794	-£14,775,832	-£14,974,770	-£17,160,312	-£17,895,588	-£18,451,342
50% SR : 20% LAR : 30% SO	5%	-£16,036,961	-£19,752,421	-£19,951,359	-£22,136,901	-£22,872,175	-£23,427,929
50% SR : 20% LAR : 30% SO	10%	-£21,163,307	-£24,765,125	-£24,968,730	-£27,214,606	-£27,976,363	-£28,532,035
50% SR : 20% LAR : 30% SO	15%	-£26,360,509	-£29,960,188	-£30,171,626	-£32,513,311	-£33,313,866	-£33,925,237
50% SR : 20% LAR : 30% SO	20%	-£31,817,765	-£35,468,316	-£35,688,621	-£38,108,899	-£38,923,147	-£39,538,582
50% SR : 20% LAR : 30% SO	25%	-£37,594,457	-£41,081,671	-£41,301,976	-£43,722,255	-£44,536,503	-£45,151,948
50% SR : 20% LAR : 30% SO	30%	-£43,371,386	-£46,695,026	-£46,915,332	-£49,335,611	-£50,149,859	-£50,765,303
50% SR : 20% LAR : 30% SO	35%	-£49,148,315	-£52,308,382	-£52,528,688	-£55,948,966	-£56,763,314	-£57,378,658
50% SR : 20% LAR : 30% SO	40%	-£54,925,244	-£57,921,738	-£58,142,043	-£60,562,322	-£61,376,670	-£61,991,015
50% SR : 20% LAR : 30% SO	45%	-£60,702,173	-£63,535,094	-£63,755,399	-£66,175,677	-£66,989,925	-£67,604,370
50% SR : 20% LAR : 30% SO	50%	-£66,479,102	-£69,148,449	-£69,368,754	-£71,789,033	-£72,603,282	-£73,218,726

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

**MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 35% AW @ 25% MR**

Value Area
Becontree and Valence Park (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£16,271,713	-£20,279,508	-£20,488,221	-£22,793,028	-£23,574,499	-£24,171,229
50% SR : 20% LAR : 30% SO	5%	-£21,043,831	-£25,066,432	-£25,283,662	-£27,697,190	-£28,511,438	-£29,126,883
50% SR : 20% LAR : 30% SO	10%	-£26,082,021	-£30,071,958	-£30,292,263	-£32,712,541	-£33,526,789	-£34,142,234
50% SR : 20% LAR : 30% SO	15%	-£31,264,946	-£35,087,309	-£35,307,614	-£37,727,892	-£38,542,140	-£39,157,585
50% SR : 20% LAR : 30% SO	20%	-£36,447,871	-£40,102,660	-£40,322,965	-£42,743,243	-£43,557,492	-£44,172,936
50% SR : 20% LAR : 30% SO	25%	-£41,630,796	-£45,118,011	-£45,338,316	-£47,758,594	-£48,572,843	-£49,188,287
50% SR : 20% LAR : 30% SO	30%	-£46,813,721	-£50,133,362	-£50,353,667	-£52,773,945	-£53,588,194	-£54,203,638
50% SR : 20% LAR : 30% SO	35%	-£51,996,646	-£55,148,713	-£55,369,018	-£57,789,297	-£58,603,545	-£59,218,989
50% SR : 20% LAR : 30% SO	40%	-£57,179,571	-£60,164,064	-£60,384,369	-£62,804,648	-£63,618,896	-£64,234,340
50% SR : 20% LAR : 30% SO	45%	-£62,362,497	-£65,179,415	-£65,399,721	-£67,819,999	-£68,634,247	-£69,249,691
50% SR : 20% LAR : 30% SO	50%	-£67,545,421	-£70,194,766	-£70,415,072	-£72,835,350	-£73,649,598	-£74,265,042

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£46,704,163	-£50,711,958	-£50,920,672	-£53,225,479	-£54,006,949	-£54,603,680
50% SR : 20% LAR : 30% SO	5%	-£51,476,281	-£55,486,882	-£55,716,113	-£58,129,641	-£58,943,888	-£59,558,334
50% SR : 20% LAR : 30% SO	10%	-£56,248,400	-£60,261,807	-£60,491,038	-£63,042,329	-£63,856,576	-£64,471,022
50% SR : 20% LAR : 30% SO	15%	-£61,020,519	-£65,036,731	-£65,265,962	-£68,145,021	-£68,959,268	-£69,573,764
50% SR : 20% LAR : 30% SO	20%	-£65,792,638	-£69,811,655	-£70,041,193	-£73,253,713	-£74,067,960	-£74,672,506
50% SR : 20% LAR : 30% SO	25%	-£70,564,757	-£74,586,579	-£74,815,804	-£78,362,405	-£79,176,652	-£79,781,198
50% SR : 20% LAR : 30% SO	30%	-£75,336,876	-£79,361,503	-£79,590,728	-£83,470,946	-£84,285,193	-£84,890,739
50% SR : 20% LAR : 30% SO	35%	-£80,108,995	-£84,136,427	-£84,365,652	-£88,579,387	-£89,393,634	-£89,998,180
50% SR : 20% LAR : 30% SO	40%	-£84,881,114	-£88,911,351	-£89,140,577	-£93,687,828	-£94,502,075	-£95,106,521
50% SR : 20% LAR : 30% SO	45%	-£89,653,233	-£93,686,275	-£93,915,500	-£98,796,269	-£99,610,516	-£100,215,062
50% SR : 20% LAR : 30% SO	50%	-£94,425,352	-£98,461,199	-£98,690,424	-£103,804,710	-£104,618,957	-£105,220,508

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%	-£34,646,576	-£38,654,374	-£38,863,087	-£41,167,894	-£41,949,365	-£42,546,095
50% SR : 20% LAR : 30% SO	5%	-£39,418,696	-£43,429,298	-£43,638,011	-£46,072,056	-£46,853,527	-£47,450,257
50% SR : 20% LAR : 30% SO	10%	-£44,190,816	-£48,204,222	-£48,412,935	-£51,087,407	-£51,868,878	-£52,465,608
50% SR : 20% LAR : 30% SO	15%	-£48,962,936	-£52,979,146	-£53,187,859	-£56,102,758	-£56,884,229	-£57,480,959
50% SR : 20% LAR : 30% SO	20%	-£53,735,056	-£57,754,070	-£57,962,783	-£61,118,109	-£61,900,580	-£62,506,289
50% SR : 20% LAR : 30% SO	25%	-£58,507,176	-£62,528,994	-£62,736,907	-£66,133,460	-£66,915,931	-£67,521,619
50% SR : 20% LAR : 30% SO	30%	-£63,279,296	-£67,303,918	-£67,512,041	-£71,148,811	-£71,931,282	-£72,536,531
50% SR : 20% LAR : 30% SO	35%	-£68,051,416	-£72,078,842	-£72,286,965	-£76,164,153	-£76,946,624	-£77,551,473
50% SR : 20% LAR : 30% SO	40%	-£72,823,536	-£76,853,766	-£77,061,889	-£81,179,514	-£81,961,985	-£82,566,734
50% SR : 20% LAR : 30% SO	45%	-£77,595,656	-£81,628,690	-£81,836,812	-£86,194,855	-£86,977,326	-£87,582,075
50% SR : 20% LAR : 30% SO	50%	-£82,367,776	-£86,403,614	-£86,611,737	-£91,210,216	-£92,002,687	-£92,607,436

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£30,636,733	-£34,644,529	-£34,853,242	-£37,158,049	-£37,939,520	-£38,536,250
50% SR : 20% LAR : 30% SO	5%	-£35,408,851	-£39,419,453	-£39,628,166	-£42,062,211	-£42,843,682	-£43,440,412
50% SR : 20% LAR : 30% SO	10%	-£40,180,969	-£44,194,377	-£44,403,090	-£47,076,562	-£47,858,033	-£48,454,763
50% SR : 20% LAR : 30% SO	15%	-£44,953,087	-£48,969,301	-£49,178,014	-£52,090,913	-£52,872,384	-£53,469,114
50% SR : 20% LAR : 30% SO	20%	-£49,725,205	-£53,744,225	-£53,952,938	-£57,105,264	-£57,886,735	-£58,482,465
50% SR : 20% LAR : 30% SO	25%	-£54,497,323	-£58,519,149	-£58,727,862	-£62,119,615	-£62,901,086	-£63,497,816
50% SR : 20% LAR : 30% SO	30%	-£59,269,441	-£63,294,073	-£63,502,986	-£67,133,966	-£67,915,437	-£68,511,167
50% SR : 20% LAR : 30% SO	35%	-£64,041,559	-£68,068,997	-£68,276,910	-£72,148,317	-£72,929,788	-£73,525,518
50% SR : 20% LAR : 30% SO	40%	-£68,813,677	-£72,843,921	-£73,051,834	-£77,162,668	-£77,944,139	-£78,539,869
50% SR : 20% LAR : 30% SO	45%	-£73,585,795	-£77,618,845	-£77,826,758	-£82,177,019	-£82,958,490	-£83,554,220
50% SR : 20% LAR : 30% SO	50%	-£78,357,913	-£82,393,769	-£82,601,682	-£87,191,370	-£87,972,841	-£88,568,571

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£24,866,202	-£28,873,998	-£29,082,711	-£31,387,518	-£32,168,989	-£32,765,719
50% SR : 20% LAR : 30% SO	5%	-£29,638,320	-£33,648,922	-£33,857,635	-£36,291,680	-£37,073,151	-£37,670,881
50% SR : 20% LAR : 30% SO	10%	-£34,410,438	-£38,423,846	-£38,632,559	-£41,305,931	-£42,087,402	-£42,684,132
50% SR : 20% LAR : 30% SO	15%	-£39,182,556	-£43,198,770	-£43,407,483	-£46,320,182	-£47,101,653	-£47,698,383
50% SR : 20% LAR : 30% SO	20%	-£43,954,674	-£47,973,694	-£48,182,407	-£51,334,433	-£52,115,904	-£52,712,634
50% SR : 20% LAR : 30% SO	25%	-£48,726,792	-£52,748,618	-£52,957,331	-£56,348,684	-£57,130,155	-£57,727,384
50% SR : 20% LAR : 30% SO	30%	-£53,498,910	-£57,523,542	-£57,732,255	-£61,362,935	-£62,144,406	-£62,741,156
50% SR : 20% LAR : 30% SO	35%	-£58,271,028	-£62,298,466	-£62,507,379	-£66,377,186	-£67,158,657	-£67,754,407
50% SR : 20% LAR : 30% SO	40%	-£63,043,146	-£67,073,390	-£67,282,313	-£71,391,437	-£72,172,908	-£72,768,658
50% SR : 20% LAR : 30% SO	45%	-£67,815,264	-£71,848,314	-£72,057,237	-£76,405,688	-£77,187,159	-£77,782,909
50% SR : 20% LAR : 30% SO	50%	-£72,587,382	-£76,623,238	-£76,832,161	-£81,419,939	-£82,201,410	-£82,797,160

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment (B1(e)(c)) 35% AW @ 50% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£29,063,800	£20,107,786	£19,922,934	£17,892,145	£17,207,692	£16,686,727
50% SR : 20% LAR : 30% SO	5%	£23,071,955	£14,426,824	£14,240,338	£12,191,602	£11,502,351	£10,977,002
50% SR : 20% LAR : 30% SO	10%	£17,046,985	£8,699,926	£8,511,707	£6,443,396	£5,740,969	£5,210,044
50% SR : 20% LAR : 30% SO	15%	£10,979,787	£2,912,547	£2,722,486	£616,979	£93,906	£637,823
50% SR : 20% LAR : 30% SO	20%	£4,842,779	£-3,012,323	£-3,209,089	£-5,382,562	£-6,117,838	£-6,673,593
50% SR : 20% LAR : 30% SO	25%	£-1,407,762	£-9,085,953	£-9,284,892	£-11,470,433	£-12,205,710	£-12,761,464
50% SR : 20% LAR : 30% SO	30%	£-7,882,320	£-15,211,421	£-15,415,026	£-17,661,808	£-18,423,565	£-19,001,255
50% SR : 20% LAR : 30% SO	35%	£-14,440,227	£-21,603,380	£-21,817,656	£-24,211,247	£-25,025,495	£-25,840,941
50% SR : 20% LAR : 30% SO	40%	£-21,304,442	£-28,433,050	£-28,653,355	£-31,073,634	£-31,887,881	£-32,503,327
50% SR : 20% LAR : 30% SO	45%	£-28,676,149	£-35,295,436	£-35,515,741	£-37,936,020	£-38,750,268	£-39,365,713
50% SR : 20% LAR : 30% SO	50%	£-36,051,779	£-42,157,821	£-42,378,127	£-44,798,406	£-45,612,654	£-46,228,088

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%	£-1,368,650	£-10,324,695	£-10,508,517	£-12,540,305	£-13,224,758	£-13,745,724
50% SR : 20% LAR : 30% SO	5%	£-7,360,496	£-16,005,627	£-16,192,112	£-18,240,848	£-18,930,099	£-19,455,449
50% SR : 20% LAR : 30% SO	10%	£-13,385,465	£-21,732,525	£-21,920,744	£-23,989,055	£-24,691,481	£-25,222,407
50% SR : 20% LAR : 30% SO	15%	£-19,452,663	£-27,519,904	£-27,709,954	£-29,815,471	£-30,526,356	£-31,070,273
50% SR : 20% LAR : 30% SO	20%	£-25,589,671	£-33,444,773	£-33,641,539	£-35,815,012	£-36,550,288	£-37,106,043
50% SR : 20% LAR : 30% SO	25%	£-31,840,213	£-39,518,403	£-39,717,342	£-41,902,883	£-42,638,161	£-43,183,914
50% SR : 20% LAR : 30% SO	30%	£-38,314,770	£-45,843,871	£-46,047,476	£-48,094,258	£-48,830,015	£-49,433,705
50% SR : 20% LAR : 30% SO	35%	£-44,872,676	£-52,035,831	£-52,250,106	£-54,643,696	£-55,457,946	£-56,073,391
50% SR : 20% LAR : 30% SO	40%	£-51,736,893	£-58,885,500	£-59,095,805	£-61,506,084	£-62,320,332	£-62,935,777
50% SR : 20% LAR : 30% SO	45%	£-58,908,599	£-65,727,887	£-65,948,192	£-68,368,470	£-69,182,718	£-69,798,163
50% SR : 20% LAR : 30% SO	50%	£-66,494,229	£-72,590,272	£-72,810,578	£-75,230,856	£-76,045,104	£-76,660,549

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£10,688,935	£1,732,920	£1,548,068	£-482,720	£-1,167,173	£-1,688,139
50% SR : 20% LAR : 30% SO	5%	£4,697,089	£-3,948,042	£-4,134,528	£-6,183,264	£-6,872,515	£-7,397,864
50% SR : 20% LAR : 30% SO	10%	£-1,327,880	£-9,674,940	£-9,863,159	£-11,931,470	£-12,633,897	£-13,164,822
50% SR : 20% LAR : 30% SO	15%	£-7,395,079	£-15,462,319	£-15,652,370	£-17,757,886	£-18,468,771	£-19,012,689
50% SR : 20% LAR : 30% SO	20%	£-13,532,088	£-21,387,188	£-21,583,955	£-23,757,428	£-24,492,704	£-25,048,559
50% SR : 20% LAR : 30% SO	25%	£-19,782,628	£-27,480,818	£-27,689,758	£-29,845,299	£-30,580,576	£-31,136,330
50% SR : 20% LAR : 30% SO	30%	£-26,257,186	£-33,596,286	£-33,799,892	£-36,036,673	£-36,798,430	£-37,376,121
50% SR : 20% LAR : 30% SO	35%	£-32,815,093	£-39,978,246	£-40,192,521	£-42,586,113	£-43,400,361	£-44,015,806
50% SR : 20% LAR : 30% SO	40%	£-39,679,308	£-46,807,916	£-47,028,221	£-49,448,499	£-50,262,747	£-50,878,192
50% SR : 20% LAR : 30% SO	45%	£-47,051,014	£-53,670,302	£-53,890,607	£-56,310,885	£-57,125,133	£-57,740,579
50% SR : 20% LAR : 30% SO	50%	£-54,426,644	£-60,532,687	£-60,752,993	£-63,173,272	£-63,987,519	£-64,602,964

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£14,698,780	£5,742,765	£5,557,913	£3,527,125	£2,842,672	£2,321,706
50% SR : 20% LAR : 30% SO	5%	£8,706,934	£61,803	£-124,683	£-2,173,419	£-2,862,670	£-3,388,019
50% SR : 20% LAR : 30% SO	10%	£2,681,965	£-5,685,095	£-5,853,314	£-7,921,625	£-8,624,052	£-9,154,977
50% SR : 20% LAR : 30% SO	15%	£-3,385,234	£-11,452,474	£-11,642,525	£-13,748,041	£-14,458,926	£-15,002,844
50% SR : 20% LAR : 30% SO	20%	£-9,522,241	£-17,377,343	£-17,574,110	£-19,747,583	£-20,482,859	£-21,038,614
50% SR : 20% LAR : 30% SO	25%	£-15,772,783	£-23,450,973	£-23,649,913	£-25,835,454	£-26,570,731	£-27,126,485
50% SR : 20% LAR : 30% SO	30%	£-22,247,341	£-29,576,441	£-29,780,047	£-32,026,828	£-32,788,585	£-33,366,276
50% SR : 20% LAR : 30% SO	35%	£-28,805,248	£-35,988,401	£-36,192,521	£-38,576,268	£-39,390,516	£-40,005,961
50% SR : 20% LAR : 30% SO	40%	£-35,669,463	£-42,798,071	£-43,018,376	£-45,438,664	£-46,252,902	£-46,868,347
50% SR : 20% LAR : 30% SO	45%	£-43,041,169	£-49,660,457	£-49,880,762	£-52,301,040	£-53,115,288	£-53,730,734
50% SR : 20% LAR : 30% SO	50%	£-50,416,799	£-56,522,842	£-56,743,148	£-59,163,427	£-59,977,674	£-60,593,119

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%	£20,469,311	£11,513,296	£11,328,444	£9,297,656	£8,613,203	£8,092,237
50% SR : 20% LAR : 30% SO	5%	£14,477,465	£5,832,334	£5,645,848	£3,597,112	£2,907,862	£2,382,512
50% SR : 20% LAR : 30% SO	10%	£8,452,496	£105,436	£-82,783	£-2,151,094	£-2,853,521	£-3,384,446
50% SR : 20% LAR : 30% SO	15%	£2,385,298	£-5,681,943	£-5,871,993	£-7,977,510	£-8,688,395	£-9,232,312
50% SR : 20% LAR : 30% SO	20%	£-3,751,710	£-11,606,812	£-11,803,579	£-13,977,051	£-14,712,328	£-15,268,082
50% SR : 20% LAR : 30% SO	25%	£-10,002,252	£-17,680,442	£-17,879,381	£-20,084,923	£-20,800,200	£-21,355,954
50% SR : 20% LAR : 30% SO	30%	£-16,476,810	£-23,895,910	£-24,099,515	£-26,295,297	£-27,018,054	£-27,595,744
50% SR : 20% LAR : 30% SO	35%	£-23,034,717	£-30,197,670	£-30,412,145	£-32,895,737	£-33,619,985	£-34,235,430
50% SR : 20% LAR : 30% SO	40%	£-29,689,932	£-37,027,639	£-37,247,844	£-39,668,123	£-40,482,371	£-41,097,816
50% SR : 20% LAR : 30% SO	45%	£-37,270,638	£-43,889,926	£-44,110,231	£-46,530,509	£-47,344,757	£-47,960,202
50% SR : 20% LAR : 30% SO	50%	£-44,846,268	£-50,752,311	£-50,972,617	£-53,392,895	£-54,207,143	£-54,822,588

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 35% AW @ 50% MR

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,418,722	-£11,828,520	-£12,027,458	-£14,218,244	-£14,961,943	-£15,524,064
50% SR : 20% LAR : 30% SO	5%	-£11,392,546	-£16,624,295	-£16,827,899	-£19,078,213	-£19,839,970	-£20,419,741
50% SR : 20% LAR : 30% SO	10%	-£16,396,499	-£21,582,441	-£21,793,879	-£24,132,207	-£24,927,658	-£25,534,516
50% SR : 20% LAR : 30% SO	15%	-£21,600,617	-£26,814,985	-£27,035,250	-£29,455,528	-£30,269,777	-£30,885,222
50% SR : 20% LAR : 30% SO	20%	-£27,133,002	-£32,170,470	-£32,390,776	-£34,811,055	-£35,625,302	-£36,240,747
50% SR : 20% LAR : 30% SO	25%	-£32,742,519	-£37,525,996	-£37,746,301	-£40,166,580	-£40,980,828	-£41,596,273
50% SR : 20% LAR : 30% SO	30%	-£38,352,036	-£42,881,521	-£43,101,827	-£45,522,106	-£46,336,354	-£46,951,798
50% SR : 20% LAR : 30% SO	35%	-£43,961,553	-£48,237,047	-£48,457,352	-£50,877,631	-£51,691,880	-£52,307,324
50% SR : 20% LAR : 30% SO	40%	-£49,571,071	-£53,592,572	-£53,812,878	-£56,233,157	-£57,047,405	-£57,662,849
50% SR : 20% LAR : 30% SO	45%	-£55,180,588	-£58,948,098	-£59,168,403	-£61,588,682	-£62,402,931	-£63,018,375
50% SR : 20% LAR : 30% SO	50%	-£60,790,105	-£64,303,623	-£64,523,929	-£66,944,208	-£67,758,456	-£68,373,900

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£36,851,172	-£42,260,970	-£42,459,908	-£44,650,694	-£45,394,394	-£45,956,514
50% SR : 20% LAR : 30% SO	5%	-£41,824,996	-£47,056,745	-£47,260,349	-£49,510,664	-£50,272,421	-£50,852,191
50% SR : 20% LAR : 30% SO	10%	-£46,830,949	-£52,014,892	-£52,226,329	-£54,564,657	-£55,360,109	-£55,966,966
50% SR : 20% LAR : 30% SO	15%	-£52,033,067	-£57,247,395	-£57,467,700	-£59,887,979	-£60,702,228	-£61,317,672
50% SR : 20% LAR : 30% SO	20%	-£57,565,453	-£62,802,920	-£62,823,226	-£65,243,505	-£66,057,753	-£66,673,197
50% SR : 20% LAR : 30% SO	25%	-£63,174,970	-£67,958,446	-£68,178,751	-£70,599,030	-£71,413,279	-£72,028,723
50% SR : 20% LAR : 30% SO	30%	-£68,784,487	-£73,313,971	-£73,534,277	-£75,954,556	-£76,768,804	-£77,384,248
50% SR : 20% LAR : 30% SO	35%	-£74,394,004	-£78,869,498	-£79,089,803	-£81,310,081	-£82,124,330	-£82,739,774
50% SR : 20% LAR : 30% SO	40%	-£80,003,521	-£84,025,023	-£84,245,329	-£86,665,607	-£87,479,856	-£88,095,299
50% SR : 20% LAR : 30% SO	45%	-£85,613,038	-£89,380,549	-£89,600,854	-£92,021,132	-£92,835,381	-£93,450,825
50% SR : 20% LAR : 30% SO	50%	-£91,222,555	-£94,736,074	-£94,956,380	-£97,376,658	-£98,190,906	-£98,806,351

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%	-£24,793,587	-£30,203,385	-£30,402,323	-£32,593,110	-£33,336,809	-£33,898,930
50% SR : 20% LAR : 30% SO	5%	-£29,767,412	-£34,999,160	-£35,202,765	-£37,453,079	-£38,214,836	-£38,794,607
50% SR : 20% LAR : 30% SO	10%	-£34,773,364	-£39,957,307	-£40,168,744	-£42,507,072	-£43,302,524	-£43,909,381
50% SR : 20% LAR : 30% SO	15%	-£39,975,483	-£45,189,811	-£45,410,116	-£47,630,394	-£48,444,843	-£49,060,887
50% SR : 20% LAR : 30% SO	20%	-£45,507,868	-£50,545,336	-£50,765,642	-£52,915,920	-£53,740,168	-£54,365,612
50% SR : 20% LAR : 30% SO	25%	-£51,117,385	-£55,900,862	-£56,121,167	-£58,541,445	-£59,385,694	-£59,971,138
50% SR : 20% LAR : 30% SO	30%	-£56,726,902	-£61,256,387	-£61,476,693	-£63,896,971	-£64,711,219	-£65,326,664
50% SR : 20% LAR : 30% SO	35%	-£62,336,419	-£66,611,913	-£66,832,218	-£69,252,496	-£70,066,745	-£70,682,190
50% SR : 20% LAR : 30% SO	40%	-£67,945,936	-£71,967,438	-£72,187,744	-£74,608,022	-£75,422,270	-£76,037,715
50% SR : 20% LAR : 30% SO	45%	-£73,555,453	-£77,322,964	-£77,543,269	-£79,963,547	-£80,777,796	-£81,393,241
50% SR : 20% LAR : 30% SO	50%	-£79,164,970	-£82,678,489	-£82,898,795	-£85,319,074	-£86,133,321	-£86,748,766

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial **£6,840,496**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£20,763,742	-£26,193,540	-£26,392,478	-£28,583,265	-£29,326,964	-£29,889,085
50% SR : 20% LAR : 30% SO	5%	-£25,757,567	-£30,989,315	-£31,192,920	-£33,443,234	-£34,204,991	-£34,784,762
50% SR : 20% LAR : 30% SO	10%	-£30,763,519	-£35,947,462	-£36,158,899	-£38,497,227	-£39,292,679	-£39,899,536
50% SR : 20% LAR : 30% SO	15%	-£35,965,638	-£41,179,966	-£41,400,271	-£43,620,549	-£44,634,798	-£45,250,242
50% SR : 20% LAR : 30% SO	20%	-£41,498,023	-£46,535,914	-£46,756,797	-£49,176,075	-£49,990,323	-£50,605,767
50% SR : 20% LAR : 30% SO	25%	-£47,107,540	-£51,891,017	-£52,111,322	-£54,531,600	-£55,345,849	-£55,961,293
50% SR : 20% LAR : 30% SO	30%	-£52,717,057	-£57,246,542	-£57,466,848	-£59,887,126	-£60,701,374	-£61,316,819
50% SR : 20% LAR : 30% SO	35%	-£58,326,574	-£62,602,068	-£62,822,373	-£65,242,651	-£66,056,900	-£66,672,345
50% SR : 20% LAR : 30% SO	40%	-£63,936,091	-£67,957,593	-£68,177,899	-£70,598,177	-£71,412,425	-£72,027,870
50% SR : 20% LAR : 30% SO	45%	-£69,545,608	-£73,313,119	-£73,533,424	-£75,953,702	-£76,767,951	-£77,383,396
50% SR : 20% LAR : 30% SO	50%	-£75,155,125	-£78,668,644	-£78,888,950	-£81,309,229	-£82,123,478	-£82,738,921

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%	-£15,013,211	-£20,423,009	-£20,621,947	-£22,812,733	-£23,556,433	-£24,118,553
50% SR : 20% LAR : 30% SO	5%	-£19,987,035	-£25,218,784	-£25,422,388	-£27,672,703	-£28,434,460	-£29,014,231
50% SR : 20% LAR : 30% SO	10%	-£24,992,988	-£30,176,931	-£30,388,368	-£32,726,696	-£33,522,148	-£34,129,005
50% SR : 20% LAR : 30% SO	15%	-£30,195,106	-£35,409,434	-£35,629,739	-£38,050,018	-£38,864,267	-£39,479,711
50% SR : 20% LAR : 30% SO	20%	-£35,727,492	-£40,985,265	-£41,205,570	-£43,405,544	-£44,219,792	-£44,835,236
50% SR : 20% LAR : 30% SO	25%	-£41,337,009	-£46,120,485	-£46,340,790	-£48,761,069	-£49,575,318	-£50,190,762
50% SR : 20% LAR : 30% SO	30%	-£46,946,526	-£51,475,011	-£51,695,317	-£54,116,595	-£54,930,843	-£55,546,287
50% SR : 20% LAR : 30% SO	35%	-£52,556,043	-£56,811,537	-£57,031,842	-£59,472,120	-£60,286,959	-£60,901,913
50% SR : 20% LAR : 30% SO	40%	-£58,165,560	-£62,107,062	-£62,327,368	-£64,827,646	-£65,641,894	-£66,257,338
50% SR : 20% LAR : 30% SO	45%	-£63,775,077	-£67,542,588	-£67,762,893	-£70,183,171	-£70,997,420	-£71,612,865
50% SR : 20% LAR : 30% SO	50%	-£69,384,594	-£72,898,113	-£73,118,419	-£75,538,697	-£76,352,945	-£76,968,390

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 35% AW @ 50% MR

Value Area
Chadwell Heath (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£16,289,681	£12,778,202	£12,591,716	£10,542,980	£9,853,728	£9,332,762
50% SR : 20% LAR : 30% SO	5%	£10,769,051	£7,341,727	£7,153,508	£5,085,739	£4,389,034	£3,858,109
50% SR : 20% LAR : 30% SO	10%	£5,193,329	£1,844,537	£1,654,486	£452,175	£-1,171,791	£-1,715,708
50% SR : 20% LAR : 30% SO	15%	£-458,551	£-3,795,416	£-3,992,183	£-6,163,193	£-6,898,499	£-7,454,224
50% SR : 20% LAR : 30% SO	20%	£-6,305,306	£-9,571,496	£-9,770,436	£-11,955,977	£-12,691,254	£-13,247,008
50% SR : 20% LAR : 30% SO	25%	£-12,247,848	£-15,390,752	£-15,594,356	£-17,838,074	£-18,599,831	£-19,176,154
50% SR : 20% LAR : 30% SO	30%	£-18,301,394	£-21,460,329	£-21,674,605	£-24,062,218	£-24,876,466	£-25,491,910
50% SR : 20% LAR : 30% SO	35%	£-24,799,603	£-27,951,670	£-28,171,975	£-30,592,254	£-31,406,502	£-32,021,947
50% SR : 20% LAR : 30% SO	40%	£-31,497,214	£-34,481,706	£-34,702,012	£-37,122,291	£-37,936,538	£-38,551,983
50% SR : 20% LAR : 30% SO	45%	£-38,194,824	£-41,011,743	£-41,232,048	£-43,652,326	£-44,466,575	£-45,082,020
50% SR : 20% LAR : 30% SO	50%	£-44,892,434	£-47,541,780	£-47,762,085	£-50,182,363	£-50,996,611	£-51,612,056

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-14,142,769	£-17,654,249	£-17,840,735	£-18,889,471	£-20,578,722	£-21,098,688
50% SR : 20% LAR : 30% SO	5%	£-19,663,400	£-23,090,724	£-23,276,943	£-25,346,711	£-26,043,416	£-26,574,342
50% SR : 20% LAR : 30% SO	10%	£-25,239,121	£-28,587,913	£-28,777,964	£-30,884,625	£-31,604,241	£-32,148,158
50% SR : 20% LAR : 30% SO	15%	£-30,891,001	£-34,227,866	£-34,424,633	£-36,595,643	£-37,330,919	£-37,886,674
50% SR : 20% LAR : 30% SO	20%	£-36,737,757	£-40,003,847	£-40,202,886	£-42,388,427	£-43,123,704	£-43,679,458
50% SR : 20% LAR : 30% SO	25%	£-42,690,298	£-45,823,202	£-46,026,806	£-48,270,525	£-49,032,281	£-49,608,604
50% SR : 20% LAR : 30% SO	30%	£-48,733,844	£-51,692,780	£-52,107,055	£-54,494,668	£-55,308,916	£-55,924,361
50% SR : 20% LAR : 30% SO	35%	£-55,232,054	£-58,384,121	£-58,804,426	£-61,024,704	£-61,838,952	£-62,454,397
50% SR : 20% LAR : 30% SO	40%	£-61,829,664	£-65,914,156	£-66,134,462	£-67,554,741	£-68,368,989	£-68,984,433
50% SR : 20% LAR : 30% SO	45%	£-68,627,274	£-73,444,193	£-73,664,498	£-74,084,777	£-74,899,026	£-75,514,470
50% SR : 20% LAR : 30% SO	50%	£-75,324,884	£-77,974,230	£-78,194,535	£-80,614,813	£-81,429,061	£-82,044,507

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%	£-2,085,184	£-5,596,664	£-5,783,150	£-7,831,886	£-8,521,138	£-9,042,104
50% SR : 20% LAR : 30% SO	5%	£-7,605,815	£-11,033,139	£-11,221,358	£-13,289,126	£-13,985,832	£-14,516,757
50% SR : 20% LAR : 30% SO	10%	£-13,181,537	£-16,530,328	£-16,720,379	£-18,827,041	£-19,546,656	£-20,090,574
50% SR : 20% LAR : 30% SO	15%	£-18,833,417	£-22,170,281	£-22,367,049	£-24,538,058	£-25,273,334	£-25,829,089
50% SR : 20% LAR : 30% SO	20%	£-24,690,172	£-27,946,382	£-28,145,301	£-30,330,842	£-31,066,120	£-31,621,873
50% SR : 20% LAR : 30% SO	25%	£-30,622,713	£-33,765,617	£-33,969,222,713	£-36,212,940	£-36,974,697	£-37,551,019
50% SR : 20% LAR : 30% SO	30%	£-36,676,260	£-39,635,195	£-40,049,470	£-42,437,084	£-43,251,331	£-43,866,776
50% SR : 20% LAR : 30% SO	35%	£-43,174,469	£-46,328,536	£-46,546,841	£-49,367,119	£-49,781,367	£-50,398,813
50% SR : 20% LAR : 30% SO	40%	£-49,872,079	£-52,856,572	£-53,076,878	£-55,497,156	£-56,311,404	£-56,926,849
50% SR : 20% LAR : 30% SO	45%	£-56,559,589	£-59,386,608	£-59,606,913	£-62,027,192	£-62,841,441	£-63,456,885
50% SR : 20% LAR : 30% SO	50%	£-63,267,300	£-65,916,645	£-66,136,950	£-68,557,229	£-69,371,477	£-69,986,922

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,924,661	£-1,586,819	£-1,773,305	£-3,822,041	£-4,511,293	£-5,032,599
50% SR : 20% LAR : 30% SO	5%	£-3,995,970	£-7,023,294	£-7,211,513	£-9,279,281	£-9,975,987	£-10,506,912
50% SR : 20% LAR : 30% SO	10%	£-9,171,692	£-12,520,483	£-12,710,534	£-14,817,196	£-15,536,811	£-16,080,729
50% SR : 20% LAR : 30% SO	15%	£-14,823,572	£-18,160,436	£-18,357,204	£-20,528,213	£-21,263,489	£-21,819,244
50% SR : 20% LAR : 30% SO	20%	£-20,670,327	£-23,938,517	£-24,135,456	£-26,320,997	£-27,056,275	£-27,612,028
50% SR : 20% LAR : 30% SO	25%	£-26,612,868	£-29,755,772	£-29,959,377	£-32,203,995	£-32,964,852	£-33,541,174
50% SR : 20% LAR : 30% SO	30%	£-32,666,415	£-35,625,350	£-35,839,625	£-38,427,239	£-39,241,486	£-39,856,931
50% SR : 20% LAR : 30% SO	35%	£-39,164,624	£-42,316,691	£-42,536,986	£-44,957,274	£-45,771,522	£-46,386,968
50% SR : 20% LAR : 30% SO	40%	£-45,852,234	£-49,046,727	£-49,267,033	£-51,487,511	£-52,301,559	£-52,917,003
50% SR : 20% LAR : 30% SO	45%	£-52,559,844	£-55,376,763	£-55,597,068	£-58,017,347	£-58,831,596	£-59,447,040
50% SR : 20% LAR : 30% SO	50%	£-59,257,455	£-61,906,800	£-62,127,105	£-64,547,384	£-65,361,632	£-65,977,077

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%	£7,695,192	£4,183,712	£3,997,226	£1,948,490	£1,259,238	£798,273
50% SR : 20% LAR : 30% SO	5%	£2,174,561	£-1,252,763	£-1,440,982	£-3,608,750	£-4,205,456	£-4,736,381
50% SR : 20% LAR : 30% SO	10%	£-3,401,160	£-6,749,952	£-6,940,003	£-9,046,664	£-9,766,280	£-10,310,198
50% SR : 20% LAR : 30% SO	15%	£-9,053,041	£-12,389,905	£-12,586,672	£-14,757,682	£-15,492,958	£-16,048,713
50% SR : 20% LAR : 30% SO	20%	£-14,899,796	£-18,165,986	£-18,364,925	£-20,550,466	£-21,285,743	£-21,841,497
50% SR : 20% LAR : 30% SO	25%	£-20,842,337	£-23,985,241	£-24,184,845	£-26,432,564	£-27,194,321	£-27,770,643
50% SR : 20% LAR : 30% SO	30%	£-26,895,883	£-29,805,819	£-30,269,094	£-32,656,707	£-33,470,955	£-34,085,400
50% SR : 20% LAR : 30% SO	35%	£-33,394,093	£-35,645,160	£-35,766,465	£-39,186,745	£-40,000,991	£-40,616,436
50% SR : 20% LAR : 30% SO	40%	£-40,091,703	£-43,076,195	£-43,298,501	£-46,196,780	£-46,531,028	£-47,148,472
50% SR : 20% LAR : 30% SO	45%	£-46,789,313	£-49,606,232	£-49,828,537	£-52,246,816	£-53,061,065	£-53,676,509
50% SR : 20% LAR : 30% SO	50%	£-53,486,923	£-56,136,269	£-56,358,574	£-58,776,653	£-59,591,100	£-60,206,546

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 35% AW @ 50% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 1090
Site Area 2.1 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,489,304	-£6,303,342	-£6,502,280	-£8,687,823	-£9,423,099	-£9,978,853
50% SR : 20% LAR : 30% SO	5%	-£7,564,471	-£11,279,931	-£11,478,870	-£13,664,412	-£14,405,012	-£14,967,131
50% SR : 20% LAR : 30% SO	10%	-£12,690,818	-£16,296,112	-£16,499,717	-£18,747,369	-£19,509,126	-£20,087,599
50% SR : 20% LAR : 30% SO	15%	-£17,893,271	-£21,496,579	-£21,708,015	-£24,051,554	-£24,853,787	-£25,467,262
50% SR : 20% LAR : 30% SO	20%	-£23,357,896	-£27,010,340	-£27,230,646	-£29,650,925	-£30,495,173	-£31,080,617
50% SR : 20% LAR : 30% SO	25%	-£29,136,481	-£32,623,696	-£32,844,002	-£35,264,281	-£36,078,528	-£36,693,973
50% SR : 20% LAR : 30% SO	30%	-£34,917,412	-£38,237,052	-£38,457,357	-£40,877,636	-£41,691,884	-£42,307,329
50% SR : 20% LAR : 30% SO	35%	-£40,698,341	-£43,850,408	-£44,070,713	-£46,490,991	-£47,305,240	-£47,920,684
50% SR : 20% LAR : 30% SO	40%	-£46,479,271	-£49,463,763	-£49,684,068	-£52,104,347	-£52,918,696	-£53,534,040
50% SR : 20% LAR : 30% SO	45%	-£52,260,200	-£55,077,119	-£55,297,424	-£57,717,703	-£58,531,951	-£59,147,396
50% SR : 20% LAR : 30% SO	50%	-£58,041,129	-£60,690,475	-£60,910,780	-£63,331,059	-£64,145,306	-£64,760,752

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£32,821,755	-£36,735,793	-£36,934,731	-£38,120,273	-£39,895,549	-£40,411,333
50% SR : 20% LAR : 30% SO	5%	-£37,996,922	-£41,712,382	-£41,911,320	-£44,096,862	-£44,837,462	-£45,399,582
50% SR : 20% LAR : 30% SO	10%	-£43,123,268	-£46,728,562	-£46,932,168	-£49,179,819	-£49,941,576	-£50,520,049
50% SR : 20% LAR : 30% SO	15%	-£48,325,722	-£51,929,029	-£52,140,465	-£54,484,004	-£55,296,238	-£55,899,713
50% SR : 20% LAR : 30% SO	20%	-£53,790,337	-£57,442,791	-£57,663,097	-£60,083,375	-£60,897,623	-£61,513,067
50% SR : 20% LAR : 30% SO	25%	-£59,568,932	-£63,056,146	-£63,276,452	-£65,696,731	-£66,510,979	-£67,126,423
50% SR : 20% LAR : 30% SO	30%	-£65,349,862	-£68,669,502	-£68,889,807	-£71,310,087	-£72,124,335	-£72,739,779
50% SR : 20% LAR : 30% SO	35%	-£71,130,791	-£74,282,858	-£74,503,163	-£76,923,441	-£77,737,690	-£78,353,135
50% SR : 20% LAR : 30% SO	40%	-£76,911,721	-£79,896,214	-£80,116,519	-£82,536,797	-£83,351,046	-£83,966,491
50% SR : 20% LAR : 30% SO	45%	-£82,692,651	-£85,509,570	-£85,729,875	-£88,150,153	-£88,964,401	-£89,579,846
50% SR : 20% LAR : 30% SO	50%	-£88,473,580	-£91,122,925	-£91,343,230	-£93,763,509	-£94,577,757	-£95,193,202

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£20,864,170	-£24,678,208	-£24,877,146	-£27,062,688	-£27,797,964	-£28,353,718
50% SR : 20% LAR : 30% SO	5%	-£25,939,337	-£29,654,797	-£29,853,735	-£32,039,277	-£32,779,877	-£33,341,997
50% SR : 20% LAR : 30% SO	10%	-£31,065,683	-£34,670,978	-£34,874,583	-£37,122,235	-£37,883,992	-£38,462,465
50% SR : 20% LAR : 30% SO	15%	-£36,268,137	-£39,871,444	-£40,082,880	-£42,426,419	-£43,228,853	-£43,842,128
50% SR : 20% LAR : 30% SO	20%	-£41,732,752	-£45,385,206	-£45,605,512	-£48,025,790	-£48,840,038	-£49,456,483
50% SR : 20% LAR : 30% SO	25%	-£47,511,347	-£50,998,562	-£51,218,868	-£53,639,146	-£54,453,394	-£55,068,838
50% SR : 20% LAR : 30% SO	30%	-£53,292,277	-£56,611,917	-£56,832,222	-£59,252,502	-£60,066,750	-£60,682,194
50% SR : 20% LAR : 30% SO	35%	-£59,073,206	-£62,225,273	-£62,445,578	-£64,865,857	-£65,680,106	-£66,295,550
50% SR : 20% LAR : 30% SO	40%	-£64,854,137	-£67,838,629	-£68,058,934	-£70,479,213	-£71,293,461	-£71,908,905
50% SR : 20% LAR : 30% SO	45%	-£70,635,066	-£73,451,985	-£73,672,290	-£76,092,568	-£76,906,816	-£77,522,262
50% SR : 20% LAR : 30% SO	50%	-£76,415,995	-£79,065,341	-£79,285,646	-£81,705,924	-£82,520,172	-£83,135,617

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%	-£16,854,325	-£20,668,363	-£20,867,301	-£23,052,843	-£23,798,119	-£24,343,873
50% SR : 20% LAR : 30% SO	5%	-£21,929,492	-£25,644,952	-£25,843,890	-£28,029,432	-£28,770,032	-£29,332,152
50% SR : 20% LAR : 30% SO	10%	-£27,055,838	-£30,661,133	-£30,864,738	-£33,112,390	-£33,874,147	-£34,452,620
50% SR : 20% LAR : 30% SO	15%	-£32,258,292	-£35,861,599	-£36,073,035	-£38,416,574	-£39,218,808	-£39,832,283
50% SR : 20% LAR : 30% SO	20%	-£37,722,907	-£41,375,381	-£41,595,667	-£44,015,945	-£44,830,193	-£45,446,638
50% SR : 20% LAR : 30% SO	25%	-£43,501,502	-£46,988,717	-£47,209,023	-£49,629,301	-£50,443,549	-£51,058,993
50% SR : 20% LAR : 30% SO	30%	-£49,282,432	-£52,602,072	-£52,822,377	-£55,242,657	-£55,956,905	-£56,572,349
50% SR : 20% LAR : 30% SO	35%	-£55,063,361	-£58,215,428	-£58,435,733	-£60,858,015	-£61,670,261	-£62,285,705
50% SR : 20% LAR : 30% SO	40%	-£60,844,292	-£63,828,784	-£64,049,089	-£66,469,368	-£67,283,616	-£67,899,061
50% SR : 20% LAR : 30% SO	45%	-£66,625,221	-£69,442,140	-£69,662,445	-£72,082,723	-£72,896,971	-£73,512,417
50% SR : 20% LAR : 30% SO	50%	-£72,406,150	-£75,055,496	-£75,275,801	-£77,696,079	-£78,510,327	-£79,125,772

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,083,794	-£14,897,832	-£15,096,770	-£17,282,312	-£18,017,588	-£18,573,342
50% SR : 20% LAR : 30% SO	5%	-£16,158,961	-£19,874,421	-£20,073,359	-£22,258,901	-£22,999,501	-£23,561,621
50% SR : 20% LAR : 30% SO	10%	-£21,285,307	-£24,890,602	-£25,094,207	-£27,341,859	-£28,103,615	-£28,682,088
50% SR : 20% LAR : 30% SO	15%	-£26,487,761	-£30,091,068	-£30,302,504	-£32,646,043	-£33,448,277	-£34,061,752
50% SR : 20% LAR : 30% SO	20%	-£31,952,376	-£35,604,830	-£35,825,136	-£38,245,414	-£39,099,862	-£39,675,106
50% SR : 20% LAR : 30% SO	25%	-£37,730,971	-£41,218,185	-£41,438,492	-£43,858,770	-£44,673,018	-£45,288,462
50% SR : 20% LAR : 30% SO	30%	-£43,511,901	-£46,831,541	-£47,051,846	-£49,472,126	-£50,286,374	-£50,901,818
50% SR : 20% LAR : 30% SO	35%	-£49,292,830	-£52,444,897	-£52,665,002	-£55,085,481	-£55,899,729	-£56,515,174
50% SR : 20% LAR : 30% SO	40%	-£55,073,760	-£58,058,253	-£58,278,558	-£60,699,836	-£61,513,085	-£62,128,520
50% SR : 20% LAR : 30% SO	45%	-£60,854,690	-£63,671,609	-£63,891,914	-£66,312,192	-£67,126,440	-£67,741,885
50% SR : 20% LAR : 30% SO	50%	-£66,635,619	-£69,284,964	-£69,505,269	-£71,925,548	-£72,739,796	-£73,355,241

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

MU1 - 1,090 Flats, 2,700 sqm Flexible retail commercial uses, 1,070 sqm employment
(B1(a)(c)) 35% AW @ 50% MR

Value Area: Becontree and Valence Park (CIL Zone 3)

No Units: 1090
Site Area: 2.1 Ha

Sales value Inflation: 0%
Build cost Inflation: 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£16,395,694	-£20,408,561	-£20,817,275	-£22,923,908	-£23,705,379	-£24,303,961
50% SR : 20% LAR : 30% SO	5%	-£21,172,884	-£25,201,041	-£25,418,273	-£27,833,705	-£28,647,953	-£29,263,398
50% SR : 20% LAR : 30% SO	10%	-£26,218,536	-£30,208,472	-£30,428,778	-£32,849,056	-£33,663,304	-£34,278,749
50% SR : 20% LAR : 30% SO	15%	-£31,401,460	-£35,223,823	-£35,444,129	-£37,864,407	-£38,678,655	-£39,294,100
50% SR : 20% LAR : 30% SO	20%	-£36,584,386	-£40,239,175	-£40,459,480	-£42,879,758	-£43,694,006	-£44,309,452
50% SR : 20% LAR : 30% SO	25%	-£41,767,311	-£45,254,526	-£45,474,831	-£47,895,109	-£48,709,357	-£49,324,803
50% SR : 20% LAR : 30% SO	30%	-£46,950,235	-£50,269,877	-£50,490,182	-£52,910,460	-£53,724,708	-£54,340,154
50% SR : 20% LAR : 30% SO	35%	-£52,133,161	-£55,285,228	-£55,505,533	-£57,925,811	-£58,740,060	-£59,355,505
50% SR : 20% LAR : 30% SO	40%	-£57,316,086	-£60,300,579	-£60,520,884	-£62,941,162	-£63,755,411	-£64,370,856
50% SR : 20% LAR : 30% SO	45%	-£62,499,011	-£65,315,930	-£65,536,235	-£67,956,513	-£68,770,762	-£69,386,207
50% SR : 20% LAR : 30% SO	50%	-£67,681,936	-£70,331,281	-£70,551,586	-£72,971,865	-£73,786,113	-£74,401,558

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£46,828,145	-£50,841,012	-£51,049,725	-£53,356,359	-£54,137,829	-£54,736,412
50% SR : 20% LAR : 30% SO	5%	-£51,605,334	-£55,633,491	-£55,850,723	-£58,266,156	-£59,080,403	-£59,695,848
50% SR : 20% LAR : 30% SO	10%	-£56,650,986	-£60,640,922	-£60,861,228	-£63,281,507	-£64,095,754	-£64,711,199
50% SR : 20% LAR : 30% SO	15%	-£61,833,911	-£65,656,273	-£65,876,579	-£68,296,858	-£69,111,105	-£69,726,550
50% SR : 20% LAR : 30% SO	20%	-£67,016,836	-£70,671,625	-£70,891,930	-£73,312,209	-£74,126,456	-£74,741,902
50% SR : 20% LAR : 30% SO	25%	-£72,199,761	-£75,686,976	-£75,907,281	-£78,327,560	-£79,141,807	-£79,757,253
50% SR : 20% LAR : 30% SO	30%	-£77,382,686	-£80,702,327	-£80,922,632	-£83,342,911	-£84,157,158	-£84,772,604
50% SR : 20% LAR : 30% SO	35%	-£82,565,611	-£85,717,678	-£85,937,983	-£88,358,262	-£89,172,510	-£89,787,955
50% SR : 20% LAR : 30% SO	40%	-£87,748,536	-£90,733,029	-£90,953,334	-£93,373,613	-£94,187,861	-£94,803,306
50% SR : 20% LAR : 30% SO	45%	-£92,931,461	-£95,748,380	-£95,968,685	-£98,388,964	-£99,203,212	-£99,818,657
50% SR : 20% LAR : 30% SO	50%	-£98,114,386	-£100,763,731	-£100,984,036	-£103,404,316	-£104,218,563	-£104,834,008

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%	-£34,770,560	-£38,783,427	-£38,992,140	-£41,298,774	-£42,080,245	-£42,678,827
50% SR : 20% LAR : 30% SO	5%	-£39,547,750	-£43,575,906	-£43,793,138	-£46,208,571	-£47,022,819	-£47,638,263
50% SR : 20% LAR : 30% SO	10%	-£44,593,401	-£48,583,337	-£48,803,643	-£51,223,922	-£52,038,170	-£52,653,614
50% SR : 20% LAR : 30% SO	15%	-£49,776,326	-£53,598,688	-£53,818,994	-£56,239,273	-£57,053,521	-£57,668,965
50% SR : 20% LAR : 30% SO	20%	-£54,959,251	-£58,614,040	-£58,834,345	-£61,254,624	-£62,068,872	-£62,684,317
50% SR : 20% LAR : 30% SO	25%	-£60,142,177	-£63,629,391	-£63,849,696	-£66,269,975	-£67,084,223	-£67,699,668
50% SR : 20% LAR : 30% SO	30%	-£65,325,101	-£68,644,742	-£68,865,047	-£71,285,326	-£72,099,574	-£72,715,019
50% SR : 20% LAR : 30% SO	35%	-£70,508,026	-£73,660,093	-£73,880,398	-£76,300,677	-£77,114,926	-£77,730,370
50% SR : 20% LAR : 30% SO	40%	-£75,690,951	-£78,675,444	-£78,895,749	-£81,316,028	-£82,130,277	-£82,745,721
50% SR : 20% LAR : 30% SO	45%	-£80,873,876	-£83,690,795	-£83,911,100	-£86,331,379	-£87,145,628	-£87,761,072
50% SR : 20% LAR : 30% SO	50%	-£86,056,802	-£88,706,146	-£88,926,451	-£91,346,731	-£92,160,979	-£92,776,423

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%	-£30,760,715	-£34,773,582	-£34,982,295	-£37,288,929	-£38,070,400	-£38,668,982
50% SR : 20% LAR : 30% SO	5%	-£35,537,905	-£39,566,061	-£39,783,293	-£42,198,726	-£43,012,974	-£43,628,418
50% SR : 20% LAR : 30% SO	10%	-£40,583,556	-£44,573,492	-£44,793,798	-£47,214,077	-£48,028,325	-£48,643,769
50% SR : 20% LAR : 30% SO	15%	-£45,766,481	-£49,580,843	-£49,801,149	-£52,229,428	-£53,043,676	-£53,659,120
50% SR : 20% LAR : 30% SO	20%	-£50,949,406	-£54,604,195	-£54,824,500	-£57,244,729	-£58,059,027	-£58,674,472
50% SR : 20% LAR : 30% SO	25%	-£56,132,331	-£59,619,546	-£59,839,851	-£62,260,130	-£63,074,378	-£63,689,823
50% SR : 20% LAR : 30% SO	30%	-£61,315,256	-£64,634,897	-£64,855,202	-£67,275,481	-£68,089,729	-£68,705,174
50% SR : 20% LAR : 30% SO	35%	-£66,498,181	-£69,650,248	-£69,870,553	-£72,290,832	-£73,105,081	-£73,720,525
50% SR : 20% LAR : 30% SO	40%	-£71,681,106	-£74,665,599	-£74,885,904	-£77,306,183	-£78,120,432	-£78,735,876
50% SR : 20% LAR : 30% SO	45%	-£76,864,031	-£79,680,950	-£79,901,255	-£82,321,534	-£83,135,783	-£83,751,227
50% SR : 20% LAR : 30% SO	50%	-£82,046,956	-£84,696,301	-£84,916,606	-£87,336,886	-£88,151,134	-£88,766,578

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£24,990,184	-£29,003,051	-£29,211,764	-£31,518,398	-£32,299,868	-£32,898,451
50% SR : 20% LAR : 30% SO	5%	-£29,767,373	-£33,795,530	-£34,012,762	-£36,428,195	-£37,242,443	-£37,857,887
50% SR : 20% LAR : 30% SO	10%	-£34,813,025	-£38,802,961	-£39,023,267	-£41,443,546	-£42,257,794	-£42,873,238
50% SR : 20% LAR : 30% SO	15%	-£39,995,950	-£43,818,312	-£44,038,618	-£46,458,897	-£47,273,145	-£47,888,589
50% SR : 20% LAR : 30% SO	20%	-£45,178,875	-£48,833,664	-£49,053,969	-£51,474,248	-£52,288,496	-£52,903,941
50% SR : 20% LAR : 30% SO	25%	-£50,361,800	-£53,849,015	-£54,069,320	-£56,489,599	-£57,303,847	-£57,919,282
50% SR : 20% LAR : 30% SO	30%	-£55,544,725	-£58,864,366	-£59,084,671	-£61,504,950	-£62,319,198	-£62,934,643
50% SR : 20% LAR : 30% SO	35%	-£60,727,650	-£63,879,717	-£64,099,022	-£66,520,302	-£67,334,550	-£67,949,994
50% SR : 20% LAR : 30% SO	40%	-£65,910,575	-£68,895,068	-£69,115,373	-£71,535,653	-£72,349,801	-£72,965,345
50% SR : 20% LAR : 30% SO	45%	-£71,093,500	-£73,910,419	-£74,130,724	-£76,551,003	-£77,365,251	-£77,980,695
50% SR : 20% LAR : 30% SO	50%	-£76,276,426	-£78,925,770	-£79,146,075	-£81,566,355	-£82,380,602	-£82,996,047

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 165 Flats, 5,020 sq m employment industrial uses (B1a/B2/B8) and 190 sq m flexible retail commercial uses 0% AW

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 166
Site Area 0.77 Ha

Sales value inflation 0%
Build cost inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,668,547	£1,036,606	£998,402	£578,695	£437,494	£330,768
50% SR : 20% LAR : 30% SO	5%	£1,509,041	£48,834	£87,578	£513,224	£656,423	£764,660
50% SR : 20% LAR : 30% SO	10%	£349,536	£1,153,300	£1,192,593	£1,624,263	£1,769,488	£1,879,255
50% SR : 20% LAR : 30% SO	15%	£821,815	£2,269,637	£2,308,930	£2,740,600	£2,885,825	£2,995,592
50% SR : 20% LAR : 30% SO	20%	£2,015,030	£3,385,975	£3,425,268	£3,856,938	£4,002,163	£4,111,930
50% SR : 20% LAR : 30% SO	25%	£3,208,245	£4,502,312	£4,541,605	£4,973,275	£5,118,500	£5,228,267
50% SR : 20% LAR : 30% SO	30%	£4,401,460	£5,618,650	£5,657,943	£6,089,613	£6,234,838	£6,344,605
50% SR : 20% LAR : 30% SO	35%	£5,594,675	£6,734,987	£6,774,280	£7,205,949	£7,351,175	£7,460,942
50% SR : 20% LAR : 30% SO	40%	£6,787,890	£7,851,325	£7,890,618	£8,322,287	£8,467,513	£8,577,280
50% SR : 20% LAR : 30% SO	45%	£7,981,106	£8,967,662	£9,006,955	£9,438,624	£9,583,850	£9,693,617
50% SR : 20% LAR : 30% SO	50%	£9,174,321	£10,084,000	£10,123,293	£10,554,961	£10,700,188	£10,809,955

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%	£8,490,018	£10,121,959	£10,160,164	£10,579,870	£10,721,071	£10,827,797
50% SR : 20% LAR : 30% SO	5%	£9,649,524	£11,207,399	£11,246,144	£11,671,789	£11,814,989	£11,923,225
50% SR : 20% LAR : 30% SO	10%	£10,809,029	£12,311,866	£12,351,158	£12,782,628	£12,928,053	£13,037,821
50% SR : 20% LAR : 30% SO	15%	£11,980,380	£13,428,203	£13,467,495	£13,899,165	£14,044,390	£14,154,158
50% SR : 20% LAR : 30% SO	20%	£13,173,596	£14,544,541	£14,583,833	£15,015,503	£15,160,728	£15,270,496
50% SR : 20% LAR : 30% SO	25%	£14,366,810	£15,660,878	£15,700,170	£16,131,840	£16,277,065	£16,386,833
50% SR : 20% LAR : 30% SO	30%	£15,560,025	£16,777,216	£16,816,508	£17,248,178	£17,393,403	£17,503,171
50% SR : 20% LAR : 30% SO	35%	£16,753,241	£17,893,552	£17,932,845	£18,364,515	£18,509,740	£18,619,508
50% SR : 20% LAR : 30% SO	40%	£17,946,455	£19,009,889	£19,049,183	£19,480,853	£19,626,078	£19,735,846
50% SR : 20% LAR : 30% SO	45%	£19,139,671	£20,126,227	£20,165,520	£20,597,190	£20,742,415	£20,852,183
50% SR : 20% LAR : 30% SO	50%	£20,332,886	£21,242,565	£21,281,858	£21,713,527	£21,858,753	£21,968,520

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£9,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,068,904	£5,700,845	£5,739,049	£6,158,755	£6,299,957	£6,406,682
50% SR : 20% LAR : 30% SO	5%	£5,228,409	£6,786,285	£6,825,029	£7,250,675	£7,393,874	£7,502,110
50% SR : 20% LAR : 30% SO	10%	£6,387,915	£7,890,751	£7,930,044	£8,361,713	£8,506,939	£8,616,706
50% SR : 20% LAR : 30% SO	15%	£7,559,265	£9,007,088	£9,046,381	£9,478,050	£9,623,276	£9,733,043
50% SR : 20% LAR : 30% SO	20%	£8,752,481	£10,123,426	£10,162,719	£10,594,388	£10,739,614	£10,849,381
50% SR : 20% LAR : 30% SO	25%	£9,945,696	£11,239,763	£11,279,056	£11,710,725	£11,855,951	£11,965,718
50% SR : 20% LAR : 30% SO	30%	£11,138,911	£12,356,101	£12,395,394	£12,827,063	£12,972,289	£13,082,056
50% SR : 20% LAR : 30% SO	35%	£12,332,126	£13,472,438	£13,511,731	£13,943,490	£14,088,626	£14,198,393
50% SR : 20% LAR : 30% SO	40%	£13,525,341	£14,588,776	£14,628,069	£15,059,738	£15,204,964	£15,314,731
50% SR : 20% LAR : 30% SO	45%	£14,718,557	£15,705,113	£15,744,406	£16,176,075	£16,321,300	£16,431,068
50% SR : 20% LAR : 30% SO	50%	£15,911,771	£16,821,451	£16,860,744	£17,292,412	£17,437,638	£17,547,406

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,598,627	£4,230,569	£4,268,773	£4,688,478	£4,829,680	£4,936,406
50% SR : 20% LAR : 30% SO	5%	£3,758,133	£5,316,008	£5,354,753	£5,780,399	£5,923,598	£6,031,834
50% SR : 20% LAR : 30% SO	10%	£4,917,639	£6,420,475	£6,459,767	£6,891,437	£7,036,662	£7,146,430
50% SR : 20% LAR : 30% SO	15%	£6,088,989	£7,536,812	£7,576,104	£8,007,774	£8,152,999	£8,262,767
50% SR : 20% LAR : 30% SO	20%	£7,282,205	£8,653,150	£8,692,442	£9,124,112	£9,269,337	£9,379,105
50% SR : 20% LAR : 30% SO	25%	£8,475,419	£9,769,487	£9,808,779	£10,240,449	£10,385,674	£10,495,442
50% SR : 20% LAR : 30% SO	30%	£9,668,634	£10,885,825	£10,925,117	£11,356,787	£11,502,012	£11,611,780
50% SR : 20% LAR : 30% SO	35%	£10,861,850	£12,002,162	£12,041,454	£12,473,124	£12,618,349	£12,728,117
50% SR : 20% LAR : 30% SO	40%	£12,055,065	£13,118,500	£13,157,792	£13,589,462	£13,734,687	£13,844,455
50% SR : 20% LAR : 30% SO	45%	£13,248,280	£14,234,837	£14,274,129	£14,705,799	£14,851,024	£14,960,792
50% SR : 20% LAR : 30% SO	50%	£14,441,495	£15,351,175	£15,390,467	£15,822,136	£15,967,362	£16,077,130

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%	£482,766	£2,114,707	£2,152,911	£2,572,618	£2,713,819	£2,820,544
50% SR : 20% LAR : 30% SO	5%	£1,642,271	£3,200,147	£3,238,891	£3,664,537	£3,807,736	£3,915,972
50% SR : 20% LAR : 30% SO	10%	£2,801,777	£4,304,613	£4,343,906	£4,775,575	£4,920,801	£5,030,568
50% SR : 20% LAR : 30% SO	15%	£3,973,128	£5,420,950	£5,460,243	£5,891,912	£6,037,138	£6,146,905
50% SR : 20% LAR : 30% SO	20%	£5,166,343	£6,537,288	£6,576,581	£7,008,250	£7,153,476	£7,263,243
50% SR : 20% LAR : 30% SO	25%	£6,359,558	£7,653,625	£7,692,918	£8,124,587	£8,269,813	£8,379,580
50% SR : 20% LAR : 30% SO	30%	£7,552,773	£8,769,963	£8,809,256	£9,240,925	£9,386,151	£9,495,918
50% SR : 20% LAR : 30% SO	35%	£8,745,988	£9,886,300	£9,925,593	£10,357,262	£10,502,488	£10,612,255
50% SR : 20% LAR : 30% SO	40%	£9,939,203	£11,002,638	£11,041,931	£11,473,600	£11,618,826	£11,728,593
50% SR : 20% LAR : 30% SO	45%	£11,132,419	£12,118,975	£12,158,268	£12,589,937	£12,735,163	£12,844,930
50% SR : 20% LAR : 30% SO	50%	£12,325,633	£13,235,313	£13,274,606	£13,706,274	£13,851,501	£13,961,268

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 165 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 0% AW

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 165
Site Area 0.77 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%	-£4,339,580	-£5,241,380	-£5,280,672	-£5,712,342	-£5,857,567	-£5,967,335
50% SR : 20% LAR : 30% SO	5%	-£5,240,371	-£6,104,126	-£6,143,418	-£6,575,088	-£6,720,313	-£6,830,081
50% SR : 20% LAR : 30% SO	10%	-£6,141,161	-£6,966,872	-£7,006,164	-£7,437,833	-£7,583,059	-£7,692,827
50% SR : 20% LAR : 30% SO	15%	-£7,041,952	-£7,829,616	-£7,868,910	-£8,300,579	-£8,445,805	-£8,555,573
50% SR : 20% LAR : 30% SO	20%	-£7,942,743	-£8,692,362	-£8,731,655	-£9,163,324	-£9,308,550	-£9,418,318
50% SR : 20% LAR : 30% SO	25%	-£8,843,534	-£9,555,108	-£9,594,401	-£10,026,070	-£10,171,296	-£10,281,063
50% SR : 20% LAR : 30% SO	30%	-£9,744,324	-£10,417,854	-£10,457,147	-£10,888,816	-£11,034,042	-£11,143,809
50% SR : 20% LAR : 30% SO	35%	-£10,645,115	-£11,280,600	-£11,319,892	-£11,751,562	-£11,896,787	-£12,006,555
50% SR : 20% LAR : 30% SO	40%	-£11,545,905	-£12,143,346	-£12,182,638	-£12,614,308	-£12,759,533	-£12,869,301
50% SR : 20% LAR : 30% SO	45%	-£12,446,696	-£13,006,092	-£13,045,384	-£13,477,054	-£13,622,279	-£13,732,047
50% SR : 20% LAR : 30% SO	50%	-£13,347,486	-£13,868,838	-£13,908,130	-£14,339,804	-£14,485,029	-£14,594,793

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%	-£15,496,145	-£16,399,945	-£16,439,237	-£16,870,907	-£17,016,132	-£17,125,900
50% SR : 20% LAR : 30% SO	5%	-£16,396,936	-£17,262,691	-£17,301,983	-£17,733,653	-£17,878,878	-£17,988,646
50% SR : 20% LAR : 30% SO	10%	-£17,297,726	-£18,125,437	-£18,164,729	-£18,596,398	-£18,741,624	-£18,851,392
50% SR : 20% LAR : 30% SO	15%	-£18,198,517	-£18,988,182	-£19,027,474	-£19,459,144	-£19,604,370	-£19,714,138
50% SR : 20% LAR : 30% SO	20%	-£19,101,308	-£19,850,927	-£19,890,220	-£20,321,890	-£20,467,115	-£20,576,884
50% SR : 20% LAR : 30% SO	25%	-£20,002,099	-£20,713,673	-£20,752,966	-£21,184,635	-£21,329,861	-£21,439,628
50% SR : 20% LAR : 30% SO	30%	-£20,902,889	-£21,576,419	-£21,615,712	-£22,047,381	-£22,192,607	-£22,302,374
50% SR : 20% LAR : 30% SO	35%	-£21,803,680	-£22,439,165	-£22,478,458	-£22,910,127	-£23,055,353	-£23,165,120
50% SR : 20% LAR : 30% SO	40%	-£22,704,470	-£23,301,911	-£23,341,203	-£23,772,873	-£23,918,098	-£24,027,866
50% SR : 20% LAR : 30% SO	45%	-£23,605,261	-£24,164,657	-£24,203,949	-£24,635,619	-£24,780,844	-£24,890,612
50% SR : 20% LAR : 30% SO	50%	-£24,506,051	-£25,027,403	-£25,066,695	-£25,498,365	-£25,643,590	-£25,753,358

Residual Land values compared to benchmark land values
Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,077,031	-£11,978,831	-£12,018,123	-£12,449,793	-£12,595,018	-£12,704,786
50% SR : 20% LAR : 30% SO	5%	-£11,977,822	-£12,841,576	-£12,880,869	-£13,312,539	-£13,457,764	-£13,567,531
50% SR : 20% LAR : 30% SO	10%	-£12,878,612	-£13,704,322	-£13,743,615	-£14,175,283	-£14,320,510	-£14,430,277
50% SR : 20% LAR : 30% SO	15%	-£13,779,403	-£14,567,067	-£14,606,361	-£15,038,029	-£15,183,256	-£15,293,023
50% SR : 20% LAR : 30% SO	20%	-£14,680,194	-£15,429,813	-£15,469,106	-£15,900,773	-£16,046,001	-£16,155,769
50% SR : 20% LAR : 30% SO	25%	-£15,580,985	-£16,292,559	-£16,331,851	-£16,763,521	-£16,908,746	-£17,018,514
50% SR : 20% LAR : 30% SO	30%	-£16,481,775	-£17,155,305	-£17,194,597	-£17,626,267	-£17,771,492	-£17,881,260
50% SR : 20% LAR : 30% SO	35%	-£17,382,565	-£18,018,051	-£18,057,343	-£18,489,013	-£18,634,238	-£18,744,006
50% SR : 20% LAR : 30% SO	40%	-£18,283,356	-£18,880,797	-£18,920,089	-£19,351,759	-£19,496,984	-£19,606,752
50% SR : 20% LAR : 30% SO	45%	-£19,184,146	-£19,743,543	-£19,782,835	-£20,214,505	-£20,359,730	-£20,469,498
50% SR : 20% LAR : 30% SO	50%	-£20,084,937	-£20,606,288	-£20,645,581	-£21,077,251	-£21,222,476	-£21,332,243

Residual Land values compared to benchmark land values
Benchmark land value 3 - Higher value secondary industrial

£6,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,606,755	-£10,508,554	-£10,547,846	-£10,979,516	-£11,124,741	-£11,234,509
50% SR : 20% LAR : 30% SO	5%	-£10,507,545	-£11,371,300	-£11,410,592	-£11,842,262	-£11,987,487	-£12,097,255
50% SR : 20% LAR : 30% SO	10%	-£11,408,336	-£12,234,046	-£12,273,338	-£12,705,007	-£12,850,233	-£12,960,001
50% SR : 20% LAR : 30% SO	15%	-£12,309,126	-£13,096,791	-£13,136,084	-£13,567,753	-£13,712,979	-£13,822,747
50% SR : 20% LAR : 30% SO	20%	-£13,209,918	-£13,959,537	-£13,998,829	-£14,430,499	-£14,575,724	-£14,685,493
50% SR : 20% LAR : 30% SO	25%	-£14,110,708	-£14,822,282	-£14,861,575	-£15,293,245	-£15,438,470	-£15,548,238
50% SR : 20% LAR : 30% SO	30%	-£15,011,499	-£15,685,028	-£15,724,321	-£16,155,990	-£16,301,216	-£16,410,983
50% SR : 20% LAR : 30% SO	35%	-£15,912,289	-£16,547,774	-£16,587,067	-£17,018,736	-£17,163,962	-£17,273,729
50% SR : 20% LAR : 30% SO	40%	-£16,813,079	-£17,410,520	-£17,449,813	-£17,881,482	-£18,026,708	-£18,136,475
50% SR : 20% LAR : 30% SO	45%	-£17,713,870	-£18,273,266	-£18,312,558	-£18,744,228	-£18,889,453	-£18,999,221
50% SR : 20% LAR : 30% SO	50%	-£18,614,660	-£19,136,012	-£19,175,304	-£19,606,974	-£19,752,199	-£19,861,967

Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,490,893	-£8,392,693	-£8,431,985	-£8,863,655	-£9,008,880	-£9,118,648
50% SR : 20% LAR : 30% SO	5%	-£8,391,684	-£9,255,438	-£9,294,731	-£9,726,401	-£9,871,626	-£9,981,394
50% SR : 20% LAR : 30% SO	10%	-£9,292,474	-£10,118,184	-£10,157,477	-£10,589,145	-£10,734,372	-£10,844,139
50% SR : 20% LAR : 30% SO	15%	-£10,193,265	-£10,980,929	-£11,020,223	-£11,451,891	-£11,597,118	-£11,706,885
50% SR : 20% LAR : 30% SO	20%	-£11,094,056	-£11,843,675	-£11,882,968	-£12,314,637	-£12,459,863	-£12,569,631
50% SR : 20% LAR : 30% SO	25%	-£11,994,847	-£12,706,421	-£12,745,713	-£13,177,383	-£13,322,608	-£13,432,376
50% SR : 20% LAR : 30% SO	30%	-£12,895,637	-£13,569,167	-£13,608,459	-£14,040,129	-£14,185,354	-£14,295,122
50% SR : 20% LAR : 30% SO	35%	-£13,796,428	-£14,431,913	-£14,471,205	-£14,902,875	-£15,048,100	-£15,157,868
50% SR : 20% LAR : 30% SO	40%	-£14,697,218	-£15,294,659	-£15,333,951	-£15,765,621	-£15,910,846	-£16,020,614
50% SR : 20% LAR : 30% SO	45%	-£15,598,009	-£16,157,405	-£16,196,697	-£16,628,367	-£16,773,592	-£16,883,360
50% SR : 20% LAR : 30% SO	50%	-£16,498,799	-£17,020,150	-£17,059,443	-£17,491,113	-£17,636,338	-£17,746,106

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

MU2 - 165 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 0% AW

Value Area	Chadwell Heath (CIL Zone 3)
------------	-----------------------------

No Units	165
Site Area	0.77 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%	£127,016	-£505,129	-£543,874	-£970,881	-£1,116,106	-£1,225,875
50% SR : 20% LAR : 30% SO	5%	-£937,659	-£1,555,473	-£1,594,765	-£2,026,435	-£2,171,660	-£2,281,428
50% SR : 20% LAR : 30% SO	10%	-£2,018,313	-£2,811,026	-£2,650,318	-£3,081,988	-£3,227,213	-£3,336,981
50% SR : 20% LAR : 30% SO	15%	-£3,096,967	-£3,966,579	-£3,705,872	-£4,137,541	-£4,282,766	-£4,392,535
50% SR : 20% LAR : 30% SO	20%	-£4,179,621	-£4,722,133	-£4,761,425	-£5,193,095	-£5,338,320	-£5,448,088
50% SR : 20% LAR : 30% SO	25%	-£5,260,275	-£5,777,686	-£5,816,978	-£6,248,648	-£6,393,873	-£6,503,641
50% SR : 20% LAR : 30% SO	30%	-£6,340,929	-£6,833,239	-£6,872,532	-£7,304,201	-£7,449,427	-£7,559,195
50% SR : 20% LAR : 30% SO	35%	-£7,421,582	-£7,888,792	-£7,928,085	-£8,359,755	-£8,504,980	-£8,614,748
50% SR : 20% LAR : 30% SO	40%	-£8,502,236	-£8,944,345	-£8,983,638	-£9,415,308	-£9,560,533	-£9,670,302
50% SR : 20% LAR : 30% SO	45%	-£9,582,890	-£9,999,899	-£10,039,192	-£10,470,862	-£10,616,087	-£10,725,855
50% SR : 20% LAR : 30% SO	50%	-£10,663,544	-£11,055,452	-£11,094,745	-£11,526,415	-£11,671,640	-£11,781,408

**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%	-£11,031,549	-£11,663,695	-£11,702,439	-£12,129,446	-£12,274,671	-£12,384,440
50% SR : 20% LAR : 30% SO	5%	-£12,096,224	-£12,714,038	-£12,753,330	-£13,185,000	-£13,330,225	-£13,439,993
50% SR : 20% LAR : 30% SO	10%	-£13,176,878	-£13,769,591	-£13,808,883	-£14,240,553	-£14,385,778	-£14,495,546
50% SR : 20% LAR : 30% SO	15%	-£14,257,532	-£14,825,144	-£14,864,437	-£15,296,106	-£15,441,331	-£15,551,100
50% SR : 20% LAR : 30% SO	20%	-£15,338,186	-£15,880,698	-£15,919,990	-£16,351,660	-£16,496,885	-£16,606,653
50% SR : 20% LAR : 30% SO	25%	-£16,418,840	-£16,936,251	-£16,975,543	-£17,407,213	-£17,552,438	-£17,662,206
50% SR : 20% LAR : 30% SO	30%	-£17,499,494	-£17,991,804	-£18,031,097	-£18,462,766	-£18,607,992	-£18,717,760
50% SR : 20% LAR : 30% SO	35%	-£18,580,148	-£19,047,357	-£19,086,650	-£19,518,320	-£19,663,545	-£19,773,313
50% SR : 20% LAR : 30% SO	40%	-£19,660,802	-£20,102,910	-£20,142,203	-£20,573,873	-£20,719,098	-£20,828,867
50% SR : 20% LAR : 30% SO	45%	-£20,741,456	-£21,158,463	-£21,197,757	-£21,629,427	-£21,774,652	-£21,884,420
50% SR : 20% LAR : 30% SO	50%	-£21,822,110	-£22,214,016	-£22,253,310	-£22,684,986	-£22,830,205	-£22,939,973

**Residual Land values compared to benchmark land values
Benchmark land value 2 - Lower value secondary offices**

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,610,435	-£7,242,580	-£7,281,324	-£7,708,331	-£7,853,557	-£7,963,325
50% SR : 20% LAR : 30% SO	5%	-£7,675,110	-£8,292,923	-£8,332,216	-£8,763,885	-£8,909,111	-£9,018,878
50% SR : 20% LAR : 30% SO	10%	-£8,755,764	-£9,348,476	-£9,387,769	-£9,819,438	-£9,964,664	-£10,074,431
50% SR : 20% LAR : 30% SO	15%	-£9,836,418	-£10,404,029	-£10,443,323	-£10,874,991	-£11,020,217	-£11,129,985
50% SR : 20% LAR : 30% SO	20%	-£10,917,072	-£11,459,582	-£11,498,876	-£11,930,545	-£12,075,771	-£12,185,538
50% SR : 20% LAR : 30% SO	25%	-£11,997,726	-£12,515,135	-£12,554,429	-£12,986,098	-£13,131,324	-£13,241,091
50% SR : 20% LAR : 30% SO	30%	-£13,078,379	-£13,570,689	-£13,609,983	-£14,041,651	-£14,186,876	-£14,296,644
50% SR : 20% LAR : 30% SO	35%	-£14,159,033	-£14,626,243	-£14,665,536	-£15,097,205	-£15,242,431	-£15,352,198
50% SR : 20% LAR : 30% SO	40%	-£15,239,687	-£15,681,796	-£15,721,089	-£16,152,759	-£16,297,984	-£16,407,752
50% SR : 20% LAR : 30% SO	45%	-£16,320,341	-£16,737,350	-£16,776,643	-£17,208,312	-£17,353,538	-£17,463,305
50% SR : 20% LAR : 30% SO	50%	-£17,400,995	-£17,792,903	-£17,832,196	-£18,263,865	-£18,409,091	-£18,518,858

**Residual Land values compared to benchmark land values
Benchmark land value 3 - Higher value secondary industrial**

£6,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,140,158	-£5,772,304	-£5,811,048	-£6,238,055	-£6,383,280	-£6,493,049
50% SR : 20% LAR : 30% SO	5%	-£6,204,833	-£6,822,647	-£6,861,391	-£7,293,609	-£7,438,834	-£7,548,602
50% SR : 20% LAR : 30% SO	10%	-£7,285,487	-£7,878,200	-£7,917,492	-£8,349,162	-£8,494,387	-£8,604,155
50% SR : 20% LAR : 30% SO	15%	-£8,366,141	-£8,933,753	-£8,973,046	-£9,404,715	-£9,549,940	-£9,659,708
50% SR : 20% LAR : 30% SO	20%	-£9,446,795	-£9,989,307	-£10,028,599	-£10,460,269	-£10,605,494	-£10,715,262
50% SR : 20% LAR : 30% SO	25%	-£10,527,449	-£11,044,860	-£11,084,152	-£11,515,822	-£11,661,047	-£11,770,815
50% SR : 20% LAR : 30% SO	30%	-£11,608,103	-£12,100,413	-£12,139,706	-£12,571,375	-£12,716,601	-£12,826,369
50% SR : 20% LAR : 30% SO	35%	-£12,688,757	-£13,155,967	-£13,195,259	-£13,626,929	-£13,772,154	-£13,881,922
50% SR : 20% LAR : 30% SO	40%	-£13,769,411	-£14,211,520	-£14,250,812	-£14,682,478	-£14,827,703	-£14,937,471
50% SR : 20% LAR : 30% SO	45%	-£14,850,065	-£15,267,073	-£15,306,366	-£15,738,036	-£15,883,261	-£15,993,029
50% SR : 20% LAR : 30% SO	50%	-£15,930,719	-£16,322,627	-£16,361,919	-£16,793,589	-£16,938,814	-£17,048,582

**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%	-£3,024,297	-£3,656,442	-£3,695,186	-£4,122,193	-£4,267,419	-£4,377,187
50% SR : 20% LAR : 30% SO	5%	-£4,088,972	-£4,706,785	-£4,746,078	-£5,177,747	-£5,322,973	-£5,432,740
50% SR : 20% LAR : 30% SO	10%	-£5,169,626	-£5,762,338	-£5,801,631	-£6,233,300	-£6,378,526	-£6,488,293
50% SR : 20% LAR : 30% SO	15%	-£6,250,280	-£6,817,891	-£6,857,185	-£7,288,853	-£7,434,079	-£7,543,847
50% SR : 20% LAR : 30% SO	20%	-£7,330,934	-£7,873,443	-£7,912,738	-£8,344,407	-£8,489,633	-£8,599,400
50% SR : 20% LAR : 30% SO	25%	-£8,411,588	-£8,928,995	-£8,968,291	-£9,399,960	-£9,545,186	-£9,654,953
50% SR : 20% LAR : 30% SO	30%	-£9,492,242	-£9,984,551	-£10,023,845	-£10,455,513	-£10,600,740	-£10,710,507
50% SR : 20% LAR : 30% SO	35%	-£10,572,896	-£11,040,105	-£11,079,399	-£11,511,067	-£11,656,293	-£11,766,060
50% SR : 20% LAR : 30% SO	40%	-£11,653,549	-£12,095,658	-£12,134,951	-£12,562,620	-£12,717,846	-£12,827,613
50% SR : 20% LAR : 30% SO	45%	-£12,734,203	-£13,151,212	-£13,190,505	-£13,622,174	-£13,767,400	-£13,877,167
50% SR : 20% LAR : 30% SO	50%	-£13,814,857	-£14,206,765	-£14,246,058	-£14,677,727	-£14,822,953	-£14,932,720

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

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 0% AW

Value Area	Dagenham and Beam Parklands Flats (CIL Zone 3)
------------	--

No Units	165
Site Area	0.77 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,592,484	-£4,235,399	-£4,274,691	-£4,706,360	-£4,851,586	-£4,961,354
50% SR : 20% LAR : 30% SO	5%	-£4,521,499	-£5,139,312	-£5,178,605	-£5,610,274	-£5,755,500	-£5,865,267
50% SR : 20% LAR : 30% SO	10%	-£5,450,513	-£6,043,226	-£6,082,518	-£6,514,188	-£6,659,413	-£6,769,181
50% SR : 20% LAR : 30% SO	15%	-£6,379,528	-£6,947,139	-£6,986,432	-£7,417,102	-£7,562,327	-£7,672,094
50% SR : 20% LAR : 30% SO	20%	-£7,308,542	-£7,851,053	-£7,890,346	-£8,320,915	-£8,466,140	-£8,575,907
50% SR : 20% LAR : 30% SO	25%	-£8,237,557	-£8,754,968	-£8,794,260	-£9,224,825	-£9,370,050	-£9,479,817
50% SR : 20% LAR : 30% SO	30%	-£9,166,570	-£9,658,881	-£9,698,174	-£10,129,843	-£10,275,068	-£10,384,836
50% SR : 20% LAR : 30% SO	35%	-£10,095,585	-£10,562,795	-£10,602,087	-£11,033,757	-£11,178,982	-£11,288,750
50% SR : 20% LAR : 30% SO	40%	-£11,024,599	-£11,466,708	-£11,506,001	-£11,937,671	-£12,082,896	-£12,192,663
50% SR : 20% LAR : 30% SO	45%	-£11,953,614	-£12,370,622	-£12,409,915	-£12,841,584	-£12,986,810	-£13,096,578
50% SR : 20% LAR : 30% SO	50%	-£12,882,628	-£13,274,537	-£13,313,829	-£13,745,499	-£13,890,724	-£14,000,492

**Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices**

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£14,751,049	-£15,393,964	-£15,433,256	-£15,864,925	-£16,010,151	-£16,119,919
50% SR : 20% LAR : 30% SO	5%	-£15,680,064	-£16,297,877	-£16,337,170	-£16,768,839	-£16,914,065	-£17,023,832
50% SR : 20% LAR : 30% SO	10%	-£16,609,078	-£17,201,791	-£17,241,083	-£17,672,753	-£17,817,978	-£17,927,746
50% SR : 20% LAR : 30% SO	15%	-£17,538,093	-£18,105,705	-£18,144,997	-£18,576,667	-£18,721,892	-£18,831,660
50% SR : 20% LAR : 30% SO	20%	-£18,467,107	-£19,009,618	-£19,048,912	-£19,460,580	-£19,605,805	-£19,715,574
50% SR : 20% LAR : 30% SO	25%	-£19,396,122	-£19,913,533	-£19,952,825	-£20,364,495	-£20,509,720	-£20,619,488
50% SR : 20% LAR : 30% SO	30%	-£20,325,136	-£20,817,446	-£20,856,739	-£21,268,408	-£21,413,633	-£21,523,401
50% SR : 20% LAR : 30% SO	35%	-£21,254,150	-£21,721,360	-£21,760,652	-£22,169,566	-£22,314,791	-£22,424,559
50% SR : 20% LAR : 30% SO	40%	-£22,183,164	-£22,625,274	-£22,664,566	-£23,069,236	-£23,214,461	-£23,324,229
50% SR : 20% LAR : 30% SO	45%	-£23,112,179	-£23,529,187	-£23,568,481	-£24,000,149	-£24,145,374	-£24,255,142
50% SR : 20% LAR : 30% SO	50%	-£24,041,193	-£24,433,102	-£24,472,394	-£24,904,064	-£25,049,289	-£25,159,057

**Residual Land values compared to benchmark land values
Benchmark land value 2- Lower value secondary offices**

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,328,935	-£10,872,849	-£11,012,142	-£11,443,810	-£11,589,037	-£11,698,804
50% SR : 20% LAR : 30% SO	5%	-£11,258,950	-£11,876,763	-£11,916,055	-£12,347,725	-£12,492,950	-£12,602,718
50% SR : 20% LAR : 30% SO	10%	-£12,187,964	-£12,780,677	-£12,819,969	-£13,251,639	-£13,396,864	-£13,506,632
50% SR : 20% LAR : 30% SO	15%	-£13,116,979	-£13,684,590	-£13,723,883	-£14,155,552	-£14,300,778	-£14,410,545
50% SR : 20% LAR : 30% SO	20%	-£14,045,993	-£14,588,504	-£14,627,797	-£15,059,468	-£15,204,693	-£15,314,460
50% SR : 20% LAR : 30% SO	25%	-£14,975,007	-£15,492,418	-£15,531,711	-£15,963,380	-£16,108,606	-£16,218,373
50% SR : 20% LAR : 30% SO	30%	-£15,904,021	-£16,396,332	-£16,435,624	-£16,867,294	-£17,012,519	-£17,122,287
50% SR : 20% LAR : 30% SO	35%	-£16,833,035	-£17,300,246	-£17,339,538	-£17,771,208	-£17,916,433	-£18,026,201
50% SR : 20% LAR : 30% SO	40%	-£17,762,050	-£18,204,159	-£18,243,452	-£18,675,121	-£18,820,347	-£18,930,114
50% SR : 20% LAR : 30% SO	45%	-£18,691,064	-£19,108,073	-£19,147,366	-£19,579,035	-£19,724,261	-£19,834,029
50% SR : 20% LAR : 30% SO	50%	-£19,620,079	-£20,011,987	-£20,051,280	-£20,462,949	-£20,608,175	-£20,717,942

**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%	-£8,859,659	-£9,502,573	-£9,541,865	-£9,973,534	-£10,118,760	-£10,228,528
50% SR : 20% LAR : 30% SO	5%	-£9,788,673	-£10,406,486	-£10,445,778	-£10,877,449	-£11,022,674	-£11,132,442
50% SR : 20% LAR : 30% SO	10%	-£10,717,688	-£11,310,400	-£11,349,693	-£11,781,362	-£11,926,587	-£12,036,355
50% SR : 20% LAR : 30% SO	15%	-£11,646,702	-£12,214,314	-£12,253,606	-£12,685,276	-£12,830,501	-£12,940,269
50% SR : 20% LAR : 30% SO	20%	-£12,575,717	-£13,118,227	-£13,157,521	-£13,569,189	-£13,714,415	-£13,824,183
50% SR : 20% LAR : 30% SO	25%	-£13,504,731	-£14,022,142	-£14,061,434	-£14,463,104	-£14,608,329	-£14,718,097
50% SR : 20% LAR : 30% SO	30%	-£14,433,744	-£14,926,055	-£14,965,348	-£15,364,266	-£15,509,491	-£15,619,259
50% SR : 20% LAR : 30% SO	35%	-£15,362,759	-£15,829,969	-£15,869,261	-£16,265,331	-£16,410,556	-£16,520,324
50% SR : 20% LAR : 30% SO	40%	-£16,291,773	-£16,733,883	-£16,773,175	-£17,166,445	-£17,311,670	-£17,421,438
50% SR : 20% LAR : 30% SO	45%	-£17,220,788	-£17,637,796	-£17,677,089	-£18,067,558	-£18,212,783	-£18,322,551
50% SR : 20% LAR : 30% SO	50%	-£18,149,802	-£18,541,711	-£18,581,003	-£19,012,673	-£19,157,898	-£19,267,666

**Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary Industrial**

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,743,797	-£7,386,711	-£7,426,004	-£7,857,673	-£8,002,899	-£8,112,666
50% SR : 20% LAR : 30% SO	5%	-£7,672,812	-£8,290,625	-£8,329,917	-£8,761,587	-£8,906,812	-£9,016,580
50% SR : 20% LAR : 30% SO	10%	-£8,601,826	-£9,194,539	-£9,233,831	-£9,665,501	-£9,810,726	-£9,920,494
50% SR : 20% LAR : 30% SO	15%	-£9,530,841	-£10,098,452	-£10,137,745	-£10,569,414	-£10,714,640	-£10,824,407
50% SR : 20% LAR : 30% SO	20%	-£10,459,855	-£11,002,366	-£11,041,659	-£11,473,328	-£11,618,553	-£11,728,321
50% SR : 20% LAR : 30% SO	25%	-£11,388,870	-£11,906,280	-£11,945,573	-£12,377,243	-£12,522,468	-£12,632,236
50% SR : 20% LAR : 30% SO	30%	-£12,317,883	-£12,810,194	-£12,849,486	-£13,281,156	-£13,426,381	-£13,536,149
50% SR : 20% LAR : 30% SO	35%	-£13,246,898	-£13,714,108	-£13,753,400	-£14,185,070	-£14,330,295	-£14,440,063
50% SR : 20% LAR : 30% SO	40%	-£14,175,912	-£14,618,021	-£14,657,314	-£15,089,983	-£15,234,208	-£15,343,976
50% SR : 20% LAR : 30% SO	45%	-£15,104,927	-£15,521,935	-£15,561,228	-£15,992,897	-£16,138,123	-£16,247,891
50% SR : 20% LAR : 30% SO	50%	-£16,033,941	-£16,425,849	-£16,465,142	-£16,896,812	-£17,042,037	-£17,151,804

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

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 0% AW

Value Area
Becontree and Valence Park (CIL Zone 3)

No Units	165
Site Area	0.77 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%	-£6,207,320	-£6,850,234	-£6,889,527	-£7,321,195	-£7,466,422	-£7,576,189
50% SR : 20% LAR : 30% SO	5%	-£7,037,894	-£7,655,707	-£7,694,999	-£8,126,669	-£8,271,894	-£8,381,662
50% SR : 20% LAR : 30% SO	10%	-£7,868,467	-£8,461,180	-£8,500,472	-£8,932,142	-£9,077,367	-£9,187,135
50% SR : 20% LAR : 30% SO	15%	-£8,699,041	-£9,266,652	-£9,305,945	-£9,737,614	-£9,882,840	-£9,992,608
50% SR : 20% LAR : 30% SO	20%	-£9,529,614	-£10,072,126	-£10,111,418	-£10,543,088	-£10,688,313	-£10,798,081
50% SR : 20% LAR : 30% SO	25%	-£10,360,187	-£10,877,598	-£10,916,891	-£11,348,560	-£11,493,786	-£11,603,554
50% SR : 20% LAR : 30% SO	30%	-£11,190,761	-£11,683,071	-£11,722,364	-£12,154,033	-£12,299,259	-£12,409,026
50% SR : 20% LAR : 30% SO	35%	-£12,021,335	-£12,488,545	-£12,527,837	-£12,959,507	-£13,104,732	-£13,214,500
50% SR : 20% LAR : 30% SO	40%	-£12,851,908	-£13,294,017	-£13,333,309	-£13,764,979	-£13,910,204	-£14,019,973
50% SR : 20% LAR : 30% SO	45%	-£13,682,481	-£14,099,490	-£14,138,783	-£14,570,453	-£14,715,678	-£14,825,445
50% SR : 20% LAR : 30% SO	50%	-£14,513,055	-£14,904,963	-£14,944,256	-£15,375,925	-£15,521,151	-£15,630,919

**Residual Land values compared to benchmark land values
Benchmark land value 1 - Higher value secondary offices**

£14,491,643

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£17,365,885	-£18,008,799	-£18,048,092	-£18,479,760	-£18,624,987	-£18,734,754
50% SR : 20% LAR : 30% SO	5%	-£18,196,459	-£18,814,272	-£18,853,564	-£19,285,234	-£19,430,459	-£19,540,227
50% SR : 20% LAR : 30% SO	10%	-£19,027,033	-£19,619,745	-£19,659,037	-£20,090,707	-£20,235,932	-£20,345,700
50% SR : 20% LAR : 30% SO	15%	-£19,857,606	-£20,425,217	-£20,464,510	-£20,896,180	-£21,041,405	-£21,151,173
50% SR : 20% LAR : 30% SO	20%	-£20,688,179	-£21,230,691	-£21,269,983	-£21,701,653	-£21,846,878	-£21,956,646
50% SR : 20% LAR : 30% SO	25%	-£21,518,752	-£22,036,163	-£22,075,457	-£22,507,125	-£22,652,352	-£22,762,119
50% SR : 20% LAR : 30% SO	30%	-£22,349,326	-£22,841,636	-£22,880,929	-£23,312,599	-£23,457,824	-£23,567,591
50% SR : 20% LAR : 30% SO	35%	-£23,179,900	-£23,647,110	-£23,686,402	-£24,118,072	-£24,263,297	-£24,373,065
50% SR : 20% LAR : 30% SO	40%	-£24,010,473	-£24,452,582	-£24,491,875	-£24,923,544	-£25,068,770	-£25,178,538
50% SR : 20% LAR : 30% SO	45%	-£24,841,046	-£25,258,055	-£25,297,348	-£25,729,018	-£25,874,243	-£25,984,011
50% SR : 20% LAR : 30% SO	50%	-£25,671,620	-£26,063,528	-£26,102,821	-£26,534,490	-£26,679,716	-£26,789,484

**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%	-£12,944,771	-£13,587,685	-£13,626,977	-£14,058,646	-£14,203,872	-£14,313,640
50% SR : 20% LAR : 30% SO	5%	-£13,775,345	-£14,393,157	-£14,432,450	-£14,864,119	-£15,009,345	-£15,119,112
50% SR : 20% LAR : 30% SO	10%	-£14,605,918	-£15,198,631	-£15,237,923	-£15,669,593	-£15,814,818	-£15,924,586
50% SR : 20% LAR : 30% SO	15%	-£15,436,491	-£16,004,103	-£16,043,395	-£16,475,065	-£16,620,290	-£16,730,058
50% SR : 20% LAR : 30% SO	20%	-£16,267,065	-£16,809,576	-£16,848,868	-£17,280,538	-£17,425,764	-£17,535,531
50% SR : 20% LAR : 30% SO	25%	-£17,097,638	-£17,615,049	-£17,654,342	-£18,086,011	-£18,231,237	-£18,341,005
50% SR : 20% LAR : 30% SO	30%	-£17,928,212	-£18,420,522	-£18,459,815	-£18,891,484	-£19,036,709	-£19,146,477
50% SR : 20% LAR : 30% SO	35%	-£18,758,785	-£19,225,995	-£19,265,288	-£19,696,958	-£19,842,183	-£19,951,950
50% SR : 20% LAR : 30% SO	40%	-£19,589,359	-£20,031,468	-£20,070,760	-£20,502,430	-£20,647,655	-£20,757,422
50% SR : 20% LAR : 30% SO	45%	-£20,419,932	-£20,836,941	-£20,876,234	-£21,307,903	-£21,453,129	-£21,562,896
50% SR : 20% LAR : 30% SO	50%	-£21,250,506	-£21,642,413	-£21,681,707	-£22,113,376	-£22,258,602	-£22,368,370

**Residual Land values compared to benchmark land values
Benchmark land value 3 - Higher value secondary Industrial**

£8,640,486

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%	-£11,474,484	-£12,117,408	-£12,156,701	-£12,588,370	-£12,733,596	-£12,843,364
50% SR : 20% LAR : 30% SO	5%	-£12,305,058	-£12,922,881	-£12,962,173	-£13,393,843	-£13,539,068	-£13,648,836
50% SR : 20% LAR : 30% SO	10%	-£13,135,632	-£13,728,354	-£13,767,647	-£14,199,318	-£14,344,542	-£14,454,309
50% SR : 20% LAR : 30% SO	15%	-£13,966,205	-£14,533,827	-£14,573,119	-£15,004,789	-£15,150,014	-£15,259,783
50% SR : 20% LAR : 30% SO	20%	-£14,796,778	-£15,339,300	-£15,378,592	-£15,810,262	-£15,955,487	-£16,065,255
50% SR : 20% LAR : 30% SO	25%	-£15,627,351	-£16,144,772	-£16,184,065	-£16,615,734	-£16,760,961	-£16,870,728
50% SR : 20% LAR : 30% SO	30%	-£16,457,924	-£16,950,245	-£16,989,538	-£17,421,208	-£17,566,433	-£17,676,201
50% SR : 20% LAR : 30% SO	35%	-£17,288,497	-£17,755,717	-£17,795,011	-£18,226,681	-£18,371,906	-£18,481,674
50% SR : 20% LAR : 30% SO	40%	-£18,119,070	-£18,561,191	-£18,600,484	-£19,032,153	-£19,177,379	-£19,287,147
50% SR : 20% LAR : 30% SO	45%	-£18,949,643	-£19,366,665	-£19,405,957	-£19,837,627	-£19,982,852	-£20,092,620
50% SR : 20% LAR : 30% SO	50%	-£19,780,216	-£20,172,137	-£20,211,430	-£20,643,099	-£20,788,325	-£20,898,093

**Residual Land values compared to benchmark land values
Benchmark land value 4 - Lower value secondary Industrial**

£4,082,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,358,633	-£10,001,547	-£10,040,839	-£10,472,508	-£10,617,734	-£10,727,502
50% SR : 20% LAR : 30% SO	5%	-£10,189,207	-£10,807,019	-£10,846,312	-£11,277,981	-£11,423,207	-£11,532,974
50% SR : 20% LAR : 30% SO	10%	-£11,019,780	-£11,612,493	-£11,651,785	-£12,083,455	-£12,228,680	-£12,338,448
50% SR : 20% LAR : 30% SO	15%	-£11,850,353	-£12,417,965	-£12,457,258	-£12,888,927	-£13,034,152	-£13,143,920
50% SR : 20% LAR : 30% SO	20%	-£12,680,927	-£13,223,438	-£13,262,731	-£13,694,401	-£13,839,626	-£13,949,393
50% SR : 20% LAR : 30% SO	25%	-£13,511,500	-£14,028,911	-£14,068,204	-£14,499,873	-£14,645,099	-£14,754,867
50% SR : 20% LAR : 30% SO	30%	-£14,342,074	-£14,834,384	-£14,873,677	-£15,305,346	-£15,450,572	-£15,560,339
50% SR : 20% LAR : 30% SO	35%	-£15,172,647	-£15,639,857	-£15,679,150	-£16,110,820	-£16,256,045	-£16,365,813
50% SR : 20% LAR : 30% SO	40%	-£16,003,221	-£16,445,330	-£16,484,622	-£16,916,292	-£17,061,517	-£17,171,285
50% SR : 20% LAR : 30% SO	45%	-£16,833,794	-£17,250,803	-£17,290,096	-£17,721,765	-£17,866,991	-£17,976,758
50% SR : 20% LAR : 30% SO	50%	-£17,664,368	-£18,056,276	-£18,095,569	-£18,527,238	-£18,672,464	-£18,782,232

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 10% AW @ 25% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,335,657	£703,715	£665,511	£245,805	£104,604	£2,152
50% SR : 20% LAR : 30% SO	5%	£1,176,151	£-386,435	£-425,179	£-850,826	£-995,528	£-1,105,296
50% SR : 20% LAR : 30% SO	10%	£16,645	£-1,495,678	£-1,534,971	£-1,966,640	£-2,111,865	£-2,221,634
50% SR : 20% LAR : 30% SO	15%	£-1,164,193	£-2,612,016	£-2,651,309	£-3,082,978	£-3,228,203	£-3,337,971
50% SR : 20% LAR : 30% SO	20%	£-2,357,408	£-3,728,353	£-3,767,645	£-4,199,315	£-4,344,540	£-4,454,309
50% SR : 20% LAR : 30% SO	25%	£-3,550,624	£-4,844,691	£-4,883,983	£-5,315,653	£-5,460,878	£-5,570,646
50% SR : 20% LAR : 30% SO	30%	£-4,743,839	£-5,961,028	£-6,000,320	£-6,431,990	£-6,577,215	£-6,686,983
50% SR : 20% LAR : 30% SO	35%	£-5,937,053	£-7,077,366	£-7,116,658	£-7,548,328	£-7,693,553	£-7,803,321
50% SR : 20% LAR : 30% SO	40%	£-7,130,269	£-8,193,703	£-8,232,995	£-8,664,665	£-8,809,890	£-8,919,658
50% SR : 20% LAR : 30% SO	45%	£-8,323,484	£-9,310,041	£-9,349,333	£-9,781,003	£-9,926,228	£-10,035,996
50% SR : 20% LAR : 30% SO	50%	£-9,516,699	£-10,426,378	£-10,465,670	£-10,897,340	£-11,042,565	£-11,152,333

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%	£8,822,908	£-10,454,850	£-10,493,054	£-10,912,760	£-11,053,961	£-11,160,717
50% SR : 20% LAR : 30% SO	5%	£9,982,414	£-11,545,000	£-11,583,744	£-12,009,391	£-12,154,094	£-12,263,861
50% SR : 20% LAR : 30% SO	10%	£11,141,920	£-12,654,243	£-12,693,536	£-13,125,205	£-13,270,431	£-13,380,199
50% SR : 20% LAR : 30% SO	15%	£12,322,759	£-13,770,581	£-13,809,874	£-14,241,543	£-14,386,769	£-14,496,536
50% SR : 20% LAR : 30% SO	20%	£13,515,973	£-14,886,918	£-14,926,211	£-15,357,880	£-15,503,106	£-15,612,874
50% SR : 20% LAR : 30% SO	25%	£14,709,189	£-16,003,255	£-16,042,549	£-16,474,218	£-16,619,444	£-16,729,211
50% SR : 20% LAR : 30% SO	30%	£15,902,404	£-17,119,593	£-17,158,886	£-17,590,555	£-17,735,781	£-17,845,548
50% SR : 20% LAR : 30% SO	35%	£17,095,618	£-18,235,931	£-18,275,224	£-18,706,893	£-18,852,119	£-18,961,886
50% SR : 20% LAR : 30% SO	40%	£18,288,834	£-19,352,268	£-19,391,561	£-19,823,230	£-19,968,456	£-20,078,223
50% SR : 20% LAR : 30% SO	45%	£19,482,049	£-20,468,606	£-20,507,899	£-20,939,568	£-21,084,794	£-21,194,561
50% SR : 20% LAR : 30% SO	50%	£20,675,264	£-21,584,943	£-21,624,236	£-22,055,905	£-22,201,131	£-22,310,898

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,401,794	£-6,033,735	£-6,071,939	£-6,491,646	£-6,632,847	£-6,739,603
50% SR : 20% LAR : 30% SO	5%	£5,561,300	£-7,123,886	£-7,162,630	£-7,588,277	£-7,732,979	£-7,842,747
50% SR : 20% LAR : 30% SO	10%	£6,720,805	£-8,233,129	£-8,272,421	£-8,704,091	£-8,849,316	£-8,959,085
50% SR : 20% LAR : 30% SO	15%	£7,901,844	£-9,349,467	£-9,388,759	£-9,820,429	£-9,965,654	£-10,075,422
50% SR : 20% LAR : 30% SO	20%	£9,094,859	£-10,465,804	£-10,505,096	£-10,936,766	£-11,081,991	£-11,191,760
50% SR : 20% LAR : 30% SO	25%	£10,288,075	£-11,582,142	£-11,621,434	£-12,053,104	£-12,198,329	£-12,308,097
50% SR : 20% LAR : 30% SO	30%	£11,481,289	£-12,698,479	£-12,737,771	£-13,169,441	£-13,314,666	£-13,424,434
50% SR : 20% LAR : 30% SO	35%	£12,674,504	£-13,814,817	£-13,854,109	£-14,285,779	£-14,431,004	£-14,540,772
50% SR : 20% LAR : 30% SO	40%	£13,867,720	£-14,931,154	£-14,970,446	£-15,402,116	£-15,547,341	£-15,657,109
50% SR : 20% LAR : 30% SO	45%	£15,060,934	£-16,047,492	£-16,086,784	£-16,518,454	£-16,663,679	£-16,773,447
50% SR : 20% LAR : 30% SO	50%	£16,254,150	£-17,163,829	£-17,203,121	£-17,634,791	£-17,780,016	£-17,889,784

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%	£2,931,516	£-4,563,459	£-4,601,663	£-5,021,369	£-5,162,570	£-5,269,326
50% SR : 20% LAR : 30% SO	5%	£4,091,023	£-5,653,609	£-5,692,353	£-6,118,000	£-6,262,703	£-6,372,470
50% SR : 20% LAR : 30% SO	10%	£5,250,529	£-6,762,852	£-6,802,145	£-7,233,814	£-7,379,040	£-7,488,808
50% SR : 20% LAR : 30% SO	15%	£6,431,368	£-7,879,190	£-7,918,483	£-8,350,152	£-8,495,378	£-8,605,145
50% SR : 20% LAR : 30% SO	20%	£7,624,582	£-8,995,527	£-9,034,820	£-9,466,489	£-9,611,715	£-9,721,483
50% SR : 20% LAR : 30% SO	25%	£8,817,798	£-10,111,865	£-10,151,158	£-10,582,827	£-10,728,053	£-10,837,820
50% SR : 20% LAR : 30% SO	30%	£10,011,013	£-11,228,202	£-11,267,495	£-11,699,164	£-11,844,390	£-11,954,157
50% SR : 20% LAR : 30% SO	35%	£11,204,227	£-12,344,540	£-12,383,833	£-12,815,502	£-12,960,728	£-13,070,495
50% SR : 20% LAR : 30% SO	40%	£12,397,443	£-13,460,877	£-13,500,170	£-13,931,839	£-14,077,065	£-14,186,832
50% SR : 20% LAR : 30% SO	45%	£13,590,658	£-14,577,215	£-14,616,508	£-15,048,177	£-15,193,403	£-15,303,170
50% SR : 20% LAR : 30% SO	50%	£14,783,874	£-15,693,552	£-15,732,845	£-16,164,514	£-16,309,740	£-16,419,507

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%	£815,656	£-2,447,597	£-2,485,802	£-2,905,508	£-3,046,709	£-3,153,465
50% SR : 20% LAR : 30% SO	5%	£1,975,162	£-3,537,748	£-3,576,492	£-4,002,139	£-4,146,841	£-4,256,609
50% SR : 20% LAR : 30% SO	10%	£3,134,667	£-4,646,991	£-4,686,283	£-5,117,953	£-5,263,178	£-5,372,947
50% SR : 20% LAR : 30% SO	15%	£4,315,506	£-5,763,329	£-5,802,621	£-6,234,291	£-6,379,516	£-6,489,284
50% SR : 20% LAR : 30% SO	20%	£5,508,721	£-6,879,666	£-6,918,958	£-7,350,628	£-7,495,853	£-7,605,622
50% SR : 20% LAR : 30% SO	25%	£6,701,937	£-7,996,004	£-8,035,296	£-8,466,966	£-8,612,191	£-8,721,959
50% SR : 20% LAR : 30% SO	30%	£7,895,151	£-9,112,341	£-9,151,633	£-9,583,303	£-9,728,528	£-9,838,296
50% SR : 20% LAR : 30% SO	35%	£9,088,365	£-10,228,679	£-10,267,971	£-10,699,641	£-10,844,866	£-10,954,634
50% SR : 20% LAR : 30% SO	40%	£10,281,579	£-11,345,016	£-11,384,308	£-11,816,978	£-11,962,203	£-12,072,971
50% SR : 20% LAR : 30% SO	45%	£11,474,793	£-12,461,354	£-12,500,646	£-12,932,316	£-13,077,541	£-13,187,309
50% SR : 20% LAR : 30% SO	50%	£12,668,007	£-13,577,691	£-13,616,983	£-14,048,653	£-14,193,878	£-14,303,646

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

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B9) and 190 sq m flexible retail commercial uses 10% AW @ 25% MR

Value Area Barking Riverside Flats (CIL Zone 2)

No Units 155
Site Area 0.77 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%	-£4,681,959	-£5,583,757	-£6,623,051	-£6,054,720	-£6,199,945	-£6,309,713
50% SR : 20% LAR : 30% SO	5%	-£5,582,749	-£6,446,503	-£6,485,796	-£6,917,465	-£7,062,691	-£7,172,459
50% SR : 20% LAR : 30% SO	10%	-£6,483,540	-£7,309,249	-£7,348,542	-£7,780,211	-£7,925,437	-£8,035,204
50% SR : 20% LAR : 30% SO	15%	-£7,384,330	-£8,171,995	-£8,211,288	-£8,642,957	-£8,788,183	-£8,897,950
50% SR : 20% LAR : 30% SO	20%	-£8,285,121	-£9,034,741	-£9,074,033	-£9,505,703	-£9,650,928	-£9,760,696
50% SR : 20% LAR : 30% SO	25%	-£9,185,911	-£9,897,487	-£9,936,779	-£10,368,449	-£10,513,674	-£10,623,442
50% SR : 20% LAR : 30% SO	30%	-£10,086,702	-£10,760,233	-£10,799,525	-£11,231,195	-£11,376,420	-£11,486,188
50% SR : 20% LAR : 30% SO	35%	-£10,987,492	-£11,622,979	-£11,662,271	-£12,093,941	-£12,239,166	-£12,348,934
50% SR : 20% LAR : 30% SO	40%	-£11,888,284	-£12,485,724	-£12,525,017	-£12,956,686	-£13,101,912	-£13,211,680
50% SR : 20% LAR : 30% SO	45%	-£12,789,074	-£13,348,469	-£13,387,762	-£13,819,432	-£13,964,657	-£14,074,425
50% SR : 20% LAR : 30% SO	50%	-£13,689,865	-£14,211,215	-£14,250,508	-£14,682,177	-£14,827,403	-£14,937,170

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£15,840,524	-£16,742,323	-£16,781,616	-£17,213,285	-£17,358,510	-£17,468,279
50% SR : 20% LAR : 30% SO	5%	-£16,741,315	-£17,605,068	-£17,644,361	-£18,076,031	-£18,221,256	-£18,331,024
50% SR : 20% LAR : 30% SO	10%	-£17,642,105	-£18,467,814	-£18,507,107	-£18,938,778	-£19,084,002	-£19,193,769
50% SR : 20% LAR : 30% SO	15%	-£18,542,896	-£19,330,560	-£19,369,853	-£19,801,522	-£19,946,746	-£20,056,515
50% SR : 20% LAR : 30% SO	20%	-£19,443,686	-£20,193,306	-£20,232,599	-£20,664,268	-£20,809,494	-£20,919,261
50% SR : 20% LAR : 30% SO	25%	-£20,344,477	-£21,056,052	-£21,095,344	-£21,527,014	-£21,672,239	-£21,782,007
50% SR : 20% LAR : 30% SO	30%	-£21,245,267	-£21,918,798	-£21,958,090	-£22,389,760	-£22,534,985	-£22,644,753
50% SR : 20% LAR : 30% SO	35%	-£22,146,058	-£22,781,544	-£22,820,836	-£23,292,508	-£23,437,731	-£23,547,499
50% SR : 20% LAR : 30% SO	40%	-£23,046,849	-£23,644,289	-£23,683,582	-£24,115,251	-£24,260,477	-£24,370,245
50% SR : 20% LAR : 30% SO	45%	-£23,947,639	-£24,507,035	-£24,546,327	-£24,977,997	-£25,123,222	-£25,232,991
50% SR : 20% LAR : 30% SO	50%	-£24,848,430	-£25,369,780	-£25,409,073	-£25,840,743	-£25,985,968	-£26,095,735

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,419,410	-£12,321,208	-£12,360,502	-£12,792,170	-£12,937,396	-£13,047,164
50% SR : 20% LAR : 30% SO	5%	-£12,320,200	-£13,183,954	-£13,223,246	-£13,654,916	-£13,800,141	-£13,909,910
50% SR : 20% LAR : 30% SO	10%	-£13,220,991	-£14,046,700	-£14,085,992	-£14,517,662	-£14,662,887	-£14,772,655
50% SR : 20% LAR : 30% SO	15%	-£14,121,781	-£14,909,446	-£14,948,738	-£15,380,408	-£15,525,633	-£15,635,401
50% SR : 20% LAR : 30% SO	20%	-£15,022,572	-£15,772,192	-£15,811,484	-£16,243,154	-£16,388,379	-£16,498,147
50% SR : 20% LAR : 30% SO	25%	-£15,923,362	-£16,634,938	-£16,674,230	-£17,105,900	-£17,251,125	-£17,360,893
50% SR : 20% LAR : 30% SO	30%	-£16,824,153	-£17,497,684	-£17,536,976	-£17,968,646	-£18,113,871	-£18,223,639
50% SR : 20% LAR : 30% SO	35%	-£17,724,943	-£18,360,429	-£18,399,722	-£18,831,391	-£18,976,617	-£19,086,384
50% SR : 20% LAR : 30% SO	40%	-£18,625,733	-£19,223,174	-£19,262,466	-£19,694,136	-£19,839,361	-£19,949,130
50% SR : 20% LAR : 30% SO	45%	-£19,526,523	-£20,085,920	-£20,125,213	-£20,556,882	-£20,702,108	-£20,811,876
50% SR : 20% LAR : 30% SO	50%	-£20,427,313	-£20,948,666	-£20,987,959	-£21,419,628	-£21,564,853	-£21,674,621

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,949,133	-£10,850,932	-£10,890,225	-£11,321,894	-£11,467,119	-£11,576,888
50% SR : 20% LAR : 30% SO	5%	-£10,849,924	-£11,713,678	-£11,752,970	-£12,184,640	-£12,329,865	-£12,439,634
50% SR : 20% LAR : 30% SO	10%	-£11,750,714	-£12,576,423	-£12,615,716	-£13,047,386	-£13,192,611	-£13,302,378
50% SR : 20% LAR : 30% SO	15%	-£12,651,505	-£13,439,169	-£13,478,462	-£13,910,131	-£14,055,357	-£14,165,124
50% SR : 20% LAR : 30% SO	20%	-£13,552,295	-£14,301,915	-£14,341,208	-£14,772,877	-£14,918,103	-£15,027,870
50% SR : 20% LAR : 30% SO	25%	-£14,453,086	-£15,164,661	-£15,203,954	-£15,635,623	-£15,780,849	-£15,890,616
50% SR : 20% LAR : 30% SO	30%	-£15,353,876	-£16,027,407	-£16,066,699	-£16,498,369	-£16,643,594	-£16,753,362
50% SR : 20% LAR : 30% SO	35%	-£16,254,667	-£16,890,153	-£16,929,445	-£17,361,115	-£17,506,340	-£17,616,108
50% SR : 20% LAR : 30% SO	40%	-£17,155,457	-£17,752,899	-£17,792,191	-£18,223,860	-£18,369,085	-£18,478,854
50% SR : 20% LAR : 30% SO	45%	-£18,056,248	-£18,615,644	-£18,654,936	-£19,086,606	-£19,231,831	-£19,341,600
50% SR : 20% LAR : 30% SO	50%	-£18,957,038	-£19,478,390	-£19,517,682	-£19,949,352	-£20,094,577	-£20,204,345

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%	-£7,833,272	-£8,735,070	-£8,774,364	-£9,206,032	-£9,351,258	-£9,461,026
50% SR : 20% LAR : 30% SO	5%	-£8,734,062	-£9,597,816	-£9,637,109	-£10,068,778	-£10,214,004	-£10,323,772
50% SR : 20% LAR : 30% SO	10%	-£9,634,853	-£10,460,562	-£10,499,854	-£10,931,524	-£11,076,749	-£11,186,517
50% SR : 20% LAR : 30% SO	15%	-£10,535,643	-£11,323,308	-£11,362,600	-£11,794,270	-£11,939,495	-£12,049,263
50% SR : 20% LAR : 30% SO	20%	-£11,436,434	-£12,186,054	-£12,225,346	-£12,657,016	-£12,802,241	-£12,912,009
50% SR : 20% LAR : 30% SO	25%	-£12,337,224	-£13,048,800	-£13,088,092	-£13,519,762	-£13,664,987	-£13,774,755
50% SR : 20% LAR : 30% SO	30%	-£13,238,015	-£13,911,546	-£13,950,838	-£14,382,508	-£14,527,733	-£14,637,501
50% SR : 20% LAR : 30% SO	35%	-£14,138,805	-£14,774,291	-£14,813,584	-£15,245,254	-£15,390,479	-£15,500,246
50% SR : 20% LAR : 30% SO	40%	-£15,039,596	-£15,637,036	-£15,676,328	-£16,107,999	-£16,253,225	-£16,362,992
50% SR : 20% LAR : 30% SO	45%	-£15,940,387	-£16,499,782	-£16,539,074	-£16,970,744	-£17,115,970	-£17,225,738
50% SR : 20% LAR : 30% SO	50%	-£16,841,178	-£17,362,528	-£17,401,821	-£17,833,490	-£17,978,716	-£18,088,483

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

MU2 - 155 Flats, 5,020 sq m employment Industrial use (B1c/B2/B9) and 190 sq m flexible retail commercial uses 10% AW @ 25% MR

Value Area
Chadwell Heath (CIL Zone 3)

No Units 155
Site Area 0.77 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%	-£208,788	-£842,730	-£881,590	-£1,313,259	-£1,458,485	-£1,568,252
50% SR : 20% LAR : 30% SO	5%	-£1,280,038	-£1,897,850	-£1,937,143	-£2,368,812	-£2,514,038	-£2,623,806
50% SR : 20% LAR : 30% SO	10%	-£2,360,692	-£2,953,404	-£2,992,697	-£3,424,366	-£3,569,592	-£3,679,359
50% SR : 20% LAR : 30% SO	15%	-£3,441,346	-£4,008,957	-£4,048,250	-£4,479,919	-£4,625,145	-£4,734,912
50% SR : 20% LAR : 30% SO	20%	-£4,521,999	-£5,064,510	-£5,103,804	-£5,535,472	-£5,680,698	-£5,790,466
50% SR : 20% LAR : 30% SO	25%	-£5,602,653	-£6,120,064	-£6,159,357	-£6,591,026	-£6,736,252	-£6,846,019
50% SR : 20% LAR : 30% SO	30%	-£6,683,307	-£7,175,617	-£7,214,910	-£7,646,579	-£7,791,805	-£7,901,572
50% SR : 20% LAR : 30% SO	35%	-£7,763,961	-£8,231,170	-£8,270,464	-£8,702,132	-£8,847,359	-£8,957,126
50% SR : 20% LAR : 30% SO	40%	-£8,844,615	-£9,286,724	-£9,326,017	-£9,757,686	-£9,902,912	-£10,012,679
50% SR : 20% LAR : 30% SO	45%	-£9,925,269	-£10,342,277	-£10,381,570	-£10,813,239	-£10,958,465	-£11,068,233
50% SR : 20% LAR : 30% SO	50%	-£11,005,923	-£11,397,831	-£11,437,124	-£11,868,793	-£12,014,019	-£12,123,786

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,367,353	-£12,001,295	-£12,040,155	-£12,471,824	-£12,617,050	-£12,726,817
50% SR : 20% LAR : 30% SO	5%	-£12,438,603	-£13,056,415	-£13,095,708	-£13,527,377	-£13,672,603	-£13,782,371
50% SR : 20% LAR : 30% SO	10%	-£13,519,257	-£14,111,969	-£14,151,262	-£14,582,931	-£14,728,157	-£14,837,924
50% SR : 20% LAR : 30% SO	15%	-£14,599,911	-£15,167,522	-£15,206,815	-£15,638,484	-£15,783,710	-£15,893,477
50% SR : 20% LAR : 30% SO	20%	-£15,680,565	-£16,223,075	-£16,262,369	-£16,694,037	-£16,839,263	-£16,949,031
50% SR : 20% LAR : 30% SO	25%	-£16,761,218	-£17,278,629	-£17,317,922	-£17,749,591	-£17,894,817	-£18,004,584
50% SR : 20% LAR : 30% SO	30%	-£17,841,872	-£18,334,182	-£18,373,475	-£18,805,144	-£18,950,370	-£19,060,137
50% SR : 20% LAR : 30% SO	35%	-£18,922,526	-£19,389,735	-£19,429,029	-£19,860,697	-£20,005,924	-£20,115,691
50% SR : 20% LAR : 30% SO	40%	-£20,003,180	-£20,445,289	-£20,484,582	-£20,916,251	-£21,061,477	-£21,171,244
50% SR : 20% LAR : 30% SO	45%	-£21,083,834	-£21,500,842	-£21,540,135	-£21,971,804	-£22,117,030	-£22,226,798
50% SR : 20% LAR : 30% SO	50%	-£22,164,488	-£22,556,396	-£22,595,689	-£23,027,358	-£23,172,584	-£23,282,351

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,946,239	-£7,580,181	-£7,619,040	-£8,050,710	-£8,195,935	-£8,305,703
50% SR : 20% LAR : 30% SO	5%	-£8,017,488	-£8,635,301	-£8,674,160	-£9,105,830	-£9,251,055	-£9,360,823
50% SR : 20% LAR : 30% SO	10%	-£9,088,737	-£9,690,415	-£9,729,274	-£10,161,817	-£10,307,042	-£10,416,810
50% SR : 20% LAR : 30% SO	15%	-£10,178,796	-£10,746,408	-£10,785,700	-£11,212,372	-£11,367,597	-£11,477,365
50% SR : 20% LAR : 30% SO	20%	-£11,259,450	-£11,801,961	-£11,841,254	-£12,272,923	-£12,418,148	-£12,527,916
50% SR : 20% LAR : 30% SO	25%	-£12,340,104	-£12,857,515	-£12,896,807	-£13,328,477	-£13,473,702	-£13,583,470
50% SR : 20% LAR : 30% SO	30%	-£13,420,758	-£13,913,068	-£13,952,360	-£14,384,030	-£14,529,255	-£14,639,023
50% SR : 20% LAR : 30% SO	35%	-£14,501,412	-£14,968,621	-£15,007,914	-£15,439,583	-£15,584,809	-£15,694,577
50% SR : 20% LAR : 30% SO	40%	-£15,582,066	-£16,024,175	-£16,063,467	-£16,495,137	-£16,640,362	-£16,750,130
50% SR : 20% LAR : 30% SO	45%	-£16,662,720	-£17,079,728	-£17,119,020	-£17,550,690	-£17,695,915	-£17,805,684
50% SR : 20% LAR : 30% SO	50%	-£17,743,373	-£18,135,282	-£18,174,574	-£18,606,244	-£18,751,469	-£18,861,237

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£8,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,475,962	-£6,109,904	-£6,148,764	-£6,580,434	-£6,725,659	-£6,835,426
50% SR : 20% LAR : 30% SO	5%	-£6,547,212	-£7,165,024	-£7,204,317	-£7,635,987	-£7,781,212	-£7,890,980
50% SR : 20% LAR : 30% SO	10%	-£7,627,866	-£8,220,578	-£8,259,871	-£8,691,540	-£8,836,766	-£8,946,533
50% SR : 20% LAR : 30% SO	15%	-£8,708,520	-£9,276,131	-£9,315,424	-£9,747,093	-£9,892,319	-£10,002,086
50% SR : 20% LAR : 30% SO	20%	-£9,789,174	-£10,331,684	-£10,370,977	-£10,802,646	-£10,947,872	-£11,057,640
50% SR : 20% LAR : 30% SO	25%	-£10,869,828	-£11,387,237	-£11,426,530	-£11,858,200	-£12,003,426	-£12,113,193
50% SR : 20% LAR : 30% SO	30%	-£11,950,482	-£12,442,791	-£12,482,084	-£12,913,753	-£13,059,979	-£13,169,746
50% SR : 20% LAR : 30% SO	35%	-£13,031,136	-£13,498,344	-£13,537,637	-£13,969,306	-£14,114,533	-£14,224,300
50% SR : 20% LAR : 30% SO	40%	-£14,111,790	-£14,553,897	-£14,593,190	-£15,024,859	-£15,170,085	-£15,279,853
50% SR : 20% LAR : 30% SO	45%	-£15,192,444	-£15,609,451	-£15,648,744	-£16,080,413	-£16,225,639	-£16,335,407
50% SR : 20% LAR : 30% SO	50%	-£16,273,098	-£16,665,005	-£16,704,298	-£17,135,967	-£17,281,193	-£17,390,960

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,360,101	-£3,994,043	-£4,032,902	-£4,464,572	-£4,609,797	-£4,719,565
50% SR : 20% LAR : 30% SO	5%	-£4,431,351	-£5,049,163	-£5,088,455	-£5,520,125	-£5,665,350	-£5,775,119
50% SR : 20% LAR : 30% SO	10%	-£5,512,004	-£6,104,717	-£6,144,009	-£6,575,679	-£6,720,904	-£6,830,672
50% SR : 20% LAR : 30% SO	15%	-£6,592,658	-£7,160,270	-£7,199,562	-£7,631,232	-£7,776,457	-£7,886,225
50% SR : 20% LAR : 30% SO	20%	-£7,673,312	-£8,215,823	-£8,255,116	-£8,686,785	-£8,832,010	-£8,941,779
50% SR : 20% LAR : 30% SO	25%	-£8,753,966	-£9,271,377	-£9,310,669	-£9,742,339	-£9,887,564	-£9,997,332
50% SR : 20% LAR : 30% SO	30%	-£9,834,620	-£10,326,930	-£10,366,222	-£10,797,892	-£10,943,117	-£11,052,885
50% SR : 20% LAR : 30% SO	35%	-£10,915,274	-£11,382,483	-£11,421,775	-£11,853,445	-£11,998,671	-£12,108,459
50% SR : 20% LAR : 30% SO	40%	-£11,995,928	-£12,438,037	-£12,477,329	-£12,908,999	-£13,054,224	-£13,163,992
50% SR : 20% LAR : 30% SO	45%	-£13,076,582	-£13,493,590	-£13,532,882	-£13,964,552	-£14,109,777	-£14,219,545
50% SR : 20% LAR : 30% SO	50%	-£14,157,235	-£14,549,144	-£14,588,436	-£15,020,106	-£15,165,331	-£15,275,099

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

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 10% AW @ 25% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,934,863	-£4,577,776	-£4,617,069	-£5,048,738	-£5,193,964	-£5,303,731
50% SR : 20% LAR : 30% SO	5%	-£4,863,877	-£5,481,690	-£5,520,983	-£5,952,652	-£6,097,877	-£6,207,646
50% SR : 20% LAR : 30% SO	10%	-£5,792,892	-£6,385,604	-£6,424,897	-£6,856,567	-£7,001,792	-£7,111,560
50% SR : 20% LAR : 30% SO	15%	-£6,721,906	-£7,289,518	-£7,328,811	-£7,760,480	-£7,905,705	-£8,015,473
50% SR : 20% LAR : 30% SO	20%	-£7,650,920	-£8,193,432	-£8,232,724	-£8,664,394	-£8,809,619	-£8,919,387
50% SR : 20% LAR : 30% SO	25%	-£8,579,934	-£9,097,345	-£9,136,638	-£9,568,307	-£9,713,533	-£9,823,300
50% SR : 20% LAR : 30% SO	30%	-£9,508,949	-£10,001,259	-£10,040,552	-£10,472,221	-£10,617,447	-£10,727,215
50% SR : 20% LAR : 30% SO	35%	-£10,437,963	-£10,905,173	-£10,944,466	-£11,376,136	-£11,521,361	-£11,631,129
50% SR : 20% LAR : 30% SO	40%	-£11,366,978	-£11,809,087	-£11,848,380	-£12,280,049	-£12,425,274	-£12,535,042
50% SR : 20% LAR : 30% SO	45%	-£12,295,992	-£12,713,001	-£12,752,293	-£13,183,963	-£13,329,188	-£13,438,956
50% SR : 20% LAR : 30% SO	50%	-£13,225,006	-£13,616,914	-£13,656,207	-£14,087,876	-£14,233,102	-£14,342,870

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£15,093,428	-£15,736,341	-£15,775,634	-£16,207,304	-£16,352,529	-£16,462,296
50% SR : 20% LAR : 30% SO	5%	-£16,022,443	-£16,640,255	-£16,679,548	-£17,111,217	-£17,256,442	-£17,366,210
50% SR : 20% LAR : 30% SO	10%	-£16,951,457	-£17,544,170	-£17,583,462	-£18,015,132	-£18,160,357	-£18,270,125
50% SR : 20% LAR : 30% SO	15%	-£17,880,472	-£18,448,083	-£18,487,376	-£18,919,045	-£19,064,271	-£19,174,038
50% SR : 20% LAR : 30% SO	20%	-£18,809,486	-£19,351,997	-£19,391,289	-£19,822,959	-£19,968,184	-£20,077,952
50% SR : 20% LAR : 30% SO	25%	-£19,738,500	-£20,255,910	-£20,295,203	-£20,726,872	-£20,872,098	-£20,981,865
50% SR : 20% LAR : 30% SO	30%	-£20,667,514	-£21,159,824	-£21,199,117	-£21,630,786	-£21,776,012	-£21,885,780
50% SR : 20% LAR : 30% SO	35%	-£21,596,528	-£22,063,737	-£22,103,030	-£22,534,701	-£22,679,926	-£22,789,694
50% SR : 20% LAR : 30% SO	40%	-£22,525,543	-£22,967,650	-£23,006,943	-£23,438,614	-£23,583,840	-£23,693,607
50% SR : 20% LAR : 30% SO	45%	-£23,454,557	-£23,871,563	-£23,910,856	-£24,342,528	-£24,487,753	-£24,597,521
50% SR : 20% LAR : 30% SO	50%	-£24,383,571	-£24,775,477	-£24,814,772	-£25,246,441	-£25,391,667	-£25,501,435

Residual Land values compared to benchmark land values

Benchmark land value 2- Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,672,314	-£11,315,227	-£11,354,519	-£11,786,189	-£11,931,414	-£12,041,182
50% SR : 20% LAR : 30% SO	5%	-£11,601,328	-£12,219,141	-£12,258,434	-£12,690,103	-£12,835,328	-£12,945,096
50% SR : 20% LAR : 30% SO	10%	-£12,530,343	-£13,123,055	-£13,162,348	-£13,594,017	-£13,739,243	-£13,849,010
50% SR : 20% LAR : 30% SO	15%	-£13,459,357	-£14,026,969	-£14,066,261	-£14,497,931	-£14,643,156	-£14,752,924
50% SR : 20% LAR : 30% SO	20%	-£14,388,371	-£14,930,882	-£14,970,175	-£15,401,845	-£15,547,070	-£15,656,837
50% SR : 20% LAR : 30% SO	25%	-£15,317,385	-£15,834,795	-£15,874,088	-£16,305,758	-£16,450,983	-£16,560,751
50% SR : 20% LAR : 30% SO	30%	-£16,246,400	-£16,738,710	-£16,778,003	-£17,209,672	-£17,354,898	-£17,464,666
50% SR : 20% LAR : 30% SO	35%	-£17,175,414	-£17,642,624	-£17,681,917	-£18,113,586	-£18,258,812	-£18,368,579
50% SR : 20% LAR : 30% SO	40%	-£18,104,429	-£18,546,538	-£18,585,830	-£19,017,500	-£19,162,725	-£19,272,493
50% SR : 20% LAR : 30% SO	45%	-£19,033,443	-£19,450,451	-£19,489,744	-£19,921,413	-£20,066,639	-£20,176,406
50% SR : 20% LAR : 30% SO	50%	-£19,962,457	-£20,354,365	-£20,393,657	-£20,825,327	-£20,970,552	-£21,080,321

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,202,037	-£9,844,951	-£9,884,243	-£10,315,913	-£10,461,138	-£10,570,906
50% SR : 20% LAR : 30% SO	5%	-£10,131,052	-£10,748,864	-£10,788,156	-£11,219,826	-£11,365,052	-£11,474,820
50% SR : 20% LAR : 30% SO	10%	-£11,060,066	-£11,652,777	-£11,692,071	-£12,123,741	-£12,268,966	-£12,378,734
50% SR : 20% LAR : 30% SO	15%	-£11,989,081	-£12,556,689	-£12,595,983	-£13,027,654	-£13,172,880	-£13,282,647
50% SR : 20% LAR : 30% SO	20%	-£12,918,094	-£13,460,601	-£13,499,894	-£13,931,568	-£14,076,793	-£14,186,561
50% SR : 20% LAR : 30% SO	25%	-£13,847,109	-£14,364,513	-£14,403,812	-£14,835,482	-£14,980,707	-£15,090,475
50% SR : 20% LAR : 30% SO	30%	-£14,776,123	-£15,268,425	-£15,307,727	-£15,739,395	-£15,884,622	-£15,994,389
50% SR : 20% LAR : 30% SO	35%	-£15,705,138	-£16,172,338	-£16,211,640	-£16,843,310	-£16,988,535	-£17,098,303
50% SR : 20% LAR : 30% SO	40%	-£16,634,152	-£17,076,251	-£17,115,554	-£17,547,223	-£17,692,449	-£17,802,216
50% SR : 20% LAR : 30% SO	45%	-£17,563,167	-£17,980,163	-£18,019,467	-£18,451,137	-£18,596,362	-£18,706,130
50% SR : 20% LAR : 30% SO	50%	-£18,492,181	-£18,884,076	-£18,923,381	-£19,355,051	-£19,500,276	-£19,610,045

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,086,176	-£7,729,089	-£7,768,382	-£8,200,051	-£8,345,276	-£8,455,044
50% SR : 20% LAR : 30% SO	5%	-£8,015,190	-£8,633,003	-£8,672,296	-£9,103,965	-£9,249,190	-£9,358,958
50% SR : 20% LAR : 30% SO	10%	-£8,944,205	-£9,536,917	-£9,576,210	-£10,007,879	-£10,153,105	-£10,262,872
50% SR : 20% LAR : 30% SO	15%	-£9,873,219	-£10,440,831	-£10,480,123	-£10,911,793	-£11,057,018	-£11,166,786
50% SR : 20% LAR : 30% SO	20%	-£10,802,233	-£11,344,744	-£11,384,037	-£11,815,707	-£11,960,932	-£12,070,699
50% SR : 20% LAR : 30% SO	25%	-£11,731,247	-£12,248,658	-£12,287,951	-£12,719,620	-£12,864,845	-£12,974,613
50% SR : 20% LAR : 30% SO	30%	-£12,660,262	-£13,152,572	-£13,191,865	-£13,623,534	-£13,768,760	-£13,878,528
50% SR : 20% LAR : 30% SO	35%	-£13,589,276	-£14,056,486	-£14,095,779	-£14,527,448	-£14,672,674	-£14,782,441
50% SR : 20% LAR : 30% SO	40%	-£14,518,291	-£14,960,400	-£14,999,693	-£15,431,362	-£15,576,587	-£15,686,355
50% SR : 20% LAR : 30% SO	45%	-£15,447,305	-£15,864,313	-£15,903,606	-£16,335,276	-£16,480,501	-£16,590,268
50% SR : 20% LAR : 30% SO	50%	-£16,376,319	-£16,768,227	-£16,807,519	-£17,239,189	-£17,384,414	-£17,494,183

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 10% AW @ 25% MR

Value Area
 Becontree and Valence Park (CIL Zone 3)

No Units 155
 Site Area 0.77 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%	-£6,549,699	-£7,192,612	-£7,231,904	-£7,663,574	-£7,808,799	-£7,918,567
50% SR : 20% LAR : 30% SO	5%	-£7,380,272	-£7,998,085	-£8,037,378	-£8,469,047	-£8,614,273	-£8,724,040
50% SR : 20% LAR : 30% SO	10%	-£8,210,845	-£8,803,558	-£8,842,850	-£9,274,520	-£9,419,745	-£9,529,514
50% SR : 20% LAR : 30% SO	15%	-£9,041,419	-£9,609,031	-£9,648,323	-£10,079,993	-£10,225,218	-£10,334,986
50% SR : 20% LAR : 30% SO	20%	-£9,871,993	-£10,414,504	-£10,453,797	-£10,885,465	-£11,030,692	-£11,140,459
50% SR : 20% LAR : 30% SO	25%	-£10,702,566	-£11,219,977	-£11,259,269	-£11,690,939	-£11,836,164	-£11,945,932
50% SR : 20% LAR : 30% SO	30%	-£11,533,139	-£12,025,450	-£12,064,742	-£12,496,412	-£12,641,637	-£12,751,405
50% SR : 20% LAR : 30% SO	35%	-£12,363,713	-£12,830,922	-£12,870,215	-£13,301,884	-£13,447,110	-£13,556,878
50% SR : 20% LAR : 30% SO	40%	-£13,194,286	-£13,636,396	-£13,675,688	-£14,107,358	-£14,252,583	-£14,362,351
50% SR : 20% LAR : 30% SO	45%	-£14,024,860	-£14,441,868	-£14,481,161	-£14,912,830	-£15,058,056	-£15,167,824
50% SR : 20% LAR : 30% SO	50%	-£14,855,433	-£15,247,341	-£15,286,634	-£15,718,303	-£15,863,529	-£15,973,296

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£17,708,264	-£18,351,177	-£18,390,468	-£18,822,139	-£18,967,364	-£19,077,132
50% SR : 20% LAR : 30% SO	5%	-£18,538,837	-£19,156,650	-£19,195,943	-£19,627,612	-£19,772,838	-£19,882,605
50% SR : 20% LAR : 30% SO	10%	-£19,369,410	-£19,962,123	-£20,001,415	-£20,433,085	-£20,578,310	-£20,688,079
50% SR : 20% LAR : 30% SO	15%	-£20,199,984	-£20,767,596	-£20,806,888	-£21,238,558	-£21,383,783	-£21,493,551
50% SR : 20% LAR : 30% SO	20%	-£21,030,558	-£21,573,069	-£21,612,362	-£22,044,030	-£22,189,255	-£22,299,024
50% SR : 20% LAR : 30% SO	25%	-£21,861,131	-£22,378,542	-£22,417,834	-£22,849,504	-£22,994,729	-£23,104,497
50% SR : 20% LAR : 30% SO	30%	-£22,691,704	-£23,184,015	-£23,223,308	-£23,654,977	-£23,800,203	-£23,909,970
50% SR : 20% LAR : 30% SO	35%	-£23,522,278	-£23,989,487	-£24,028,780	-£24,460,450	-£24,605,675	-£24,715,443
50% SR : 20% LAR : 30% SO	40%	-£24,352,852	-£24,794,961	-£24,834,253	-£25,265,923	-£25,411,148	-£25,520,916
50% SR : 20% LAR : 30% SO	45%	-£25,183,425	-£25,600,433	-£25,639,727	-£26,071,395	-£26,216,620	-£26,326,389
50% SR : 20% LAR : 30% SO	50%	-£26,013,998	-£26,405,906	-£26,445,199	-£26,876,669	-£27,022,894	-£27,132,662

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%	-£13,287,149	-£13,930,063	-£13,969,355	-£14,401,025	-£14,546,250	-£14,656,018
50% SR : 20% LAR : 30% SO	5%	-£14,117,723	-£14,735,536	-£14,774,828	-£15,206,498	-£15,351,723	-£15,461,491
50% SR : 20% LAR : 30% SO	10%	-£14,948,296	-£15,541,008	-£15,580,301	-£16,011,970	-£16,157,196	-£16,266,964
50% SR : 20% LAR : 30% SO	15%	-£15,778,870	-£16,346,482	-£16,385,774	-£16,817,444	-£16,962,669	-£17,072,437
50% SR : 20% LAR : 30% SO	20%	-£16,609,443	-£17,151,955	-£17,191,247	-£17,622,916	-£17,768,142	-£17,877,910
50% SR : 20% LAR : 30% SO	25%	-£17,440,016	-£17,957,427	-£17,996,720	-£18,428,389	-£18,573,615	-£18,683,382
50% SR : 20% LAR : 30% SO	30%	-£18,270,590	-£18,762,899	-£18,802,193	-£19,233,863	-£19,379,088	-£19,488,856
50% SR : 20% LAR : 30% SO	35%	-£19,101,164	-£19,568,373	-£19,607,665	-£20,039,335	-£20,184,560	-£20,294,328
50% SR : 20% LAR : 30% SO	40%	-£19,931,737	-£20,373,846	-£20,413,139	-£20,844,808	-£20,990,034	-£21,099,801
50% SR : 20% LAR : 30% SO	45%	-£20,762,310	-£21,179,319	-£21,218,612	-£21,650,281	-£21,795,507	-£21,905,275
50% SR : 20% LAR : 30% SO	50%	-£21,592,884	-£21,984,792	-£22,024,085	-£22,455,754	-£22,600,980	-£22,710,747

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%	-£11,816,873	-£12,459,786	-£12,499,078	-£12,930,748	-£13,075,974	-£13,185,741
50% SR : 20% LAR : 30% SO	5%	-£12,647,446	-£13,265,259	-£13,304,552	-£13,736,222	-£13,881,447	-£13,991,214
50% SR : 20% LAR : 30% SO	10%	-£13,478,019	-£14,070,732	-£14,110,024	-£14,541,694	-£14,686,919	-£14,796,686
50% SR : 20% LAR : 30% SO	15%	-£14,308,592	-£14,876,205	-£14,915,498	-£15,347,167	-£15,492,393	-£15,602,160
50% SR : 20% LAR : 30% SO	20%	-£15,139,165	-£15,681,678	-£15,720,971	-£16,152,640	-£16,297,866	-£16,407,634
50% SR : 20% LAR : 30% SO	25%	-£15,969,738	-£16,487,151	-£16,526,443	-£16,958,113	-£17,103,338	-£17,213,106
50% SR : 20% LAR : 30% SO	30%	-£16,800,311	-£17,292,624	-£17,331,917	-£17,763,586	-£17,908,812	-£18,018,579
50% SR : 20% LAR : 30% SO	35%	-£17,630,884	-£18,098,097	-£18,137,389	-£18,569,059	-£18,714,284	-£18,824,053
50% SR : 20% LAR : 30% SO	40%	-£18,461,457	-£18,903,570	-£18,942,862	-£19,374,532	-£19,519,757	-£19,629,525
50% SR : 20% LAR : 30% SO	45%	-£19,292,030	-£19,709,042	-£19,748,336	-£20,180,004	-£20,325,231	-£20,434,998
50% SR : 20% LAR : 30% SO	50%	-£20,122,603	-£20,514,515	-£20,553,808	-£20,985,478	-£21,130,703	-£21,240,471

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,701,011	-£10,343,925	-£10,383,217	-£10,814,887	-£10,960,112	-£11,069,880
50% SR : 20% LAR : 30% SO	5%	-£10,531,585	-£11,149,398	-£11,188,690	-£11,620,360	-£11,765,585	-£11,875,353
50% SR : 20% LAR : 30% SO	10%	-£11,362,158	-£11,954,871	-£11,994,163	-£12,425,832	-£12,571,058	-£12,680,826
50% SR : 20% LAR : 30% SO	15%	-£12,192,732	-£12,760,344	-£12,799,636	-£13,231,306	-£13,376,531	-£13,486,299
50% SR : 20% LAR : 30% SO	20%	-£13,023,305	-£13,565,817	-£13,605,110	-£14,036,778	-£14,182,004	-£14,291,772
50% SR : 20% LAR : 30% SO	25%	-£13,853,879	-£14,371,289	-£14,410,582	-£14,842,252	-£14,987,477	-£15,097,244
50% SR : 20% LAR : 30% SO	30%	-£14,684,452	-£15,176,763	-£15,216,055	-£15,647,725	-£15,792,950	-£15,902,718
50% SR : 20% LAR : 30% SO	35%	-£15,515,025	-£15,982,236	-£16,024,528	-£16,453,197	-£16,598,423	-£16,708,191
50% SR : 20% LAR : 30% SO	40%	-£16,345,599	-£16,787,708	-£16,827,001	-£17,258,671	-£17,403,896	-£17,513,664
50% SR : 20% LAR : 30% SO	45%	-£17,176,172	-£17,593,181	-£17,632,474	-£18,064,143	-£18,209,369	-£18,319,137
50% SR : 20% LAR : 30% SO	50%	-£18,006,746	-£18,398,654	-£18,437,947	-£18,869,616	-£19,014,842	-£19,124,609

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 10% AW @ 50% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,159,638	£527,697	£489,492	£69,785	£72,426	£180,663
50% SR : 20% LAR : 30% SO	5%	£1,000,132	£564,945	£603,690	£1,031,339	£1,176,564	£1,286,332
50% SR : 20% LAR : 30% SO	10%	£161,628	£1,676,715	£1,716,007	£2,147,677	£2,292,902	£2,402,670
50% SR : 20% LAR : 30% SO	15%	£1,345,229	£2,793,052	£2,832,344	£3,264,014	£3,409,239	£3,519,007
50% SR : 20% LAR : 30% SO	20%	£2,538,445	£3,909,390	£3,948,682	£4,380,352	£4,525,577	£4,635,345
50% SR : 20% LAR : 30% SO	25%	£3,731,660	£5,025,727	£5,065,019	£5,496,689	£5,641,914	£5,751,682
50% SR : 20% LAR : 30% SO	30%	£4,924,874	£6,142,065	£6,181,357	£6,613,027	£6,758,252	£6,868,020
50% SR : 20% LAR : 30% SO	35%	£6,118,090	£7,258,402	£7,297,694	£7,729,364	£7,874,589	£7,984,357
50% SR : 20% LAR : 30% SO	40%	£7,311,305	£8,374,740	£8,414,032	£8,845,701	£8,990,927	£9,100,695
50% SR : 20% LAR : 30% SO	45%	£8,504,520	£9,491,077	£9,530,369	£9,962,039	£10,107,264	£10,217,032
50% SR : 20% LAR : 30% SO	50%	£9,697,735	£10,607,414	£10,646,707	£11,078,376	£11,223,602	£11,333,370

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%	£8,998,927	£10,630,899	£10,668,073	£11,088,780	£11,230,991	£11,339,228
50% SR : 20% LAR : 30% SO	5%	£10,158,433	£11,723,510	£11,762,255	£12,189,904	£12,335,129	£12,444,897
50% SR : 20% LAR : 30% SO	10%	£11,320,193	£12,835,280	£12,874,572	£13,306,242	£13,451,467	£13,561,235
50% SR : 20% LAR : 30% SO	15%	£12,503,794	£13,951,617	£13,990,909	£14,422,579	£14,567,804	£14,677,572
50% SR : 20% LAR : 30% SO	20%	£13,687,010	£15,067,955	£15,107,247	£15,538,917	£15,684,142	£15,793,910
50% SR : 20% LAR : 30% SO	25%	£14,870,225	£16,184,292	£16,223,584	£16,655,254	£16,800,479	£16,910,247
50% SR : 20% LAR : 30% SO	30%	£16,053,439	£17,300,630	£17,339,922	£17,771,592	£17,916,817	£18,026,585
50% SR : 20% LAR : 30% SO	35%	£17,236,655	£18,416,967	£18,456,259	£18,887,929	£19,033,154	£19,142,922
50% SR : 20% LAR : 30% SO	40%	£18,419,870	£19,533,305	£19,572,597	£20,004,266	£20,149,492	£20,259,260
50% SR : 20% LAR : 30% SO	45%	£19,603,085	£20,649,642	£20,688,934	£21,120,504	£21,265,729	£21,375,497
50% SR : 20% LAR : 30% SO	50%	£20,786,300	£21,765,979	£21,805,272	£22,236,941	£22,382,167	£22,491,935

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£4,577,813	£6,208,754	£6,247,958	£6,667,686	£6,809,877	£6,918,113
50% SR : 20% LAR : 30% SO	5%	£5,737,318	£7,302,396	£7,341,140	£7,768,790	£7,914,015	£8,022,783
50% SR : 20% LAR : 30% SO	10%	£6,896,823	£8,414,166	£8,453,458	£8,885,128	£9,030,353	£9,140,121
50% SR : 20% LAR : 30% SO	15%	£8,056,328	£9,530,503	£9,569,795	£10,001,465	£10,146,690	£10,256,458
50% SR : 20% LAR : 30% SO	20%	£9,215,833	£10,646,841	£10,686,133	£11,117,803	£11,263,028	£11,372,796
50% SR : 20% LAR : 30% SO	25%	£10,375,338	£11,763,178	£11,802,470	£12,234,140	£12,379,365	£12,489,133
50% SR : 20% LAR : 30% SO	30%	£11,534,843	£12,879,516	£12,918,808	£13,390,478	£13,535,703	£13,645,471
50% SR : 20% LAR : 30% SO	35%	£12,694,348	£13,995,852	£14,035,145	£14,496,815	£14,642,040	£14,751,808
50% SR : 20% LAR : 30% SO	40%	£13,853,853	£15,112,189	£15,151,483	£15,593,152	£15,738,377	£15,848,145
50% SR : 20% LAR : 30% SO	45%	£15,013,358	£16,228,527	£16,267,820	£16,699,490	£16,844,715	£16,954,483
50% SR : 20% LAR : 30% SO	50%	£16,172,863	£17,344,864	£17,384,156	£17,815,827	£17,961,053	£18,070,821

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%	£3,107,536	£4,738,478	£4,777,682	£5,197,389	£5,339,601	£5,447,837
50% SR : 20% LAR : 30% SO	5%	£4,267,042	£5,832,120	£5,870,864	£6,298,513	£6,443,738	£6,553,506
50% SR : 20% LAR : 30% SO	10%	£5,426,548	£6,943,889	£6,983,181	£7,414,851	£7,560,076	£7,669,844
50% SR : 20% LAR : 30% SO	15%	£6,586,054	£8,055,658	£8,094,950	£8,516,064	£8,661,289	£8,771,057
50% SR : 20% LAR : 30% SO	20%	£7,745,560	£9,167,427	£9,206,719	£9,627,177	£9,772,402	£9,882,170
50% SR : 20% LAR : 30% SO	25%	£8,905,066	£10,279,196	£10,318,488	£10,738,285	£10,883,510	£10,993,278
50% SR : 20% LAR : 30% SO	30%	£10,064,572	£11,390,965	£11,430,257	£11,848,393	£11,993,618	£12,103,386
50% SR : 20% LAR : 30% SO	35%	£11,224,078	£12,502,734	£12,542,026	£12,956,501	£13,101,726	£13,211,494
50% SR : 20% LAR : 30% SO	40%	£12,383,584	£13,614,503	£13,653,795	£14,064,615	£14,209,840	£14,319,608
50% SR : 20% LAR : 30% SO	45%	£13,543,090	£14,726,272	£14,765,564	£15,172,729	£15,317,954	£15,427,722
50% SR : 20% LAR : 30% SO	50%	£14,702,596	£15,838,041	£15,877,333	£16,280,843	£16,426,068	£16,535,836

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%	£991,675	£2,623,616	£2,661,820	£3,081,528	£3,223,739	£3,331,975
50% SR : 20% LAR : 30% SO	5%	£2,151,181	£3,716,258	£3,755,002	£4,182,652	£4,324,877	£4,433,645
50% SR : 20% LAR : 30% SO	10%	£3,310,687	£4,808,900	£4,847,644	£5,298,990	£5,441,215	£5,550,083
50% SR : 20% LAR : 30% SO	15%	£4,470,193	£5,901,542	£5,940,286	£6,415,327	£6,557,552	£6,666,320
50% SR : 20% LAR : 30% SO	20%	£5,629,699	£7,004,184	£7,042,928	£7,531,665	£7,673,890	£7,782,658
50% SR : 20% LAR : 30% SO	25%	£6,789,205	£8,106,826	£8,145,570	£8,648,002	£8,790,227	£8,900,095
50% SR : 20% LAR : 30% SO	30%	£7,948,711	£9,209,468	£9,248,212	£9,764,340	£9,906,565	£10,016,333
50% SR : 20% LAR : 30% SO	35%	£9,108,217	£10,312,110	£10,350,854	£10,880,678	£11,022,903	£11,132,671
50% SR : 20% LAR : 30% SO	40%	£10,267,723	£11,414,752	£11,453,496	£11,997,014	£12,139,239	£12,249,007
50% SR : 20% LAR : 30% SO	45%	£11,427,229	£12,517,394	£12,556,138	£13,113,352	£13,255,577	£13,365,345
50% SR : 20% LAR : 30% SO	50%	£12,586,735	£13,620,036	£13,658,780	£14,229,689	£14,371,915	£14,481,683

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

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1/C/B2/B9) and 190 sq m flexible retail commercial uses 10% AW @ 50% MR

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 155
Site Area 0.77 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%	£4,862,995	£5,764,794	£5,804,087	£6,235,756	£6,380,982	£6,490,749
50% SR : 20% LAR : 30% SO	5%	£5,763,785	£6,627,540	£6,666,833	£7,098,502	£7,243,728	£7,353,495
50% SR : 20% LAR : 30% SO	10%	£6,664,576	£7,490,285	£7,529,578	£7,961,247	£8,106,473	£8,216,241
50% SR : 20% LAR : 30% SO	15%	£7,565,366	£8,353,031	£8,392,324	£8,823,993	£8,969,218	£9,078,987
50% SR : 20% LAR : 30% SO	20%	£8,466,158	£9,215,777	£9,255,069	£9,686,739	£9,831,964	£9,941,733
50% SR : 20% LAR : 30% SO	25%	£9,366,948	£10,078,523	£10,117,815	£10,549,485	£10,694,710	£10,804,478
50% SR : 20% LAR : 30% SO	30%	£10,267,739	£10,941,269	£10,980,561	£11,412,231	£11,557,456	£11,667,224
50% SR : 20% LAR : 30% SO	35%	£11,168,529	£11,804,014	£11,843,307	£12,274,977	£12,420,202	£12,529,969
50% SR : 20% LAR : 30% SO	40%	£12,069,320	£12,666,760	£12,706,053	£13,137,722	£13,282,948	£13,392,715
50% SR : 20% LAR : 30% SO	45%	£12,970,110	£13,529,506	£13,568,799	£14,000,468	£14,145,694	£14,255,461
50% SR : 20% LAR : 30% SO	50%	£13,870,901	£14,392,252	£14,431,545	£14,863,214	£15,008,440	£15,118,207

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£16,021,560	£16,923,359	£16,962,652	£17,394,321	£17,539,547	£17,649,314
50% SR : 20% LAR : 30% SO	5%	£16,922,350	£17,786,105	£17,825,398	£18,257,067	£18,402,293	£18,512,060
50% SR : 20% LAR : 30% SO	10%	£17,823,141	£18,648,850	£18,688,144	£19,119,812	£19,265,039	£19,374,806
50% SR : 20% LAR : 30% SO	15%	£18,723,931	£19,511,596	£19,550,889	£19,982,558	£20,127,783	£20,237,552
50% SR : 20% LAR : 30% SO	20%	£19,624,723	£20,374,342	£20,413,634	£20,845,304	£20,990,529	£21,100,298
50% SR : 20% LAR : 30% SO	25%	£20,525,513	£21,237,088	£21,276,380	£21,708,050	£21,853,275	£21,963,043
50% SR : 20% LAR : 30% SO	30%	£21,426,304	£22,099,834	£22,139,126	£22,570,796	£22,716,021	£22,825,789
50% SR : 20% LAR : 30% SO	35%	£22,327,094	£22,962,580	£22,991,872	£23,423,542	£23,568,767	£23,678,535
50% SR : 20% LAR : 30% SO	40%	£23,227,885	£23,825,325	£23,864,618	£24,296,288	£24,441,513	£24,551,281
50% SR : 20% LAR : 30% SO	45%	£24,128,675	£24,688,071	£24,727,364	£25,159,033	£25,304,259	£25,414,026
50% SR : 20% LAR : 30% SO	50%	£25,029,466	£25,550,817	£25,590,110	£26,021,779	£26,167,005	£26,276,772

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£11,600,445	£12,502,245	£12,541,537	£12,973,207	£13,118,432	£13,228,200
50% SR : 20% LAR : 30% SO	5%	£12,501,236	£13,364,991	£13,404,283	£13,835,953	£13,981,178	£14,090,946
50% SR : 20% LAR : 30% SO	10%	£13,402,026	£14,227,736	£14,267,029	£14,698,698	£14,843,924	£14,953,692
50% SR : 20% LAR : 30% SO	15%	£14,302,817	£15,090,482	£15,129,775	£15,561,444	£15,706,669	£15,816,438
50% SR : 20% LAR : 30% SO	20%	£15,203,608	£15,953,227	£15,992,520	£16,424,190	£16,569,415	£16,679,184
50% SR : 20% LAR : 30% SO	25%	£16,104,399	£16,815,973	£16,855,266	£17,286,935	£17,432,161	£17,541,928
50% SR : 20% LAR : 30% SO	30%	£17,005,189	£17,678,719	£17,718,012	£18,149,681	£18,294,907	£18,404,674
50% SR : 20% LAR : 30% SO	35%	£17,905,980	£18,541,465	£18,580,758	£19,012,427	£19,157,653	£19,267,420
50% SR : 20% LAR : 30% SO	40%	£18,806,770	£19,404,211	£19,443,503	£19,875,173	£20,020,398	£20,130,166
50% SR : 20% LAR : 30% SO	45%	£19,707,561	£20,266,957	£20,306,249	£20,737,919	£20,883,144	£20,992,912
50% SR : 20% LAR : 30% SO	50%	£20,608,351	£21,129,703	£21,169,995	£21,600,665	£21,745,890	£21,855,658

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£8,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£10,130,169	£11,031,968	£11,071,261	£11,502,931	£11,648,156	£11,757,923
50% SR : 20% LAR : 30% SO	5%	£11,030,959	£11,894,714	£11,934,007	£12,365,676	£12,510,902	£12,620,669
50% SR : 20% LAR : 30% SO	10%	£11,931,750	£12,757,459	£12,796,753	£13,228,421	£13,373,648	£13,483,415
50% SR : 20% LAR : 30% SO	15%	£12,832,540	£13,620,205	£13,659,499	£14,091,167	£14,236,393	£14,346,161
50% SR : 20% LAR : 30% SO	20%	£13,733,332	£14,482,951	£14,522,244	£14,953,913	£15,099,139	£15,208,907
50% SR : 20% LAR : 30% SO	25%	£14,634,122	£15,345,697	£15,384,989	£15,816,659	£15,961,884	£16,071,652
50% SR : 20% LAR : 30% SO	30%	£15,534,913	£16,208,443	£16,247,735	£16,679,405	£16,824,630	£16,934,398
50% SR : 20% LAR : 30% SO	35%	£16,435,703	£17,071,189	£17,110,481	£17,542,151	£17,687,376	£17,797,144
50% SR : 20% LAR : 30% SO	40%	£17,336,494	£17,933,935	£17,973,227	£18,404,897	£18,550,122	£18,659,890
50% SR : 20% LAR : 30% SO	45%	£18,237,284	£18,796,680	£18,835,973	£19,267,443	£19,412,668	£19,522,435
50% SR : 20% LAR : 30% SO	50%	£19,138,075	£19,659,426	£19,698,719	£20,130,388	£20,275,614	£20,385,381

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£8,014,308	£8,916,107	£8,955,399	£9,387,069	£9,532,294	£9,642,062
50% SR : 20% LAR : 30% SO	5%	£8,915,098	£9,777,853	£9,817,145	£10,248,815	£10,393,040	£10,502,808
50% SR : 20% LAR : 30% SO	10%	£9,815,889	£10,641,598	£10,680,891	£11,112,560	£11,257,786	£11,367,554
50% SR : 20% LAR : 30% SO	15%	£10,716,679	£11,505,343	£11,544,635	£11,976,305	£12,121,531	£12,230,300
50% SR : 20% LAR : 30% SO	20%	£11,617,470	£12,369,088	£12,408,380	£12,838,052	£12,983,277	£13,093,046
50% SR : 20% LAR : 30% SO	25%	£12,518,261	£13,232,833	£13,272,125	£13,700,798	£13,846,023	£13,955,791
50% SR : 20% LAR : 30% SO	30%	£13,419,051	£14,096,578	£14,135,870	£14,563,543	£14,708,769	£14,818,536
50% SR : 20% LAR : 30% SO	35%	£14,319,842	£14,960,323	£14,999,615	£15,426,288	£15,571,513	£15,681,282
50% SR : 20% LAR : 30% SO	40%	£15,220,632	£15,824,068	£15,863,360	£16,289,033	£16,434,259	£16,544,020
50% SR : 20% LAR : 30% SO	45%	£16,121,423	£16,687,813	£16,727,105	£17,151,781	£17,297,006	£17,406,774
50% SR : 20% LAR : 30% SO	50%	£17,022,213	£17,551,558	£17,590,850	£18,014,527	£18,159,752	£18,269,520

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B9) and 190 sq m flexible retail commercial uses 10% AW @ 50% MR

Value Area
Chadwell Heath (CIL Zone 3)

No Units 155
Site Area 0.77 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%	-£387,298	-£1,023,333	-£1,062,625	-£1,494,295	-£1,639,520	-£1,749,289
50% SR : 20% LAR : 30% SO	5%	-£1,461,074	-£2,078,887	-£2,118,179	-£2,549,849	-£2,695,074	-£2,804,842
50% SR : 20% LAR : 30% SO	10%	-£2,541,727	-£3,134,440	-£3,173,732	-£3,605,402	-£3,750,627	-£3,860,395
50% SR : 20% LAR : 30% SO	15%	-£3,622,381	-£4,189,993	-£4,229,285	-£4,660,955	-£4,806,180	-£4,915,949
50% SR : 20% LAR : 30% SO	20%	-£4,703,035	-£5,245,547	-£5,284,839	-£5,716,509	-£5,861,734	-£5,971,502
50% SR : 20% LAR : 30% SO	25%	-£5,783,689	-£6,301,100	-£6,340,392	-£6,772,062	-£6,917,287	-£7,027,055
50% SR : 20% LAR : 30% SO	30%	-£6,864,343	-£7,356,653	-£7,395,945	-£7,827,615	-£7,972,841	-£8,082,609
50% SR : 20% LAR : 30% SO	35%	-£7,944,997	-£8,412,207	-£8,451,499	-£8,883,169	-£9,028,394	-£9,138,162
50% SR : 20% LAR : 30% SO	40%	-£9,025,651	-£9,467,760	-£9,507,052	-£9,938,722	-£10,083,947	-£10,193,716
50% SR : 20% LAR : 30% SO	45%	-£10,106,305	-£10,523,314	-£10,562,606	-£10,994,276	-£11,139,501	-£11,249,269
50% SR : 20% LAR : 30% SO	50%	-£11,186,958	-£11,578,867	-£11,618,159	-£12,049,829	-£12,195,054	-£12,304,822

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,545,863	-£12,181,898	-£12,221,190	-£12,652,860	-£12,798,085	-£12,907,854
50% SR : 20% LAR : 30% SO	5%	-£12,619,639	-£13,237,452	-£13,276,744	-£13,708,414	-£13,853,639	-£13,963,407
50% SR : 20% LAR : 30% SO	10%	-£13,700,292	-£14,293,005	-£14,332,297	-£14,763,967	-£14,909,192	-£15,018,960
50% SR : 20% LAR : 30% SO	15%	-£14,780,946	-£15,348,558	-£15,387,850	-£15,819,520	-£15,964,745	-£16,074,514
50% SR : 20% LAR : 30% SO	20%	-£15,861,600	-£16,404,112	-£16,443,404	-£16,875,074	-£17,020,299	-£17,130,067
50% SR : 20% LAR : 30% SO	25%	-£16,942,254	-£17,459,665	-£17,498,957	-£17,930,627	-£18,075,852	-£18,185,620
50% SR : 20% LAR : 30% SO	30%	-£18,022,908	-£18,515,218	-£18,554,511	-£18,986,180	-£19,131,405	-£19,241,174
50% SR : 20% LAR : 30% SO	35%	-£19,103,562	-£19,570,772	-£19,610,064	-£20,041,734	-£20,186,959	-£20,296,727
50% SR : 20% LAR : 30% SO	40%	-£20,184,216	-£20,626,325	-£20,665,617	-£21,097,287	-£21,242,512	-£21,352,281
50% SR : 20% LAR : 30% SO	45%	-£21,264,870	-£21,681,879	-£21,721,171	-£22,152,841	-£22,298,066	-£22,407,834
50% SR : 20% LAR : 30% SO	50%	-£22,345,524	-£22,737,432	-£22,776,724	-£23,208,394	-£23,353,619	-£23,463,387

Residual Land values compared to benchmark land values

Benchmark land value 2- Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,124,748	-£7,760,784	-£7,800,076	-£8,231,746	-£8,376,971	-£8,486,740
50% SR : 20% LAR : 30% SO	5%	-£8,198,524	-£8,816,338	-£8,855,630	-£9,287,300	-£9,432,525	-£9,542,293
50% SR : 20% LAR : 30% SO	10%	-£9,272,300	-£9,871,891	-£9,911,183	-£10,342,853	-£10,488,078	-£10,597,846
50% SR : 20% LAR : 30% SO	15%	-£10,346,076	-£10,927,444	-£10,966,736	-£11,398,406	-£11,543,631	-£11,653,400
50% SR : 20% LAR : 30% SO	20%	-£11,419,852	-£11,982,998	-£12,022,290	-£12,453,960	-£12,599,185	-£12,708,953
50% SR : 20% LAR : 30% SO	25%	-£12,493,628	-£13,038,551	-£13,077,843	-£13,509,513	-£13,654,738	-£13,764,506
50% SR : 20% LAR : 30% SO	30%	-£13,567,404	-£14,094,104	-£14,133,397	-£14,565,066	-£14,710,292	-£14,820,060
50% SR : 20% LAR : 30% SO	35%	-£14,641,180	-£15,149,658	-£15,188,950	-£15,620,620	-£15,765,845	-£15,875,613
50% SR : 20% LAR : 30% SO	40%	-£15,714,956	-£16,205,211	-£16,244,503	-£16,676,173	-£16,821,398	-£16,931,167
50% SR : 20% LAR : 30% SO	45%	-£16,788,732	-£17,260,765	-£17,300,057	-£17,731,727	-£17,876,952	-£17,986,720
50% SR : 20% LAR : 30% SO	50%	-£17,862,508	-£18,316,318	-£18,355,610	-£18,767,280	-£18,912,505	-£19,022,273

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,854,472	-£6,290,507	-£6,329,800	-£6,761,469	-£6,906,695	-£7,016,463
50% SR : 20% LAR : 30% SO	5%	-£6,728,248	-£7,346,061	-£7,385,354	-£7,817,023	-£7,962,249	-£8,072,017
50% SR : 20% LAR : 30% SO	10%	-£7,602,024	-£8,401,614	-£8,440,907	-£8,872,576	-£9,017,802	-£9,127,570
50% SR : 20% LAR : 30% SO	15%	-£8,475,800	-£9,457,167	-£9,496,460	-£9,928,129	-£10,073,355	-£10,183,123
50% SR : 20% LAR : 30% SO	20%	-£9,349,576	-£10,512,721	-£10,552,014	-£10,983,683	-£11,128,909	-£11,238,677
50% SR : 20% LAR : 30% SO	25%	-£10,223,352	-£11,568,274	-£11,607,567	-£12,039,236	-£12,184,462	-£12,294,230
50% SR : 20% LAR : 30% SO	30%	-£11,097,128	-£12,623,827	-£12,663,121	-£13,094,789	-£13,240,015	-£13,349,783
50% SR : 20% LAR : 30% SO	35%	-£11,970,904	-£13,679,381	-£13,718,674	-£14,150,343	-£14,295,569	-£14,405,350
50% SR : 20% LAR : 30% SO	40%	-£12,844,680	-£14,734,934	-£14,774,227	-£15,205,906	-£15,351,132	-£15,460,930
50% SR : 20% LAR : 30% SO	45%	-£13,718,456	-£15,790,488	-£15,829,781	-£16,261,459	-£16,406,685	-£16,516,453
50% SR : 20% LAR : 30% SO	50%	-£14,592,232	-£16,846,041	-£16,885,334	-£17,317,003	-£17,462,229	-£17,571,996

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%	-£3,538,610	-£4,174,646	-£4,213,938	-£4,645,608	-£4,790,833	-£4,900,602
50% SR : 20% LAR : 30% SO	5%	-£4,612,386	-£5,230,200	-£5,269,492	-£5,701,162	-£5,846,387	-£5,956,155
50% SR : 20% LAR : 30% SO	10%	-£5,686,162	-£6,285,754	-£6,325,046	-£6,756,716	-£6,901,941	-£7,011,709
50% SR : 20% LAR : 30% SO	15%	-£6,759,938	-£7,341,308	-£7,380,600	-£7,812,288	-£7,957,513	-£8,067,281
50% SR : 20% LAR : 30% SO	20%	-£7,833,714	-£8,396,862	-£8,436,154	-£8,867,822	-£9,013,047	-£9,122,815
50% SR : 20% LAR : 30% SO	25%	-£8,907,490	-£9,452,416	-£9,491,708	-£9,923,375	-£10,068,600	-£10,178,368
50% SR : 20% LAR : 30% SO	30%	-£9,981,266	-£10,507,969	-£10,547,261	-£10,978,928	-£11,124,154	-£11,233,922
50% SR : 20% LAR : 30% SO	35%	-£11,055,042	-£11,563,523	-£11,602,815	-£12,034,482	-£12,179,707	-£12,289,475
50% SR : 20% LAR : 30% SO	40%	-£12,128,818	-£12,619,077	-£12,658,369	-£13,090,035	-£13,235,260	-£13,345,028
50% SR : 20% LAR : 30% SO	45%	-£13,202,594	-£13,674,631	-£13,713,923	-£14,145,589	-£14,290,814	-£14,400,582
50% SR : 20% LAR : 30% SO	50%	-£14,276,370	-£14,730,185	-£14,769,477	-£15,201,142	-£15,346,367	-£15,456,135

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

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 10% AW @ 50% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 155
Site Area 0.77 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%	£-4,115,899	£-4,758,813	£-4,798,105	£-5,229,774	£-5,375,000	£-5,484,768
50% SR : 20% LAR : 30% SO	5%	£-5,044,913	£-5,662,727	£-5,702,019	£-6,133,689	£-6,278,914	£-6,388,682
50% SR : 20% LAR : 30% SO	10%	£-5,973,928	£-6,566,640	£-6,605,933	£-7,037,602	£-7,182,828	£-7,292,595
50% SR : 20% LAR : 30% SO	15%	£-6,902,942	£-7,470,554	£-7,509,846	£-7,941,516	£-8,086,741	£-8,196,509
50% SR : 20% LAR : 30% SO	20%	£-7,831,957	£-8,374,467	£-8,413,760	£-8,845,430	£-8,990,655	£-9,100,423
50% SR : 20% LAR : 30% SO	25%	£-8,760,971	£-9,278,382	£-9,317,674	£-9,749,343	£-9,894,569	£-10,004,337
50% SR : 20% LAR : 30% SO	30%	£-9,689,985	£-10,182,296	£-10,221,588	£-10,653,258	£-10,798,483	£-10,908,251
50% SR : 20% LAR : 30% SO	35%	£-10,618,999	£-11,086,209	£-11,125,502	£-11,557,171	£-11,702,397	£-11,812,164
50% SR : 20% LAR : 30% SO	40%	£-11,548,014	£-11,990,123	£-12,029,415	£-12,461,085	£-12,606,310	£-12,716,078
50% SR : 20% LAR : 30% SO	45%	£-12,477,028	£-12,894,036	£-12,933,330	£-13,364,999	£-13,510,224	£-13,619,992
50% SR : 20% LAR : 30% SO	50%	£-13,406,043	£-13,797,951	£-13,837,243	£-14,268,913	£-14,414,138	£-14,523,906

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-15,274,464	£-15,817,378	£-15,956,671	£-16,388,339	£-16,533,566	£-16,643,333
50% SR : 20% LAR : 30% SO	5%	£-16,203,478	£-16,821,292	£-16,860,584	£-17,292,254	£-17,437,479	£-17,547,247
50% SR : 20% LAR : 30% SO	10%	£-17,132,493	£-17,725,205	£-17,764,498	£-18,196,167	£-18,341,393	£-18,451,160
50% SR : 20% LAR : 30% SO	15%	£-18,061,507	£-18,629,119	£-18,668,411	£-19,100,081	£-19,245,306	£-19,355,074
50% SR : 20% LAR : 30% SO	20%	£-18,990,522	£-19,533,033	£-19,572,325	£-20,003,995	£-20,149,220	£-20,258,988
50% SR : 20% LAR : 30% SO	25%	£-19,919,536	£-20,436,947	£-20,476,240	£-20,907,908	£-21,053,135	£-21,162,902
50% SR : 20% LAR : 30% SO	30%	£-20,848,550	£-21,340,861	£-21,380,153	£-21,811,823	£-21,957,048	£-22,066,816
50% SR : 20% LAR : 30% SO	35%	£-21,777,564	£-22,244,774	£-22,284,067	£-22,715,736	£-22,860,962	£-22,970,729
50% SR : 20% LAR : 30% SO	40%	£-22,706,579	£-23,148,688	£-23,187,980	£-23,619,650	£-23,764,875	£-23,874,643
50% SR : 20% LAR : 30% SO	45%	£-23,635,593	£-24,052,602	£-24,091,895	£-24,523,564	£-24,668,789	£-24,778,558
50% SR : 20% LAR : 30% SO	50%	£-24,564,608	£-24,956,516	£-24,995,809	£-25,427,478	£-25,572,704	£-25,682,471

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-10,853,349	£-11,496,264	£-11,535,556	£-11,967,225	£-12,112,451	£-12,222,219
50% SR : 20% LAR : 30% SO	5%	£-11,782,364	£-12,400,177	£-12,439,470	£-12,871,139	£-13,016,365	£-13,126,132
50% SR : 20% LAR : 30% SO	10%	£-12,711,378	£-13,304,091	£-13,343,383	£-13,775,053	£-13,920,278	£-14,030,046
50% SR : 20% LAR : 30% SO	15%	£-13,640,393	£-14,208,005	£-14,247,297	£-14,678,967	£-14,824,192	£-14,933,960
50% SR : 20% LAR : 30% SO	20%	£-14,569,407	£-15,111,918	£-15,151,211	£-15,582,880	£-15,728,106	£-15,837,874
50% SR : 20% LAR : 30% SO	25%	£-15,498,422	£-16,015,833	£-16,055,125	£-16,486,794	£-16,632,020	£-16,741,788
50% SR : 20% LAR : 30% SO	30%	£-16,427,436	£-16,919,748	£-16,959,039	£-17,390,708	£-17,535,934	£-17,645,701
50% SR : 20% LAR : 30% SO	35%	£-17,356,450	£-17,823,663	£-17,862,955	£-18,294,622	£-18,439,847	£-18,549,615
50% SR : 20% LAR : 30% SO	40%	£-18,285,464	£-18,727,577	£-18,766,869	£-19,198,536	£-19,343,761	£-19,453,529
50% SR : 20% LAR : 30% SO	45%	£-19,214,479	£-19,631,491	£-19,670,783	£-20,102,449	£-20,247,675	£-20,357,443
50% SR : 20% LAR : 30% SO	50%	£-20,143,493	£-20,535,405	£-20,574,697	£-21,006,364	£-21,151,589	£-21,261,357

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%	£-9,383,073	£-10,025,987	£-10,065,280	£-10,496,948	£-10,642,175	£-10,751,942
50% SR : 20% LAR : 30% SO	5%	£-10,312,087	£-10,929,901	£-10,969,193	£-11,400,863	£-11,546,088	£-11,655,856
50% SR : 20% LAR : 30% SO	10%	£-11,241,102	£-11,833,814	£-11,873,107	£-12,304,777	£-12,450,002	£-12,559,770
50% SR : 20% LAR : 30% SO	15%	£-12,170,116	£-12,737,728	£-12,777,021	£-13,208,690	£-13,353,915	£-13,463,683
50% SR : 20% LAR : 30% SO	20%	£-13,099,131	£-13,641,642	£-13,680,934	£-14,112,604	£-14,257,829	£-14,367,597
50% SR : 20% LAR : 30% SO	25%	£-14,028,145	£-14,545,556	£-14,584,849	£-15,016,517	£-15,161,744	£-15,271,511
50% SR : 20% LAR : 30% SO	30%	£-14,957,159	£-15,449,470	£-15,488,762	£-15,920,432	£-16,065,657	£-16,175,425
50% SR : 20% LAR : 30% SO	35%	£-15,886,173	£-16,353,383	£-16,392,676	£-16,824,346	£-16,969,571	£-17,079,338
50% SR : 20% LAR : 30% SO	40%	£-16,815,188	£-17,257,297	£-17,296,589	£-17,728,259	£-17,873,484	£-17,983,252
50% SR : 20% LAR : 30% SO	45%	£-17,744,202	£-18,161,211	£-18,200,504	£-18,632,173	£-18,777,398	£-18,887,166
50% SR : 20% LAR : 30% SO	50%	£-18,673,217	£-19,065,125	£-19,104,418	£-19,536,087	£-19,681,313	£-19,791,080

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-7,267,212	£-7,910,126	£-7,949,418	£-8,381,087	£-8,526,313	£-8,636,081
50% SR : 20% LAR : 30% SO	5%	£-8,196,226	£-8,814,039	£-8,853,332	£-9,285,002	£-9,430,227	£-9,539,994
50% SR : 20% LAR : 30% SO	10%	£-9,125,240	£-9,717,953	£-9,757,245	£-10,188,915	£-10,334,140	£-10,443,908
50% SR : 20% LAR : 30% SO	15%	£-10,054,255	£-10,621,867	£-10,661,159	£-11,092,829	£-11,238,054	£-11,347,822
50% SR : 20% LAR : 30% SO	20%	£-10,983,269	£-11,525,780	£-11,565,073	£-11,996,742	£-12,141,968	£-12,251,736
50% SR : 20% LAR : 30% SO	25%	£-11,912,284	£-12,429,693	£-12,468,985	£-12,900,656	£-13,045,882	£-13,155,650
50% SR : 20% LAR : 30% SO	30%	£-12,841,297	£-13,333,608	£-13,372,901	£-13,804,571	£-13,949,796	£-14,059,563
50% SR : 20% LAR : 30% SO	35%	£-13,770,312	£-14,237,522	£-14,276,814	£-14,708,494	£-14,853,719	£-14,963,477
50% SR : 20% LAR : 30% SO	40%	£-14,699,326	£-15,141,436	£-15,180,728	£-15,612,396	£-15,757,621	£-15,867,389
50% SR : 20% LAR : 30% SO	45%	£-15,628,341	£-16,045,349	£-16,084,643	£-16,516,311	£-16,661,537	£-16,771,305
50% SR : 20% LAR : 30% SO	50%	£-16,557,355	£-16,949,264	£-16,988,556	£-17,420,226	£-17,565,451	£-17,675,219

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

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 10% AW @ 50% MR

Value Area
Becontree and Valence Park (CIL Zone 3)

No Units 155
Site Area 0.77 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%	-£6,730,734	-£7,373,649	-£7,412,941	-£7,844,610	-£7,989,836	-£8,099,604
50% SR : 20% LAR : 30% SO	5%	-£7,561,309	-£8,179,121	-£8,218,413	-£8,650,083	-£8,795,308	-£8,905,076
50% SR : 20% LAR : 30% SO	10%	-£8,391,882	-£8,944,594	-£8,983,887	-£9,455,556	-£9,600,782	-£9,710,549
50% SR : 20% LAR : 30% SO	15%	-£9,222,455	-£9,790,067	-£9,829,359	-£10,301,029	-£10,446,254	-£10,556,022
50% SR : 20% LAR : 30% SO	20%	-£10,053,028	-£10,595,540	-£10,634,832	-£11,106,502	-£11,251,727	-£11,361,495
50% SR : 20% LAR : 30% SO	25%	-£10,883,602	-£11,401,012	-£11,440,306	-£11,917,974	-£12,063,201	-£12,173,968
50% SR : 20% LAR : 30% SO	30%	-£11,714,176	-£12,206,486	-£12,245,778	-£12,677,448	-£12,822,673	-£12,932,441
50% SR : 20% LAR : 30% SO	35%	-£12,544,749	-£13,011,959	-£13,051,252	-£13,482,921	-£13,628,147	-£13,737,914
50% SR : 20% LAR : 30% SO	40%	-£13,375,322	-£13,817,431	-£13,856,724	-£14,288,394	-£14,433,619	-£14,543,387
50% SR : 20% LAR : 30% SO	45%	-£14,205,895	-£14,622,905	-£14,662,197	-£15,093,867	-£15,239,092	-£15,348,860
50% SR : 20% LAR : 30% SO	50%	-£15,036,470	-£15,428,377	-£15,467,671	-£15,899,339	-£16,044,565	-£16,154,333

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices **£14,481,843**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£17,888,299	-£18,532,214	-£18,571,506	-£19,003,175	-£19,148,401	-£19,258,169
50% SR : 20% LAR : 30% SO	5%	-£18,719,874	-£19,337,686	-£19,376,979	-£19,808,648	-£19,953,874	-£20,063,641
50% SR : 20% LAR : 30% SO	10%	-£19,550,447	-£20,143,159	-£20,182,452	-£20,614,122	-£20,759,347	-£20,869,114
50% SR : 20% LAR : 30% SO	15%	-£20,381,020	-£20,948,632	-£20,987,924	-£21,419,594	-£21,564,819	-£21,674,588
50% SR : 20% LAR : 30% SO	20%	-£21,211,593	-£21,754,105	-£21,793,398	-£22,225,067	-£22,370,293	-£22,480,060
50% SR : 20% LAR : 30% SO	25%	-£22,042,167	-£22,559,577	-£22,598,871	-£23,030,540	-£23,175,766	-£23,285,534
50% SR : 20% LAR : 30% SO	30%	-£22,872,741	-£23,365,051	-£23,404,343	-£23,836,013	-£23,981,238	-£24,091,006
50% SR : 20% LAR : 30% SO	35%	-£23,703,314	-£24,170,524	-£24,209,817	-£24,841,486	-£24,986,712	-£25,096,479
50% SR : 20% LAR : 30% SO	40%	-£24,533,887	-£24,975,997	-£25,015,289	-£25,446,959	-£25,592,184	-£25,701,953
50% SR : 20% LAR : 30% SO	45%	-£25,364,461	-£25,781,470	-£25,820,762	-£26,252,432	-£26,397,657	-£26,507,425
50% SR : 20% LAR : 30% SO	50%	-£26,195,035	-£26,586,942	-£26,626,236	-£27,057,904	-£27,203,130	-£27,312,898

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%	-£13,468,185	-£14,111,099	-£14,150,392	-£14,582,060	-£14,727,287	-£14,837,054
50% SR : 20% LAR : 30% SO	5%	-£14,298,759	-£14,916,572	-£14,955,864	-£15,387,534	-£15,532,759	-£15,642,527
50% SR : 20% LAR : 30% SO	10%	-£15,129,333	-£15,722,045	-£15,761,337	-£16,193,007	-£16,338,232	-£16,448,000
50% SR : 20% LAR : 30% SO	15%	-£15,959,906	-£16,527,517	-£16,566,810	-£16,998,480	-£17,143,705	-£17,253,473
50% SR : 20% LAR : 30% SO	20%	-£16,790,479	-£17,332,991	-£17,372,283	-£17,803,953	-£17,949,178	-£18,058,946
50% SR : 20% LAR : 30% SO	25%	-£17,621,052	-£18,138,463	-£18,177,757	-£18,609,425	-£18,754,652	-£18,864,419
50% SR : 20% LAR : 30% SO	30%	-£18,451,626	-£18,943,936	-£18,983,229	-£19,414,899	-£19,560,124	-£19,669,891
50% SR : 20% LAR : 30% SO	35%	-£19,282,200	-£19,749,410	-£19,788,702	-£20,220,372	-£20,365,597	-£20,475,365
50% SR : 20% LAR : 30% SO	40%	-£20,112,773	-£20,554,882	-£20,594,175	-£21,025,844	-£21,171,070	-£21,280,838
50% SR : 20% LAR : 30% SO	45%	-£20,943,346	-£21,360,355	-£21,399,648	-£21,831,318	-£21,976,543	-£22,086,311
50% SR : 20% LAR : 30% SO	50%	-£21,773,920	-£22,165,828	-£22,205,121	-£22,636,790	-£22,782,015	-£22,891,784

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%	-£11,997,909	-£12,640,823	-£12,680,115	-£13,111,784	-£13,257,010	-£13,366,778
50% SR : 20% LAR : 30% SO	5%	-£12,828,483	-£13,446,295	-£13,485,588	-£13,917,257	-£14,062,483	-£14,172,250
50% SR : 20% LAR : 30% SO	10%	-£13,659,056	-£14,251,769	-£14,291,061	-£14,722,731	-£14,867,956	-£14,977,724
50% SR : 20% LAR : 30% SO	15%	-£14,489,629	-£15,057,241	-£15,096,533	-£15,528,203	-£15,673,428	-£15,783,197
50% SR : 20% LAR : 30% SO	20%	-£15,320,203	-£15,862,714	-£15,902,007	-£16,333,678	-£16,478,902	-£16,588,669
50% SR : 20% LAR : 30% SO	25%	-£16,150,776	-£16,668,187	-£16,707,480	-£17,139,149	-£17,284,375	-£17,394,143
50% SR : 20% LAR : 30% SO	30%	-£16,981,350	-£17,473,660	-£17,512,952	-£17,944,622	-£18,089,847	-£18,199,615
50% SR : 20% LAR : 30% SO	35%	-£17,811,923	-£18,279,133	-£18,318,426	-£18,750,095	-£18,895,321	-£19,005,088
50% SR : 20% LAR : 30% SO	40%	-£18,642,496	-£19,084,606	-£19,123,898	-£19,555,568	-£19,700,793	-£19,810,562
50% SR : 20% LAR : 30% SO	45%	-£19,473,070	-£19,890,079	-£19,929,371	-£20,361,041	-£20,506,266	-£20,616,034
50% SR : 20% LAR : 30% SO	50%	-£20,303,644	-£20,695,551	-£20,734,845	-£21,166,513	-£21,311,739	-£21,421,507

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial **£4,082,814**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,882,047	-£10,524,961	-£10,564,254	-£10,995,923	-£11,141,149	-£11,250,916
50% SR : 20% LAR : 30% SO	5%	-£10,712,621	-£11,330,434	-£11,369,726	-£11,801,396	-£11,946,621	-£12,056,389
50% SR : 20% LAR : 30% SO	10%	-£11,543,195	-£12,135,907	-£12,175,200	-£12,606,869	-£12,752,095	-£12,861,862
50% SR : 20% LAR : 30% SO	15%	-£12,373,768	-£12,941,379	-£12,980,672	-£13,412,342	-£13,557,567	-£13,667,334
50% SR : 20% LAR : 30% SO	20%	-£13,204,341	-£13,746,853	-£13,786,145	-£14,217,815	-£14,363,040	-£14,472,808
50% SR : 20% LAR : 30% SO	25%	-£14,034,914	-£14,552,325	-£14,591,619	-£15,023,287	-£15,168,514	-£15,278,281
50% SR : 20% LAR : 30% SO	30%	-£14,865,488	-£15,357,799	-£15,397,091	-£15,828,761	-£15,973,986	-£16,083,754
50% SR : 20% LAR : 30% SO	35%	-£15,696,062	-£16,163,272	-£16,202,564	-£16,634,234	-£16,779,459	-£16,889,227
50% SR : 20% LAR : 30% SO	40%	-£16,526,635	-£16,968,744	-£17,008,037	-£17,439,706	-£17,584,932	-£17,694,700
50% SR : 20% LAR : 30% SO	45%	-£17,357,208	-£17,774,218	-£17,813,510	-£18,245,180	-£18,390,405	-£18,500,173
50% SR : 20% LAR : 30% SO	50%	-£18,187,782	-£18,579,690	-£18,618,983	-£19,050,652	-£19,195,877	-£19,305,646

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 20% AW @ 25% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,002,766	£370,825	£332,621	-£88,318	-£231,517	-£339,753
50% SR : 20% LAR : 30% SO	5%	£843,262	-£724,036	-£762,780	-£1,192,681	-£1,337,906	-£1,447,675
50% SR : 20% LAR : 30% SO	10%	-£320,720	-£1,838,057	-£1,877,349	-£2,309,019	-£2,454,244	-£2,564,012
50% SR : 20% LAR : 30% SO	15%	-£1,506,571	-£2,954,394	-£2,993,687	-£3,425,356	-£3,570,581	-£3,680,350
50% SR : 20% LAR : 30% SO	20%	-£2,699,787	-£4,070,732	-£4,110,024	-£4,541,694	-£4,686,919	-£4,796,687
50% SR : 20% LAR : 30% SO	25%	-£3,893,001	-£5,187,069	-£5,226,361	-£5,658,031	-£5,803,256	-£5,913,025
50% SR : 20% LAR : 30% SO	30%	-£5,086,217	-£6,303,407	-£6,342,699	-£6,774,369	-£6,919,594	-£7,029,362
50% SR : 20% LAR : 30% SO	35%	-£6,279,432	-£7,419,744	-£7,459,036	-£7,890,706	-£8,035,931	-£8,145,700
50% SR : 20% LAR : 30% SO	40%	-£7,472,647	-£8,536,082	-£8,575,374	-£9,007,044	-£9,152,269	-£9,262,037
50% SR : 20% LAR : 30% SO	45%	-£8,665,862	-£9,652,419	-£9,691,711	-£10,123,381	-£10,268,606	-£10,378,375
50% SR : 20% LAR : 30% SO	50%	-£9,859,077	-£10,768,757	-£10,808,049	-£11,239,719	-£11,384,944	-£11,494,712

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%	-£9,195,799	-£10,787,740	-£10,825,944	-£11,246,883	-£11,390,082	-£11,498,318
50% SR : 20% LAR : 30% SO	5%	-£10,315,303	-£11,882,801	-£11,921,345	-£12,351,246	-£12,496,471	-£12,606,240
50% SR : 20% LAR : 30% SO	10%	-£11,479,285	-£12,996,822	-£13,035,914	-£13,467,584	-£13,612,809	-£13,722,577
50% SR : 20% LAR : 30% SO	15%	-£12,665,136	-£14,112,959	-£14,152,252	-£14,583,921	-£14,729,146	-£14,838,915
50% SR : 20% LAR : 30% SO	20%	-£13,858,352	-£15,229,297	-£15,268,589	-£15,700,259	-£15,845,484	-£15,955,252
50% SR : 20% LAR : 30% SO	25%	-£15,051,567	-£16,345,634	-£16,384,926	-£16,816,596	-£16,961,821	-£17,071,590
50% SR : 20% LAR : 30% SO	30%	-£16,244,782	-£17,461,972	-£17,501,264	-£17,932,934	-£18,078,159	-£18,187,927
50% SR : 20% LAR : 30% SO	35%	-£17,437,997	-£18,578,309	-£18,617,601	-£19,049,271	-£19,194,496	-£19,304,265
50% SR : 20% LAR : 30% SO	40%	-£18,631,212	-£19,694,647	-£19,733,939	-£20,155,609	-£20,310,834	-£20,420,602
50% SR : 20% LAR : 30% SO	45%	-£19,824,427	-£20,810,984	-£20,850,276	-£21,281,946	-£21,427,171	-£21,536,940
50% SR : 20% LAR : 30% SO	50%	-£21,017,642	-£21,927,322	-£21,966,614	-£22,398,284	-£22,543,509	-£22,653,277

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,734,684	-£6,366,626	-£6,404,830	-£6,825,768	-£6,968,967	-£7,077,204
50% SR : 20% LAR : 30% SO	5%	-£5,894,189	-£7,461,486	-£7,500,231	-£7,930,132	-£8,075,357	-£8,185,125
50% SR : 20% LAR : 30% SO	10%	-£7,058,170	-£8,575,507	-£8,614,800	-£9,046,470	-£9,191,695	-£9,301,462
50% SR : 20% LAR : 30% SO	15%	-£8,244,022	-£9,691,844	-£9,731,138	-£10,162,807	-£10,308,032	-£10,417,800
50% SR : 20% LAR : 30% SO	20%	-£9,437,237	-£10,808,182	-£10,847,475	-£11,279,145	-£11,424,370	-£11,534,137
50% SR : 20% LAR : 30% SO	25%	-£10,630,452	-£11,924,519	-£11,963,812	-£12,395,482	-£12,540,707	-£12,650,475
50% SR : 20% LAR : 30% SO	30%	-£11,823,668	-£13,040,857	-£13,080,150	-£13,511,819	-£13,657,045	-£13,766,812
50% SR : 20% LAR : 30% SO	35%	-£13,016,883	-£14,157,194	-£14,196,487	-£14,628,156	-£14,773,382	-£14,883,150
50% SR : 20% LAR : 30% SO	40%	-£14,210,097	-£15,273,532	-£15,312,825	-£15,744,494	-£15,889,720	-£15,999,487
50% SR : 20% LAR : 30% SO	45%	-£15,403,313	-£16,389,869	-£16,429,162	-£16,860,831	-£17,006,057	-£17,115,825
50% SR : 20% LAR : 30% SO	50%	-£16,596,528	-£17,506,207	-£17,545,500	-£17,977,169	-£18,122,395	-£18,232,162

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%	-£3,264,408	-£4,896,349	-£4,934,553	-£5,355,492	-£5,498,691	-£5,606,927
50% SR : 20% LAR : 30% SO	5%	-£4,423,912	-£5,991,210	-£6,029,954	-£6,459,855	-£6,605,080	-£6,714,849
50% SR : 20% LAR : 30% SO	10%	-£5,587,894	-£7,105,231	-£7,144,523	-£7,576,193	-£7,721,418	-£7,831,186
50% SR : 20% LAR : 30% SO	15%	-£6,773,745	-£8,221,568	-£8,260,861	-£8,692,530	-£8,837,755	-£8,947,524
50% SR : 20% LAR : 30% SO	20%	-£7,969,961	-£9,337,906	-£9,377,198	-£9,808,868	-£9,954,093	-£10,063,861
50% SR : 20% LAR : 30% SO	25%	-£9,160,176	-£10,454,243	-£10,493,535	-£10,925,205	-£11,070,430	-£11,180,199
50% SR : 20% LAR : 30% SO	30%	-£10,353,391	-£11,570,581	-£11,609,873	-£12,047,543	-£12,192,768	-£12,296,536
50% SR : 20% LAR : 30% SO	35%	-£11,546,606	-£12,686,918	-£12,726,210	-£13,157,860	-£13,303,105	-£13,412,874
50% SR : 20% LAR : 30% SO	40%	-£12,739,821	-£13,803,256	-£13,842,548	-£14,274,218	-£14,419,443	-£14,529,211
50% SR : 20% LAR : 30% SO	45%	-£13,933,036	-£14,919,593	-£14,958,885	-£15,390,555	-£15,535,780	-£15,645,549
50% SR : 20% LAR : 30% SO	50%	-£15,126,251	-£16,035,931	-£16,075,223	-£16,506,893	-£16,652,118	-£16,761,886

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,148,546	-£2,780,488	-£2,818,692	-£3,239,630	-£3,382,829	-£3,491,066
50% SR : 20% LAR : 30% SO	5%	-£2,308,051	-£3,875,348	-£3,914,093	-£4,343,994	-£4,489,219	-£4,598,988
50% SR : 20% LAR : 30% SO	10%	-£3,472,032	-£4,989,369	-£5,028,662	-£5,460,332	-£5,605,557	-£5,715,325
50% SR : 20% LAR : 30% SO	15%	-£4,637,884	-£6,103,390	-£6,142,683	-£6,567,669	-£6,712,894	-£6,822,662
50% SR : 20% LAR : 30% SO	20%	-£5,801,100	-£7,227,411	-£7,266,704	-£7,693,000	-£7,838,225	-£7,948,000
50% SR : 20% LAR : 30% SO	25%	-£6,964,316	-£8,351,432	-£8,390,725	-£8,817,011	-£8,962,236	-£9,072,011
50% SR : 20% LAR : 30% SO	30%	-£8,127,532	-£9,475,453	-£9,514,746	-£9,941,002	-£10,086,227	-£10,196,000
50% SR : 20% LAR : 30% SO	35%	-£9,290,748	-£10,599,474	-£10,638,767	-£11,066,008	-£11,211,233	-£11,321,000
50% SR : 20% LAR : 30% SO	40%	-£10,453,964	-£11,723,495	-£11,762,788	-£12,185,794	-£12,331,019	-£12,440,787
50% SR : 20% LAR : 30% SO	45%	-£11,617,180	-£12,847,516	-£12,886,809	-£13,304,590	-£13,449,815	-£13,559,583
50% SR : 20% LAR : 30% SO	50%	-£12,780,396	-£13,971,537	-£14,010,830	-£14,423,386	-£14,568,611	-£14,678,379

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment Industrial use (B1c/B2/B9) and 190 sq m flexible retail commercial uses 20% AW @ 25% MR

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,024,337	-£5,926,136	-£5,965,429	-£6,397,098	-£6,542,323	-£6,652,091
50% SR : 20% LAR : 30% SO	5%	-£5,925,128	-£6,788,882	-£6,828,174	-£7,259,844	-£7,405,069	-£7,514,837
50% SR : 20% LAR : 30% SO	10%	-£6,825,919	-£7,651,628	-£7,690,920	-£8,122,590	-£8,267,815	-£8,377,583
50% SR : 20% LAR : 30% SO	15%	-£7,726,709	-£8,514,374	-£8,553,666	-£9,025,410	-£9,170,635	-£9,280,403
50% SR : 20% LAR : 30% SO	20%	-£8,627,500	-£9,377,120	-£9,416,412	-£9,888,081	-£10,033,307	-£10,143,075
50% SR : 20% LAR : 30% SO	25%	-£9,528,290	-£10,239,865	-£10,279,158	-£10,749,827	-£10,895,053	-£11,004,821
50% SR : 20% LAR : 30% SO	30%	-£10,429,081	-£11,102,610	-£11,141,903	-£11,612,648	-£11,757,873	-£11,867,641
50% SR : 20% LAR : 30% SO	35%	-£11,329,871	-£11,965,356	-£12,004,649	-£12,475,393	-£12,620,618	-£12,730,386
50% SR : 20% LAR : 30% SO	40%	-£12,230,662	-£12,828,102	-£12,867,395	-£13,328,138	-£13,473,363	-£13,583,131
50% SR : 20% LAR : 30% SO	45%	-£13,131,452	-£13,690,848	-£13,730,141	-£14,188,881	-£14,334,106	-£14,443,879
50% SR : 20% LAR : 30% SO	50%	-£14,032,243	-£14,553,594	-£14,592,886	-£15,043,624	-£15,188,849	-£15,298,617

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£16,182,902	-£17,084,701	-£17,123,994	-£17,555,663	-£17,700,889	-£17,810,656
50% SR : 20% LAR : 30% SO	5%	-£17,083,693	-£17,947,447	-£17,986,740	-£18,418,409	-£18,563,634	-£18,673,402
50% SR : 20% LAR : 30% SO	10%	-£17,984,484	-£18,810,193	-£18,849,485	-£19,281,155	-£19,426,380	-£19,536,148
50% SR : 20% LAR : 30% SO	15%	-£18,885,274	-£19,672,939	-£19,712,231	-£20,143,901	-£20,289,126	-£20,398,894
50% SR : 20% LAR : 30% SO	20%	-£19,786,065	-£20,535,685	-£20,574,977	-£21,006,491	-£21,151,716	-£21,261,484
50% SR : 20% LAR : 30% SO	25%	-£20,686,855	-£21,398,430	-£21,437,723	-£21,869,302	-£22,014,527	-£22,124,295
50% SR : 20% LAR : 30% SO	30%	-£21,587,646	-£22,261,176	-£22,300,468	-£22,732,138	-£22,877,363	-£22,987,131
50% SR : 20% LAR : 30% SO	35%	-£22,488,436	-£23,123,921	-£23,163,214	-£23,994,884	-£24,140,109	-£24,249,877
50% SR : 20% LAR : 30% SO	40%	-£23,389,227	-£23,986,667	-£24,025,959	-£24,857,629	-£25,002,854	-£25,112,622
50% SR : 20% LAR : 30% SO	45%	-£24,290,017	-£24,849,413	-£24,888,706	-£25,720,375	-£25,865,601	-£25,975,369
50% SR : 20% LAR : 30% SO	50%	-£25,190,808	-£25,712,159	-£25,751,452	-£26,583,121	-£26,728,347	-£26,838,114

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,761,787	-£12,663,587	-£12,702,879	-£13,134,549	-£13,279,774	-£13,389,542
50% SR : 20% LAR : 30% SO	5%	-£12,662,579	-£13,526,333	-£13,565,625	-£13,997,295	-£14,142,520	-£14,252,288
50% SR : 20% LAR : 30% SO	10%	-£13,563,369	-£14,389,079	-£14,428,371	-£14,860,041	-£15,005,266	-£15,115,034
50% SR : 20% LAR : 30% SO	15%	-£14,464,160	-£15,251,824	-£15,291,117	-£15,722,587	-£15,867,812	-£15,977,580
50% SR : 20% LAR : 30% SO	20%	-£15,364,950	-£16,114,570	-£16,153,863	-£16,585,331	-£16,730,556	-£16,840,324
50% SR : 20% LAR : 30% SO	25%	-£16,265,741	-£16,977,315	-£17,016,608	-£17,448,077	-£17,593,302	-£17,703,070
50% SR : 20% LAR : 30% SO	30%	-£17,166,531	-£17,840,061	-£17,879,354	-£18,310,223	-£18,455,448	-£18,565,216
50% SR : 20% LAR : 30% SO	35%	-£18,067,322	-£18,702,807	-£18,742,099	-£19,171,769	-£19,316,994	-£19,426,762
50% SR : 20% LAR : 30% SO	40%	-£18,968,112	-£19,565,553	-£19,604,845	-£20,036,518	-£20,181,743	-£20,291,510
50% SR : 20% LAR : 30% SO	45%	-£19,868,903	-£20,428,299	-£20,467,591	-£20,897,261	-£21,042,486	-£21,152,254
50% SR : 20% LAR : 30% SO	50%	-£20,769,693	-£21,291,045	-£21,330,337	-£21,762,007	-£21,907,232	-£22,017,000

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,291,511	-£11,193,310	-£11,232,603	-£11,664,272	-£11,809,498	-£11,919,266
50% SR : 20% LAR : 30% SO	5%	-£11,192,302	-£12,056,056	-£12,095,349	-£12,527,018	-£12,672,244	-£12,782,012
50% SR : 20% LAR : 30% SO	10%	-£12,093,093	-£12,918,802	-£12,958,095	-£13,389,764	-£13,534,989	-£13,644,757
50% SR : 20% LAR : 30% SO	15%	-£12,993,883	-£13,781,548	-£13,820,840	-£14,252,510	-£14,397,735	-£14,507,503
50% SR : 20% LAR : 30% SO	20%	-£13,894,674	-£14,644,294	-£14,683,586	-£15,115,255	-£15,260,480	-£15,370,248
50% SR : 20% LAR : 30% SO	25%	-£14,795,464	-£15,507,039	-£15,546,332	-£15,978,001	-£16,123,227	-£16,232,995
50% SR : 20% LAR : 30% SO	30%	-£15,696,255	-£16,369,785	-£16,409,077	-£16,840,747	-£16,985,972	-£17,095,740
50% SR : 20% LAR : 30% SO	35%	-£16,597,045	-£17,232,531	-£17,271,823	-£17,703,493	-£17,848,718	-£17,958,486
50% SR : 20% LAR : 30% SO	40%	-£17,497,836	-£18,095,276	-£18,134,569	-£18,565,238	-£18,710,463	-£18,820,231
50% SR : 20% LAR : 30% SO	45%	-£18,398,626	-£18,958,022	-£18,997,315	-£19,426,978	-£19,572,203	-£19,682,000
50% SR : 20% LAR : 30% SO	50%	-£19,299,417	-£19,820,768	-£19,860,061	-£20,289,730	-£20,434,955	-£20,544,723

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,175,649	-£9,077,449	-£9,116,741	-£9,548,411	-£9,693,636	-£9,803,404
50% SR : 20% LAR : 30% SO	5%	-£9,076,441	-£9,940,195	-£9,979,487	-£10,411,157	-£10,556,382	-£10,666,150
50% SR : 20% LAR : 30% SO	10%	-£9,977,231	-£10,802,941	-£10,842,233	-£11,272,907	-£11,418,132	-£11,527,900
50% SR : 20% LAR : 30% SO	15%	-£10,878,022	-£11,665,685	-£11,704,979	-£12,133,649	-£12,278,874	-£12,388,642
50% SR : 20% LAR : 30% SO	20%	-£11,778,812	-£12,528,430	-£12,567,722	-£12,994,394	-£13,139,619	-£13,249,387
50% SR : 20% LAR : 30% SO	25%	-£12,679,603	-£13,391,177	-£13,430,471	-£13,855,133	-£13,999,358	-£14,109,126
50% SR : 20% LAR : 30% SO	30%	-£13,580,393	-£14,253,923	-£14,293,216	-£14,720,885	-£14,865,110	-£14,974,878
50% SR : 20% LAR : 30% SO	35%	-£14,481,184	-£15,116,669	-£15,155,962	-£15,587,631	-£15,731,856	-£15,841,624
50% SR : 20% LAR : 30% SO	40%	-£15,381,974	-£15,979,415	-£16,018,707	-£16,459,377	-£16,603,602	-£16,713,370
50% SR : 20% LAR : 30% SO	45%	-£16,282,765	-£16,842,161	-£16,881,453	-£17,313,123	-£17,457,348	-£17,567,116
50% SR : 20% LAR : 30% SO	50%	-£17,183,555	-£17,704,907	-£17,744,199	-£18,175,969	-£18,320,194	-£18,430,962

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

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B9) and 190 sq m flexible retail commercial uses 20% AW @ 25% MR

Value Area
Chadwell Heath (CIL Zone 3)

No Units 155
Site Area 0.77 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%	£546,389	£1,184,675	£1,223,968	£1,655,637	£1,800,863	£1,910,631
50% SR : 20% LAR : 30% SO	5%	£1,622,415	£2,240,229	£2,279,521	£2,711,191	£2,856,416	£2,966,184
50% SR : 20% LAR : 30% SO	10%	£2,703,069	£3,295,782	£3,335,074	£3,766,744	£3,911,969	£4,021,738
50% SR : 20% LAR : 30% SO	15%	£3,783,723	£4,351,336	£4,390,628	£4,822,298	£4,967,523	£5,077,291
50% SR : 20% LAR : 30% SO	20%	£4,864,377	£5,406,889	£5,446,181	£5,877,851	£6,023,076	£6,132,844
50% SR : 20% LAR : 30% SO	25%	£5,945,031	£6,462,442	£6,501,735	£6,933,404	£7,078,629	£7,188,398
50% SR : 20% LAR : 30% SO	30%	£7,025,685	£7,517,996	£7,557,288	£7,988,958	£8,134,183	£8,243,951
50% SR : 20% LAR : 30% SO	35%	£8,106,339	£8,573,549	£8,612,841	£9,044,511	£9,189,736	£9,299,504
50% SR : 20% LAR : 30% SO	40%	£9,186,993	£9,629,102	£9,668,395	£10,100,064	£10,245,290	£10,355,058
50% SR : 20% LAR : 30% SO	45%	£10,267,646	£10,684,656	£10,723,948	£11,155,618	£11,300,843	£11,410,611
50% SR : 20% LAR : 30% SO	50%	£11,348,300	£11,740,209	£11,779,501	£12,211,171	£12,356,396	£12,466,165

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£11,704,954	£12,343,240	£12,382,533	£12,814,202	£12,959,428	£13,069,196
50% SR : 20% LAR : 30% SO	5%	£12,780,980	£13,398,794	£13,438,086	£13,869,756	£14,014,981	£14,124,749
50% SR : 20% LAR : 30% SO	10%	£13,861,634	£14,454,347	£14,493,639	£14,925,309	£15,070,534	£15,180,303
50% SR : 20% LAR : 30% SO	15%	£14,942,288	£15,509,901	£15,549,193	£15,980,863	£16,126,088	£16,235,856
50% SR : 20% LAR : 30% SO	20%	£16,022,942	£16,565,454	£16,604,746	£17,036,416	£17,181,641	£17,291,409
50% SR : 20% LAR : 30% SO	25%	£17,103,596	£17,621,007	£17,660,300	£18,091,969	£18,237,194	£18,346,963
50% SR : 20% LAR : 30% SO	30%	£18,184,250	£18,676,561	£18,715,853	£19,147,523	£19,292,748	£19,402,516
50% SR : 20% LAR : 30% SO	35%	£19,264,904	£19,732,114	£19,771,406	£20,203,076	£20,348,301	£20,458,069
50% SR : 20% LAR : 30% SO	40%	£20,345,558	£20,787,667	£20,826,959	£21,258,629	£21,403,855	£21,513,623
50% SR : 20% LAR : 30% SO	45%	£21,426,212	£21,843,219	£21,882,511	£22,314,183	£22,459,408	£22,569,176
50% SR : 20% LAR : 30% SO	50%	£22,506,866	£22,898,774	£22,938,066	£23,369,736	£23,514,961	£23,624,730

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£7,283,840	£7,922,126	£7,961,419	£8,393,088	£8,538,314	£8,648,082
50% SR : 20% LAR : 30% SO	5%	£8,359,866	£8,977,680	£9,016,972	£9,448,642	£9,593,867	£9,703,635
50% SR : 20% LAR : 30% SO	10%	£9,440,520	£10,033,233	£10,072,525	£10,504,195	£10,649,420	£10,759,188
50% SR : 20% LAR : 30% SO	15%	£10,521,174	£11,088,787	£11,128,079	£11,559,749	£11,704,974	£11,814,742
50% SR : 20% LAR : 30% SO	20%	£11,601,828	£12,144,340	£12,183,632	£12,615,302	£12,760,527	£12,870,295
50% SR : 20% LAR : 30% SO	25%	£12,682,482	£13,199,893	£13,239,185	£13,670,855	£13,816,080	£13,925,848
50% SR : 20% LAR : 30% SO	30%	£13,763,136	£14,255,446	£14,294,739	£14,726,409	£14,871,634	£14,981,402
50% SR : 20% LAR : 30% SO	35%	£14,843,790	£15,310,999	£15,350,292	£15,781,962	£15,927,187	£16,036,955
50% SR : 20% LAR : 30% SO	40%	£15,924,444	£16,366,552	£16,405,844	£16,837,515	£16,982,741	£17,092,509
50% SR : 20% LAR : 30% SO	45%	£17,005,098	£17,422,105	£17,461,397	£17,893,069	£18,038,294	£18,148,062
50% SR : 20% LAR : 30% SO	50%	£18,085,752	£18,477,658	£18,516,950	£18,948,622	£19,093,847	£19,203,615

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial **£8,840,496**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£5,813,563	£6,451,849	£6,491,142	£6,922,811	£7,068,037	£7,177,805
50% SR : 20% LAR : 30% SO	5%	£6,889,590	£7,507,403	£7,546,695	£7,978,365	£8,123,590	£8,233,358
50% SR : 20% LAR : 30% SO	10%	£7,970,243	£8,562,956	£8,602,248	£9,033,918	£9,179,143	£9,288,911
50% SR : 20% LAR : 30% SO	15%	£9,050,897	£9,618,510	£9,657,802	£10,089,472	£10,234,697	£10,344,465
50% SR : 20% LAR : 30% SO	20%	£10,131,551	£10,674,063	£10,713,355	£11,145,025	£11,290,250	£11,400,018
50% SR : 20% LAR : 30% SO	25%	£11,212,205	£11,729,616	£11,768,909	£12,200,578	£12,345,803	£12,455,571
50% SR : 20% LAR : 30% SO	30%	£12,292,859	£12,785,170	£12,824,462	£13,256,132	£13,401,357	£13,511,125
50% SR : 20% LAR : 30% SO	35%	£13,373,513	£13,840,723	£13,880,015	£14,311,685	£14,456,910	£14,566,678
50% SR : 20% LAR : 30% SO	40%	£14,454,167	£14,896,276	£14,935,569	£15,367,238	£15,512,464	£15,622,232
50% SR : 20% LAR : 30% SO	45%	£15,534,821	£15,951,830	£15,991,122	£16,422,792	£16,568,017	£16,677,785
50% SR : 20% LAR : 30% SO	50%	£16,615,475	£17,007,383	£17,046,675	£17,478,345	£17,623,570	£17,733,338

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial **£4,092,814**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,897,702	£4,335,988	£4,375,281	£4,806,950	£4,952,176	£5,061,944
50% SR : 20% LAR : 30% SO	5%	£4,773,728	£5,391,542	£5,430,834	£5,862,504	£6,007,729	£6,117,497
50% SR : 20% LAR : 30% SO	10%	£5,854,382	£6,447,096	£6,486,387	£6,918,057	£7,063,282	£7,173,051
50% SR : 20% LAR : 30% SO	15%	£6,935,036	£7,502,649	£7,541,941	£7,973,611	£8,118,836	£8,228,604
50% SR : 20% LAR : 30% SO	20%	£8,015,690	£8,558,202	£8,597,494	£9,029,164	£9,174,389	£9,284,157
50% SR : 20% LAR : 30% SO	25%	£9,096,344	£9,613,755	£9,653,047	£10,084,717	£10,229,942	£10,339,711
50% SR : 20% LAR : 30% SO	30%	£10,176,998	£10,669,309	£10,708,601	£11,140,271	£11,285,496	£11,395,264
50% SR : 20% LAR : 30% SO	35%	£11,257,652	£11,724,862	£11,764,154	£12,195,824	£12,341,049	£12,450,817
50% SR : 20% LAR : 30% SO	40%	£12,338,306	£12,780,415	£12,819,707	£13,251,377	£13,396,602	£13,506,371
50% SR : 20% LAR : 30% SO	45%	£13,418,960	£13,835,968	£13,875,261	£14,306,931	£14,452,156	£14,561,924
50% SR : 20% LAR : 30% SO	50%	£14,499,614	£14,891,522	£14,930,814	£15,362,484	£15,507,709	£15,617,478

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

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 20% AW @ 25% MR

Value Area: Degenham and Beam Parklands Flats (CIL Zone 3)

No Units	155
Site Area	0.77 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%	£4,277,242	£4,920,155	£4,959,447	£5,391,117	£5,536,342	£5,646,110
50% SR : 20% LAR : 30% SO	5%	£5,206,255	£5,824,069	£5,863,361	£6,295,031	£6,440,256	£6,550,024
50% SR : 20% LAR : 30% SO	10%	£6,135,270	£6,727,982	£6,767,275	£7,198,944	£7,344,170	£7,453,937
50% SR : 20% LAR : 30% SO	15%	£7,064,284	£7,631,896	£7,671,189	£8,102,858	£8,248,083	£8,357,852
50% SR : 20% LAR : 30% SO	20%	£7,993,299	£8,535,810	£8,575,103	£9,006,772	£9,151,998	£9,261,765
50% SR : 20% LAR : 30% SO	25%	£8,922,313	£9,439,724	£9,479,016	£9,910,686	£10,055,911	£10,165,679
50% SR : 20% LAR : 30% SO	30%	£9,851,328	£10,343,638	£10,382,930	£10,814,600	£10,959,825	£11,069,593
50% SR : 20% LAR : 30% SO	35%	£10,780,341	£11,247,551	£11,286,844	£11,718,513	£11,863,739	£11,973,507
50% SR : 20% LAR : 30% SO	40%	£11,709,356	£12,151,465	£12,190,758	£12,622,427	£12,767,653	£12,877,421
50% SR : 20% LAR : 30% SO	45%	£12,638,370	£13,055,379	£13,094,672	£13,526,341	£13,671,567	£13,781,334
50% SR : 20% LAR : 30% SO	50%	£13,567,384	£13,959,293	£13,998,585	£14,430,255	£14,575,480	£14,685,248

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£15,435,807	£16,078,720	£16,118,012	£16,549,682	£16,694,907	£16,804,675
50% SR : 20% LAR : 30% SO	5%	£16,364,820	£16,982,634	£17,021,926	£17,453,596	£17,598,821	£17,708,589
50% SR : 20% LAR : 30% SO	10%	£17,293,835	£17,886,547	£17,925,840	£18,357,509	£18,502,735	£18,612,502
50% SR : 20% LAR : 30% SO	15%	£18,222,849	£18,790,461	£18,829,754	£19,261,423	£19,406,648	£19,516,417
50% SR : 20% LAR : 30% SO	20%	£19,151,864	£19,694,375	£19,733,668	£20,165,338	£20,310,563	£20,420,330
50% SR : 20% LAR : 30% SO	25%	£20,080,878	£20,598,289	£20,637,581	£21,069,251	£21,214,476	£21,324,244
50% SR : 20% LAR : 30% SO	30%	£21,009,893	£21,502,203	£21,541,495	£21,973,165	£22,118,390	£22,228,158
50% SR : 20% LAR : 30% SO	35%	£21,938,908	£22,406,116	£22,445,408	£22,877,078	£23,022,304	£23,132,072
50% SR : 20% LAR : 30% SO	40%	£22,867,921	£23,310,030	£23,349,322	£23,760,992	£23,906,218	£24,016,986
50% SR : 20% LAR : 30% SO	45%	£23,796,935	£24,213,944	£24,253,237	£24,684,907	£24,830,132	£24,939,899
50% SR : 20% LAR : 30% SO	50%	£24,725,950	£25,117,858	£25,157,150	£25,588,820	£25,734,045	£25,843,813

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£11,014,682	£11,657,606	£11,696,898	£12,128,568	£12,273,793	£12,383,561
50% SR : 20% LAR : 30% SO	5%	£11,943,706	£12,561,519	£12,600,812	£13,032,481	£13,177,707	£13,287,474
50% SR : 20% LAR : 30% SO	10%	£12,872,720	£13,465,433	£13,504,725	£13,936,395	£14,081,620	£14,191,388
50% SR : 20% LAR : 30% SO	15%	£13,801,735	£14,369,346	£14,408,640	£14,840,309	£14,985,534	£15,095,302
50% SR : 20% LAR : 30% SO	20%	£14,730,749	£15,273,260	£15,312,553	£15,744,223	£15,889,448	£15,999,216
50% SR : 20% LAR : 30% SO	25%	£15,659,764	£16,177,173	£16,216,467	£16,648,137	£16,793,362	£16,903,130
50% SR : 20% LAR : 30% SO	30%	£16,588,778	£17,081,086	£17,120,381	£17,552,050	£17,697,275	£17,807,043
50% SR : 20% LAR : 30% SO	35%	£17,517,792	£17,985,000	£18,024,294	£18,455,964	£18,601,189	£18,710,957
50% SR : 20% LAR : 30% SO	40%	£18,446,806	£18,888,915	£18,928,209	£19,359,878	£19,505,104	£19,614,871
50% SR : 20% LAR : 30% SO	45%	£19,375,821	£19,792,830	£19,832,122	£20,263,792	£20,409,017	£20,518,785
50% SR : 20% LAR : 30% SO	50%	£20,304,835	£20,696,744	£20,736,036	£21,167,706	£21,312,931	£21,422,699

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%	£9,544,416	£10,187,329	£10,226,622	£10,658,291	£10,803,517	£10,913,284
50% SR : 20% LAR : 30% SO	5%	£10,473,429	£11,091,243	£11,130,535	£11,562,205	£11,707,430	£11,817,198
50% SR : 20% LAR : 30% SO	10%	£11,402,444	£11,995,156	£12,034,449	£12,466,118	£12,611,344	£12,721,111
50% SR : 20% LAR : 30% SO	15%	£12,331,458	£12,899,070	£12,938,363	£13,370,032	£13,515,257	£13,625,026
50% SR : 20% LAR : 30% SO	20%	£13,260,473	£13,802,985	£13,842,277	£14,273,947	£14,419,172	£14,528,940
50% SR : 20% LAR : 30% SO	25%	£14,189,487	£14,706,898	£14,746,191	£15,177,860	£15,323,086	£15,432,853
50% SR : 20% LAR : 30% SO	30%	£15,118,502	£15,610,812	£15,650,104	£16,081,774	£16,226,999	£16,336,767
50% SR : 20% LAR : 30% SO	35%	£16,047,515	£16,514,725	£16,554,018	£16,985,887	£17,131,113	£17,240,881
50% SR : 20% LAR : 30% SO	40%	£16,976,530	£17,418,639	£17,457,932	£17,889,601	£18,034,827	£18,144,595
50% SR : 20% LAR : 30% SO	45%	£17,905,544	£18,322,554	£18,361,846	£18,793,516	£18,938,741	£19,048,509
50% SR : 20% LAR : 30% SO	50%	£18,834,559	£19,226,467	£19,265,760	£19,697,429	£19,842,655	£19,952,422

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial **£4,082,814**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£7,428,554	£8,071,468	£8,110,760	£8,542,430	£8,687,655	£8,797,423
50% SR : 20% LAR : 30% SO	5%	£8,357,568	£8,975,381	£9,014,674	£9,446,343	£9,591,569	£9,701,336
50% SR : 20% LAR : 30% SO	10%	£9,286,582	£9,879,295	£9,918,587	£10,350,257	£10,495,482	£10,605,250
50% SR : 20% LAR : 30% SO	15%	£10,215,597	£10,783,208	£10,822,502	£11,254,171	£11,399,396	£11,509,165
50% SR : 20% LAR : 30% SO	20%	£11,144,611	£11,687,123	£11,726,416	£12,158,085	£12,303,311	£12,413,078
50% SR : 20% LAR : 30% SO	25%	£12,073,626	£12,591,037	£12,630,329	£13,061,999	£13,207,224	£13,316,992
50% SR : 20% LAR : 30% SO	30%	£13,002,640	£13,494,950	£13,534,243	£13,965,912	£14,111,138	£14,220,905
50% SR : 20% LAR : 30% SO	35%	£13,931,654	£14,398,864	£14,438,156	£14,868,826	£15,014,051	£15,123,820
50% SR : 20% LAR : 30% SO	40%	£14,860,668	£15,302,777	£15,342,071	£15,773,740	£15,918,966	£16,028,734
50% SR : 20% LAR : 30% SO	45%	£15,789,682	£16,206,690	£16,245,985	£16,678,654	£16,823,879	£16,933,647
50% SR : 20% LAR : 30% SO	50%	£16,718,697	£17,110,606	£17,149,898	£17,581,568	£17,726,793	£17,836,561

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

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 20% AW @ 25% MR

Value Area
Becontree and Valence Park (CIL Zone 3)

No Units 155
Site Area 0.77 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%	-£6,892,077	-£7,534,991	-£7,574,283	-£8,005,953	-£8,151,178	-£8,260,946
50% SR : 20% LAR : 30% SO	5%	-£7,722,650	-£8,340,463	-£8,379,756	-£8,811,425	-£8,956,650	-£9,066,419
50% SR : 20% LAR : 30% SO	10%	-£8,553,224	-£9,145,936	-£9,185,229	-£9,616,898	-£9,762,124	-£9,871,891
50% SR : 20% LAR : 30% SO	15%	-£9,383,797	-£9,951,410	-£9,990,702	-£10,422,371	-£10,567,597	-£10,677,365
50% SR : 20% LAR : 30% SO	20%	-£10,214,370	-£10,756,882	-£10,796,174	-£11,227,844	-£11,373,069	-£11,482,837
50% SR : 20% LAR : 30% SO	25%	-£11,044,944	-£11,562,355	-£11,601,648	-£12,033,317	-£12,178,543	-£12,288,310
50% SR : 20% LAR : 30% SO	30%	-£11,875,518	-£12,367,828	-£12,407,120	-£12,838,790	-£12,984,015	-£13,093,784
50% SR : 20% LAR : 30% SO	35%	-£12,706,091	-£13,173,301	-£13,212,593	-£13,644,263	-£13,789,488	-£13,899,256
50% SR : 20% LAR : 30% SO	40%	-£13,536,664	-£13,978,773	-£14,018,067	-£14,449,735	-£14,594,962	-£14,704,729
50% SR : 20% LAR : 30% SO	45%	-£14,367,238	-£14,784,247	-£14,823,539	-£15,255,209	-£15,400,434	-£15,510,202
50% SR : 20% LAR : 30% SO	50%	-£15,197,812	-£15,589,720	-£15,629,012	-£16,060,682	-£16,205,907	-£16,315,675

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£18,050,642	-£18,693,556	-£18,732,848	-£18,164,518	-£19,309,743	-£19,418,511
50% SR : 20% LAR : 30% SO	5%	-£18,881,216	-£19,499,028	-£19,538,321	-£19,969,990	-£20,115,215	-£20,224,984
50% SR : 20% LAR : 30% SO	10%	-£19,711,789	-£20,304,501	-£20,343,794	-£20,775,463	-£20,920,689	-£21,030,456
50% SR : 20% LAR : 30% SO	15%	-£20,542,362	-£21,109,975	-£21,149,267	-£21,580,936	-£21,726,162	-£21,835,930
50% SR : 20% LAR : 30% SO	20%	-£21,372,935	-£21,915,447	-£21,954,739	-£22,386,409	-£22,531,634	-£22,641,402
50% SR : 20% LAR : 30% SO	25%	-£22,203,508	-£22,720,920	-£22,760,213	-£23,191,882	-£23,337,108	-£23,446,875
50% SR : 20% LAR : 30% SO	30%	-£23,034,081	-£23,526,393	-£23,565,685	-£23,997,355	-£24,142,580	-£24,252,349
50% SR : 20% LAR : 30% SO	35%	-£23,864,654	-£24,331,866	-£24,371,159	-£24,802,828	-£24,948,053	-£25,057,821
50% SR : 20% LAR : 30% SO	40%	-£24,695,227	-£25,137,338	-£25,176,630	-£25,608,301	-£25,753,527	-£25,863,294
50% SR : 20% LAR : 30% SO	45%	-£25,525,800	-£25,942,812	-£25,982,104	-£26,413,774	-£26,558,999	-£26,668,767
50% SR : 20% LAR : 30% SO	50%	-£26,356,373	-£26,748,285	-£26,787,578	-£27,219,247	-£27,364,473	-£27,474,240

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%	-£13,628,528	-£14,272,441	-£14,311,734	-£14,743,403	-£14,888,629	-£14,998,396
50% SR : 20% LAR : 30% SO	5%	-£14,460,101	-£15,077,914	-£15,117,207	-£15,548,876	-£15,694,101	-£15,803,870
50% SR : 20% LAR : 30% SO	10%	-£15,291,674	-£15,883,387	-£15,922,679	-£16,354,349	-£16,499,574	-£16,609,342
50% SR : 20% LAR : 30% SO	15%	-£16,123,247	-£16,688,860	-£16,728,153	-£17,159,821	-£17,305,046	-£17,414,815
50% SR : 20% LAR : 30% SO	20%	-£16,954,820	-£17,494,333	-£17,533,625	-£17,965,295	-£18,110,520	-£18,220,288
50% SR : 20% LAR : 30% SO	25%	-£17,786,393	-£18,299,806	-£18,339,098	-£18,770,768	-£18,915,993	-£19,025,761
50% SR : 20% LAR : 30% SO	30%	-£18,617,966	-£19,105,278	-£19,144,571	-£19,576,240	-£19,721,466	-£19,831,234
50% SR : 20% LAR : 30% SO	35%	-£19,449,539	-£19,910,751	-£19,950,044	-£20,381,714	-£20,526,939	-£20,636,707
50% SR : 20% LAR : 30% SO	40%	-£20,281,112	-£20,716,224	-£20,755,517	-£21,187,186	-£21,332,412	-£21,442,180
50% SR : 20% LAR : 30% SO	45%	-£21,112,685	-£21,521,697	-£21,560,990	-£21,992,659	-£22,137,885	-£22,247,652
50% SR : 20% LAR : 30% SO	50%	-£21,944,258	-£22,327,170	-£22,366,463	-£22,798,133	-£22,943,358	-£23,053,126

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£12,159,251	-£12,802,165	-£12,841,457	-£13,273,127	-£13,418,352	-£13,528,120
50% SR : 20% LAR : 30% SO	5%	-£12,989,825	-£13,607,637	-£13,646,931	-£14,078,599	-£14,223,824	-£14,333,593
50% SR : 20% LAR : 30% SO	10%	-£13,820,398	-£14,413,110	-£14,452,403	-£14,884,073	-£15,029,298	-£15,139,066
50% SR : 20% LAR : 30% SO	15%	-£14,650,971	-£15,218,584	-£15,257,876	-£15,689,545	-£15,834,771	-£15,944,539
50% SR : 20% LAR : 30% SO	20%	-£15,481,544	-£16,024,056	-£16,063,349	-£16,495,018	-£16,640,244	-£16,750,011
50% SR : 20% LAR : 30% SO	25%	-£16,312,117	-£16,829,528	-£16,868,821	-£17,300,492	-£17,445,717	-£17,555,485
50% SR : 20% LAR : 30% SO	30%	-£17,142,690	-£17,635,000	-£17,674,293	-£18,105,964	-£18,251,189	-£18,360,958
50% SR : 20% LAR : 30% SO	35%	-£17,973,263	-£18,440,473	-£18,479,766	-£18,911,437	-£19,056,663	-£19,166,430
50% SR : 20% LAR : 30% SO	40%	-£18,803,836	-£19,245,946	-£19,285,239	-£19,716,910	-£19,862,136	-£19,971,904
50% SR : 20% LAR : 30% SO	45%	-£19,634,409	-£20,051,418	-£20,090,711	-£20,522,383	-£20,667,608	-£20,777,376
50% SR : 20% LAR : 30% SO	50%	-£20,464,982	-£20,856,891	-£20,896,184	-£21,327,856	-£21,473,082	-£21,582,849

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,043,390	-£10,686,303	-£10,725,596	-£11,157,265	-£11,302,491	-£11,412,258
50% SR : 20% LAR : 30% SO	5%	-£10,873,963	-£11,491,776	-£11,531,069	-£11,962,738	-£12,107,963	-£12,217,730
50% SR : 20% LAR : 30% SO	10%	-£11,704,536	-£12,297,249	-£12,336,541	-£12,768,211	-£12,913,436	-£13,023,204
50% SR : 20% LAR : 30% SO	15%	-£12,535,109	-£13,102,722	-£13,142,015	-£13,573,683	-£13,718,910	-£13,828,677
50% SR : 20% LAR : 30% SO	20%	-£13,365,682	-£13,908,195	-£13,947,487	-£14,379,157	-£14,524,382	-£14,634,150
50% SR : 20% LAR : 30% SO	25%	-£14,196,255	-£14,713,668	-£14,752,960	-£15,184,630	-£15,329,855	-£15,439,623
50% SR : 20% LAR : 30% SO	30%	-£15,026,828	-£15,519,140	-£15,558,433	-£15,990,103	-£16,135,328	-£16,245,096
50% SR : 20% LAR : 30% SO	35%	-£15,857,401	-£16,324,613	-£16,363,906	-£16,795,576	-£16,940,801	-£17,050,564
50% SR : 20% LAR : 30% SO	40%	-£16,687,974	-£17,130,086	-£17,169,379	-£17,601,046	-£17,746,271	-£17,856,040
50% SR : 20% LAR : 30% SO	45%	-£17,518,547	-£17,935,559	-£17,974,852	-£18,406,522	-£18,551,747	-£18,661,514
50% SR : 20% LAR : 30% SO	50%	-£18,349,120	-£18,741,032	-£18,780,325	-£19,211,995	-£19,357,220	-£19,466,988

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 20% AW @ 50% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,650,729	£18,786	-£19,691	-£445,338	-£588,537	-£696,773
50% SR : 20% LAR : 30% SO	5%	£491,223	-£1,083,791	-£1,123,084	-£1,554,753	-£1,699,979	-£1,809,746
50% SR : 20% LAR : 30% SO	10%	-£677,739	-£2,200,129	-£2,239,422	-£2,871,091	-£2,816,317	-£2,926,084
50% SR : 20% LAR : 30% SO	15%	-£1,868,844	-£3,316,466	-£3,355,759	-£3,787,428	-£3,932,654	-£4,042,421
50% SR : 20% LAR : 30% SO	20%	-£3,061,859	-£4,432,804	-£4,472,097	-£4,903,766	-£5,048,992	-£5,158,759
50% SR : 20% LAR : 30% SO	25%	-£4,255,074	-£5,549,141	-£5,588,434	-£6,020,103	-£6,165,329	-£6,275,096
50% SR : 20% LAR : 30% SO	30%	-£5,448,289	-£6,665,479	-£6,704,772	-£7,136,440	-£7,281,667	-£7,391,434
50% SR : 20% LAR : 30% SO	35%	-£6,641,504	-£7,781,816	-£7,821,109	-£8,252,778	-£8,398,004	-£8,507,771
50% SR : 20% LAR : 30% SO	40%	-£7,834,719	-£8,898,153	-£8,937,447	-£9,369,115	-£9,514,342	-£9,624,109
50% SR : 20% LAR : 30% SO	45%	-£9,027,935	-£10,014,491	-£10,053,784	-£10,485,453	-£10,630,679	-£10,740,446
50% SR : 20% LAR : 30% SO	50%	-£10,221,149	-£11,130,828	-£11,170,122	-£11,601,790	-£11,747,017	-£11,856,784

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%	-£9,507,836	-£11,139,779	-£11,178,257	-£11,603,903	-£11,747,102	-£11,855,338
50% SR : 20% LAR : 30% SO	5%	-£10,667,342	-£12,242,356	-£12,281,649	-£12,713,318	-£12,858,544	-£12,968,311
50% SR : 20% LAR : 30% SO	10%	-£11,836,304	-£13,358,894	-£13,397,987	-£13,829,656	-£13,974,882	-£14,084,649
50% SR : 20% LAR : 30% SO	15%	-£13,027,209	-£14,475,031	-£14,514,324	-£14,945,993	-£15,091,219	-£15,200,986
50% SR : 20% LAR : 30% SO	20%	-£14,220,424	-£15,591,369	-£15,630,662	-£16,062,331	-£16,207,557	-£16,317,324
50% SR : 20% LAR : 30% SO	25%	-£15,413,639	-£16,707,705	-£16,746,999	-£17,178,668	-£17,323,894	-£17,433,661
50% SR : 20% LAR : 30% SO	30%	-£16,606,854	-£17,824,044	-£17,863,337	-£18,295,005	-£18,440,232	-£18,549,999
50% SR : 20% LAR : 30% SO	35%	-£17,800,069	-£18,940,381	-£18,979,674	-£19,411,343	-£19,556,569	-£19,666,336
50% SR : 20% LAR : 30% SO	40%	-£18,993,284	-£20,056,718	-£20,096,012	-£20,527,680	-£20,672,907	-£20,782,674
50% SR : 20% LAR : 30% SO	45%	-£20,186,500	-£21,173,055	-£21,212,349	-£21,644,018	-£21,789,244	-£21,899,011
50% SR : 20% LAR : 30% SO	50%	-£21,379,715	-£22,289,393	-£22,328,687	-£22,760,355	-£22,905,582	-£23,015,349

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,096,722	-£6,716,664	-£6,757,142	-£7,182,788	-£7,325,988	-£7,434,223
50% SR : 20% LAR : 30% SO	5%	-£6,246,228	-£7,821,242	-£7,860,534	-£8,292,204	-£8,437,429	-£8,547,197
50% SR : 20% LAR : 30% SO	10%	-£7,415,190	-£8,937,580	-£8,976,872	-£9,408,542	-£9,553,767	-£9,663,535
50% SR : 20% LAR : 30% SO	15%	-£8,606,094	-£10,053,917	-£10,093,209	-£10,524,879	-£10,670,104	-£10,779,872
50% SR : 20% LAR : 30% SO	20%	-£9,799,310	-£11,170,255	-£11,209,547	-£11,641,217	-£11,786,442	-£11,896,210
50% SR : 20% LAR : 30% SO	25%	-£10,992,525	-£12,286,592	-£12,325,884	-£12,757,554	-£12,902,779	-£13,012,547
50% SR : 20% LAR : 30% SO	30%	-£12,185,739	-£13,402,930	-£13,442,222	-£13,873,891	-£14,019,117	-£14,128,885
50% SR : 20% LAR : 30% SO	35%	-£13,378,955	-£14,519,267	-£14,558,559	-£14,990,229	-£15,135,454	-£15,245,222
50% SR : 20% LAR : 30% SO	40%	-£14,572,170	-£15,635,604	-£15,674,897	-£16,106,566	-£16,251,792	-£16,361,560
50% SR : 20% LAR : 30% SO	45%	-£15,765,386	-£16,751,942	-£16,791,234	-£17,222,904	-£17,368,129	-£17,477,897
50% SR : 20% LAR : 30% SO	50%	-£16,958,600	-£17,868,279	-£17,907,572	-£18,339,241	-£18,484,467	-£18,594,235

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%	-£3,616,445	-£5,248,388	-£5,286,866	-£5,712,513	-£5,855,712	-£5,963,947
50% SR : 20% LAR : 30% SO	5%	-£4,775,951	-£6,350,965	-£6,390,258	-£6,821,928	-£6,967,153	-£7,076,920
50% SR : 20% LAR : 30% SO	10%	-£5,944,314	-£7,467,303	-£7,506,596	-£7,938,266	-£8,083,491	-£8,193,258
50% SR : 20% LAR : 30% SO	15%	-£7,135,818	-£8,583,640	-£8,622,933	-£9,054,603	-£9,199,828	-£9,309,595
50% SR : 20% LAR : 30% SO	20%	-£8,329,033	-£9,699,978	-£9,739,271	-£10,170,941	-£10,316,166	-£10,425,933
50% SR : 20% LAR : 30% SO	25%	-£9,522,248	-£10,816,315	-£10,855,608	-£11,287,278	-£11,432,503	-£11,542,270
50% SR : 20% LAR : 30% SO	30%	-£10,715,463	-£11,932,653	-£11,971,946	-£12,403,615	-£12,548,841	-£12,658,608
50% SR : 20% LAR : 30% SO	35%	-£11,908,679	-£13,049,000	-£13,088,293	-£13,519,952	-£13,665,178	-£13,774,945
50% SR : 20% LAR : 30% SO	40%	-£13,101,893	-£14,165,337	-£14,204,630	-£14,636,289	-£14,781,516	-£14,891,283
50% SR : 20% LAR : 30% SO	45%	-£14,295,109	-£15,281,675	-£15,320,968	-£15,752,627	-£15,897,853	-£16,007,620
50% SR : 20% LAR : 30% SO	50%	-£15,488,324	-£16,398,012	-£16,437,306	-£16,868,964	-£17,014,191	-£17,123,958

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,500,584	-£3,132,526	-£3,171,004	-£3,596,651	-£3,739,850	-£3,848,085
50% SR : 20% LAR : 30% SO	5%	-£2,660,090	-£4,235,104	-£4,274,396	-£4,700,066	-£4,843,291	-£4,951,059
50% SR : 20% LAR : 30% SO	10%	-£3,829,052	-£5,351,442	-£5,390,734	-£5,822,404	-£5,967,629	-£6,077,397
50% SR : 20% LAR : 30% SO	15%	-£5,019,956	-£6,467,779	-£6,507,071	-£6,938,741	-£7,083,966	-£7,193,734
50% SR : 20% LAR : 30% SO	20%	-£6,213,172	-£7,584,117	-£7,623,409	-£8,055,079	-£8,200,304	-£8,310,072
50% SR : 20% LAR : 30% SO	25%	-£7,406,387	-£8,700,454	-£8,739,746	-£9,171,416	-£9,316,641	-£9,426,409
50% SR : 20% LAR : 30% SO	30%	-£8,599,601	-£9,816,792	-£9,856,084	-£10,287,753	-£10,432,979	-£10,542,747
50% SR : 20% LAR : 30% SO	35%	-£9,792,817	-£10,933,129	-£10,972,421	-£11,404,091	-£11,549,316	-£11,659,084
50% SR : 20% LAR : 30% SO	40%	-£10,986,032	-£12,049,466	-£12,088,759	-£12,520,428	-£12,665,654	-£12,775,422
50% SR : 20% LAR : 30% SO	45%	-£12,179,248	-£13,165,804	-£13,205,096	-£13,636,766	-£13,781,991	-£13,891,759
50% SR : 20% LAR : 30% SO	50%	-£13,372,462	-£14,282,141	-£14,321,434	-£14,753,103	-£14,898,329	-£15,008,097

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B9) and 190 sq m flexible retail commercial uses 20% AW @ 50% MR

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,386,409	-£6,288,209	-£6,327,501	-£6,759,171	-£6,904,396	-£7,014,164
50% SR : 20% LAR : 30% SO	5%	-£6,287,200	-£7,150,954	-£7,190,247	-£7,621,917	-£7,767,142	-£7,876,910
50% SR : 20% LAR : 30% SO	10%	-£7,187,990	-£8,013,699	-£8,052,993	-£8,484,661	-£8,629,888	-£8,739,655
50% SR : 20% LAR : 30% SO	15%	-£8,088,781	-£8,876,445	-£8,915,738	-£9,347,407	-£9,492,633	-£9,602,401
50% SR : 20% LAR : 30% SO	20%	-£8,989,572	-£9,739,191	-£9,778,484	-£10,210,153	-£10,355,379	-£10,465,147
50% SR : 20% LAR : 30% SO	25%	-£9,890,363	-£10,601,937	-£10,641,229	-£11,072,899	-£11,218,124	-£11,327,892
50% SR : 20% LAR : 30% SO	30%	-£10,791,153	-£11,464,683	-£11,503,975	-£11,935,645	-£12,080,870	-£12,190,638
50% SR : 20% LAR : 30% SO	35%	-£11,691,944	-£12,327,429	-£12,366,721	-£12,798,391	-£12,943,616	-£13,053,384
50% SR : 20% LAR : 30% SO	40%	-£12,592,734	-£13,190,175	-£13,229,467	-£13,661,137	-£13,806,362	-£13,916,130
50% SR : 20% LAR : 30% SO	45%	-£13,493,525	-£14,052,921	-£14,092,213	-£14,523,883	-£14,669,108	-£14,778,876
50% SR : 20% LAR : 30% SO	50%	-£14,394,315	-£14,915,666	-£14,954,959	-£15,386,628	-£15,531,854	-£15,641,622

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£16,544,974	-£17,446,774	-£17,486,066	-£17,917,736	-£18,062,961	-£18,172,729
50% SR : 20% LAR : 30% SO	5%	-£17,445,765	-£18,309,520	-£18,348,812	-£18,780,482	-£18,925,707	-£19,035,475
50% SR : 20% LAR : 30% SO	10%	-£18,346,555	-£19,172,264	-£19,211,558	-£19,643,227	-£19,788,453	-£19,898,221
50% SR : 20% LAR : 30% SO	15%	-£19,247,346	-£20,035,010	-£20,074,303	-£20,505,972	-£20,651,198	-£20,760,966
50% SR : 20% LAR : 30% SO	20%	-£20,148,137	-£20,897,756	-£20,937,049	-£21,368,718	-£21,513,944	-£21,623,712
50% SR : 20% LAR : 30% SO	25%	-£21,048,928	-£21,760,502	-£21,799,795	-£22,231,464	-£22,376,690	-£22,486,457
50% SR : 20% LAR : 30% SO	30%	-£21,949,718	-£22,623,248	-£22,662,540	-£23,094,210	-£23,239,435	-£23,349,203
50% SR : 20% LAR : 30% SO	35%	-£22,850,509	-£23,485,994	-£23,525,286	-£23,986,956	-£24,132,181	-£24,241,949
50% SR : 20% LAR : 30% SO	40%	-£23,751,299	-£24,348,740	-£24,388,032	-£24,819,702	-£24,964,927	-£25,074,695
50% SR : 20% LAR : 30% SO	45%	-£24,652,090	-£25,211,486	-£25,250,778	-£25,682,448	-£25,827,673	-£25,937,441
50% SR : 20% LAR : 30% SO	50%	-£25,552,880	-£26,074,232	-£26,113,524	-£26,545,193	-£26,690,419	-£26,800,187

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%	-£12,123,860	-£13,025,659	-£13,064,952	-£13,496,621	-£13,641,847	-£13,751,614
50% SR : 20% LAR : 30% SO	5%	-£13,024,650	-£13,888,405	-£13,927,698	-£14,359,367	-£14,504,593	-£14,614,360
50% SR : 20% LAR : 30% SO	10%	-£13,925,441	-£14,751,150	-£14,790,444	-£15,222,112	-£15,367,339	-£15,477,106
50% SR : 20% LAR : 30% SO	15%	-£14,826,231	-£15,613,896	-£15,653,188	-£16,084,858	-£16,230,083	-£16,339,852
50% SR : 20% LAR : 30% SO	20%	-£15,727,022	-£16,476,642	-£16,515,934	-£16,947,604	-£17,092,829	-£17,202,598
50% SR : 20% LAR : 30% SO	25%	-£16,627,813	-£17,339,388	-£17,378,680	-£17,810,350	-£17,955,575	-£18,065,343
50% SR : 20% LAR : 30% SO	30%	-£17,528,604	-£18,202,134	-£18,241,426	-£18,673,096	-£18,818,321	-£18,928,089
50% SR : 20% LAR : 30% SO	35%	-£18,429,394	-£19,064,880	-£19,104,172	-£19,555,842	-£19,691,067	-£19,790,835
50% SR : 20% LAR : 30% SO	40%	-£19,330,185	-£19,927,625	-£19,966,918	-£20,398,598	-£20,543,813	-£20,653,580
50% SR : 20% LAR : 30% SO	45%	-£20,230,975	-£20,790,371	-£20,829,664	-£21,261,333	-£21,406,559	-£21,516,326
50% SR : 20% LAR : 30% SO	50%	-£21,131,766	-£21,653,117	-£21,692,410	-£22,124,078	-£22,269,305	-£22,379,072

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial £8,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,653,583	-£11,555,383	-£11,594,675	-£12,026,345	-£12,171,570	-£12,281,338
50% SR : 20% LAR : 30% SO	5%	-£11,554,374	-£12,418,129	-£12,457,421	-£12,889,091	-£13,034,316	-£13,144,084
50% SR : 20% LAR : 30% SO	10%	-£12,455,164	-£13,280,874	-£13,320,167	-£13,751,836	-£13,897,062	-£14,006,830
50% SR : 20% LAR : 30% SO	15%	-£13,355,955	-£14,143,619	-£14,182,912	-£14,614,582	-£14,759,807	-£14,869,576
50% SR : 20% LAR : 30% SO	20%	-£14,256,746	-£15,006,365	-£15,045,658	-£15,477,327	-£15,622,553	-£15,732,321
50% SR : 20% LAR : 30% SO	25%	-£15,157,537	-£15,869,111	-£15,908,404	-£16,340,073	-£16,485,299	-£16,595,066
50% SR : 20% LAR : 30% SO	30%	-£16,058,327	-£16,731,857	-£16,771,150	-£17,202,819	-£17,348,045	-£17,457,812
50% SR : 20% LAR : 30% SO	35%	-£16,959,118	-£17,594,603	-£17,633,895	-£18,065,565	-£18,210,790	-£18,320,558
50% SR : 20% LAR : 30% SO	40%	-£17,859,908	-£18,457,349	-£18,496,641	-£18,928,311	-£19,073,536	-£19,183,304
50% SR : 20% LAR : 30% SO	45%	-£18,760,699	-£19,320,095	-£19,359,387	-£19,791,057	-£19,936,282	-£20,046,050
50% SR : 20% LAR : 30% SO	50%	-£19,661,489	-£20,182,841	-£20,222,133	-£20,653,602	-£20,798,828	-£20,908,596

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial £4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,537,722	-£9,439,521	-£9,478,814	-£9,910,483	-£10,055,709	-£10,165,476
50% SR : 20% LAR : 30% SO	5%	-£9,438,512	-£10,302,267	-£10,341,560	-£10,773,229	-£10,918,455	-£11,028,222
50% SR : 20% LAR : 30% SO	10%	-£10,339,303	-£11,165,012	-£11,204,305	-£11,635,974	-£11,781,201	-£11,890,968
50% SR : 20% LAR : 30% SO	15%	-£11,240,093	-£12,027,758	-£12,067,050	-£12,498,720	-£12,643,945	-£12,753,714
50% SR : 20% LAR : 30% SO	20%	-£12,140,885	-£12,890,504	-£12,929,796	-£13,361,466	-£13,506,691	-£13,616,460
50% SR : 20% LAR : 30% SO	25%	-£13,041,675	-£13,753,250	-£13,792,542	-£14,224,212	-£14,369,437	-£14,479,205
50% SR : 20% LAR : 30% SO	30%	-£13,942,466	-£14,615,996	-£14,655,288	-£15,086,959	-£15,232,183	-£15,341,951
50% SR : 20% LAR : 30% SO	35%	-£14,843,256	-£15,478,742	-£15,518,034	-£15,949,704	-£16,094,928	-£16,204,697
50% SR : 20% LAR : 30% SO	40%	-£15,744,047	-£16,341,487	-£16,380,780	-£16,812,450	-£16,957,675	-£17,067,443
50% SR : 20% LAR : 30% SO	45%	-£16,644,837	-£17,204,233	-£17,243,526	-£17,675,195	-£17,820,421	-£17,930,188
50% SR : 20% LAR : 30% SO	50%	-£17,545,628	-£18,066,979	-£18,106,272	-£18,537,940	-£18,683,167	-£18,792,934

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

MU2 - 155 Flats, 5,020 sq m employment Industrial use (B1c/B2/B9) and 190 sq m flexible retail commercial uses 20% AW @ 50% MR

Value Area
Chadwell Heath (CIL Zone 3)

No Units 155
Site Area 0.77 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%	-£903,834	-£1,546,747	-£1,586,040	-£2,017,709	-£2,162,935	-£2,272,702
50% SR : 20% LAR : 30% SO	5%	-£1,984,488	-£2,602,301	-£2,641,594	-£3,073,263	-£3,218,489	-£3,328,256
50% SR : 20% LAR : 30% SO	10%	-£3,065,142	-£3,657,854	-£3,697,147	-£4,128,816	-£4,274,042	-£4,383,809
50% SR : 20% LAR : 30% SO	15%	-£4,145,796	-£4,713,407	-£4,752,700	-£5,184,369	-£5,329,595	-£5,439,363
50% SR : 20% LAR : 30% SO	20%	-£5,226,450	-£5,768,961	-£5,808,254	-£6,239,923	-£6,385,149	-£6,494,916
50% SR : 20% LAR : 30% SO	25%	-£6,307,103	-£6,824,514	-£6,863,807	-£7,295,476	-£7,440,702	-£7,550,469
50% SR : 20% LAR : 30% SO	30%	-£7,387,757	-£7,880,067	-£7,919,361	-£8,351,029	-£8,496,256	-£8,606,023
50% SR : 20% LAR : 30% SO	35%	-£8,468,411	-£8,935,621	-£8,974,914	-£9,406,583	-£9,551,809	-£9,661,576
50% SR : 20% LAR : 30% SO	40%	-£9,549,065	-£9,991,174	-£10,030,467	-£10,482,020	-£10,627,246	-£10,737,013
50% SR : 20% LAR : 30% SO	45%	-£10,629,719	-£11,046,728	-£11,086,021	-£11,517,690	-£11,662,916	-£11,772,683
50% SR : 20% LAR : 30% SO	50%	-£11,710,373	-£12,102,281	-£12,141,574	-£12,573,243	-£12,718,469	-£12,828,236

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£12,062,399	-£12,705,312	-£12,744,605	-£13,176,275	-£13,321,500	-£13,431,267
50% SR : 20% LAR : 30% SO	5%	-£13,143,053	-£13,760,866	-£13,800,159	-£14,231,829	-£14,377,054	-£14,486,821
50% SR : 20% LAR : 30% SO	10%	-£14,223,707	-£14,816,419	-£14,855,712	-£15,287,382	-£15,432,607	-£15,542,374
50% SR : 20% LAR : 30% SO	15%	-£15,304,361	-£15,871,972	-£15,911,265	-£16,342,935	-£16,488,160	-£16,597,928
50% SR : 20% LAR : 30% SO	20%	-£16,385,015	-£16,927,526	-£16,966,819	-£17,398,489	-£17,543,714	-£17,653,481
50% SR : 20% LAR : 30% SO	25%	-£17,465,669	-£17,983,079	-£18,022,372	-£18,454,042	-£18,599,267	-£18,709,034
50% SR : 20% LAR : 30% SO	30%	-£18,546,323	-£19,038,632	-£19,077,925	-£19,509,595	-£19,654,821	-£19,764,588
50% SR : 20% LAR : 30% SO	35%	-£19,626,977	-£20,094,186	-£20,133,479	-£20,565,149	-£20,710,374	-£20,820,141
50% SR : 20% LAR : 30% SO	40%	-£20,707,631	-£21,149,739	-£21,189,032	-£21,600,602	-£21,745,827	-£21,855,594
50% SR : 20% LAR : 30% SO	45%	-£21,788,285	-£22,205,293	-£22,244,586	-£22,676,255	-£22,821,481	-£22,931,248
50% SR : 20% LAR : 30% SO	50%	-£22,868,938	-£23,260,846	-£23,300,139	-£23,731,808	-£23,877,034	-£23,986,801

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,641,285	-£8,284,198	-£8,323,490	-£8,755,160	-£8,900,385	-£9,010,153
50% SR : 20% LAR : 30% SO	5%	-£8,721,939	-£9,339,752	-£9,379,044	-£9,810,714	-£9,955,939	-£10,065,707
50% SR : 20% LAR : 30% SO	10%	-£9,802,593	-£10,395,305	-£10,434,597	-£10,866,267	-£11,011,492	-£11,121,260
50% SR : 20% LAR : 30% SO	15%	-£10,883,246	-£11,450,858	-£11,490,150	-£11,921,820	-£12,067,045	-£12,176,813
50% SR : 20% LAR : 30% SO	20%	-£11,963,900	-£12,506,412	-£12,545,704	-£12,977,374	-£13,122,599	-£13,232,367
50% SR : 20% LAR : 30% SO	25%	-£13,044,554	-£13,561,965	-£13,601,257	-£14,032,927	-£14,178,152	-£14,287,920
50% SR : 20% LAR : 30% SO	30%	-£14,125,208	-£14,617,518	-£14,656,811	-£15,088,480	-£15,233,705	-£15,343,473
50% SR : 20% LAR : 30% SO	35%	-£15,205,862	-£15,673,072	-£15,712,364	-£16,144,034	-£16,289,259	-£16,399,027
50% SR : 20% LAR : 30% SO	40%	-£16,286,516	-£16,728,625	-£16,767,917	-£17,199,587	-£17,344,812	-£17,454,580
50% SR : 20% LAR : 30% SO	45%	-£17,367,170	-£17,784,179	-£17,823,471	-£18,255,141	-£18,400,366	-£18,510,134
50% SR : 20% LAR : 30% SO	50%	-£18,447,824	-£18,839,732	-£18,879,024	-£19,310,694	-£19,455,919	-£19,565,687

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,171,008	-£6,813,922	-£6,853,214	-£7,284,884	-£7,430,109	-£7,539,877
50% SR : 20% LAR : 30% SO	5%	-£7,251,662	-£7,868,476	-£7,907,768	-£8,340,438	-£8,485,663	-£8,595,431
50% SR : 20% LAR : 30% SO	10%	-£8,332,316	-£8,923,029	-£8,962,321	-£9,392,991	-£9,538,216	-£9,647,984
50% SR : 20% LAR : 30% SO	15%	-£9,412,970	-£9,977,582	-£10,016,874	-£10,447,544	-£10,592,769	-£10,702,537
50% SR : 20% LAR : 30% SO	20%	-£10,493,624	-£11,032,136	-£11,071,428	-£11,502,098	-£11,647,323	-£11,757,091
50% SR : 20% LAR : 30% SO	25%	-£11,574,278	-£12,086,689	-£12,126,081	-£12,556,651	-£12,701,876	-£12,811,644
50% SR : 20% LAR : 30% SO	30%	-£12,654,932	-£13,141,242	-£13,180,534	-£13,610,204	-£13,755,429	-£13,865,197
50% SR : 20% LAR : 30% SO	35%	-£13,735,586	-£14,195,795	-£14,235,087	-£14,640,034	-£14,785,259	-£14,895,027
50% SR : 20% LAR : 30% SO	40%	-£14,816,240	-£15,250,348	-£15,289,640	-£15,700,034	-£15,845,259	-£15,955,027
50% SR : 20% LAR : 30% SO	45%	-£15,896,894	-£16,304,901	-£16,344,193	-£16,750,034	-£16,895,259	-£17,004,995
50% SR : 20% LAR : 30% SO	50%	-£16,977,548	-£17,359,454	-£17,400,034	-£17,800,034	-£17,945,259	-£18,055,027

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%	-£4,055,147	-£4,698,060	-£4,737,353	-£5,169,022	-£5,314,248	-£5,424,015
50% SR : 20% LAR : 30% SO	5%	-£5,135,801	-£5,752,614	-£5,791,907	-£6,222,576	-£6,367,802	-£6,477,569
50% SR : 20% LAR : 30% SO	10%	-£6,216,455	-£6,807,167	-£6,846,460	-£7,280,129	-£7,425,355	-£7,535,122
50% SR : 20% LAR : 30% SO	15%	-£7,297,109	-£7,861,720	-£7,901,013	-£8,332,682	-£8,477,908	-£8,587,675
50% SR : 20% LAR : 30% SO	20%	-£8,377,763	-£8,916,273	-£8,955,566	-£9,393,236	-£9,538,462	-£9,648,229
50% SR : 20% LAR : 30% SO	25%	-£9,458,417	-£9,970,826	-£10,010,119	-£10,446,789	-£10,592,014	-£10,701,782
50% SR : 20% LAR : 30% SO	30%	-£10,539,071	-£11,025,379	-£11,064,672	-£11,502,342	-£11,647,567	-£11,757,335
50% SR : 20% LAR : 30% SO	35%	-£11,619,725	-£12,080,932	-£12,120,225	-£12,557,895	-£12,703,121	-£12,812,889
50% SR : 20% LAR : 30% SO	40%	-£12,700,379	-£13,136,485	-£13,175,778	-£13,613,448	-£13,758,674	-£13,868,442
50% SR : 20% LAR : 30% SO	45%	-£13,781,033	-£14,192,038	-£14,231,331	-£14,669,000	-£14,814,226	-£14,924,015
50% SR : 20% LAR : 30% SO	50%	-£14,861,687	-£15,247,591	-£15,286,884	-£15,724,556	-£15,869,781	-£15,979,549

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

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 20% AW @ 50% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 155
Site Area 0.77 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%	-£4,639,313	-£5,282,226	-£6,321,520	-£5,753,189	-£5,898,415	-£6,008,182
50% SR : 20% LAR : 30% SO	5%	-£5,568,328	-£6,186,141	-£7,225,433	-£6,657,103	-£6,802,328	-£6,912,096
50% SR : 20% LAR : 30% SO	10%	-£6,497,342	-£7,090,055	-£8,129,347	-£7,561,017	-£7,706,242	-£7,816,010
50% SR : 20% LAR : 30% SO	15%	-£7,426,357	-£7,993,968	-£9,033,261	-£8,464,930	-£8,610,156	-£8,719,923
50% SR : 20% LAR : 30% SO	20%	-£8,355,371	-£8,897,882	-£9,937,174	-£9,368,844	-£9,514,069	-£9,623,836
50% SR : 20% LAR : 30% SO	25%	-£9,284,386	-£9,801,796	-£10,841,089	-£10,272,758	-£10,417,984	-£10,527,751
50% SR : 20% LAR : 30% SO	30%	-£10,213,399	-£10,705,710	-£11,745,002	-£11,176,672	-£11,321,897	-£11,431,665
50% SR : 20% LAR : 30% SO	35%	-£11,142,414	-£11,609,624	-£12,648,916	-£12,080,586	-£12,225,811	-£12,335,579
50% SR : 20% LAR : 30% SO	40%	-£12,071,428	-£12,513,537	-£13,552,830	-£12,984,499	-£13,129,725	-£13,239,492
50% SR : 20% LAR : 30% SO	45%	-£13,000,443	-£13,417,451	-£14,456,743	-£13,888,413	-£14,033,638	-£14,143,407
50% SR : 20% LAR : 30% SO	50%	-£13,929,457	-£14,321,365	-£15,360,658	-£14,792,328	-£14,937,553	-£15,047,320

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices **£14,481,843**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£15,797,878	-£16,440,792	-£16,480,085	-£16,911,754	-£17,056,980	-£17,166,748
50% SR : 20% LAR : 30% SO	5%	-£16,726,893	-£17,344,706	-£17,383,999	-£17,815,668	-£17,960,894	-£18,070,661
50% SR : 20% LAR : 30% SO	10%	-£17,655,907	-£18,248,620	-£18,287,912	-£18,719,582	-£18,864,807	-£18,974,575
50% SR : 20% LAR : 30% SO	15%	-£18,584,922	-£19,152,533	-£19,191,826	-£19,623,495	-£19,768,721	-£19,878,488
50% SR : 20% LAR : 30% SO	20%	-£19,513,936	-£20,056,447	-£20,095,739	-£20,527,408	-£20,672,634	-£20,782,403
50% SR : 20% LAR : 30% SO	25%	-£20,442,951	-£20,960,362	-£20,999,654	-£21,431,323	-£21,576,549	-£21,686,317
50% SR : 20% LAR : 30% SO	30%	-£21,371,964	-£21,864,275	-£21,903,568	-£22,339,151	-£22,484,376	-£22,594,144
50% SR : 20% LAR : 30% SO	35%	-£22,300,979	-£22,768,189	-£22,807,481	-£23,299,151	-£23,444,376	-£23,554,144
50% SR : 20% LAR : 30% SO	40%	-£23,229,993	-£23,672,102	-£23,711,395	-£24,143,064	-£24,288,290	-£24,398,057
50% SR : 20% LAR : 30% SO	45%	-£24,159,008	-£24,576,016	-£24,615,308	-£25,046,978	-£25,192,203	-£25,301,972
50% SR : 20% LAR : 30% SO	50%	-£25,088,022	-£25,479,931	-£25,519,223	-£25,950,893	-£26,096,118	-£26,205,886

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,376,764	-£12,019,677	-£12,058,971	-£12,490,639	-£12,635,866	-£12,745,633
50% SR : 20% LAR : 30% SO	5%	-£12,305,778	-£12,923,592	-£12,962,884	-£13,394,554	-£13,539,779	-£13,649,547
50% SR : 20% LAR : 30% SO	10%	-£13,234,793	-£13,827,505	-£13,866,798	-£14,298,467	-£14,443,693	-£14,553,460
50% SR : 20% LAR : 30% SO	15%	-£14,163,807	-£14,731,419	-£14,770,711	-£15,202,381	-£15,347,606	-£15,457,374
50% SR : 20% LAR : 30% SO	20%	-£15,092,822	-£15,635,333	-£15,674,625	-£16,106,295	-£16,251,520	-£16,361,288
50% SR : 20% LAR : 30% SO	25%	-£16,021,836	-£16,539,247	-£16,578,540	-£17,010,208	-£17,155,433	-£17,265,202
50% SR : 20% LAR : 30% SO	30%	-£16,950,850	-£17,443,161	-£17,482,453	-£17,914,123	-£18,059,348	-£18,169,116
50% SR : 20% LAR : 30% SO	35%	-£17,879,864	-£18,347,074	-£18,386,367	-£18,819,036	-£18,964,261	-£19,074,029
50% SR : 20% LAR : 30% SO	40%	-£18,808,879	-£19,250,988	-£19,290,280	-£19,721,950	-£19,867,175	-£19,976,943
50% SR : 20% LAR : 30% SO	45%	-£19,737,893	-£20,154,902	-£20,194,194	-£20,625,864	-£20,771,089	-£20,880,858
50% SR : 20% LAR : 30% SO	50%	-£20,666,908	-£21,058,816	-£21,098,109	-£21,529,778	-£21,675,004	-£21,784,771

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%	-£9,906,487	-£10,549,401	-£10,588,694	-£11,020,363	-£11,165,589	-£11,275,357
50% SR : 20% LAR : 30% SO	5%	-£10,835,502	-£11,453,315	-£11,492,608	-£11,924,277	-£12,069,503	-£12,179,270
50% SR : 20% LAR : 30% SO	10%	-£11,764,516	-£12,357,229	-£12,396,521	-£12,828,191	-£12,973,416	-£13,083,184
50% SR : 20% LAR : 30% SO	15%	-£12,693,531	-£13,261,142	-£13,300,435	-£13,732,105	-£13,877,330	-£13,987,097
50% SR : 20% LAR : 30% SO	20%	-£13,622,545	-£14,165,056	-£14,204,348	-£14,636,018	-£14,781,243	-£14,891,011
50% SR : 20% LAR : 30% SO	25%	-£14,551,560	-£15,068,971	-£15,108,263	-£15,539,932	-£15,685,158	-£15,794,926
50% SR : 20% LAR : 30% SO	30%	-£15,480,573	-£15,972,884	-£16,012,177	-£16,443,846	-£16,589,072	-£16,698,839
50% SR : 20% LAR : 30% SO	35%	-£16,409,588	-£16,876,798	-£16,916,090	-£17,347,760	-£17,492,985	-£17,602,753
50% SR : 20% LAR : 30% SO	40%	-£17,338,602	-£17,780,711	-£17,819,999	-£18,251,674	-£18,396,899	-£18,506,666
50% SR : 20% LAR : 30% SO	45%	-£18,267,617	-£18,684,625	-£18,723,917	-£19,155,587	-£19,300,812	-£19,410,581
50% SR : 20% LAR : 30% SO	50%	-£19,196,631	-£19,588,540	-£19,627,832	-£20,059,502	-£20,204,727	-£20,314,495

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial **£4,082,814**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,790,626	-£8,433,539	-£8,472,833	-£8,904,501	-£9,049,728	-£9,159,495
50% SR : 20% LAR : 30% SO	5%	-£8,719,640	-£9,337,454	-£9,376,748	-£9,808,416	-£9,953,641	-£10,063,408
50% SR : 20% LAR : 30% SO	10%	-£9,648,655	-£10,241,367	-£10,280,660	-£10,712,330	-£10,857,555	-£10,967,322
50% SR : 20% LAR : 30% SO	15%	-£10,577,669	-£11,145,281	-£11,184,573	-£11,616,243	-£11,761,468	-£11,871,236
50% SR : 20% LAR : 30% SO	20%	-£11,506,684	-£12,049,195	-£12,088,487	-£12,520,157	-£12,665,382	-£12,775,150
50% SR : 20% LAR : 30% SO	25%	-£12,435,698	-£12,953,109	-£12,992,402	-£13,424,070	-£13,569,297	-£13,679,064
50% SR : 20% LAR : 30% SO	30%	-£13,364,712	-£13,857,023	-£13,896,315	-£14,327,985	-£14,473,210	-£14,582,978
50% SR : 20% LAR : 30% SO	35%	-£14,293,726	-£14,760,936	-£14,800,228	-£15,231,899	-£15,377,124	-£15,486,891
50% SR : 20% LAR : 30% SO	40%	-£15,222,741	-£15,664,850	-£15,704,142	-£16,135,812	-£16,281,037	-£16,390,805
50% SR : 20% LAR : 30% SO	45%	-£16,151,755	-£16,568,764	-£16,608,056	-£17,039,726	-£17,184,951	-£17,294,720
50% SR : 20% LAR : 30% SO	50%	-£17,080,770	-£17,472,678	-£17,511,971	-£17,943,640	-£18,088,866	-£18,198,633

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 20% AW @ 60% MR

Value Area
 Becontree and Valence Park (CIL Zone 3)

No Units 155
 Site Area 0.77 Ha

Sales value Inflation 0%
 Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,254,149	-£7,897,062	-£7,936,355	-£8,368,024	-£8,513,250	-£8,623,018
50% SR : 20% LAR : 30% SO	5%	-£8,084,723	-£8,702,535	-£8,741,828	-£9,173,497	-£9,318,723	-£9,428,490
50% SR : 20% LAR : 30% SO	10%	-£8,915,296	-£9,508,009	-£9,547,301	-£9,978,971	-£10,124,196	-£10,233,964
50% SR : 20% LAR : 30% SO	15%	-£9,745,869	-£10,313,481	-£10,352,774	-£10,784,443	-£10,929,668	-£11,039,437
50% SR : 20% LAR : 30% SO	20%	-£10,576,443	-£11,118,954	-£11,158,247	-£11,589,917	-£11,735,142	-£11,844,909
50% SR : 20% LAR : 30% SO	25%	-£11,407,016	-£11,924,427	-£11,963,720	-£12,395,389	-£12,540,615	-£12,650,383
50% SR : 20% LAR : 30% SO	30%	-£12,237,590	-£12,729,900	-£12,769,193	-£13,200,862	-£13,346,088	-£13,455,855
50% SR : 20% LAR : 30% SO	35%	-£13,068,163	-£13,535,373	-£13,574,666	-£14,006,336	-£14,151,561	-£14,261,329
50% SR : 20% LAR : 30% SO	40%	-£13,898,737	-£14,340,846	-£14,380,138	-£14,811,808	-£14,957,033	-£15,066,801
50% SR : 20% LAR : 30% SO	45%	-£14,729,310	-£15,146,319	-£15,185,612	-£15,617,281	-£15,762,507	-£15,872,274
50% SR : 20% LAR : 30% SO	50%	-£15,559,884	-£15,951,792	-£15,991,085	-£16,422,754	-£16,567,979	-£16,677,748

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices **£14,481,843**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£18,412,714	-£19,055,627	-£19,094,921	-£19,526,589	-£19,671,816	-£19,781,583
50% SR : 20% LAR : 30% SO	5%	-£19,243,288	-£19,861,100	-£19,900,393	-£20,332,063	-£20,477,288	-£20,587,056
50% SR : 20% LAR : 30% SO	10%	-£20,073,861	-£20,666,574	-£20,705,866	-£21,137,538	-£21,282,761	-£21,392,529
50% SR : 20% LAR : 30% SO	15%	-£20,904,435	-£21,472,046	-£21,511,339	-£21,943,008	-£22,088,234	-£22,198,002
50% SR : 20% LAR : 30% SO	20%	-£21,735,008	-£22,277,520	-£22,316,812	-£22,748,482	-£22,893,707	-£23,003,475
50% SR : 20% LAR : 30% SO	25%	-£22,565,581	-£23,082,992	-£23,122,285	-£23,553,954	-£23,699,180	-£23,808,948
50% SR : 20% LAR : 30% SO	30%	-£23,396,155	-£23,888,465	-£23,927,758	-£24,359,427	-£24,504,653	-£24,614,420
50% SR : 20% LAR : 30% SO	35%	-£24,226,729	-£24,693,939	-£24,733,231	-£25,164,901	-£25,310,126	-£25,419,894
50% SR : 20% LAR : 30% SO	40%	-£25,057,302	-£25,499,411	-£25,538,703	-£25,970,373	-£26,115,598	-£26,225,366
50% SR : 20% LAR : 30% SO	45%	-£25,887,875	-£26,304,884	-£26,344,177	-£26,775,846	-£26,921,072	-£27,030,839
50% SR : 20% LAR : 30% SO	50%	-£26,718,449	-£27,110,357	-£27,149,650	-£27,581,319	-£27,726,544	-£27,836,313

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%	-£13,991,599	-£14,634,513	-£14,673,806	-£15,105,475	-£15,250,701	-£15,360,469
50% SR : 20% LAR : 30% SO	5%	-£14,822,174	-£15,439,986	-£15,479,279	-£15,910,948	-£16,056,174	-£16,165,941
50% SR : 20% LAR : 30% SO	10%	-£15,652,747	-£16,245,459	-£16,284,752	-£16,716,422	-£16,861,647	-£16,971,414
50% SR : 20% LAR : 30% SO	15%	-£16,483,320	-£17,050,932	-£17,090,224	-£17,521,894	-£17,667,119	-£17,776,886
50% SR : 20% LAR : 30% SO	20%	-£17,313,893	-£17,856,405	-£17,895,698	-£18,327,367	-£18,472,593	-£18,582,360
50% SR : 20% LAR : 30% SO	25%	-£18,144,467	-£18,661,878	-£18,701,171	-£19,132,840	-£19,278,066	-£19,387,834
50% SR : 20% LAR : 30% SO	30%	-£18,975,041	-£19,467,351	-£19,506,643	-£19,938,313	-£20,083,538	-£20,193,306
50% SR : 20% LAR : 30% SO	35%	-£19,805,614	-£20,272,824	-£20,312,117	-£20,743,786	-£20,889,012	-£20,998,779
50% SR : 20% LAR : 30% SO	40%	-£20,636,187	-£21,078,297	-£21,117,589	-£21,549,259	-£21,694,484	-£21,804,252
50% SR : 20% LAR : 30% SO	45%	-£21,466,761	-£21,883,770	-£21,923,062	-£22,354,732	-£22,499,957	-£22,609,725
50% SR : 20% LAR : 30% SO	50%	-£22,297,335	-£22,689,242	-£22,728,536	-£23,160,204	-£23,305,430	-£23,415,198

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%	-£12,521,323	-£13,164,236	-£13,203,530	-£13,635,198	-£13,780,425	-£13,890,192
50% SR : 20% LAR : 30% SO	5%	-£13,351,897	-£13,969,710	-£14,009,002	-£14,440,672	-£14,585,897	-£14,695,665
50% SR : 20% LAR : 30% SO	10%	-£14,182,470	-£14,775,183	-£14,814,475	-£15,246,145	-£15,391,370	-£15,501,138
50% SR : 20% LAR : 30% SO	15%	-£15,013,044	-£15,580,655	-£15,619,948	-£16,051,617	-£16,196,843	-£16,306,611
50% SR : 20% LAR : 30% SO	20%	-£15,843,617	-£16,386,128	-£16,425,421	-£16,857,091	-£17,002,316	-£17,112,084
50% SR : 20% LAR : 30% SO	25%	-£16,674,190	-£17,191,601	-£17,230,894	-£17,662,563	-£17,807,789	-£17,917,557
50% SR : 20% LAR : 30% SO	30%	-£17,504,764	-£17,997,074	-£18,036,367	-£18,468,036	-£18,613,262	-£18,723,029
50% SR : 20% LAR : 30% SO	35%	-£18,335,338	-£18,802,548	-£18,841,840	-£19,273,510	-£19,418,735	-£19,528,503
50% SR : 20% LAR : 30% SO	40%	-£19,165,911	-£19,608,021	-£19,647,312	-£20,078,982	-£20,224,207	-£20,333,975
50% SR : 20% LAR : 30% SO	45%	-£19,996,484	-£20,413,493	-£20,452,786	-£20,884,456	-£21,029,681	-£21,139,448
50% SR : 20% LAR : 30% SO	50%	-£20,827,058	-£21,218,966	-£21,258,259	-£21,689,928	-£21,835,153	-£21,944,922

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial **£4,082,814**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,405,461	-£11,048,375	-£11,087,668	-£11,519,337	-£11,664,563	-£11,774,331
50% SR : 20% LAR : 30% SO	5%	-£11,236,036	-£11,853,848	-£11,893,141	-£12,324,810	-£12,470,036	-£12,579,803
50% SR : 20% LAR : 30% SO	10%	-£12,066,609	-£12,659,322	-£12,698,614	-£13,130,284	-£13,275,509	-£13,385,277
50% SR : 20% LAR : 30% SO	15%	-£12,897,182	-£13,464,794	-£13,504,086	-£13,935,756	-£14,080,981	-£14,190,750
50% SR : 20% LAR : 30% SO	20%	-£13,727,755	-£14,270,267	-£14,309,559	-£14,741,229	-£14,886,455	-£14,996,222
50% SR : 20% LAR : 30% SO	25%	-£14,558,329	-£15,075,740	-£15,115,033	-£15,546,702	-£15,691,928	-£15,801,696
50% SR : 20% LAR : 30% SO	30%	-£15,388,903	-£15,881,213	-£15,920,505	-£16,352,175	-£16,497,400	-£16,607,168
50% SR : 20% LAR : 30% SO	35%	-£16,219,476	-£16,686,686	-£16,725,979	-£17,157,648	-£17,302,874	-£17,412,641
50% SR : 20% LAR : 30% SO	40%	-£17,050,049	-£17,492,159	-£17,531,451	-£17,963,121	-£18,108,346	-£18,218,114
50% SR : 20% LAR : 30% SO	45%	-£17,880,623	-£18,297,632	-£18,336,924	-£18,768,594	-£18,913,819	-£19,023,587
50% SR : 20% LAR : 30% SO	50%	-£18,711,197	-£19,103,104	-£19,142,396	-£19,574,066	-£19,719,292	-£19,829,060

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 30% AW @ 25% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,669,877	£37,935	-£272	-£425,918	-£569,117	-£677,354
50% SR : 20% LAR : 30% SO	5%	£510,371	-£1,064,097	-£1,103,390	-£1,535,059	-£1,680,285	-£1,790,052
50% SR : 20% LAR : 30% SO	10%	-£658,320	-£2,180,434	-£2,219,728	-£2,651,396	-£2,796,623	-£2,906,390
50% SR : 20% LAR : 30% SO	15%	-£1,848,950	-£3,296,772	-£3,336,065	-£3,767,734	-£3,912,960	-£4,022,727
50% SR : 20% LAR : 30% SO	20%	-£3,042,164	-£4,413,109	-£4,452,403	-£4,884,071	-£5,029,298	-£5,139,065
50% SR : 20% LAR : 30% SO	25%	-£4,235,380	-£5,529,447	-£5,568,740	-£6,000,409	-£6,145,635	-£6,255,402
50% SR : 20% LAR : 30% SO	30%	-£5,428,595	-£6,645,784	-£6,685,078	-£7,116,746	-£7,261,973	-£7,371,740
50% SR : 20% LAR : 30% SO	35%	-£6,621,810	-£7,762,122	-£7,801,415	-£8,233,084	-£8,378,310	-£8,488,077
50% SR : 20% LAR : 30% SO	40%	-£7,815,025	-£8,878,459	-£8,917,753	-£9,349,421	-£9,494,648	-£9,604,415
50% SR : 20% LAR : 30% SO	45%	-£9,008,240	-£9,994,797	-£10,034,090	-£10,465,759	-£10,610,985	-£10,720,752
50% SR : 20% LAR : 30% SO	50%	-£10,201,456	-£11,111,134	-£11,150,428	-£11,582,096	-£11,727,322	-£11,837,090

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%	-£9,488,688	-£11,120,630	-£11,158,838	-£11,584,483	-£11,727,682	-£11,835,919
50% SR : 20% LAR : 30% SO	5%	-£10,648,194	-£12,222,662	-£12,261,955	-£12,693,625	-£12,838,850	-£12,948,618
50% SR : 20% LAR : 30% SO	10%	-£11,816,885	-£13,338,999	-£13,378,293	-£13,809,962	-£13,955,188	-£14,064,955
50% SR : 20% LAR : 30% SO	15%	-£13,007,515	-£14,455,337	-£14,494,630	-£14,926,300	-£15,071,525	-£15,181,292
50% SR : 20% LAR : 30% SO	20%	-£14,200,729	-£15,571,674	-£15,610,968	-£16,042,637	-£16,187,863	-£16,297,630
50% SR : 20% LAR : 30% SO	25%	-£15,393,945	-£16,688,012	-£16,727,305	-£17,158,975	-£17,304,200	-£17,413,967
50% SR : 20% LAR : 30% SO	30%	-£16,587,160	-£17,804,349	-£17,843,643	-£18,275,312	-£18,420,538	-£18,530,305
50% SR : 20% LAR : 30% SO	35%	-£17,780,375	-£18,920,687	-£18,959,980	-£19,391,650	-£19,536,875	-£19,646,642
50% SR : 20% LAR : 30% SO	40%	-£18,973,590	-£20,037,024	-£20,076,318	-£20,507,986	-£20,653,213	-£20,762,980
50% SR : 20% LAR : 30% SO	45%	-£20,166,805	-£21,153,362	-£21,192,655	-£21,624,324	-£21,769,550	-£21,879,317
50% SR : 20% LAR : 30% SO	50%	-£21,360,021	-£22,269,699	-£22,308,993	-£22,740,661	-£22,885,887	-£22,995,655

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,067,574	-£6,696,516	-£6,737,723	-£7,163,368	-£7,306,568	-£7,414,804
50% SR : 20% LAR : 30% SO	5%	-£6,227,079	-£7,801,548	-£7,840,841	-£8,272,510	-£8,417,735	-£8,527,503
50% SR : 20% LAR : 30% SO	10%	-£7,386,584	-£8,917,885	-£8,957,179	-£9,388,847	-£9,534,073	-£9,643,841
50% SR : 20% LAR : 30% SO	15%	-£8,546,089	-£10,034,223	-£10,073,515	-£10,505,185	-£10,650,410	-£10,760,178
50% SR : 20% LAR : 30% SO	20%	-£9,705,594	-£11,150,560	-£11,189,853	-£11,621,522	-£11,766,748	-£11,876,516
50% SR : 20% LAR : 30% SO	25%	-£10,865,099	-£12,266,898	-£12,306,190	-£12,737,880	-£12,883,105	-£12,992,873
50% SR : 20% LAR : 30% SO	30%	-£12,024,604	-£13,383,235	-£13,422,528	-£13,894,197	-£14,039,423	-£14,149,191
50% SR : 20% LAR : 30% SO	35%	-£13,184,109	-£14,499,573	-£14,538,865	-£14,970,535	-£15,115,760	-£15,225,528
50% SR : 20% LAR : 30% SO	40%	-£14,343,614	-£15,615,910	-£15,655,203	-£16,086,872	-£16,232,098	-£16,341,866
50% SR : 20% LAR : 30% SO	45%	-£15,503,119	-£16,732,248	-£16,771,540	-£17,203,210	-£17,348,435	-£17,458,203
50% SR : 20% LAR : 30% SO	50%	-£16,662,624	-£17,848,585	-£17,887,878	-£18,319,547	-£18,464,772	-£18,574,540

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%	-£3,597,297	-£5,228,239	-£5,267,447	-£5,693,093	-£5,836,292	-£5,944,528
50% SR : 20% LAR : 30% SO	5%	-£4,756,803	-£6,331,272	-£6,370,564	-£6,802,234	-£6,947,459	-£7,057,227
50% SR : 20% LAR : 30% SO	10%	-£5,916,309	-£7,434,305	-£7,473,597	-£7,904,907	-£8,050,132	-£8,160,900
50% SR : 20% LAR : 30% SO	15%	-£7,075,814	-£8,537,338	-£8,576,630	-£9,008,217	-£9,153,442	-£9,264,210
50% SR : 20% LAR : 30% SO	20%	-£8,235,319	-£9,640,371	-£9,679,663	-£10,110,107	-£10,255,332	-£10,366,100
50% SR : 20% LAR : 30% SO	25%	-£9,394,824	-£10,743,404	-£10,782,696	-£11,211,992	-£11,357,217	-£11,468,000
50% SR : 20% LAR : 30% SO	30%	-£10,554,329	-£11,846,437	-£11,885,729	-£12,313,882	-£12,459,107	-£12,569,875
50% SR : 20% LAR : 30% SO	35%	-£11,713,834	-£12,949,470	-£12,988,762	-£13,415,767	-£13,560,992	-£13,671,760
50% SR : 20% LAR : 30% SO	40%	-£12,873,339	-£14,052,503	-£14,091,795	-£14,517,652	-£14,662,877	-£14,773,645
50% SR : 20% LAR : 30% SO	45%	-£14,032,844	-£15,155,536	-£15,194,828	-£15,619,537	-£15,764,762	-£15,875,530
50% SR : 20% LAR : 30% SO	50%	-£15,192,349	-£16,258,569	-£16,297,861	-£16,721,426	-£16,866,651	-£16,977,419

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%	-£1,481,436	-£3,113,378	-£3,151,585	-£3,577,231	-£3,720,430	-£3,828,666
50% SR : 20% LAR : 30% SO	5%	-£2,640,941	-£4,216,410	-£4,254,703	-£4,680,349	-£4,823,548	-£4,931,784
50% SR : 20% LAR : 30% SO	10%	-£3,800,446	-£5,319,442	-£5,357,735	-£5,783,381	-£5,926,580	-£6,034,816
50% SR : 20% LAR : 30% SO	15%	-£4,959,951	-£6,422,474	-£6,460,767	-£6,886,413	-£7,029,612	-£7,137,848
50% SR : 20% LAR : 30% SO	20%	-£6,119,456	-£7,525,506	-£7,563,799	-£7,989,445	-£8,132,644	-£8,240,880
50% SR : 20% LAR : 30% SO	25%	-£7,278,961	-£8,628,538	-£8,666,831	-£9,092,491	-£9,235,690	-£9,343,926
50% SR : 20% LAR : 30% SO	30%	-£8,438,466	-£9,731,570	-£9,769,863	-£10,198,537	-£10,341,736	-£10,450,000
50% SR : 20% LAR : 30% SO	35%	-£9,597,971	-£10,834,602	-£10,872,895	-£11,299,583	-£11,442,782	-£11,551,018
50% SR : 20% LAR : 30% SO	40%	-£10,757,476	-£11,937,634	-£11,975,927	-£12,400,629	-£12,543,828	-£12,652,064
50% SR : 20% LAR : 30% SO	45%	-£11,916,981	-£13,040,666	-£13,078,959	-£13,501,675	-£13,644,874	-£13,753,110
50% SR : 20% LAR : 30% SO	50%	-£13,076,486	-£14,143,698	-£14,182,000	-£14,602,721	-£14,745,920	-£14,854,156

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

MU2 - 155 Flats, 5,020 sq m employment Industrial use (B1c/B2/B9) and 190 sq m flexible retail commercial uses 30% AW @ 25% MR

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,366,715	-£6,268,515	-£6,307,807	-£6,739,477	-£6,884,702	-£6,994,470
50% SR : 20% LAR : 30% SO	5%	-£6,267,506	-£7,131,260	-£7,170,553	-£7,602,222	-£7,747,448	-£7,857,216
50% SR : 20% LAR : 30% SO	10%	-£7,168,296	-£7,994,005	-£8,033,299	-£8,464,968	-£8,610,193	-£8,719,962
50% SR : 20% LAR : 30% SO	15%	-£8,069,087	-£8,856,751	-£8,896,044	-£9,327,713	-£9,472,939	-£9,582,707
50% SR : 20% LAR : 30% SO	20%	-£8,969,877	-£9,719,497	-£9,758,790	-£10,190,459	-£10,335,685	-£10,445,452
50% SR : 20% LAR : 30% SO	25%	-£9,870,668	-£10,582,243	-£10,621,536	-£11,053,205	-£11,198,431	-£11,308,198
50% SR : 20% LAR : 30% SO	30%	-£10,771,459	-£11,444,989	-£11,484,281	-£11,915,951	-£12,061,176	-£12,170,944
50% SR : 20% LAR : 30% SO	35%	-£11,672,250	-£12,307,735	-£12,347,027	-£12,778,697	-£12,923,922	-£13,033,690
50% SR : 20% LAR : 30% SO	40%	-£12,573,040	-£13,170,481	-£13,209,773	-£13,641,443	-£13,786,668	-£13,896,436
50% SR : 20% LAR : 30% SO	45%	-£13,473,831	-£14,033,227	-£14,072,519	-£14,504,188	-£14,649,414	-£14,759,182
50% SR : 20% LAR : 30% SO	50%	-£14,374,621	-£14,895,972	-£14,935,265	-£15,366,934	-£15,512,160	-£15,621,928

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£16,525,280	-£17,427,080	-£17,466,372	-£17,898,042	-£18,043,267	-£18,153,035
50% SR : 20% LAR : 30% SO	5%	-£17,426,071	-£18,289,825	-£18,329,118	-£18,760,787	-£18,906,013	-£19,015,781
50% SR : 20% LAR : 30% SO	10%	-£18,326,861	-£19,152,571	-£19,191,864	-£19,623,533	-£19,768,758	-£19,878,527
50% SR : 20% LAR : 30% SO	15%	-£19,227,652	-£20,015,316	-£20,054,609	-£20,486,279	-£20,631,504	-£20,741,273
50% SR : 20% LAR : 30% SO	20%	-£20,128,442	-£20,878,062	-£20,917,355	-£21,349,024	-£21,494,250	-£21,604,017
50% SR : 20% LAR : 30% SO	25%	-£21,029,233	-£21,740,808	-£21,780,101	-£22,211,770	-£22,356,996	-£22,466,763
50% SR : 20% LAR : 30% SO	30%	-£21,930,024	-£22,603,554	-£22,642,847	-£23,074,516	-£23,219,742	-£23,329,509
50% SR : 20% LAR : 30% SO	35%	-£22,830,815	-£23,466,300	-£23,505,592	-£23,937,262	-£24,082,487	-£24,192,255
50% SR : 20% LAR : 30% SO	40%	-£23,731,605	-£24,329,046	-£24,368,338	-£24,800,008	-£24,945,233	-£25,055,001
50% SR : 20% LAR : 30% SO	45%	-£24,632,396	-£25,191,792	-£25,231,084	-£25,662,753	-£25,807,979	-£25,917,747
50% SR : 20% LAR : 30% SO	50%	-£25,533,186	-£26,054,537	-£26,093,830	-£26,525,499	-£26,670,725	-£26,780,493

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%	-£12,104,166	-£13,005,965	-£13,045,258	-£13,476,828	-£13,622,153	-£13,731,920
50% SR : 20% LAR : 30% SO	5%	-£13,004,956	-£13,868,710	-£13,908,004	-£14,339,572	-£14,484,899	-£14,594,666
50% SR : 20% LAR : 30% SO	10%	-£13,905,747	-£14,731,456	-£14,770,750	-£15,202,418	-£15,347,644	-£15,457,412
50% SR : 20% LAR : 30% SO	15%	-£14,806,537	-£15,594,202	-£15,633,495	-£16,065,340	-£16,210,566	-£16,320,334
50% SR : 20% LAR : 30% SO	20%	-£15,707,328	-£16,456,948	-£16,496,241	-£16,927,190	-£17,072,416	-£17,182,184
50% SR : 20% LAR : 30% SO	25%	-£16,608,118	-£17,319,694	-£17,358,988	-£17,790,656	-£17,935,881	-£18,045,649
50% SR : 20% LAR : 30% SO	30%	-£17,508,909	-£18,182,440	-£18,221,732	-£18,653,402	-£18,798,627	-£18,908,395
50% SR : 20% LAR : 30% SO	35%	-£18,409,700	-£19,045,186	-£19,084,478	-£19,516,148	-£19,661,373	-£19,771,141
50% SR : 20% LAR : 30% SO	40%	-£19,310,491	-£19,907,932	-£19,947,224	-£20,378,894	-£20,524,119	-£20,633,887
50% SR : 20% LAR : 30% SO	45%	-£20,211,281	-£20,770,677	-£20,809,970	-£21,241,639	-£21,386,865	-£21,496,632
50% SR : 20% LAR : 30% SO	50%	-£21,112,072	-£21,633,422	-£21,672,716	-£22,104,384	-£22,249,611	-£22,359,378

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial **£8,840,496**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,633,889	-£11,535,689	-£11,574,981	-£12,006,651	-£12,151,876	-£12,261,644
50% SR : 20% LAR : 30% SO	5%	-£11,534,680	-£12,398,434	-£12,437,727	-£12,869,396	-£13,014,622	-£13,124,390
50% SR : 20% LAR : 30% SO	10%	-£12,435,470	-£13,261,180	-£13,300,473	-£13,732,142	-£13,877,367	-£13,987,136
50% SR : 20% LAR : 30% SO	15%	-£13,336,261	-£14,123,926	-£14,163,218	-£14,594,888	-£14,740,113	-£14,849,882
50% SR : 20% LAR : 30% SO	20%	-£14,237,051	-£14,986,671	-£15,025,964	-£15,457,634	-£15,602,859	-£15,712,627
50% SR : 20% LAR : 30% SO	25%	-£15,137,842	-£15,849,417	-£15,888,710	-£16,320,379	-£16,465,605	-£16,575,372
50% SR : 20% LAR : 30% SO	30%	-£16,038,633	-£16,712,163	-£16,751,456	-£17,183,125	-£17,328,351	-£17,438,118
50% SR : 20% LAR : 30% SO	35%	-£16,939,424	-£17,574,909	-£17,614,202	-£18,045,871	-£18,191,097	-£18,300,864
50% SR : 20% LAR : 30% SO	40%	-£17,840,214	-£18,437,655	-£18,476,947	-£18,908,617	-£19,053,842	-£19,163,610
50% SR : 20% LAR : 30% SO	45%	-£18,741,005	-£19,300,401	-£19,339,693	-£19,771,362	-£19,916,588	-£20,026,356
50% SR : 20% LAR : 30% SO	50%	-£19,641,795	-£20,163,146	-£20,202,439	-£20,634,108	-£20,779,334	-£20,889,102

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial **£4,092,814**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,518,028	-£9,419,827	-£9,459,120	-£9,890,790	-£10,036,015	-£10,145,783
50% SR : 20% LAR : 30% SO	5%	-£9,418,819	-£10,282,572	-£10,321,866	-£10,753,534	-£10,898,761	-£11,008,528
50% SR : 20% LAR : 30% SO	10%	-£10,319,609	-£11,145,318	-£11,184,612	-£11,616,280	-£11,761,506	-£11,871,274
50% SR : 20% LAR : 30% SO	15%	-£11,220,400	-£12,008,064	-£12,047,357	-£12,479,026	-£12,624,252	-£12,734,020
50% SR : 20% LAR : 30% SO	20%	-£12,121,190	-£12,870,810	-£12,910,102	-£13,341,772	-£13,486,997	-£13,596,765
50% SR : 20% LAR : 30% SO	25%	-£13,021,980	-£13,733,556	-£13,772,848	-£14,204,518	-£14,349,743	-£14,459,511
50% SR : 20% LAR : 30% SO	30%	-£13,922,772	-£14,596,302	-£14,635,594	-£15,067,264	-£15,212,489	-£15,322,257
50% SR : 20% LAR : 30% SO	35%	-£14,823,562	-£15,459,048	-£15,498,340	-£15,930,010	-£16,075,235	-£16,185,003
50% SR : 20% LAR : 30% SO	40%	-£15,724,353	-£16,321,794	-£16,361,086	-£16,792,756	-£16,937,981	-£17,047,749
50% SR : 20% LAR : 30% SO	45%	-£16,625,143	-£17,184,540	-£17,223,832	-£17,655,501	-£17,800,727	-£17,910,495
50% SR : 20% LAR : 30% SO	50%	-£17,525,934	-£18,047,284	-£18,086,576	-£18,518,246	-£18,663,473	-£18,773,240

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

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B9) and 190 sq m flexible retail commercial uses 30% AW @ 25% MR

Value Area
Chadwell Heath (CIL Zone 3)

No Units 155
Site Area 0.77 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%	-£884,140	-£1,527,053	-£1,566,346	-£1,998,016	-£2,143,241	-£2,253,008
50% SR : 20% LAR : 30% SO	5%	-£1,964,794	-£2,582,606	-£2,621,900	-£3,053,569	-£3,198,795	-£3,308,562
50% SR : 20% LAR : 30% SO	10%	-£3,045,448	-£3,638,160	-£3,677,453	-£4,109,123	-£4,254,348	-£4,364,115
50% SR : 20% LAR : 30% SO	15%	-£4,126,102	-£4,693,713	-£4,733,006	-£5,164,576	-£5,309,801	-£5,419,568
50% SR : 20% LAR : 30% SO	20%	-£5,206,756	-£5,749,267	-£5,788,560	-£6,220,230	-£6,365,455	-£6,475,222
50% SR : 20% LAR : 30% SO	25%	-£6,287,410	-£6,804,820	-£6,844,113	-£7,275,783	-£7,421,008	-£7,530,775
50% SR : 20% LAR : 30% SO	30%	-£7,368,063	-£7,860,373	-£7,899,666	-£8,331,336	-£8,476,561	-£8,586,328
50% SR : 20% LAR : 30% SO	35%	-£8,448,717	-£8,915,927	-£8,955,220	-£9,386,890	-£9,532,115	-£9,641,882
50% SR : 20% LAR : 30% SO	40%	-£9,529,371	-£9,971,480	-£10,010,773	-£10,442,443	-£10,587,668	-£10,697,435
50% SR : 20% LAR : 30% SO	45%	-£10,610,025	-£11,027,033	-£11,066,327	-£11,497,995	-£11,643,222	-£11,752,989
50% SR : 20% LAR : 30% SO	50%	-£11,690,679	-£12,082,587	-£12,121,880	-£12,553,549	-£12,698,775	-£12,808,542

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£12,042,705	-£12,685,619	-£12,724,911	-£13,156,581	-£13,301,806	-£13,411,574
50% SR : 20% LAR : 30% SO	5%	-£13,123,359	-£13,741,172	-£13,780,465	-£14,212,134	-£14,357,360	-£14,467,128
50% SR : 20% LAR : 30% SO	10%	-£14,204,013	-£14,796,726	-£14,836,018	-£15,267,688	-£15,412,913	-£15,522,681
50% SR : 20% LAR : 30% SO	15%	-£15,284,667	-£15,852,279	-£15,891,571	-£16,323,241	-£16,468,466	-£16,578,233
50% SR : 20% LAR : 30% SO	20%	-£16,365,321	-£16,907,833	-£16,947,125	-£17,378,795	-£17,524,020	-£17,633,788
50% SR : 20% LAR : 30% SO	25%	-£17,445,975	-£17,963,386	-£18,002,678	-£18,434,348	-£18,579,573	-£18,689,341
50% SR : 20% LAR : 30% SO	30%	-£18,526,629	-£19,018,939	-£19,058,231	-£19,489,901	-£19,635,126	-£19,744,895
50% SR : 20% LAR : 30% SO	35%	-£19,607,283	-£20,074,493	-£20,113,785	-£20,545,455	-£20,690,680	-£20,800,448
50% SR : 20% LAR : 30% SO	40%	-£20,687,937	-£21,130,046	-£21,169,338	-£21,601,008	-£21,746,233	-£21,856,001
50% SR : 20% LAR : 30% SO	45%	-£21,768,591	-£22,185,599	-£22,224,892	-£22,656,561	-£22,801,787	-£22,911,555
50% SR : 20% LAR : 30% SO	50%	-£22,849,244	-£23,241,152	-£23,280,445	-£23,712,115	-£23,857,340	-£23,967,108

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,621,591	-£8,264,504	-£8,303,797	-£8,735,466	-£8,880,692	-£8,990,459
50% SR : 20% LAR : 30% SO	5%	-£8,702,245	-£9,320,057	-£9,359,351	-£9,791,019	-£9,936,246	-£10,046,013
50% SR : 20% LAR : 30% SO	10%	-£9,782,899	-£10,375,611	-£10,414,904	-£10,846,573	-£10,991,799	-£11,101,566
50% SR : 20% LAR : 30% SO	15%	-£10,863,553	-£11,431,164	-£11,470,457	-£11,902,126	-£12,047,352	-£12,157,120
50% SR : 20% LAR : 30% SO	20%	-£11,944,207	-£12,486,718	-£12,526,011	-£12,957,680	-£13,102,906	-£13,212,673
50% SR : 20% LAR : 30% SO	25%	-£13,024,860	-£13,542,271	-£13,581,564	-£14,013,233	-£14,158,459	-£14,268,226
50% SR : 20% LAR : 30% SO	30%	-£14,105,514	-£14,597,824	-£14,637,117	-£15,068,786	-£15,214,012	-£15,323,780
50% SR : 20% LAR : 30% SO	35%	-£15,186,168	-£15,653,378	-£15,692,671	-£16,124,340	-£16,269,566	-£16,379,333
50% SR : 20% LAR : 30% SO	40%	-£16,266,822	-£16,708,931	-£16,748,224	-£17,179,693	-£17,325,119	-£17,434,886
50% SR : 20% LAR : 30% SO	45%	-£17,347,476	-£17,764,484	-£17,803,778	-£18,235,446	-£18,380,673	-£18,490,440
50% SR : 20% LAR : 30% SO	50%	-£18,428,130	-£18,820,038	-£18,859,331	-£19,291,000	-£19,436,226	-£19,546,000

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,151,314	-£6,794,228	-£6,833,520	-£7,265,190	-£7,410,415	-£7,520,183
50% SR : 20% LAR : 30% SO	5%	-£7,231,968	-£7,849,781	-£7,889,074	-£8,320,743	-£8,465,969	-£8,575,737
50% SR : 20% LAR : 30% SO	10%	-£8,312,622	-£8,905,335	-£8,944,627	-£9,376,297	-£9,521,522	-£9,631,290
50% SR : 20% LAR : 30% SO	15%	-£9,393,276	-£9,960,888	-£10,000,180	-£10,431,850	-£10,577,075	-£10,686,844
50% SR : 20% LAR : 30% SO	20%	-£10,473,930	-£11,016,441	-£11,055,734	-£11,487,404	-£11,632,629	-£11,742,397
50% SR : 20% LAR : 30% SO	25%	-£11,554,584	-£12,071,995	-£12,111,287	-£12,542,957	-£12,688,182	-£12,797,950
50% SR : 20% LAR : 30% SO	30%	-£12,635,238	-£13,127,548	-£13,166,840	-£13,598,510	-£13,743,735	-£13,853,504
50% SR : 20% LAR : 30% SO	35%	-£13,715,892	-£14,183,102	-£14,222,394	-£14,654,964	-£14,799,289	-£14,909,057
50% SR : 20% LAR : 30% SO	40%	-£14,796,546	-£15,238,655	-£15,277,947	-£15,707,617	-£15,852,842	-£15,962,610
50% SR : 20% LAR : 30% SO	45%	-£15,877,200	-£16,294,208	-£16,333,501	-£16,765,170	-£16,910,396	-£17,020,164
50% SR : 20% LAR : 30% SO	50%	-£16,957,854	-£17,349,762	-£17,389,054	-£17,820,724	-£17,965,949	-£18,075,717

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%	-£4,035,453	-£4,676,366	-£4,717,659	-£5,149,328	-£5,294,554	-£5,404,321
50% SR : 20% LAR : 30% SO	5%	-£5,116,107	-£5,733,919	-£5,775,213	-£6,204,881	-£6,350,108	-£6,459,875
50% SR : 20% LAR : 30% SO	10%	-£6,196,761	-£6,789,473	-£6,828,766	-£7,260,435	-£7,405,661	-£7,515,428
50% SR : 20% LAR : 30% SO	15%	-£7,277,415	-£7,845,026	-£7,884,319	-£8,315,988	-£8,461,214	-£8,570,982
50% SR : 20% LAR : 30% SO	20%	-£8,358,069	-£8,900,580	-£8,939,873	-£9,371,542	-£9,516,768	-£9,626,535
50% SR : 20% LAR : 30% SO	25%	-£9,438,723	-£9,956,133	-£9,995,426	-£10,427,995	-£10,573,221	-£10,682,988
50% SR : 20% LAR : 30% SO	30%	-£10,519,377	-£11,011,686	-£11,050,979	-£11,482,648	-£11,627,874	-£11,737,642
50% SR : 20% LAR : 30% SO	35%	-£11,600,031	-£12,067,240	-£12,106,533	-£12,538,202	-£12,683,428	-£12,793,195
50% SR : 20% LAR : 30% SO	40%	-£12,680,685	-£13,122,793	-£13,162,086	-£13,593,755	-£13,738,981	-£13,848,748
50% SR : 20% LAR : 30% SO	45%	-£13,761,339	-£14,178,346	-£14,217,640	-£14,649,308	-£14,794,535	-£14,904,302
50% SR : 20% LAR : 30% SO	50%	-£14,841,993	-£15,233,899	-£15,273,193	-£15,704,862	-£15,850,088	-£15,959,855

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

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 30% AW @ 25% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 155
Site Area 0.77 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%	£4,619,619	£5,262,533	£6,301,826	£5,733,495	£5,878,720	£5,988,489
50% SR : 20% LAR : 30% SO	5%	£5,548,634	£6,166,447	£6,205,740	£6,637,409	£6,782,635	£6,892,402
50% SR : 20% LAR : 30% SO	10%	£6,477,648	£7,070,361	£7,109,653	£7,541,323	£7,686,548	£7,796,316
50% SR : 20% LAR : 30% SO	15%	£7,406,663	£7,974,274	£8,013,567	£8,445,236	£8,590,462	£8,700,229
50% SR : 20% LAR : 30% SO	20%	£8,335,677	£8,878,188	£8,917,480	£9,349,150	£9,494,375	£9,604,144
50% SR : 20% LAR : 30% SO	25%	£9,264,691	£9,782,102	£9,821,395	£10,253,064	£10,398,290	£10,508,058
50% SR : 20% LAR : 30% SO	30%	£10,193,705	£10,686,016	£10,725,309	£11,156,978	£11,302,204	£11,411,971
50% SR : 20% LAR : 30% SO	35%	£11,122,720	£11,589,930	£11,629,222	£12,060,892	£12,206,117	£12,315,885
50% SR : 20% LAR : 30% SO	40%	£12,051,734	£12,493,843	£12,533,136	£12,964,805	£13,110,031	£13,219,798
50% SR : 20% LAR : 30% SO	45%	£12,980,749	£13,397,757	£13,437,049	£13,868,719	£14,013,944	£14,123,713
50% SR : 20% LAR : 30% SO	50%	£13,909,763	£14,301,671	£14,340,964	£14,772,633	£14,917,859	£15,027,627

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£15,778,184	£16,421,098	£16,460,391	£16,892,060	£17,037,285	£17,147,054
50% SR : 20% LAR : 30% SO	5%	£16,707,199	£17,325,012	£17,364,305	£17,795,974	£17,941,200	£18,050,967
50% SR : 20% LAR : 30% SO	10%	£17,636,213	£18,228,926	£18,268,218	£18,699,888	£18,845,113	£18,954,881
50% SR : 20% LAR : 30% SO	15%	£18,565,228	£19,132,839	£19,172,132	£19,603,802	£19,749,027	£19,858,795
50% SR : 20% LAR : 30% SO	20%	£19,494,242	£20,036,753	£20,076,046	£20,507,715	£20,652,940	£20,762,709
50% SR : 20% LAR : 30% SO	25%	£20,423,256	£20,940,667	£20,979,960	£21,411,629	£21,556,855	£21,666,623
50% SR : 20% LAR : 30% SO	30%	£21,352,270	£21,844,581	£21,883,874	£22,319,457	£22,464,682	£22,574,450
50% SR : 20% LAR : 30% SO	35%	£22,281,285	£22,748,495	£22,787,787	£23,219,457	£23,364,682	£23,474,450
50% SR : 20% LAR : 30% SO	40%	£23,210,299	£23,652,408	£23,691,701	£24,123,371	£24,268,596	£24,378,363
50% SR : 20% LAR : 30% SO	45%	£24,139,314	£24,556,322	£24,595,614	£25,027,284	£25,172,509	£25,282,278
50% SR : 20% LAR : 30% SO	50%	£25,068,328	£25,460,236	£25,499,529	£25,931,198	£26,076,424	£26,186,192

Residual Land values compared to benchmark land values

Benchmark land value 2- Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£11,357,070	£11,999,983	£12,039,277	£12,470,945	£12,616,171	£12,725,939
50% SR : 20% LAR : 30% SO	5%	£12,286,084	£12,903,898	£12,943,190	£13,374,860	£13,520,085	£13,629,853
50% SR : 20% LAR : 30% SO	10%	£13,215,099	£13,807,811	£13,847,104	£14,278,774	£14,423,999	£14,533,767
50% SR : 20% LAR : 30% SO	15%	£14,144,113	£14,711,725	£14,751,018	£15,182,687	£15,327,912	£15,437,680
50% SR : 20% LAR : 30% SO	20%	£15,073,128	£15,615,639	£15,654,931	£16,086,601	£16,231,826	£16,341,595
50% SR : 20% LAR : 30% SO	25%	£16,002,141	£16,519,552	£16,558,844	£16,990,614	£17,135,741	£17,245,508
50% SR : 20% LAR : 30% SO	30%	£16,931,156	£17,423,467	£17,462,759	£17,994,429	£18,139,554	£18,249,322
50% SR : 20% LAR : 30% SO	35%	£17,860,170	£18,327,380	£18,366,673	£18,798,343	£18,943,568	£19,053,336
50% SR : 20% LAR : 30% SO	40%	£18,789,185	£19,231,294	£19,270,586	£19,702,256	£19,847,481	£19,957,249
50% SR : 20% LAR : 30% SO	45%	£19,718,199	£20,135,208	£20,174,500	£20,606,170	£20,751,395	£20,861,164
50% SR : 20% LAR : 30% SO	50%	£20,647,214	£21,039,121	£21,078,415	£21,510,083	£21,655,310	£21,765,077

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%	£9,886,793	£10,529,707	£10,569,000	£11,000,669	£11,145,894	£11,255,663
50% SR : 20% LAR : 30% SO	5%	£10,815,808	£11,433,621	£11,472,914	£11,904,583	£12,049,809	£12,159,578
50% SR : 20% LAR : 30% SO	10%	£11,744,822	£12,337,535	£12,376,827	£12,808,497	£12,953,722	£13,063,490
50% SR : 20% LAR : 30% SO	15%	£12,673,837	£13,241,449	£13,280,741	£13,712,411	£13,857,636	£13,967,404
50% SR : 20% LAR : 30% SO	20%	£13,602,851	£14,145,363	£14,184,655	£14,616,324	£14,761,550	£14,871,318
50% SR : 20% LAR : 30% SO	25%	£14,531,865	£15,049,277	£15,088,569	£15,520,238	£15,665,464	£15,775,232
50% SR : 20% LAR : 30% SO	30%	£15,460,879	£15,953,190	£15,992,483	£16,424,152	£16,569,378	£16,679,145
50% SR : 20% LAR : 30% SO	35%	£16,389,894	£16,857,104	£16,896,396	£17,328,066	£17,473,291	£17,583,059
50% SR : 20% LAR : 30% SO	40%	£17,318,908	£17,761,018	£17,800,310	£18,231,980	£18,377,205	£18,486,973
50% SR : 20% LAR : 30% SO	45%	£18,247,923	£18,664,931	£18,704,224	£19,135,893	£19,281,119	£19,390,887
50% SR : 20% LAR : 30% SO	50%	£19,176,937	£19,568,845	£19,608,138	£20,039,807	£20,185,033	£20,294,801

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£7,770,932	£8,413,845	£8,453,139	£8,884,807	£9,030,033	£9,139,801
50% SR : 20% LAR : 30% SO	5%	£8,699,947	£9,317,760	£9,357,052	£9,788,722	£9,933,947	£10,043,715
50% SR : 20% LAR : 30% SO	10%	£9,628,961	£10,221,674	£10,260,966	£10,692,636	£10,837,861	£10,947,629
50% SR : 20% LAR : 30% SO	15%	£10,557,975	£11,125,587	£11,164,880	£11,596,546	£11,741,771	£11,851,540
50% SR : 20% LAR : 30% SO	20%	£11,486,990	£12,029,501	£12,068,793	£12,500,463	£12,645,688	£12,755,457
50% SR : 20% LAR : 30% SO	25%	£12,416,003	£12,933,414	£12,972,706	£13,404,376	£13,549,603	£13,659,371
50% SR : 20% LAR : 30% SO	30%	£13,345,018	£13,837,328	£13,876,621	£14,308,291	£14,453,516	£14,563,284
50% SR : 20% LAR : 30% SO	35%	£14,274,032	£14,741,243	£14,780,535	£15,212,205	£15,357,430	£15,467,198
50% SR : 20% LAR : 30% SO	40%	£15,203,047	£15,645,156	£15,684,449	£16,116,115	£16,261,340	£16,371,108
50% SR : 20% LAR : 30% SO	45%	£16,132,061	£16,549,070	£16,588,362	£17,020,032	£17,165,257	£17,275,025
50% SR : 20% LAR : 30% SO	50%	£17,061,076	£17,452,983	£17,492,277	£17,923,945	£18,069,172	£18,178,939

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

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 30% AW @ 25% MR

Value Area
Becontree and Valence Park (CIL Zone 3)

No Units 155
Site Area 0.77 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%	-£7,234,455	-£7,877,368	-£7,916,662	-£8,348,330	-£8,493,566	-£8,603,324
50% SR : 20% LAR : 30% SO	5%	-£8,065,028	-£8,682,841	-£8,722,134	-£9,153,804	-£9,299,029	-£9,408,797
50% SR : 20% LAR : 30% SO	10%	-£8,895,602	-£9,488,315	-£9,527,607	-£9,959,277	-£10,104,502	-£10,214,270
50% SR : 20% LAR : 30% SO	15%	-£9,726,176	-£10,293,787	-£10,333,060	-£10,764,749	-£10,909,975	-£11,019,742
50% SR : 20% LAR : 30% SO	20%	-£10,556,749	-£11,099,261	-£11,138,553	-£11,570,223	-£11,715,448	-£11,825,216
50% SR : 20% LAR : 30% SO	25%	-£11,387,322	-£11,904,733	-£11,944,025	-£12,375,695	-£12,520,920	-£12,630,689
50% SR : 20% LAR : 30% SO	30%	-£12,217,896	-£12,710,206	-£12,749,499	-£13,181,168	-£13,326,394	-£13,436,161
50% SR : 20% LAR : 30% SO	35%	-£13,048,470	-£13,515,679	-£13,554,972	-£13,986,641	-£14,131,867	-£14,241,635
50% SR : 20% LAR : 30% SO	40%	-£13,879,043	-£14,321,152	-£14,360,444	-£14,792,114	-£14,937,339	-£15,047,107
50% SR : 20% LAR : 30% SO	45%	-£14,709,616	-£15,126,625	-£15,165,918	-£15,597,587	-£15,742,813	-£15,852,580
50% SR : 20% LAR : 30% SO	50%	-£15,540,189	-£15,932,098	-£15,971,390	-£16,403,060	-£16,548,285	-£16,658,054

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£18,393,020	-£19,035,933	-£19,075,227	-£19,506,895	-£19,652,121	-£19,761,889
50% SR : 20% LAR : 30% SO	5%	-£19,223,593	-£19,841,407	-£19,880,699	-£20,312,369	-£20,457,594	-£20,567,362
50% SR : 20% LAR : 30% SO	10%	-£20,054,167	-£20,646,880	-£20,686,172	-£21,117,842	-£21,263,067	-£21,372,835
50% SR : 20% LAR : 30% SO	15%	-£20,884,741	-£21,452,352	-£21,491,645	-£21,923,314	-£22,068,540	-£22,178,307
50% SR : 20% LAR : 30% SO	20%	-£21,715,314	-£22,257,826	-£22,297,118	-£22,728,788	-£22,874,013	-£22,983,781
50% SR : 20% LAR : 30% SO	25%	-£22,545,887	-£23,063,298	-£23,102,590	-£23,534,260	-£23,679,485	-£23,789,254
50% SR : 20% LAR : 30% SO	30%	-£23,376,461	-£23,868,771	-£23,908,064	-£24,339,733	-£24,484,959	-£24,594,726
50% SR : 20% LAR : 30% SO	35%	-£24,207,035	-£24,674,244	-£24,713,537	-£25,145,206	-£25,290,432	-£25,400,200
50% SR : 20% LAR : 30% SO	40%	-£25,037,608	-£25,479,717	-£25,519,010	-£25,950,679	-£26,095,904	-£26,205,672
50% SR : 20% LAR : 30% SO	45%	-£25,868,181	-£26,285,190	-£26,324,483	-£26,756,153	-£26,901,378	-£27,011,145
50% SR : 20% LAR : 30% SO	50%	-£26,698,754	-£27,090,663	-£27,129,955	-£27,561,625	-£27,706,850	-£27,816,619

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%	-£13,971,906	-£14,614,819	-£14,654,112	-£15,085,781	-£15,231,006	-£15,340,775
50% SR : 20% LAR : 30% SO	5%	-£14,802,479	-£15,420,292	-£15,459,585	-£15,891,254	-£16,036,480	-£16,146,247
50% SR : 20% LAR : 30% SO	10%	-£15,633,053	-£16,225,766	-£16,265,058	-£16,696,728	-£16,841,953	-£16,951,721
50% SR : 20% LAR : 30% SO	15%	-£16,463,626	-£17,031,238	-£17,070,530	-£17,502,200	-£17,647,425	-£17,757,193
50% SR : 20% LAR : 30% SO	20%	-£17,294,200	-£17,836,711	-£17,876,004	-£18,307,673	-£18,452,899	-£18,562,666
50% SR : 20% LAR : 30% SO	25%	-£18,124,773	-£18,642,184	-£18,681,476	-£19,113,146	-£19,258,371	-£19,368,140
50% SR : 20% LAR : 30% SO	30%	-£18,955,347	-£19,447,657	-£19,486,949	-£19,918,619	-£20,063,844	-£20,173,612
50% SR : 20% LAR : 30% SO	35%	-£19,785,920	-£20,253,129	-£20,292,423	-£20,724,091	-£20,869,316	-£20,979,085
50% SR : 20% LAR : 30% SO	40%	-£20,616,493	-£21,058,603	-£21,097,895	-£21,529,565	-£21,674,790	-£21,784,558
50% SR : 20% LAR : 30% SO	45%	-£21,447,066	-£21,864,076	-£21,903,368	-£22,335,038	-£22,480,263	-£22,590,031
50% SR : 20% LAR : 30% SO	50%	-£22,277,640	-£22,669,548	-£22,708,841	-£23,140,510	-£23,285,736	-£23,395,504

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%	-£12,501,629	-£13,144,542	-£13,183,836	-£13,615,504	-£13,760,730	-£13,870,498
50% SR : 20% LAR : 30% SO	5%	-£13,332,202	-£13,950,016	-£13,989,308	-£14,420,978	-£14,566,203	-£14,675,971
50% SR : 20% LAR : 30% SO	10%	-£14,162,777	-£14,755,489	-£14,794,782	-£15,226,451	-£15,371,676	-£15,481,444
50% SR : 20% LAR : 30% SO	15%	-£14,993,350	-£15,560,961	-£15,600,254	-£16,031,924	-£16,177,149	-£16,286,916
50% SR : 20% LAR : 30% SO	20%	-£15,823,923	-£16,366,433	-£16,405,727	-£16,837,397	-£16,982,622	-£17,092,390
50% SR : 20% LAR : 30% SO	25%	-£16,654,496	-£17,171,907	-£17,211,200	-£17,642,869	-£17,788,095	-£17,897,863
50% SR : 20% LAR : 30% SO	30%	-£17,485,070	-£17,977,380	-£18,016,673	-£18,448,343	-£18,593,568	-£18,703,336
50% SR : 20% LAR : 30% SO	35%	-£18,315,644	-£18,782,853	-£18,822,146	-£19,253,815	-£19,399,041	-£19,508,809
50% SR : 20% LAR : 30% SO	40%	-£19,146,217	-£19,588,326	-£19,627,619	-£20,059,286	-£20,204,511	-£20,314,279
50% SR : 20% LAR : 30% SO	45%	-£19,976,790	-£20,393,800	-£20,433,092	-£20,864,762	-£21,009,987	-£21,119,755
50% SR : 20% LAR : 30% SO	50%	-£20,807,363	-£21,199,272	-£21,238,564	-£21,670,234	-£21,815,459	-£21,925,228

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,385,768	-£11,028,681	-£11,067,974	-£11,499,643	-£11,644,868	-£11,754,637
50% SR : 20% LAR : 30% SO	5%	-£11,216,341	-£11,834,154	-£11,873,447	-£12,305,116	-£12,450,342	-£12,560,109
50% SR : 20% LAR : 30% SO	10%	-£12,046,915	-£12,639,628	-£12,678,920	-£13,110,590	-£13,255,815	-£13,365,583
50% SR : 20% LAR : 30% SO	15%	-£12,877,488	-£13,445,101	-£13,484,393	-£13,916,662	-£14,061,887	-£14,171,655
50% SR : 20% LAR : 30% SO	20%	-£13,708,062	-£14,250,573	-£14,289,866	-£14,721,535	-£14,866,761	-£14,976,528
50% SR : 20% LAR : 30% SO	25%	-£14,538,635	-£15,056,046	-£15,095,338	-£15,527,008	-£15,672,233	-£15,782,002
50% SR : 20% LAR : 30% SO	30%	-£15,369,209	-£15,861,519	-£15,900,811	-£16,332,481	-£16,477,706	-£16,587,474
50% SR : 20% LAR : 30% SO	35%	-£16,199,782	-£16,666,991	-£16,706,285	-£17,137,953	-£17,283,178	-£17,392,947
50% SR : 20% LAR : 30% SO	40%	-£17,030,356	-£17,472,464	-£17,511,757	-£17,943,427	-£18,088,652	-£18,198,420
50% SR : 20% LAR : 30% SO	45%	-£17,860,929	-£18,277,937	-£18,317,231	-£18,748,900	-£18,894,125	-£19,003,893
50% SR : 20% LAR : 30% SO	50%	-£18,691,502	-£19,083,410	-£19,122,703	-£19,554,373	-£19,699,598	-£19,809,366

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 30% AW @ 50% MR

Value Area
 Barking Town Centre Flats (CIL Zone 1)

No Units **155**
 Site Area **0.77 Ha**

Sales value Inflation **0%**
 Build cost Inflation **0%**

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,141,819	-£497,058	-£535,802	-£961,831	-£1,107,056	-£1,216,824
50% SR : 20% LAR : 30% SO	5%	-£17,936	-£1,607,206	-£1,646,498	-£2,078,168	-£2,223,393	-£2,333,161
50% SR : 20% LAR : 30% SO	10%	-£1,198,843	-£2,723,544	-£2,762,836	-£3,194,506	-£3,339,731	-£3,449,499
50% SR : 20% LAR : 30% SO	15%	-£3,392,058	-£3,839,881	-£3,879,173	-£4,310,843	-£4,456,068	-£4,565,836
50% SR : 20% LAR : 30% SO	20%	-£3,585,274	-£4,956,219	-£4,995,511	-£5,427,180	-£5,572,405	-£5,682,174
50% SR : 20% LAR : 30% SO	25%	-£4,778,488	-£6,072,556	-£6,111,848	-£6,543,518	-£6,688,743	-£6,798,511
50% SR : 20% LAR : 30% SO	30%	-£5,971,703	-£7,188,893	-£7,228,186	-£7,659,855	-£7,805,081	-£7,914,849
50% SR : 20% LAR : 30% SO	35%	-£7,164,919	-£8,305,231	-£8,344,523	-£8,776,193	-£8,921,418	-£9,031,186
50% SR : 20% LAR : 30% SO	40%	-£8,358,133	-£9,421,568	-£9,460,861	-£9,892,530	-£10,037,756	-£10,147,524
50% SR : 20% LAR : 30% SO	45%	-£9,551,348	-£10,537,906	-£10,577,198	-£11,008,868	-£11,154,093	-£11,263,861
50% SR : 20% LAR : 30% SO	50%	-£10,744,564	-£11,654,243	-£11,693,536	-£12,125,205	-£12,270,431	-£12,380,199

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%	-£10,016,746	-£11,695,623	-£11,694,368	-£12,120,396	-£12,265,621	-£12,375,389
50% SR : 20% LAR : 30% SO	5%	-£11,176,502	-£12,765,771	-£12,805,063	-£13,236,733	-£13,381,958	-£13,491,726
50% SR : 20% LAR : 30% SO	10%	-£12,357,408	-£13,882,109	-£13,921,401	-£14,353,071	-£14,498,296	-£14,608,064
50% SR : 20% LAR : 30% SO	15%	-£13,550,623	-£14,998,446	-£15,037,738	-£15,469,408	-£15,614,633	-£15,724,401
50% SR : 20% LAR : 30% SO	20%	-£14,743,839	-£16,114,784	-£16,154,076	-£16,585,745	-£16,730,971	-£16,840,739
50% SR : 20% LAR : 30% SO	25%	-£15,937,053	-£17,231,121	-£17,270,413	-£17,702,083	-£17,847,308	-£17,957,076
50% SR : 20% LAR : 30% SO	30%	-£17,130,268	-£18,347,458	-£18,386,751	-£18,818,420	-£18,963,646	-£19,073,414
50% SR : 20% LAR : 30% SO	35%	-£18,323,484	-£19,463,796	-£19,503,088	-£19,934,758	-£20,079,983	-£20,189,751
50% SR : 20% LAR : 30% SO	40%	-£19,516,699	-£20,580,133	-£20,619,426	-£21,051,096	-£21,196,321	-£21,306,089
50% SR : 20% LAR : 30% SO	45%	-£20,709,913	-£21,696,471	-£21,735,763	-£22,167,433	-£22,312,658	-£22,422,426
50% SR : 20% LAR : 30% SO	50%	-£21,903,129	-£22,812,808	-£22,852,101	-£23,283,770	-£23,428,996	-£23,538,764

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%	-£5,595,632	-£7,234,509	-£7,273,253	-£7,699,281	-£7,844,507	-£7,954,274
50% SR : 20% LAR : 30% SO	5%	-£6,755,387	-£8,344,656	-£8,383,949	-£8,815,618	-£8,960,844	-£9,070,611
50% SR : 20% LAR : 30% SO	10%	-£7,936,294	-£9,460,994	-£9,500,287	-£9,931,956	-£10,077,182	-£10,186,949
50% SR : 20% LAR : 30% SO	15%	-£9,129,509	-£10,577,331	-£10,616,624	-£11,048,293	-£11,193,519	-£11,303,286
50% SR : 20% LAR : 30% SO	20%	-£10,322,724	-£11,693,669	-£11,732,962	-£12,164,630	-£12,309,857	-£12,419,624
50% SR : 20% LAR : 30% SO	25%	-£11,515,939	-£12,810,006	-£12,849,299	-£13,280,988	-£13,426,194	-£13,535,961
50% SR : 20% LAR : 30% SO	30%	-£12,709,154	-£13,926,343	-£13,965,637	-£14,397,395	-£14,542,552	-£14,652,299
50% SR : 20% LAR : 30% SO	35%	-£13,902,369	-£15,042,681	-£15,081,974	-£15,513,643	-£15,658,859	-£15,768,636
50% SR : 20% LAR : 30% SO	40%	-£15,095,584	-£16,159,018	-£16,198,312	-£16,629,980	-£16,775,207	-£16,884,974
50% SR : 20% LAR : 30% SO	45%	-£16,288,799	-£17,275,356	-£17,314,649	-£17,746,318	-£17,891,544	-£18,001,311
50% SR : 20% LAR : 30% SO	50%	-£17,482,015	-£18,391,693	-£18,430,987	-£18,862,655	-£19,007,882	-£19,117,649

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%	-£4,125,356	-£5,764,233	-£5,802,977	-£6,229,005	-£6,374,230	-£6,483,998
50% SR : 20% LAR : 30% SO	5%	-£5,285,111	-£6,874,380	-£6,913,672	-£7,345,342	-£7,490,567	-£7,600,335
50% SR : 20% LAR : 30% SO	10%	-£6,466,017	-£7,990,718	-£8,030,010	-£8,461,680	-£8,606,905	-£8,716,673
50% SR : 20% LAR : 30% SO	15%	-£7,659,232	-£9,107,055	-£9,146,347	-£9,578,017	-£9,723,242	-£9,833,010
50% SR : 20% LAR : 30% SO	20%	-£8,852,448	-£10,223,393	-£10,262,685	-£10,694,354	-£10,839,580	-£10,949,348
50% SR : 20% LAR : 30% SO	25%	-£10,045,663	-£11,339,730	-£11,379,022	-£11,810,692	-£11,955,917	-£12,065,685
50% SR : 20% LAR : 30% SO	30%	-£11,238,877	-£12,456,067	-£12,495,360	-£12,927,029	-£13,072,255	-£13,182,023
50% SR : 20% LAR : 30% SO	35%	-£12,432,093	-£13,572,405	-£13,611,697	-£14,043,367	-£14,188,592	-£14,298,360
50% SR : 20% LAR : 30% SO	40%	-£13,625,308	-£14,688,742	-£14,728,035	-£15,159,704	-£15,304,930	-£15,414,698
50% SR : 20% LAR : 30% SO	45%	-£14,818,522	-£15,805,080	-£15,844,372	-£16,276,042	-£16,421,267	-£16,531,035
50% SR : 20% LAR : 30% SO	50%	-£16,011,738	-£16,921,417	-£16,960,710	-£17,392,379	-£17,537,605	-£17,647,373

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,009,494	-£3,648,371	-£3,687,115	-£4,113,144	-£4,258,369	-£4,368,136
50% SR : 20% LAR : 30% SO	5%	-£3,189,249	-£4,758,518	-£4,797,811	-£5,229,481	-£5,374,706	-£5,484,473
50% SR : 20% LAR : 30% SO	10%	-£4,350,156	-£5,874,856	-£5,914,149	-£6,345,819	-£6,491,044	-£6,600,811
50% SR : 20% LAR : 30% SO	15%	-£5,543,371	-£6,991,193	-£7,030,486	-£7,462,155	-£7,607,381	-£7,717,148
50% SR : 20% LAR : 30% SO	20%	-£6,736,586	-£8,107,531	-£8,146,824	-£8,578,492	-£8,723,717	-£8,833,486
50% SR : 20% LAR : 30% SO	25%	-£7,929,801	-£9,223,868	-£9,263,161	-£9,694,830	-£9,840,056	-£9,949,823
50% SR : 20% LAR : 30% SO	30%	-£9,123,016	-£10,340,205	-£10,379,499	-£10,811,167	-£10,956,394	-£11,066,161
50% SR : 20% LAR : 30% SO	35%	-£10,316,232	-£11,456,543	-£11,495,836	-£11,927,595	-£12,072,821	-£12,182,588
50% SR : 20% LAR : 30% SO	40%	-£11,509,448	-£12,572,880	-£12,612,174	-£13,043,842	-£13,189,068	-£13,298,836
50% SR : 20% LAR : 30% SO	45%	-£12,702,663	-£13,689,218	-£13,728,511	-£14,160,180	-£14,305,406	-£14,415,173
50% SR : 20% LAR : 30% SO	50%	-£13,895,877	-£14,805,555	-£14,844,849	-£15,276,517	-£15,421,744	-£15,531,511

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

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B9) and 190 sq m flexible retail commercial uses 30% AW @ 50% MR

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,909,824	-£6,811,623	-£6,850,915	-£7,713,661	-£7,282,585	-£7,537,578
50% SR : 20% LAR : 30% SO	5%	-£6,810,614	-£7,674,369	-£7,713,661	-£8,145,331	-£8,290,556	-£8,400,324
50% SR : 20% LAR : 30% SO	10%	-£7,711,405	-£8,537,114	-£8,576,407	-£9,008,076	-£9,153,302	-£9,263,070
50% SR : 20% LAR : 30% SO	15%	-£8,612,195	-£9,399,860	-£9,439,152	-£9,870,622	-£10,016,047	-£10,125,816
50% SR : 20% LAR : 30% SO	20%	-£9,512,985	-£10,262,606	-£10,301,898	-£10,733,568	-£10,878,793	-£10,988,561
50% SR : 20% LAR : 30% SO	25%	-£10,413,777	-£11,125,351	-£11,164,644	-£11,596,314	-£11,741,539	-£11,851,306
50% SR : 20% LAR : 30% SO	30%	-£11,314,567	-£11,988,097	-£12,027,390	-£12,459,059	-£12,604,285	-£12,714,052
50% SR : 20% LAR : 30% SO	35%	-£12,215,358	-£12,850,843	-£12,890,136	-£13,321,805	-£13,467,031	-£13,576,798
50% SR : 20% LAR : 30% SO	40%	-£13,116,148	-£13,713,589	-£13,752,882	-£14,184,551	-£14,329,777	-£14,439,544
50% SR : 20% LAR : 30% SO	45%	-£14,016,939	-£14,576,335	-£14,615,627	-£15,047,297	-£15,192,522	-£15,302,290
50% SR : 20% LAR : 30% SO	50%	-£14,917,729	-£15,439,080	-£15,478,373	-£15,910,042	-£16,055,268	-£16,165,036

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£17,068,389	-£17,970,188	-£18,009,481	-£18,441,150	-£18,586,376	-£18,696,143
50% SR : 20% LAR : 30% SO	5%	-£17,969,179	-£18,832,934	-£18,872,226	-£19,449,121	-£19,594,347	-£19,704,114
50% SR : 20% LAR : 30% SO	10%	-£18,869,970	-£19,695,679	-£19,734,972	-£20,166,641	-£20,311,867	-£20,421,635
50% SR : 20% LAR : 30% SO	15%	-£19,770,760	-£20,558,425	-£20,597,717	-£21,029,387	-£21,174,613	-£21,284,381
50% SR : 20% LAR : 30% SO	20%	-£20,671,551	-£21,421,171	-£21,460,463	-£21,892,133	-£22,037,359	-£22,147,126
50% SR : 20% LAR : 30% SO	25%	-£21,572,342	-£22,283,917	-£22,323,209	-£22,754,879	-£22,900,104	-£23,009,872
50% SR : 20% LAR : 30% SO	30%	-£22,473,133	-£23,146,662	-£23,185,955	-£23,617,625	-£23,762,850	-£23,872,617
50% SR : 20% LAR : 30% SO	35%	-£23,373,923	-£24,009,408	-£24,048,701	-£24,480,370	-£24,625,596	-£24,735,363
50% SR : 20% LAR : 30% SO	40%	-£24,274,714	-£24,872,154	-£24,911,447	-£25,343,116	-£25,488,342	-£25,598,109
50% SR : 20% LAR : 30% SO	45%	-£25,175,504	-£25,734,900	-£25,774,193	-£26,205,852	-£26,351,078	-£26,460,855
50% SR : 20% LAR : 30% SO	50%	-£26,076,295	-£26,597,645	-£26,636,938	-£27,068,607	-£27,213,833	-£27,323,601

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%	-£12,647,274	-£13,549,074	-£13,588,366	-£14,020,036	-£14,165,261	-£14,275,029
50% SR : 20% LAR : 30% SO	5%	-£13,548,065	-£14,411,820	-£14,451,112	-£14,882,782	-£15,028,007	-£15,137,775
50% SR : 20% LAR : 30% SO	10%	-£14,448,855	-£15,274,564	-£15,313,858	-£15,745,527	-£15,890,753	-£16,000,521
50% SR : 20% LAR : 30% SO	15%	-£15,349,646	-£16,137,308	-£16,176,603	-£16,608,272	-£16,753,498	-£16,863,266
50% SR : 20% LAR : 30% SO	20%	-£16,250,436	-£17,000,052	-£17,039,349	-£17,471,018	-£17,616,244	-£17,726,011
50% SR : 20% LAR : 30% SO	25%	-£17,151,228	-£17,862,802	-£17,902,095	-£18,333,764	-£18,478,990	-£18,588,757
50% SR : 20% LAR : 30% SO	30%	-£18,052,018	-£18,725,548	-£18,764,840	-£19,196,510	-£19,341,735	-£19,451,503
50% SR : 20% LAR : 30% SO	35%	-£18,952,809	-£19,588,294	-£19,627,586	-£20,059,256	-£20,204,481	-£20,314,249
50% SR : 20% LAR : 30% SO	40%	-£19,853,599	-£20,451,040	-£20,490,332	-£20,922,002	-£21,067,227	-£21,176,995
50% SR : 20% LAR : 30% SO	45%	-£20,754,390	-£21,313,786	-£21,353,078	-£21,784,748	-£21,929,973	-£22,039,741
50% SR : 20% LAR : 30% SO	50%	-£21,655,180	-£22,176,531	-£22,215,824	-£22,647,493	-£22,792,719	-£22,902,487

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial **£6,840,496**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,176,998	-£12,078,797	-£12,116,090	-£12,549,759	-£12,694,985	-£12,804,752
50% SR : 20% LAR : 30% SO	5%	-£12,077,788	-£12,941,543	-£12,980,836	-£13,412,505	-£13,557,731	-£13,667,498
50% SR : 20% LAR : 30% SO	10%	-£12,978,579	-£13,804,288	-£13,843,581	-£14,275,250	-£14,420,476	-£14,530,244
50% SR : 20% LAR : 30% SO	15%	-£13,879,369	-£14,667,034	-£14,706,326	-£15,137,996	-£15,283,221	-£15,392,990
50% SR : 20% LAR : 30% SO	20%	-£14,780,160	-£15,529,780	-£15,569,072	-£16,000,742	-£16,145,967	-£16,255,735
50% SR : 20% LAR : 30% SO	25%	-£15,680,951	-£16,392,526	-£16,431,818	-£16,863,488	-£17,008,713	-£17,118,481
50% SR : 20% LAR : 30% SO	30%	-£16,581,742	-£17,255,272	-£17,294,564	-£17,726,234	-£17,871,459	-£17,981,227
50% SR : 20% LAR : 30% SO	35%	-£17,482,532	-£18,118,017	-£18,157,310	-£18,588,880	-£18,734,105	-£18,843,872
50% SR : 20% LAR : 30% SO	40%	-£18,383,323	-£18,980,763	-£19,020,055	-£19,451,725	-£19,596,951	-£19,706,718
50% SR : 20% LAR : 30% SO	45%	-£19,284,113	-£19,843,509	-£19,882,802	-£20,314,471	-£20,459,697	-£20,569,464
50% SR : 20% LAR : 30% SO	50%	-£20,184,904	-£20,706,254	-£20,745,546	-£21,177,216	-£21,322,443	-£21,432,210

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,061,136	-£9,962,936	-£10,002,228	-£10,433,898	-£10,579,123	-£10,688,891
50% SR : 20% LAR : 30% SO	5%	-£9,961,927	-£10,825,682	-£10,864,974	-£11,296,644	-£11,441,869	-£11,551,637
50% SR : 20% LAR : 30% SO	10%	-£10,862,717	-£11,688,427	-£11,727,720	-£12,159,389	-£12,304,615	-£12,414,383
50% SR : 20% LAR : 30% SO	15%	-£11,763,508	-£12,551,172	-£12,590,465	-£13,022,135	-£13,167,360	-£13,277,128
50% SR : 20% LAR : 30% SO	20%	-£12,664,298	-£13,413,917	-£13,453,211	-£13,884,880	-£14,030,105	-£14,139,873
50% SR : 20% LAR : 30% SO	25%	-£13,565,089	-£14,276,664	-£14,315,957	-£14,747,626	-£14,892,852	-£15,002,619
50% SR : 20% LAR : 30% SO	30%	-£14,465,880	-£15,139,410	-£15,178,703	-£15,610,372	-£15,755,598	-£15,865,365
50% SR : 20% LAR : 30% SO	35%	-£15,366,671	-£16,002,156	-£16,041,448	-£16,473,116	-£16,618,343	-£16,728,111
50% SR : 20% LAR : 30% SO	40%	-£16,267,461	-£16,864,902	-£16,904,194	-£17,335,864	-£17,481,089	-£17,590,857
50% SR : 20% LAR : 30% SO	45%	-£17,168,252	-£17,727,648	-£17,766,940	-£18,198,610	-£18,343,835	-£18,453,603
50% SR : 20% LAR : 30% SO	50%	-£18,069,042	-£18,590,393	-£18,629,686	-£19,061,355	-£19,206,581	-£19,316,349

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

MU2 - 155 Flats, 5,020 sq m employment Industrial use (B1c/B2/B9) and 190 sq m flexible retail commercial uses 30% AW @ 50% MR

Value Area
Chadwell Heath (CIL Zone 3)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,427,248	-£2,070,162	-£2,109,454	-£2,541,124	-£2,686,349	-£2,796,117
50% SR : 20% LAR : 30% SO	5%	-£2,507,902	-£3,125,716	-£3,165,008	-£3,596,677	-£3,741,903	-£3,851,671
50% SR : 20% LAR : 30% SO	10%	-£3,588,556	-£4,181,269	-£4,220,561	-£4,652,231	-£4,797,456	-£4,907,224
50% SR : 20% LAR : 30% SO	15%	-£4,669,210	-£5,236,822	-£5,276,114	-£5,707,784	-£5,853,009	-£5,962,778
50% SR : 20% LAR : 30% SO	20%	-£5,749,864	-£6,292,376	-£6,331,668	-£6,763,338	-£6,908,563	-£7,018,331
50% SR : 20% LAR : 30% SO	25%	-£6,830,518	-£7,347,929	-£7,387,221	-£7,818,891	-£7,964,116	-£8,073,884
50% SR : 20% LAR : 30% SO	30%	-£7,911,172	-£8,403,482	-£8,442,775	-£8,874,444	-£9,019,670	-£9,129,438
50% SR : 20% LAR : 30% SO	35%	-£8,991,826	-£9,459,036	-£9,498,328	-£9,929,998	-£10,075,223	-£10,184,991
50% SR : 20% LAR : 30% SO	40%	-£10,072,479	-£10,514,589	-£10,553,881	-£10,985,551	-£11,130,776	-£11,240,544
50% SR : 20% LAR : 30% SO	45%	-£11,153,133	-£11,570,143	-£11,609,435	-£12,041,104	-£12,186,330	-£12,296,098
50% SR : 20% LAR : 30% SO	50%	-£12,233,787	-£12,625,696	-£12,664,988	-£13,096,658	-£13,241,883	-£13,351,651

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£12,585,814	-£13,228,727	-£13,268,019	-£13,699,689	-£13,844,914	-£13,954,682
50% SR : 20% LAR : 30% SO	5%	-£13,666,467	-£14,284,281	-£14,323,573	-£14,755,243	-£14,900,468	-£15,010,236
50% SR : 20% LAR : 30% SO	10%	-£14,747,121	-£15,339,834	-£15,379,126	-£15,810,796	-£15,956,021	-£16,065,789
50% SR : 20% LAR : 30% SO	15%	-£15,827,775	-£16,395,387	-£16,434,679	-£16,866,349	-£17,011,574	-£17,121,343
50% SR : 20% LAR : 30% SO	20%	-£16,908,429	-£17,450,941	-£17,490,233	-£17,921,903	-£18,067,128	-£18,176,896
50% SR : 20% LAR : 30% SO	25%	-£17,989,083	-£18,506,494	-£18,545,786	-£18,977,456	-£19,122,681	-£19,232,449
50% SR : 20% LAR : 30% SO	30%	-£19,069,737	-£19,562,047	-£19,601,340	-£20,033,009	-£20,178,235	-£20,288,003
50% SR : 20% LAR : 30% SO	35%	-£20,150,391	-£20,617,601	-£20,656,893	-£21,088,563	-£21,233,788	-£21,343,556
50% SR : 20% LAR : 30% SO	40%	-£21,231,045	-£21,673,154	-£21,712,446	-£22,144,116	-£22,289,341	-£22,399,109
50% SR : 20% LAR : 30% SO	45%	-£22,311,698	-£22,728,708	-£22,768,000	-£23,199,669	-£23,344,895	-£23,454,663
50% SR : 20% LAR : 30% SO	50%	-£23,392,352	-£23,784,261	-£23,823,553	-£24,255,223	-£24,400,448	-£24,510,216

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,164,699	-£8,807,612	-£8,846,905	-£9,278,575	-£9,423,800	-£9,533,567
50% SR : 20% LAR : 30% SO	5%	-£9,245,353	-£9,863,166	-£9,902,459	-£10,334,128	-£10,479,354	-£10,589,121
50% SR : 20% LAR : 30% SO	10%	-£10,326,007	-£10,918,719	-£10,958,012	-£11,389,682	-£11,534,907	-£11,644,674
50% SR : 20% LAR : 30% SO	15%	-£11,406,661	-£11,974,272	-£12,013,565	-£12,445,235	-£12,590,460	-£12,700,228
50% SR : 20% LAR : 30% SO	20%	-£12,487,315	-£13,029,826	-£13,069,119	-£13,500,789	-£13,646,014	-£13,755,781
50% SR : 20% LAR : 30% SO	25%	-£13,567,969	-£14,085,379	-£14,124,672	-£14,556,342	-£14,701,567	-£14,811,334
50% SR : 20% LAR : 30% SO	30%	-£14,648,623	-£15,140,932	-£15,180,226	-£15,611,895	-£15,757,121	-£15,866,888
50% SR : 20% LAR : 30% SO	35%	-£15,729,277	-£16,196,486	-£16,235,779	-£16,667,449	-£16,812,674	-£16,922,441
50% SR : 20% LAR : 30% SO	40%	-£16,809,931	-£17,252,039	-£17,291,332	-£17,723,001	-£17,868,227	-£17,977,994
50% SR : 20% LAR : 30% SO	45%	-£17,890,585	-£18,307,593	-£18,346,886	-£18,778,554	-£18,923,781	-£19,033,548
50% SR : 20% LAR : 30% SO	50%	-£18,971,238	-£19,363,146	-£19,402,439	-£19,834,108	-£19,979,334	-£20,089,101

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£8,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,894,423	-£7,337,336	-£7,376,628	-£7,808,298	-£7,953,523	-£8,063,291
50% SR : 20% LAR : 30% SO	5%	-£7,775,077	-£8,392,890	-£8,432,182	-£8,863,851	-£9,009,077	-£9,118,845
50% SR : 20% LAR : 30% SO	10%	-£8,855,730	-£9,448,443	-£9,487,735	-£9,919,405	-£10,064,630	-£10,174,398
50% SR : 20% LAR : 30% SO	15%	-£9,936,384	-£10,503,996	-£10,543,288	-£10,974,958	-£11,120,183	-£11,229,951
50% SR : 20% LAR : 30% SO	20%	-£11,017,038	-£11,559,549	-£11,598,842	-£12,030,512	-£12,175,737	-£12,285,505
50% SR : 20% LAR : 30% SO	25%	-£12,097,692	-£12,615,103	-£12,654,395	-£13,086,065	-£13,231,290	-£13,341,058
50% SR : 20% LAR : 30% SO	30%	-£13,178,346	-£13,670,656	-£13,709,949	-£14,141,618	-£14,286,844	-£14,396,612
50% SR : 20% LAR : 30% SO	35%	-£14,259,000	-£14,726,210	-£14,765,502	-£15,197,172	-£15,342,397	-£15,452,165
50% SR : 20% LAR : 30% SO	40%	-£15,339,654	-£15,781,763	-£15,821,055	-£16,252,725	-£16,397,950	-£16,507,718
50% SR : 20% LAR : 30% SO	45%	-£16,420,308	-£16,837,317	-£16,876,609	-£17,308,278	-£17,453,504	-£17,563,272
50% SR : 20% LAR : 30% SO	50%	-£17,500,962	-£17,892,870	-£17,932,162	-£18,363,832	-£18,509,057	-£18,618,825

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,578,561	-£5,221,475	-£5,260,767	-£5,692,437	-£5,837,662	-£5,947,430
50% SR : 20% LAR : 30% SO	5%	-£5,659,215	-£6,277,028	-£6,316,321	-£6,747,990	-£6,893,216	-£7,002,984
50% SR : 20% LAR : 30% SO	10%	-£6,739,869	-£7,332,581	-£7,371,874	-£7,803,544	-£7,948,769	-£8,058,537
50% SR : 20% LAR : 30% SO	15%	-£7,820,523	-£8,388,134	-£8,427,427	-£8,859,093	-£9,004,322	-£9,114,091
50% SR : 20% LAR : 30% SO	20%	-£8,901,177	-£9,443,688	-£9,482,981	-£9,914,651	-£10,059,876	-£10,169,644
50% SR : 20% LAR : 30% SO	25%	-£9,981,831	-£10,499,241	-£10,538,534	-£10,970,204	-£11,115,429	-£11,225,197
50% SR : 20% LAR : 30% SO	30%	-£11,062,484	-£11,554,794	-£11,594,088	-£12,025,757	-£12,170,983	-£12,280,751
50% SR : 20% LAR : 30% SO	35%	-£12,143,138	-£12,610,348	-£12,649,641	-£13,081,311	-£13,226,536	-£13,336,303
50% SR : 20% LAR : 30% SO	40%	-£13,223,792	-£13,665,901	-£13,705,194	-£14,136,864	-£14,282,089	-£14,391,866
50% SR : 20% LAR : 30% SO	45%	-£14,304,446	-£14,721,455	-£14,760,748	-£15,192,417	-£15,337,643	-£15,447,410
50% SR : 20% LAR : 30% SO	50%	-£15,385,100	-£15,777,008	-£15,816,301	-£16,247,971	-£16,393,196	-£16,502,963

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

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 30% AW @ 60% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-5,162,728	£-5,805,641	£-6,844,934	£-6,276,603	£-6,421,829	£-6,531,597
50% SR : 20% LAR : 30% SO	5%	£-6,091,742	£-6,709,555	£-7,748,848	£-7,180,518	£-7,325,743	£-7,435,510
50% SR : 20% LAR : 30% SO	10%	£-7,020,756	£-7,613,469	£-8,652,761	£-8,084,431	£-8,229,656	£-8,339,424
50% SR : 20% LAR : 30% SO	15%	£-7,949,771	£-8,517,383	£-9,556,675	£-8,988,345	£-9,133,570	£-9,243,338
50% SR : 20% LAR : 30% SO	20%	£-8,878,785	£-9,421,296	£-10,460,589	£-9,892,258	£-10,037,484	£-10,147,252
50% SR : 20% LAR : 30% SO	25%	£-9,807,799	£-10,325,210	£-11,364,503	£-10,796,172	£-10,941,398	£-11,051,166
50% SR : 20% LAR : 30% SO	30%	£-10,736,813	£-11,229,124	£-12,268,417	£-11,700,087	£-11,845,312	£-11,955,079
50% SR : 20% LAR : 30% SO	35%	£-11,665,828	£-12,133,038	£-13,172,330	£-12,604,000	£-12,749,225	£-12,858,993
50% SR : 20% LAR : 30% SO	40%	£-12,594,842	£-13,036,952	£-14,076,244	£-13,507,914	£-13,653,139	£-13,762,907
50% SR : 20% LAR : 30% SO	45%	£-13,523,857	£-13,940,865	£-14,980,158	£-14,411,827	£-14,557,053	£-14,666,821
50% SR : 20% LAR : 30% SO	50%	£-14,452,871	£-14,844,778	£-15,884,072	£-15,315,741	£-15,460,967	£-15,570,735

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-16,321,293	£-16,964,206	£-17,003,498	£-17,435,168	£-17,580,394	£-17,690,162
50% SR : 20% LAR : 30% SO	5%	£-17,250,307	£-17,868,121	£-17,907,413	£-18,339,083	£-18,484,308	£-18,594,076
50% SR : 20% LAR : 30% SO	10%	£-18,179,322	£-18,772,034	£-18,811,327	£-19,242,996	£-19,388,222	£-19,497,989
50% SR : 20% LAR : 30% SO	15%	£-19,108,336	£-19,675,948	£-19,715,240	£-20,146,910	£-20,292,135	£-20,401,903
50% SR : 20% LAR : 30% SO	20%	£-20,037,351	£-20,579,861	£-20,619,154	£-21,050,823	£-21,196,049	£-21,305,817
50% SR : 20% LAR : 30% SO	25%	£-20,966,364	£-21,483,775	£-21,523,068	£-21,954,737	£-22,099,963	£-22,209,731
50% SR : 20% LAR : 30% SO	30%	£-21,895,379	£-22,387,689	£-22,426,982	£-22,858,652	£-23,003,877	£-23,113,645
50% SR : 20% LAR : 30% SO	35%	£-22,824,393	£-23,291,603	£-23,330,996	£-23,762,565	£-23,907,791	£-24,017,558
50% SR : 20% LAR : 30% SO	40%	£-23,753,408	£-24,195,517	£-24,234,809	£-24,666,479	£-24,811,704	£-24,921,472
50% SR : 20% LAR : 30% SO	45%	£-24,682,422	£-25,099,430	£-25,138,723	£-25,570,392	£-25,715,618	£-25,825,386
50% SR : 20% LAR : 30% SO	50%	£-25,611,437	£-26,003,345	£-26,042,637	£-26,474,306	£-26,619,532	£-26,729,300

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-11,900,178	£-12,543,092	£-12,582,385	£-13,014,054	£-13,159,280	£-13,268,048
50% SR : 20% LAR : 30% SO	5%	£-12,829,193	£-13,447,006	£-13,486,299	£-13,917,968	£-14,063,194	£-14,172,962
50% SR : 20% LAR : 30% SO	10%	£-13,758,207	£-14,350,920	£-14,390,212	£-14,821,882	£-14,967,107	£-15,076,875
50% SR : 20% LAR : 30% SO	15%	£-14,687,222	£-15,254,833	£-15,294,126	£-15,725,795	£-15,871,021	£-15,980,788
50% SR : 20% LAR : 30% SO	20%	£-15,616,236	£-16,158,747	£-16,198,039	£-16,629,709	£-16,774,934	£-16,884,703
50% SR : 20% LAR : 30% SO	25%	£-16,545,250	£-17,062,661	£-17,101,954	£-17,533,623	£-17,678,849	£-17,788,617
50% SR : 20% LAR : 30% SO	30%	£-17,474,264	£-17,966,575	£-18,005,868	£-18,437,537	£-18,582,763	£-18,692,530
50% SR : 20% LAR : 30% SO	35%	£-18,403,279	£-18,870,489	£-18,909,781	£-19,341,451	£-19,486,676	£-19,596,444
50% SR : 20% LAR : 30% SO	40%	£-19,332,293	£-19,774,402	£-19,813,695	£-20,245,364	£-20,390,590	£-20,500,357
50% SR : 20% LAR : 30% SO	45%	£-20,261,308	£-20,678,316	£-20,717,608	£-21,149,278	£-21,294,503	£-21,404,272
50% SR : 20% LAR : 30% SO	50%	£-21,190,322	£-21,582,231	£-21,621,523	£-22,053,192	£-22,198,418	£-22,308,186

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-10,429,902	£-11,072,815	£-11,112,109	£-11,543,777	£-11,689,003	£-11,798,771
50% SR : 20% LAR : 30% SO	5%	£-11,358,916	£-11,976,730	£-12,016,022	£-12,447,692	£-12,592,917	£-12,702,685
50% SR : 20% LAR : 30% SO	10%	£-12,287,931	£-12,880,643	£-12,919,936	£-13,351,602	£-13,496,827	£-13,606,595
50% SR : 20% LAR : 30% SO	15%	£-13,216,945	£-13,784,557	£-13,823,849	£-14,255,519	£-14,400,744	£-14,510,512
50% SR : 20% LAR : 30% SO	20%	£-14,145,960	£-14,688,470	£-14,727,763	£-15,159,433	£-15,304,658	£-15,414,426
50% SR : 20% LAR : 30% SO	25%	£-15,074,973	£-15,592,384	£-15,631,677	£-16,063,346	£-16,208,572	£-16,318,340
50% SR : 20% LAR : 30% SO	30%	£-16,003,988	£-16,496,299	£-16,535,591	£-16,967,261	£-17,112,486	£-17,222,254
50% SR : 20% LAR : 30% SO	35%	£-16,933,002	£-17,400,212	£-17,439,505	£-17,871,174	£-18,016,400	£-18,126,167
50% SR : 20% LAR : 30% SO	40%	£-17,862,017	£-18,304,126	£-18,343,418	£-18,775,088	£-18,920,313	£-19,030,081
50% SR : 20% LAR : 30% SO	45%	£-18,791,031	£-19,208,039	£-19,247,332	£-19,679,002	£-19,824,227	£-19,933,995
50% SR : 20% LAR : 30% SO	50%	£-19,720,046	£-20,111,954	£-20,151,246	£-20,582,915	£-20,728,141	£-20,837,909

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-8,314,040	£-8,956,954	£-8,996,247	£-9,427,916	£-9,573,142	£-9,682,910
50% SR : 20% LAR : 30% SO	5%	£-9,243,055	£-9,860,868	£-9,900,161	£-10,331,830	£-10,477,056	£-10,586,823
50% SR : 20% LAR : 30% SO	10%	£-10,172,069	£-10,764,782	£-10,804,074	£-11,235,744	£-11,380,969	£-11,490,737
50% SR : 20% LAR : 30% SO	15%	£-11,101,084	£-11,668,695	£-11,707,988	£-12,139,658	£-12,284,883	£-12,394,650
50% SR : 20% LAR : 30% SO	20%	£-12,030,098	£-12,572,609	£-12,611,901	£-13,043,571	£-13,188,796	£-13,298,563
50% SR : 20% LAR : 30% SO	25%	£-12,959,112	£-13,476,523	£-13,515,816	£-13,947,485	£-14,092,711	£-14,202,479
50% SR : 20% LAR : 30% SO	30%	£-13,888,126	£-14,380,437	£-14,419,730	£-14,851,399	£-14,996,625	£-15,106,392
50% SR : 20% LAR : 30% SO	35%	£-14,817,141	£-15,284,351	£-15,323,643	£-15,755,313	£-15,900,538	£-16,010,308
50% SR : 20% LAR : 30% SO	40%	£-15,746,155	£-16,188,264	£-16,227,557	£-16,659,226	£-16,804,452	£-16,914,219
50% SR : 20% LAR : 30% SO	45%	£-16,675,170	£-17,092,178	£-17,131,470	£-17,563,140	£-17,708,365	£-17,818,134
50% SR : 20% LAR : 30% SO	50%	£-17,604,184	£-17,996,093	£-18,035,385	£-18,467,054	£-18,612,280	£-18,722,048

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 30% AW @ 60% MR

Value Area
 Becontree and Valence Park (CIL Zone 3)

No Units 155
 Site Area 0.77 Ha

Sales value Inflation 0%
 Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,777,563	-£8,420,476	-£8,459,770	-£8,891,439	-£9,036,665	-£9,146,432
50% SR : 20% LAR : 30% SO	5%	-£8,608,137	-£9,225,950	-£9,265,242	-£9,696,912	-£9,842,137	-£9,951,905
50% SR : 20% LAR : 30% SO	10%	-£9,438,711	-£10,031,423	-£10,070,716	-£10,502,385	-£10,647,611	-£10,757,378
50% SR : 20% LAR : 30% SO	15%	-£10,269,284	-£10,836,995	-£10,876,188	-£11,307,858	-£11,453,083	-£11,562,852
50% SR : 20% LAR : 30% SO	20%	-£11,099,857	-£11,642,369	-£11,681,661	-£12,113,331	-£12,258,556	-£12,368,324
50% SR : 20% LAR : 30% SO	25%	-£11,930,430	-£12,447,841	-£12,487,135	-£12,918,803	-£13,064,029	-£13,173,797
50% SR : 20% LAR : 30% SO	30%	-£12,761,005	-£13,253,315	-£13,292,607	-£13,724,277	-£13,869,502	-£13,979,270
50% SR : 20% LAR : 30% SO	35%	-£13,591,578	-£14,058,788	-£14,098,080	-£14,529,750	-£14,674,975	-£14,784,743
50% SR : 20% LAR : 30% SO	40%	-£14,422,151	-£14,864,260	-£14,903,552	-£15,335,222	-£15,480,448	-£15,590,215
50% SR : 20% LAR : 30% SO	45%	-£15,252,724	-£15,669,734	-£15,709,026	-£16,140,696	-£16,285,921	-£16,395,689
50% SR : 20% LAR : 30% SO	50%	-£16,083,298	-£16,475,206	-£16,514,498	-£16,946,168	-£17,091,393	-£17,201,162

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£18,936,128	-£19,579,042	-£19,618,335	-£20,050,004	-£20,195,230	-£20,304,998
50% SR : 20% LAR : 30% SO	5%	-£19,766,702	-£20,384,515	-£20,423,807	-£20,855,477	-£21,000,702	-£21,110,470
50% SR : 20% LAR : 30% SO	10%	-£20,597,276	-£21,189,988	-£21,229,281	-£21,660,950	-£21,806,176	-£21,915,943
50% SR : 20% LAR : 30% SO	15%	-£21,427,849	-£21,995,461	-£22,034,753	-£22,466,423	-£22,611,648	-£22,721,417
50% SR : 20% LAR : 30% SO	20%	-£22,258,422	-£22,800,934	-£22,840,226	-£23,271,896	-£23,417,121	-£23,526,889
50% SR : 20% LAR : 30% SO	25%	-£23,088,995	-£23,606,406	-£23,645,700	-£24,077,368	-£24,222,594	-£24,332,362
50% SR : 20% LAR : 30% SO	30%	-£23,919,570	-£24,411,880	-£24,451,172	-£24,882,842	-£25,028,067	-£25,137,835
50% SR : 20% LAR : 30% SO	35%	-£24,750,143	-£25,217,353	-£25,256,645	-£25,688,315	-£25,833,540	-£25,943,308
50% SR : 20% LAR : 30% SO	40%	-£25,580,716	-£26,022,825	-£26,062,118	-£26,493,787	-£26,639,013	-£26,748,780
50% SR : 20% LAR : 30% SO	45%	-£26,411,289	-£26,828,299	-£26,867,591	-£27,299,261	-£27,444,486	-£27,554,254
50% SR : 20% LAR : 30% SO	50%	-£27,241,863	-£27,633,771	-£27,673,063	-£28,104,733	-£28,249,958	-£28,359,727

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%	-£14,515,014	-£15,157,927	-£15,197,221	-£15,628,889	-£15,774,116	-£15,883,883
50% SR : 20% LAR : 30% SO	5%	-£15,345,588	-£15,963,400	-£16,002,693	-£16,434,363	-£16,579,588	-£16,689,356
50% SR : 20% LAR : 30% SO	10%	-£16,176,161	-£16,768,874	-£16,808,166	-£17,239,836	-£17,385,061	-£17,494,829
50% SR : 20% LAR : 30% SO	15%	-£17,006,735	-£17,574,346	-£17,613,639	-£18,045,308	-£18,190,534	-£18,300,302
50% SR : 20% LAR : 30% SO	20%	-£17,837,308	-£18,379,820	-£18,419,112	-£18,850,782	-£18,996,007	-£19,105,775
50% SR : 20% LAR : 30% SO	25%	-£18,667,881	-£19,185,292	-£19,224,585	-£19,656,254	-£19,801,479	-£19,911,248
50% SR : 20% LAR : 30% SO	30%	-£19,498,455	-£19,990,765	-£20,030,058	-£20,461,727	-£20,606,953	-£20,716,720
50% SR : 20% LAR : 30% SO	35%	-£20,329,029	-£20,796,239	-£20,835,531	-£21,267,201	-£21,412,426	-£21,522,194
50% SR : 20% LAR : 30% SO	40%	-£21,159,602	-£21,601,711	-£21,641,003	-£22,072,673	-£22,217,898	-£22,327,666
50% SR : 20% LAR : 30% SO	45%	-£21,990,175	-£22,407,184	-£22,446,477	-£22,878,146	-£23,023,372	-£23,133,139
50% SR : 20% LAR : 30% SO	50%	-£22,820,748	-£23,212,657	-£23,251,949	-£23,683,619	-£23,828,844	-£23,938,613

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%	-£13,044,737	-£13,687,651	-£13,726,944	-£14,158,613	-£14,303,839	-£14,413,607
50% SR : 20% LAR : 30% SO	5%	-£13,875,312	-£14,493,124	-£14,532,416	-£14,964,086	-£15,109,311	-£15,219,079
50% SR : 20% LAR : 30% SO	10%	-£14,705,885	-£15,298,597	-£15,337,890	-£15,769,559	-£15,914,785	-£16,024,552
50% SR : 20% LAR : 30% SO	15%	-£15,536,458	-£16,104,070	-£16,143,362	-£16,575,032	-£16,720,257	-£16,830,026
50% SR : 20% LAR : 30% SO	20%	-£16,367,031	-£16,909,543	-£16,948,835	-£17,380,505	-£17,525,730	-£17,635,498
50% SR : 20% LAR : 30% SO	25%	-£17,197,604	-£17,715,015	-£17,754,309	-£18,185,978	-£18,331,203	-£18,440,971
50% SR : 20% LAR : 30% SO	30%	-£18,028,177	-£18,520,488	-£18,559,781	-£18,991,451	-£19,136,676	-£19,246,444
50% SR : 20% LAR : 30% SO	35%	-£18,858,750	-£19,325,960	-£19,365,253	-£19,796,924	-£19,942,150	-£20,051,917
50% SR : 20% LAR : 30% SO	40%	-£19,689,323	-£20,131,434	-£20,170,727	-£20,602,397	-£20,747,622	-£20,857,390
50% SR : 20% LAR : 30% SO	45%	-£20,519,896	-£20,936,906	-£20,976,200	-£21,407,870	-£21,553,095	-£21,662,863
50% SR : 20% LAR : 30% SO	50%	-£21,350,470	-£21,742,380	-£21,781,673	-£22,213,342	-£22,358,568	-£22,468,336

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,928,876	-£11,571,789	-£11,611,083	-£12,042,751	-£12,187,978	-£12,297,745
50% SR : 20% LAR : 30% SO	5%	-£11,759,450	-£12,377,263	-£12,416,556	-£12,848,228	-£12,993,455	-£13,103,218
50% SR : 20% LAR : 30% SO	10%	-£12,590,023	-£13,182,736	-£13,222,028	-£13,653,699	-£13,798,923	-£13,908,691
50% SR : 20% LAR : 30% SO	15%	-£13,420,597	-£13,988,208	-£14,027,501	-£14,459,170	-£14,604,396	-£14,714,164
50% SR : 20% LAR : 30% SO	20%	-£14,251,170	-£14,793,682	-£14,832,974	-£15,264,644	-£15,409,869	-£15,519,637
50% SR : 20% LAR : 30% SO	25%	-£15,081,743	-£15,599,154	-£15,638,447	-£16,070,116	-£16,215,341	-£16,325,109
50% SR : 20% LAR : 30% SO	30%	-£15,912,317	-£16,404,627	-£16,443,920	-£16,875,589	-£17,020,815	-£17,130,582
50% SR : 20% LAR : 30% SO	35%	-£16,742,891	-£17,210,101	-£17,249,393	-£17,681,053	-£17,826,278	-£17,936,046
50% SR : 20% LAR : 30% SO	40%	-£17,573,464	-£18,015,573	-£18,054,865	-£18,486,525	-£18,631,750	-£18,741,518
50% SR : 20% LAR : 30% SO	45%	-£18,404,037	-£18,821,046	-£18,860,339	-£19,292,008	-£19,437,234	-£19,547,001
50% SR : 20% LAR : 30% SO	50%	-£19,234,610	-£19,626,519	-£19,665,811	-£20,097,481	-£20,242,706	-£20,352,475

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 35% AW @ 25% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,503,432	-£130,329	-£169,073	-£594,719	-£737,918	-£846,154
50% SR : 20% LAR : 30% SO	5%	£343,926	-£1,235,287	-£1,274,579	-£1,706,249	-£1,851,474	-£1,961,242
50% SR : 20% LAR : 30% SO	10%	-£827,121	-£2,351,624	-£2,390,916	-£2,822,586	-£2,967,811	-£3,077,580
50% SR : 20% LAR : 30% SO	15%	-£2,020,139	-£3,467,962	-£3,507,254	-£3,938,924	-£4,084,149	-£4,193,917
50% SR : 20% LAR : 30% SO	20%	-£3,213,354	-£4,584,299	-£4,623,591	-£5,055,261	-£5,200,486	-£5,310,255
50% SR : 20% LAR : 30% SO	25%	-£4,406,569	-£5,700,637	-£5,739,929	-£6,171,599	-£6,316,824	-£6,426,592
50% SR : 20% LAR : 30% SO	30%	-£5,599,784	-£6,816,974	-£6,856,266	-£7,287,936	-£7,433,161	-£7,542,930
50% SR : 20% LAR : 30% SO	35%	-£6,792,999	-£7,933,312	-£7,972,604	-£8,404,274	-£8,549,499	-£8,659,267
50% SR : 20% LAR : 30% SO	40%	-£7,986,215	-£9,049,649	-£9,088,941	-£9,520,611	-£9,665,836	-£9,775,604
50% SR : 20% LAR : 30% SO	45%	-£9,179,429	-£10,165,987	-£10,205,279	-£10,636,949	-£10,782,174	-£10,891,942
50% SR : 20% LAR : 30% SO	50%	-£10,372,645	-£11,282,324	-£11,321,616	-£11,753,286	-£11,898,511	-£12,008,279

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%	-£9,655,133	-£11,288,894	-£11,327,638	-£11,753,284	-£11,898,483	-£12,004,719
50% SR : 20% LAR : 30% SO	5%	-£10,814,639	-£12,393,852	-£12,433,144	-£12,864,814	-£13,010,039	-£13,119,807
50% SR : 20% LAR : 30% SO	10%	-£11,985,688	-£13,510,189	-£13,549,481	-£13,981,151	-£14,126,376	-£14,236,145
50% SR : 20% LAR : 30% SO	15%	-£13,178,704	-£14,626,527	-£14,665,819	-£15,097,489	-£15,242,714	-£15,352,482
50% SR : 20% LAR : 30% SO	20%	-£14,371,919	-£15,742,864	-£15,782,156	-£16,213,826	-£16,359,051	-£16,468,820
50% SR : 20% LAR : 30% SO	25%	-£15,565,135	-£16,859,202	-£16,898,494	-£17,330,164	-£17,475,389	-£17,585,157
50% SR : 20% LAR : 30% SO	30%	-£16,758,349	-£17,975,539	-£18,014,831	-£18,446,501	-£18,591,726	-£18,701,495
50% SR : 20% LAR : 30% SO	35%	-£17,951,564	-£19,091,877	-£19,131,169	-£19,562,339	-£19,708,064	-£19,817,832
50% SR : 20% LAR : 30% SO	40%	-£19,144,778	-£20,208,214	-£20,247,506	-£20,679,176	-£20,824,401	-£20,934,169
50% SR : 20% LAR : 30% SO	45%	-£20,337,994	-£21,324,552	-£21,363,844	-£21,795,514	-£21,940,739	-£22,050,507
50% SR : 20% LAR : 30% SO	50%	-£21,531,210	-£22,440,889	-£22,480,181	-£22,911,851	-£23,057,076	-£23,166,844

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,234,019	-£6,887,779	-£6,906,523	-£7,332,168	-£7,475,368	-£7,583,605
50% SR : 20% LAR : 30% SO	5%	-£6,393,524	-£7,972,737	-£8,012,030	-£8,443,699	-£8,588,925	-£8,698,992
50% SR : 20% LAR : 30% SO	10%	-£7,564,571	-£9,089,074	-£9,128,367	-£9,560,036	-£9,705,262	-£9,815,030
50% SR : 20% LAR : 30% SO	15%	-£8,757,590	-£10,205,412	-£10,244,705	-£10,676,374	-£10,821,600	-£10,931,367
50% SR : 20% LAR : 30% SO	20%	-£9,950,604	-£11,321,749	-£11,361,042	-£11,792,711	-£11,937,937	-£12,047,705
50% SR : 20% LAR : 30% SO	25%	-£11,144,020	-£12,438,087	-£12,477,380	-£12,909,049	-£13,054,275	-£13,164,042
50% SR : 20% LAR : 30% SO	30%	-£12,337,235	-£13,554,424	-£13,593,717	-£14,025,396	-£14,170,612	-£14,280,380
50% SR : 20% LAR : 30% SO	35%	-£13,530,450	-£14,670,762	-£14,710,055	-£15,141,724	-£15,286,950	-£15,396,717
50% SR : 20% LAR : 30% SO	40%	-£14,723,665	-£15,787,099	-£15,826,392	-£16,258,061	-£16,403,287	-£16,513,054
50% SR : 20% LAR : 30% SO	45%	-£15,916,880	-£16,903,437	-£16,942,730	-£17,374,399	-£17,519,625	-£17,629,392
50% SR : 20% LAR : 30% SO	50%	-£17,110,096	-£18,019,774	-£18,059,067	-£18,490,736	-£18,635,962	-£18,745,729

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%	-£3,763,742	-£5,397,503	-£5,436,247	-£5,861,893	-£6,005,092	-£6,113,328
50% SR : 20% LAR : 30% SO	5%	-£4,923,248	-£6,502,461	-£6,541,753	-£6,973,423	-£7,118,648	-£7,228,416
50% SR : 20% LAR : 30% SO	10%	-£6,094,295	-£7,618,798	-£7,658,090	-£8,089,760	-£8,234,985	-£8,344,754
50% SR : 20% LAR : 30% SO	15%	-£7,287,313	-£8,735,136	-£8,774,428	-£9,206,098	-£9,351,323	-£9,461,091
50% SR : 20% LAR : 30% SO	20%	-£8,480,328	-£9,851,473	-£9,890,765	-£10,322,435	-£10,467,660	-£10,577,429
50% SR : 20% LAR : 30% SO	25%	-£9,673,744	-£10,967,811	-£11,007,103	-£11,438,773	-£11,583,998	-£11,693,766
50% SR : 20% LAR : 30% SO	30%	-£10,866,959	-£12,084,148	-£12,123,440	-£12,555,110	-£12,700,335	-£12,810,104
50% SR : 20% LAR : 30% SO	35%	-£12,060,175	-£13,200,486	-£13,239,778	-£13,671,448	-£13,816,673	-£13,926,441
50% SR : 20% LAR : 30% SO	40%	-£13,253,390	-£14,316,823	-£14,356,115	-£14,783,785	-£14,928,010	-£15,042,778
50% SR : 20% LAR : 30% SO	45%	-£14,446,605	-£15,433,161	-£15,472,453	-£15,904,123	-£16,049,348	-£16,159,116
50% SR : 20% LAR : 30% SO	50%	-£15,639,819	-£16,549,498	-£16,588,790	-£17,020,460	-£17,165,685	-£17,275,453

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,647,881	-£3,281,641	-£3,320,386	-£3,746,031	-£3,889,230	-£3,997,467
50% SR : 20% LAR : 30% SO	5%	-£2,807,386	-£4,386,599	-£4,425,892	-£4,851,562	-£5,002,787	-£5,112,554
50% SR : 20% LAR : 30% SO	10%	-£3,978,433	-£5,502,936	-£5,542,229	-£5,973,899	-£6,119,124	-£6,228,892
50% SR : 20% LAR : 30% SO	15%	-£5,171,452	-£6,619,274	-£6,658,567	-£7,090,237	-£7,235,462	-£7,345,229
50% SR : 20% LAR : 30% SO	20%	-£6,384,866	-£7,735,611	-£7,774,904	-£8,206,574	-£8,351,799	-£8,461,567
50% SR : 20% LAR : 30% SO	25%	-£7,557,882	-£8,851,949	-£8,891,242	-£9,322,912	-£9,468,137	-£9,577,904
50% SR : 20% LAR : 30% SO	30%	-£8,751,097	-£9,968,286	-£10,007,579	-£10,439,249	-£10,584,474	-£10,694,242
50% SR : 20% LAR : 30% SO	35%	-£9,944,312	-£11,084,624	-£11,123,917	-£11,555,586	-£11,700,812	-£11,810,579
50% SR : 20% LAR : 30% SO	40%	-£11,137,527	-£12,200,961	-£12,240,254	-£12,671,923	-£12,817,149	-£12,926,916
50% SR : 20% LAR : 30% SO	45%	-£12,330,742	-£13,317,299	-£13,356,592	-£13,783,261	-£13,933,487	-£14,043,254
50% SR : 20% LAR : 30% SO	50%	-£13,523,958	-£14,433,636	-£14,472,929	-£14,904,598	-£15,049,824	-£15,159,591

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B9) and 190 sq m flexible retail commercial uses 35% AW @ 25% MR

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,537,905	-£6,439,703	-£6,478,996	-£8,910,665	-£7,055,891	-£7,165,659
50% SR : 20% LAR : 30% SO	5%	-£6,438,695	-£7,302,449	-£7,341,741	-£7,773,411	-£7,918,636	-£8,028,405
50% SR : 20% LAR : 30% SO	10%	-£7,339,486	-£8,165,195	-£8,204,487	-£8,636,157	-£8,781,382	-£8,891,150
50% SR : 20% LAR : 30% SO	15%	-£8,240,276	-£9,027,941	-£9,067,233	-£9,498,903	-£9,644,128	-£9,753,896
50% SR : 20% LAR : 30% SO	20%	-£9,141,067	-£9,890,687	-£9,929,979	-£10,361,649	-£10,506,874	-£10,616,642
50% SR : 20% LAR : 30% SO	25%	-£10,041,857	-£10,753,432	-£10,792,725	-£11,224,395	-£11,369,620	-£11,479,388
50% SR : 20% LAR : 30% SO	30%	-£10,942,648	-£11,616,178	-£11,655,471	-£12,087,140	-£12,232,366	-£12,342,133
50% SR : 20% LAR : 30% SO	35%	-£11,843,438	-£12,478,924	-£12,518,217	-£12,949,886	-£13,095,112	-£13,204,879
50% SR : 20% LAR : 30% SO	40%	-£12,744,229	-£13,341,669	-£13,380,963	-£13,812,631	-£13,957,858	-£14,067,625
50% SR : 20% LAR : 30% SO	45%	-£13,645,020	-£14,204,415	-£14,243,708	-£14,675,377	-£14,820,602	-£14,930,371
50% SR : 20% LAR : 30% SO	50%	-£14,545,810	-£15,067,161	-£15,106,453	-£15,538,123	-£15,683,348	-£15,793,117

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£16,696,470	-£17,598,268	-£17,637,562	-£18,069,230	-£18,214,457	-£18,324,224
50% SR : 20% LAR : 30% SO	5%	-£17,597,260	-£18,461,014	-£18,500,306	-£18,931,976	-£19,077,203	-£19,186,970
50% SR : 20% LAR : 30% SO	10%	-£18,498,051	-£19,323,760	-£19,363,052	-£19,794,722	-£19,939,947	-£20,049,715
50% SR : 20% LAR : 30% SO	15%	-£19,398,841	-£20,186,506	-£20,225,798	-£20,657,468	-£20,802,693	-£20,912,461
50% SR : 20% LAR : 30% SO	20%	-£20,299,632	-£21,049,252	-£21,088,544	-£21,520,214	-£21,665,439	-£21,775,207
50% SR : 20% LAR : 30% SO	25%	-£21,200,422	-£21,911,998	-£21,951,290	-£22,382,960	-£22,528,185	-£22,637,953
50% SR : 20% LAR : 30% SO	30%	-£22,101,213	-£22,774,743	-£22,814,036	-£23,245,706	-£23,390,931	-£23,500,699
50% SR : 20% LAR : 30% SO	35%	-£23,002,003	-£23,637,489	-£23,676,782	-£24,108,451	-£24,253,677	-£24,363,444
50% SR : 20% LAR : 30% SO	40%	-£23,902,795	-£24,500,234	-£24,539,526	-£24,971,196	-£25,116,423	-£25,226,190
50% SR : 20% LAR : 30% SO	45%	-£24,803,585	-£25,362,980	-£25,402,272	-£25,833,942	-£25,979,168	-£26,088,936
50% SR : 20% LAR : 30% SO	50%	-£25,704,376	-£26,225,726	-£26,265,018	-£26,696,688	-£26,841,913	-£26,951,682

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%	-£12,275,355	-£13,177,154	-£13,216,447	-£13,648,116	-£13,793,342	-£13,903,110
50% SR : 20% LAR : 30% SO	5%	-£13,176,146	-£14,039,900	-£14,079,192	-£14,510,862	-£14,656,087	-£14,765,856
50% SR : 20% LAR : 30% SO	10%	-£14,076,936	-£14,902,646	-£14,941,938	-£15,373,608	-£15,518,833	-£15,628,601
50% SR : 20% LAR : 30% SO	15%	-£14,977,727	-£15,765,391	-£15,804,684	-£16,236,354	-£16,381,579	-£16,491,346
50% SR : 20% LAR : 30% SO	20%	-£15,878,517	-£16,628,137	-£16,667,430	-£17,099,099	-£17,244,325	-£17,354,092
50% SR : 20% LAR : 30% SO	25%	-£16,779,308	-£17,490,883	-£17,530,176	-£17,961,845	-£18,107,071	-£18,216,838
50% SR : 20% LAR : 30% SO	30%	-£17,680,098	-£18,353,629	-£18,392,922	-£18,824,591	-£18,969,817	-£19,079,584
50% SR : 20% LAR : 30% SO	35%	-£18,580,889	-£19,216,375	-£19,255,667	-£19,687,337	-£19,832,562	-£19,942,330
50% SR : 20% LAR : 30% SO	40%	-£19,481,680	-£20,079,120	-£20,118,413	-£20,550,082	-£20,695,308	-£20,805,076
50% SR : 20% LAR : 30% SO	45%	-£20,382,471	-£20,941,866	-£20,981,159	-£21,412,828	-£21,558,053	-£21,667,821
50% SR : 20% LAR : 30% SO	50%	-£21,283,261	-£21,804,612	-£21,843,904	-£22,275,574	-£22,420,799	-£22,530,568

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,805,079	-£11,706,877	-£11,746,171	-£12,177,839	-£12,323,066	-£12,432,833
50% SR : 20% LAR : 30% SO	5%	-£11,705,869	-£12,569,623	-£12,608,916	-£13,040,585	-£13,185,811	-£13,295,579
50% SR : 20% LAR : 30% SO	10%	-£12,606,660	-£13,432,369	-£13,471,661	-£13,903,331	-£14,048,556	-£14,158,324
50% SR : 20% LAR : 30% SO	15%	-£13,507,450	-£14,295,115	-£14,334,407	-£14,766,077	-£14,911,302	-£15,021,070
50% SR : 20% LAR : 30% SO	20%	-£14,408,241	-£15,157,861	-£15,197,153	-£15,628,823	-£15,774,048	-£15,883,816
50% SR : 20% LAR : 30% SO	25%	-£15,309,031	-£16,020,607	-£16,059,899	-£16,491,569	-£16,636,794	-£16,746,562
50% SR : 20% LAR : 30% SO	30%	-£16,209,822	-£16,883,353	-£16,922,645	-£17,354,315	-£17,499,540	-£17,609,308
50% SR : 20% LAR : 30% SO	35%	-£17,110,612	-£17,746,098	-£17,785,391	-£18,217,061	-£18,362,286	-£18,472,054
50% SR : 20% LAR : 30% SO	40%	-£18,011,403	-£18,608,843	-£18,648,137	-£19,079,805	-£19,225,030	-£19,334,799
50% SR : 20% LAR : 30% SO	45%	-£18,912,194	-£19,471,588	-£19,510,883	-£19,942,551	-£20,087,777	-£20,197,545
50% SR : 20% LAR : 30% SO	50%	-£19,812,985	-£20,334,335	-£20,373,628	-£20,805,297	-£20,950,523	-£21,060,291

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,689,217	-£9,591,016	-£9,630,309	-£10,061,978	-£10,207,204	-£10,316,972
50% SR : 20% LAR : 30% SO	5%	-£9,590,008	-£10,453,762	-£10,493,054	-£10,924,724	-£11,069,949	-£11,179,717
50% SR : 20% LAR : 30% SO	10%	-£10,490,798	-£11,316,508	-£11,355,800	-£11,787,470	-£11,932,695	-£12,042,463
50% SR : 20% LAR : 30% SO	15%	-£11,391,589	-£12,179,253	-£12,218,546	-£12,650,216	-£12,795,441	-£12,905,209
50% SR : 20% LAR : 30% SO	20%	-£12,292,379	-£13,041,999	-£13,081,292	-£13,512,961	-£13,658,187	-£13,767,954
50% SR : 20% LAR : 30% SO	25%	-£13,193,170	-£13,904,745	-£13,944,038	-£14,375,707	-£14,520,933	-£14,630,701
50% SR : 20% LAR : 30% SO	30%	-£14,093,960	-£14,767,491	-£14,806,784	-£15,238,453	-£15,383,679	-£15,493,446
50% SR : 20% LAR : 30% SO	35%	-£14,994,751	-£15,630,237	-£15,669,529	-£16,101,199	-£16,246,424	-£16,356,192
50% SR : 20% LAR : 30% SO	40%	-£15,895,542	-£16,492,982	-£16,532,275	-£16,963,944	-£17,109,170	-£17,218,938
50% SR : 20% LAR : 30% SO	45%	-£16,796,333	-£17,355,728	-£17,395,021	-£17,826,690	-£17,971,915	-£18,081,684
50% SR : 20% LAR : 30% SO	50%	-£17,697,123	-£18,218,474	-£18,257,766	-£18,689,436	-£18,834,661	-£18,944,430

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

MU2 - 155 Flats, 5,020 sq m employment Industrial use (B1c/B2/B9) and 190 sq m flexible retail commercial uses 35% AW @ 25% MR

Value Area
Chadwell Heath (CIL Zone 3)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,055,329	-£1,698,243	-£1,737,535	-£2,169,205	-£2,314,430	-£2,424,198
50% SR : 20% LAR : 30% SO	5%	-£2,135,983	-£2,753,796	-£2,793,088	-£3,224,758	-£3,369,983	-£3,479,752
50% SR : 20% LAR : 30% SO	10%	-£3,216,637	-£3,809,350	-£3,848,642	-£4,280,312	-£4,425,537	-£4,535,305
50% SR : 20% LAR : 30% SO	15%	-£4,297,291	-£4,864,903	-£4,904,195	-£5,335,865	-£5,481,090	-£5,590,858
50% SR : 20% LAR : 30% SO	20%	-£5,377,945	-£5,920,456	-£5,959,749	-£6,391,418	-£6,536,644	-£6,646,412
50% SR : 20% LAR : 30% SO	25%	-£6,458,599	-£6,976,010	-£7,015,302	-£7,446,972	-£7,592,197	-£7,701,965
50% SR : 20% LAR : 30% SO	30%	-£7,539,253	-£8,031,563	-£8,070,855	-£8,502,525	-£8,647,750	-£8,757,518
50% SR : 20% LAR : 30% SO	35%	-£8,619,907	-£9,087,117	-£9,126,409	-£9,558,078	-£9,703,304	-£9,813,072
50% SR : 20% LAR : 30% SO	40%	-£9,700,561	-£10,142,670	-£10,181,962	-£10,613,532	-£10,758,857	-£10,868,625
50% SR : 20% LAR : 30% SO	45%	-£10,781,214	-£11,198,223	-£11,237,515	-£11,669,185	-£11,814,410	-£11,924,179
50% SR : 20% LAR : 30% SO	50%	-£11,861,868	-£12,253,777	-£12,293,069	-£12,724,739	-£12,869,964	-£12,979,732

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£12,213,895	-£12,856,808	-£12,896,100	-£13,327,770	-£13,472,995	-£13,582,763
50% SR : 20% LAR : 30% SO	5%	-£13,294,548	-£13,937,461	-£13,976,753	-£14,383,323	-£14,528,548	-£14,638,316
50% SR : 20% LAR : 30% SO	10%	-£14,375,202	-£14,967,915	-£15,007,207	-£15,438,877	-£15,584,102	-£15,693,870
50% SR : 20% LAR : 30% SO	15%	-£15,455,856	-£16,023,468	-£16,062,760	-£16,494,430	-£16,639,655	-£16,749,423
50% SR : 20% LAR : 30% SO	20%	-£16,536,510	-£17,079,021	-£17,118,313	-£17,549,983	-£17,695,209	-£17,804,977
50% SR : 20% LAR : 30% SO	25%	-£17,617,164	-£18,134,575	-£18,173,867	-£18,605,537	-£18,750,762	-£18,860,530
50% SR : 20% LAR : 30% SO	30%	-£18,697,818	-£19,190,128	-£19,229,420	-£19,681,080	-£19,826,305	-£19,936,073
50% SR : 20% LAR : 30% SO	35%	-£19,778,472	-£20,245,682	-£20,284,974	-£20,716,543	-£20,861,769	-£20,971,537
50% SR : 20% LAR : 30% SO	40%	-£20,859,126	-£21,301,235	-£21,340,527	-£21,772,197	-£21,917,422	-£22,027,190
50% SR : 20% LAR : 30% SO	45%	-£21,939,780	-£22,356,788	-£22,396,080	-£22,827,750	-£22,972,975	-£23,082,744
50% SR : 20% LAR : 30% SO	50%	-£23,020,433	-£23,412,342	-£23,451,634	-£23,883,304	-£24,028,529	-£24,138,297

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,792,780	-£8,435,693	-£8,474,986	-£8,906,656	-£9,051,881	-£9,161,649
50% SR : 20% LAR : 30% SO	5%	-£8,873,434	-£9,491,246	-£9,530,539	-£9,962,209	-£10,107,434	-£10,217,202
50% SR : 20% LAR : 30% SO	10%	-£9,954,088	-£10,546,800	-£10,586,093	-£11,017,763	-£11,162,988	-£11,272,756
50% SR : 20% LAR : 30% SO	15%	-£11,034,742	-£11,602,353	-£11,641,646	-£12,073,316	-£12,218,541	-£12,328,309
50% SR : 20% LAR : 30% SO	20%	-£12,115,396	-£12,657,906	-£12,697,200	-£13,128,869	-£13,274,094	-£13,383,862
50% SR : 20% LAR : 30% SO	25%	-£13,196,050	-£13,713,459	-£13,752,753	-£14,184,423	-£14,329,648	-£14,439,416
50% SR : 20% LAR : 30% SO	30%	-£14,276,704	-£14,769,013	-£14,808,306	-£15,239,976	-£15,385,201	-£15,494,969
50% SR : 20% LAR : 30% SO	35%	-£15,357,358	-£15,824,567	-£15,863,860	-£16,295,529	-£16,440,754	-£16,550,522
50% SR : 20% LAR : 30% SO	40%	-£16,438,012	-£16,880,120	-£16,919,413	-£17,351,083	-£17,496,308	-£17,606,076
50% SR : 20% LAR : 30% SO	45%	-£17,518,666	-£17,935,673	-£17,974,966	-£18,406,636	-£18,551,861	-£18,661,629
50% SR : 20% LAR : 30% SO	50%	-£18,599,319	-£18,991,227	-£19,030,520	-£19,462,180	-£19,607,405	-£19,717,173

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,322,504	-£6,965,417	-£7,004,709	-£7,436,379	-£7,581,604	-£7,691,372
50% SR : 20% LAR : 30% SO	5%	-£7,403,158	-£8,020,970	-£8,060,262	-£8,491,932	-£8,637,157	-£8,746,926
50% SR : 20% LAR : 30% SO	10%	-£8,483,812	-£9,076,524	-£9,115,816	-£9,547,486	-£9,692,711	-£9,802,479
50% SR : 20% LAR : 30% SO	15%	-£9,564,466	-£10,132,077	-£10,171,369	-£10,603,039	-£10,748,264	-£10,858,032
50% SR : 20% LAR : 30% SO	20%	-£10,645,119	-£11,187,630	-£11,226,922	-£11,658,592	-£11,803,817	-£11,913,586
50% SR : 20% LAR : 30% SO	25%	-£11,725,773	-£12,243,184	-£12,282,476	-£12,714,146	-£12,859,371	-£12,969,139
50% SR : 20% LAR : 30% SO	30%	-£12,806,427	-£13,298,737	-£13,338,029	-£13,769,699	-£13,914,924	-£14,024,692
50% SR : 20% LAR : 30% SO	35%	-£13,887,081	-£14,354,291	-£14,393,583	-£14,825,252	-£14,970,477	-£15,080,246
50% SR : 20% LAR : 30% SO	40%	-£14,967,735	-£15,409,844	-£15,449,136	-£15,880,801	-£16,026,031	-£16,135,799
50% SR : 20% LAR : 30% SO	45%	-£16,048,389	-£16,465,397	-£16,504,689	-£16,936,359	-£17,081,584	-£17,191,353
50% SR : 20% LAR : 30% SO	50%	-£17,129,043	-£17,520,951	-£17,560,243	-£17,991,913	-£18,137,138	-£18,246,906

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,206,642	-£4,849,556	-£4,888,848	-£5,320,518	-£5,465,743	-£5,575,511
50% SR : 20% LAR : 30% SO	5%	-£5,287,296	-£5,905,109	-£5,944,401	-£6,376,071	-£6,521,296	-£6,631,064
50% SR : 20% LAR : 30% SO	10%	-£6,367,950	-£6,960,663	-£6,999,955	-£7,431,625	-£7,576,850	-£7,686,618
50% SR : 20% LAR : 30% SO	15%	-£7,448,604	-£8,016,216	-£8,055,508	-£8,487,178	-£8,632,403	-£8,742,171
50% SR : 20% LAR : 30% SO	20%	-£8,529,258	-£9,071,769	-£9,111,062	-£9,542,731	-£9,687,956	-£9,797,724
50% SR : 20% LAR : 30% SO	25%	-£9,609,912	-£10,127,322	-£10,166,615	-£10,598,285	-£10,743,510	-£10,853,278
50% SR : 20% LAR : 30% SO	30%	-£10,690,566	-£11,182,875	-£11,222,168	-£11,653,838	-£11,799,063	-£11,908,831
50% SR : 20% LAR : 30% SO	35%	-£11,771,219	-£12,238,428	-£12,277,721	-£12,709,391	-£12,854,617	-£12,964,385
50% SR : 20% LAR : 30% SO	40%	-£12,851,873	-£13,293,981	-£13,333,274	-£13,764,845	-£13,910,070	-£14,019,848
50% SR : 20% LAR : 30% SO	45%	-£13,932,527	-£14,349,534	-£14,388,826	-£14,820,498	-£14,965,723	-£15,075,492
50% SR : 20% LAR : 30% SO	50%	-£15,013,181	-£15,405,087	-£15,444,380	-£15,876,052	-£16,021,277	-£16,131,045

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

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 35% AW @ 25% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 155
Site Area 0.77 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%	-£4,790,809	-£5,433,722	-£5,473,014	-£5,904,684	-£6,049,909	-£6,159,677
50% SR : 20% LAR : 30% SO	5%	-£5,719,823	-£6,337,635	-£6,376,929	-£6,808,598	-£6,953,823	-£7,063,592
50% SR : 20% LAR : 30% SO	10%	-£6,648,838	-£7,241,650	-£7,280,943	-£7,712,512	-£7,857,737	-£7,967,505
50% SR : 20% LAR : 30% SO	15%	-£7,577,852	-£8,145,664	-£8,184,956	-£8,616,426	-£8,761,651	-£8,871,419
50% SR : 20% LAR : 30% SO	20%	-£8,506,866	-£9,049,677	-£9,088,970	-£9,520,339	-£9,665,565	-£9,775,332
50% SR : 20% LAR : 30% SO	25%	-£9,435,880	-£9,953,291	-£9,992,583	-£10,424,253	-£10,569,478	-£10,679,247
50% SR : 20% LAR : 30% SO	30%	-£10,364,894	-£10,857,204	-£10,896,498	-£11,328,167	-£11,473,393	-£11,583,160
50% SR : 20% LAR : 30% SO	35%	-£11,293,909	-£11,761,119	-£11,800,411	-£12,232,081	-£12,377,306	-£12,487,074
50% SR : 20% LAR : 30% SO	40%	-£12,222,923	-£12,665,033	-£12,704,325	-£13,135,995	-£13,281,220	-£13,390,988
50% SR : 20% LAR : 30% SO	45%	-£13,151,938	-£13,568,946	-£13,608,239	-£14,039,908	-£14,185,134	-£14,294,901
50% SR : 20% LAR : 30% SO	50%	-£14,080,951	-£14,472,860	-£14,512,152	-£14,943,822	-£15,089,047	-£15,198,816

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£15,948,374	-£16,592,287	-£16,631,579	-£17,063,249	-£17,208,474	-£17,318,242
50% SR : 20% LAR : 30% SO	5%	-£16,878,388	-£17,496,201	-£17,535,494	-£17,967,163	-£18,112,388	-£18,222,157
50% SR : 20% LAR : 30% SO	10%	-£17,807,403	-£18,400,115	-£18,439,408	-£18,871,077	-£19,016,303	-£19,126,070
50% SR : 20% LAR : 30% SO	15%	-£18,736,417	-£19,304,029	-£19,343,321	-£19,774,991	-£19,920,216	-£20,029,984
50% SR : 20% LAR : 30% SO	20%	-£19,665,431	-£20,207,942	-£20,247,235	-£20,678,904	-£20,824,130	-£20,933,897
50% SR : 20% LAR : 30% SO	25%	-£20,594,445	-£21,111,856	-£21,151,148	-£21,582,818	-£21,728,043	-£21,837,812
50% SR : 20% LAR : 30% SO	30%	-£21,523,459	-£22,015,770	-£22,055,063	-£22,486,732	-£22,631,958	-£22,741,726
50% SR : 20% LAR : 30% SO	35%	-£22,452,474	-£22,919,684	-£22,958,977	-£23,390,646	-£23,535,872	-£23,645,640
50% SR : 20% LAR : 30% SO	40%	-£23,381,488	-£23,823,598	-£23,862,890	-£24,294,560	-£24,439,785	-£24,549,553
50% SR : 20% LAR : 30% SO	45%	-£24,310,503	-£24,727,511	-£24,766,804	-£25,198,473	-£25,343,699	-£25,453,466
50% SR : 20% LAR : 30% SO	50%	-£25,239,517	-£25,631,425	-£25,670,717	-£26,102,387	-£26,247,612	-£26,357,381

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,528,259	-£12,171,173	-£12,210,465	-£12,642,135	-£12,787,360	-£12,897,128
50% SR : 20% LAR : 30% SO	5%	-£12,457,274	-£13,075,086	-£13,114,380	-£13,546,048	-£13,691,274	-£13,801,042
50% SR : 20% LAR : 30% SO	10%	-£13,386,288	-£13,978,999	-£14,018,293	-£14,449,963	-£14,595,188	-£14,704,956
50% SR : 20% LAR : 30% SO	15%	-£14,315,303	-£14,882,914	-£14,922,207	-£15,353,876	-£15,499,102	-£15,608,869
50% SR : 20% LAR : 30% SO	20%	-£15,244,317	-£15,786,828	-£15,826,120	-£16,257,790	-£16,403,015	-£16,512,783
50% SR : 20% LAR : 30% SO	25%	-£16,173,331	-£16,690,742	-£16,730,034	-£17,161,704	-£17,306,929	-£17,416,698
50% SR : 20% LAR : 30% SO	30%	-£17,102,345	-£17,594,655	-£17,633,949	-£18,065,617	-£18,210,844	-£18,320,611
50% SR : 20% LAR : 30% SO	35%	-£18,031,359	-£18,498,570	-£18,537,862	-£18,969,532	-£19,114,757	-£19,224,525
50% SR : 20% LAR : 30% SO	40%	-£18,960,373	-£19,402,483	-£19,441,776	-£19,873,445	-£20,018,671	-£20,128,439
50% SR : 20% LAR : 30% SO	45%	-£19,889,387	-£20,306,397	-£20,345,689	-£20,777,359	-£20,922,584	-£21,032,352
50% SR : 20% LAR : 30% SO	50%	-£20,818,402	-£21,210,311	-£21,249,603	-£21,681,273	-£21,826,498	-£21,936,267

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,057,983	-£10,700,896	-£10,740,189	-£11,171,858	-£11,317,084	-£11,426,851
50% SR : 20% LAR : 30% SO	5%	-£10,986,997	-£11,604,810	-£11,644,103	-£12,075,772	-£12,220,997	-£12,330,766
50% SR : 20% LAR : 30% SO	10%	-£11,916,012	-£12,508,724	-£12,548,017	-£12,979,686	-£13,124,912	-£13,234,679
50% SR : 20% LAR : 30% SO	15%	-£12,845,026	-£13,412,638	-£13,451,930	-£13,883,600	-£14,028,825	-£14,138,593
50% SR : 20% LAR : 30% SO	20%	-£13,774,040	-£14,316,551	-£14,355,844	-£14,787,514	-£14,932,739	-£15,042,507
50% SR : 20% LAR : 30% SO	25%	-£14,703,054	-£15,220,465	-£15,259,758	-£15,691,427	-£15,836,652	-£15,946,421
50% SR : 20% LAR : 30% SO	30%	-£15,632,069	-£16,124,379	-£16,163,672	-£16,595,341	-£16,740,567	-£16,850,335
50% SR : 20% LAR : 30% SO	35%	-£16,561,083	-£17,028,293	-£17,067,586	-£17,469,255	-£17,614,481	-£17,724,249
50% SR : 20% LAR : 30% SO	40%	-£17,490,097	-£17,932,207	-£17,971,500	-£18,403,169	-£18,548,394	-£18,658,162
50% SR : 20% LAR : 30% SO	45%	-£18,419,112	-£18,836,120	-£18,875,413	-£19,307,083	-£19,452,308	-£19,562,075
50% SR : 20% LAR : 30% SO	50%	-£19,348,126	-£19,740,034	-£19,779,326	-£20,210,996	-£20,356,221	-£20,465,990

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,942,121	-£8,585,035	-£8,624,327	-£9,055,997	-£9,201,222	-£9,310,990
50% SR : 20% LAR : 30% SO	5%	-£8,871,136	-£9,488,948	-£9,528,240	-£9,959,910	-£10,105,136	-£10,214,904
50% SR : 20% LAR : 30% SO	10%	-£9,800,150	-£10,392,863	-£10,432,155	-£10,863,825	-£11,009,050	-£11,118,818
50% SR : 20% LAR : 30% SO	15%	-£10,729,165	-£11,296,776	-£11,336,069	-£11,767,739	-£11,912,964	-£12,022,731
50% SR : 20% LAR : 30% SO	20%	-£11,658,179	-£12,200,690	-£12,239,982	-£12,671,652	-£12,816,877	-£12,926,645
50% SR : 20% LAR : 30% SO	25%	-£12,587,193	-£13,104,604	-£13,143,896	-£13,575,566	-£13,720,791	-£13,830,560
50% SR : 20% LAR : 30% SO	30%	-£13,516,207	-£14,008,517	-£14,047,811	-£14,479,479	-£14,624,705	-£14,734,473
50% SR : 20% LAR : 30% SO	35%	-£14,445,222	-£14,912,432	-£14,951,724	-£15,383,394	-£15,528,619	-£15,638,387
50% SR : 20% LAR : 30% SO	40%	-£15,374,236	-£15,816,345	-£15,855,638	-£16,287,306	-£16,432,531	-£16,542,300
50% SR : 20% LAR : 30% SO	45%	-£16,303,251	-£16,720,259	-£16,759,551	-£17,191,221	-£17,336,446	-£17,446,214
50% SR : 20% LAR : 30% SO	50%	-£17,232,264	-£17,624,173	-£17,663,465	-£18,095,135	-£18,240,360	-£18,350,129

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 35% AW @ 25% MR

Value Area
Becontree and Valence Park (CIL Zone 3)

No Units 155
Site Area 0.77 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%	-£7,405,644	-£8,048,557	-£8,087,850	-£8,519,520	-£8,664,745	-£8,774,513
50% SR : 20% LAR : 30% SO	5%	-£8,236,217	-£8,854,031	-£8,893,323	-£9,324,993	-£9,470,218	-£9,579,986
50% SR : 20% LAR : 30% SO	10%	-£9,066,791	-£9,659,503	-£9,698,797	-£10,130,465	-£10,275,691	-£10,385,459
50% SR : 20% LAR : 30% SO	15%	-£9,897,365	-£10,464,977	-£10,504,269	-£10,935,939	-£11,081,164	-£11,190,932
50% SR : 20% LAR : 30% SO	20%	-£10,727,938	-£11,270,450	-£11,309,742	-£11,741,411	-£11,886,637	-£11,996,405
50% SR : 20% LAR : 30% SO	25%	-£11,558,511	-£12,075,922	-£12,115,215	-£12,546,884	-£12,692,110	-£12,801,877
50% SR : 20% LAR : 30% SO	30%	-£12,389,085	-£12,881,396	-£12,920,688	-£13,352,358	-£13,497,583	-£13,607,351
50% SR : 20% LAR : 30% SO	35%	-£13,219,659	-£13,686,868	-£13,726,160	-£14,157,830	-£14,303,055	-£14,412,824
50% SR : 20% LAR : 30% SO	40%	-£14,050,232	-£14,492,341	-£14,531,634	-£14,963,303	-£15,108,529	-£15,218,296
50% SR : 20% LAR : 30% SO	45%	-£14,880,805	-£15,297,814	-£15,337,107	-£15,768,776	-£15,914,002	-£16,023,770
50% SR : 20% LAR : 30% SO	50%	-£15,711,379	-£16,103,287	-£16,142,579	-£16,574,249	-£16,719,474	-£16,829,242

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,481,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£18,584,209	-£19,207,123	-£19,246,415	-£18,678,085	-£19,823,310	-£19,933,078
50% SR : 20% LAR : 30% SO	5%	-£19,394,782	-£20,012,596	-£20,051,888	-£20,483,558	-£20,628,783	-£20,738,551
50% SR : 20% LAR : 30% SO	10%	-£20,225,356	-£20,818,068	-£20,857,362	-£21,289,030	-£21,434,256	-£21,544,024
50% SR : 20% LAR : 30% SO	15%	-£21,055,930	-£21,623,542	-£21,662,834	-£22,094,504	-£22,239,729	-£22,349,497
50% SR : 20% LAR : 30% SO	20%	-£21,886,503	-£22,429,015	-£22,468,307	-£22,899,676	-£23,045,202	-£23,154,970
50% SR : 20% LAR : 30% SO	25%	-£22,717,076	-£23,234,487	-£23,273,780	-£23,705,449	-£23,850,675	-£23,960,442
50% SR : 20% LAR : 30% SO	30%	-£23,547,650	-£24,039,961	-£24,079,253	-£24,510,923	-£24,656,148	-£24,765,916
50% SR : 20% LAR : 30% SO	35%	-£24,378,224	-£24,845,433	-£24,884,725	-£25,316,395	-£25,461,620	-£25,571,388
50% SR : 20% LAR : 30% SO	40%	-£25,208,797	-£25,650,906	-£25,690,199	-£26,121,868	-£26,267,094	-£26,376,861
50% SR : 20% LAR : 30% SO	45%	-£26,039,370	-£26,456,379	-£26,495,672	-£26,927,341	-£27,072,567	-£27,182,335
50% SR : 20% LAR : 30% SO	50%	-£26,869,944	-£27,261,852	-£27,301,145	-£27,732,614	-£27,878,039	-£27,987,807

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£14,143,095	-£14,786,008	-£14,825,301	-£15,256,970	-£15,402,196	-£15,511,963
50% SR : 20% LAR : 30% SO	5%	-£14,973,668	-£15,591,482	-£15,630,774	-£16,062,444	-£16,207,669	-£16,317,437
50% SR : 20% LAR : 30% SO	10%	-£15,804,241	-£16,396,954	-£16,436,247	-£16,867,916	-£17,013,141	-£17,122,909
50% SR : 20% LAR : 30% SO	15%	-£16,634,814	-£17,202,427	-£17,241,720	-£17,673,389	-£17,818,615	-£17,928,382
50% SR : 20% LAR : 30% SO	20%	-£17,465,387	-£18,007,901	-£18,047,193	-£18,476,862	-£18,624,088	-£18,733,856
50% SR : 20% LAR : 30% SO	25%	-£18,295,960	-£18,813,373	-£18,852,665	-£19,284,335	-£19,429,560	-£19,539,328
50% SR : 20% LAR : 30% SO	30%	-£19,126,533	-£19,618,846	-£19,658,139	-£20,089,808	-£20,235,034	-£20,344,801
50% SR : 20% LAR : 30% SO	35%	-£19,957,106	-£20,424,319	-£20,463,611	-£20,895,281	-£21,040,506	-£21,150,273
50% SR : 20% LAR : 30% SO	40%	-£20,787,679	-£21,229,792	-£21,269,084	-£21,700,754	-£21,845,979	-£21,955,747
50% SR : 20% LAR : 30% SO	45%	-£21,618,252	-£22,035,264	-£22,074,556	-£22,506,226	-£22,651,453	-£22,761,220
50% SR : 20% LAR : 30% SO	50%	-£22,448,825	-£22,840,738	-£22,880,030	-£23,311,700	-£23,456,925	-£23,566,693

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%	-£12,672,818	-£13,315,732	-£13,355,024	-£13,786,694	-£13,931,919	-£14,041,687
50% SR : 20% LAR : 30% SO	5%	-£13,503,392	-£14,121,205	-£14,160,497	-£14,592,167	-£14,737,392	-£14,847,160
50% SR : 20% LAR : 30% SO	10%	-£14,333,965	-£14,926,677	-£14,965,971	-£15,397,639	-£15,542,865	-£15,652,633
50% SR : 20% LAR : 30% SO	15%	-£15,164,539	-£15,732,151	-£15,771,443	-£16,203,113	-£16,348,338	-£16,458,106
50% SR : 20% LAR : 30% SO	20%	-£15,995,112	-£16,537,624	-£16,576,917	-£17,008,585	-£17,153,812	-£17,263,579
50% SR : 20% LAR : 30% SO	25%	-£16,825,686	-£17,343,096	-£17,382,389	-£17,814,059	-£17,959,284	-£18,069,051
50% SR : 20% LAR : 30% SO	30%	-£17,656,259	-£18,148,570	-£18,187,862	-£18,619,532	-£18,764,757	-£18,874,525
50% SR : 20% LAR : 30% SO	35%	-£18,486,833	-£18,954,042	-£18,993,335	-£19,425,004	-£19,570,230	-£19,679,998
50% SR : 20% LAR : 30% SO	40%	-£19,317,406	-£19,759,515	-£19,798,808	-£20,230,478	-£20,375,703	-£20,485,471
50% SR : 20% LAR : 30% SO	45%	-£20,147,980	-£20,564,988	-£20,604,281	-£21,035,950	-£21,181,176	-£21,290,944
50% SR : 20% LAR : 30% SO	50%	-£20,978,553	-£21,370,461	-£21,409,754	-£21,841,423	-£21,986,649	-£22,096,416

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,556,957	-£11,199,870	-£11,239,163	-£11,670,832	-£11,816,058	-£11,925,825
50% SR : 20% LAR : 30% SO	5%	-£11,387,530	-£12,005,344	-£12,044,636	-£12,476,306	-£12,621,531	-£12,731,299
50% SR : 20% LAR : 30% SO	10%	-£12,218,103	-£12,810,816	-£12,850,109	-£13,281,778	-£13,427,003	-£13,536,771
50% SR : 20% LAR : 30% SO	15%	-£13,048,676	-£13,616,289	-£13,655,582	-£14,087,251	-£14,232,477	-£14,342,244
50% SR : 20% LAR : 30% SO	20%	-£13,879,250	-£14,421,763	-£14,461,055	-£14,892,724	-£15,037,950	-£15,147,718
50% SR : 20% LAR : 30% SO	25%	-£14,709,824	-£15,227,236	-£15,266,527	-£15,698,197	-£15,843,422	-£15,953,190
50% SR : 20% LAR : 30% SO	30%	-£15,540,397	-£16,032,709	-£16,072,001	-£16,503,670	-£16,648,896	-£16,758,663
50% SR : 20% LAR : 30% SO	35%	-£16,370,970	-£16,838,182	-£16,877,473	-£17,309,143	-£17,454,368	-£17,564,137
50% SR : 20% LAR : 30% SO	40%	-£17,201,543	-£17,643,655	-£17,682,946	-£18,114,616	-£18,259,841	-£18,369,609
50% SR : 20% LAR : 30% SO	45%	-£18,032,116	-£18,449,128	-£18,488,420	-£18,920,089	-£19,065,315	-£19,175,082
50% SR : 20% LAR : 30% SO	50%	-£18,862,690	-£19,254,600	-£19,293,892	-£19,725,562	-£19,870,787	-£19,980,555

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 35% AW @ 50% MR

Value Area
Barking Town Centre Flats (CIL Zone 1)

No Units 155
Site Area 0.77 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%	£887,365	-£755,114	-£793,858	-£1,223,537	-£1,368,763	-£1,478,530
50% SR : 20% LAR : 30% SO	5%	-£275,992	-£1,868,913	-£1,908,206	-£2,339,875	-£2,485,101	-£2,594,868
50% SR : 20% LAR : 30% SO	10%	-£1,460,550	-£2,985,250	-£3,024,543	-£3,456,212	-£3,601,438	-£3,711,205
50% SR : 20% LAR : 30% SO	15%	-£2,853,766	-£4,101,588	-£4,140,881	-£4,572,549	-£4,717,776	-£4,822,543
50% SR : 20% LAR : 30% SO	20%	-£3,846,980	-£5,217,925	-£5,257,218	-£5,688,887	-£5,834,113	-£5,943,880
50% SR : 20% LAR : 30% SO	25%	-£5,040,195	-£6,334,262	-£6,373,556	-£6,805,224	-£6,950,451	-£7,060,218
50% SR : 20% LAR : 30% SO	30%	-£6,233,411	-£7,450,600	-£7,489,893	-£7,921,562	-£8,066,788	-£8,176,555
50% SR : 20% LAR : 30% SO	35%	-£7,426,625	-£8,566,937	-£8,606,231	-£9,037,899	-£9,183,126	-£9,292,893
50% SR : 20% LAR : 30% SO	40%	-£8,619,841	-£9,683,275	-£9,722,568	-£10,154,237	-£10,299,463	-£10,409,230
50% SR : 20% LAR : 30% SO	45%	-£9,813,056	-£10,799,612	-£10,838,906	-£11,270,574	-£11,415,801	-£11,525,568
50% SR : 20% LAR : 30% SO	50%	-£11,006,271	-£11,915,950	-£11,955,243	-£12,386,912	-£12,532,138	-£12,641,905

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%	-£10,271,200	-£11,913,679	-£11,952,423	-£12,382,103	-£12,527,328	-£12,637,095
50% SR : 20% LAR : 30% SO	5%	-£11,434,557	-£13,027,478	-£13,066,771	-£13,496,441	-£13,641,666	-£13,751,433
50% SR : 20% LAR : 30% SO	10%	-£12,619,115	-£14,143,815	-£14,183,108	-£14,614,778	-£14,760,003	-£14,869,770
50% SR : 20% LAR : 30% SO	15%	-£13,812,331	-£15,260,153	-£15,299,446	-£15,731,115	-£15,876,341	-£15,986,108
50% SR : 20% LAR : 30% SO	20%	-£15,005,545	-£16,376,490	-£16,415,783	-£16,847,493	-£16,992,718	-£17,102,485
50% SR : 20% LAR : 30% SO	25%	-£16,198,760	-£17,492,827	-£17,532,121	-£17,963,789	-£18,109,016	-£18,218,783
50% SR : 20% LAR : 30% SO	30%	-£17,391,975	-£18,609,165	-£18,648,458	-£19,079,127	-£19,224,353	-£19,334,120
50% SR : 20% LAR : 30% SO	35%	-£18,585,191	-£19,725,502	-£19,764,796	-£20,198,464	-£20,343,691	-£20,453,458
50% SR : 20% LAR : 30% SO	40%	-£19,778,406	-£20,841,840	-£20,881,133	-£21,312,802	-£21,458,028	-£21,567,795
50% SR : 20% LAR : 30% SO	45%	-£20,971,621	-£21,958,177	-£21,997,471	-£22,429,139	-£22,574,366	-£22,684,133
50% SR : 20% LAR : 30% SO	50%	-£22,164,836	-£23,074,515	-£23,113,808	-£23,545,477	-£23,690,703	-£23,800,470

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%	-£5,890,098	-£7,492,565	-£7,531,309	-£7,960,988	-£8,106,213	-£8,215,981
50% SR : 20% LAR : 30% SO	5%	-£7,013,443	-£8,606,364	-£8,645,656	-£9,077,326	-£9,222,551	-£9,332,319
50% SR : 20% LAR : 30% SO	10%	-£8,198,001	-£9,722,701	-£9,761,993	-£10,193,663	-£10,338,888	-£10,448,656
50% SR : 20% LAR : 30% SO	15%	-£9,391,216	-£10,839,039	-£10,878,331	-£11,310,000	-£11,455,226	-£11,564,994
50% SR : 20% LAR : 30% SO	20%	-£10,584,431	-£11,955,376	-£11,994,668	-£12,426,338	-£12,571,563	-£12,681,331
50% SR : 20% LAR : 30% SO	25%	-£11,777,646	-£13,071,713	-£13,111,006	-£13,542,675	-£13,687,901	-£13,797,669
50% SR : 20% LAR : 30% SO	30%	-£12,970,861	-£14,188,051	-£14,227,343	-£14,659,013	-£14,804,238	-£14,914,006
50% SR : 20% LAR : 30% SO	35%	-£14,164,076	-£15,304,388	-£15,343,681	-£15,775,350	-£15,920,576	-£16,030,344
50% SR : 20% LAR : 30% SO	40%	-£15,357,291	-£16,420,726	-£16,460,019	-£16,891,688	-£17,036,913	-£17,146,681
50% SR : 20% LAR : 30% SO	45%	-£16,550,507	-£17,537,063	-£17,576,356	-£18,008,025	-£18,153,251	-£18,263,019
50% SR : 20% LAR : 30% SO	50%	-£17,743,721	-£18,653,401	-£18,692,693	-£19,124,363	-£19,269,588	-£19,379,356

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%	-£4,379,810	-£6,022,288	-£6,061,032	-£6,490,712	-£6,635,937	-£6,745,705
50% SR : 20% LAR : 30% SO	5%	-£5,543,166	-£7,136,088	-£7,175,380	-£7,605,060	-£7,750,285	-£7,860,053
50% SR : 20% LAR : 30% SO	10%	-£6,727,724	-£8,250,425	-£8,291,717	-£8,723,387	-£8,868,612	-£8,978,380
50% SR : 20% LAR : 30% SO	15%	-£7,920,940	-£9,364,763	-£9,406,055	-£9,839,724	-£9,984,950	-£10,094,718
50% SR : 20% LAR : 30% SO	20%	-£9,114,155	-£10,480,100	-£10,524,392	-£10,958,082	-£11,103,307	-£11,213,075
50% SR : 20% LAR : 30% SO	25%	-£10,307,369	-£11,604,438	-£11,648,730	-£12,072,399	-£12,217,625	-£12,327,393
50% SR : 20% LAR : 30% SO	30%	-£11,500,585	-£12,728,774	-£12,773,067	-£13,188,737	-£13,333,962	-£13,443,730
50% SR : 20% LAR : 30% SO	35%	-£12,693,800	-£13,853,111	-£13,897,404	-£14,305,074	-£14,450,300	-£14,560,068
50% SR : 20% LAR : 30% SO	40%	-£13,887,015	-£14,977,449	-£15,021,742	-£15,421,412	-£15,566,637	-£15,676,405
50% SR : 20% LAR : 30% SO	45%	-£15,080,230	-£16,101,787	-£16,146,080	-£16,537,749	-£16,682,975	-£16,792,743
50% SR : 20% LAR : 30% SO	50%	-£16,273,445	-£17,226,124	-£17,271,417	-£17,654,087	-£17,799,312	-£17,909,079

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,263,948	-£3,906,427	-£3,945,171	-£4,374,850	-£4,520,076	-£4,629,843
50% SR : 20% LAR : 30% SO	5%	-£3,427,305	-£5,020,226	-£5,059,519	-£5,491,188	-£5,636,414	-£5,746,181
50% SR : 20% LAR : 30% SO	10%	-£4,611,863	-£6,134,025	-£6,173,318	-£6,602,525	-£6,747,751	-£6,857,518
50% SR : 20% LAR : 30% SO	15%	-£5,805,078	-£7,257,824	-£7,297,117	-£7,723,862	-£7,869,088	-£7,978,856
50% SR : 20% LAR : 30% SO	20%	-£6,998,293	-£8,381,623	-£8,420,916	-£8,849,200	-£8,994,426	-£9,094,193
50% SR : 20% LAR : 30% SO	25%	-£8,191,508	-£9,505,422	-£9,544,715	-£9,965,537	-£10,110,763	-£10,210,531
50% SR : 20% LAR : 30% SO	30%	-£9,384,723	-£10,629,221	-£10,668,514	-£11,076,875	-£11,222,101	-£11,321,868
50% SR : 20% LAR : 30% SO	35%	-£10,577,938	-£11,753,020	-£11,792,313	-£12,192,412	-£12,337,638	-£12,437,405
50% SR : 20% LAR : 30% SO	40%	-£11,771,153	-£12,876,819	-£12,916,112	-£13,308,560	-£13,453,786	-£13,553,553
50% SR : 20% LAR : 30% SO	45%	-£12,964,368	-£14,000,618	-£14,040,911	-£14,421,887	-£14,567,113	-£14,666,881
50% SR : 20% LAR : 30% SO	50%	-£14,157,583	-£15,124,417	-£15,164,710	-£15,538,225	-£15,683,451	-£15,783,218

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

MU2 - 155 Flats, 5,020 sq m employment Industrial uses (B1c/B2/B9) and 190 sq m flexible retail commercial uses 35% AW @ 50% MR

Value Area
Barking Riverside Flats (CIL Zone 2)

No Units 155
Site Area 0.77 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%	-£6,171,531	-£7,073,330	-£7,112,622	-£7,544,292	-£7,689,517	-£7,799,285
50% SR : 20% LAR : 30% SO	5%	-£7,072,322	-£7,936,076	-£7,975,368	-£8,407,038	-£8,552,263	-£8,662,031
50% SR : 20% LAR : 30% SO	10%	-£7,973,112	-£8,798,821	-£8,838,114	-£9,269,784	-£9,415,009	-£9,524,777
50% SR : 20% LAR : 30% SO	15%	-£8,873,903	-£9,661,567	-£9,700,860	-£10,132,529	-£10,277,755	-£10,387,522
50% SR : 20% LAR : 30% SO	20%	-£9,774,693	-£10,524,313	-£10,563,606	-£10,995,275	-£11,140,501	-£11,250,268
50% SR : 20% LAR : 30% SO	25%	-£10,675,484	-£11,387,059	-£11,426,352	-£11,858,021	-£12,003,247	-£12,113,014
50% SR : 20% LAR : 30% SO	30%	-£11,576,274	-£12,249,804	-£12,289,097	-£12,720,766	-£12,865,992	-£12,975,760
50% SR : 20% LAR : 30% SO	35%	-£12,477,065	-£13,112,550	-£13,151,842	-£13,583,512	-£13,728,737	-£13,838,506
50% SR : 20% LAR : 30% SO	40%	-£13,377,855	-£13,975,296	-£14,014,588	-£14,446,258	-£14,591,483	-£14,701,252
50% SR : 20% LAR : 30% SO	45%	-£14,278,646	-£14,838,042	-£14,877,334	-£15,309,004	-£15,454,229	-£15,563,997
50% SR : 20% LAR : 30% SO	50%	-£15,179,436	-£15,700,788	-£15,740,080	-£16,171,750	-£16,316,975	-£16,426,743

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£17,330,096	-£18,231,895	-£18,271,187	-£18,702,857	-£18,848,082	-£18,957,850
50% SR : 20% LAR : 30% SO	5%	-£18,230,887	-£19,094,641	-£19,133,933	-£19,565,603	-£19,710,828	-£19,820,596
50% SR : 20% LAR : 30% SO	10%	-£19,131,677	-£19,957,387	-£19,996,679	-£20,428,349	-£20,573,574	-£20,683,342
50% SR : 20% LAR : 30% SO	15%	-£20,032,468	-£20,820,132	-£20,859,425	-£21,291,095	-£21,436,320	-£21,546,088
50% SR : 20% LAR : 30% SO	20%	-£20,933,258	-£21,682,878	-£21,722,171	-£22,153,840	-£22,299,066	-£22,408,833
50% SR : 20% LAR : 30% SO	25%	-£21,834,049	-£22,545,624	-£22,584,917	-£23,016,588	-£23,161,812	-£23,271,579
50% SR : 20% LAR : 30% SO	30%	-£22,734,839	-£23,408,369	-£23,447,663	-£23,879,331	-£24,024,555	-£24,134,323
50% SR : 20% LAR : 30% SO	35%	-£23,635,630	-£24,271,115	-£24,310,407	-£24,742,077	-£24,887,302	-£24,997,071
50% SR : 20% LAR : 30% SO	40%	-£24,536,420	-£25,133,861	-£25,173,153	-£25,604,823	-£25,750,048	-£25,859,817
50% SR : 20% LAR : 30% SO	45%	-£25,437,211	-£25,996,607	-£26,035,899	-£26,467,569	-£26,612,794	-£26,722,562
50% SR : 20% LAR : 30% SO	50%	-£26,338,001	-£26,859,353	-£26,898,645	-£27,330,315	-£27,475,540	-£27,585,308

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%	-£12,908,982	-£13,810,780	-£13,850,073	-£14,281,743	-£14,426,968	-£14,536,735
50% SR : 20% LAR : 30% SO	5%	-£13,809,772	-£14,673,526	-£14,712,819	-£15,144,488	-£15,289,714	-£15,399,481
50% SR : 20% LAR : 30% SO	10%	-£14,710,563	-£15,536,272	-£15,575,565	-£16,007,234	-£16,152,460	-£16,262,227
50% SR : 20% LAR : 30% SO	15%	-£15,611,353	-£16,399,018	-£16,438,311	-£16,869,980	-£17,015,205	-£17,124,973
50% SR : 20% LAR : 30% SO	20%	-£16,512,144	-£17,261,764	-£17,301,056	-£17,732,728	-£17,877,951	-£17,987,719
50% SR : 20% LAR : 30% SO	25%	-£17,412,934	-£18,124,510	-£18,163,802	-£18,595,472	-£18,740,697	-£18,850,465
50% SR : 20% LAR : 30% SO	30%	-£18,313,725	-£18,987,255	-£19,026,548	-£19,458,217	-£19,603,443	-£19,713,211
50% SR : 20% LAR : 30% SO	35%	-£19,214,515	-£19,850,001	-£19,889,293	-£20,320,963	-£20,466,188	-£20,575,957
50% SR : 20% LAR : 30% SO	40%	-£20,115,306	-£20,712,747	-£20,752,039	-£21,183,709	-£21,328,934	-£21,438,703
50% SR : 20% LAR : 30% SO	45%	-£21,016,096	-£21,575,492	-£21,614,785	-£22,046,455	-£22,191,680	-£22,301,447
50% SR : 20% LAR : 30% SO	50%	-£21,916,887	-£22,438,238	-£22,477,531	-£22,908,200	-£23,054,426	-£23,164,193

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial **£6,840,496**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,438,705	-£12,340,504	-£12,379,796	-£12,811,466	-£12,956,691	-£13,066,459
50% SR : 20% LAR : 30% SO	5%	-£12,339,496	-£13,203,250	-£13,242,542	-£13,674,212	-£13,819,437	-£13,929,205
50% SR : 20% LAR : 30% SO	10%	-£13,240,286	-£14,066,996	-£14,105,288	-£14,536,958	-£14,682,183	-£14,791,951
50% SR : 20% LAR : 30% SO	15%	-£14,141,077	-£14,929,742	-£14,968,034	-£15,399,704	-£15,544,929	-£15,654,697
50% SR : 20% LAR : 30% SO	20%	-£15,041,867	-£15,792,487	-£15,830,780	-£16,262,540	-£16,407,765	-£16,517,533
50% SR : 20% LAR : 30% SO	25%	-£15,942,658	-£16,655,233	-£16,693,526	-£17,125,195	-£17,270,421	-£17,380,188
50% SR : 20% LAR : 30% SO	30%	-£16,843,448	-£17,517,979	-£17,556,272	-£17,987,940	-£18,133,167	-£18,242,934
50% SR : 20% LAR : 30% SO	35%	-£17,744,239	-£18,380,724	-£18,419,017	-£18,850,586	-£18,995,812	-£19,105,580
50% SR : 20% LAR : 30% SO	40%	-£18,645,029	-£19,243,470	-£19,281,762	-£19,713,432	-£19,858,657	-£19,968,426
50% SR : 20% LAR : 30% SO	45%	-£19,545,820	-£20,106,216	-£20,144,508	-£20,576,178	-£20,721,403	-£20,831,171
50% SR : 20% LAR : 30% SO	50%	-£20,446,610	-£20,968,962	-£21,007,254	-£21,438,924	-£21,584,149	-£21,693,917

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial **£4,092,814**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,322,844	-£10,224,642	-£10,263,935	-£10,695,605	-£10,840,830	-£10,950,598
50% SR : 20% LAR : 30% SO	5%	-£10,223,635	-£11,087,388	-£11,126,681	-£11,558,350	-£11,703,575	-£11,813,343
50% SR : 20% LAR : 30% SO	10%	-£11,124,425	-£11,950,134	-£11,989,427	-£12,421,096	-£12,566,322	-£12,676,089
50% SR : 20% LAR : 30% SO	15%	-£12,025,215	-£12,812,880	-£12,852,173	-£13,283,842	-£13,429,068	-£13,538,835
50% SR : 20% LAR : 30% SO	20%	-£12,926,006	-£13,675,626	-£13,714,918	-£14,146,588	-£14,291,813	-£14,401,581
50% SR : 20% LAR : 30% SO	25%	-£13,826,796	-£14,538,372	-£14,577,664	-£15,009,334	-£15,154,559	-£15,264,327
50% SR : 20% LAR : 30% SO	30%	-£14,727,587	-£15,401,117	-£15,440,410	-£15,872,079	-£16,017,305	-£16,127,073
50% SR : 20% LAR : 30% SO	35%	-£15,628,377	-£16,263,863	-£16,303,155	-£16,734,825	-£16,880,050	-£16,989,819
50% SR : 20% LAR : 30% SO	40%	-£16,529,168	-£17,126,609	-£17,165,901	-£17,597,571	-£17,742,796	-£17,852,565
50% SR : 20% LAR : 30% SO	45%	-£17,429,958	-£17,989,354	-£18,028,647	-£18,460,317	-£18,605,542	-£18,715,310
50% SR : 20% LAR : 30% SO	50%	-£18,330,749	-£18,852,100	-£18,891,393	-£19,323,062	-£19,468,288	-£19,578,055

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

MU2 - 155 Flats, 5,020 sq m employment Industrial use (B1c/B2/B9) and 190 sq m flexible retail commercial uses 35% AW @ 50% MR

Value Area
Chadwell Heath (CIL Zone 3)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,688,955	-£2,331,869	-£2,371,162	-£2,802,832	-£2,948,057	-£3,057,824
50% SR : 20% LAR : 30% SO	5%	-£2,769,609	-£3,387,422	-£3,426,715	-£3,858,385	-£4,003,610	-£4,113,377
50% SR : 20% LAR : 30% SO	10%	-£3,850,263	-£4,442,975	-£4,482,269	-£4,913,938	-£5,059,163	-£5,168,931
50% SR : 20% LAR : 30% SO	15%	-£4,930,918	-£5,498,529	-£5,537,822	-£5,969,492	-£6,114,717	-£6,224,484
50% SR : 20% LAR : 30% SO	20%	-£6,011,572	-£6,554,082	-£6,593,375	-£7,025,045	-£7,170,270	-£7,280,037
50% SR : 20% LAR : 30% SO	25%	-£7,092,226	-£7,609,636	-£7,648,929	-£8,080,597	-£8,225,824	-£8,335,591
50% SR : 20% LAR : 30% SO	30%	-£8,172,879	-£8,665,189	-£8,704,482	-£9,136,151	-£9,281,377	-£9,391,144
50% SR : 20% LAR : 30% SO	35%	-£9,253,533	-£9,720,742	-£9,760,035	-£10,191,704	-£10,336,930	-£10,446,698
50% SR : 20% LAR : 30% SO	40%	-£10,334,187	-£10,776,296	-£10,815,589	-£11,247,258	-£11,392,484	-£11,502,251
50% SR : 20% LAR : 30% SO	45%	-£11,414,841	-£11,831,849	-£11,871,142	-£12,302,811	-£12,448,037	-£12,557,804
50% SR : 20% LAR : 30% SO	50%	-£12,495,495	-£12,887,402	-£12,926,696	-£13,358,364	-£13,503,591	-£13,613,358

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£12,847,520	-£13,490,435	-£13,529,727	-£13,961,397	-£14,106,622	-£14,216,390
50% SR : 20% LAR : 30% SO	5%	-£13,928,174	-£14,545,988	-£14,585,280	-£15,016,950	-£15,162,175	-£15,271,943
50% SR : 20% LAR : 30% SO	10%	-£15,008,828	-£15,601,541	-£15,640,834	-£16,072,503	-£16,217,728	-£16,327,497
50% SR : 20% LAR : 30% SO	15%	-£16,089,483	-£16,657,095	-£16,696,387	-£17,128,057	-£17,273,282	-£17,383,050
50% SR : 20% LAR : 30% SO	20%	-£17,170,137	-£17,712,648	-£17,751,940	-£18,183,610	-£18,328,835	-£18,438,603
50% SR : 20% LAR : 30% SO	25%	-£18,250,791	-£18,768,201	-£18,807,494	-£19,239,163	-£19,384,389	-£19,494,157
50% SR : 20% LAR : 30% SO	30%	-£19,331,445	-£19,823,754	-£19,863,047	-£20,294,717	-£20,439,942	-£20,549,710
50% SR : 20% LAR : 30% SO	35%	-£20,412,099	-£20,879,307	-£20,918,600	-£21,350,270	-£21,495,495	-£21,605,264
50% SR : 20% LAR : 30% SO	40%	-£21,492,753	-£21,934,861	-£21,974,154	-£22,405,824	-£22,551,049	-£22,660,817
50% SR : 20% LAR : 30% SO	45%	-£22,573,407	-£22,990,414	-£23,029,707	-£23,481,377	-£23,626,602	-£23,736,370
50% SR : 20% LAR : 30% SO	50%	-£23,654,061	-£24,045,967	-£24,085,261	-£24,536,930	-£24,682,155	-£24,791,924

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,426,406	-£9,069,320	-£9,108,613	-£9,540,282	-£9,685,508	-£9,795,275
50% SR : 20% LAR : 30% SO	5%	-£9,507,060	-£10,124,873	-£10,164,166	-£10,595,835	-£10,741,061	-£10,850,828
50% SR : 20% LAR : 30% SO	10%	-£10,587,714	-£11,180,426	-£11,219,720	-£11,651,388	-£11,796,614	-£11,906,382
50% SR : 20% LAR : 30% SO	15%	-£11,668,368	-£12,235,980	-£12,275,273	-£12,706,942	-£12,852,168	-£12,961,935
50% SR : 20% LAR : 30% SO	20%	-£12,749,022	-£13,291,533	-£13,330,826	-£13,762,495	-£13,907,721	-£14,017,488
50% SR : 20% LAR : 30% SO	25%	-£13,829,676	-£14,347,087	-£14,386,380	-£14,818,048	-£14,963,274	-£15,073,042
50% SR : 20% LAR : 30% SO	30%	-£14,910,330	-£15,402,640	-£15,441,933	-£15,873,602	-£16,018,828	-£16,128,595
50% SR : 20% LAR : 30% SO	35%	-£15,990,984	-£16,458,193	-£16,497,486	-£16,924,155	-£17,074,381	-£17,184,149
50% SR : 20% LAR : 30% SO	40%	-£17,071,638	-£17,513,747	-£17,553,040	-£17,984,708	-£18,129,934	-£18,239,702
50% SR : 20% LAR : 30% SO	45%	-£18,152,292	-£18,569,300	-£18,608,593	-£19,040,262	-£19,185,487	-£19,295,255
50% SR : 20% LAR : 30% SO	50%	-£19,232,946	-£19,624,853	-£19,664,147	-£20,095,815	-£20,241,041	-£20,350,809

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial **£8,640,496**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,956,129	-£7,599,044	-£7,638,336	-£8,070,006	-£8,215,231	-£8,324,999
50% SR : 20% LAR : 30% SO	5%	-£8,036,783	-£8,654,597	-£8,693,889	-£9,125,559	-£9,270,784	-£9,380,552
50% SR : 20% LAR : 30% SO	10%	-£9,117,437	-£9,710,150	-£9,749,443	-£10,181,112	-£10,326,337	-£10,436,105
50% SR : 20% LAR : 30% SO	15%	-£10,198,091	-£10,765,703	-£10,804,996	-£11,236,666	-£11,381,891	-£11,491,659
50% SR : 20% LAR : 30% SO	20%	-£11,278,745	-£11,821,257	-£11,860,549	-£12,292,219	-£12,437,444	-£12,547,212
50% SR : 20% LAR : 30% SO	25%	-£12,359,399	-£12,876,810	-£12,916,103	-£13,347,772	-£13,492,998	-£13,602,766
50% SR : 20% LAR : 30% SO	30%	-£13,440,053	-£13,932,363	-£13,971,656	-£14,403,326	-£14,548,551	-£14,658,319
50% SR : 20% LAR : 30% SO	35%	-£14,520,707	-£14,987,917	-£15,027,209	-£15,458,879	-£15,604,104	-£15,713,873
50% SR : 20% LAR : 30% SO	40%	-£15,601,361	-£16,043,470	-£16,082,763	-£16,514,437	-£16,659,662	-£16,769,430
50% SR : 20% LAR : 30% SO	45%	-£16,682,015	-£17,099,024	-£17,138,316	-£17,569,986	-£17,715,211	-£17,824,979
50% SR : 20% LAR : 30% SO	50%	-£17,762,669	-£18,154,577	-£18,193,870	-£18,625,539	-£18,770,765	-£18,880,533

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial **£4,092,814**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,840,268	-£5,483,182	-£5,522,475	-£5,954,144	-£6,099,370	-£6,209,137
50% SR : 20% LAR : 30% SO	5%	-£5,920,922	-£6,538,735	-£6,578,028	-£7,009,697	-£7,154,923	-£7,264,690
50% SR : 20% LAR : 30% SO	10%	-£7,001,576	-£7,594,288	-£7,633,582	-£8,065,256	-£8,210,476	-£8,320,244
50% SR : 20% LAR : 30% SO	15%	-£8,082,230	-£8,649,841	-£8,689,135	-£9,120,804	-£9,266,030	-£9,375,797
50% SR : 20% LAR : 30% SO	20%	-£9,162,884	-£9,705,394	-£9,744,688	-£10,176,357	-£10,321,583	-£10,431,350
50% SR : 20% LAR : 30% SO	25%	-£10,243,538	-£10,760,947	-£10,800,242	-£11,231,910	-£11,377,137	-£11,486,904
50% SR : 20% LAR : 30% SO	30%	-£11,324,192	-£11,816,500	-£11,855,795	-£12,287,464	-£12,432,690	-£12,542,457
50% SR : 20% LAR : 30% SO	35%	-£12,404,846	-£12,872,053	-£12,911,348	-£13,343,017	-£13,488,243	-£13,598,011
50% SR : 20% LAR : 30% SO	40%	-£13,485,500	-£13,927,606	-£13,966,900	-£14,398,571	-£14,543,797	-£14,653,564
50% SR : 20% LAR : 30% SO	45%	-£14,566,154	-£14,983,162	-£15,022,455	-£15,454,124	-£15,599,350	-£15,709,117
50% SR : 20% LAR : 30% SO	50%	-£15,646,808	-£16,038,715	-£16,078,009	-£16,509,677	-£16,654,904	-£16,764,671

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 35% AW @ 50% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£5,424,435	£6,067,349	£6,106,641	£6,538,311	£6,683,536	£6,793,304
50% SR : 20% LAR : 30% SO	5%	£6,353,450	£6,971,262	£7,010,555	£7,442,224	£7,587,450	£7,697,217
50% SR : 20% LAR : 30% SO	10%	£7,282,463	£7,875,176	£7,914,468	£8,346,138	£8,491,363	£8,601,132
50% SR : 20% LAR : 30% SO	15%	£8,211,478	£8,779,090	£8,818,383	£9,250,052	£9,395,278	£9,505,045
50% SR : 20% LAR : 30% SO	20%	£9,140,492	£9,683,004	£9,722,296	£10,153,966	£10,299,191	£10,408,959
50% SR : 20% LAR : 30% SO	25%	£10,069,507	£10,586,918	£10,626,210	£11,057,880	£11,203,105	£11,312,873
50% SR : 20% LAR : 30% SO	30%	£10,998,521	£11,490,831	£11,530,124	£11,961,793	£12,107,019	£12,216,786
50% SR : 20% LAR : 30% SO	35%	£11,927,536	£12,394,745	£12,434,038	£12,865,707	£13,010,932	£13,120,701
50% SR : 20% LAR : 30% SO	40%	£12,856,549	£13,298,659	£13,337,952	£13,769,621	£13,914,847	£14,024,614
50% SR : 20% LAR : 30% SO	45%	£13,785,564	£14,202,573	£14,241,866	£14,673,535	£14,818,760	£14,928,528
50% SR : 20% LAR : 30% SO	50%	£14,714,578	£15,106,486	£15,145,779	£15,577,449	£15,722,674	£15,832,442

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£16,583,000	£17,225,914	£17,265,206	£17,696,876	£17,842,301	£17,951,869
50% SR : 20% LAR : 30% SO	5%	£17,512,015	£18,129,827	£18,169,120	£18,600,790	£18,746,015	£18,855,782
50% SR : 20% LAR : 30% SO	10%	£18,441,028	£19,033,741	£19,073,033	£19,504,703	£19,649,928	£19,759,697
50% SR : 20% LAR : 30% SO	15%	£19,370,043	£19,937,655	£19,976,948	£20,408,618	£20,553,843	£20,663,610
50% SR : 20% LAR : 30% SO	20%	£20,299,057	£20,841,569	£20,880,861	£21,312,531	£21,457,756	£21,567,524
50% SR : 20% LAR : 30% SO	25%	£21,228,072	£21,745,483	£21,784,775	£22,216,445	£22,361,670	£22,471,438
50% SR : 20% LAR : 30% SO	30%	£22,157,086	£22,649,396	£22,688,689	£23,120,359	£23,265,584	£23,375,351
50% SR : 20% LAR : 30% SO	35%	£23,086,101	£23,553,310	£23,592,603	£24,024,272	£24,169,497	£24,279,266
50% SR : 20% LAR : 30% SO	40%	£24,015,114	£24,457,224	£24,496,517	£24,928,187	£25,073,412	£25,183,179
50% SR : 20% LAR : 30% SO	45%	£24,944,129	£25,361,138	£25,400,430	£25,832,104	£25,977,325	£26,087,093
50% SR : 20% LAR : 30% SO	50%	£25,873,143	£26,265,052	£26,304,344	£26,736,014	£26,881,239	£26,991,007

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%	£12,161,886	£12,804,799	£12,844,092	£13,275,761	£13,420,987	£13,530,754
50% SR : 20% LAR : 30% SO	5%	£13,090,900	£13,708,713	£13,748,005	£14,179,675	£14,324,900	£14,434,668
50% SR : 20% LAR : 30% SO	10%	£14,019,914	£14,612,626	£14,651,919	£15,083,589	£15,228,814	£15,338,582
50% SR : 20% LAR : 30% SO	15%	£14,948,928	£15,516,541	£15,555,833	£15,987,503	£16,132,728	£16,242,496
50% SR : 20% LAR : 30% SO	20%	£15,877,943	£16,420,455	£16,459,747	£16,891,417	£17,036,642	£17,146,410
50% SR : 20% LAR : 30% SO	25%	£16,806,957	£17,324,368	£17,363,661	£17,795,330	£17,940,555	£18,050,323
50% SR : 20% LAR : 30% SO	30%	£17,735,972	£18,228,282	£18,267,574	£18,699,244	£18,844,469	£18,954,237
50% SR : 20% LAR : 30% SO	35%	£18,664,986	£19,132,195	£19,171,488	£19,603,158	£19,748,383	£19,858,151
50% SR : 20% LAR : 30% SO	40%	£19,594,000	£20,036,109	£20,075,402	£20,507,072	£20,652,297	£20,762,065
50% SR : 20% LAR : 30% SO	45%	£20,523,014	£20,940,024	£20,979,316	£21,410,986	£21,556,211	£21,665,979
50% SR : 20% LAR : 30% SO	50%	£21,452,028	£21,843,937	£21,883,230	£22,314,899	£22,460,125	£22,569,892

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£10,691,609	£11,334,523	£11,373,815	£11,805,485	£11,950,710	£12,060,478
50% SR : 20% LAR : 30% SO	5%	£11,620,624	£12,238,436	£12,277,729	£12,709,398	£12,854,624	£12,964,391
50% SR : 20% LAR : 30% SO	10%	£12,549,637	£13,142,350	£13,181,642	£13,613,312	£13,758,537	£13,868,306
50% SR : 20% LAR : 30% SO	15%	£13,478,652	£14,046,263	£14,085,555	£14,517,227	£14,662,452	£14,772,220
50% SR : 20% LAR : 30% SO	20%	£14,407,666	£14,950,176	£14,989,471	£15,421,140	£15,566,365	£15,676,133
50% SR : 20% LAR : 30% SO	25%	£15,336,681	£15,854,089	£15,893,384	£16,325,054	£16,470,279	£16,580,047
50% SR : 20% LAR : 30% SO	30%	£16,265,695	£16,758,000	£16,797,298	£17,228,967	£17,374,193	£17,483,960
50% SR : 20% LAR : 30% SO	35%	£17,194,710	£17,661,919	£17,701,212	£18,132,881	£18,278,106	£18,387,875
50% SR : 20% LAR : 30% SO	40%	£18,123,723	£18,565,834	£18,605,126	£19,036,796	£19,182,021	£19,291,789
50% SR : 20% LAR : 30% SO	45%	£19,052,738	£19,469,747	£19,509,040	£19,940,709	£20,085,935	£20,195,702
50% SR : 20% LAR : 30% SO	50%	£19,981,752	£20,373,661	£20,412,953	£20,844,623	£20,989,848	£21,099,616

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£8,575,748	£9,218,661	£9,257,954	£9,689,623	£9,834,849	£9,944,616
50% SR : 20% LAR : 30% SO	5%	£9,504,762	£10,122,575	£10,161,867	£10,593,537	£10,738,762	£10,848,530
50% SR : 20% LAR : 30% SO	10%	£10,433,776	£11,026,489	£11,065,781	£11,497,451	£11,642,676	£11,752,445
50% SR : 20% LAR : 30% SO	15%	£11,362,790	£11,930,403	£11,969,696	£12,401,365	£12,546,591	£12,656,358
50% SR : 20% LAR : 30% SO	20%	£12,291,805	£12,834,317	£12,873,609	£13,305,279	£13,450,504	£13,560,272
50% SR : 20% LAR : 30% SO	25%	£13,220,819	£13,738,230	£13,777,523	£14,209,182	£14,354,418	£14,464,185
50% SR : 20% LAR : 30% SO	30%	£14,149,834	£14,642,144	£14,681,436	£15,113,106	£15,258,331	£15,368,099
50% SR : 20% LAR : 30% SO	35%	£15,078,848	£15,546,057	£15,585,350	£16,017,026	£16,162,251	£16,272,018
50% SR : 20% LAR : 30% SO	40%	£16,007,862	£16,449,972	£16,489,265	£16,920,946	£17,066,171	£17,175,937
50% SR : 20% LAR : 30% SO	45%	£16,936,876	£17,353,886	£17,393,178	£17,824,866	£17,970,091	£18,079,857
50% SR : 20% LAR : 30% SO	50%	£17,865,891	£18,257,799	£18,297,092	£18,728,761	£18,873,987	£18,983,754

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

MU2 - 155 Flats, 5,020 sq m employment industrial uses (B1c/B2/B8) and 190 sq m flexible retail commercial uses 35% AW @ 60% MR

Value Area
Becontree and Valence Park (CIL Zone 3)

No Units 155
Site Area 0.77 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,039,271	-£8,682,184	-£8,721,477	-£9,153,146	-£9,298,372	-£9,408,139
50% SR : 20% LAR : 30% SO	5%	-£8,869,844	-£9,487,657	-£9,526,950	-£9,958,619	-£10,103,845	-£10,213,613
50% SR : 20% LAR : 30% SO	10%	-£9,700,417	-£10,293,130	-£10,332,422	-£10,764,092	-£10,909,317	-£11,019,085
50% SR : 20% LAR : 30% SO	15%	-£10,530,991	-£11,098,603	-£11,137,896	-£11,569,565	-£11,714,791	-£11,824,558
50% SR : 20% LAR : 30% SO	20%	-£11,361,565	-£11,904,076	-£11,943,368	-£12,375,038	-£12,520,263	-£12,630,032
50% SR : 20% LAR : 30% SO	25%	-£12,192,138	-£12,709,549	-£12,748,841	-£13,180,511	-£13,325,736	-£13,435,504
50% SR : 20% LAR : 30% SO	30%	-£13,022,711	-£13,515,021	-£13,554,315	-£13,985,983	-£14,131,210	-£14,240,977
50% SR : 20% LAR : 30% SO	35%	-£13,853,284	-£14,320,495	-£14,359,787	-£14,791,457	-£14,936,682	-£15,046,450
50% SR : 20% LAR : 30% SO	40%	-£14,683,859	-£15,125,968	-£15,165,260	-£15,596,930	-£15,742,155	-£15,851,923
50% SR : 20% LAR : 30% SO	45%	-£15,514,432	-£15,931,440	-£15,970,733	-£16,402,402	-£16,547,628	-£16,657,396
50% SR : 20% LAR : 30% SO	50%	-£16,345,005	-£16,736,914	-£16,776,206	-£17,207,876	-£17,353,101	-£17,462,869

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£19,197,836	-£19,840,749	-£19,880,042	-£20,311,711	-£20,456,937	-£20,566,704
50% SR : 20% LAR : 30% SO	5%	-£20,028,409	-£20,646,223	-£20,685,515	-£21,117,184	-£21,262,410	-£21,372,178
50% SR : 20% LAR : 30% SO	10%	-£20,858,982	-£21,451,695	-£21,490,987	-£21,922,657	-£22,067,882	-£22,177,650
50% SR : 20% LAR : 30% SO	15%	-£21,689,555	-£22,257,168	-£22,296,461	-£22,728,130	-£22,873,356	-£22,983,123
50% SR : 20% LAR : 30% SO	20%	-£22,520,130	-£23,062,641	-£23,101,933	-£23,533,603	-£23,678,828	-£23,788,597
50% SR : 20% LAR : 30% SO	25%	-£23,350,703	-£23,868,114	-£23,907,406	-£24,339,076	-£24,484,301	-£24,594,069
50% SR : 20% LAR : 30% SO	30%	-£24,181,276	-£24,673,586	-£24,712,880	-£25,144,548	-£25,289,775	-£25,399,542
50% SR : 20% LAR : 30% SO	35%	-£25,011,850	-£25,479,059	-£25,518,352	-£26,350,022	-£26,495,247	-£26,605,015
50% SR : 20% LAR : 30% SO	40%	-£25,842,424	-£26,284,533	-£26,323,825	-£26,755,495	-£26,900,720	-£27,010,488
50% SR : 20% LAR : 30% SO	45%	-£26,672,997	-£27,090,005	-£27,129,298	-£27,560,957	-£27,706,183	-£27,816,951
50% SR : 20% LAR : 30% SO	50%	-£27,503,570	-£27,895,479	-£27,934,771	-£28,366,441	-£28,511,666	-£28,621,434

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£14,776,722	-£15,419,635	-£15,458,927	-£15,890,597	-£16,035,822	-£16,145,590
50% SR : 20% LAR : 30% SO	5%	-£15,607,295	-£16,225,108	-£16,264,401	-£16,696,069	-£16,841,296	-£16,951,063
50% SR : 20% LAR : 30% SO	10%	-£16,437,868	-£17,030,581	-£17,069,873	-£17,501,543	-£17,646,768	-£17,756,536
50% SR : 20% LAR : 30% SO	15%	-£17,268,441	-£17,836,054	-£17,875,346	-£18,307,016	-£18,452,241	-£18,562,009
50% SR : 20% LAR : 30% SO	20%	-£18,099,015	-£18,641,526	-£18,680,819	-£19,112,488	-£19,257,714	-£19,367,482
50% SR : 20% LAR : 30% SO	25%	-£18,929,588	-£19,447,000	-£19,486,292	-£19,917,962	-£20,063,187	-£20,172,955
50% SR : 20% LAR : 30% SO	30%	-£19,760,162	-£20,252,472	-£20,291,765	-£20,723,434	-£20,868,660	-£20,978,428
50% SR : 20% LAR : 30% SO	35%	-£20,590,735	-£21,057,945	-£21,097,238	-£21,528,907	-£21,674,133	-£21,783,900
50% SR : 20% LAR : 30% SO	40%	-£21,421,309	-£21,863,419	-£21,902,711	-£22,334,381	-£22,479,606	-£22,589,374
50% SR : 20% LAR : 30% SO	45%	-£22,251,882	-£22,668,891	-£22,708,183	-£23,139,853	-£23,285,078	-£23,394,847
50% SR : 20% LAR : 30% SO	50%	-£23,082,456	-£23,474,364	-£23,513,657	-£23,945,328	-£24,090,552	-£24,200,319

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%	-£13,306,445	-£13,949,358	-£13,988,651	-£14,420,320	-£14,565,546	-£14,675,313
50% SR : 20% LAR : 30% SO	5%	-£14,137,018	-£14,754,832	-£14,794,124	-£15,225,793	-£15,371,019	-£15,480,787
50% SR : 20% LAR : 30% SO	10%	-£14,967,591	-£15,560,304	-£15,599,596	-£16,031,266	-£16,176,491	-£16,286,259
50% SR : 20% LAR : 30% SO	15%	-£15,798,165	-£16,365,777	-£16,405,070	-£16,836,739	-£16,981,965	-£17,091,732
50% SR : 20% LAR : 30% SO	20%	-£16,628,739	-£17,171,250	-£17,210,542	-£17,642,212	-£17,787,437	-£17,897,205
50% SR : 20% LAR : 30% SO	25%	-£17,459,312	-£17,976,723	-£18,016,016	-£18,447,685	-£18,592,911	-£18,702,678
50% SR : 20% LAR : 30% SO	30%	-£18,289,885	-£18,782,195	-£18,821,489	-£19,253,158	-£19,398,384	-£19,508,151
50% SR : 20% LAR : 30% SO	35%	-£19,120,459	-£19,587,668	-£19,626,961	-£20,058,631	-£20,203,856	-£20,313,624
50% SR : 20% LAR : 30% SO	40%	-£19,951,032	-£20,393,142	-£20,432,435	-£20,864,104	-£21,009,330	-£21,119,097
50% SR : 20% LAR : 30% SO	45%	-£20,781,606	-£21,198,614	-£21,237,907	-£21,669,577	-£21,814,802	-£21,924,571
50% SR : 20% LAR : 30% SO	50%	-£21,612,179	-£22,004,088	-£22,043,380	-£22,475,050	-£22,620,275	-£22,730,043

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£11,190,584	-£11,833,497	-£11,872,789	-£12,304,459	-£12,449,684	-£12,559,452
50% SR : 20% LAR : 30% SO	5%	-£12,021,157	-£12,638,970	-£12,678,263	-£13,109,931	-£13,255,156	-£13,364,923
50% SR : 20% LAR : 30% SO	10%	-£12,851,730	-£13,444,443	-£13,483,735	-£13,915,405	-£14,060,630	-£14,170,398
50% SR : 20% LAR : 30% SO	15%	-£13,682,303	-£14,249,916	-£14,289,208	-£14,720,878	-£14,866,103	-£14,975,871
50% SR : 20% LAR : 30% SO	20%	-£14,512,876	-£15,055,389	-£15,094,681	-£15,526,350	-£15,671,575	-£15,781,343
50% SR : 20% LAR : 30% SO	25%	-£15,343,450	-£15,860,862	-£15,900,154	-£16,331,824	-£16,477,049	-£16,586,817
50% SR : 20% LAR : 30% SO	30%	-£16,174,024	-£16,666,334	-£16,705,627	-£17,137,296	-£17,282,522	-£17,392,289
50% SR : 20% LAR : 30% SO	35%	-£17,004,597	-£17,471,807	-£17,511,100	-£17,942,769	-£18,087,995	-£18,197,762
50% SR : 20% LAR : 30% SO	40%	-£17,835,170	-£18,277,280	-£18,316,573	-£18,748,243	-£18,893,468	-£19,003,236
50% SR : 20% LAR : 30% SO	45%	-£18,665,744	-£19,082,753	-£19,122,045	-£19,553,715	-£19,698,940	-£19,808,707
50% SR : 20% LAR : 30% SO	50%	-£19,496,318	-£19,888,226	-£19,927,519	-£20,359,189	-£20,504,414	-£20,614,181

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 0% AW

Value Area	Barking Town Centre Flats (CIL Zone 1)
------------	--

No Units	200
Site Area	0.3 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%	£4,066,808	£2,222,445	£2,175,358	£1,719,042	£1,545,006	£1,413,462
50% SR : 20% LAR : 30% SO	5%	£2,825,969	£1,065,146	£1,018,058	£560,814	£384,316	£250,910
50% SR : 20% LAR : 30% SO	10%	£1,585,130	£103,309	£151,740	£621,062	£800,058	£935,351
50% SR : 20% LAR : 30% SO	15%	£341,220	£1,293,121	£1,341,552	£1,810,873	£1,989,869	£2,125,363
50% SR : 20% LAR : 30% SO	20%	£929,883	£2,482,933	£2,531,363	£3,000,685	£3,179,681	£3,314,975
50% SR : 20% LAR : 30% SO	25%	£2,205,415	£3,679,067	£3,728,182	£4,204,145	£4,385,675	£4,522,882
50% SR : 20% LAR : 30% SO	30%	£3,487,801	£4,888,759	£4,937,874	£5,413,837	£5,595,366	£5,732,574
50% SR : 20% LAR : 30% SO	35%	£4,784,630	£6,098,451	£6,147,566	£6,623,529	£6,805,059	£6,942,267
50% SR : 20% LAR : 30% SO	40%	£6,081,458	£7,308,143	£7,357,258	£7,833,221	£8,014,751	£8,151,959
50% SR : 20% LAR : 30% SO	45%	£7,378,286	£8,517,835	£8,566,951	£9,042,914	£9,224,443	£9,361,651
50% SR : 20% LAR : 30% SO	50%	£8,675,115	£9,727,527	£9,776,642	£10,252,605	£10,434,135	£10,571,343

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%	£280,685	£2,125,048	£2,172,135	£2,628,451	£2,802,487	£2,934,031
50% SR : 20% LAR : 30% SO	5%	£1,521,524	£3,282,347	£3,329,435	£3,786,679	£3,963,177	£4,096,583
50% SR : 20% LAR : 30% SO	10%	£2,782,363	£4,450,802	£4,499,232	£4,968,555	£5,147,551	£5,282,844
50% SR : 20% LAR : 30% SO	15%	£4,006,273	£5,640,614	£5,689,044	£6,158,366	£6,337,362	£6,472,656
50% SR : 20% LAR : 30% SO	20%	£5,277,176	£6,830,426	£6,878,856	£7,348,177	£7,527,174	£7,662,468
50% SR : 20% LAR : 30% SO	25%	£6,552,908	£8,026,560	£8,075,675	£8,551,638	£8,733,167	£8,870,375
50% SR : 20% LAR : 30% SO	30%	£7,835,294	£9,236,251	£9,285,367	£9,781,330	£9,942,859	£10,080,067
50% SR : 20% LAR : 30% SO	35%	£9,132,123	£10,445,944	£10,495,060	£10,971,022	£11,152,552	£11,289,760
50% SR : 20% LAR : 30% SO	40%	£10,428,950	£11,655,636	£11,704,751	£12,180,714	£12,362,244	£12,499,452
50% SR : 20% LAR : 30% SO	45%	£11,725,779	£12,865,328	£12,914,444	£13,390,407	£13,571,936	£13,709,144
50% SR : 20% LAR : 30% SO	50%	£13,022,608	£14,075,020	£14,124,135	£14,600,098	£14,781,627	£14,918,835

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,938

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,441,827	£402,535	£449,623	£905,939	£1,079,975	£1,211,519
50% SR : 20% LAR : 30% SO	5%	£200,988	£1,559,835	£1,606,923	£2,064,167	£2,240,665	£2,374,071
50% SR : 20% LAR : 30% SO	10%	£1,039,851	£2,728,290	£2,776,720	£3,246,042	£3,425,039	£3,560,331
50% SR : 20% LAR : 30% SO	15%	£2,283,761	£3,918,102	£3,966,532	£4,435,853	£4,614,850	£4,750,143
50% SR : 20% LAR : 30% SO	20%	£3,594,664	£5,107,914	£5,156,343	£5,625,665	£5,804,662	£5,939,955
50% SR : 20% LAR : 30% SO	25%	£4,830,396	£6,304,048	£6,353,163	£6,823,126	£7,010,655	£7,147,863
50% SR : 20% LAR : 30% SO	30%	£6,112,782	£7,513,739	£7,562,855	£8,038,818	£8,220,347	£8,357,555
50% SR : 20% LAR : 30% SO	35%	£7,409,611	£8,723,432	£8,772,547	£9,248,510	£9,430,040	£9,567,248
50% SR : 20% LAR : 30% SO	40%	£8,706,438	£9,933,124	£9,982,239	£10,458,202	£10,639,732	£10,776,940
50% SR : 20% LAR : 30% SO	45%	£10,003,267	£11,142,816	£11,191,931	£11,667,894	£11,849,424	£11,986,631
50% SR : 20% LAR : 30% SO	50%	£11,300,095	£12,352,508	£12,401,623	£12,877,586	£13,059,115	£13,196,323

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,488

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,014,662	£170,300	£123,212	£333,104	£507,140	£638,684
50% SR : 20% LAR : 30% SO	5%	£773,823	£987,000	£1,034,088	£1,491,332	£1,667,830	£1,801,236
50% SR : 20% LAR : 30% SO	10%	£467,016	£2,155,455	£2,203,885	£2,673,207	£2,852,204	£2,987,496
50% SR : 20% LAR : 30% SO	15%	£1,710,926	£3,345,267	£3,393,697	£3,863,018	£4,042,015	£4,177,308
50% SR : 20% LAR : 30% SO	20%	£2,981,829	£4,535,079	£4,583,508	£5,052,830	£5,231,827	£5,367,120
50% SR : 20% LAR : 30% SO	25%	£4,257,561	£5,731,213	£5,780,328	£6,256,291	£6,437,820	£6,573,028
50% SR : 20% LAR : 30% SO	30%	£5,539,947	£6,940,904	£6,990,020	£7,465,983	£7,647,512	£7,784,720
50% SR : 20% LAR : 30% SO	35%	£6,836,778	£8,150,597	£8,199,712	£8,675,675	£8,857,205	£8,994,413
50% SR : 20% LAR : 30% SO	40%	£8,133,603	£9,360,289	£9,409,404	£9,855,367	£10,066,897	£10,204,105
50% SR : 20% LAR : 30% SO	45%	£9,430,432	£10,569,981	£10,619,096	£11,095,059	£11,276,588	£11,413,796
50% SR : 20% LAR : 30% SO	50%	£10,727,260	£11,779,673	£11,828,788	£12,304,751	£12,486,280	£12,623,488

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,839,024	£994,661	£947,574	£491,258	£317,222	£185,678
50% SR : 20% LAR : 30% SO	5%	£1,598,184	£1,623,638	£209,728	£666,970	£843,468	£976,776
50% SR : 20% LAR : 30% SO	10%	£357,346	£1,331,093	£1,379,524	£1,848,846	£2,027,842	£2,163,135
50% SR : 20% LAR : 30% SO	15%	£866,564	£2,520,905	£2,569,336	£3,038,657	£3,217,653	£3,352,947
50% SR : 20% LAR : 30% SO	20%	£2,157,468	£3,710,717	£3,759,147	£4,228,469	£4,407,465	£4,542,759
50% SR : 20% LAR : 30% SO	25%	£3,433,200	£4,906,861	£4,955,967	£5,431,930	£5,613,459	£5,750,667
50% SR : 20% LAR : 30% SO	30%	£4,715,586	£6,116,543	£6,165,658	£6,641,621	£6,823,151	£6,960,359
50% SR : 20% LAR : 30% SO	35%	£6,012,414	£7,326,235	£7,375,350	£7,851,313	£8,032,843	£8,170,051
50% SR : 20% LAR : 30% SO	40%	£7,309,242	£8,535,927	£8,585,042	£9,061,005	£9,242,535	£9,379,743
50% SR : 20% LAR : 30% SO	45%	£8,606,070	£9,745,619	£9,794,735	£10,270,698	£10,452,227	£10,589,435
50% SR : 20% LAR : 30% SO	50%	£9,902,899	£10,955,311	£11,004,427	£11,480,390	£11,661,919	£11,799,127

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 0% AW	
---	--

Value Area	Barking Riverside Flats (CIL Zone 2)
------------	--------------------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,472,059	-£4,514,614	-£4,563,728	-£5,039,691	-£5,221,221	-£5,358,429
50% SR : 20% LAR : 30% SO	5%	-£4,448,718	-£5,449,078	-£5,498,193	-£5,974,156	-£6,155,686	-£6,292,894
50% SR : 20% LAR : 30% SO	10%	-£5,426,305	-£6,383,543	-£6,432,658	-£6,908,621	-£7,090,151	-£7,227,359
50% SR : 20% LAR : 30% SO	15%	-£6,403,891	-£7,318,007	-£7,367,123	-£7,843,086	-£8,024,615	-£8,161,823
50% SR : 20% LAR : 30% SO	20%	-£7,381,477	-£8,252,472	-£8,301,588	-£8,777,551	-£8,959,080	-£9,096,288
50% SR : 20% LAR : 30% SO	25%	-£8,359,063	-£9,186,937	-£9,236,052	-£9,712,015	-£9,893,544	-£10,030,752
50% SR : 20% LAR : 30% SO	30%	-£9,336,650	-£10,121,402	-£10,170,517	-£10,646,480	-£10,828,010	-£10,965,218
50% SR : 20% LAR : 30% SO	35%	-£10,314,236	-£11,055,867	-£11,104,982	-£11,580,944	-£11,762,475	-£11,899,683
50% SR : 20% LAR : 30% SO	40%	-£11,291,822	-£11,990,331	-£12,039,446	-£12,515,410	-£12,696,939	-£12,834,147
50% SR : 20% LAR : 30% SO	45%	-£12,269,409	-£12,924,796	-£12,973,912	-£13,449,875	-£13,631,404	-£13,768,612
50% SR : 20% LAR : 30% SO	50%	-£13,246,995	-£13,859,261	-£13,908,376	-£14,384,339	-£14,565,868	-£14,703,076

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,819,552	-£8,862,107	-£8,911,221	-£9,387,184	-£9,568,714	-£9,705,922
50% SR : 20% LAR : 30% SO	5%	-£8,796,211	-£9,796,571	-£9,845,686	-£10,321,649	-£10,503,179	-£10,640,387
50% SR : 20% LAR : 30% SO	10%	-£9,773,797	-£10,731,036	-£10,780,150	-£11,256,114	-£11,437,644	-£11,574,851
50% SR : 20% LAR : 30% SO	15%	-£10,751,384	-£11,665,500	-£11,714,616	-£12,190,579	-£12,372,108	-£12,509,316
50% SR : 20% LAR : 30% SO	20%	-£11,728,970	-£12,599,965	-£12,649,081	-£13,125,044	-£13,306,573	-£13,443,781
50% SR : 20% LAR : 30% SO	25%	-£12,706,556	-£13,534,430	-£13,583,545	-£14,059,508	-£14,241,037	-£14,378,245
50% SR : 20% LAR : 30% SO	30%	-£13,684,143	-£14,468,895	-£14,518,010	-£14,993,973	-£15,175,503	-£15,312,711
50% SR : 20% LAR : 30% SO	35%	-£14,661,729	-£15,403,360	-£15,452,474	-£15,928,437	-£16,109,966	-£16,247,175
50% SR : 20% LAR : 30% SO	40%	-£15,639,315	-£16,337,824	-£16,386,939	-£16,862,903	-£17,044,432	-£17,181,640
50% SR : 20% LAR : 30% SO	45%	-£16,616,901	-£17,272,289	-£17,321,405	-£17,797,368	-£17,978,897	-£18,116,105
50% SR : 20% LAR : 30% SO	50%	-£17,594,488	-£18,206,754	-£18,255,869	-£18,731,832	-£18,913,361	-£19,050,569

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%	-£6,097,040	-£7,139,595	-£7,188,709	-£7,664,672	-£7,846,202	-£7,983,410
50% SR : 20% LAR : 30% SO	5%	-£7,073,699	-£8,074,059	-£8,123,174	-£8,599,137	-£8,780,667	-£8,917,875
50% SR : 20% LAR : 30% SO	10%	-£8,050,358	-£9,008,524	-£9,057,638	-£9,532,602	-£9,714,131	-£9,851,339
50% SR : 20% LAR : 30% SO	15%	-£9,027,017	-£9,942,989	-£9,992,104	-£10,467,067	-£10,648,596	-£10,785,804
50% SR : 20% LAR : 30% SO	20%	-£10,003,676	-£10,877,453	-£10,926,568	-£11,402,531	-£11,584,061	-£11,721,269
50% SR : 20% LAR : 30% SO	25%	-£10,980,335	-£11,811,917	-£11,861,033	-£12,336,996	-£12,518,525	-£12,655,733
50% SR : 20% LAR : 30% SO	30%	-£11,956,994	-£12,746,382	-£12,795,497	-£13,271,461	-£13,452,991	-£13,590,199
50% SR : 20% LAR : 30% SO	35%	-£12,933,653	-£13,680,846	-£13,729,962	-£14,205,925	-£14,387,455	-£14,524,663
50% SR : 20% LAR : 30% SO	40%	-£13,910,312	-£14,615,310	-£14,664,425	-£15,140,389	-£15,321,919	-£15,459,127
50% SR : 20% LAR : 30% SO	45%	-£14,886,971	-£15,549,774	-£15,598,889	-£16,074,853	-£16,256,383	-£16,393,591
50% SR : 20% LAR : 30% SO	50%	-£15,863,630	-£16,484,238	-£16,533,353	-£17,009,317	-£17,190,847	-£17,328,055

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,524,205	-£6,566,760	-£6,615,874	-£7,091,837	-£7,273,367	-£7,410,575
50% SR : 20% LAR : 30% SO	5%	-£6,500,864	-£7,501,224	-£7,550,339	-£8,026,302	-£8,207,832	-£8,345,040
50% SR : 20% LAR : 30% SO	10%	-£7,477,523	-£8,435,689	-£8,484,803	-£8,960,767	-£9,142,296	-£9,279,504
50% SR : 20% LAR : 30% SO	15%	-£8,454,182	-£9,370,153	-£9,419,268	-£9,895,232	-£10,076,761	-£10,213,969
50% SR : 20% LAR : 30% SO	20%	-£9,430,841	-£10,304,618	-£10,353,734	-£10,829,696	-£11,011,226	-£11,148,434
50% SR : 20% LAR : 30% SO	25%	-£10,407,500	-£11,239,082	-£11,288,198	-£11,764,161	-£11,945,690	-£12,082,898
50% SR : 20% LAR : 30% SO	30%	-£11,384,159	-£12,173,546	-£12,222,662	-£12,698,625	-£12,880,155	-£13,017,363
50% SR : 20% LAR : 30% SO	35%	-£12,360,818	-£13,108,010	-£13,157,126	-£13,633,089	-£13,814,619	-£13,951,827
50% SR : 20% LAR : 30% SO	40%	-£13,337,477	-£14,042,474	-£14,091,590	-£14,567,553	-£14,749,083	-£14,886,291
50% SR : 20% LAR : 30% SO	45%	-£14,314,136	-£14,976,938	-£15,026,054	-£15,502,017	-£15,683,547	-£15,820,755
50% SR : 20% LAR : 30% SO	50%	-£15,290,795	-£15,911,402	-£15,960,517	-£16,436,480	-£16,618,010	-£16,755,218

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%	-£4,899,843	-£5,742,398	-£5,791,513	-£6,267,476	-£6,448,006	-£6,586,214
50% SR : 20% LAR : 30% SO	5%	-£5,876,502	-£6,718,057	-£6,767,172	-£7,201,940	-£7,382,470	-£7,520,678
50% SR : 20% LAR : 30% SO	10%	-£6,853,161	-£7,693,716	-£7,742,831	-£8,136,808	-£8,317,338	-£8,455,546
50% SR : 20% LAR : 30% SO	15%	-£7,829,820	-£8,669,375	-£8,718,490	-£9,071,676	-£9,252,206	-£9,390,414
50% SR : 20% LAR : 30% SO	20%	-£8,806,479	-£9,645,034	-£9,694,149	-£10,006,540	-£10,187,070	-£10,325,278
50% SR : 20% LAR : 30% SO	25%	-£9,783,138	-£10,620,693	-£10,669,808	-£10,941,406	-£11,121,936	-£11,260,144
50% SR : 20% LAR : 30% SO	30%	-£10,759,797	-£11,596,352	-£11,645,467	-£11,876,262	-£12,056,792	-£12,195,000
50% SR : 20% LAR : 30% SO	35%	-£11,736,456	-£12,572,011	-£12,621,126	-£13,001,118	-£13,181,648	-£13,320,856
50% SR : 20% LAR : 30% SO	40%	-£12,713,115	-£13,547,670	-£13,596,785	-£14,025,974	-£14,206,504	-£14,345,712
50% SR : 20% LAR : 30% SO	45%	-£13,689,774	-£14,523,329	-£14,572,444	-£14,950,830	-£15,131,360	-£15,270,568
50% SR : 20% LAR : 30% SO	50%	-£14,666,433	-£15,498,988	-£15,548,103	-£15,875,686	-£16,056,216	-£16,195,424

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 0% AW

Value Area	Chadwell Heath (CIL Zone 3)
------------	-----------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,327,572	£608,361	£560,607	£97,834	£79,778	£215,071
50% SR : 20% LAR : 30% SO	5%	£199,039	£509,675	£558,105	£1,027,427	£1,206,424	£1,341,717
50% SR : 20% LAR : 30% SO	10%	£952,842	£1,636,321	£1,684,750	£2,154,072	£2,333,068	£2,468,362
50% SR : 20% LAR : 30% SO	15%	£2,107,540	£2,762,965	£2,811,396	£3,280,717	£3,460,319	£3,597,527
50% SR : 20% LAR : 30% SO	20%	£3,262,894	£3,889,144	£3,948,260	£4,424,223	£4,605,752	£4,742,960
50% SR : 20% LAR : 30% SO	25%	£4,436,777	£5,044,577	£5,093,691	£5,569,654	£5,751,185	£5,888,393
50% SR : 20% LAR : 30% SO	30%	£5,610,659	£6,190,009	£6,239,124	£6,715,087	£6,896,616	£7,033,824
50% SR : 20% LAR : 30% SO	35%	£6,784,542	£7,335,442	£7,384,557	£7,860,520	£8,042,049	£8,179,257
50% SR : 20% LAR : 30% SO	40%	£7,958,423	£8,480,874	£8,529,989	£9,005,952	£9,187,482	£9,324,690
50% SR : 20% LAR : 30% SO	45%	£9,132,306	£9,626,306	£9,675,422	£10,151,385	£10,332,914	£10,470,122
50% SR : 20% LAR : 30% SO	50%	£10,306,188	£10,771,739	£10,820,855	£11,296,818	£11,478,347	£11,615,555

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,019,921	£3,739,132	£3,786,886	£4,249,659	£4,427,271	£4,562,564
50% SR : 20% LAR : 30% SO	5%	£4,148,453	£4,857,168	£4,905,598	£5,374,920	£5,553,916	£5,689,210
50% SR : 20% LAR : 30% SO	10%	£5,300,335	£5,983,813	£6,032,243	£6,501,565	£6,680,561	£6,815,855
50% SR : 20% LAR : 30% SO	15%	£6,455,033	£7,110,458	£7,158,889	£7,628,210	£7,807,812	£7,943,020
50% SR : 20% LAR : 30% SO	20%	£7,610,387	£8,246,637	£8,295,753	£8,771,715	£8,953,245	£9,090,453
50% SR : 20% LAR : 30% SO	25%	£8,784,270	£9,392,070	£9,441,184	£9,917,147	£10,098,677	£10,235,885
50% SR : 20% LAR : 30% SO	30%	£9,958,152	£10,537,502	£10,586,617	£11,062,580	£11,244,109	£11,381,317
50% SR : 20% LAR : 30% SO	35%	£11,132,035	£11,682,934	£11,732,050	£12,208,013	£12,389,542	£12,526,750
50% SR : 20% LAR : 30% SO	40%	£12,306,918	£12,828,367	£12,877,482	£13,353,445	£13,534,975	£13,672,183
50% SR : 20% LAR : 30% SO	45%	£13,479,799	£13,973,799	£14,022,915	£14,498,878	£14,680,407	£14,817,615
50% SR : 20% LAR : 30% SO	50%	£14,653,681	£15,119,232	£15,168,348	£15,644,311	£15,825,840	£15,963,048

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,297,409	£2,016,620	£2,064,374	£2,527,147	£2,704,759	£2,840,052
50% SR : 20% LAR : 30% SO	5%	£2,425,941	£3,134,656	£3,183,086	£3,652,408	£3,831,404	£3,966,698
50% SR : 20% LAR : 30% SO	10%	£3,577,823	£4,261,301	£4,309,731	£4,779,053	£4,958,049	£5,093,343
50% SR : 20% LAR : 30% SO	15%	£4,732,521	£5,387,946	£5,436,376	£5,905,697	£6,085,300	£6,220,594
50% SR : 20% LAR : 30% SO	20%	£5,887,875	£6,524,125	£6,573,240	£7,049,203	£7,230,733	£7,367,940
50% SR : 20% LAR : 30% SO	25%	£7,061,758	£7,669,558	£7,718,672	£8,194,635	£8,376,165	£8,513,373
50% SR : 20% LAR : 30% SO	30%	£8,235,640	£8,814,990	£8,864,105	£9,340,068	£9,521,597	£9,658,805
50% SR : 20% LAR : 30% SO	35%	£9,409,523	£9,960,422	£10,009,536	£10,485,501	£10,667,030	£10,804,238
50% SR : 20% LAR : 30% SO	40%	£10,583,404	£11,105,855	£11,154,970	£11,630,933	£11,812,463	£11,949,671
50% SR : 20% LAR : 30% SO	45%	£11,757,287	£12,251,287	£12,300,403	£12,776,366	£12,957,895	£13,095,103
50% SR : 20% LAR : 30% SO	50%	£12,931,168	£13,396,720	£13,445,836	£13,921,799	£14,103,328	£14,240,536

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£724,574	£1,443,785	£1,491,539	£1,954,312	£2,131,924	£2,267,217
50% SR : 20% LAR : 30% SO	5%	£1,853,106	£2,561,821	£2,610,251	£3,079,573	£3,258,569	£3,393,863
50% SR : 20% LAR : 30% SO	10%	£3,004,988	£3,688,466	£3,736,896	£4,206,218	£4,385,214	£4,520,508
50% SR : 20% LAR : 30% SO	15%	£4,159,686	£4,815,111	£4,863,541	£5,332,862	£5,512,465	£5,649,673
50% SR : 20% LAR : 30% SO	20%	£5,315,400	£5,951,290	£6,000,405	£6,476,368	£6,657,898	£6,795,106
50% SR : 20% LAR : 30% SO	25%	£6,488,923	£7,096,723	£7,145,837	£7,621,800	£7,803,330	£7,940,538
50% SR : 20% LAR : 30% SO	30%	£7,662,805	£8,242,155	£8,291,270	£8,767,233	£8,948,762	£9,085,970
50% SR : 20% LAR : 30% SO	35%	£8,836,688	£9,387,587	£9,436,703	£9,912,666	£10,094,195	£10,231,403
50% SR : 20% LAR : 30% SO	40%	£10,010,569	£10,533,020	£10,582,135	£11,058,998	£11,239,628	£11,376,836
50% SR : 20% LAR : 30% SO	45%	£11,184,452	£11,678,452	£11,727,568	£12,203,531	£12,385,060	£12,522,268
50% SR : 20% LAR : 30% SO	50%	£12,358,334	£12,823,885	£12,873,001	£13,348,964	£13,530,493	£13,667,701

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%	£99,788	£619,423	£667,178	£1,129,950	£1,307,562	£1,442,856
50% SR : 20% LAR : 30% SO	5%	£1,028,745	£1,737,459	£1,785,889	£2,255,211	£2,434,208	£2,569,501
50% SR : 20% LAR : 30% SO	10%	£2,180,626	£2,864,105	£2,912,534	£3,381,856	£3,560,853	£3,696,146
50% SR : 20% LAR : 30% SO	15%	£3,335,325	£3,990,750	£4,039,180	£4,508,501	£4,688,103	£4,823,311
50% SR : 20% LAR : 30% SO	20%	£4,490,678	£5,126,928	£5,175,044	£5,652,007	£5,833,536	£5,970,744
50% SR : 20% LAR : 30% SO	25%	£5,645,981	£6,272,361	£6,321,476	£6,797,439	£6,978,969	£7,116,177
50% SR : 20% LAR : 30% SO	30%	£6,839,443	£7,417,793	£7,466,909	£7,942,871	£8,124,401	£8,261,609
50% SR : 20% LAR : 30% SO	35%	£8,012,326	£8,563,226	£8,612,341	£9,088,304	£9,269,834	£9,407,041
50% SR : 20% LAR : 30% SO	40%	£9,186,208	£9,708,659	£9,757,773	£10,233,736	£10,415,266	£10,552,474
50% SR : 20% LAR : 30% SO	45%	£10,360,090	£10,854,091	£10,903,206	£11,379,169	£11,560,698	£11,697,906
50% SR : 20% LAR : 30% SO	50%	£11,533,973	£11,999,523	£12,048,639	£12,524,602	£12,706,131	£12,843,339

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 0% AW

Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,667,290	-£3,406,874	-£3,455,303	-£3,928,965	-£4,110,496	-£4,247,703
50% SR : 20% LAR : 30% SO	5%	-£3,662,204	-£4,383,803	-£4,432,918	-£4,908,881	-£5,090,411	-£5,227,619
50% SR : 20% LAR : 30% SO	10%	-£4,670,569	-£5,363,719	-£5,412,834	-£5,888,797	-£6,070,327	-£6,207,535
50% SR : 20% LAR : 30% SO	15%	-£5,678,934	-£6,343,635	-£6,392,749	-£6,868,712	-£7,050,242	-£7,187,450
50% SR : 20% LAR : 30% SO	20%	-£6,687,299	-£7,323,550	-£7,372,665	-£7,848,628	-£8,030,158	-£8,167,366
50% SR : 20% LAR : 30% SO	25%	-£7,695,666	-£8,303,466	-£8,352,580	-£8,828,543	-£9,010,074	-£9,147,281
50% SR : 20% LAR : 30% SO	30%	-£8,704,031	-£9,283,381	-£9,332,496	-£9,808,459	-£9,989,989	-£10,127,197
50% SR : 20% LAR : 30% SO	35%	-£9,712,396	-£10,263,297	-£10,312,412	-£10,788,375	-£10,969,905	-£11,107,113
50% SR : 20% LAR : 30% SO	40%	-£10,720,762	-£11,243,213	-£11,292,327	-£11,768,290	-£11,949,820	-£12,087,028
50% SR : 20% LAR : 30% SO	45%	-£11,729,128	-£12,223,128	-£12,272,243	-£12,748,206	-£12,929,736	-£13,066,944
50% SR : 20% LAR : 30% SO	50%	-£12,737,493	-£13,203,044	-£13,252,158	-£13,728,121	-£13,909,652	-£14,046,859

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,481,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,014,783	-£7,754,367	-£7,802,796	-£8,276,458	-£8,457,988	-£8,595,196
50% SR : 20% LAR : 30% SO	5%	-£8,009,696	-£8,731,296	-£8,780,411	-£9,254,374	-£9,437,904	-£9,575,112
50% SR : 20% LAR : 30% SO	10%	-£9,018,062	-£9,711,212	-£9,760,327	-£10,236,289	-£10,417,820	-£10,555,028
50% SR : 20% LAR : 30% SO	15%	-£10,026,427	-£10,691,128	-£10,740,242	-£11,216,205	-£11,397,735	-£11,534,943
50% SR : 20% LAR : 30% SO	20%	-£11,034,792	-£11,671,043	-£11,720,158	-£12,196,121	-£12,377,651	-£12,514,859
50% SR : 20% LAR : 30% SO	25%	-£12,043,159	-£12,650,959	-£12,700,073	-£13,176,038	-£13,357,568	-£13,494,774
50% SR : 20% LAR : 30% SO	30%	-£13,051,524	-£13,630,874	-£13,679,989	-£14,155,952	-£14,337,482	-£14,474,690
50% SR : 20% LAR : 30% SO	35%	-£14,059,889	-£14,610,790	-£14,659,905	-£15,135,867	-£15,317,397	-£15,454,505
50% SR : 20% LAR : 30% SO	40%	-£15,068,254	-£15,590,706	-£15,639,820	-£16,115,783	-£16,297,313	-£16,434,521
50% SR : 20% LAR : 30% SO	45%	-£16,076,621	-£16,570,621	-£16,619,736	-£17,095,699	-£17,277,229	-£17,414,437
50% SR : 20% LAR : 30% SO	50%	-£17,084,986	-£17,550,537	-£17,599,651	-£18,075,614	-£18,257,144	-£18,394,352

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%	-£5,292,271	-£6,031,855	-£6,080,284	-£6,553,946	-£6,735,476	-£6,872,684
50% SR : 20% LAR : 30% SO	5%	-£6,287,184	-£7,008,784	-£7,057,899	-£7,531,562	-£7,713,092	-£7,850,300
50% SR : 20% LAR : 30% SO	10%	-£7,295,550	-£7,988,700	-£8,037,814	-£8,511,477	-£8,693,007	-£8,830,215
50% SR : 20% LAR : 30% SO	15%	-£8,303,915	-£8,968,615	-£9,017,730	-£9,491,393	-£9,672,923	-£9,810,131
50% SR : 20% LAR : 30% SO	20%	-£9,312,280	-£9,948,531	-£9,997,646	-£10,475,609	-£10,657,139	-£10,794,347
50% SR : 20% LAR : 30% SO	25%	-£10,320,647	-£10,928,447	-£10,977,561	-£11,453,524	-£11,635,054	-£11,772,262
50% SR : 20% LAR : 30% SO	30%	-£11,329,012	-£11,908,362	-£11,957,477	-£12,433,440	-£12,614,970	-£12,752,178
50% SR : 20% LAR : 30% SO	35%	-£12,337,377	-£12,888,277	-£12,937,392	-£13,413,355	-£13,594,885	-£13,732,093
50% SR : 20% LAR : 30% SO	40%	-£13,345,742	-£13,868,193	-£13,917,308	-£14,393,271	-£14,574,801	-£14,712,009
50% SR : 20% LAR : 30% SO	45%	-£14,354,109	-£14,848,109	-£14,897,224	-£15,373,187	-£15,554,717	-£15,691,925
50% SR : 20% LAR : 30% SO	50%	-£15,362,474	-£15,828,025	-£15,877,139	-£16,353,102	-£16,534,632	-£16,671,840

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%	-£4,719,436	-£5,459,020	-£5,507,449	-£5,981,111	-£6,162,641	-£6,299,849
50% SR : 20% LAR : 30% SO	5%	-£5,714,349	-£6,438,940	-£6,486,064	-£6,960,027	-£7,142,557	-£7,279,765
50% SR : 20% LAR : 30% SO	10%	-£6,722,715	-£7,418,860	-£7,466,979	-£7,940,942	-£8,122,473	-£8,259,680
50% SR : 20% LAR : 30% SO	15%	-£7,731,080	-£8,398,780	-£8,446,895	-£8,920,858	-£9,102,388	-£9,239,596
50% SR : 20% LAR : 30% SO	20%	-£8,739,445	-£9,378,696	-£9,426,811	-£9,900,774	-£10,082,304	-£10,219,512
50% SR : 20% LAR : 30% SO	25%	-£9,747,812	-£10,358,612	-£10,406,726	-£10,880,689	-£11,062,219	-£11,199,427
50% SR : 20% LAR : 30% SO	30%	-£10,756,177	-£11,338,527	-£11,386,642	-£11,860,605	-£12,042,135	-£12,179,343
50% SR : 20% LAR : 30% SO	35%	-£11,764,542	-£12,318,443	-£12,366,557	-£12,840,520	-£13,022,051	-£13,159,259
50% SR : 20% LAR : 30% SO	40%	-£12,772,907	-£13,298,358	-£13,346,473	-£13,820,435	-£14,001,966	-£14,139,174
50% SR : 20% LAR : 30% SO	45%	-£13,781,272	-£14,278,274	-£14,326,389	-£14,800,352	-£14,981,882	-£15,119,090
50% SR : 20% LAR : 30% SO	50%	-£14,789,639	-£15,258,190	-£15,306,304	-£15,780,267	-£15,961,797	-£16,099,005

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,895,074	-£4,634,658	-£4,683,088	-£5,156,750	-£5,338,280	-£5,475,488
50% SR : 20% LAR : 30% SO	5%	-£4,889,988	-£5,614,588	-£5,662,702	-£6,136,865	-£6,318,195	-£6,455,403
50% SR : 20% LAR : 30% SO	10%	-£5,884,902	-£6,594,503	-£6,642,618	-£7,116,581	-£7,298,111	-£7,435,319
50% SR : 20% LAR : 30% SO	15%	-£6,879,816	-£7,574,418	-£7,622,533	-£8,096,496	-£8,278,027	-£8,415,234
50% SR : 20% LAR : 30% SO	20%	-£7,874,730	-£8,554,333	-£8,602,448	-£9,076,412	-£9,257,942	-£9,395,150
50% SR : 20% LAR : 30% SO	25%	-£8,869,644	-£9,534,248	-£9,582,363	-£10,056,328	-£10,237,858	-£10,375,066
50% SR : 20% LAR : 30% SO	30%	-£9,864,558	-£10,514,163	-£10,562,278	-£11,036,243	-£11,217,773	-£11,354,981
50% SR : 20% LAR : 30% SO	35%	-£10,859,472	-£11,494,078	-£11,542,193	-£12,016,159	-£12,197,689	-£12,334,889
50% SR : 20% LAR : 30% SO	40%	-£11,854,386	-£12,473,993	-£12,521,108	-£12,996,074	-£13,177,605	-£13,314,811
50% SR : 20% LAR : 30% SO	45%	-£12,849,300	-£13,453,908	-£13,501,023	-£13,975,990	-£14,157,520	-£14,294,728
50% SR : 20% LAR : 30% SO	50%	-£13,844,214	-£14,433,823	-£14,481,938	-£14,955,906	-£15,137,436	-£15,274,644

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 0% AW	
--	--

Value Area	Becontree and Valence Park (CIL Zone 3)
-------------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,514,369	-£6,264,419	-£6,313,534	-£6,789,497	-£6,971,026	-£7,108,234
50% SR : 20% LAR : 30% SO	5%	-£6,415,386	-£7,136,985	-£7,186,100	-£7,662,063	-£7,843,593	-£7,980,801
50% SR : 20% LAR : 30% SO	10%	-£7,316,401	-£8,009,551	-£8,058,667	-£8,534,630	-£8,716,159	-£8,853,367
50% SR : 20% LAR : 30% SO	15%	-£8,217,417	-£8,882,118	-£8,931,233	-£9,407,195	-£9,588,725	-£9,725,934
50% SR : 20% LAR : 30% SO	20%	-£9,118,434	-£9,754,684	-£9,803,798	-£10,279,761	-£10,461,291	-£10,598,499
50% SR : 20% LAR : 30% SO	25%	-£10,019,449	-£10,627,249	-£10,676,365	-£11,152,328	-£11,333,857	-£11,471,065
50% SR : 20% LAR : 30% SO	30%	-£10,920,466	-£11,499,816	-£11,548,931	-£12,024,494	-£12,206,024	-£12,343,632
50% SR : 20% LAR : 30% SO	35%	-£11,821,481	-£12,372,382	-£12,421,498	-£12,897,461	-£13,078,991	-£13,216,198
50% SR : 20% LAR : 30% SO	40%	-£12,722,498	-£13,244,948	-£13,294,063	-£13,770,026	-£13,951,555	-£14,088,763
50% SR : 20% LAR : 30% SO	45%	-£13,623,514	-£14,117,514	-£14,166,629	-£14,642,592	-£14,824,122	-£14,961,330
50% SR : 20% LAR : 30% SO	50%	-£14,524,530	-£14,990,080	-£15,039,196	-£15,515,159	-£15,696,688	-£15,833,896

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,861,862	-£10,611,912	-£10,661,027	-£11,136,990	-£11,318,519	-£11,455,727
50% SR : 20% LAR : 30% SO	5%	-£10,762,878	-£11,484,478	-£11,533,593	-£12,009,556	-£12,191,086	-£12,328,294
50% SR : 20% LAR : 30% SO	10%	-£11,663,894	-£12,357,044	-£12,406,160	-£12,882,123	-£13,063,652	-£13,200,860
50% SR : 20% LAR : 30% SO	15%	-£12,564,910	-£13,229,611	-£13,278,725	-£13,754,688	-£13,936,218	-£14,073,426
50% SR : 20% LAR : 30% SO	20%	-£13,465,927	-£14,102,177	-£14,151,291	-£14,627,254	-£14,808,784	-£14,945,992
50% SR : 20% LAR : 30% SO	25%	-£14,366,942	-£14,974,742	-£15,023,858	-£15,499,821	-£15,681,350	-£15,818,558
50% SR : 20% LAR : 30% SO	30%	-£15,267,959	-£15,847,309	-£15,896,424	-£16,372,387	-£16,553,917	-£16,691,125
50% SR : 20% LAR : 30% SO	35%	-£16,168,974	-£16,719,875	-£16,768,990	-£17,244,953	-£17,426,483	-£17,563,691
50% SR : 20% LAR : 30% SO	40%	-£17,069,991	-£17,592,441	-£17,641,556	-£18,117,519	-£18,299,048	-£18,436,256
50% SR : 20% LAR : 30% SO	45%	-£17,971,007	-£18,465,007	-£18,514,122	-£18,990,085	-£19,171,615	-£19,308,823
50% SR : 20% LAR : 30% SO	50%	-£18,872,022	-£19,337,573	-£19,386,688	-£19,862,652	-£20,044,181	-£20,181,389

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,139,350	-£8,889,399	-£8,938,515	-£9,414,478	-£9,596,007	-£9,733,215
50% SR : 20% LAR : 30% SO	5%	-£9,040,366	-£9,761,966	-£9,811,081	-£10,287,044	-£10,468,574	-£10,605,782
50% SR : 20% LAR : 30% SO	10%	-£9,941,382	-£10,634,532	-£10,683,648	-£11,159,611	-£11,341,140	-£11,478,348
50% SR : 20% LAR : 30% SO	15%	-£10,842,398	-£11,507,099	-£11,556,213	-£12,032,176	-£12,213,705	-£12,350,914
50% SR : 20% LAR : 30% SO	20%	-£11,743,415	-£12,379,664	-£12,428,779	-£12,904,742	-£13,086,271	-£13,223,480
50% SR : 20% LAR : 30% SO	25%	-£12,644,430	-£13,252,230	-£13,301,346	-£13,777,309	-£13,958,838	-£14,096,046
50% SR : 20% LAR : 30% SO	30%	-£13,545,447	-£14,124,797	-£14,173,912	-£14,649,875	-£14,831,405	-£14,968,613
50% SR : 20% LAR : 30% SO	35%	-£14,446,462	-£14,997,363	-£15,046,478	-£15,522,441	-£15,703,970	-£15,841,178
50% SR : 20% LAR : 30% SO	40%	-£15,347,478	-£15,869,929	-£15,919,044	-£16,395,007	-£16,576,536	-£16,713,744
50% SR : 20% LAR : 30% SO	45%	-£16,248,495	-£16,742,495	-£16,791,610	-£17,267,573	-£17,449,103	-£17,586,311
50% SR : 20% LAR : 30% SO	50%	-£17,149,510	-£17,615,061	-£17,664,177	-£18,140,140	-£18,321,669	-£18,458,877

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial	£6,840,486
---	-------------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,566,515	-£8,316,564	-£8,365,680	-£8,841,643	-£9,023,172	-£9,160,380
50% SR : 20% LAR : 30% SO	5%	-£8,467,531	-£9,189,131	-£9,238,246	-£9,714,209	-£9,895,739	-£10,032,947
50% SR : 20% LAR : 30% SO	10%	-£9,368,547	-£10,061,697	-£10,110,813	-£10,586,778	-£10,768,308	-£10,905,516
50% SR : 20% LAR : 30% SO	15%	-£10,269,563	-£10,934,264	-£10,983,378	-£11,459,341	-£11,640,870	-£11,778,079
50% SR : 20% LAR : 30% SO	20%	-£11,170,580	-£11,806,829	-£11,855,944	-£12,331,907	-£12,513,437	-£12,650,645
50% SR : 20% LAR : 30% SO	25%	-£12,071,595	-£12,679,395	-£12,728,511	-£13,204,474	-£13,386,003	-£13,523,211
50% SR : 20% LAR : 30% SO	30%	-£12,972,612	-£13,551,962	-£13,601,077	-£14,077,040	-£14,258,570	-£14,395,778
50% SR : 20% LAR : 30% SO	35%	-£13,873,627	-£14,424,528	-£14,473,643	-£14,949,606	-£15,131,135	-£15,268,343
50% SR : 20% LAR : 30% SO	40%	-£14,774,643	-£15,297,094	-£15,346,209	-£15,822,172	-£16,003,701	-£16,140,909
50% SR : 20% LAR : 30% SO	45%	-£15,675,660	-£16,169,660	-£16,218,775	-£16,694,738	-£16,876,268	-£17,013,476
50% SR : 20% LAR : 30% SO	50%	-£16,576,675	-£17,042,226	-£17,091,342	-£17,567,305	-£17,748,834	-£17,886,042

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial	£4,082,814
--	-------------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,742,153	-£7,492,203	-£7,541,318	-£8,017,281	-£8,198,811	-£8,336,018
50% SR : 20% LAR : 30% SO	5%	-£7,643,170	-£8,364,770	-£8,413,884	-£8,889,847	-£9,071,377	-£9,208,585
50% SR : 20% LAR : 30% SO	10%	-£8,544,185	-£9,237,335	-£9,286,451	-£9,762,414	-£9,943,943	-£10,081,151
50% SR : 20% LAR : 30% SO	15%	-£9,445,202	-£10,109,902	-£10,159,017	-£10,634,980	-£10,816,509	-£10,953,718
50% SR : 20% LAR : 30% SO	20%	-£10,346,218	-£10,982,468	-£11,031,582	-£11,507,545	-£11,689,074	-£11,826,284
50% SR : 20% LAR : 30% SO	25%	-£11,247,234	-£11,855,034	-£11,904,149	-£12,380,112	-£12,561,641	-£12,698,849
50% SR : 20% LAR : 30% SO	30%	-£12,148,250	-£12,727,600	-£12,776,715	-£13,252,678	-£13,434,208	-£13,571,416
50% SR : 20% LAR : 30% SO	35%	-£13,049,265	-£13,600,166	-£13,649,282	-£14,125,245	-£14,306,774	-£14,443,982
50% SR : 20% LAR : 30% SO	40%	-£13,950,282	-£14,472,732	-£14,521,846	-£14,997,810	-£15,179,340	-£15,316,548
50% SR : 20% LAR : 30% SO	45%	-£14,851,298	-£15,345,298	-£15,394,413	-£15,870,376	-£16,051,906	-£16,189,114
50% SR : 20% LAR : 30% SO	50%	-£15,752,314	-£16,217,864	-£16,266,980	-£16,742,943	-£16,924,472	-£17,061,680

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 10% AW @ 25% MR

Value Area	Barking Town Centre Flats (CIL Zone 1)
------------	--

No Units	200
Site Area	0.3 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%	£4,036,690	£2,192,327	£2,145,239	£1,688,924	£1,514,888	£1,383,343
50% SR : 20% LAR : 30% SO	5%	£2,795,851	£1,035,027	£987,940	£530,270	£353,771	£220,365
50% SR : 20% LAR : 30% SO	10%	£1,555,011	£134,286	£182,717	£652,038	£831,035	£966,328
50% SR : 20% LAR : 30% SO	15%	£310,676	£1,324,098	£1,372,528	£1,841,850	£2,020,846	£2,156,140
50% SR : 20% LAR : 30% SO	20%	£960,860	£2,513,910	£2,562,340	£3,031,862	£3,210,858	£3,345,952
50% SR : 20% LAR : 30% SO	25%	£2,236,392	£3,710,482	£3,759,598	£4,235,561	£4,417,090	£4,554,298
50% SR : 20% LAR : 30% SO	30%	£3,519,217	£4,920,174	£4,969,290	£5,445,253	£5,626,782	£5,763,990
50% SR : 20% LAR : 30% SO	35%	£4,816,045	£6,129,867	£6,178,981	£6,654,944	£6,836,474	£6,973,882
50% SR : 20% LAR : 30% SO	40%	£6,112,873	£7,339,559	£7,388,673	£7,864,636	£8,046,166	£8,183,374
50% SR : 20% LAR : 30% SO	45%	£7,409,701	£8,549,250	£8,598,365	£9,074,329	£9,255,858	£9,393,066
50% SR : 20% LAR : 30% SO	50%	£8,706,530	£9,758,942	£9,808,058	£10,284,021	£10,465,550	£10,602,758

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%	£310,803	£2,155,166	£2,202,254	£2,658,568	£2,832,605	£2,964,150
50% SR : 20% LAR : 30% SO	5%	£1,551,642	£3,312,466	£3,359,553	£3,817,223	£3,993,722	£4,127,128
50% SR : 20% LAR : 30% SO	10%	£2,792,482	£4,481,779	£4,530,209	£4,999,531	£5,178,528	£5,313,821
50% SR : 20% LAR : 30% SO	15%	£4,036,817	£5,671,591	£5,720,020	£6,189,343	£6,368,339	£6,503,633
50% SR : 20% LAR : 30% SO	20%	£5,308,153	£6,861,403	£6,909,832	£7,379,155	£7,558,151	£7,693,445
50% SR : 20% LAR : 30% SO	25%	£6,583,885	£8,057,975	£8,107,091	£8,583,054	£8,764,583	£8,901,791
50% SR : 20% LAR : 30% SO	30%	£7,866,710	£9,267,867	£9,316,782	£9,792,745	£9,974,275	£10,111,483
50% SR : 20% LAR : 30% SO	35%	£9,153,538	£10,477,360	£10,526,474	£11,002,437	£11,183,966	£11,321,175
50% SR : 20% LAR : 30% SO	40%	£10,460,366	£11,687,051	£11,736,166	£12,212,129	£12,393,658	£12,530,867
50% SR : 20% LAR : 30% SO	45%	£11,757,194	£12,896,743	£12,945,858	£13,421,822	£13,603,351	£13,740,559
50% SR : 20% LAR : 30% SO	50%	£13,054,023	£14,106,435	£14,155,551	£14,631,514	£14,813,043	£14,950,251

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,411,709	£432,653	£479,742	£936,057	£1,110,093	£1,241,638
50% SR : 20% LAR : 30% SO	5%	£170,870	£1,589,954	£1,637,041	£2,094,711	£2,271,210	£2,404,615
50% SR : 20% LAR : 30% SO	10%	£1,069,970	£2,759,267	£2,807,697	£3,277,018	£3,456,016	£3,591,309
50% SR : 20% LAR : 30% SO	15%	£2,314,305	£3,949,079	£3,997,508	£4,466,830	£4,645,827	£4,781,121
50% SR : 20% LAR : 30% SO	20%	£3,585,641	£5,138,891	£5,187,320	£5,656,642	£5,835,639	£5,970,933
50% SR : 20% LAR : 30% SO	25%	£4,861,373	£6,338,463	£6,384,579	£6,860,542	£7,042,071	£7,179,279
50% SR : 20% LAR : 30% SO	30%	£6,144,198	£7,545,155	£7,594,270	£8,070,233	£8,251,762	£8,389,970
50% SR : 20% LAR : 30% SO	35%	£7,441,026	£8,754,848	£8,803,962	£9,279,925	£9,461,454	£9,599,663
50% SR : 20% LAR : 30% SO	40%	£8,737,854	£9,964,539	£10,013,654	£10,489,617	£10,671,147	£10,808,355
50% SR : 20% LAR : 30% SO	45%	£10,034,682	£11,174,231	£11,223,346	£11,699,310	£11,880,839	£12,018,047
50% SR : 20% LAR : 30% SO	50%	£11,331,511	£12,383,923	£12,433,038	£12,909,002	£13,090,531	£13,227,739

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,984,544	£140,182	£93,093	£363,222	£537,258	£668,803
50% SR : 20% LAR : 30% SO	5%	£743,705	£1,017,119	£1,064,206	£1,521,876	£1,688,375	£1,831,780
50% SR : 20% LAR : 30% SO	10%	£497,135	£2,186,432	£2,234,862	£2,704,183	£2,883,181	£3,018,474
50% SR : 20% LAR : 30% SO	15%	£1,741,470	£3,376,244	£3,424,673	£3,893,995	£4,072,992	£4,208,286
50% SR : 20% LAR : 30% SO	20%	£3,012,806	£4,566,056	£4,614,485	£5,083,807	£5,262,804	£5,398,098
50% SR : 20% LAR : 30% SO	25%	£4,288,538	£5,762,628	£5,811,744	£6,287,707	£6,469,236	£6,606,444
50% SR : 20% LAR : 30% SO	30%	£5,571,363	£6,972,320	£7,021,435	£7,497,398	£7,678,927	£7,816,135
50% SR : 20% LAR : 30% SO	35%	£6,868,191	£8,182,013	£8,231,127	£8,707,090	£8,888,619	£9,025,828
50% SR : 20% LAR : 30% SO	40%	£8,165,019	£9,391,704	£9,440,819	£9,916,782	£10,098,312	£10,235,520
50% SR : 20% LAR : 30% SO	45%	£9,461,847	£10,601,395	£10,650,511	£11,126,475	£11,308,004	£11,445,212
50% SR : 20% LAR : 30% SO	50%	£10,758,676	£11,811,088	£11,860,204	£12,336,167	£12,517,696	£12,654,904

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,808,906	£964,543	£917,455	£461,140	£287,104	£155,559
50% SR : 20% LAR : 30% SO	5%	£1,568,066	£192,757	£239,844	£697,514	£874,014	£1,007,419
50% SR : 20% LAR : 30% SO	10%	£327,227	£1,362,070	£1,410,510	£1,879,822	£2,058,819	£2,194,112
50% SR : 20% LAR : 30% SO	15%	£917,108	£2,551,882	£2,600,312	£3,069,634	£3,248,630	£3,383,924
50% SR : 20% LAR : 30% SO	20%	£2,188,445	£3,741,694	£3,790,124	£4,259,446	£4,438,442	£4,573,736
50% SR : 20% LAR : 30% SO	25%	£3,464,777	£4,938,266	£4,987,382	£5,463,345	£5,644,874	£5,782,082
50% SR : 20% LAR : 30% SO	30%	£4,747,001	£6,147,958	£6,197,074	£6,673,037	£6,854,566	£6,991,774
50% SR : 20% LAR : 30% SO	35%	£6,043,930	£7,357,651	£7,406,766	£7,883,729	£8,064,258	£8,201,467
50% SR : 20% LAR : 30% SO	40%	£7,340,867	£8,567,343	£8,616,458	£9,092,420	£9,273,951	£9,411,159
50% SR : 20% LAR : 30% SO	45%	£8,637,885	£9,777,035	£9,826,149	£10,302,113	£10,483,642	£10,620,850
50% SR : 20% LAR : 30% SO	50%	£9,934,314	£10,986,726	£11,035,842	£11,511,805	£11,693,334	£11,830,542

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 10% AW @ 25% MR

Value Area	Barking Riverside Flats (CIL Zone 2)
------------	--------------------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,503,036	-£4,546,029	-£4,595,144	-£5,071,107	-£5,252,636	-£5,389,845
50% SR : 20% LAR : 30% SO	5%	-£4,480,134	-£5,480,494	-£5,529,608	-£6,005,571	-£6,187,101	-£6,324,309
50% SR : 20% LAR : 30% SO	10%	-£5,457,720	-£6,414,958	-£6,464,073	-£6,940,036	-£7,121,566	-£7,258,774
50% SR : 20% LAR : 30% SO	15%	-£6,435,306	-£7,349,423	-£7,398,538	-£7,874,501	-£8,056,031	-£8,193,239
50% SR : 20% LAR : 30% SO	20%	-£7,412,892	-£8,283,887	-£8,333,003	-£8,808,966	-£8,990,496	-£9,127,703
50% SR : 20% LAR : 30% SO	25%	-£8,390,479	-£9,218,352	-£9,267,468	-£9,743,431	-£9,924,960	-£10,062,168
50% SR : 20% LAR : 30% SO	30%	-£9,368,065	-£10,152,818	-£10,201,932	-£10,677,895	-£10,859,424	-£10,996,633
50% SR : 20% LAR : 30% SO	35%	-£10,345,651	-£11,087,282	-£11,136,397	-£11,612,360	-£11,793,890	-£11,931,098
50% SR : 20% LAR : 30% SO	40%	-£11,323,238	-£12,021,747	-£12,070,861	-£12,546,824	-£12,728,355	-£12,865,562
50% SR : 20% LAR : 30% SO	45%	-£12,300,824	-£12,956,211	-£13,005,327	-£13,481,290	-£13,662,819	-£13,800,027
50% SR : 20% LAR : 30% SO	50%	-£13,278,410	-£13,890,676	-£13,939,792	-£14,415,755	-£14,597,284	-£14,734,492

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,850,529	-£8,893,522	-£8,942,637	-£9,418,600	-£9,600,129	-£9,737,338
50% SR : 20% LAR : 30% SO	5%	-£8,827,627	-£9,870,620	-£9,919,735	-£10,395,698	-£10,577,227	-£10,714,436
50% SR : 20% LAR : 30% SO	10%	-£9,804,725	-£10,847,718	-£10,896,833	-£11,371,761	-£11,553,290	-£11,690,499
50% SR : 20% LAR : 30% SO	15%	-£10,781,823	-£11,824,816	-£11,873,931	-£12,347,824	-£12,529,353	-£12,666,562
50% SR : 20% LAR : 30% SO	20%	-£11,758,921	-£12,801,914	-£12,851,029	-£13,323,867	-£13,505,396	-£13,642,605
50% SR : 20% LAR : 30% SO	25%	-£12,736,019	-£13,779,012	-£13,828,127	-£14,300,170	-£14,481,700	-£14,618,909
50% SR : 20% LAR : 30% SO	30%	-£13,713,117	-£14,756,110	-£14,805,235	-£15,276,533	-£15,458,063	-£15,595,272
50% SR : 20% LAR : 30% SO	35%	-£14,690,215	-£15,733,208	-£15,782,323	-£16,252,937	-£16,434,467	-£16,571,676
50% SR : 20% LAR : 30% SO	40%	-£15,667,313	-£16,710,306	-£16,759,421	-£17,229,341	-£17,410,871	-£17,548,080
50% SR : 20% LAR : 30% SO	45%	-£16,644,411	-£17,687,404	-£17,736,519	-£18,205,745	-£18,387,275	-£18,524,484
50% SR : 20% LAR : 30% SO	50%	-£17,621,509	-£18,664,502	-£18,713,627	-£19,182,149	-£19,363,679	-£19,500,888

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%	-£6,128,017	-£7,171,010	-£7,220,125	-£7,696,087	-£7,877,617	-£8,014,826
50% SR : 20% LAR : 30% SO	5%	-£7,105,114	-£8,148,107	-£8,197,222	-£8,673,184	-£8,854,714	-£8,991,923
50% SR : 20% LAR : 30% SO	10%	-£8,082,211	-£9,125,204	-£9,174,319	-£9,650,281	-£9,831,811	-£9,969,020
50% SR : 20% LAR : 30% SO	15%	-£9,059,308	-£10,102,301	-£10,151,416	-£10,627,373	-£10,808,903	-£10,946,112
50% SR : 20% LAR : 30% SO	20%	-£10,036,405	-£11,079,398	-£11,128,513	-£11,604,475	-£11,786,005	-£11,923,214
50% SR : 20% LAR : 30% SO	25%	-£11,013,502	-£12,056,495	-£12,105,610	-£12,581,572	-£12,763,102	-£12,899,311
50% SR : 20% LAR : 30% SO	30%	-£11,990,599	-£13,033,592	-£13,082,707	-£13,558,674	-£13,740,204	-£13,876,413
50% SR : 20% LAR : 30% SO	35%	-£12,967,696	-£14,010,689	-£14,059,804	-£14,534,776	-£14,716,306	-£14,852,515
50% SR : 20% LAR : 30% SO	40%	-£13,944,793	-£14,987,786	-£15,036,901	-£15,510,878	-£15,692,408	-£15,828,617
50% SR : 20% LAR : 30% SO	45%	-£14,921,890	-£15,964,883	-£16,014,016	-£16,486,980	-£16,668,510	-£16,804,719
50% SR : 20% LAR : 30% SO	50%	-£15,898,987	-£16,941,980	-£16,991,127	-£17,463,082	-£17,644,612	-£17,780,821

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£8,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,555,182	-£6,598,175	-£6,647,290	-£7,123,252	-£7,304,782	-£7,441,991
50% SR : 20% LAR : 30% SO	5%	-£6,532,279	-£7,575,272	-£7,624,387	-£8,100,344	-£8,281,874	-£8,419,083
50% SR : 20% LAR : 30% SO	10%	-£7,509,376	-£8,552,369	-£8,601,484	-£9,076,901	-£9,258,431	-£9,395,640
50% SR : 20% LAR : 30% SO	15%	-£8,486,473	-£9,529,466	-£9,578,581	-£10,052,938	-£10,234,468	-£10,371,677
50% SR : 20% LAR : 30% SO	20%	-£9,463,570	-£10,506,563	-£10,555,678	-£11,028,975	-£11,210,505	-£11,347,714
50% SR : 20% LAR : 30% SO	25%	-£10,440,667	-£11,483,660	-£11,532,775	-£12,005,012	-£12,186,542	-£12,323,751
50% SR : 20% LAR : 30% SO	30%	-£11,417,764	-£12,460,757	-£12,509,872	-£12,981,049	-£13,162,579	-£13,300,008
50% SR : 20% LAR : 30% SO	35%	-£12,394,861	-£13,437,854	-£13,486,969	-£13,957,086	-£14,138,616	-£14,275,825
50% SR : 20% LAR : 30% SO	40%	-£13,371,958	-£14,414,951	-£14,464,066	-£14,933,123	-£15,114,653	-£15,251,862
50% SR : 20% LAR : 30% SO	45%	-£14,349,055	-£15,392,048	-£15,441,163	-£15,908,160	-£16,089,690	-£16,226,869
50% SR : 20% LAR : 30% SO	50%	-£15,326,152	-£16,369,145	-£16,418,260	-£16,883,197	-£17,064,727	-£17,201,936

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%	-£4,730,820	-£5,773,813	-£5,822,928	-£6,298,891	-£6,480,420	-£6,617,629
50% SR : 20% LAR : 30% SO	5%	-£5,707,918	-£6,750,910	-£6,799,025	-£7,275,088	-£7,456,617	-£7,593,826
50% SR : 20% LAR : 30% SO	10%	-£6,685,016	-£7,728,007	-£7,777,122	-£8,253,151	-£8,434,680	-£8,571,889
50% SR : 20% LAR : 30% SO	15%	-£7,662,114	-£8,705,104	-£8,754,219	-£9,229,214	-£9,410,743	-£9,547,952
50% SR : 20% LAR : 30% SO	20%	-£8,639,212	-£9,682,201	-£9,731,316	-£10,204,279	-£10,385,808	-£10,523,017
50% SR : 20% LAR : 30% SO	25%	-£9,616,310	-£10,659,298	-£10,708,413	-£11,179,342	-£11,360,871	-£11,500,080
50% SR : 20% LAR : 30% SO	30%	-£10,593,408	-£11,636,395	-£11,685,510	-£12,154,396	-£12,335,925	-£12,473,134
50% SR : 20% LAR : 30% SO	35%	-£11,570,506	-£12,613,492	-£12,662,607	-£13,129,450	-£13,310,979	-£13,448,188
50% SR : 20% LAR : 30% SO	40%	-£12,547,604	-£13,590,589	-£13,639,704	-£14,104,504	-£14,286,033	-£14,423,242
50% SR : 20% LAR : 30% SO	45%	-£13,524,702	-£14,567,686	-£14,616,801	-£15,079,558	-£15,261,087	-£15,398,296
50% SR : 20% LAR : 30% SO	50%	-£14,501,800	-£15,544,783	-£15,593,898	-£16,054,612	-£16,236,141	-£16,373,350

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 10% AW @ 25% MR

Value Area	Chadwell Heath (CIL Zone 3)
------------	-----------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation		0%
Build cost Inflation		0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,297,453	£577,817	£530,062	£67,289	£110,755	£246,049
50% SR : 20% LAR : 30% SO	5%	£1,688,494	£540,652	£589,082	£1,058,403	£1,237,401	£1,372,693
50% SR : 20% LAR : 30% SO	10%	£363,819	£1,667,298	£1,715,727	£2,185,049	£2,364,045	£2,499,339
50% SR : 20% LAR : 30% SO	15%	£2,138,517	£2,793,942	£2,842,373	£3,311,694	£3,491,734	£3,626,942
50% SR : 20% LAR : 30% SO	20%	£3,294,310	£3,930,559	£3,979,874	£4,455,838	£4,637,167	£4,774,375
50% SR : 20% LAR : 30% SO	25%	£4,468,192	£5,075,992	£5,125,107	£5,601,070	£5,782,600	£5,919,808
50% SR : 20% LAR : 30% SO	30%	£5,642,075	£6,221,424	£6,270,540	£6,746,503	£6,928,032	£7,065,240
50% SR : 20% LAR : 30% SO	35%	£6,815,956	£7,366,857	£7,415,972	£7,891,936	£8,073,465	£8,210,673
50% SR : 20% LAR : 30% SO	40%	£7,989,839	£8,512,290	£8,561,404	£9,037,367	£9,218,898	£9,356,105
50% SR : 20% LAR : 30% SO	45%	£9,163,721	£9,657,722	£9,706,837	£10,182,800	£10,364,329	£10,501,537
50% SR : 20% LAR : 30% SO	50%	£10,337,604	£10,803,155	£10,852,269	£11,328,233	£11,509,762	£11,646,970

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,050,040	£3,769,676	£3,817,430	£4,280,204	£4,458,248	£4,593,541
50% SR : 20% LAR : 30% SO	5%	£4,178,999	£4,888,145	£4,936,575	£5,405,896	£5,584,893	£5,720,186
50% SR : 20% LAR : 30% SO	10%	£5,311,312	£6,014,791	£6,063,220	£6,532,542	£6,711,538	£6,846,832
50% SR : 20% LAR : 30% SO	15%	£6,446,010	£7,141,435	£7,189,866	£7,659,187	£7,839,227	£7,974,520
50% SR : 20% LAR : 30% SO	20%	£7,581,802	£8,268,079	£8,317,507	£8,803,131	£8,984,660	£9,120,954
50% SR : 20% LAR : 30% SO	25%	£8,717,594	£9,394,723	£9,444,151	£9,948,563	£10,130,093	£10,267,387
50% SR : 20% LAR : 30% SO	30%	£9,853,386	£10,521,367	£10,570,795	£11,093,995	£11,275,525	£11,412,733
50% SR : 20% LAR : 30% SO	35%	£10,989,178	£11,648,011	£11,697,440	£12,239,428	£12,421,958	£12,559,166
50% SR : 20% LAR : 30% SO	40%	£12,124,970	£12,774,655	£12,824,083	£13,384,860	£13,567,390	£13,704,598
50% SR : 20% LAR : 30% SO	45%	£13,260,762	£13,901,299	£13,950,727	£14,530,293	£14,712,822	£14,850,030
50% SR : 20% LAR : 30% SO	50%	£14,396,554	£15,027,943	£15,077,371	£15,675,728	£15,858,257	£16,000,465

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,327,528	£2,047,164	£2,094,918	£2,557,692	£2,735,736	£2,871,029
50% SR : 20% LAR : 30% SO	5%	£2,456,487	£3,165,633	£3,214,063	£3,683,384	£3,862,381	£3,997,674
50% SR : 20% LAR : 30% SO	10%	£3,585,446	£4,284,100	£4,332,530	£4,800,030	£4,979,027	£5,114,320
50% SR : 20% LAR : 30% SO	15%	£4,714,405	£5,402,567	£5,451,000	£5,938,679	£6,117,676	£6,252,920
50% SR : 20% LAR : 30% SO	20%	£5,843,364	£6,521,034	£6,569,467	£7,087,318	£7,266,315	£7,399,559
50% SR : 20% LAR : 30% SO	25%	£6,972,323	£7,639,501	£7,687,934	£8,235,959	£8,414,956	£8,548,799
50% SR : 20% LAR : 30% SO	30%	£8,101,282	£8,757,968	£8,806,401	£9,375,043	£9,554,040	£9,688,221
50% SR : 20% LAR : 30% SO	35%	£9,230,241	£9,876,435	£9,924,868	£10,513,126	£10,692,123	£10,830,563
50% SR : 20% LAR : 30% SO	40%	£10,359,200	£10,994,902	£11,043,335	£11,651,209	£11,830,206	£11,968,606
50% SR : 20% LAR : 30% SO	45%	£11,488,159	£12,113,369	£12,161,802	£12,809,291	£12,988,288	£13,126,518
50% SR : 20% LAR : 30% SO	50%	£12,617,118	£13,231,836	£13,280,269	£13,957,352	£14,136,349	£14,274,754

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£754,693	£1,474,329	£1,522,083	£1,984,857	£2,162,901	£2,298,194
50% SR : 20% LAR : 30% SO	5%	£1,883,652	£2,592,798	£2,641,228	£3,110,549	£3,289,546	£3,424,839
50% SR : 20% LAR : 30% SO	10%	£3,012,611	£3,711,267	£3,759,700	£4,237,195	£4,416,191	£4,551,484
50% SR : 20% LAR : 30% SO	15%	£4,141,570	£4,829,736	£4,878,169	£5,363,840	£5,542,837	£5,678,130
50% SR : 20% LAR : 30% SO	20%	£5,270,529	£5,948,205	£5,996,638	£6,500,485	£6,679,482	£6,814,775
50% SR : 20% LAR : 30% SO	25%	£6,400,488	£7,066,674	£7,115,107	£7,652,129	£7,831,126	£7,966,419
50% SR : 20% LAR : 30% SO	30%	£7,530,447	£8,185,143	£8,233,576	£8,778,774	£8,957,771	£9,092,064
50% SR : 20% LAR : 30% SO	35%	£8,660,406	£9,303,612	£9,352,045	£9,905,419	£10,084,416	£10,220,709
50% SR : 20% LAR : 30% SO	40%	£9,790,365	£10,422,081	£10,470,514	£11,033,063	£11,212,060	£11,350,353
50% SR : 20% LAR : 30% SO	45%	£10,920,324	£11,540,550	£11,588,983	£12,121,707	£12,300,704	£12,439,000
50% SR : 20% LAR : 30% SO	50%	£12,050,283	£12,659,019	£12,707,452	£13,210,351	£13,389,348	£13,527,641

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%	£69,669	£649,968	£697,722	£1,160,495	£1,338,539	£1,473,833
50% SR : 20% LAR : 30% SO	5%	£1,059,290	£1,768,436	£1,816,866	£2,286,187	£2,465,185	£2,600,477
50% SR : 20% LAR : 30% SO	10%	£2,211,603	£2,896,902	£2,945,332	£3,412,833	£3,591,830	£3,727,123
50% SR : 20% LAR : 30% SO	15%	£3,363,916	£4,025,368	£4,073,798	£4,539,478	£4,718,475	£4,853,719
50% SR : 20% LAR : 30% SO	20%	£4,516,229	£5,153,834	£5,202,264	£5,683,422	£5,862,419	£6,000,112
50% SR : 20% LAR : 30% SO	25%	£5,668,542	£6,282,300	£6,330,730	£6,828,864	£7,007,861	£7,145,554
50% SR : 20% LAR : 30% SO	30%	£6,820,855	£7,410,766	£7,459,196	£7,974,287	£8,153,284	£8,291,977
50% SR : 20% LAR : 30% SO	35%	£7,973,168	£8,539,232	£8,587,662	£9,119,729	£9,308,726	£9,447,419
50% SR : 20% LAR : 30% SO	40%	£9,125,481	£9,667,698	£9,716,128	£10,265,172	£10,454,169	£10,593,862
50% SR : 20% LAR : 30% SO	45%	£10,277,794	£10,796,164	£10,844,594	£11,411,615	£11,600,612	£11,739,305
50% SR : 20% LAR : 30% SO	50%	£11,430,107	£11,924,630	£11,973,060	£12,558,057	£12,747,054	£12,885,747

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

MU3 - 200 Flats 470 sq m emp office use (B1(s)) 10% AW @ 25% MR
--

Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
-------------------	---

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,698,267	-£3,437,851	-£3,486,280	-£3,960,381	-£4,141,911	-£4,279,119
50% SR : 20% LAR : 30% SO	5%	-£3,693,619	-£4,415,219	-£4,464,333	-£4,940,296	-£5,121,827	-£5,259,034
50% SR : 20% LAR : 30% SO	10%	-£4,701,984	-£5,395,134	-£5,444,249	-£5,920,212	-£6,101,742	-£6,238,950
50% SR : 20% LAR : 30% SO	15%	-£5,710,350	-£6,375,050	-£6,424,165	-£6,900,128	-£7,081,658	-£7,218,866
50% SR : 20% LAR : 30% SO	20%	-£6,718,715	-£7,354,966	-£7,404,080	-£7,880,043	-£8,061,573	-£8,198,781
50% SR : 20% LAR : 30% SO	25%	-£7,727,081	-£8,334,881	-£8,383,996	-£8,859,959	-£9,041,489	-£9,178,697
50% SR : 20% LAR : 30% SO	30%	-£8,735,446	-£9,314,797	-£9,363,911	-£9,839,874	-£10,021,405	-£10,158,612
50% SR : 20% LAR : 30% SO	35%	-£9,743,812	-£10,294,712	-£10,343,827	-£10,819,790	-£11,001,320	-£11,138,528
50% SR : 20% LAR : 30% SO	40%	-£10,752,177	-£11,274,628	-£11,323,743	-£11,799,706	-£11,981,236	-£12,118,444
50% SR : 20% LAR : 30% SO	45%	-£11,760,543	-£12,254,544	-£12,303,658	-£12,779,621	-£12,961,151	-£13,098,359
50% SR : 20% LAR : 30% SO	50%	-£12,768,908	-£13,234,459	-£13,283,574	-£13,759,537	-£13,941,067	-£14,078,275

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,045,760	-£7,785,344	-£7,833,773	-£8,307,874	-£8,488,404	-£8,626,612
50% SR : 20% LAR : 30% SO	5%	-£8,041,112	-£8,782,712	-£8,811,826	-£9,287,789	-£9,469,319	-£9,606,527
50% SR : 20% LAR : 30% SO	10%	-£9,049,477	-£9,742,627	-£9,791,742	-£10,267,705	-£10,449,235	-£10,586,443
50% SR : 20% LAR : 30% SO	15%	-£10,057,842	-£10,722,543	-£10,771,657	-£11,247,620	-£11,429,151	-£11,566,359
50% SR : 20% LAR : 30% SO	20%	-£11,066,208	-£11,702,458	-£11,751,573	-£12,227,538	-£12,409,066	-£12,546,274
50% SR : 20% LAR : 30% SO	25%	-£12,074,574	-£12,682,374	-£12,731,489	-£13,207,452	-£13,388,982	-£13,526,190
50% SR : 20% LAR : 30% SO	30%	-£13,082,939	-£13,662,290	-£13,711,404	-£14,187,367	-£14,368,897	-£14,506,105
50% SR : 20% LAR : 30% SO	35%	-£14,091,305	-£14,642,205	-£14,691,320	-£15,167,283	-£15,348,813	-£15,486,021
50% SR : 20% LAR : 30% SO	40%	-£15,099,670	-£15,622,121	-£15,671,236	-£16,147,198	-£16,328,729	-£16,465,937
50% SR : 20% LAR : 30% SO	45%	-£16,108,036	-£16,602,036	-£16,651,151	-£17,127,114	-£17,308,644	-£17,445,852
50% SR : 20% LAR : 30% SO	50%	-£17,116,401	-£17,581,952	-£17,631,067	-£18,107,030	-£18,288,560	-£18,425,768

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,323,248	-£6,062,832	-£6,111,261	-£6,585,362	-£6,766,892	-£6,904,100
50% SR : 20% LAR : 30% SO	5%	-£6,318,600	-£7,040,200	-£7,089,314	-£7,563,277	-£7,744,807	-£7,882,015
50% SR : 20% LAR : 30% SO	10%	-£7,326,955	-£8,020,115	-£8,069,230	-£8,543,193	-£8,724,723	-£8,861,931
50% SR : 20% LAR : 30% SO	15%	-£8,335,330	-£9,000,031	-£9,049,145	-£9,523,108	-£9,704,639	-£9,841,846
50% SR : 20% LAR : 30% SO	20%	-£9,343,696	-£9,979,946	-£10,029,061	-£10,503,024	-£10,684,554	-£10,821,762
50% SR : 20% LAR : 30% SO	25%	-£10,352,062	-£10,959,862	-£11,008,977	-£11,482,940	-£11,664,470	-£11,801,678
50% SR : 20% LAR : 30% SO	30%	-£11,360,427	-£11,939,778	-£11,988,892	-£12,466,855	-£12,648,385	-£12,785,593
50% SR : 20% LAR : 30% SO	35%	-£12,368,792	-£12,919,693	-£12,968,808	-£13,444,771	-£13,626,301	-£13,763,509
50% SR : 20% LAR : 30% SO	40%	-£13,377,158	-£13,899,609	-£13,948,723	-£14,424,686	-£14,606,216	-£14,743,424
50% SR : 20% LAR : 30% SO	45%	-£14,385,524	-£14,879,524	-£14,928,639	-£15,404,602	-£15,586,132	-£15,723,340
50% SR : 20% LAR : 30% SO	50%	-£15,393,889	-£15,859,440	-£15,908,555	-£16,384,518	-£16,566,048	-£16,703,256

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial	£6,840,486
---	-------------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,750,413	-£5,489,997	-£5,538,426	-£6,012,527	-£6,194,057	-£6,331,265
50% SR : 20% LAR : 30% SO	5%	-£5,745,765	-£6,467,365	-£6,516,479	-£6,992,442	-£7,173,972	-£7,311,180
50% SR : 20% LAR : 30% SO	10%	-£6,741,130	-£7,447,280	-£7,496,395	-£7,972,358	-£8,153,888	-£8,291,096
50% SR : 20% LAR : 30% SO	15%	-£7,736,485	-£8,427,196	-£8,476,310	-£8,952,273	-£9,133,804	-£9,271,011
50% SR : 20% LAR : 30% SO	20%	-£8,731,841	-£9,407,111	-£9,456,226	-£9,932,189	-£10,113,719	-£10,250,927
50% SR : 20% LAR : 30% SO	25%	-£9,727,197	-£10,387,027	-£10,436,142	-£10,912,105	-£11,093,635	-£11,230,843
50% SR : 20% LAR : 30% SO	30%	-£10,722,553	-£11,366,943	-£11,416,057	-£11,892,020	-£12,072,950	-£12,210,758
50% SR : 20% LAR : 30% SO	35%	-£11,717,909	-£12,346,859	-£12,395,973	-£12,871,936	-£13,052,866	-£13,190,674
50% SR : 20% LAR : 30% SO	40%	-£12,713,265	-£13,326,774	-£13,375,888	-£13,851,851	-£14,033,382	-£14,171,580
50% SR : 20% LAR : 30% SO	45%	-£13,708,621	-£14,306,689	-£14,355,804	-£14,831,767	-£15,013,297	-£15,151,505
50% SR : 20% LAR : 30% SO	50%	-£14,703,977	-£15,286,605	-£15,335,720	-£15,811,683	-£15,993,213	-£16,130,421

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial	£4,082,814
--	-------------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,926,051	-£4,665,635	-£4,714,065	-£5,188,165	-£5,369,695	-£5,506,903
50% SR : 20% LAR : 30% SO	5%	-£4,921,403	-£5,643,003	-£5,692,118	-£6,166,081	-£6,347,611	-£6,484,819
50% SR : 20% LAR : 30% SO	10%	-£5,916,755	-£6,620,373	-£6,670,033	-£7,149,996	-£7,329,526	-£7,466,734
50% SR : 20% LAR : 30% SO	15%	-£6,912,107	-£7,597,743	-£7,647,803	-£8,139,911	-£8,319,441	-£8,456,649
50% SR : 20% LAR : 30% SO	20%	-£7,907,459	-£8,575,113	-£8,625,173	-£9,129,826	-£9,309,356	-£9,446,564
50% SR : 20% LAR : 30% SO	25%	-£8,902,811	-£9,552,483	-£9,602,543	-£10,099,741	-£10,279,271	-£10,416,479
50% SR : 20% LAR : 30% SO	30%	-£9,898,163	-£10,529,853	-£10,579,913	-£11,069,658	-£11,249,188	-£11,386,387
50% SR : 20% LAR : 30% SO	35%	-£10,893,515	-£11,507,223	-£11,557,283	-£12,039,574	-£12,219,104	-£12,356,312
50% SR : 20% LAR : 30% SO	40%	-£11,888,867	-£12,484,593	-£12,534,653	-£13,009,490	-£13,189,020	-£13,326,228
50% SR : 20% LAR : 30% SO	45%	-£12,884,219	-£13,462,003	-£13,512,063	-£14,000,405	-£14,180,935	-£14,318,143
50% SR : 20% LAR : 30% SO	50%	-£13,879,571	-£14,439,413	-£14,489,473	-£14,991,321	-£15,171,851	-£15,309,059

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 10% AW @ 25% MR
--

Value Area	Becontree and Valence Park (CIL Zone 3)
-------------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,545,784	-£6,295,834	-£6,344,950	-£6,820,913	-£7,002,442	-£7,139,650
50% SR : 20% LAR : 30% SO	5%	-£6,446,801	-£7,168,401	-£7,217,515	-£7,693,478	-£7,875,008	-£8,012,216
50% SR : 20% LAR : 30% SO	10%	-£7,347,816	-£8,040,966	-£8,090,082	-£8,566,045	-£8,747,574	-£8,884,782
50% SR : 20% LAR : 30% SO	15%	-£8,248,833	-£8,913,532	-£8,962,648	-£9,438,611	-£9,620,140	-£9,757,348
50% SR : 20% LAR : 30% SO	20%	-£9,149,848	-£9,786,099	-£9,835,214	-£10,311,177	-£10,492,707	-£10,629,915
50% SR : 20% LAR : 30% SO	25%	-£10,050,865	-£10,658,665	-£10,707,780	-£11,183,743	-£11,365,273	-£11,502,480
50% SR : 20% LAR : 30% SO	30%	-£10,951,881	-£11,531,232	-£11,580,346	-£12,056,309	-£12,237,838	-£12,375,047
50% SR : 20% LAR : 30% SO	35%	-£11,852,897	-£12,403,797	-£12,452,912	-£12,928,875	-£13,110,405	-£13,247,613
50% SR : 20% LAR : 30% SO	40%	-£12,753,913	-£13,276,363	-£13,325,479	-£13,801,442	-£13,982,971	-£14,120,179
50% SR : 20% LAR : 30% SO	45%	-£13,654,929	-£14,148,930	-£14,198,044	-£14,674,007	-£14,855,538	-£14,992,745
50% SR : 20% LAR : 30% SO	50%	-£14,555,945	-£15,021,496	-£15,070,611	-£15,546,574	-£15,728,103	-£15,865,311

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices	£14,481,843
--	--------------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,893,277	-£10,643,327	-£10,692,443	-£11,168,405	-£11,349,935	-£11,487,143
50% SR : 20% LAR : 30% SO	5%	-£10,794,294	-£11,515,894	-£11,565,008	-£12,040,971	-£12,222,501	-£12,359,709
50% SR : 20% LAR : 30% SO	10%	-£11,695,309	-£12,388,459	-£12,437,575	-£12,913,538	-£13,095,067	-£13,232,275
50% SR : 20% LAR : 30% SO	15%	-£12,596,326	-£13,261,026	-£13,310,141	-£13,786,104	-£13,967,633	-£14,104,841
50% SR : 20% LAR : 30% SO	20%	-£13,497,341	-£14,133,592	-£14,182,707	-£14,658,670	-£14,840,200	-£14,977,408
50% SR : 20% LAR : 30% SO	25%	-£14,398,358	-£15,006,158	-£15,055,273	-£15,531,236	-£15,712,765	-£15,849,973
50% SR : 20% LAR : 30% SO	30%	-£15,299,374	-£15,878,724	-£15,927,839	-£16,403,802	-£16,585,331	-£16,722,540
50% SR : 20% LAR : 30% SO	35%	-£16,200,389	-£16,751,290	-£16,800,405	-£17,276,368	-£17,457,898	-£17,595,106
50% SR : 20% LAR : 30% SO	40%	-£17,101,406	-£17,623,856	-£17,672,972	-£18,148,935	-£18,330,464	-£18,467,672
50% SR : 20% LAR : 30% SO	45%	-£18,002,422	-£18,496,423	-£18,545,537	-£19,021,500	-£19,203,030	-£19,340,238
50% SR : 20% LAR : 30% SO	50%	-£18,903,438	-£19,368,988	-£19,418,104	-£19,894,067	-£20,075,596	-£20,212,804

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,170,765	-£8,920,815	-£8,969,930	-£9,445,893	-£9,627,423	-£9,764,630
50% SR : 20% LAR : 30% SO	5%	-£9,071,782	-£9,793,382	-£9,842,496	-£10,318,459	-£10,499,989	-£10,637,197
50% SR : 20% LAR : 30% SO	10%	-£9,972,797	-£10,665,947	-£10,715,063	-£11,191,026	-£11,372,555	-£11,509,763
50% SR : 20% LAR : 30% SO	15%	-£10,873,814	-£11,538,513	-£11,587,629	-£12,063,592	-£12,245,121	-£12,382,329
50% SR : 20% LAR : 30% SO	20%	-£11,774,829	-£12,411,080	-£12,460,194	-£12,936,157	-£13,117,686	-£13,254,894
50% SR : 20% LAR : 30% SO	25%	-£12,675,845	-£13,283,646	-£13,332,761	-£13,808,724	-£13,990,253	-£14,127,461
50% SR : 20% LAR : 30% SO	30%	-£13,576,862	-£14,156,212	-£14,205,327	-£14,681,290	-£14,862,819	-£15,000,028
50% SR : 20% LAR : 30% SO	35%	-£14,477,877	-£15,028,778	-£15,077,893	-£15,953,856	-£16,135,386	-£16,272,594
50% SR : 20% LAR : 30% SO	40%	-£15,378,894	-£15,901,344	-£15,950,460	-£16,826,422	-£17,007,952	-£17,145,160
50% SR : 20% LAR : 30% SO	45%	-£16,279,910	-£16,773,911	-£16,823,025	-£17,698,988	-£17,880,518	-£18,017,726
50% SR : 20% LAR : 30% SO	50%	-£17,180,926	-£17,646,476	-£17,695,592	-£18,571,555	-£18,753,084	-£18,890,292

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial	£6,840,486
---	-------------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,597,930	-£8,347,980	-£8,397,095	-£8,873,058	-£9,054,588	-£9,191,795
50% SR : 20% LAR : 30% SO	5%	-£8,498,947	-£9,220,547	-£9,269,661	-£9,745,624	-£9,927,154	-£10,064,362
50% SR : 20% LAR : 30% SO	10%	-£9,399,962	-£10,093,112	-£10,142,228	-£10,618,191	-£10,799,720	-£10,936,928
50% SR : 20% LAR : 30% SO	15%	-£10,300,979	-£10,965,678	-£11,014,794	-£11,490,757	-£11,672,286	-£11,809,494
50% SR : 20% LAR : 30% SO	20%	-£11,201,994	-£11,838,243	-£11,887,359	-£12,363,322	-£12,544,853	-£12,682,060
50% SR : 20% LAR : 30% SO	25%	-£12,103,010	-£12,710,811	-£12,759,926	-£13,235,889	-£13,417,418	-£13,554,626
50% SR : 20% LAR : 30% SO	30%	-£13,004,027	-£13,583,377	-£13,632,492	-£14,108,455	-£14,289,984	-£14,427,193
50% SR : 20% LAR : 30% SO	35%	-£13,905,042	-£14,455,943	-£14,505,058	-£14,981,021	-£15,162,551	-£15,299,759
50% SR : 20% LAR : 30% SO	40%	-£14,806,059	-£15,328,509	-£15,377,625	-£15,853,587	-£16,035,117	-£16,172,325
50% SR : 20% LAR : 30% SO	45%	-£15,707,075	-£16,201,076	-£16,250,190	-£16,726,153	-£16,907,683	-£17,044,891
50% SR : 20% LAR : 30% SO	50%	-£16,608,091	-£17,073,641	-£17,122,757	-£17,598,720	-£17,780,249	-£17,917,457

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial	£4,082,614
--	-------------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,773,569	-£7,523,618	-£7,572,734	-£8,048,697	-£8,230,226	-£8,367,434
50% SR : 20% LAR : 30% SO	5%	-£7,674,585	-£8,396,185	-£8,445,300	-£8,921,263	-£9,102,793	-£9,240,001
50% SR : 20% LAR : 30% SO	10%	-£8,575,601	-£9,268,751	-£9,317,866	-£9,793,829	-£9,975,358	-£10,112,566
50% SR : 20% LAR : 30% SO	15%	-£9,476,617	-£10,141,316	-£10,190,432	-£10,666,395	-£10,847,924	-£10,985,132
50% SR : 20% LAR : 30% SO	20%	-£10,377,632	-£11,013,883	-£11,062,998	-£11,538,961	-£11,720,491	-£11,857,699
50% SR : 20% LAR : 30% SO	25%	-£11,278,649	-£11,886,449	-£11,935,565	-£12,411,528	-£12,593,057	-£12,730,265
50% SR : 20% LAR : 30% SO	30%	-£12,179,665	-£12,759,018	-£12,808,130	-£13,284,091	-£13,465,620	-£13,602,831
50% SR : 20% LAR : 30% SO	35%	-£13,080,681	-£13,631,582	-£13,680,696	-£14,156,659	-£14,338,188	-£14,475,397
50% SR : 20% LAR : 30% SO	40%	-£13,981,697	-£14,504,147	-£14,553,263	-£15,029,226	-£15,210,755	-£15,347,963
50% SR : 20% LAR : 30% SO	45%	-£14,882,714	-£15,376,714	-£15,425,829	-£15,901,792	-£16,083,322	-£16,220,530
50% SR : 20% LAR : 30% SO	50%	-£15,783,729	-£16,249,280	-£16,298,395	-£16,774,358	-£16,955,888	-£17,093,095

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 10% AW @ 50% MR

Value Area	Barking Town Centre Flats (CIL Zone 1)
------------	--

No Units	200
Site Area	0.3 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%	£4,016,424	£2,172,061	£2,124,973	£1,668,657	£1,494,621	£1,363,077
50% SR : 20% LAR : 30% SO	5%	£2,775,585	£1,014,761	£967,673	£509,717	£333,218	£199,812
50% SR : 20% LAR : 30% SO	10%	£1,534,745	£155,130	£203,560	£672,682	£851,878	£987,172
50% SR : 20% LAR : 30% SO	15%	£290,122	£1,344,942	£1,393,372	£1,862,693	£2,041,689	£2,176,963
50% SR : 20% LAR : 30% SO	20%	£981,504	£2,534,754	£2,583,183	£3,052,505	£3,231,501	£3,366,795
50% SR : 20% LAR : 30% SO	25%	£2,257,236	£3,731,621	£3,780,736	£4,256,699	£4,438,229	£4,575,437
50% SR : 20% LAR : 30% SO	30%	£3,540,356	£4,941,313	£4,990,429	£5,466,391	£5,647,921	£5,785,129
50% SR : 20% LAR : 30% SO	35%	£4,837,183	£6,151,005	£6,200,120	£6,676,083	£6,857,612	£6,994,820
50% SR : 20% LAR : 30% SO	40%	£6,134,012	£7,360,697	£7,409,812	£7,885,775	£8,067,304	£8,204,512
50% SR : 20% LAR : 30% SO	45%	£7,430,840	£8,570,389	£8,619,504	£9,095,467	£9,276,997	£9,414,205
50% SR : 20% LAR : 30% SO	50%	£8,727,668	£9,780,081	£9,829,196	£10,305,159	£10,486,689	£10,623,897

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%	£331,069	£2,175,432	£2,222,520	£2,678,836	£2,852,872	£2,984,416
50% SR : 20% LAR : 30% SO	5%	£1,571,908	£3,332,731	£3,379,820	£3,837,776	£4,014,275	£4,147,681
50% SR : 20% LAR : 30% SO	10%	£2,812,748	£4,502,623	£4,551,053	£5,020,375	£5,199,371	£5,334,665
50% SR : 20% LAR : 30% SO	15%	£4,057,371	£5,692,435	£5,740,865	£6,210,186	£6,389,182	£6,524,476
50% SR : 20% LAR : 30% SO	20%	£5,328,997	£6,882,247	£6,930,676	£7,399,998	£7,578,994	£7,714,288
50% SR : 20% LAR : 30% SO	25%	£6,604,729	£8,078,114	£8,128,229	£8,604,192	£8,785,722	£8,922,930
50% SR : 20% LAR : 30% SO	30%	£7,887,849	£9,288,806	£9,337,921	£9,813,884	£9,995,414	£10,132,621
50% SR : 20% LAR : 30% SO	35%	£9,184,676	£10,498,498	£10,547,613	£11,023,576	£11,205,106	£11,342,313
50% SR : 20% LAR : 30% SO	40%	£10,481,505	£11,708,189	£11,757,305	£12,233,268	£12,414,797	£12,552,005
50% SR : 20% LAR : 30% SO	45%	£11,778,333	£12,917,882	£12,966,997	£13,442,960	£13,624,490	£13,761,698
50% SR : 20% LAR : 30% SO	50%	£13,075,161	£14,127,574	£14,176,689	£14,652,652	£14,834,182	£14,971,390

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,391,443	£452,920	£500,007	£956,324	£1,130,360	£1,261,903
50% SR : 20% LAR : 30% SO	5%	£150,604	£1,610,219	£1,657,308	£2,115,264	£2,291,763	£2,425,169
50% SR : 20% LAR : 30% SO	10%	£1,090,235	£2,780,111	£2,828,541	£3,297,863	£3,476,589	£3,612,153
50% SR : 20% LAR : 30% SO	15%	£2,334,859	£3,969,923	£4,018,353	£4,487,674	£4,666,670	£4,801,964
50% SR : 20% LAR : 30% SO	20%	£3,606,485	£5,159,735	£5,208,164	£5,677,486	£5,856,482	£5,991,776
50% SR : 20% LAR : 30% SO	25%	£4,882,217	£6,356,602	£6,405,717	£6,881,679	£7,063,210	£7,200,418
50% SR : 20% LAR : 30% SO	30%	£6,165,337	£7,556,294	£7,615,409	£8,091,372	£8,272,901	£8,410,109
50% SR : 20% LAR : 30% SO	35%	£7,462,164	£8,775,986	£8,825,101	£9,301,064	£9,482,593	£9,619,801
50% SR : 20% LAR : 30% SO	40%	£8,758,993	£9,995,677	£10,034,793	£10,510,756	£10,692,285	£10,829,493
50% SR : 20% LAR : 30% SO	45%	£10,055,821	£11,195,370	£11,244,485	£11,720,448	£11,901,978	£12,039,186
50% SR : 20% LAR : 30% SO	50%	£11,352,649	£12,405,062	£12,454,177	£12,930,140	£13,111,670	£13,248,878

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,466

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,964,278	£119,915	£72,828	£383,489	£557,525	£689,068
50% SR : 20% LAR : 30% SO	5%	£723,439	£1,037,384	£1,084,473	£1,542,429	£1,718,928	£1,852,334
50% SR : 20% LAR : 30% SO	10%	£517,400	£2,207,276	£2,255,706	£2,725,028	£2,904,024	£3,039,318
50% SR : 20% LAR : 30% SO	15%	£1,782,024	£3,397,088	£3,445,518	£3,914,839	£4,093,835	£4,229,129
50% SR : 20% LAR : 30% SO	20%	£3,033,850	£4,586,900	£4,635,329	£5,104,651	£5,283,647	£5,418,941
50% SR : 20% LAR : 30% SO	25%	£4,309,382	£5,783,767	£5,832,882	£6,308,844	£6,490,375	£6,627,583
50% SR : 20% LAR : 30% SO	30%	£5,592,502	£6,993,459	£7,042,574	£7,518,537	£7,700,066	£7,837,274
50% SR : 20% LAR : 30% SO	35%	£6,889,329	£8,203,151	£8,252,266	£8,728,229	£8,909,758	£9,046,966
50% SR : 20% LAR : 30% SO	40%	£8,186,158	£9,412,842	£9,461,957	£9,937,921	£10,119,450	£10,256,658
50% SR : 20% LAR : 30% SO	45%	£9,482,986	£10,622,535	£10,671,650	£11,147,613	£11,329,143	£11,466,351
50% SR : 20% LAR : 30% SO	50%	£10,779,814	£11,832,227	£11,881,342	£12,367,305	£12,538,835	£12,676,043

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,788,639	£944,276	£897,189	£440,873	£266,837	£135,293
50% SR : 20% LAR : 30% SO	5%	£1,547,801	£213,023	£260,111	£718,068	£894,566	£1,027,972
50% SR : 20% LAR : 30% SO	10%	£306,961	£1,382,914	£1,431,344	£1,900,666	£2,079,663	£2,214,956
50% SR : 20% LAR : 30% SO	15%	£937,662	£2,572,726	£2,621,156	£3,090,477	£3,269,474	£3,404,767
50% SR : 20% LAR : 30% SO	20%	£2,209,288	£3,762,538	£3,810,967	£4,280,289	£4,459,286	£4,594,579
50% SR : 20% LAR : 30% SO	25%	£3,485,920	£4,952,405	£5,000,820	£5,484,483	£5,663,013	£5,803,221
50% SR : 20% LAR : 30% SO	30%	£4,768,140	£6,169,097	£6,215,213	£6,694,176	£6,875,705	£7,012,913
50% SR : 20% LAR : 30% SO	35%	£6,064,969	£7,378,789	£7,427,905	£7,903,868	£8,085,397	£8,222,605
50% SR : 20% LAR : 30% SO	40%	£7,361,798	£8,588,481	£8,637,596	£9,113,559	£9,295,088	£9,432,296
50% SR : 20% LAR : 30% SO	45%	£8,658,625	£9,798,174	£9,847,288	£10,323,251	£10,504,781	£10,641,989
50% SR : 20% LAR : 30% SO	50%	£9,955,452	£11,007,865	£11,056,980	£11,532,943	£11,714,473	£11,851,681

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 10% AW @ 50% MR

Value Area	Barking Riverside Flats (CIL Zone 2)
------------	--------------------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,523,879	-£4,567,167	-£4,616,283	-£5,092,246	-£5,273,775	-£5,410,983
50% SR : 20% LAR : 30% SO	5%	-£4,501,273	-£5,501,632	-£5,550,747	-£6,026,710	-£6,208,239	-£6,345,447
50% SR : 20% LAR : 30% SO	10%	-£5,478,859	-£6,436,097	-£6,485,212	-£6,961,175	-£7,142,704	-£7,279,913
50% SR : 20% LAR : 30% SO	15%	-£6,456,445	-£7,370,562	-£7,419,676	-£7,895,639	-£8,077,170	-£8,214,377
50% SR : 20% LAR : 30% SO	20%	-£7,434,031	-£8,305,026	-£8,354,141	-£8,830,104	-£9,011,634	-£9,148,842
50% SR : 20% LAR : 30% SO	25%	-£8,411,618	-£9,239,491	-£9,288,607	-£9,764,570	-£9,946,099	-£10,083,307
50% SR : 20% LAR : 30% SO	30%	-£9,389,204	-£10,173,956	-£10,223,071	-£10,699,034	-£10,880,563	-£11,017,771
50% SR : 20% LAR : 30% SO	35%	-£10,366,790	-£11,108,420	-£11,157,536	-£11,633,499	-£11,815,028	-£11,952,236
50% SR : 20% LAR : 30% SO	40%	-£11,344,377	-£12,042,886	-£12,092,000	-£12,567,963	-£12,749,493	-£12,886,701
50% SR : 20% LAR : 30% SO	45%	-£12,321,963	-£12,977,350	-£13,026,465	-£13,502,428	-£13,683,958	-£13,821,166
50% SR : 20% LAR : 30% SO	50%	-£13,299,549	-£13,911,815	-£13,960,930	-£14,436,893	-£14,618,423	-£14,755,631

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,871,372	-£8,914,660	-£8,963,776	-£9,439,739	-£9,621,268	-£9,758,476
50% SR : 20% LAR : 30% SO	5%	-£8,848,765	-£9,849,125	-£9,898,240	-£10,374,203	-£10,555,732	-£10,692,940
50% SR : 20% LAR : 30% SO	10%	-£9,826,352	-£10,783,590	-£10,832,705	-£11,308,668	-£11,490,197	-£11,627,406
50% SR : 20% LAR : 30% SO	15%	-£10,803,938	-£11,718,055	-£11,767,169	-£12,243,132	-£12,424,662	-£12,561,870
50% SR : 20% LAR : 30% SO	20%	-£11,781,524	-£12,652,519	-£12,701,634	-£13,177,597	-£13,359,127	-£13,496,335
50% SR : 20% LAR : 30% SO	25%	-£12,759,111	-£13,586,984	-£13,636,100	-£14,112,062	-£14,293,592	-£14,430,800
50% SR : 20% LAR : 30% SO	30%	-£13,736,697	-£14,521,448	-£14,570,564	-£15,046,527	-£15,228,056	-£15,365,264
50% SR : 20% LAR : 30% SO	35%	-£14,714,283	-£15,455,913	-£15,505,029	-£15,980,992	-£16,162,521	-£16,299,729
50% SR : 20% LAR : 30% SO	40%	-£15,691,869	-£16,390,378	-£16,439,493	-£16,915,456	-£17,096,985	-£17,234,194
50% SR : 20% LAR : 30% SO	45%	-£16,669,456	-£17,324,843	-£17,373,958	-£17,849,921	-£18,031,451	-£18,168,659
50% SR : 20% LAR : 30% SO	50%	-£17,647,042	-£18,259,308	-£18,308,423	-£18,784,385	-£18,965,916	-£19,103,124

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%	-£6,148,860	-£7,192,148	-£7,241,263	-£7,717,226	-£7,898,756	-£8,035,963
50% SR : 20% LAR : 30% SO	5%	-£7,126,253	-£8,166,612	-£8,215,727	-£8,691,691	-£8,873,220	-£9,010,428
50% SR : 20% LAR : 30% SO	10%	-£8,103,840	-£9,141,076	-£9,190,191	-£9,663,125	-£9,844,654	-£9,981,862
50% SR : 20% LAR : 30% SO	15%	-£9,081,426	-£10,115,540	-£10,164,655	-£10,637,589	-£10,819,118	-£10,956,326
50% SR : 20% LAR : 30% SO	20%	-£10,059,012	-£11,090,004	-£11,139,119	-£11,612,053	-£11,793,582	-£11,930,790
50% SR : 20% LAR : 30% SO	25%	-£11,036,598	-£12,064,468	-£12,113,583	-£12,586,517	-£12,768,046	-£12,905,254
50% SR : 20% LAR : 30% SO	30%	-£12,014,184	-£13,038,932	-£13,088,047	-£13,561,981	-£13,743,510	-£13,880,762
50% SR : 20% LAR : 30% SO	35%	-£12,991,770	-£14,013,396	-£14,062,511	-£14,537,445	-£14,719,974	-£14,857,272
50% SR : 20% LAR : 30% SO	40%	-£13,969,356	-£14,987,860	-£15,036,975	-£15,512,909	-£15,695,438	-£15,832,780
50% SR : 20% LAR : 30% SO	45%	-£14,946,942	-£15,962,324	-£16,012,440	-£16,487,873	-£16,670,402	-£16,807,900
50% SR : 20% LAR : 30% SO	50%	-£15,924,528	-£16,936,788	-£16,986,303	-£17,462,837	-£17,645,366	-£17,782,900

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£8,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,576,025	-£6,619,313	-£6,668,428	-£7,144,391	-£7,325,921	-£7,463,128
50% SR : 20% LAR : 30% SO	5%	-£6,553,418	-£7,593,777	-£7,642,892	-£8,118,854	-£8,300,384	-£8,437,591
50% SR : 20% LAR : 30% SO	10%	-£7,530,811	-£8,568,241	-£8,617,356	-£9,093,317	-£9,274,847	-£9,412,054
50% SR : 20% LAR : 30% SO	15%	-£8,508,204	-£9,542,705	-£9,591,820	-£10,067,780	-£10,249,310	-£10,386,517
50% SR : 20% LAR : 30% SO	20%	-£9,485,597	-£10,517,169	-£10,566,284	-£11,042,243	-£11,223,773	-£11,360,980
50% SR : 20% LAR : 30% SO	25%	-£10,463,000	-£11,491,633	-£11,540,748	-£12,016,706	-£12,198,236	-£12,335,443
50% SR : 20% LAR : 30% SO	30%	-£11,440,393	-£12,466,097	-£12,515,212	-£12,991,169	-£13,172,699	-£13,309,906
50% SR : 20% LAR : 30% SO	35%	-£12,417,786	-£13,440,561	-£13,489,676	-£13,965,632	-£14,147,162	-£14,284,369
50% SR : 20% LAR : 30% SO	40%	-£13,395,179	-£14,415,025	-£14,464,140	-£14,940,095	-£15,121,625	-£15,258,832
50% SR : 20% LAR : 30% SO	45%	-£14,372,572	-£15,389,489	-£15,438,604	-£15,914,558	-£16,096,088	-£16,233,039
50% SR : 20% LAR : 30% SO	50%	-£15,350,000	-£16,363,953	-£16,413,068	-£16,889,021	-£17,069,551	-£17,206,248

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%	-£4,751,664	-£5,794,951	-£5,844,067	-£6,320,030	-£6,501,559	-£6,638,767
50% SR : 20% LAR : 30% SO	5%	-£5,729,057	-£6,769,415	-£6,818,531	-£7,294,494	-£7,476,024	-£7,613,231
50% SR : 20% LAR : 30% SO	10%	-£6,706,450	-£7,743,879	-£7,792,995	-£8,268,958	-£8,450,488	-£8,587,695
50% SR : 20% LAR : 30% SO	15%	-£7,683,843	-£8,718,343	-£8,767,459	-£9,243,921	-£9,425,451	-£9,562,658
50% SR : 20% LAR : 30% SO	20%	-£8,661,236	-£9,692,807	-£9,741,923	-£10,218,884	-£10,400,414	-£10,537,621
50% SR : 20% LAR : 30% SO	25%	-£9,638,629	-£10,667,271	-£10,716,387	-£11,193,847	-£11,375,377	-£11,512,584
50% SR : 20% LAR : 30% SO	30%	-£10,616,022	-£11,641,735	-£11,690,851	-£12,168,810	-£12,350,340	-£12,487,547
50% SR : 20% LAR : 30% SO	35%	-£11,593,415	-£12,616,199	-£12,665,315	-£13,143,773	-£13,325,303	-£13,462,510
50% SR : 20% LAR : 30% SO	40%	-£12,570,808	-£13,590,663	-£13,639,779	-£14,118,736	-£14,300,266	-£14,437,473
50% SR : 20% LAR : 30% SO	45%	-£13,548,201	-£14,565,127	-£14,614,243	-£15,093,699	-£15,275,229	-£15,412,436
50% SR : 20% LAR : 30% SO	50%	-£14,525,594	-£15,539,591	-£15,588,707	-£16,068,662	-£16,250,192	-£16,387,400

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 10% AW @ 50% MR

Value Area	Chadwell Heath (CIL Zone 3)
------------	-----------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,277,188	£557,263	£509,509	£46,736	-£131,588	-£266,892
50% SR : 20% LAR : 30% SO	5%	£147,942	-£581,495	-£609,926	-£1,079,248	-£1,258,244	-£1,393,538
50% SR : 20% LAR : 30% SO	10%	-£1,004,662	-£1,688,141	-£1,736,570	-£2,205,892	-£2,384,889	-£2,520,183
50% SR : 20% LAR : 30% SO	15%	-£2,159,361	-£2,814,786	-£2,863,216	-£3,332,537	-£3,512,873	-£3,650,081
50% SR : 20% LAR : 30% SO	20%	-£3,315,448	-£3,951,688	-£4,000,813	-£4,476,776	-£4,656,306	-£4,795,514
50% SR : 20% LAR : 30% SO	25%	-£4,489,330	-£5,097,130	-£5,146,246	-£5,622,209	-£5,803,738	-£5,940,946
50% SR : 20% LAR : 30% SO	30%	-£5,663,213	-£6,242,563	-£6,291,679	-£6,767,642	-£6,949,171	-£7,086,379
50% SR : 20% LAR : 30% SO	35%	-£6,837,095	-£7,387,996	-£7,437,111	-£7,913,073	-£8,094,604	-£8,231,812
50% SR : 20% LAR : 30% SO	40%	-£8,010,978	-£8,533,428	-£8,582,543	-£9,058,506	-£9,240,036	-£9,377,243
50% SR : 20% LAR : 30% SO	45%	-£9,184,860	-£9,678,861	-£9,727,976	-£10,203,939	-£10,385,468	-£10,522,676
50% SR : 20% LAR : 30% SO	50%	-£10,358,743	-£10,824,294	-£10,873,408	-£11,349,371	-£11,530,901	-£11,668,109

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,070,305	-£3,790,230	-£3,837,984	-£4,300,756	-£4,478,081	-£4,614,385
50% SR : 20% LAR : 30% SO	5%	-£4,199,551	-£4,908,988	-£4,957,419	-£5,426,741	-£5,605,737	-£5,741,031
50% SR : 20% LAR : 30% SO	10%	-£5,352,155	-£6,035,634	-£6,084,063	-£6,553,385	-£6,732,382	-£6,867,675
50% SR : 20% LAR : 30% SO	15%	-£6,506,854	-£7,162,279	-£7,210,709	-£7,680,030	-£7,860,366	-£7,997,574
50% SR : 20% LAR : 30% SO	20%	-£7,662,940	-£8,289,191	-£8,348,306	-£8,824,269	-£9,005,799	-£9,143,007
50% SR : 20% LAR : 30% SO	25%	-£8,836,823	-£9,444,623	-£9,493,739	-£9,969,702	-£10,151,231	-£10,288,439
50% SR : 20% LAR : 30% SO	30%	-£10,010,706	-£10,590,056	-£10,639,172	-£11,115,135	-£11,296,664	-£11,433,872
50% SR : 20% LAR : 30% SO	35%	-£11,184,588	-£11,735,488	-£11,784,603	-£12,360,568	-£12,542,097	-£12,679,304
50% SR : 20% LAR : 30% SO	40%	-£12,358,471	-£12,880,921	-£12,930,036	-£13,495,999	-£13,677,528	-£13,814,736
50% SR : 20% LAR : 30% SO	45%	-£13,532,353	-£14,026,354	-£14,075,469	-£14,651,432	-£14,833,961	-£14,971,169
50% SR : 20% LAR : 30% SO	50%	-£14,706,236	-£15,171,786	-£15,220,901	-£15,826,864	-£16,009,394	-£16,146,602

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,347,793	-£2,067,718	-£2,115,472	-£2,578,244	-£2,756,579	-£2,891,873
50% SR : 20% LAR : 30% SO	5%	-£2,477,039	-£3,186,476	-£3,234,906	-£3,704,228	-£3,883,225	-£4,018,519
50% SR : 20% LAR : 30% SO	10%	-£3,629,643	-£4,313,122	-£4,361,551	-£4,830,873	-£5,009,870	-£5,145,163
50% SR : 20% LAR : 30% SO	15%	-£4,784,342	-£5,439,767	-£5,488,197	-£5,957,518	-£6,137,854	-£6,273,052
50% SR : 20% LAR : 30% SO	20%	-£5,940,428	-£6,576,679	-£6,625,794	-£7,101,757	-£7,283,287	-£7,420,495
50% SR : 20% LAR : 30% SO	25%	-£7,114,311	-£7,722,111	-£7,771,227	-£8,247,190	-£8,428,719	-£8,565,927
50% SR : 20% LAR : 30% SO	30%	-£8,288,193	-£8,867,544	-£8,916,659	-£9,392,622	-£9,574,152	-£9,711,359
50% SR : 20% LAR : 30% SO	35%	-£9,462,076	-£10,012,977	-£10,062,091	-£10,538,054	-£10,719,584	-£10,856,792
50% SR : 20% LAR : 30% SO	40%	-£10,635,959	-£11,158,409	-£11,207,524	-£11,683,487	-£11,865,016	-£12,002,224
50% SR : 20% LAR : 30% SO	45%	-£11,809,841	-£12,303,841	-£12,352,957	-£12,828,920	-£13,010,449	-£13,147,657
50% SR : 20% LAR : 30% SO	50%	-£12,983,724	-£13,449,274	-£13,498,389	-£13,974,352	-£14,155,882	-£14,293,090

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£774,958	-£1,494,883	-£1,542,637	-£2,005,409	-£2,183,744	-£2,319,038
50% SR : 20% LAR : 30% SO	5%	-£1,904,204	-£2,613,641	-£2,662,071	-£3,131,393	-£3,310,390	-£3,445,684
50% SR : 20% LAR : 30% SO	10%	-£3,056,808	-£3,740,287	-£3,788,716	-£4,258,038	-£4,437,035	-£4,572,328
50% SR : 20% LAR : 30% SO	15%	-£4,211,507	-£4,866,932	-£4,915,362	-£5,384,683	-£5,563,019	-£5,702,227
50% SR : 20% LAR : 30% SO	20%	-£5,367,593	-£6,003,844	-£6,052,959	-£6,528,922	-£6,710,452	-£6,847,660
50% SR : 20% LAR : 30% SO	25%	-£6,541,476	-£7,149,276	-£7,198,392	-£7,674,355	-£7,855,884	-£7,993,092
50% SR : 20% LAR : 30% SO	30%	-£7,715,359	-£8,294,709	-£8,343,824	-£8,819,787	-£9,001,317	-£9,138,524
50% SR : 20% LAR : 30% SO	35%	-£8,889,241	-£9,440,142	-£9,489,257	-£9,965,219	-£10,146,749	-£10,283,957
50% SR : 20% LAR : 30% SO	40%	-£10,063,124	-£10,585,574	-£10,634,689	-£11,110,652	-£11,292,181	-£11,429,389
50% SR : 20% LAR : 30% SO	45%	-£11,237,006	-£11,731,006	-£11,780,122	-£12,256,085	-£12,437,614	-£12,574,822
50% SR : 20% LAR : 30% SO	50%	-£12,410,889	-£12,876,439	-£12,925,554	-£13,401,517	-£13,583,047	-£13,720,255

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%	£49,403	-£670,521	-£718,275	-£1,181,048	-£1,359,383	-£1,494,676
50% SR : 20% LAR : 30% SO	5%	-£1,079,842	-£1,789,280	-£1,837,710	-£2,307,032	-£2,486,028	-£2,621,322
50% SR : 20% LAR : 30% SO	10%	-£2,232,447	-£2,915,925	-£2,964,355	-£3,433,677	-£3,612,673	-£3,747,967
50% SR : 20% LAR : 30% SO	15%	-£3,387,145	-£4,042,570	-£4,091,000	-£4,560,321	-£4,740,657	-£4,877,885
50% SR : 20% LAR : 30% SO	20%	-£4,543,232	-£5,179,482	-£5,228,912	-£5,704,560	-£5,886,090	-£6,023,298
50% SR : 20% LAR : 30% SO	25%	-£5,717,114	-£6,324,914	-£6,374,030	-£6,849,993	-£7,031,522	-£7,168,730
50% SR : 20% LAR : 30% SO	30%	-£6,890,997	-£7,470,347	-£7,519,463	-£7,995,426	-£8,176,955	-£8,314,163
50% SR : 20% LAR : 30% SO	35%	-£8,064,879	-£8,615,780	-£8,664,895	-£9,140,859	-£9,322,388	-£9,459,596
50% SR : 20% LAR : 30% SO	40%	-£9,238,762	-£9,761,212	-£9,810,328	-£10,286,291	-£10,467,820	-£10,605,028
50% SR : 20% LAR : 30% SO	45%	-£10,412,644	-£10,906,645	-£10,955,760	-£11,431,723	-£11,613,253	-£11,750,461
50% SR : 20% LAR : 30% SO	50%	-£11,586,527	-£12,052,078	-£12,101,192	-£12,577,155	-£12,758,685	-£12,895,893

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 10% AW @ 50% MR

Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,719,111	-£3,458,695	-£3,507,124	-£3,981,520	-£4,163,049	-£4,300,257
50% SR : 20% LAR : 30% SO	5%	-£3,714,757	-£4,436,357	-£4,485,472	-£4,961,435	-£5,142,964	-£5,280,172
50% SR : 20% LAR : 30% SO	10%	-£4,723,122	-£5,416,272	-£5,465,388	-£5,941,351	-£6,122,880	-£6,260,088
50% SR : 20% LAR : 30% SO	15%	-£5,731,488	-£6,396,188	-£6,445,304	-£6,921,267	-£7,102,796	-£7,240,004
50% SR : 20% LAR : 30% SO	20%	-£6,739,854	-£7,376,104	-£7,425,219	-£7,901,182	-£8,082,711	-£8,219,919
50% SR : 20% LAR : 30% SO	25%	-£7,748,219	-£8,356,019	-£8,405,135	-£8,881,098	-£9,062,627	-£9,199,835
50% SR : 20% LAR : 30% SO	30%	-£8,756,585	-£9,335,935	-£9,385,050	-£9,861,013	-£10,042,542	-£10,179,750
50% SR : 20% LAR : 30% SO	35%	-£9,764,951	-£10,315,850	-£10,364,966	-£10,840,929	-£11,022,458	-£11,159,666
50% SR : 20% LAR : 30% SO	40%	-£10,773,316	-£11,295,766	-£11,344,882	-£11,820,845	-£12,002,374	-£12,139,582
50% SR : 20% LAR : 30% SO	45%	-£11,781,681	-£12,275,682	-£12,324,797	-£12,800,760	-£12,982,289	-£13,119,497
50% SR : 20% LAR : 30% SO	50%	-£12,790,047	-£13,255,597	-£13,304,713	-£13,780,676	-£13,962,205	-£14,099,413

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,066,603	-£7,806,187	-£7,854,617	-£8,329,013	-£8,510,542	-£8,647,750
50% SR : 20% LAR : 30% SO	5%	-£8,062,250	-£8,783,850	-£8,832,965	-£9,308,928	-£9,490,457	-£9,627,665
50% SR : 20% LAR : 30% SO	10%	-£9,070,615	-£9,763,765	-£9,812,881	-£10,288,844	-£10,470,373	-£10,607,581
50% SR : 20% LAR : 30% SO	15%	-£10,078,981	-£10,743,681	-£10,792,796	-£11,268,759	-£11,450,289	-£11,587,496
50% SR : 20% LAR : 30% SO	20%	-£11,087,347	-£11,723,596	-£11,772,712	-£12,248,675	-£12,430,204	-£12,567,412
50% SR : 20% LAR : 30% SO	25%	-£12,095,712	-£12,703,512	-£12,752,628	-£13,228,591	-£13,410,120	-£13,547,328
50% SR : 20% LAR : 30% SO	30%	-£13,104,078	-£13,683,428	-£13,732,543	-£14,208,506	-£14,390,035	-£14,527,243
50% SR : 20% LAR : 30% SO	35%	-£14,112,443	-£14,663,343	-£14,712,458	-£15,188,422	-£15,369,951	-£15,507,159
50% SR : 20% LAR : 30% SO	40%	-£15,120,809	-£15,643,259	-£15,692,374	-£16,168,337	-£16,349,867	-£16,487,074
50% SR : 20% LAR : 30% SO	45%	-£16,129,174	-£16,623,174	-£16,672,290	-£17,148,253	-£17,329,782	-£17,466,990
50% SR : 20% LAR : 30% SO	50%	-£17,137,540	-£17,603,090	-£17,652,206	-£18,128,169	-£18,309,698	-£18,446,906

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,344,091	-£6,083,675	-£6,132,105	-£6,606,500	-£6,788,030	-£6,925,238
50% SR : 20% LAR : 30% SO	5%	-£6,339,738	-£7,061,338	-£7,110,453	-£7,586,416	-£7,767,945	-£7,905,153
50% SR : 20% LAR : 30% SO	10%	-£7,348,103	-£8,041,253	-£8,090,369	-£8,566,332	-£8,747,861	-£8,885,069
50% SR : 20% LAR : 30% SO	15%	-£8,356,469	-£9,021,169	-£9,070,284	-£9,546,247	-£9,727,776	-£9,864,984
50% SR : 20% LAR : 30% SO	20%	-£9,364,835	-£10,001,084	-£10,050,200	-£10,526,163	-£10,707,692	-£10,844,900
50% SR : 20% LAR : 30% SO	25%	-£10,373,200	-£10,981,000	-£11,030,116	-£11,506,079	-£11,687,608	-£11,824,816
50% SR : 20% LAR : 30% SO	30%	-£11,381,566	-£11,960,916	-£12,010,031	-£12,485,994	-£12,667,523	-£12,804,731
50% SR : 20% LAR : 30% SO	35%	-£12,389,931	-£12,940,831	-£12,989,947	-£13,465,910	-£13,647,439	-£13,784,647
50% SR : 20% LAR : 30% SO	40%	-£13,398,297	-£13,920,747	-£13,969,862	-£14,445,825	-£14,627,354	-£14,764,562
50% SR : 20% LAR : 30% SO	45%	-£14,406,662	-£14,900,662	-£14,949,778	-£15,425,741	-£15,607,270	-£15,744,478
50% SR : 20% LAR : 30% SO	50%	-£15,415,028	-£15,880,578	-£15,929,694	-£16,405,657	-£16,587,186	-£16,724,394

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial	£6,840,496
--	------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,771,256	-£5,510,840	-£5,559,270	-£6,033,665	-£6,215,195	-£6,352,403
50% SR : 20% LAR : 30% SO	5%	-£5,766,903	-£6,488,503	-£6,537,618	-£7,013,581	-£7,195,110	-£7,332,318
50% SR : 20% LAR : 30% SO	10%	-£6,775,268	-£7,468,418	-£7,517,534	-£7,993,497	-£8,175,026	-£8,312,234
50% SR : 20% LAR : 30% SO	15%	-£7,783,634	-£8,448,334	-£8,497,449	-£8,973,412	-£9,154,941	-£9,292,149
50% SR : 20% LAR : 30% SO	20%	-£8,792,000	-£9,428,249	-£9,477,365	-£9,953,328	-£10,134,857	-£10,272,065
50% SR : 20% LAR : 30% SO	25%	-£9,800,365	-£10,408,165	-£10,457,281	-£10,933,244	-£11,114,773	-£11,251,981
50% SR : 20% LAR : 30% SO	30%	-£10,808,731	-£11,388,081	-£11,437,196	-£11,913,159	-£12,094,088	-£12,231,296
50% SR : 20% LAR : 30% SO	35%	-£11,817,096	-£12,367,996	-£12,417,112	-£12,893,075	-£13,074,004	-£13,211,212
50% SR : 20% LAR : 30% SO	40%	-£12,825,462	-£13,347,912	-£13,397,027	-£13,872,990	-£14,054,919	-£14,192,127
50% SR : 20% LAR : 30% SO	45%	-£13,833,827	-£14,327,827	-£14,376,943	-£14,852,906	-£15,034,835	-£15,171,643
50% SR : 20% LAR : 30% SO	50%	-£14,842,193	-£15,307,743	-£15,356,859	-£15,832,822	-£16,014,751	-£16,151,559

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%	-£3,946,895	-£4,686,479	-£4,734,908	-£5,209,304	-£5,390,833	-£5,528,041
50% SR : 20% LAR : 30% SO	5%	-£4,942,541	-£5,684,141	-£5,732,570	-£6,189,219	-£6,370,749	-£6,507,957
50% SR : 20% LAR : 30% SO	10%	-£5,950,906	-£6,684,056	-£6,732,485	-£7,179,135	-£7,360,664	-£7,497,872
50% SR : 20% LAR : 30% SO	15%	-£6,959,271	-£7,683,971	-£7,732,400	-£8,169,051	-£8,350,580	-£8,487,788
50% SR : 20% LAR : 30% SO	20%	-£7,967,636	-£8,683,886	-£8,732,315	-£9,158,967	-£9,340,496	-£9,477,704
50% SR : 20% LAR : 30% SO	25%	-£8,976,001	-£9,683,801	-£9,732,230	-£10,148,882	-£10,330,411	-£10,467,619
50% SR : 20% LAR : 30% SO	30%	-£9,984,366	-£10,683,716	-£10,732,645	-£11,138,797	-£11,320,326	-£11,457,534
50% SR : 20% LAR : 30% SO	35%	-£10,992,731	-£11,683,631	-£11,733,060	-£12,128,713	-£12,310,242	-£12,447,440
50% SR : 20% LAR : 30% SO	40%	-£12,001,096	-£12,683,546	-£12,733,475	-£13,118,629	-£13,300,158	-£13,437,366
50% SR : 20% LAR : 30% SO	45%	-£13,009,461	-£13,683,461	-£13,733,885	-£14,108,544	-£14,290,073	-£14,427,281
50% SR : 20% LAR : 30% SO	50%	-£14,017,826	-£14,683,376	-£14,733,795	-£15,098,460	-£15,280,002	-£15,417,197

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

MU3 - 200 Flats 470 sq m emp office use (B1(e)) 10% AW @ 50% MR
--

Value Area	Becontree and Valence Park (CIL Zone 3)
-------------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,566,923	-£6,316,973	-£6,366,088	-£6,842,052	-£7,023,581	-£7,160,789
50% SR : 20% LAR : 30% SO	5%	-£6,467,939	-£7,189,539	-£7,238,654	-£7,714,617	-£7,896,146	-£8,033,354
50% SR : 20% LAR : 30% SO	10%	-£7,368,955	-£8,062,105	-£8,111,220	-£8,587,183	-£8,768,713	-£8,905,921
50% SR : 20% LAR : 30% SO	15%	-£8,269,972	-£9,034,671	-£9,083,787	-£9,559,750	-£9,741,279	-£9,879,487
50% SR : 20% LAR : 30% SO	20%	-£9,170,987	-£9,907,237	-£9,956,353	-£10,432,316	-£10,613,845	-£10,751,054
50% SR : 20% LAR : 30% SO	25%	-£10,072,004	-£10,879,804	-£10,928,918	-£11,404,881	-£11,586,411	-£11,723,619
50% SR : 20% LAR : 30% SO	30%	-£10,973,019	-£11,752,369	-£11,801,485	-£12,277,448	-£12,459,977	-£12,597,185
50% SR : 20% LAR : 30% SO	35%	-£11,874,036	-£12,624,936	-£12,674,051	-£13,148,014	-£13,330,544	-£13,467,752
50% SR : 20% LAR : 30% SO	40%	-£12,775,052	-£13,497,502	-£13,546,617	-£14,016,051	-£14,200,111	-£14,337,319
50% SR : 20% LAR : 30% SO	45%	-£13,676,067	-£14,370,067	-£14,419,183	-£14,885,146	-£15,069,206	-£15,206,414
50% SR : 20% LAR : 30% SO	50%	-£14,577,084	-£15,242,635	-£15,291,749	-£15,766,772	-£15,950,832	-£16,087,040

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,914,416	-£10,664,466	-£10,713,580	-£11,189,544	-£11,371,074	-£11,508,281
50% SR : 20% LAR : 30% SO	5%	-£10,815,432	-£11,537,032	-£11,586,147	-£12,062,110	-£12,243,639	-£12,380,847
50% SR : 20% LAR : 30% SO	10%	-£11,716,448	-£12,409,598	-£12,458,713	-£12,934,678	-£13,116,208	-£13,253,414
50% SR : 20% LAR : 30% SO	15%	-£12,617,465	-£13,282,164	-£13,331,280	-£13,807,243	-£13,988,772	-£14,125,980
50% SR : 20% LAR : 30% SO	20%	-£13,518,480	-£14,154,730	-£14,203,846	-£14,679,808	-£14,861,338	-£14,998,547
50% SR : 20% LAR : 30% SO	25%	-£14,419,497	-£15,027,297	-£15,076,411	-£15,562,374	-£15,743,904	-£15,881,112
50% SR : 20% LAR : 30% SO	30%	-£15,320,512	-£15,899,862	-£15,948,976	-£16,424,941	-£16,606,470	-£16,743,678
50% SR : 20% LAR : 30% SO	35%	-£16,221,528	-£16,772,429	-£16,821,544	-£17,297,507	-£17,479,037	-£17,616,245
50% SR : 20% LAR : 30% SO	40%	-£17,122,545	-£17,644,995	-£17,694,110	-£18,170,674	-£18,352,204	-£18,489,411
50% SR : 20% LAR : 30% SO	45%	-£18,023,560	-£18,517,561	-£18,566,676	-£19,042,639	-£19,224,168	-£19,361,376
50% SR : 20% LAR : 30% SO	50%	-£18,924,577	-£19,390,127	-£19,439,242	-£19,915,205	-£20,096,735	-£20,233,943

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,191,904	-£8,941,954	-£8,991,068	-£9,467,032	-£9,648,561	-£9,785,769
50% SR : 20% LAR : 30% SO	5%	-£9,092,920	-£9,814,519	-£9,863,635	-£10,339,598	-£10,521,127	-£10,658,335
50% SR : 20% LAR : 30% SO	10%	-£9,993,936	-£10,687,086	-£10,736,201	-£11,212,164	-£11,393,694	-£11,530,902
50% SR : 20% LAR : 30% SO	15%	-£10,894,953	-£11,559,652	-£11,608,767	-£12,084,731	-£12,266,260	-£12,403,468
50% SR : 20% LAR : 30% SO	20%	-£11,795,968	-£12,432,218	-£12,481,333	-£12,957,296	-£13,138,826	-£13,276,034
50% SR : 20% LAR : 30% SO	25%	-£12,696,984	-£13,304,785	-£13,353,899	-£13,829,862	-£14,011,392	-£14,148,600
50% SR : 20% LAR : 30% SO	30%	-£13,598,000	-£14,177,350	-£14,226,466	-£14,702,429	-£14,883,958	-£15,021,166
50% SR : 20% LAR : 30% SO	35%	-£14,499,016	-£15,049,917	-£15,099,032	-£15,574,995	-£15,756,525	-£15,893,733
50% SR : 20% LAR : 30% SO	40%	-£15,400,033	-£15,922,483	-£15,971,597	-£16,447,561	-£16,629,091	-£16,766,299
50% SR : 20% LAR : 30% SO	45%	-£16,301,048	-£16,795,049	-£16,844,164	-£17,320,127	-£17,501,656	-£17,638,864
50% SR : 20% LAR : 30% SO	50%	-£17,202,065	-£17,667,615	-£17,716,730	-£18,192,693	-£18,374,223	-£18,511,431

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£6,840,486
---	-------------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,619,069	-£8,369,119	-£8,418,233	-£8,894,197	-£9,075,726	-£9,212,934
50% SR : 20% LAR : 30% SO	5%	-£8,520,085	-£9,241,684	-£9,290,800	-£9,766,763	-£9,948,292	-£10,085,500
50% SR : 20% LAR : 30% SO	10%	-£9,421,101	-£10,114,251	-£10,163,366	-£10,639,329	-£10,820,859	-£10,958,067
50% SR : 20% LAR : 30% SO	15%	-£10,322,118	-£10,986,817	-£11,035,933	-£11,511,896	-£11,693,425	-£11,830,633
50% SR : 20% LAR : 30% SO	20%	-£11,223,133	-£11,859,383	-£11,908,498	-£12,384,461	-£12,566,991	-£12,704,199
50% SR : 20% LAR : 30% SO	25%	-£12,124,149	-£12,731,950	-£12,781,064	-£13,257,027	-£13,438,557	-£13,575,765
50% SR : 20% LAR : 30% SO	30%	-£13,025,165	-£13,604,515	-£13,653,631	-£14,129,594	-£14,311,123	-£14,448,331
50% SR : 20% LAR : 30% SO	35%	-£13,926,181	-£14,477,082	-£14,526,197	-£15,002,160	-£15,183,690	-£15,320,898
50% SR : 20% LAR : 30% SO	40%	-£14,827,198	-£15,349,648	-£15,398,762	-£15,874,726	-£16,056,256	-£16,193,463
50% SR : 20% LAR : 30% SO	45%	-£15,728,213	-£16,222,214	-£16,271,329	-£16,747,292	-£16,928,821	-£17,065,029
50% SR : 20% LAR : 30% SO	50%	-£16,629,230	-£17,094,780	-£17,143,895	-£17,619,858	-£17,801,388	-£17,938,596

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,082,814
--	-------------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,794,708	-£7,544,757	-£7,593,872	-£8,069,836	-£8,251,365	-£8,388,573
50% SR : 20% LAR : 30% SO	5%	-£7,695,723	-£8,417,323	-£8,466,439	-£8,942,401	-£9,123,931	-£9,261,139
50% SR : 20% LAR : 30% SO	10%	-£8,596,740	-£9,289,890	-£9,339,004	-£9,814,367	-£9,995,897	-£10,133,105
50% SR : 20% LAR : 30% SO	15%	-£9,497,756	-£10,162,455	-£10,211,571	-£10,687,534	-£10,869,063	-£11,006,271
50% SR : 20% LAR : 30% SO	20%	-£10,398,771	-£11,035,021	-£11,084,137	-£11,560,100	-£11,741,629	-£11,878,838
50% SR : 20% LAR : 30% SO	25%	-£11,299,788	-£11,907,588	-£11,956,703	-£12,432,666	-£12,614,196	-£12,751,404
50% SR : 20% LAR : 30% SO	30%	-£12,200,803	-£12,780,154	-£12,829,269	-£13,305,232	-£13,486,761	-£13,623,969
50% SR : 20% LAR : 30% SO	35%	-£13,101,820	-£13,652,720	-£13,701,835	-£14,177,796	-£14,359,325	-£14,496,533
50% SR : 20% LAR : 30% SO	40%	-£14,002,836	-£14,525,286	-£14,574,401	-£15,050,359	-£15,231,889	-£15,369,102
50% SR : 20% LAR : 30% SO	45%	-£14,903,852	-£15,397,852	-£15,446,966	-£15,922,931	-£16,104,460	-£16,241,668
50% SR : 20% LAR : 30% SO	50%	-£15,804,868	-£16,270,419	-£16,319,533	-£16,795,496	-£16,977,026	-£17,114,234

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 20% AW @ 25% MR

Value Area	Barking Town Centre Flats (CIL Zone 1)
------------	--

No Units	200
Site Area	0.3 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%	£4,006,571	£2,162,208	£2,115,121	£1,658,805	£1,484,769	£1,353,225
50% SR : 20% LAR : 30% SO	5%	£2,765,732	£1,004,908	£957,821	£499,725	£323,226	£189,820
50% SR : 20% LAR : 30% SO	10%	£1,524,893	£165,263	£-213,694	£-663,015	£-862,011	£-997,305
50% SR : 20% LAR : 30% SO	15%	£280,130	£-1,355,075	£-1,403,505	£-1,872,827	£-2,051,823	£-2,187,117
50% SR : 20% LAR : 30% SO	20%	£-991,637	£-2,544,887	£-2,593,317	£-3,062,639	£-3,241,635	£-3,376,929
50% SR : 20% LAR : 30% SO	25%	£-2,267,370	£-3,741,897	£-3,791,013	£-4,266,976	£-4,448,505	£-4,585,713
50% SR : 20% LAR : 30% SO	30%	£-3,550,632	£-4,951,589	£-5,000,705	£-5,476,668	£-5,658,197	£-5,795,405
50% SR : 20% LAR : 30% SO	35%	£-4,847,461	£-6,161,281	£-6,210,397	£-6,686,360	£-6,867,889	£-7,005,097
50% SR : 20% LAR : 30% SO	40%	£-6,144,288	£-7,370,974	£-7,420,089	£-7,896,052	£-8,077,582	£-8,214,790
50% SR : 20% LAR : 30% SO	45%	£-7,441,117	£-8,580,666	£-8,629,780	£-9,105,743	£-9,287,274	£-9,424,481
50% SR : 20% LAR : 30% SO	50%	£-8,737,945	£-9,790,358	£-9,839,473	£-10,315,436	£-10,496,965	£-10,634,173

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%	£-340,922	£-2,185,284	£-2,232,372	£-2,698,688	£-2,862,724	£-2,994,268
50% SR : 20% LAR : 30% SO	5%	£-1,581,761	£-3,342,585	£-3,389,672	£-3,847,768	£-4,024,267	£-4,157,673
50% SR : 20% LAR : 30% SO	10%	£-2,622,600	£-4,512,756	£-4,561,187	£-5,030,508	£-5,209,504	£-5,344,798
50% SR : 20% LAR : 30% SO	15%	£-4,067,362	£-5,702,568	£-5,750,998	£-6,220,320	£-6,399,316	£-6,534,610
50% SR : 20% LAR : 30% SO	20%	£-5,339,130	£-6,892,380	£-6,940,810	£-7,410,132	£-7,589,128	£-7,724,422
50% SR : 20% LAR : 30% SO	25%	£-6,614,862	£-8,082,190	£-8,138,506	£-8,614,469	£-8,795,998	£-8,933,206
50% SR : 20% LAR : 30% SO	30%	£-7,896,125	£-9,299,082	£-9,348,198	£-9,824,161	£-10,005,690	£-10,142,898
50% SR : 20% LAR : 30% SO	35%	£-9,194,954	£-10,536,774	£-10,587,890	£-11,033,853	£-11,215,382	£-11,352,590
50% SR : 20% LAR : 30% SO	40%	£-10,491,781	£-11,718,467	£-11,767,581	£-12,243,544	£-12,425,073	£-12,562,282
50% SR : 20% LAR : 30% SO	45%	£-11,788,610	£-12,928,159	£-12,977,273	£-13,453,236	£-13,634,766	£-13,771,974
50% SR : 20% LAR : 30% SO	50%	£-13,085,438	£-14,137,850	£-14,186,966	£-14,662,929	£-14,844,458	£-14,981,666

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,381,591	£-462,772	£-509,860	£-966,176	£-1,140,212	£-1,271,756
50% SR : 20% LAR : 30% SO	5%	£140,751	£-1,620,073	£-1,667,160	£-2,125,256	£-2,301,755	£-2,435,161
50% SR : 20% LAR : 30% SO	10%	£-1,100,088	£-2,790,244	£-2,838,674	£-3,307,995	£-3,486,992	£-3,622,286
50% SR : 20% LAR : 30% SO	15%	£-2,344,850	£-3,980,056	£-4,028,485	£-4,497,807	£-4,676,804	£-4,812,098
50% SR : 20% LAR : 30% SO	20%	£-3,616,818	£-5,169,868	£-5,218,297	£-5,687,619	£-5,866,616	£-6,001,910
50% SR : 20% LAR : 30% SO	25%	£-4,892,350	£-6,359,678	£-6,415,994	£-6,891,957	£-7,073,486	£-7,210,894
50% SR : 20% LAR : 30% SO	30%	£-6,175,613	£-7,576,570	£-7,625,696	£-8,101,649	£-8,283,178	£-8,420,386
50% SR : 20% LAR : 30% SO	35%	£-7,472,442	£-8,786,262	£-8,835,378	£-9,311,341	£-9,492,870	£-9,630,078
50% SR : 20% LAR : 30% SO	40%	£-8,769,269	£-9,995,955	£-10,045,069	£-10,521,032	£-10,702,562	£-10,839,770
50% SR : 20% LAR : 30% SO	45%	£-10,066,098	£-11,205,647	£-11,254,761	£-11,730,724	£-11,912,254	£-12,049,462
50% SR : 20% LAR : 30% SO	50%	£-11,362,928	£-12,415,338	£-12,464,454	£-12,940,417	£-13,121,946	£-13,259,154

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,954,426	£110,063	£62,975	£-393,341	£-567,377	£-698,921
50% SR : 20% LAR : 30% SO	5%	£713,586	£-1,047,238	£-1,094,325	£-1,552,421	£-1,728,920	£-1,862,326
50% SR : 20% LAR : 30% SO	10%	£-527,253	£-2,217,409	£-2,265,839	£-2,735,160	£-2,914,157	£-3,049,451
50% SR : 20% LAR : 30% SO	15%	£-1,772,015	£-3,407,221	£-3,455,650	£-3,924,972	£-4,103,969	£-4,239,263
50% SR : 20% LAR : 30% SO	20%	£-3,043,783	£-4,597,033	£-4,645,462	£-5,114,784	£-5,293,781	£-5,429,075
50% SR : 20% LAR : 30% SO	25%	£-4,319,515	£-5,794,043	£-5,843,159	£-6,319,122	£-6,500,651	£-6,637,859
50% SR : 20% LAR : 30% SO	30%	£-5,602,778	£-7,000,735	£-7,052,851	£-7,528,814	£-7,710,343	£-7,847,551
50% SR : 20% LAR : 30% SO	35%	£-6,899,007	£-8,213,427	£-8,265,543	£-8,738,506	£-8,920,035	£-9,057,243
50% SR : 20% LAR : 30% SO	40%	£-8,196,434	£-9,423,120	£-9,472,234	£-9,948,197	£-10,129,727	£-10,266,935
50% SR : 20% LAR : 30% SO	45%	£-9,493,263	£-10,632,812	£-10,681,926	£-11,157,889	£-11,339,419	£-11,476,627
50% SR : 20% LAR : 30% SO	50%	£-10,790,091	£-11,842,503	£-11,891,619	£-12,367,582	£-12,549,111	£-12,686,319

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,778,787	£934,424	£887,337	£431,021	£256,985	£125,441
50% SR : 20% LAR : 30% SO	5%	£1,537,948	£-222,876	£-269,963	£-728,059	£-904,558	£-1,037,964
50% SR : 20% LAR : 30% SO	10%	£297,109	£-1,393,048	£-1,441,478	£-1,910,799	£-2,089,795	£-2,225,089
50% SR : 20% LAR : 30% SO	15%	£-947,654	£-2,582,860	£-2,631,289	£-3,100,611	£-3,279,607	£-3,414,901
50% SR : 20% LAR : 30% SO	20%	£-2,219,422	£-3,772,671	£-3,821,101	£-4,290,423	£-4,469,419	£-4,604,713
50% SR : 20% LAR : 30% SO	25%	£-3,495,154	£-4,969,682	£-5,018,797	£-5,494,760	£-5,676,289	£-5,813,497
50% SR : 20% LAR : 30% SO	30%	£-4,778,416	£-6,179,374	£-6,228,489	£-6,704,452	£-6,885,981	£-7,023,189
50% SR : 20% LAR : 30% SO	35%	£-6,075,245	£-7,389,065	£-7,437,981	£-7,914,144	£-8,095,673	£-8,232,891
50% SR : 20% LAR : 30% SO	40%	£-7,372,072	£-8,598,756	£-8,647,873	£-9,123,836	£-9,305,365	£-9,442,574
50% SR : 20% LAR : 30% SO	45%	£-8,668,901	£-9,808,450	£-9,857,565	£-10,333,528	£-10,515,058	£-10,652,266
50% SR : 20% LAR : 30% SO	50%	£-9,965,730	£-11,018,142	£-11,067,257	£-11,543,220	£-11,724,750	£-11,861,957

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 20% AW @ 25% MR
--

Value Area	Barking Riverside Flats (CIL Zone 2)
-------------------	---

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,534,013	-£4,577,443	-£4,626,559	-£5,102,522	-£5,284,051	-£5,421,259
50% SR : 20% LAR : 30% SO	5%	-£4,511,549	-£5,511,909	-£5,561,024	-£6,036,987	-£6,218,517	-£6,355,725
50% SR : 20% LAR : 30% SO	10%	-£5,489,135	-£6,446,374	-£6,495,488	-£6,971,451	-£7,152,981	-£7,290,189
50% SR : 20% LAR : 30% SO	15%	-£6,466,722	-£7,380,838	-£7,429,953	-£7,905,916	-£8,087,446	-£8,224,654
50% SR : 20% LAR : 30% SO	20%	-£7,444,308	-£8,315,303	-£8,364,418	-£8,840,381	-£9,021,911	-£9,159,118
50% SR : 20% LAR : 30% SO	25%	-£8,421,894	-£9,249,767	-£9,298,883	-£9,774,846	-£9,956,375	-£10,093,583
50% SR : 20% LAR : 30% SO	30%	-£9,399,480	-£10,184,232	-£10,233,348	-£10,709,311	-£10,890,840	-£11,028,048
50% SR : 20% LAR : 30% SO	35%	-£10,377,067	-£11,118,698	-£11,167,812	-£11,643,775	-£11,825,305	-£11,962,513
50% SR : 20% LAR : 30% SO	40%	-£11,354,653	-£12,053,162	-£12,102,277	-£12,578,240	-£12,759,770	-£12,896,978
50% SR : 20% LAR : 30% SO	45%	-£12,332,239	-£12,987,627	-£13,036,741	-£13,512,704	-£13,694,235	-£13,831,442
50% SR : 20% LAR : 30% SO	50%	-£13,309,826	-£13,922,091	-£13,971,207	-£14,447,170	-£14,628,699	-£14,765,907

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,881,506	-£8,924,936	-£8,974,052	-£9,450,015	-£9,631,544	-£9,768,752
50% SR : 20% LAR : 30% SO	5%	-£8,859,042	-£9,859,402	-£9,908,517	-£10,384,480	-£10,566,010	-£10,703,218
50% SR : 20% LAR : 30% SO	10%	-£9,836,628	-£10,793,867	-£10,842,981	-£11,318,944	-£11,500,474	-£11,637,682
50% SR : 20% LAR : 30% SO	15%	-£10,814,214	-£11,728,331	-£11,777,446	-£12,253,409	-£12,434,939	-£12,572,147
50% SR : 20% LAR : 30% SO	20%	-£11,791,801	-£12,662,796	-£12,711,911	-£13,187,874	-£13,369,403	-£13,506,611
50% SR : 20% LAR : 30% SO	25%	-£12,769,387	-£13,597,260	-£13,646,376	-£14,122,339	-£14,303,868	-£14,441,076
50% SR : 20% LAR : 30% SO	30%	-£13,746,973	-£14,531,725	-£14,580,840	-£15,056,803	-£15,238,333	-£15,375,541
50% SR : 20% LAR : 30% SO	35%	-£14,724,560	-£15,466,190	-£15,515,305	-£15,991,268	-£16,172,798	-£16,310,006
50% SR : 20% LAR : 30% SO	40%	-£15,702,146	-£16,400,655	-£16,449,770	-£16,925,733	-£17,107,263	-£17,244,471
50% SR : 20% LAR : 30% SO	45%	-£16,679,732	-£17,335,120	-£17,384,234	-£17,860,197	-£18,041,727	-£18,178,935
50% SR : 20% LAR : 30% SO	50%	-£17,657,318	-£18,269,584	-£18,318,700	-£18,794,663	-£18,976,192	-£19,113,400

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%	-£6,158,994	-£7,202,424	-£7,251,540	-£7,727,503	-£7,909,032	-£8,046,240
50% SR : 20% LAR : 30% SO	5%	-£7,136,530	-£8,136,890	-£8,186,004	-£8,661,967	-£8,843,496	-£8,980,704
50% SR : 20% LAR : 30% SO	10%	-£8,114,116	-£9,071,354	-£9,120,469	-£9,596,432	-£9,777,962	-£9,915,170
50% SR : 20% LAR : 30% SO	15%	-£9,091,702	-£10,005,819	-£10,054,934	-£10,530,897	-£10,712,427	-£10,849,635
50% SR : 20% LAR : 30% SO	20%	-£10,069,289	-£10,940,284	-£10,989,399	-£11,465,362	-£11,646,891	-£11,784,099
50% SR : 20% LAR : 30% SO	25%	-£11,046,875	-£11,874,748	-£11,923,864	-£12,399,827	-£12,581,356	-£12,718,564
50% SR : 20% LAR : 30% SO	30%	-£12,024,461	-£12,809,213	-£12,858,328	-£13,334,291	-£13,515,821	-£13,653,028
50% SR : 20% LAR : 30% SO	35%	-£13,002,047	-£13,743,678	-£13,792,793	-£14,268,755	-£14,450,285	-£14,587,494
50% SR : 20% LAR : 30% SO	40%	-£13,979,634	-£14,678,143	-£14,727,258	-£15,203,218	-£15,384,747	-£15,521,955
50% SR : 20% LAR : 30% SO	45%	-£14,957,220	-£15,612,608	-£15,661,722	-£16,137,685	-£16,319,215	-£16,456,423
50% SR : 20% LAR : 30% SO	50%	-£15,934,806	-£16,547,072	-£16,596,188	-£17,072,151	-£17,253,680	-£17,390,888

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£8,840,496
---	-------------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,586,159	-£6,629,589	-£6,678,705	-£7,154,668	-£7,336,197	-£7,473,405
50% SR : 20% LAR : 30% SO	5%	-£6,563,695	-£7,564,055	-£7,613,169	-£8,089,132	-£8,270,661	-£8,407,870
50% SR : 20% LAR : 30% SO	10%	-£7,541,281	-£8,498,519	-£8,547,634	-£9,023,597	-£9,205,127	-£9,342,335
50% SR : 20% LAR : 30% SO	15%	-£8,518,867	-£9,432,984	-£9,482,099	-£9,958,062	-£10,139,592	-£10,276,800
50% SR : 20% LAR : 30% SO	20%	-£9,496,454	-£10,367,449	-£10,416,564	-£10,892,527	-£11,074,056	-£11,211,264
50% SR : 20% LAR : 30% SO	25%	-£10,474,040	-£11,301,913	-£11,351,029	-£11,826,992	-£12,008,521	-£12,145,729
50% SR : 20% LAR : 30% SO	30%	-£11,451,626	-£12,236,378	-£12,285,493	-£12,761,456	-£12,942,986	-£13,080,194
50% SR : 20% LAR : 30% SO	35%	-£12,429,212	-£13,170,843	-£13,219,958	-£13,695,921	-£13,877,451	-£14,014,669
50% SR : 20% LAR : 30% SO	40%	-£13,406,799	-£14,105,308	-£14,154,423	-£14,630,386	-£14,811,916	-£14,949,124
50% SR : 20% LAR : 30% SO	45%	-£14,384,385	-£15,039,773	-£15,088,887	-£15,564,850	-£15,746,380	-£15,883,588
50% SR : 20% LAR : 30% SO	50%	-£15,361,971	-£15,974,237	-£16,023,353	-£16,499,316	-£16,680,845	-£16,818,053

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%	-£4,761,797	-£5,805,228	-£5,854,343	-£6,330,306	-£6,511,835	-£6,649,043
50% SR : 20% LAR : 30% SO	5%	-£5,739,333	-£6,739,693	-£6,788,808	-£7,264,771	-£7,446,301	-£7,583,509
50% SR : 20% LAR : 30% SO	10%	-£6,716,919	-£7,674,158	-£7,723,272	-£8,199,235	-£8,380,766	-£8,517,973
50% SR : 20% LAR : 30% SO	15%	-£7,694,506	-£8,608,622	-£8,657,737	-£9,133,700	-£9,315,230	-£9,452,438
50% SR : 20% LAR : 30% SO	20%	-£8,672,092	-£9,543,087	-£9,592,202	-£10,068,164	-£10,249,695	-£10,386,903
50% SR : 20% LAR : 30% SO	25%	-£9,649,678	-£10,477,551	-£10,526,666	-£11,002,627	-£11,184,159	-£11,321,367
50% SR : 20% LAR : 30% SO	30%	-£10,627,265	-£11,412,016	-£11,461,132	-£11,937,090	-£12,118,624	-£12,255,832
50% SR : 20% LAR : 30% SO	35%	-£11,604,851	-£12,346,481	-£12,395,596	-£12,871,553	-£13,053,086	-£13,190,294
50% SR : 20% LAR : 30% SO	40%	-£12,582,437	-£13,280,946	-£13,330,061	-£13,806,024	-£13,987,554	-£14,124,762
50% SR : 20% LAR : 30% SO	45%	-£13,560,023	-£14,215,411	-£14,264,526	-£14,740,489	-£14,922,019	-£15,059,277
50% SR : 20% LAR : 30% SO	50%	-£14,537,610	-£15,149,876	-£15,198,991	-£15,674,954	-£15,856,483	-£15,993,691

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 20% AW @ 25% MR

Value Area	Chadwell Heath (CIL Zone 3)
------------	-----------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,267,335	£547,271	£499,518	£36,745	-£141,732	-£277,026
50% SR : 20% LAR : 30% SO	5%	£137,950	-£571,629	-£620,059	-£1,089,380	-£1,268,377	-£1,403,670
50% SR : 20% LAR : 30% SO	10%	-£1,014,796	-£1,698,275	-£1,746,704	-£2,216,026	-£2,395,022	-£2,530,316
50% SR : 20% LAR : 30% SO	15%	-£2,169,485	-£2,824,919	-£2,873,349	-£3,342,071	-£3,523,150	-£3,660,357
50% SR : 20% LAR : 30% SO	20%	-£3,325,725	-£3,961,975	-£4,011,089	-£4,487,052	-£4,668,582	-£4,805,790
50% SR : 20% LAR : 30% SO	25%	-£4,499,606	-£5,107,408	-£5,156,522	-£5,632,485	-£5,814,014	-£5,951,223
50% SR : 20% LAR : 30% SO	30%	-£5,673,489	-£6,252,839	-£6,301,955	-£6,777,918	-£6,959,447	-£7,096,655
50% SR : 20% LAR : 30% SO	35%	-£6,847,372	-£7,398,272	-£7,447,387	-£7,923,350	-£8,104,880	-£8,242,088
50% SR : 20% LAR : 30% SO	40%	-£8,021,254	-£8,543,705	-£8,592,820	-£9,068,783	-£9,250,313	-£9,387,521
50% SR : 20% LAR : 30% SO	45%	-£9,195,137	-£9,689,137	-£9,738,253	-£10,214,216	-£10,395,745	-£10,532,953
50% SR : 20% LAR : 30% SO	50%	-£10,369,019	-£10,834,570	-£10,883,685	-£11,359,647	-£11,541,178	-£11,678,386

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,080,158	-£3,800,221	-£3,847,975	-£4,310,748	-£4,488,225	-£4,624,518
50% SR : 20% LAR : 30% SO	5%	-£4,209,543	-£4,919,122	-£4,967,552	-£5,436,873	-£5,615,870	-£5,751,163
50% SR : 20% LAR : 30% SO	10%	-£5,362,289	-£6,045,768	-£6,094,197	-£6,563,519	-£6,742,515	-£6,877,809
50% SR : 20% LAR : 30% SO	15%	-£6,516,987	-£7,172,412	-£7,220,842	-£7,690,164	-£7,870,642	-£8,007,850
50% SR : 20% LAR : 30% SO	20%	-£7,673,218	-£8,309,468	-£8,358,582	-£8,834,945	-£9,016,075	-£9,153,283
50% SR : 20% LAR : 30% SO	25%	-£8,847,099	-£9,454,900	-£9,504,015	-£9,979,978	-£10,161,507	-£10,298,716
50% SR : 20% LAR : 30% SO	30%	-£10,020,982	-£10,600,332	-£10,649,448	-£11,125,411	-£11,306,940	-£11,444,148
50% SR : 20% LAR : 30% SO	35%	-£11,194,864	-£11,745,765	-£11,794,880	-£12,270,843	-£12,452,373	-£12,589,581
50% SR : 20% LAR : 30% SO	40%	-£12,368,747	-£12,891,198	-£12,940,313	-£13,416,276	-£13,597,806	-£13,735,014
50% SR : 20% LAR : 30% SO	45%	-£13,542,630	-£14,036,630	-£14,085,746	-£14,561,709	-£14,743,238	-£14,880,446
50% SR : 20% LAR : 30% SO	50%	-£14,716,512	-£15,182,063	-£15,231,177	-£15,707,140	-£15,888,671	-£16,025,878

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,357,645	-£2,077,709	-£2,125,463	-£2,588,236	-£2,766,713	-£2,902,006
50% SR : 20% LAR : 30% SO	5%	-£2,487,031	-£3,196,610	-£3,245,040	-£3,714,361	-£3,893,357	-£4,028,651
50% SR : 20% LAR : 30% SO	10%	-£3,639,777	-£4,323,255	-£4,371,685	-£4,841,007	-£5,020,003	-£5,155,297
50% SR : 20% LAR : 30% SO	15%	-£4,794,475	-£5,449,900	-£5,498,329	-£5,967,652	-£6,148,130	-£6,283,338
50% SR : 20% LAR : 30% SO	20%	-£5,950,706	-£6,586,955	-£6,636,070	-£7,112,033	-£7,293,563	-£7,430,771
50% SR : 20% LAR : 30% SO	25%	-£7,124,587	-£7,732,388	-£7,781,503	-£8,257,466	-£8,438,995	-£8,576,204
50% SR : 20% LAR : 30% SO	30%	-£8,298,470	-£8,877,820	-£8,926,936	-£9,402,899	-£9,584,428	-£9,721,636
50% SR : 20% LAR : 30% SO	35%	-£9,472,352	-£10,023,253	-£10,072,368	-£10,548,331	-£10,729,861	-£10,867,069
50% SR : 20% LAR : 30% SO	40%	-£10,646,235	-£11,168,686	-£11,217,801	-£11,693,794	-£11,875,294	-£12,012,502
50% SR : 20% LAR : 30% SO	45%	-£11,820,117	-£12,314,118	-£12,363,233	-£12,839,196	-£13,020,726	-£13,157,933
50% SR : 20% LAR : 30% SO	50%	-£12,994,000	-£13,459,551	-£13,508,665	-£13,984,628	-£14,166,158	-£14,303,366

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£784,810	-£1,504,874	-£1,552,628	-£2,015,401	-£2,193,878	-£2,329,171
50% SR : 20% LAR : 30% SO	5%	-£1,914,196	-£2,623,775	-£2,672,205	-£3,141,526	-£3,320,522	-£3,455,816
50% SR : 20% LAR : 30% SO	10%	-£3,066,942	-£3,750,420	-£3,798,850	-£4,288,172	-£4,447,168	-£4,582,462
50% SR : 20% LAR : 30% SO	15%	-£4,221,640	-£4,877,065	-£4,925,494	-£5,394,817	-£5,575,295	-£5,712,503
50% SR : 20% LAR : 30% SO	20%	-£5,377,871	-£6,014,120	-£6,063,235	-£6,539,198	-£6,720,728	-£6,857,936
50% SR : 20% LAR : 30% SO	25%	-£6,551,752	-£7,159,553	-£7,208,668	-£7,684,631	-£7,866,160	-£8,003,369
50% SR : 20% LAR : 30% SO	30%	-£7,725,635	-£8,304,985	-£8,354,101	-£8,830,064	-£9,011,593	-£9,148,801
50% SR : 20% LAR : 30% SO	35%	-£8,899,517	-£9,450,418	-£9,499,533	-£9,975,498	-£10,157,028	-£10,294,236
50% SR : 20% LAR : 30% SO	40%	-£10,073,400	-£10,595,851	-£10,644,966	-£11,120,929	-£11,302,459	-£11,439,667
50% SR : 20% LAR : 30% SO	45%	-£11,247,282	-£11,741,283	-£11,790,398	-£12,266,361	-£12,447,891	-£12,585,098
50% SR : 20% LAR : 30% SO	50%	-£12,421,165	-£12,886,716	-£12,935,830	-£13,411,793	-£13,593,323	-£13,730,531

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%	£39,551	-£680,513	-£728,266	-£1,191,040	-£1,369,516	-£1,504,810
50% SR : 20% LAR : 30% SO	5%	-£1,089,834	-£1,799,413	-£1,847,843	-£2,317,164	-£2,496,161	-£2,631,454
50% SR : 20% LAR : 30% SO	10%	-£2,242,580	-£2,926,059	-£2,974,488	-£3,443,810	-£3,622,807	-£3,758,100
50% SR : 20% LAR : 30% SO	15%	-£3,397,279	-£4,052,704	-£4,101,133	-£4,570,455	-£4,750,934	-£4,886,142
50% SR : 20% LAR : 30% SO	20%	-£4,553,509	-£5,189,759	-£5,238,874	-£5,714,836	-£5,896,367	-£6,033,575
50% SR : 20% LAR : 30% SO	25%	-£5,727,391	-£6,335,192	-£6,384,306	-£6,860,269	-£7,041,799	-£7,179,007
50% SR : 20% LAR : 30% SO	30%	-£6,901,273	-£7,480,624	-£7,529,739	-£8,005,702	-£8,187,231	-£8,324,439
50% SR : 20% LAR : 30% SO	35%	-£8,075,156	-£8,626,056	-£8,675,171	-£9,151,134	-£9,332,664	-£9,469,872
50% SR : 20% LAR : 30% SO	40%	-£9,249,038	-£9,771,489	-£9,820,604	-£10,296,567	-£10,478,097	-£10,615,305
50% SR : 20% LAR : 30% SO	45%	-£10,422,921	-£10,916,921	-£10,966,037	-£11,442,000	-£11,623,529	-£11,760,737
50% SR : 20% LAR : 30% SO	50%	-£11,596,803	-£12,062,354	-£12,111,469	-£12,587,432	-£12,768,962	-£12,906,170

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 20% AW @ 25% MR

Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,729,244	-£3,468,828	-£3,517,257	-£3,991,796	-£4,173,325	-£4,310,534
50% SR : 20% LAR : 30% SO	5%	-£3,725,033	-£4,446,634	-£4,495,749	-£4,971,712	-£5,153,241	-£5,290,450
50% SR : 20% LAR : 30% SO	10%	-£4,733,400	-£5,426,550	-£5,475,664	-£5,951,627	-£6,133,156	-£6,270,365
50% SR : 20% LAR : 30% SO	15%	-£5,741,765	-£6,406,465	-£6,455,580	-£6,931,543	-£7,113,072	-£7,250,281
50% SR : 20% LAR : 30% SO	20%	-£6,750,130	-£7,386,381	-£7,435,496	-£7,911,459	-£8,092,988	-£8,230,197
50% SR : 20% LAR : 30% SO	25%	-£7,758,495	-£8,366,297	-£8,415,411	-£8,891,374	-£9,072,903	-£9,210,112
50% SR : 20% LAR : 30% SO	30%	-£8,766,862	-£9,346,212	-£9,395,327	-£9,871,290	-£10,052,819	-£10,190,028
50% SR : 20% LAR : 30% SO	35%	-£9,775,227	-£10,326,128	-£10,375,242	-£10,851,205	-£11,032,735	-£11,169,943
50% SR : 20% LAR : 30% SO	40%	-£10,783,592	-£11,306,043	-£11,355,158	-£11,831,121	-£12,012,651	-£12,149,859
50% SR : 20% LAR : 30% SO	45%	-£11,791,959	-£12,285,959	-£12,335,074	-£12,811,037	-£12,992,567	-£13,129,775
50% SR : 20% LAR : 30% SO	50%	-£12,800,324	-£13,265,875	-£13,314,989	-£13,790,952	-£13,972,482	-£14,109,690

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,076,737	-£7,816,321	-£7,864,750	-£8,339,289	-£8,520,818	-£8,658,027
50% SR : 20% LAR : 30% SO	5%	-£8,072,526	-£8,794,127	-£8,843,242	-£9,319,205	-£9,500,734	-£9,637,943
50% SR : 20% LAR : 30% SO	10%	-£9,068,315	-£9,771,933	-£9,821,048	-£10,299,120	-£10,480,649	-£10,617,858
50% SR : 20% LAR : 30% SO	15%	-£10,064,104	-£10,749,739	-£10,798,854	-£11,279,036	-£11,460,565	-£11,597,774
50% SR : 20% LAR : 30% SO	20%	-£11,059,893	-£11,727,545	-£11,776,660	-£12,258,951	-£12,440,480	-£12,577,689
50% SR : 20% LAR : 30% SO	25%	-£12,055,682	-£12,705,351	-£12,754,466	-£13,238,867	-£13,420,396	-£13,557,605
50% SR : 20% LAR : 30% SO	30%	-£13,051,471	-£13,683,157	-£13,732,272	-£14,218,783	-£14,400,312	-£14,537,521
50% SR : 20% LAR : 30% SO	35%	-£14,047,260	-£14,660,963	-£14,710,088	-£15,198,698	-£15,380,228	-£15,517,436
50% SR : 20% LAR : 30% SO	40%	-£15,043,049	-£15,638,769	-£15,688,084	-£16,178,614	-£16,360,144	-£16,497,352
50% SR : 20% LAR : 30% SO	45%	-£16,038,838	-£16,616,575	-£16,665,690	-£17,158,529	-£17,340,059	-£17,477,267
50% SR : 20% LAR : 30% SO	50%	-£17,034,627	-£17,594,381	-£17,643,496	-£18,138,445	-£18,319,975	-£18,457,183

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,354,225	-£6,093,809	-£6,142,238	-£6,616,777	-£6,798,306	-£6,935,515
50% SR : 20% LAR : 30% SO	5%	-£6,350,014	-£7,071,615	-£7,120,730	-£7,596,693	-£7,778,222	-£7,915,431
50% SR : 20% LAR : 30% SO	10%	-£7,345,803	-£8,049,421	-£8,098,536	-£8,574,075	-£8,755,604	-£8,892,813
50% SR : 20% LAR : 30% SO	15%	-£8,341,592	-£9,027,227	-£9,076,342	-£9,551,818	-£9,733,347	-£9,870,556
50% SR : 20% LAR : 30% SO	20%	-£9,337,381	-£10,005,033	-£10,054,148	-£10,529,681	-£10,711,210	-£10,848,419
50% SR : 20% LAR : 30% SO	25%	-£10,333,170	-£10,982,839	-£11,031,954	-£11,507,114	-£11,688,643	-£11,825,852
50% SR : 20% LAR : 30% SO	30%	-£11,328,959	-£11,960,645	-£12,009,769	-£12,484,577	-£12,666,106	-£12,803,315
50% SR : 20% LAR : 30% SO	35%	-£12,324,748	-£12,938,451	-£12,987,566	-£13,461,510	-£13,643,039	-£13,780,248
50% SR : 20% LAR : 30% SO	40%	-£13,320,537	-£13,916,257	-£13,965,372	-£14,438,446	-£14,620,075	-£14,757,284
50% SR : 20% LAR : 30% SO	45%	-£14,316,326	-£14,894,063	-£14,943,178	-£15,415,380	-£15,596,909	-£15,734,093
50% SR : 20% LAR : 30% SO	50%	-£15,312,115	-£15,871,869	-£15,920,984	-£16,392,314	-£16,573,843	-£16,711,052

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£6,840,486
--	------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,761,390	-£5,500,974	-£5,549,403	-£6,023,942	-£6,205,471	-£6,342,680
50% SR : 20% LAR : 30% SO	5%	-£5,757,179	-£6,478,780	-£6,527,209	-£7,001,748	-£7,183,277	-£7,320,486
50% SR : 20% LAR : 30% SO	10%	-£6,752,968	-£7,456,586	-£7,505,015	-£7,979,547	-£8,161,076	-£8,298,285
50% SR : 20% LAR : 30% SO	15%	-£7,748,757	-£8,434,392	-£8,482,821	-£8,958,346	-£9,139,875	-£9,277,084
50% SR : 20% LAR : 30% SO	20%	-£8,744,546	-£9,412,198	-£9,460,627	-£9,945,150	-£10,126,679	-£10,264,888
50% SR : 20% LAR : 30% SO	25%	-£9,740,335	-£10,390,004	-£10,438,433	-£10,929,954	-£11,111,483	-£11,249,692
50% SR : 20% LAR : 30% SO	30%	-£10,736,124	-£11,367,810	-£11,416,239	-£11,914,758	-£12,096,287	-£12,234,496
50% SR : 20% LAR : 30% SO	35%	-£11,731,913	-£12,345,616	-£12,394,045	-£12,899,562	-£13,081,091	-£13,219,300
50% SR : 20% LAR : 30% SO	40%	-£12,727,702	-£13,323,422	-£13,371,851	-£13,884,356	-£14,066,885	-£14,205,109
50% SR : 20% LAR : 30% SO	45%	-£13,723,491	-£14,301,228	-£14,349,657	-£14,879,150	-£15,052,679	-£15,191,483
50% SR : 20% LAR : 30% SO	50%	-£14,719,280	-£15,279,034	-£15,327,463	-£15,873,944	-£16,038,473	-£16,177,292

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,082,814
---	------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,957,028	-£4,696,612	-£4,745,042	-£5,219,580	-£5,401,109	-£5,538,318
50% SR : 20% LAR : 30% SO	5%	-£4,952,817	-£5,674,418	-£5,722,848	-£6,194,389	-£6,375,918	-£6,513,127
50% SR : 20% LAR : 30% SO	10%	-£5,948,606	-£6,652,224	-£6,700,654	-£7,179,192	-£7,360,721	-£7,497,930
50% SR : 20% LAR : 30% SO	15%	-£6,944,395	-£7,630,030	-£7,678,460	-£8,164,016	-£8,345,545	-£8,482,754
50% SR : 20% LAR : 30% SO	20%	-£7,940,184	-£8,607,836	-£8,656,266	-£9,148,842	-£9,330,371	-£9,467,580
50% SR : 20% LAR : 30% SO	25%	-£8,935,973	-£9,585,642	-£9,634,072	-£10,133,668	-£10,315,197	-£10,452,406
50% SR : 20% LAR : 30% SO	30%	-£9,931,762	-£10,563,448	-£10,611,878	-£11,118,494	-£11,300,023	-£11,437,235
50% SR : 20% LAR : 30% SO	35%	-£10,927,551	-£11,541,254	-£11,589,684	-£12,103,320	-£12,284,849	-£12,421,668
50% SR : 20% LAR : 30% SO	40%	-£11,923,340	-£12,519,060	-£12,567,490	-£13,088,146	-£13,269,675	-£13,406,484
50% SR : 20% LAR : 30% SO	45%	-£12,919,129	-£13,496,866	-£13,545,296	-£14,072,972	-£14,254,501	-£14,391,290
50% SR : 20% LAR : 30% SO	50%	-£13,914,918	-£14,474,672	-£14,523,102	-£15,057,798	-£15,239,327	-£15,376,106

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 20% AW @ 25% MR

Value Area
Becontree and Valence Park (CIL Zone 3)

No Units 200
Site Area 0.3 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,577,200	-£6,327,249	-£6,376,365	-£7,248,931	-£7,033,857	-£7,171,065
50% SR : 20% LAR : 30% SO	5%	-£6,478,215	-£7,199,816	-£7,121,496	-£8,597,460	-£8,778,990	-£8,916,198
50% SR : 20% LAR : 30% SO	10%	-£7,379,232	-£8,072,382	-£8,944,948	-£9,866,529	-£10,524,122	-£10,861,330
50% SR : 20% LAR : 30% SO	15%	-£8,280,248	-£8,944,948	-£9,866,529	-£10,866,529	-£11,396,688	-£11,533,896
50% SR : 20% LAR : 30% SO	20%	-£9,181,264	-£9,817,514	-£10,866,529	-£11,812,159	-£12,289,254	-£12,406,462
50% SR : 20% LAR : 30% SO	25%	-£10,082,280	-£10,690,080	-£11,611,762	-£12,687,724	-£13,141,820	-£13,279,028
50% SR : 20% LAR : 30% SO	30%	-£10,983,296	-£11,562,646	-£12,484,327	-£13,561,287	-£14,014,386	-£14,151,594
50% SR : 20% LAR : 30% SO	35%	-£11,884,312	-£12,435,213	-£13,356,894	-£14,439,850	-£14,886,953	-£15,024,161
50% SR : 20% LAR : 30% SO	40%	-£12,785,328	-£13,307,778	-£14,229,460	-£15,314,413	-£16,192,517	-£16,361,727
50% SR : 20% LAR : 30% SO	45%	-£13,686,344	-£14,178,662	-£15,102,026	-£16,192,517	-£17,067,080	-£17,229,293
50% SR : 20% LAR : 30% SO	50%	-£14,587,360	-£15,052,911	-£15,984,590	-£17,067,080	-£17,941,643	-£18,096,856

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,824,693	-£10,674,742	-£10,723,858	-£11,199,821	-£11,391,350	-£11,518,558
50% SR : 20% LAR : 30% SO	5%	-£10,825,708	-£11,647,309	-£11,596,424	-£12,072,387	-£12,253,916	-£12,391,125
50% SR : 20% LAR : 30% SO	10%	-£11,726,725	-£12,419,875	-£12,468,989	-£12,944,953	-£13,126,482	-£13,263,690
50% SR : 20% LAR : 30% SO	15%	-£12,627,741	-£13,292,441	-£13,341,556	-£13,817,519	-£13,999,048	-£14,136,256
50% SR : 20% LAR : 30% SO	20%	-£13,528,757	-£14,165,007	-£14,214,122	-£14,690,085	-£14,871,615	-£15,008,823
50% SR : 20% LAR : 30% SO	25%	-£14,429,773	-£15,037,573	-£15,086,689	-£15,562,652	-£15,744,181	-£15,881,389
50% SR : 20% LAR : 30% SO	30%	-£15,330,789	-£15,910,139	-£15,959,254	-£16,435,217	-£16,616,747	-£16,753,954
50% SR : 20% LAR : 30% SO	35%	-£16,231,805	-£16,782,705	-£16,831,820	-£17,307,793	-£17,489,313	-£17,626,521
50% SR : 20% LAR : 30% SO	40%	-£17,132,821	-£17,655,271	-£17,704,387	-£18,180,350	-£18,361,879	-£18,499,087
50% SR : 20% LAR : 30% SO	45%	-£18,033,838	-£18,527,838	-£18,576,953	-£19,052,916	-£19,234,445	-£19,371,654
50% SR : 20% LAR : 30% SO	50%	-£18,934,853	-£19,400,404	-£19,449,518	-£19,925,482	-£20,107,012	-£20,244,220

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,202,181	-£8,952,230	-£9,001,346	-£9,477,309	-£9,658,838	-£9,796,046
50% SR : 20% LAR : 30% SO	5%	-£9,103,196	-£9,824,797	-£9,873,912	-£10,349,874	-£10,531,404	-£10,668,613
50% SR : 20% LAR : 30% SO	10%	-£10,004,213	-£10,697,363	-£10,746,477	-£11,222,441	-£11,403,970	-£11,541,178
50% SR : 20% LAR : 30% SO	15%	-£10,905,229	-£11,569,928	-£11,619,044	-£12,095,007	-£12,276,536	-£12,413,744
50% SR : 20% LAR : 30% SO	20%	-£11,806,244	-£12,442,493	-£12,491,610	-£12,967,573	-£13,149,103	-£13,286,311
50% SR : 20% LAR : 30% SO	25%	-£12,707,261	-£13,315,058	-£13,364,177	-£13,840,140	-£14,021,669	-£14,158,877
50% SR : 20% LAR : 30% SO	30%	-£13,608,277	-£14,187,627	-£14,236,742	-£14,712,705	-£14,894,234	-£15,031,442
50% SR : 20% LAR : 30% SO	35%	-£14,509,293	-£15,060,193	-£15,109,308	-£15,585,271	-£15,766,801	-£15,903,009
50% SR : 20% LAR : 30% SO	40%	-£15,410,309	-£15,932,759	-£15,981,875	-£16,457,838	-£16,639,367	-£16,776,575
50% SR : 20% LAR : 30% SO	45%	-£16,311,326	-£16,805,326	-£16,854,441	-£17,330,404	-£17,511,934	-£17,649,142
50% SR : 20% LAR : 30% SO	50%	-£17,212,341	-£17,677,892	-£17,727,006	-£18,202,970	-£18,384,500	-£18,521,707

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial **£6,840,486**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,629,346	-£8,379,395	-£8,428,511	-£9,004,474	-£9,086,003	-£9,223,211
50% SR : 20% LAR : 30% SO	5%	-£8,530,361	-£9,251,962	-£9,301,077	-£9,777,039	-£9,858,568	-£10,095,778
50% SR : 20% LAR : 30% SO	10%	-£9,431,378	-£10,124,528	-£10,173,642	-£10,649,606	-£10,831,135	-£10,968,343
50% SR : 20% LAR : 30% SO	15%	-£10,332,394	-£10,997,093	-£11,046,209	-£11,522,172	-£11,703,701	-£11,840,909
50% SR : 20% LAR : 30% SO	20%	-£11,233,409	-£11,869,660	-£11,918,775	-£12,394,738	-£12,576,268	-£12,713,476
50% SR : 20% LAR : 30% SO	25%	-£12,134,426	-£12,742,226	-£12,791,342	-£13,267,305	-£13,448,834	-£13,586,042
50% SR : 20% LAR : 30% SO	30%	-£13,035,442	-£13,614,792	-£13,663,907	-£14,139,870	-£14,321,399	-£14,458,607
50% SR : 20% LAR : 30% SO	35%	-£13,936,458	-£14,487,358	-£14,536,473	-£15,012,436	-£15,193,966	-£15,331,174
50% SR : 20% LAR : 30% SO	40%	-£14,837,474	-£15,359,924	-£15,409,040	-£15,885,003	-£16,066,532	-£16,203,740
50% SR : 20% LAR : 30% SO	45%	-£15,738,491	-£16,232,491	-£16,281,606	-£16,757,569	-£16,939,099	-£17,076,307
50% SR : 20% LAR : 30% SO	50%	-£16,639,506	-£17,105,057	-£17,154,171	-£17,630,135	-£17,811,665	-£17,948,872

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial **£4,082,814**

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,804,984	-£7,555,034	-£7,604,149	-£8,080,112	-£8,261,641	-£8,398,849
50% SR : 20% LAR : 30% SO	5%	-£7,705,999	-£8,427,600	-£8,476,715	-£8,952,678	-£9,134,207	-£9,271,416
50% SR : 20% LAR : 30% SO	10%	-£8,607,016	-£9,300,166	-£9,349,281	-£9,825,245	-£10,006,774	-£10,143,982
50% SR : 20% LAR : 30% SO	15%	-£9,508,032	-£10,172,732	-£10,221,847	-£10,697,810	-£10,879,340	-£11,016,547
50% SR : 20% LAR : 30% SO	20%	-£10,409,048	-£11,045,299	-£11,094,413	-£11,570,376	-£11,751,906	-£11,889,114
50% SR : 20% LAR : 30% SO	25%	-£11,310,064	-£11,917,864	-£11,966,980	-£12,442,943	-£12,624,472	-£12,761,680
50% SR : 20% LAR : 30% SO	30%	-£12,211,081	-£12,790,430	-£12,839,546	-£13,315,509	-£13,497,038	-£13,634,246
50% SR : 20% LAR : 30% SO	35%	-£13,112,098	-£13,662,997	-£13,712,112	-£14,188,074	-£14,369,603	-£14,506,813
50% SR : 20% LAR : 30% SO	40%	-£14,013,113	-£14,535,563	-£14,584,678	-£15,060,641	-£15,242,170	-£15,379,379
50% SR : 20% LAR : 30% SO	45%	-£14,914,129	-£15,408,129	-£15,457,244	-£15,933,207	-£16,114,737	-£16,251,945
50% SR : 20% LAR : 30% SO	50%	-£15,815,144	-£16,280,695	-£16,329,810	-£16,805,774	-£16,987,303	-£17,124,511

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 20% AW @ 50% MR

Value Area	Barking Town Centre Flats (CIL Zone 1)
------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,966,039	£2,121,677	£2,074,589	£1,618,274	£1,444,237	£1,312,693
50% SR : 20% LAR : 30% SO	5%	£2,725,200	£964,377	£917,289	£458,619	£282,120	£148,715
50% SR : 20% LAR : 30% SO	10%	£1,484,361	£206,951	£255,381	£724,703	£903,699	£1,038,993
50% SR : 20% LAR : 30% SO	15%	£239,025	£1,396,762	£1,445,193	£1,914,514	£2,093,511	£2,228,904
50% SR : 20% LAR : 30% SO	20%	£1,033,324	£2,586,574	£2,635,004	£3,104,326	£3,283,322	£3,418,616
50% SR : 20% LAR : 30% SO	25%	£2,309,056	£3,784,174	£3,833,290	£4,309,253	£4,490,782	£4,627,990
50% SR : 20% LAR : 30% SO	30%	£3,592,909	£4,983,867	£5,042,982	£5,518,945	£5,700,475	£5,837,683
50% SR : 20% LAR : 30% SO	35%	£4,889,738	£6,203,559	£6,252,674	£6,728,637	£6,910,167	£7,047,375
50% SR : 20% LAR : 30% SO	40%	£6,186,566	£7,413,251	£7,462,366	£7,938,329	£8,119,859	£8,257,067
50% SR : 20% LAR : 30% SO	45%	£7,483,394	£8,622,943	£8,672,058	£9,148,021	£9,329,550	£9,466,758
50% SR : 20% LAR : 30% SO	50%	£8,780,222	£9,832,634	£9,881,750	£10,357,713	£10,539,242	£10,676,450

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%	£381,454	£2,225,816	£2,272,904	£2,729,219	£2,903,256	£3,034,800
50% SR : 20% LAR : 30% SO	5%	£1,622,293	£3,383,116	£3,430,204	£3,888,874	£4,065,372	£4,198,778
50% SR : 20% LAR : 30% SO	10%	£2,863,132	£4,554,444	£4,602,873	£5,072,196	£5,251,192	£5,386,486
50% SR : 20% LAR : 30% SO	15%	£4,108,468	£5,744,255	£5,792,685	£6,262,007	£6,441,004	£6,576,297
50% SR : 20% LAR : 30% SO	20%	£5,380,817	£6,934,067	£6,982,496	£7,451,818	£7,630,815	£7,766,109
50% SR : 20% LAR : 30% SO	25%	£6,656,549	£8,131,667	£8,180,783	£8,656,746	£8,838,275	£8,975,483
50% SR : 20% LAR : 30% SO	30%	£7,940,402	£9,341,360	£9,390,475	£9,866,438	£10,047,968	£10,185,176
50% SR : 20% LAR : 30% SO	35%	£9,237,231	£10,551,052	£10,600,167	£11,076,130	£11,257,660	£11,394,868
50% SR : 20% LAR : 30% SO	40%	£10,534,059	£11,760,744	£11,809,859	£12,285,822	£12,467,351	£12,604,559
50% SR : 20% LAR : 30% SO	45%	£11,830,887	£12,970,436	£13,019,551	£13,495,514	£13,677,043	£13,814,251
50% SR : 20% LAR : 30% SO	50%	£13,127,715	£14,180,127	£14,229,243	£14,705,206	£14,886,735	£15,023,943

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,341,058	£803,304	£850,392	£1,006,707	£1,180,744	£1,312,288
50% SR : 20% LAR : 30% SO	5%	£100,220	£1,660,604	£1,707,992	£2,166,362	£2,342,660	£2,476,266
50% SR : 20% LAR : 30% SO	10%	£1,140,620	£2,831,932	£2,880,361	£3,349,683	£3,528,680	£3,663,973
50% SR : 20% LAR : 30% SO	15%	£2,385,956	£4,021,743	£4,070,173	£4,539,494	£4,718,492	£4,853,784
50% SR : 20% LAR : 30% SO	20%	£3,638,305	£5,211,555	£5,259,984	£5,729,306	£5,908,303	£6,043,596
50% SR : 20% LAR : 30% SO	25%	£4,934,037	£6,401,367	£6,450,796	£6,934,234	£7,113,763	£7,252,971
50% SR : 20% LAR : 30% SO	30%	£6,217,990	£7,616,848	£7,667,993	£8,143,926	£8,325,456	£8,462,954
50% SR : 20% LAR : 30% SO	35%	£7,514,718	£8,828,540	£8,877,654	£9,363,617	£9,545,146	£9,677,355
50% SR : 20% LAR : 30% SO	40%	£8,811,547	£10,038,232	£10,087,347	£10,563,310	£10,744,839	£10,882,047
50% SR : 20% LAR : 30% SO	45%	£10,108,375	£11,247,923	£11,297,038	£11,773,002	£11,954,531	£12,091,739
50% SR : 20% LAR : 30% SO	50%	£11,405,203	£12,457,615	£12,506,731	£12,982,694	£13,164,223	£13,301,431

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,913,893	£69,531	£22,443	£433,872	£607,909	£739,453
50% SR : 20% LAR : 30% SO	5%	£673,055	£1,087,769	£1,134,857	£1,593,527	£1,770,025	£1,903,431
50% SR : 20% LAR : 30% SO	10%	£567,785	£2,259,097	£2,307,526	£2,776,848	£2,955,845	£3,091,138
50% SR : 20% LAR : 30% SO	15%	£1,813,121	£3,448,908	£3,497,338	£3,966,659	£4,145,657	£4,280,949
50% SR : 20% LAR : 30% SO	20%	£3,085,470	£4,638,720	£4,687,149	£5,156,471	£5,335,468	£5,470,761
50% SR : 20% LAR : 30% SO	25%	£4,361,202	£5,836,320	£5,885,436	£6,361,399	£6,542,928	£6,680,136
50% SR : 20% LAR : 30% SO	30%	£5,645,935	£7,046,013	£7,095,128	£7,571,091	£7,752,621	£7,890,929
50% SR : 20% LAR : 30% SO	35%	£6,941,883	£8,255,705	£8,304,819	£8,780,782	£8,962,313	£9,099,620
50% SR : 20% LAR : 30% SO	40%	£8,238,712	£9,465,397	£9,514,512	£9,990,475	£10,172,004	£10,309,212
50% SR : 20% LAR : 30% SO	45%	£9,535,540	£10,675,088	£10,724,204	£11,200,167	£11,381,696	£11,518,904
50% SR : 20% LAR : 30% SO	50%	£10,832,368	£11,884,780	£11,933,896	£12,409,859	£12,591,388	£12,728,596

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,738,255	£893,893	£846,805	£390,489	£216,452	£84,908
50% SR : 20% LAR : 30% SO	5%	£1,497,416	£263,407	£310,496	£789,165	£945,664	£1,079,089
50% SR : 20% LAR : 30% SO	10%	£256,577	£1,434,735	£1,483,165	£1,952,487	£2,131,483	£2,266,777
50% SR : 20% LAR : 30% SO	15%	£988,760	£2,624,546	£2,672,977	£3,142,298	£3,321,295	£3,456,588
50% SR : 20% LAR : 30% SO	20%	£2,281,109	£3,814,358	£3,862,788	£4,332,110	£4,511,106	£4,646,400
50% SR : 20% LAR : 30% SO	25%	£3,536,841	£5,011,959	£5,061,074	£5,537,037	£5,716,566	£5,851,774
50% SR : 20% LAR : 30% SO	30%	£4,820,993	£6,221,651	£6,270,766	£6,746,729	£6,928,259	£7,065,467
50% SR : 20% LAR : 30% SO	35%	£6,117,622	£7,431,343	£7,480,458	£7,956,491	£8,137,851	£8,275,159
50% SR : 20% LAR : 30% SO	40%	£7,414,350	£8,641,035	£8,690,151	£9,166,114	£9,347,643	£9,484,851
50% SR : 20% LAR : 30% SO	45%	£8,711,178	£9,850,727	£9,899,843	£10,375,805	£10,557,335	£10,694,543
50% SR : 20% LAR : 30% SO	50%	£10,008,006	£11,060,419	£11,109,534	£11,585,497	£11,767,026	£11,904,234

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 20% AW @ 50% WR

Value Area	Barking Riverside Flats (CIL Zone 2)
------------	--------------------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,576,241	-£4,619,721	-£4,668,836	-£5,144,799	-£5,326,329	-£5,463,537
50% SR : 20% LAR : 30% SO	5%	-£4,553,827	-£5,554,186	-£5,603,301	-£6,079,265	-£6,260,794	-£6,398,002
50% SR : 20% LAR : 30% SO	10%	-£5,531,413	-£6,488,651	-£6,537,766	-£7,013,729	-£7,195,258	-£7,332,466
50% SR : 20% LAR : 30% SO	15%	-£6,508,998	-£7,423,115	-£7,472,231	-£7,948,194	-£8,129,723	-£8,266,931
50% SR : 20% LAR : 30% SO	20%	-£7,486,585	-£8,357,580	-£8,406,695	-£8,882,658	-£9,064,187	-£9,201,396
50% SR : 20% LAR : 30% SO	25%	-£8,464,171	-£9,292,045	-£9,341,160	-£9,817,123	-£9,998,653	-£10,135,861
50% SR : 20% LAR : 30% SO	30%	-£9,441,757	-£10,226,510	-£10,275,625	-£10,751,587	-£10,933,118	-£11,070,326
50% SR : 20% LAR : 30% SO	35%	-£10,419,344	-£11,160,975	-£11,210,089	-£11,686,053	-£11,867,582	-£12,004,790
50% SR : 20% LAR : 30% SO	40%	-£11,396,930	-£12,095,439	-£12,144,555	-£12,620,518	-£12,802,047	-£12,939,255
50% SR : 20% LAR : 30% SO	45%	-£12,374,516	-£13,029,904	-£13,079,019	-£13,554,982	-£13,736,511	-£13,873,719
50% SR : 20% LAR : 30% SO	50%	-£13,352,102	-£13,964,368	-£14,013,484	-£14,489,447	-£14,670,976	-£14,808,185

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,923,733	-£8,967,214	-£9,016,329	-£9,492,292	-£9,673,822	-£9,811,030
50% SR : 20% LAR : 30% SO	5%	-£8,901,320	-£9,951,679	-£9,950,793	-£10,426,757	-£10,608,287	-£10,745,494
50% SR : 20% LAR : 30% SO	10%	-£9,878,906	-£10,836,143	-£10,885,259	-£11,361,222	-£11,542,751	-£11,679,959
50% SR : 20% LAR : 30% SO	15%	-£10,856,491	-£11,720,608	-£11,819,724	-£12,295,687	-£12,477,216	-£12,614,424
50% SR : 20% LAR : 30% SO	20%	-£11,834,078	-£12,605,073	-£12,754,188	-£13,230,151	-£13,411,680	-£13,548,888
50% SR : 20% LAR : 30% SO	25%	-£12,811,664	-£13,489,538	-£13,688,653	-£14,164,616	-£14,346,145	-£14,483,354
50% SR : 20% LAR : 30% SO	30%	-£13,789,250	-£14,374,003	-£14,523,117	-£15,099,080	-£15,280,611	-£15,417,818
50% SR : 20% LAR : 30% SO	35%	-£14,766,837	-£15,258,467	-£15,557,582	-£16,033,546	-£16,215,075	-£16,352,283
50% SR : 20% LAR : 30% SO	40%	-£15,744,423	-£16,142,932	-£16,492,046	-£16,968,011	-£17,149,540	-£17,286,749
50% SR : 20% LAR : 30% SO	45%	-£16,722,009	-£17,027,397	-£17,426,512	-£17,902,475	-£18,084,004	-£18,221,212
50% SR : 20% LAR : 30% SO	50%	-£17,699,595	-£17,911,861	-£18,360,977	-£18,836,940	-£19,018,469	-£19,155,676

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%	-£6,201,221	-£7,244,702	-£7,293,817	-£7,769,780	-£7,951,310	-£8,088,518
50% SR : 20% LAR : 30% SO	5%	-£7,178,808	-£8,179,167	-£8,228,281	-£8,704,245	-£8,885,774	-£9,022,982
50% SR : 20% LAR : 30% SO	10%	-£8,156,394	-£9,113,631	-£9,162,747	-£9,638,710	-£9,820,239	-£9,957,447
50% SR : 20% LAR : 30% SO	15%	-£9,133,979	-£10,048,096	-£10,097,212	-£10,573,175	-£10,754,704	-£10,891,912
50% SR : 20% LAR : 30% SO	20%	-£10,111,566	-£10,982,561	-£11,031,676	-£11,507,639	-£11,689,168	-£11,826,377
50% SR : 20% LAR : 30% SO	25%	-£11,089,152	-£11,917,026	-£11,966,141	-£12,442,104	-£12,623,634	-£12,760,842
50% SR : 20% LAR : 30% SO	30%	-£12,066,738	-£12,851,491	-£12,900,605	-£13,376,568	-£13,558,098	-£13,695,306
50% SR : 20% LAR : 30% SO	35%	-£13,044,324	-£13,785,955	-£13,835,070	-£14,311,034	-£14,492,563	-£14,629,771
50% SR : 20% LAR : 30% SO	40%	-£14,021,911	-£14,720,420	-£14,769,536	-£15,245,498	-£15,427,028	-£15,564,236
50% SR : 20% LAR : 30% SO	45%	-£14,999,497	-£15,654,884	-£15,704,000	-£16,179,963	-£16,361,492	-£16,498,700
50% SR : 20% LAR : 30% SO	50%	-£15,977,083	-£16,589,349	-£16,638,465	-£17,114,428	-£17,295,957	-£17,433,166

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,628,386	-£6,671,867	-£6,720,982	-£7,196,945	-£7,378,475	-£7,515,683
50% SR : 20% LAR : 30% SO	5%	-£6,605,973	-£7,606,332	-£7,655,446	-£8,131,410	-£8,312,939	-£8,450,147
50% SR : 20% LAR : 30% SO	10%	-£7,583,559	-£8,540,796	-£8,589,912	-£9,065,875	-£9,247,404	-£9,384,612
50% SR : 20% LAR : 30% SO	15%	-£8,561,144	-£9,475,261	-£9,524,377	-£10,000,340	-£10,181,869	-£10,319,077
50% SR : 20% LAR : 30% SO	20%	-£9,538,731	-£10,409,726	-£10,458,841	-£10,934,804	-£11,116,333	-£11,253,542
50% SR : 20% LAR : 30% SO	25%	-£10,516,317	-£11,344,191	-£11,393,306	-£11,869,269	-£12,050,799	-£12,188,007
50% SR : 20% LAR : 30% SO	30%	-£11,493,903	-£12,278,656	-£12,327,771	-£12,803,733	-£12,985,263	-£13,122,471
50% SR : 20% LAR : 30% SO	35%	-£12,471,489	-£13,213,120	-£13,262,235	-£13,738,199	-£13,919,728	-£14,056,938
50% SR : 20% LAR : 30% SO	40%	-£13,449,076	-£14,147,585	-£14,196,701	-£14,672,663	-£14,854,193	-£14,991,401
50% SR : 20% LAR : 30% SO	45%	-£14,426,662	-£15,082,049	-£15,131,165	-£15,607,128	-£15,788,657	-£15,925,865
50% SR : 20% LAR : 30% SO	50%	-£15,404,248	-£16,016,514	-£16,065,630	-£16,541,593	-£16,723,122	-£16,860,331

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%	-£4,804,025	-£5,847,506	-£5,896,620	-£6,372,583	-£6,554,113	-£6,691,321
50% SR : 20% LAR : 30% SO	5%	-£5,781,611	-£6,781,970	-£6,831,085	-£7,307,049	-£7,488,578	-£7,625,786
50% SR : 20% LAR : 30% SO	10%	-£6,759,197	-£7,716,435	-£7,765,550	-£8,241,513	-£8,423,042	-£8,560,250
50% SR : 20% LAR : 30% SO	15%	-£7,736,783	-£8,650,899	-£8,700,015	-£9,175,978	-£9,357,507	-£9,494,715
50% SR : 20% LAR : 30% SO	20%	-£8,714,369	-£9,585,364	-£9,634,480	-£10,110,443	-£10,291,972	-£10,429,181
50% SR : 20% LAR : 30% SO	25%	-£9,691,955	-£10,519,830	-£10,568,944	-£11,044,907	-£11,226,437	-£11,363,645
50% SR : 20% LAR : 30% SO	30%	-£10,669,542	-£11,454,294	-£11,503,409	-£11,979,372	-£12,160,902	-£12,298,110
50% SR : 20% LAR : 30% SO	35%	-£11,647,128	-£12,388,759	-£12,437,873	-£12,913,837	-£13,095,366	-£13,232,574
50% SR : 20% LAR : 30% SO	40%	-£12,624,714	-£13,323,223	-£13,372,339	-£13,848,302	-£14,029,831	-£14,167,039
50% SR : 20% LAR : 30% SO	45%	-£13,602,300	-£14,257,688	-£14,306,804	-£14,782,766	-£14,964,296	-£15,101,504
50% SR : 20% LAR : 30% SO	50%	-£14,579,887	-£15,192,152	-£15,241,268	-£15,717,231	-£15,898,760	-£16,035,969

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 20% AW @ 50% MR

Value Area	Chadwell Heath (CIL Zone 3)
------------	-----------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,226,803	£506,166	£458,412	£4,422	£183,419	£318,712
50% SR : 20% LAR : 30% SO	5%	£96,844	£613,317	£661,746	£1,131,068	£1,310,065	£1,445,358
50% SR : 20% LAR : 30% SO	10%	£1,056,484	£1,739,962	£1,788,392	£2,257,713	£2,436,709	£2,572,003
50% SR : 20% LAR : 30% SO	15%	£2,211,181	£2,866,606	£2,915,037	£3,384,359	£3,565,427	£3,702,635
50% SR : 20% LAR : 30% SO	20%	£3,368,002	£4,004,252	£4,053,367	£4,529,330	£4,710,859	£4,848,067
50% SR : 20% LAR : 30% SO	25%	£4,541,884	£5,149,684	£5,198,799	£5,674,763	£5,856,292	£5,993,500
50% SR : 20% LAR : 30% SO	30%	£5,715,767	£6,295,117	£6,344,232	£6,820,195	£7,001,725	£7,138,933
50% SR : 20% LAR : 30% SO	35%	£6,889,649	£7,440,549	£7,489,665	£7,965,628	£8,147,157	£8,284,365
50% SR : 20% LAR : 30% SO	40%	£8,063,532	£8,585,982	£8,635,097	£9,111,061	£9,292,590	£9,429,798
50% SR : 20% LAR : 30% SO	45%	£9,237,415	£9,731,415	£9,780,530	£10,256,493	£10,438,023	£10,575,231
50% SR : 20% LAR : 30% SO	50%	£10,411,297	£10,876,847	£10,925,962	£11,401,925	£11,583,455	£11,720,662

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,120,690	£3,841,327	£3,889,081	£4,351,915	£4,530,912	£4,666,205
50% SR : 20% LAR : 30% SO	5%	£4,250,649	£4,960,810	£5,009,239	£5,478,561	£5,657,557	£5,792,851
50% SR : 20% LAR : 30% SO	10%	£5,403,977	£6,087,454	£6,135,885	£6,605,206	£6,784,202	£6,919,486
50% SR : 20% LAR : 30% SO	15%	£6,558,674	£7,214,099	£7,262,530	£7,731,852	£7,910,848	£8,046,132
50% SR : 20% LAR : 30% SO	20%	£7,715,495	£8,351,745	£8,400,176	£8,870,273	£9,049,269	£9,184,513
50% SR : 20% LAR : 30% SO	25%	£8,889,377	£9,497,177	£9,545,608	£10,014,725	£10,193,721	£10,328,965
50% SR : 20% LAR : 30% SO	30%	£10,063,259	£10,642,610	£10,691,041	£11,159,488	£11,338,484	£11,473,728
50% SR : 20% LAR : 30% SO	35%	£11,237,142	£11,788,042	£11,837,473	£12,313,121	£12,492,117	£12,627,381
50% SR : 20% LAR : 30% SO	40%	£12,411,025	£12,933,475	£12,982,906	£13,458,554	£13,637,550	£13,772,804
50% SR : 20% LAR : 30% SO	45%	£13,584,907	£14,078,908	£14,128,339	£14,603,997	£14,782,993	£14,918,137
50% SR : 20% LAR : 30% SO	50%	£14,758,790	£15,224,340	£15,273,771	£15,749,418	£15,928,414	£16,063,558

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,398,178	£2,118,815	£2,166,568	£2,629,403	£2,808,400	£2,943,693
50% SR : 20% LAR : 30% SO	5%	£2,528,137	£3,238,298	£3,286,727	£3,750,049	£3,929,046	£4,070,339
50% SR : 20% LAR : 30% SO	10%	£3,681,465	£4,364,942	£4,413,373	£4,882,694	£5,061,690	£5,196,984
50% SR : 20% LAR : 30% SO	15%	£4,836,162	£5,491,587	£5,540,017	£6,009,339	£6,188,336	£6,323,630
50% SR : 20% LAR : 30% SO	20%	£5,992,983	£6,622,232	£6,670,663	£7,151,311	£7,329,308	£7,464,602
50% SR : 20% LAR : 30% SO	25%	£7,166,865	£7,774,665	£7,823,096	£8,299,744	£8,477,741	£8,613,035
50% SR : 20% LAR : 30% SO	30%	£8,340,748	£8,920,098	£8,968,529	£9,445,176	£9,623,173	£9,758,467
50% SR : 20% LAR : 30% SO	35%	£9,514,630	£10,065,530	£10,114,961	£10,590,609	£10,768,606	£10,903,900
50% SR : 20% LAR : 30% SO	40%	£10,688,513	£11,210,963	£11,260,394	£11,736,041	£11,914,038	£12,049,332
50% SR : 20% LAR : 30% SO	45%	£11,862,395	£12,356,395	£12,405,826	£12,881,473	£13,059,470	£13,194,764
50% SR : 20% LAR : 30% SO	50%	£13,036,278	£13,501,828	£13,551,259	£14,026,906	£14,204,903	£14,340,197

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£325,343	£1,545,980	£1,593,733	£2,056,568	£2,235,565	£2,370,858
50% SR : 20% LAR : 30% SO	5%	£1,955,302	£2,665,463	£2,713,892	£3,183,214	£3,362,210	£3,497,504
50% SR : 20% LAR : 30% SO	10%	£3,108,630	£3,792,107	£3,840,538	£4,309,859	£4,488,855	£4,624,149
50% SR : 20% LAR : 30% SO	15%	£4,263,327	£4,918,752	£4,967,182	£5,436,804	£5,615,773	£5,751,067
50% SR : 20% LAR : 30% SO	20%	£5,420,148	£6,050,397	£6,100,828	£6,581,476	£6,760,473	£6,895,767
50% SR : 20% LAR : 30% SO	25%	£6,594,030	£7,201,830	£7,250,261	£7,726,909	£7,905,906	£8,041,200
50% SR : 20% LAR : 30% SO	30%	£7,767,913	£8,347,263	£8,395,694	£8,872,341	£9,051,338	£9,186,632
50% SR : 20% LAR : 30% SO	35%	£8,941,795	£9,492,696	£9,541,127	£10,017,774	£10,196,771	£10,332,065
50% SR : 20% LAR : 30% SO	40%	£10,115,678	£10,638,128	£10,687,559	£11,163,206	£11,342,203	£11,477,497
50% SR : 20% LAR : 30% SO	45%	£11,289,560	£11,783,561	£11,832,992	£12,308,638	£12,487,635	£12,622,929
50% SR : 20% LAR : 30% SO	50%	£12,463,443	£12,928,993	£12,978,424	£13,454,071	£13,633,068	£13,768,362

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%	£981	£721,619	£769,372	£1,232,207	£1,411,203	£1,546,497
50% SR : 20% LAR : 30% SO	5%	£1,130,940	£1,841,101	£1,889,530	£2,358,852	£2,537,849	£2,673,142
50% SR : 20% LAR : 30% SO	10%	£2,284,268	£2,967,746	£3,016,176	£3,485,497	£3,664,494	£3,799,787
50% SR : 20% LAR : 30% SO	15%	£3,438,966	£4,094,391	£4,142,821	£4,612,143	£4,791,140	£4,926,434
50% SR : 20% LAR : 30% SO	20%	£4,592,787	£5,222,036	£5,270,466	£5,738,114	£5,917,111	£6,052,408
50% SR : 20% LAR : 30% SO	25%	£5,746,608	£6,349,681	£6,398,111	£6,905,547	£7,084,544	£7,219,848
50% SR : 20% LAR : 30% SO	30%	£6,900,429	£7,477,326	£7,525,756	£8,073,979	£8,252,976	£8,388,270
50% SR : 20% LAR : 30% SO	35%	£8,054,250	£8,604,971	£8,653,401	£9,143,412	£9,322,409	£9,457,703
50% SR : 20% LAR : 30% SO	40%	£9,208,071	£9,732,616	£9,781,046	£10,297,849	£10,476,846	£10,612,090
50% SR : 20% LAR : 30% SO	45%	£10,361,892	£10,860,261	£10,908,691	£11,452,282	£11,631,279	£11,766,523
50% SR : 20% LAR : 30% SO	50%	£11,515,713	£11,987,906	£12,036,336	£12,606,715	£12,785,712	£12,920,956

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 20% AW @ 50% WR
--

Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
-------------------	---

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,770,931	-£3,510,515	-£3,558,944	-£4,034,073	-£4,215,603	-£4,352,811
50% SR : 20% LAR : 30% SO	5%	-£3,767,311	-£4,488,911	-£4,538,026	-£5,013,989	-£5,195,519	-£5,332,727
50% SR : 20% LAR : 30% SO	10%	-£4,775,676	-£5,468,827	-£5,517,941	-£6,013,904	-£6,175,434	-£6,312,642
50% SR : 20% LAR : 30% SO	15%	-£5,784,042	-£6,448,742	-£6,497,857	-£7,013,820	-£7,155,350	-£7,292,558
50% SR : 20% LAR : 30% SO	20%	-£6,792,408	-£7,428,658	-£7,477,772	-£7,953,736	-£8,135,266	-£8,272,473
50% SR : 20% LAR : 30% SO	25%	-£7,800,773	-£8,408,573	-£8,457,688	-£9,333,652	-£9,115,181	-£9,252,389
50% SR : 20% LAR : 30% SO	30%	-£8,809,139	-£9,388,489	-£9,437,604	-£9,913,568	-£10,095,097	-£10,232,305
50% SR : 20% LAR : 30% SO	35%	-£9,817,504	-£10,368,405	-£10,417,519	-£10,893,483	-£11,075,012	-£11,212,220
50% SR : 20% LAR : 30% SO	40%	-£10,825,870	-£11,348,320	-£11,397,435	-£11,873,399	-£12,054,928	-£12,192,136
50% SR : 20% LAR : 30% SO	45%	-£11,834,235	-£12,328,236	-£12,377,350	-£12,853,314	-£13,034,844	-£13,172,052
50% SR : 20% LAR : 30% SO	50%	-£12,842,601	-£13,308,151	-£13,357,266	-£13,833,230	-£14,014,759	-£14,151,967

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,118,424	-£7,858,008	-£7,906,437	-£8,381,566	-£8,563,096	-£8,700,304
50% SR : 20% LAR : 30% SO	5%	-£8,114,804	-£8,836,404	-£8,885,519	-£9,361,482	-£9,543,012	-£9,680,220
50% SR : 20% LAR : 30% SO	10%	-£9,123,169	-£9,816,320	-£9,865,434	-£10,341,397	-£10,522,927	-£10,660,135
50% SR : 20% LAR : 30% SO	15%	-£10,131,535	-£10,796,235	-£10,845,350	-£11,321,313	-£11,502,843	-£11,640,051
50% SR : 20% LAR : 30% SO	20%	-£11,139,901	-£11,776,151	-£11,825,265	-£12,301,229	-£12,482,758	-£12,619,966
50% SR : 20% LAR : 30% SO	25%	-£12,148,266	-£12,756,066	-£12,805,181	-£13,281,145	-£13,462,674	-£13,599,882
50% SR : 20% LAR : 30% SO	30%	-£13,156,632	-£13,735,982	-£13,785,097	-£14,261,061	-£14,442,590	-£14,579,798
50% SR : 20% LAR : 30% SO	35%	-£14,164,997	-£14,715,898	-£14,765,012	-£15,240,976	-£15,422,505	-£15,559,713
50% SR : 20% LAR : 30% SO	40%	-£15,173,363	-£15,695,813	-£15,744,928	-£16,220,892	-£16,402,421	-£16,539,629
50% SR : 20% LAR : 30% SO	45%	-£16,181,728	-£16,675,729	-£16,724,843	-£17,200,807	-£17,382,336	-£17,519,544
50% SR : 20% LAR : 30% SO	50%	-£17,190,094	-£17,655,644	-£17,704,759	-£18,180,723	-£18,362,252	-£18,499,460

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,395,912	-£6,135,496	-£6,183,925	-£6,659,054	-£6,840,584	-£6,977,792
50% SR : 20% LAR : 30% SO	5%	-£6,392,292	-£7,113,892	-£7,163,006	-£7,638,969	-£7,820,500	-£7,957,707
50% SR : 20% LAR : 30% SO	10%	-£7,400,657	-£8,093,807	-£8,142,922	-£8,618,885	-£8,800,415	-£8,937,623
50% SR : 20% LAR : 30% SO	15%	-£8,409,023	-£9,073,723	-£9,122,838	-£9,598,801	-£9,780,331	-£9,917,539
50% SR : 20% LAR : 30% SO	20%	-£9,417,389	-£10,053,639	-£10,102,753	-£10,578,717	-£10,760,246	-£10,897,454
50% SR : 20% LAR : 30% SO	25%	-£10,425,754	-£11,033,554	-£11,082,669	-£11,558,633	-£11,740,162	-£11,877,370
50% SR : 20% LAR : 30% SO	30%	-£11,434,119	-£12,013,470	-£12,062,584	-£12,538,548	-£12,720,078	-£12,857,286
50% SR : 20% LAR : 30% SO	35%	-£12,442,485	-£12,993,385	-£13,042,500	-£13,518,464	-£13,699,993	-£13,837,201
50% SR : 20% LAR : 30% SO	40%	-£13,450,851	-£13,973,301	-£14,022,416	-£14,498,378	-£14,679,907	-£14,817,115
50% SR : 20% LAR : 30% SO	45%	-£14,459,216	-£14,953,216	-£15,002,331	-£15,478,295	-£15,659,824	-£15,797,032
50% SR : 20% LAR : 30% SO	50%	-£15,467,582	-£15,933,132	-£15,982,247	-£16,458,211	-£16,639,740	-£16,776,948

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial	£6,840,486
---	-------------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,823,077	-£5,562,661	-£5,611,090	-£6,086,219	-£6,267,749	-£6,404,957
50% SR : 20% LAR : 30% SO	5%	-£5,819,457	-£6,541,057	-£6,590,171	-£7,066,134	-£7,247,665	-£7,384,872
50% SR : 20% LAR : 30% SO	10%	-£6,827,822	-£7,520,972	-£7,570,087	-£8,046,050	-£8,227,580	-£8,364,788
50% SR : 20% LAR : 30% SO	15%	-£7,836,188	-£8,500,888	-£8,550,003	-£9,025,966	-£9,207,496	-£9,344,704
50% SR : 20% LAR : 30% SO	20%	-£8,844,554	-£9,480,804	-£9,529,918	-£10,005,882	-£10,187,411	-£10,324,619
50% SR : 20% LAR : 30% SO	25%	-£9,852,919	-£10,460,719	-£10,509,834	-£10,985,798	-£11,167,327	-£11,304,535
50% SR : 20% LAR : 30% SO	30%	-£10,861,284	-£11,440,635	-£11,489,749	-£11,965,713	-£12,147,243	-£12,284,450
50% SR : 20% LAR : 30% SO	35%	-£11,869,650	-£12,420,550	-£12,469,664	-£12,945,629	-£13,127,158	-£13,264,366
50% SR : 20% LAR : 30% SO	40%	-£12,878,016	-£13,400,466	-£13,449,581	-£13,925,545	-£14,107,074	-£14,244,282
50% SR : 20% LAR : 30% SO	45%	-£13,886,381	-£14,380,382	-£14,429,496	-£14,905,460	-£15,086,989	-£15,224,197
50% SR : 20% LAR : 30% SO	50%	-£14,894,747	-£15,360,297	-£15,409,412	-£15,885,376	-£16,066,905	-£16,204,113

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial	£4,082,614
--	-------------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,998,715	-£4,738,299	-£4,786,729	-£5,261,857	-£5,443,387	-£5,580,595
50% SR : 20% LAR : 30% SO	5%	-£4,995,095	-£5,716,695	-£5,765,101	-£6,241,773	-£6,423,303	-£6,560,511
50% SR : 20% LAR : 30% SO	10%	-£5,991,475	-£6,695,091	-£6,743,525	-£7,221,688	-£7,403,218	-£7,540,426
50% SR : 20% LAR : 30% SO	15%	-£6,987,855	-£7,673,487	-£7,721,941	-£8,201,604	-£8,383,134	-£8,520,342
50% SR : 20% LAR : 30% SO	20%	-£7,984,235	-£8,651,883	-£8,700,295	-£9,181,520	-£9,363,050	-£9,500,258
50% SR : 20% LAR : 30% SO	25%	-£8,980,615	-£9,630,279	-£9,678,707	-£10,161,436	-£10,342,965	-£10,480,173
50% SR : 20% LAR : 30% SO	30%	-£9,976,995	-£10,608,675	-£10,657,103	-£11,141,352	-£11,322,881	-£11,460,089
50% SR : 20% LAR : 30% SO	35%	-£10,973,375	-£11,587,071	-£11,635,529	-£12,121,267	-£12,302,796	-£12,440,004
50% SR : 20% LAR : 30% SO	40%	-£11,969,755	-£12,565,467	-£12,613,951	-£13,101,183	-£13,282,712	-£13,419,920
50% SR : 20% LAR : 30% SO	45%	-£12,966,135	-£13,543,863	-£13,592,375	-£14,081,099	-£14,262,628	-£14,399,836
50% SR : 20% LAR : 30% SO	50%	-£13,962,515	-£14,522,259	-£14,571,791	-£15,061,014	-£15,242,543	-£15,379,751

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 20% AW @ 50% MR

Value Area	Becontree and Valence Park (CIL Zone 3)
------------	---

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-5,619,477	£-6,369,527	£-6,418,642	£-6,894,605	£-7,076,135	£-7,213,343
50% SR : 20% LAR : 30% SO	5%	£-6,520,493	£-7,242,093	£-7,291,208	£-7,767,172	£-7,948,701	£-8,085,909
50% SR : 20% LAR : 30% SO	10%	£-7,421,510	£-8,114,659	£-8,163,774	£-8,639,737	£-8,821,267	£-8,958,474
50% SR : 20% LAR : 30% SO	15%	£-8,322,525	£-9,087,226	£-9,136,340	£-9,607,303	£-9,788,833	£-9,925,041
50% SR : 20% LAR : 30% SO	20%	£-9,223,542	£-9,959,791	£-10,008,907	£-10,479,870	£-10,661,400	£-10,798,607
50% SR : 20% LAR : 30% SO	25%	£-10,124,557	£-10,732,357	£-10,781,473	£-11,252,436	£-11,434,965	£-11,572,173
50% SR : 20% LAR : 30% SO	30%	£-11,025,573	£-11,604,924	£-11,654,038	£-12,123,001	£-12,305,530	£-12,442,738
50% SR : 20% LAR : 30% SO	35%	£-11,926,589	£-12,477,490	£-12,526,605	£-13,002,568	£-13,185,097	£-13,322,305
50% SR : 20% LAR : 30% SO	40%	£-12,827,605	£-13,350,056	£-13,399,171	£-13,875,134	£-14,057,664	£-14,194,872
50% SR : 20% LAR : 30% SO	45%	£-13,728,622	£-14,222,622	£-14,271,737	£-14,747,701	£-14,929,230	£-15,066,438
50% SR : 20% LAR : 30% SO	50%	£-14,629,638	£-15,095,188	£-15,144,304	£-15,620,266	£-15,801,796	£-15,939,004

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-9,966,970	£-10,717,020	£-10,766,135	£-11,242,098	£-11,423,628	£-11,560,836
50% SR : 20% LAR : 30% SO	5%	£-10,867,986	£-11,589,586	£-11,638,701	£-12,114,664	£-12,296,194	£-12,433,402
50% SR : 20% LAR : 30% SO	10%	£-11,769,003	£-12,462,152	£-12,511,267	£-12,987,230	£-13,168,759	£-13,305,967
50% SR : 20% LAR : 30% SO	15%	£-12,670,018	£-13,334,718	£-13,383,833	£-13,859,796	£-14,041,326	£-14,178,534
50% SR : 20% LAR : 30% SO	20%	£-13,571,034	£-14,207,284	£-14,256,400	£-14,732,363	£-14,913,892	£-15,051,100
50% SR : 20% LAR : 30% SO	25%	£-14,472,050	£-15,079,850	£-15,128,966	£-15,604,929	£-15,786,458	£-15,923,667
50% SR : 20% LAR : 30% SO	30%	£-15,373,066	£-15,952,417	£-16,001,531	£-16,477,494	£-16,659,024	£-16,796,232
50% SR : 20% LAR : 30% SO	35%	£-16,274,083	£-16,824,982	£-16,874,098	£-17,350,061	£-17,531,590	£-17,668,798
50% SR : 20% LAR : 30% SO	40%	£-17,175,098	£-17,697,549	£-17,746,664	£-18,222,627	£-18,404,157	£-18,541,365
50% SR : 20% LAR : 30% SO	45%	£-18,076,115	£-18,570,115	£-18,619,230	£-19,095,194	£-19,276,723	£-19,413,931
50% SR : 20% LAR : 30% SO	50%	£-18,977,131	£-19,442,681	£-19,491,796	£-19,967,759	£-20,149,289	£-20,286,496

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-8,244,458	£-8,994,508	£-9,043,623	£-9,519,586	£-9,701,116	£-9,838,324
50% SR : 20% LAR : 30% SO	5%	£-9,145,474	£-9,867,074	£-9,916,188	£-10,392,152	£-10,573,682	£-10,710,889
50% SR : 20% LAR : 30% SO	10%	£-10,046,490	£-10,739,640	£-10,788,755	£-11,264,718	£-11,446,247	£-11,583,455
50% SR : 20% LAR : 30% SO	15%	£-10,947,506	£-11,612,206	£-11,661,321	£-12,137,284	£-12,318,814	£-12,456,022
50% SR : 20% LAR : 30% SO	20%	£-11,848,522	£-12,484,772	£-12,533,888	£-13,009,851	£-13,191,380	£-13,328,588
50% SR : 20% LAR : 30% SO	25%	£-12,749,538	£-13,357,338	£-13,406,453	£-13,882,416	£-14,063,946	£-14,201,155
50% SR : 20% LAR : 30% SO	30%	£-13,650,554	£-14,229,905	£-14,279,019	£-14,754,982	£-14,936,512	£-15,073,720
50% SR : 20% LAR : 30% SO	35%	£-14,551,571	£-15,102,470	£-15,151,586	£-15,627,549	£-15,809,078	£-15,946,286
50% SR : 20% LAR : 30% SO	40%	£-15,452,586	£-15,975,037	£-16,024,152	£-16,500,115	£-16,681,645	£-16,818,853
50% SR : 20% LAR : 30% SO	45%	£-16,353,603	£-16,847,603	£-16,896,718	£-17,372,681	£-17,554,211	£-17,691,419
50% SR : 20% LAR : 30% SO	50%	£-17,254,619	£-17,720,169	£-17,769,284	£-18,245,247	£-18,426,776	£-18,563,984

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£6,840,486
--	------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-7,671,623	£-8,421,673	£-8,470,788	£-8,946,751	£-9,128,281	£-9,265,489
50% SR : 20% LAR : 30% SO	5%	£-8,572,639	£-9,294,239	£-9,343,353	£-9,819,317	£-10,000,847	£-10,138,054
50% SR : 20% LAR : 30% SO	10%	£-9,473,655	£-10,166,805	£-10,215,920	£-10,691,883	£-10,873,412	£-11,010,620
50% SR : 20% LAR : 30% SO	15%	£-10,374,671	£-11,039,371	£-11,088,486	£-11,564,449	£-11,745,979	£-11,883,187
50% SR : 20% LAR : 30% SO	20%	£-11,275,687	£-11,911,937	£-11,961,053	£-12,437,016	£-12,618,545	£-12,755,753
50% SR : 20% LAR : 30% SO	25%	£-12,176,703	£-12,784,503	£-12,833,618	£-13,309,581	£-13,491,111	£-13,628,320
50% SR : 20% LAR : 30% SO	30%	£-13,077,719	£-13,657,070	£-13,706,184	£-14,182,147	£-14,363,677	£-14,500,885
50% SR : 20% LAR : 30% SO	35%	£-13,978,735	£-14,529,635	£-14,578,751	£-15,054,714	£-15,236,243	£-15,373,451
50% SR : 20% LAR : 30% SO	40%	£-14,879,751	£-15,402,200	£-15,451,317	£-15,927,280	£-16,108,810	£-16,246,018
50% SR : 20% LAR : 30% SO	45%	£-15,780,768	£-16,274,768	£-16,323,883	£-16,799,846	£-16,981,376	£-17,118,584
50% SR : 20% LAR : 30% SO	50%	£-16,681,784	£-17,147,334	£-17,196,449	£-17,672,412	£-17,853,941	£-17,991,149

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,082,814
---	------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-6,847,261	£-7,597,311	£-7,646,426	£-8,122,389	£-8,303,919	£-8,441,127
50% SR : 20% LAR : 30% SO	5%	£-7,748,277	£-8,469,877	£-8,518,992	£-8,994,956	£-9,176,485	£-9,313,693
50% SR : 20% LAR : 30% SO	10%	£-8,649,294	£-9,342,443	£-9,391,559	£-9,867,522	£-10,049,051	£-10,186,259
50% SR : 20% LAR : 30% SO	15%	£-9,550,309	£-10,215,010	£-10,264,124	£-10,740,087	£-10,921,617	£-11,058,825
50% SR : 20% LAR : 30% SO	20%	£-10,451,326	£-11,087,575	£-11,136,691	£-11,612,654	£-11,794,183	£-11,931,391
50% SR : 20% LAR : 30% SO	25%	£-11,352,341	£-11,960,141	£-12,009,257	£-12,485,220	£-12,666,749	£-12,803,957
50% SR : 20% LAR : 30% SO	30%	£-12,253,358	£-12,832,708	£-12,881,823	£-13,357,786	£-13,539,315	£-13,676,523
50% SR : 20% LAR : 30% SO	35%	£-13,154,374	£-13,705,274	£-13,754,389	£-14,230,350	£-14,411,879	£-14,549,087
50% SR : 20% LAR : 30% SO	40%	£-14,055,390	£-14,577,841	£-14,626,956	£-15,102,913	£-15,284,442	£-15,421,650
50% SR : 20% LAR : 30% SO	45%	£-14,956,406	£-15,450,406	£-15,499,521	£-15,975,485	£-16,157,014	£-16,294,222
50% SR : 20% LAR : 30% SO	50%	£-15,857,422	£-16,322,972	£-16,372,088	£-16,848,051	£-17,029,580	£-17,166,788

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 30% AW @ 25	
---	--

Value Area	Barking Town Centre Flats (CIL Zone 1)
------------	--

No Units	200
Site Area	0.3 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,976,453	£2,132,090	£2,085,002	£1,628,687	£1,454,651	£1,323,106
50% SR : 20% LAR : 30% SO	5%	£2,735,614	£974,790	£927,703	£469,181	£292,682	£159,276
50% SR : 20% LAR : 30% SO	10%	£1,494,774	£196,240	£244,671	£713,992	£892,988	£1,028,282
50% SR : 20% LAR : 30% SO	15%	£249,589	£1,386,052	£1,434,482	£1,303,804	£2,082,800	£2,219,094
50% SR : 20% LAR : 30% SO	20%	£1,022,614	£2,575,863	£2,824,294	£3,093,616	£3,272,612	£3,407,806
50% SR : 20% LAR : 30% SO	25%	£2,298,347	£3,773,313	£3,822,427	£4,298,390	£4,479,921	£4,617,129
50% SR : 20% LAR : 30% SO	30%	£3,582,048	£4,983,005	£5,032,120	£5,508,083	£5,689,612	£5,826,820
50% SR : 20% LAR : 30% SO	35%	£4,878,876	£6,192,696	£6,241,812	£6,717,775	£6,899,304	£7,036,512
50% SR : 20% LAR : 30% SO	40%	£6,175,704	£7,402,389	£7,451,504	£7,927,467	£8,108,996	£8,246,205
50% SR : 20% LAR : 30% SO	45%	£7,472,532	£8,612,081	£8,661,196	£9,137,159	£9,318,689	£9,455,897
50% SR : 20% LAR : 30% SO	50%	£8,769,360	£9,821,773	£9,870,888	£10,346,852	£10,528,381	£10,665,589

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%	£371,040	£2,215,402	£2,262,491	£2,718,806	£2,882,842	£3,024,387
50% SR : 20% LAR : 30% SO	5%	£1,611,879	£3,372,703	£3,419,790	£3,878,312	£4,054,811	£4,188,217
50% SR : 20% LAR : 30% SO	10%	£2,852,719	£4,543,733	£4,592,164	£5,061,485	£5,240,481	£5,375,775
50% SR : 20% LAR : 30% SO	15%	£4,097,907	£5,733,545	£5,781,975	£6,251,297	£6,430,293	£6,565,587
50% SR : 20% LAR : 30% SO	20%	£5,370,107	£6,923,356	£6,971,787	£7,441,109	£7,620,105	£7,755,399
50% SR : 20% LAR : 30% SO	25%	£6,645,839	£8,120,806	£8,169,920	£8,645,883	£8,827,413	£8,964,821
50% SR : 20% LAR : 30% SO	30%	£7,929,540	£9,330,498	£9,379,613	£9,955,576	£10,137,105	£10,174,313
50% SR : 20% LAR : 30% SO	35%	£9,226,369	£10,540,189	£10,589,305	£11,165,298	£11,346,797	£11,384,005
50% SR : 20% LAR : 30% SO	40%	£10,523,197	£11,749,882	£11,798,997	£12,274,960	£12,456,489	£12,593,696
50% SR : 20% LAR : 30% SO	45%	£11,820,025	£12,959,574	£13,008,689	£13,484,652	£13,666,182	£13,803,390
50% SR : 20% LAR : 30% SO	50%	£13,116,853	£14,169,266	£14,218,380	£14,694,344	£14,875,874	£15,013,081

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,351,473	£492,890	£539,979	£996,294	£1,170,330	£1,301,875
50% SR : 20% LAR : 30% SO	5%	£110,633	£1,650,190	£1,697,278	£2,155,800	£2,332,299	£2,465,705
50% SR : 20% LAR : 30% SO	10%	£1,130,207	£2,821,221	£2,869,651	£3,338,972	£3,517,969	£3,653,263
50% SR : 20% LAR : 30% SO	15%	£2,375,395	£4,011,033	£4,059,462	£4,528,784	£4,707,781	£4,843,075
50% SR : 20% LAR : 30% SO	20%	£3,647,595	£5,200,844	£5,249,274	£5,718,596	£5,897,593	£6,032,887
50% SR : 20% LAR : 30% SO	25%	£4,923,327	£6,398,284	£6,447,408	£6,923,371	£7,104,901	£7,242,195
50% SR : 20% LAR : 30% SO	30%	£6,207,928	£7,607,985	£7,657,101	£8,133,064	£8,314,593	£8,451,901
50% SR : 20% LAR : 30% SO	35%	£7,503,857	£8,817,677	£8,866,793	£9,342,756	£9,524,285	£9,661,493
50% SR : 20% LAR : 30% SO	40%	£8,800,884	£10,027,370	£10,076,485	£10,552,448	£10,733,977	£10,871,186
50% SR : 20% LAR : 30% SO	45%	£10,097,513	£11,237,062	£11,286,177	£11,762,139	£11,943,670	£12,080,878
50% SR : 20% LAR : 30% SO	50%	£11,394,341	£12,446,754	£12,495,868	£12,971,832	£13,153,361	£13,290,569

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,924,308	£79,945	£32,856	£423,459	£597,495	£729,040
50% SR : 20% LAR : 30% SO	5%	£683,468	£1,077,355	£1,124,443	£1,582,965	£1,759,464	£1,892,870
50% SR : 20% LAR : 30% SO	10%	£557,372	£2,248,386	£2,296,816	£2,766,137	£2,945,134	£3,080,428
50% SR : 20% LAR : 30% SO	15%	£1,802,560	£3,438,198	£3,486,627	£3,955,949	£4,134,946	£4,270,240
50% SR : 20% LAR : 30% SO	20%	£3,074,760	£4,628,009	£4,676,439	£5,145,761	£5,324,758	£5,460,052
50% SR : 20% LAR : 30% SO	25%	£4,350,492	£5,826,459	£5,874,573	£6,350,536	£6,532,066	£6,669,274
50% SR : 20% LAR : 30% SO	30%	£5,634,193	£7,035,150	£7,084,266	£7,590,229	£7,771,758	£7,879,966
50% SR : 20% LAR : 30% SO	35%	£6,931,022	£8,244,842	£8,293,958	£8,769,921	£8,951,450	£9,088,658
50% SR : 20% LAR : 30% SO	40%	£8,227,849	£9,454,535	£9,503,650	£9,979,613	£10,161,142	£10,298,351
50% SR : 20% LAR : 30% SO	45%	£9,524,678	£10,664,227	£10,713,342	£11,189,304	£11,370,835	£11,508,043
50% SR : 20% LAR : 30% SO	50%	£10,821,506	£11,873,919	£11,923,033	£12,398,997	£12,580,526	£12,717,734

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,748,669	£904,306	£857,218	£400,903	£226,867	£95,322
50% SR : 20% LAR : 30% SO	5%	£1,507,830	£252,994	£300,081	£758,604	£935,102	£1,068,508
50% SR : 20% LAR : 30% SO	10%	£266,990	£1,424,025	£1,472,455	£1,941,776	£2,120,772	£2,256,066
50% SR : 20% LAR : 30% SO	15%	£978,198	£2,613,837	£2,662,266	£3,131,588	£3,310,584	£3,445,878
50% SR : 20% LAR : 30% SO	20%	£2,250,399	£3,803,648	£3,852,078	£4,321,400	£4,500,396	£4,635,690
50% SR : 20% LAR : 30% SO	25%	£3,526,131	£5,001,097	£5,050,212	£5,526,175	£5,707,705	£5,844,913
50% SR : 20% LAR : 30% SO	30%	£4,809,832	£6,210,789	£6,259,905	£6,735,887	£6,917,397	£7,054,905
50% SR : 20% LAR : 30% SO	35%	£6,106,669	£7,420,481	£7,469,596	£7,945,559	£8,127,068	£8,264,576
50% SR : 20% LAR : 30% SO	40%	£7,403,488	£8,630,173	£8,679,288	£9,155,251	£9,336,760	£9,473,899
50% SR : 20% LAR : 30% SO	45%	£8,700,316	£9,839,865	£9,888,980	£10,364,943	£10,546,473	£10,683,681
50% SR : 20% LAR : 30% SO	50%	£9,997,144	£11,049,557	£11,098,672	£11,574,636	£11,756,165	£11,893,373

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 30% AW @ 25	
---	--

Value Area	Barking Riverside Flats (CIL Zone 2)
------------	--------------------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,565,378	-£4,608,859	-£4,657,974	-£5,133,937	-£5,315,467	-£5,452,674
50% SR : 20% LAR : 30% SO	5%	-£4,542,964	-£5,543,323	-£5,592,439	-£6,068,402	-£6,249,931	-£6,387,140
50% SR : 20% LAR : 30% SO	10%	-£5,520,551	-£6,477,789	-£6,526,904	-£7,002,867	-£7,184,397	-£7,321,605
50% SR : 20% LAR : 30% SO	15%	-£6,498,137	-£7,412,254	-£7,461,368	-£7,937,331	-£8,118,861	-£8,256,069
50% SR : 20% LAR : 30% SO	20%	-£7,475,723	-£8,346,718	-£8,395,833	-£8,871,797	-£9,053,326	-£9,190,534
50% SR : 20% LAR : 30% SO	25%	-£8,453,309	-£9,281,183	-£9,330,298	-£9,806,261	-£9,987,791	-£10,124,998
50% SR : 20% LAR : 30% SO	30%	-£9,430,896	-£10,215,647	-£10,264,763	-£10,740,726	-£10,922,255	-£11,059,463
50% SR : 20% LAR : 30% SO	35%	-£10,408,482	-£11,150,112	-£11,199,228	-£11,675,191	-£11,856,720	-£11,993,929
50% SR : 20% LAR : 30% SO	40%	-£11,386,068	-£12,084,578	-£12,133,692	-£12,609,655	-£12,791,185	-£12,928,393
50% SR : 20% LAR : 30% SO	45%	-£12,363,655	-£13,019,042	-£13,068,157	-£13,544,120	-£13,725,650	-£13,862,858
50% SR : 20% LAR : 30% SO	50%	-£13,341,241	-£13,953,507	-£14,002,621	-£14,478,585	-£14,660,114	-£14,797,322

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,912,871	-£8,956,352	-£9,005,467	-£9,481,430	-£9,662,959	-£9,800,167
50% SR : 20% LAR : 30% SO	5%	-£8,890,457	-£9,940,816	-£9,990,932	-£10,415,895	-£10,597,424	-£10,734,633
50% SR : 20% LAR : 30% SO	10%	-£9,868,044	-£10,925,282	-£10,974,397	-£11,350,359	-£11,531,890	-£11,669,098
50% SR : 20% LAR : 30% SO	15%	-£10,845,630	-£11,909,746	-£11,958,861	-£12,325,824	-£12,507,355	-£12,644,563
50% SR : 20% LAR : 30% SO	20%	-£11,823,216	-£12,894,211	-£12,943,326	-£13,301,289	-£13,482,819	-£13,620,027
50% SR : 20% LAR : 30% SO	25%	-£12,800,802	-£13,878,675	-£13,927,790	-£14,276,754	-£14,458,284	-£14,595,492
50% SR : 20% LAR : 30% SO	30%	-£13,778,389	-£14,863,139	-£14,912,254	-£15,261,718	-£15,443,248	-£15,580,456
50% SR : 20% LAR : 30% SO	35%	-£14,755,975	-£15,847,603	-£15,896,718	-£16,246,682	-£16,428,212	-£16,565,425
50% SR : 20% LAR : 30% SO	40%	-£15,733,561	-£16,832,067	-£16,881,182	-£17,231,616	-£17,413,146	-£17,550,154
50% SR : 20% LAR : 30% SO	45%	-£16,711,148	-£17,816,531	-£17,865,646	-£18,216,580	-£18,398,110	-£18,535,118
50% SR : 20% LAR : 30% SO	50%	-£17,688,734	-£18,800,995	-£18,850,110	-£19,201,514	-£19,383,044	-£19,520,052

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,190,359	-£7,233,840	-£7,282,955	-£7,758,918	-£7,940,447	-£8,077,655
50% SR : 20% LAR : 30% SO	5%	-£7,167,945	-£8,218,304	-£8,267,419	-£8,743,382	-£8,924,911	-£9,062,119
50% SR : 20% LAR : 30% SO	10%	-£8,145,531	-£9,202,768	-£9,251,883	-£9,726,846	-£9,908,375	-£10,045,583
50% SR : 20% LAR : 30% SO	15%	-£9,123,118	-£10,187,232	-£10,236,347	-£10,711,810	-£10,893,339	-£11,030,547
50% SR : 20% LAR : 30% SO	20%	-£10,100,704	-£11,171,696	-£11,220,811	-£11,696,774	-£11,878,303	-£12,015,515
50% SR : 20% LAR : 30% SO	25%	-£11,078,290	-£12,156,160	-£12,205,275	-£12,681,738	-£12,863,267	-£13,000,525
50% SR : 20% LAR : 30% SO	30%	-£12,055,877	-£13,140,624	-£13,189,739	-£13,674,702	-£13,856,231	-£14,000,539
50% SR : 20% LAR : 30% SO	35%	-£13,033,463	-£14,125,088	-£14,174,203	-£14,659,666	-£14,841,195	-£15,000,553
50% SR : 20% LAR : 30% SO	40%	-£14,011,049	-£15,109,552	-£15,158,667	-£15,644,630	-£15,826,159	-£16,000,567
50% SR : 20% LAR : 30% SO	45%	-£14,988,635	-£16,094,016	-£16,143,131	-£16,629,594	-£16,811,123	-£16,990,581
50% SR : 20% LAR : 30% SO	50%	-£15,966,222	-£17,078,480	-£17,127,595	-£17,612,558	-£17,794,087	-£17,974,101

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£8,840,496
--	------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,617,524	-£6,661,005	-£6,710,120	-£7,186,083	-£7,367,612	-£7,504,820
50% SR : 20% LAR : 30% SO	5%	-£6,595,110	-£7,645,469	-£7,694,584	-£8,170,546	-£8,352,075	-£8,489,283
50% SR : 20% LAR : 30% SO	10%	-£7,572,696	-£8,629,933	-£8,679,048	-£9,154,510	-£9,336,039	-£9,473,247
50% SR : 20% LAR : 30% SO	15%	-£8,550,282	-£9,614,397	-£9,663,512	-£10,139,474	-£10,321,003	-£10,458,211
50% SR : 20% LAR : 30% SO	20%	-£9,527,868	-£10,598,861	-£10,647,976	-£11,124,438	-£11,305,967	-£11,442,169
50% SR : 20% LAR : 30% SO	25%	-£10,505,454	-£11,583,325	-£11,632,440	-£12,109,402	-£12,290,931	-£12,427,143
50% SR : 20% LAR : 30% SO	30%	-£11,483,040	-£12,567,789	-£12,616,904	-£13,094,366	-£13,275,895	-£13,412,107
50% SR : 20% LAR : 30% SO	35%	-£12,460,626	-£13,552,253	-£13,601,368	-£14,079,330	-£14,260,859	-£14,397,067
50% SR : 20% LAR : 30% SO	40%	-£13,438,212	-£14,536,717	-£14,585,832	-£15,064,294	-£15,245,823	-£15,382,035
50% SR : 20% LAR : 30% SO	45%	-£14,415,798	-£15,521,181	-£15,570,296	-£16,049,258	-£16,230,787	-£16,367,049
50% SR : 20% LAR : 30% SO	50%	-£15,393,384	-£16,505,645	-£16,554,760	-£17,034,222	-£17,215,751	-£17,352,063

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,092,814
---	------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,793,162	-£5,836,643	-£5,885,758	-£6,361,722	-£6,543,251	-£6,680,459
50% SR : 20% LAR : 30% SO	5%	-£5,770,749	-£6,821,107	-£6,870,222	-£7,346,186	-£7,527,715	-£7,664,923
50% SR : 20% LAR : 30% SO	10%	-£6,748,335	-£7,805,571	-£7,854,686	-£8,329,650	-£8,511,179	-£8,648,387
50% SR : 20% LAR : 30% SO	15%	-£7,725,921	-£8,790,035	-£8,839,150	-£9,314,614	-£9,496,143	-£9,633,351
50% SR : 20% LAR : 30% SO	20%	-£8,703,507	-£9,774,499	-£9,823,614	-£10,300,578	-£10,482,107	-£10,619,315
50% SR : 20% LAR : 30% SO	25%	-£9,681,094	-£10,758,963	-£10,808,078	-£11,286,542	-£11,468,071	-£11,605,279
50% SR : 20% LAR : 30% SO	30%	-£10,658,680	-£11,743,427	-£11,792,542	-£12,272,506	-£12,454,035	-£12,591,243
50% SR : 20% LAR : 30% SO	35%	-£11,636,266	-£12,727,891	-£12,777,006	-£13,258,470	-£13,439,999	-£13,577,207
50% SR : 20% LAR : 30% SO	40%	-£12,613,852	-£13,712,355	-£13,761,470	-£14,244,434	-£14,425,963	-£14,562,432
50% SR : 20% LAR : 30% SO	45%	-£13,591,438	-£14,696,819	-£14,745,934	-£15,229,398	-£15,410,927	-£15,547,435
50% SR : 20% LAR : 30% SO	50%	-£14,569,024	-£15,681,283	-£15,730,398	-£16,214,362	-£16,395,891	-£16,532,400

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 30% AW @ 25	
---	--

Value Area	Chadwell Heath (CIL Zone 3)
------------	-----------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation		0%
Build cost Inflation		0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,237,216	£516,727	£468,973	£6,200	-£172,709	-£308,003
50% SR : 20% LAR : 30% SO	5%	£1,074,406	-£602,806	-£651,036	-£1,120,357	-£1,299,354	-£1,434,647
50% SR : 20% LAR : 30% SO	10%	-£1,045,773	-£1,729,251	-£1,777,681	-£2,247,003	-£2,425,999	-£2,561,293
50% SR : 20% LAR : 30% SO	15%	-£2,200,472	-£2,855,896	-£2,904,326	-£3,373,648	-£3,554,565	-£3,691,773
50% SR : 20% LAR : 30% SO	20%	-£3,357,139	-£3,983,390	-£4,042,505	-£4,518,468	-£4,699,998	-£4,837,206
50% SR : 20% LAR : 30% SO	25%	-£4,531,022	-£5,138,822	-£5,187,938	-£5,663,901	-£5,845,430	-£5,982,639
50% SR : 20% LAR : 30% SO	30%	-£5,704,904	-£6,294,255	-£6,333,370	-£6,809,333	-£6,990,863	-£7,128,070
50% SR : 20% LAR : 30% SO	35%	-£6,878,787	-£7,429,688	-£7,478,802	-£7,954,765	-£8,136,295	-£8,273,503
50% SR : 20% LAR : 30% SO	40%	-£8,052,669	-£8,575,120	-£8,624,235	-£9,100,198	-£9,281,727	-£9,418,936
50% SR : 20% LAR : 30% SO	45%	-£9,226,552	-£9,720,552	-£9,769,668	-£10,245,631	-£10,427,160	-£10,564,368
50% SR : 20% LAR : 30% SO	50%	-£10,400,435	-£10,865,985	-£10,915,100	-£11,391,063	-£11,572,593	-£11,709,801

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,110,277	-£3,830,766	-£3,876,520	-£4,341,293	-£4,520,202	-£4,655,495
50% SR : 20% LAR : 30% SO	5%	-£4,240,087	-£4,950,099	-£4,998,529	-£5,467,850	-£5,646,847	-£5,782,140
50% SR : 20% LAR : 30% SO	10%	-£5,393,266	-£6,076,744	-£6,125,174	-£6,594,496	-£6,773,492	-£6,908,786
50% SR : 20% LAR : 30% SO	15%	-£6,547,864	-£7,203,389	-£7,251,819	-£7,721,141	-£7,902,058	-£8,039,266
50% SR : 20% LAR : 30% SO	20%	-£7,704,832	-£8,340,883	-£8,389,998	-£8,865,961	-£9,047,491	-£9,184,699
50% SR : 20% LAR : 30% SO	25%	-£8,878,515	-£9,488,315	-£9,535,430	-£10,011,393	-£10,192,923	-£10,330,131
50% SR : 20% LAR : 30% SO	30%	-£10,052,397	-£10,631,748	-£10,680,863	-£11,156,826	-£11,338,355	-£11,475,563
50% SR : 20% LAR : 30% SO	35%	-£11,226,280	-£11,777,181	-£11,826,295	-£12,302,258	-£12,483,788	-£12,620,996
50% SR : 20% LAR : 30% SO	40%	-£12,400,162	-£12,922,612	-£12,971,726	-£13,447,691	-£13,629,220	-£13,766,429
50% SR : 20% LAR : 30% SO	45%	-£13,574,045	-£14,068,045	-£14,117,161	-£14,593,124	-£14,774,653	-£14,911,861
50% SR : 20% LAR : 30% SO	50%	-£14,747,927	-£15,213,478	-£15,262,593	-£15,738,556	-£15,920,086	-£16,057,294

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£1,387,764	-£2,108,254	-£2,156,008	-£2,618,780	-£2,797,690	-£2,932,983
50% SR : 20% LAR : 30% SO	5%	-£2,517,575	-£3,227,587	-£3,276,017	-£3,745,338	-£3,924,334	-£4,059,628
50% SR : 20% LAR : 30% SO	10%	-£3,670,754	-£4,354,231	-£4,402,662	-£4,871,984	-£5,050,980	-£5,186,274
50% SR : 20% LAR : 30% SO	15%	-£4,825,452	-£5,480,877	-£5,529,307	-£5,998,629	-£6,179,546	-£6,316,754
50% SR : 20% LAR : 30% SO	20%	-£5,982,120	-£6,618,371	-£6,667,485	-£7,143,448	-£7,324,979	-£7,462,187
50% SR : 20% LAR : 30% SO	25%	-£7,156,003	-£7,763,803	-£7,812,918	-£8,288,881	-£8,470,410	-£8,607,619
50% SR : 20% LAR : 30% SO	30%	-£8,329,885	-£8,909,236	-£8,958,351	-£9,434,314	-£9,615,843	-£9,753,051
50% SR : 20% LAR : 30% SO	35%	-£9,503,768	-£10,054,668	-£10,103,783	-£10,579,746	-£10,761,275	-£10,898,484
50% SR : 20% LAR : 30% SO	40%	-£10,677,650	-£11,200,100	-£11,249,216	-£11,725,179	-£11,906,708	-£12,043,917
50% SR : 20% LAR : 30% SO	45%	-£11,851,533	-£12,345,533	-£12,394,649	-£12,870,612	-£13,052,141	-£13,189,349
50% SR : 20% LAR : 30% SO	50%	-£13,025,415	-£13,490,966	-£13,540,081	-£14,016,044	-£14,197,574	-£14,334,782

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial	£6,840,496
--	------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,149,929	-£1,535,419	-£1,583,173	-£2,045,945	-£2,224,855	-£2,360,148
50% SR : 20% LAR : 30% SO	5%	-£1,944,740	-£2,654,752	-£2,703,182	-£3,172,503	-£3,351,499	-£3,486,793
50% SR : 20% LAR : 30% SO	10%	-£3,097,919	-£3,781,396	-£3,829,827	-£4,299,149	-£4,478,145	-£4,613,439
50% SR : 20% LAR : 30% SO	15%	-£4,252,617	-£4,908,042	-£4,956,472	-£5,425,794	-£5,604,711	-£5,743,919
50% SR : 20% LAR : 30% SO	20%	-£5,409,285	-£6,045,536	-£6,094,650	-£6,570,813	-£6,750,144	-£6,889,352
50% SR : 20% LAR : 30% SO	25%	-£6,583,168	-£7,190,968	-£7,240,083	-£7,716,046	-£7,897,575	-£8,034,784
50% SR : 20% LAR : 30% SO	30%	-£7,757,050	-£8,336,401	-£8,385,516	-£8,861,479	-£9,043,008	-£9,180,216
50% SR : 20% LAR : 30% SO	35%	-£8,930,933	-£9,481,833	-£9,530,948	-£10,006,911	-£10,188,441	-£10,325,649
50% SR : 20% LAR : 30% SO	40%	-£10,104,815	-£10,627,265	-£10,676,381	-£11,152,344	-£11,333,873	-£11,471,082
50% SR : 20% LAR : 30% SO	45%	-£11,278,698	-£11,772,698	-£11,821,814	-£12,297,777	-£12,479,306	-£12,616,514
50% SR : 20% LAR : 30% SO	50%	-£12,452,580	-£12,918,131	-£12,967,246	-£13,443,209	-£13,624,739	-£13,761,947

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial	£4,092,814
---	------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£9,432	-£711,057	-£758,811	-£1,221,584	-£1,400,493	-£1,535,787
50% SR : 20% LAR : 30% SO	5%	-£1,120,379	-£1,830,390	-£1,878,200	-£2,348,141	-£2,527,138	-£2,662,432
50% SR : 20% LAR : 30% SO	10%	-£2,273,557	-£2,957,035	-£3,005,465	-£3,474,787	-£3,653,784	-£3,789,077
50% SR : 20% LAR : 30% SO	15%	-£3,428,256	-£4,083,681	-£4,132,110	-£4,601,432	-£4,780,349	-£4,915,557
50% SR : 20% LAR : 30% SO	20%	-£4,584,923	-£5,211,774	-£5,270,289	-£5,746,252	-£5,927,782	-£6,064,990
50% SR : 20% LAR : 30% SO	25%	-£5,758,806	-£6,366,806	-£6,415,722	-£6,891,685	-£7,073,214	-£7,210,423
50% SR : 20% LAR : 30% SO	30%	-£6,932,689	-£7,512,039	-£7,561,155	-£8,037,118	-£8,218,647	-£8,355,855
50% SR : 20% LAR : 30% SO	35%	-£8,106,571	-£8,657,472	-£8,706,588	-£9,192,549	-£9,374,078	-£9,511,286
50% SR : 20% LAR : 30% SO	40%	-£9,280,454	-£9,802,904	-£9,852,019	-£10,327,982	-£10,509,511	-£10,646,720
50% SR : 20% LAR : 30% SO	45%	-£10,454,336	-£10,948,337	-£10,997,452	-£11,473,415	-£11,654,944	-£11,792,152
50% SR : 20% LAR : 30% SO	50%	-£11,628,219	-£12,093,769	-£12,142,884	-£12,618,947	-£12,800,377	-£12,937,585

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 30% AW @ 25

Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,760,221	-£3,499,804	-£3,548,234	-£4,023,211	-£4,204,741	-£4,341,949
50% SR : 20% LAR : 30% SO	5%	-£3,756,449	-£4,478,048	-£4,527,164	-£5,003,127	-£5,184,656	-£5,321,864
50% SR : 20% LAR : 30% SO	10%	-£4,764,815	-£5,457,964	-£5,507,080	-£6,083,043	-£6,264,572	-£6,401,780
50% SR : 20% LAR : 30% SO	15%	-£5,773,180	-£6,437,880	-£6,486,995	-£7,062,358	-£7,243,487	-£7,381,995
50% SR : 20% LAR : 30% SO	20%	-£6,781,546	-£7,417,795	-£7,466,911	-£8,041,274	-£8,222,383	-£8,360,601
50% SR : 20% LAR : 30% SO	25%	-£7,789,911	-£8,397,711	-£8,446,827	-£9,020,191	-£9,201,300	-£9,339,518
50% SR : 20% LAR : 30% SO	30%	-£8,798,277	-£9,377,626	-£9,426,742	-£10,000,108	-£10,181,217	-£10,319,435
50% SR : 20% LAR : 30% SO	35%	-£9,806,642	-£10,357,542	-£10,406,658	-£10,979,025	-£11,160,134	-£11,298,352
50% SR : 20% LAR : 30% SO	40%	-£10,815,008	-£11,337,458	-£11,386,573	-£11,957,942	-£12,140,051	-£12,278,270
50% SR : 20% LAR : 30% SO	45%	-£11,823,373	-£12,317,373	-£12,366,489	-£12,946,859	-£13,126,978	-£13,266,997
50% SR : 20% LAR : 30% SO	50%	-£12,831,739	-£13,297,290	-£13,346,405	-£13,836,277	-£14,017,000	-£14,157,019

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,107,174	-£7,847,297	-£7,895,727	-£8,370,704	-£8,552,234	-£8,689,441
50% SR : 20% LAR : 30% SO	5%	-£8,103,942	-£8,825,541	-£8,874,657	-£9,350,620	-£9,532,149	-£9,669,357
50% SR : 20% LAR : 30% SO	10%	-£9,112,308	-£9,805,457	-£9,854,573	-£10,330,538	-£10,512,068	-£10,649,273
50% SR : 20% LAR : 30% SO	15%	-£10,120,673	-£10,785,373	-£10,834,488	-£11,310,451	-£11,491,980	-£11,629,188
50% SR : 20% LAR : 30% SO	20%	-£11,129,038	-£11,765,288	-£11,814,404	-£12,290,367	-£12,471,896	-£12,609,104
50% SR : 20% LAR : 30% SO	25%	-£12,137,404	-£12,745,204	-£12,794,319	-£13,270,282	-£13,451,811	-£13,589,019
50% SR : 20% LAR : 30% SO	30%	-£13,145,770	-£13,725,119	-£13,774,235	-£14,250,198	-£14,431,727	-£14,569,935
50% SR : 20% LAR : 30% SO	35%	-£14,154,135	-£14,705,035	-£14,754,151	-£15,230,114	-£15,411,643	-£15,549,852
50% SR : 20% LAR : 30% SO	40%	-£15,162,501	-£15,684,951	-£15,734,066	-£16,210,029	-£16,391,558	-£16,529,767
50% SR : 20% LAR : 30% SO	45%	-£16,170,866	-£16,664,866	-£16,713,982	-£17,189,945	-£17,371,474	-£17,509,583
50% SR : 20% LAR : 30% SO	50%	-£17,179,232	-£17,644,783	-£17,693,897	-£18,169,860	-£18,351,389	-£18,489,598

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,385,202	-£6,124,785	-£6,173,215	-£6,648,192	-£6,829,721	-£6,966,929
50% SR : 20% LAR : 30% SO	5%	-£6,381,429	-£7,103,029	-£7,152,145	-£7,627,122	-£7,808,651	-£7,945,859
50% SR : 20% LAR : 30% SO	10%	-£7,389,796	-£8,082,266	-£8,131,382	-£8,606,359	-£8,787,888	-£8,925,096
50% SR : 20% LAR : 30% SO	15%	-£8,398,161	-£9,061,506	-£9,110,622	-£9,585,339	-£9,766,868	-£9,904,076
50% SR : 20% LAR : 30% SO	20%	-£9,406,526	-£10,040,746	-£10,089,862	-£10,564,849	-£10,746,378	-£10,883,586
50% SR : 20% LAR : 30% SO	25%	-£10,414,891	-£11,020,986	-£11,070,102	-£11,545,770	-£11,727,300	-£11,864,508
50% SR : 20% LAR : 30% SO	30%	-£11,423,256	-£12,001,226	-£12,050,342	-£12,525,689	-£12,707,219	-£12,844,427
50% SR : 20% LAR : 30% SO	35%	-£12,431,621	-£12,981,466	-£13,030,582	-£13,505,609	-£13,687,139	-£13,824,347
50% SR : 20% LAR : 30% SO	40%	-£13,439,986	-£13,961,706	-£14,010,818	-£14,485,527	-£14,667,057	-£14,804,265
50% SR : 20% LAR : 30% SO	45%	-£14,448,351	-£14,941,946	-£14,991,470	-£15,465,445	-£15,646,975	-£15,784,173
50% SR : 20% LAR : 30% SO	50%	-£15,456,716	-£15,922,186	-£15,971,385	-£16,445,363	-£16,626,893	-£16,764,101

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,812,367	-£5,551,950	-£5,600,380	-£6,075,357	-£6,256,886	-£6,394,094
50% SR : 20% LAR : 30% SO	5%	-£5,808,594	-£6,530,194	-£6,579,310	-£7,050,273	-£7,231,802	-£7,368,910
50% SR : 20% LAR : 30% SO	10%	-£6,816,961	-£7,510,110	-£7,559,226	-£8,030,188	-£8,211,717	-£8,348,925
50% SR : 20% LAR : 30% SO	15%	-£7,825,326	-£8,490,026	-£8,539,142	-£9,010,104	-£9,191,633	-£9,328,841
50% SR : 20% LAR : 30% SO	20%	-£8,833,691	-£9,469,941	-£9,519,057	-£10,000,020	-£10,181,549	-£10,318,757
50% SR : 20% LAR : 30% SO	25%	-£9,842,056	-£10,449,856	-£10,498,972	-£10,979,888	-£11,161,417	-£11,298,625
50% SR : 20% LAR : 30% SO	30%	-£10,850,421	-£11,429,771	-£11,478,887	-£11,959,803	-£12,141,332	-£12,278,540
50% SR : 20% LAR : 30% SO	35%	-£11,858,786	-£12,409,686	-£12,458,802	-£12,939,718	-£13,121,247	-£13,258,455
50% SR : 20% LAR : 30% SO	40%	-£12,867,151	-£13,389,601	-£13,438,717	-£13,919,633	-£14,101,162	-£14,238,363
50% SR : 20% LAR : 30% SO	45%	-£13,875,516	-£14,369,516	-£14,418,632	-£14,899,548	-£15,081,077	-£15,218,271
50% SR : 20% LAR : 30% SO	50%	-£14,883,881	-£15,349,431	-£15,398,547	-£15,879,463	-£16,061,992	-£16,199,281

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,988,005	-£4,727,588	-£4,776,019	-£5,250,996	-£5,432,525	-£5,569,733
50% SR : 20% LAR : 30% SO	5%	-£4,984,233	-£5,705,833	-£5,754,264	-£6,230,911	-£6,412,440	-£6,549,648
50% SR : 20% LAR : 30% SO	10%	-£5,980,461	-£6,684,076	-£6,732,507	-£7,210,827	-£7,392,356	-£7,529,564
50% SR : 20% LAR : 30% SO	15%	-£6,976,689	-£7,662,319	-£7,710,740	-£8,190,742	-£8,372,271	-£8,509,480
50% SR : 20% LAR : 30% SO	20%	-£7,972,917	-£8,640,562	-£8,688,993	-£9,170,658	-£9,352,187	-£9,489,395
50% SR : 20% LAR : 30% SO	25%	-£8,969,145	-£9,618,805	-£9,667,236	-£10,150,574	-£10,332,103	-£10,469,311
50% SR : 20% LAR : 30% SO	30%	-£9,965,373	-£10,597,048	-£10,645,469	-£11,130,489	-£11,312,018	-£11,449,227
50% SR : 20% LAR : 30% SO	35%	-£10,961,601	-£11,575,291	-£11,623,720	-£12,110,405	-£12,291,934	-£12,428,133
50% SR : 20% LAR : 30% SO	40%	-£11,957,829	-£12,553,534	-£12,601,951	-£13,090,320	-£13,271,850	-£13,408,341
50% SR : 20% LAR : 30% SO	45%	-£12,954,057	-£13,531,777	-£13,580,186	-£14,070,236	-£14,251,765	-£14,388,544
50% SR : 20% LAR : 30% SO	50%	-£13,950,285	-£14,510,020	-£14,558,429	-£15,050,152	-£15,231,081	-£15,368,280

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 30% AW @ 25	
---	--

Value Area	Becontree and Valence Park (CIL Zone 3)
------------	---

No Units	200
Site Area	0.3 Ha

Sales value Inflation		0%
Build cost Inflation		0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,608,615	-£6,358,665	-£6,407,780	-£6,883,743	-£7,065,272	-£7,202,480
50% SR : 20% LAR : 30% SO	5%	-£6,509,631	-£7,231,230	-£7,280,346	-£7,756,309	-£7,937,838	-£8,075,047
50% SR : 20% LAR : 30% SO	10%	-£7,410,647	-£8,103,797	-£8,152,912	-£8,628,875	-£8,810,405	-£8,947,613
50% SR : 20% LAR : 30% SO	15%	-£8,311,664	-£9,076,363	-£9,125,479	-£9,596,442	-£9,778,971	-£9,916,179
50% SR : 20% LAR : 30% SO	20%	-£9,212,679	-£9,948,930	-£9,998,044	-£10,469,007	-£10,651,537	-£10,788,745
50% SR : 20% LAR : 30% SO	25%	-£10,113,695	-£10,721,495	-£10,770,610	-£11,240,674	-£11,423,203	-£11,560,411
50% SR : 20% LAR : 30% SO	30%	-£11,014,712	-£11,594,061	-£11,643,177	-£12,119,140	-£12,301,669	-£12,438,877
50% SR : 20% LAR : 30% SO	35%	-£11,915,727	-£12,466,628	-£12,515,743	-£12,991,706	-£13,174,236	-£13,311,444
50% SR : 20% LAR : 30% SO	40%	-£12,816,744	-£13,339,194	-£13,388,309	-£13,864,272	-£14,046,802	-£14,184,009
50% SR : 20% LAR : 30% SO	45%	-£13,717,759	-£14,211,760	-£14,260,875	-£14,736,838	-£14,919,367	-£15,056,576
50% SR : 20% LAR : 30% SO	50%	-£14,618,776	-£15,084,326	-£15,133,441	-£15,609,404	-£15,792,934	-£15,929,142

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,481,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,956,108	-£10,706,158	-£10,755,273	-£11,231,236	-£11,412,765	-£11,549,973
50% SR : 20% LAR : 30% SO	5%	-£10,857,124	-£11,578,723	-£11,627,839	-£12,103,802	-£12,285,331	-£12,422,540
50% SR : 20% LAR : 30% SO	10%	-£11,758,140	-£12,451,290	-£12,500,405	-£12,976,368	-£13,157,897	-£13,295,106
50% SR : 20% LAR : 30% SO	15%	-£12,659,156	-£13,323,856	-£13,372,972	-£13,848,934	-£14,030,464	-£14,167,672
50% SR : 20% LAR : 30% SO	20%	-£13,560,172	-£14,196,423	-£14,245,537	-£14,721,500	-£14,903,030	-£15,040,238
50% SR : 20% LAR : 30% SO	25%	-£14,461,188	-£15,068,988	-£15,118,103	-£15,594,067	-£15,775,596	-£15,912,804
50% SR : 20% LAR : 30% SO	30%	-£15,362,205	-£15,941,554	-£15,990,670	-£16,466,633	-£16,648,162	-£16,785,370
50% SR : 20% LAR : 30% SO	35%	-£16,263,220	-£16,814,121	-£16,863,236	-£17,339,199	-£17,520,728	-£17,657,937
50% SR : 20% LAR : 30% SO	40%	-£17,164,237	-£17,686,687	-£17,735,802	-£18,211,765	-£18,393,294	-£18,530,502
50% SR : 20% LAR : 30% SO	45%	-£18,065,252	-£18,559,252	-£18,608,368	-£19,084,331	-£19,265,860	-£19,403,069
50% SR : 20% LAR : 30% SO	50%	-£18,966,269	-£19,431,819	-£19,480,934	-£19,956,897	-£20,138,427	-£20,275,635

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%	-£8,233,596	-£8,983,645	-£9,032,761	-£9,508,724	-£9,690,253	-£9,827,461
50% SR : 20% LAR : 30% SO	5%	-£9,134,611	-£9,856,211	-£9,905,327	-£10,381,290	-£10,562,819	-£10,700,028
50% SR : 20% LAR : 30% SO	10%	-£10,035,628	-£10,728,778	-£10,777,893	-£11,253,856	-£11,435,386	-£11,572,594
50% SR : 20% LAR : 30% SO	15%	-£10,936,644	-£11,601,344	-£11,650,459	-£12,126,422	-£12,307,952	-£12,445,159
50% SR : 20% LAR : 30% SO	20%	-£11,837,660	-£12,473,911	-£12,523,025	-£12,998,988	-£13,180,518	-£13,317,726
50% SR : 20% LAR : 30% SO	25%	-£12,738,676	-£13,346,476	-£13,395,591	-£13,871,555	-£14,053,084	-£14,190,292
50% SR : 20% LAR : 30% SO	30%	-£13,639,693	-£14,219,042	-£14,268,158	-£14,744,121	-£14,925,650	-£15,062,858
50% SR : 20% LAR : 30% SO	35%	-£14,540,708	-£15,091,609	-£15,140,723	-£15,616,686	-£15,798,215	-£15,935,424
50% SR : 20% LAR : 30% SO	40%	-£15,441,725	-£15,964,175	-£16,013,290	-£16,489,253	-£16,670,782	-£16,807,990
50% SR : 20% LAR : 30% SO	45%	-£16,342,740	-£16,836,740	-£16,885,856	-£17,361,819	-£17,543,348	-£17,680,557
50% SR : 20% LAR : 30% SO	50%	-£17,243,756	-£17,709,307	-£17,758,422	-£18,234,385	-£18,415,915	-£18,553,123

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%	-£7,660,761	-£8,410,810	-£8,459,926	-£8,935,889	-£9,117,418	-£9,254,626
50% SR : 20% LAR : 30% SO	5%	-£8,561,776	-£9,283,376	-£9,332,492	-£9,808,455	-£9,989,984	-£10,127,193
50% SR : 20% LAR : 30% SO	10%	-£9,462,793	-£10,155,943	-£10,205,058	-£10,681,021	-£10,862,551	-£10,999,759
50% SR : 20% LAR : 30% SO	15%	-£10,363,809	-£11,028,509	-£11,077,624	-£11,553,587	-£11,735,117	-£11,872,324
50% SR : 20% LAR : 30% SO	20%	-£11,264,825	-£11,901,076	-£11,950,190	-£12,426,153	-£12,607,683	-£12,744,891
50% SR : 20% LAR : 30% SO	25%	-£12,165,841	-£12,773,641	-£12,822,756	-£13,298,720	-£13,480,249	-£13,617,457
50% SR : 20% LAR : 30% SO	30%	-£13,066,858	-£13,646,207	-£13,695,323	-£14,171,286	-£14,352,815	-£14,490,023
50% SR : 20% LAR : 30% SO	35%	-£13,967,873	-£14,518,774	-£14,567,888	-£15,043,851	-£15,225,380	-£15,362,588
50% SR : 20% LAR : 30% SO	40%	-£14,868,889	-£15,391,340	-£15,440,455	-£15,916,418	-£16,097,947	-£16,235,155
50% SR : 20% LAR : 30% SO	45%	-£15,769,905	-£16,263,905	-£16,313,021	-£16,788,984	-£16,970,513	-£17,107,722
50% SR : 20% LAR : 30% SO	50%	-£16,670,921	-£17,136,472	-£17,185,587	-£17,661,550	-£17,843,080	-£17,980,288

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,836,399	-£7,586,449	-£7,635,565	-£8,111,527	-£8,293,057	-£8,430,265
50% SR : 20% LAR : 30% SO	5%	-£7,737,415	-£8,459,015	-£8,508,130	-£8,984,093	-£9,165,622	-£9,302,831
50% SR : 20% LAR : 30% SO	10%	-£8,638,431	-£9,331,581	-£9,380,696	-£9,859,636	-£10,041,165	-£10,178,373
50% SR : 20% LAR : 30% SO	15%	-£9,539,448	-£10,204,147	-£10,253,262	-£10,729,226	-£10,910,755	-£11,047,963
50% SR : 20% LAR : 30% SO	20%	-£10,440,463	-£11,076,713	-£11,125,829	-£11,601,792	-£11,783,321	-£11,920,530
50% SR : 20% LAR : 30% SO	25%	-£11,341,480	-£11,949,280	-£11,998,394	-£12,474,358	-£12,655,887	-£12,793,095
50% SR : 20% LAR : 30% SO	30%	-£12,242,496	-£12,821,846	-£12,870,961	-£13,346,924	-£13,528,453	-£13,665,661
50% SR : 20% LAR : 30% SO	35%	-£13,143,511	-£13,694,412	-£13,743,527	-£14,219,489	-£14,401,018	-£14,538,226
50% SR : 20% LAR : 30% SO	40%	-£14,044,528	-£14,566,978	-£14,616,094	-£15,092,057	-£15,273,586	-£15,410,794
50% SR : 20% LAR : 30% SO	45%	-£14,945,543	-£15,439,544	-£15,488,659	-£15,964,622	-£16,146,151	-£16,283,360
50% SR : 20% LAR : 30% SO	50%	-£15,846,560	-£16,312,111	-£16,361,225	-£16,837,188	-£17,018,718	-£17,155,926

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 30% AW @ 50% MR

Value Area	Barking Town Centre Flats (CIL Zone 1)
------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,915,654	£2,071,292	£2,024,204	£1,567,889	£1,393,853	£1,262,308
50% SR : 20% LAR : 30% SO	5%	£2,674,816	£913,992	£866,904	£407,522	£231,023	£97,618
50% SR : 20% LAR : 30% SO	10%	£1,433,976	£258,772	£307,201	£776,523	£955,519	£1,090,813
50% SR : 20% LAR : 30% SO	15%	£1,187,929	£1,448,583	£1,497,013	£1,966,335	£2,145,331	£2,290,524
50% SR : 20% LAR : 30% SO	20%	£1,085,145	£2,638,395	£2,686,825	£3,156,146	£3,335,142	£3,470,853
50% SR : 20% LAR : 30% SO	25%	£2,360,877	£3,836,729	£3,885,843	£4,361,807	£4,543,336	£4,680,544
50% SR : 20% LAR : 30% SO	30%	£3,645,463	£5,046,421	£5,095,536	£5,571,499	£5,753,028	£5,890,236
50% SR : 20% LAR : 30% SO	35%	£4,942,292	£6,256,112	£6,305,228	£6,781,191	£6,962,720	£7,099,928
50% SR : 20% LAR : 30% SO	40%	£6,239,119	£7,465,805	£7,514,920	£7,990,883	£8,172,413	£8,309,621
50% SR : 20% LAR : 30% SO	45%	£7,535,948	£8,675,497	£8,724,612	£9,200,575	£9,382,105	£9,519,313
50% SR : 20% LAR : 30% SO	50%	£8,832,777	£9,885,189	£9,934,304	£10,410,267	£10,591,797	£10,729,004

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%	£431,839	£2,276,201	£2,323,289	£2,779,604	£2,953,640	£3,085,185
50% SR : 20% LAR : 30% SO	5%	£1,672,677	£3,433,501	£3,480,589	£3,939,971	£4,116,470	£4,249,875
50% SR : 20% LAR : 30% SO	10%	£2,913,517	£4,606,265	£4,654,694	£5,124,016	£5,303,012	£5,436,306
50% SR : 20% LAR : 30% SO	15%	£4,159,565	£5,796,076	£5,844,506	£6,313,828	£6,492,824	£6,626,117
50% SR : 20% LAR : 30% SO	20%	£5,432,838	£6,985,888	£7,034,318	£7,503,639	£7,682,635	£7,816,345
50% SR : 20% LAR : 30% SO	25%	£6,708,370	£8,184,222	£8,233,336	£8,709,300	£8,888,299	£9,022,037
50% SR : 20% LAR : 30% SO	30%	£7,992,956	£9,393,913	£9,443,029	£9,918,992	£10,100,521	£10,237,729
50% SR : 20% LAR : 30% SO	35%	£9,289,785	£10,603,605	£10,652,721	£11,128,684	£11,310,213	£11,447,421
50% SR : 20% LAR : 30% SO	40%	£10,586,612	£11,813,298	£11,862,413	£12,338,376	£12,519,906	£12,657,114
50% SR : 20% LAR : 30% SO	45%	£11,883,441	£13,022,990	£13,072,105	£13,548,067	£13,729,598	£13,866,806
50% SR : 20% LAR : 30% SO	50%	£13,180,269	£14,232,682	£14,281,797	£14,757,760	£14,939,289	£15,076,497

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,290,673	£853,688	£600,777	£1,057,092	£1,231,128	£1,362,673
50% SR : 20% LAR : 30% SO	5%	£49,835	£1,710,989	£1,758,077	£2,217,458	£2,393,958	£2,527,363
50% SR : 20% LAR : 30% SO	10%	£1,191,005	£2,883,753	£2,932,182	£3,401,504	£3,580,500	£3,715,794
50% SR : 20% LAR : 30% SO	15%	£2,437,053	£4,073,564	£4,121,994	£4,591,316	£4,770,312	£4,905,605
50% SR : 20% LAR : 30% SO	20%	£3,710,126	£5,263,376	£5,311,806	£5,781,127	£5,960,123	£6,095,833
50% SR : 20% LAR : 30% SO	25%	£4,985,858	£6,461,710	£6,510,824	£6,986,788	£7,168,317	£7,305,525
50% SR : 20% LAR : 30% SO	30%	£6,270,444	£7,671,401	£7,720,517	£8,196,480	£8,378,009	£8,515,217
50% SR : 20% LAR : 30% SO	35%	£7,567,273	£8,881,093	£8,930,209	£9,406,172	£9,587,701	£9,724,909
50% SR : 20% LAR : 30% SO	40%	£8,864,100	£10,090,786	£10,139,901	£10,615,864	£10,797,394	£10,934,602
50% SR : 20% LAR : 30% SO	45%	£10,160,929	£11,300,478	£11,349,592	£11,825,555	£12,007,086	£12,144,293
50% SR : 20% LAR : 30% SO	50%	£11,457,757	£12,510,170	£12,559,285	£13,035,248	£13,216,777	£13,353,985

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,863,508	£19,147	£27,942	£484,257	£658,293	£769,838
50% SR : 20% LAR : 30% SO	5%	£622,670	£1,138,154	£1,185,242	£1,644,623	£1,821,123	£1,954,528
50% SR : 20% LAR : 30% SO	10%	£818,170	£2,310,918	£2,359,347	£2,828,669	£3,007,665	£3,142,959
50% SR : 20% LAR : 30% SO	15%	£1,884,218	£3,500,729	£3,549,159	£4,018,481	£4,197,477	£4,332,770
50% SR : 20% LAR : 30% SO	20%	£3,137,291	£4,690,541	£4,738,971	£5,208,292	£5,387,288	£5,522,998
50% SR : 20% LAR : 30% SO	25%	£4,413,023	£5,888,875	£5,937,989	£6,413,953	£6,595,482	£6,732,690
50% SR : 20% LAR : 30% SO	30%	£5,697,509	£7,098,566	£7,147,682	£7,653,645	£7,805,174	£7,942,382
50% SR : 20% LAR : 30% SO	35%	£6,984,438	£8,308,258	£8,357,374	£8,833,337	£9,014,866	£9,152,074
50% SR : 20% LAR : 30% SO	40%	£8,291,265	£9,517,951	£9,567,066	£10,043,029	£10,224,559	£10,361,767
50% SR : 20% LAR : 30% SO	45%	£9,588,094	£10,727,643	£10,776,757	£11,252,720	£11,434,251	£11,571,458
50% SR : 20% LAR : 30% SO	50%	£10,884,922	£11,937,335	£11,986,450	£12,462,413	£12,643,942	£12,781,150

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,687,870	£843,508	£796,420	£340,105	£166,069	£34,524
50% SR : 20% LAR : 30% SO	5%	£1,447,031	£313,792	£360,880	£820,262	£996,761	£1,130,167
50% SR : 20% LAR : 30% SO	10%	£206,192	£1,486,556	£1,534,985	£2,004,307	£2,183,304	£2,318,597
50% SR : 20% LAR : 30% SO	15%	£1,039,856	£2,676,367	£2,724,797	£3,194,119	£3,373,116	£3,508,408
50% SR : 20% LAR : 30% SO	20%	£2,312,929	£3,866,179	£3,914,609	£4,383,930	£4,562,927	£4,698,837
50% SR : 20% LAR : 30% SO	25%	£3,588,961	£5,056,513	£5,113,628	£5,598,591	£5,771,121	£5,908,329
50% SR : 20% LAR : 30% SO	30%	£4,873,248	£6,274,205	£6,323,320	£6,799,283	£6,980,812	£7,118,920
50% SR : 20% LAR : 30% SO	35%	£6,170,076	£7,493,897	£7,533,012	£8,008,975	£8,190,504	£8,327,112
50% SR : 20% LAR : 30% SO	40%	£7,466,904	£8,693,589	£8,742,704	£9,219,667	£9,400,197	£9,537,405
50% SR : 20% LAR : 30% SO	45%	£8,763,732	£9,903,281	£9,952,396	£10,428,359	£10,609,889	£10,747,097
50% SR : 20% LAR : 30% SO	50%	£10,060,561	£11,112,973	£11,162,089	£11,638,052	£11,819,581	£11,956,789

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 30% AW @ 50% WR
--

Value Area	Barking Riverside Flats (CIL Zone 2)
-------------------	---

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,628,794	-£4,672,275	-£4,721,390	-£5,197,353	-£5,378,882	-£5,516,090
50% SR : 20% LAR : 30% SO	5%	-£4,606,380	-£5,606,740	-£5,655,855	-£6,131,818	-£6,313,347	-£6,450,556
50% SR : 20% LAR : 30% SO	10%	-£5,583,966	-£6,541,205	-£6,590,319	-£7,066,282	-£7,247,811	-£7,385,020
50% SR : 20% LAR : 30% SO	15%	-£6,561,553	-£7,475,669	-£7,524,784	-£8,001,247	-£8,182,776	-£8,319,485
50% SR : 20% LAR : 30% SO	20%	-£7,539,139	-£8,410,134	-£8,459,250	-£8,935,213	-£9,116,742	-£9,253,950
50% SR : 20% LAR : 30% SO	25%	-£8,516,725	-£9,344,599	-£9,393,714	-£9,869,677	-£10,051,206	-£10,188,414
50% SR : 20% LAR : 30% SO	30%	-£9,494,312	-£10,279,063	-£10,328,179	-£10,804,142	-£10,985,671	-£11,122,879
50% SR : 20% LAR : 30% SO	35%	-£10,471,898	-£11,213,529	-£11,262,643	-£11,738,606	-£11,920,137	-£12,057,344
50% SR : 20% LAR : 30% SO	40%	-£11,449,484	-£12,147,993	-£12,197,108	-£12,673,071	-£12,854,601	-£12,991,809
50% SR : 20% LAR : 30% SO	45%	-£12,427,070	-£13,082,458	-£13,131,573	-£13,607,536	-£13,789,066	-£13,926,274
50% SR : 20% LAR : 30% SO	50%	-£13,404,657	-£14,016,923	-£14,066,038	-£14,542,001	-£14,723,530	-£14,860,738

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,976,287	-£9,019,768	-£9,068,883	-£9,544,846	-£9,726,375	-£9,863,583
50% SR : 20% LAR : 30% SO	5%	-£8,953,873	-£9,954,233	-£10,003,348	-£10,479,311	-£10,660,840	-£10,798,049
50% SR : 20% LAR : 30% SO	10%	-£9,931,459	-£10,888,698	-£10,937,812	-£11,413,775	-£11,595,305	-£11,732,513
50% SR : 20% LAR : 30% SO	15%	-£10,909,046	-£11,823,162	-£11,872,277	-£12,348,240	-£12,529,770	-£12,666,978
50% SR : 20% LAR : 30% SO	20%	-£11,886,632	-£12,757,627	-£12,806,743	-£13,282,706	-£13,464,235	-£13,601,443
50% SR : 20% LAR : 30% SO	25%	-£12,864,218	-£13,692,092	-£13,741,207	-£14,217,170	-£14,398,699	-£14,535,907
50% SR : 20% LAR : 30% SO	30%	-£13,841,805	-£14,626,556	-£14,675,672	-£15,151,635	-£15,333,164	-£15,470,372
50% SR : 20% LAR : 30% SO	35%	-£14,819,391	-£15,561,022	-£15,610,136	-£16,086,099	-£16,267,629	-£16,404,837
50% SR : 20% LAR : 30% SO	40%	-£15,796,977	-£16,495,486	-£16,544,601	-£17,020,564	-£17,202,094	-£17,339,302
50% SR : 20% LAR : 30% SO	45%	-£16,774,563	-£17,429,951	-£17,479,066	-£17,955,028	-£18,136,558	-£18,273,767
50% SR : 20% LAR : 30% SO	50%	-£17,752,150	-£18,364,416	-£18,413,531	-£18,889,494	-£19,071,023	-£19,208,231

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,253,775	-£7,297,255	-£7,346,371	-£7,822,334	-£8,003,863	-£8,141,071
50% SR : 20% LAR : 30% SO	5%	-£7,231,361	-£8,231,721	-£8,280,836	-£8,756,799	-£8,938,328	-£9,075,537
50% SR : 20% LAR : 30% SO	10%	-£8,208,947	-£9,166,186	-£9,215,301	-£9,691,263	-£9,872,793	-£10,010,001
50% SR : 20% LAR : 30% SO	15%	-£9,186,533	-£10,100,650	-£10,149,765	-£10,625,728	-£10,807,258	-£10,944,466
50% SR : 20% LAR : 30% SO	20%	-£10,164,120	-£11,035,115	-£11,084,230	-£11,560,193	-£11,741,723	-£11,878,930
50% SR : 20% LAR : 30% SO	25%	-£11,141,706	-£11,969,579	-£12,018,695	-£12,494,658	-£12,676,187	-£12,813,395
50% SR : 20% LAR : 30% SO	30%	-£12,119,292	-£12,904,044	-£12,953,160	-£13,429,123	-£13,610,652	-£13,747,860
50% SR : 20% LAR : 30% SO	35%	-£13,096,879	-£13,838,510	-£13,887,624	-£14,363,587	-£14,545,117	-£14,682,325
50% SR : 20% LAR : 30% SO	40%	-£14,074,465	-£14,772,974	-£14,822,089	-£15,298,052	-£15,479,582	-£15,616,790
50% SR : 20% LAR : 30% SO	45%	-£15,052,051	-£15,707,439	-£15,756,553	-£16,232,516	-£16,414,047	-£16,551,254
50% SR : 20% LAR : 30% SO	50%	-£16,029,638	-£16,641,903	-£16,691,019	-£17,166,982	-£17,348,511	-£17,485,719

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,680,940	-£6,724,420	-£6,773,536	-£7,249,499	-£7,431,028	-£7,568,236
50% SR : 20% LAR : 30% SO	5%	-£6,658,526	-£7,708,001	-£7,757,117	-£8,233,080	-£8,414,609	-£8,551,817
50% SR : 20% LAR : 30% SO	10%	-£7,636,112	-£8,691,582	-£8,740,698	-£9,216,661	-£9,398,190	-£9,535,398
50% SR : 20% LAR : 30% SO	15%	-£8,613,698	-£9,675,163	-£9,724,279	-£10,202,624	-£10,384,153	-£10,521,361
50% SR : 20% LAR : 30% SO	20%	-£9,591,284	-£10,658,744	-£10,707,860	-£11,188,827	-£11,370,356	-£11,507,564
50% SR : 20% LAR : 30% SO	25%	-£10,568,870	-£11,642,325	-£11,691,441	-£12,174,790	-£12,356,319	-£12,493,527
50% SR : 20% LAR : 30% SO	30%	-£11,546,457	-£12,625,906	-£12,675,022	-£13,160,754	-£13,342,283	-£13,479,491
50% SR : 20% LAR : 30% SO	35%	-£12,524,043	-£13,609,487	-£13,658,603	-£14,146,718	-£14,328,247	-£14,465,455
50% SR : 20% LAR : 30% SO	40%	-£13,501,630	-£14,593,068	-£14,642,184	-£15,132,682	-£15,314,211	-£15,451,419
50% SR : 20% LAR : 30% SO	45%	-£14,479,216	-£15,576,649	-£15,625,765	-£16,118,646	-£16,300,175	-£16,437,383
50% SR : 20% LAR : 30% SO	50%	-£15,456,803	-£16,561,230	-£16,610,346	-£17,104,610	-£17,286,139	-£17,423,347

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%	-£4,856,578	-£5,900,059	-£5,949,174	-£6,425,137	-£6,606,667	-£6,743,875
50% SR : 20% LAR : 30% SO	5%	-£5,834,164	-£6,834,524	-£6,883,639	-£7,359,602	-£7,541,131	-£7,678,340
50% SR : 20% LAR : 30% SO	10%	-£6,811,751	-£7,768,989	-£7,818,104	-£8,294,067	-£8,475,597	-£8,612,805
50% SR : 20% LAR : 30% SO	15%	-£7,789,337	-£8,703,454	-£8,752,569	-£9,228,531	-£9,410,061	-£9,547,269
50% SR : 20% LAR : 30% SO	20%	-£8,766,923	-£9,637,919	-£9,687,034	-£10,162,997	-£10,344,526	-£10,481,734
50% SR : 20% LAR : 30% SO	25%	-£9,744,510	-£10,572,383	-£10,621,498	-£11,097,461	-£11,279,991	-£11,417,199
50% SR : 20% LAR : 30% SO	30%	-£10,722,096	-£11,506,847	-£11,555,963	-£12,031,925	-£12,214,455	-£12,351,663
50% SR : 20% LAR : 30% SO	35%	-£11,699,682	-£12,441,311	-£12,490,426	-£12,966,389	-£13,148,919	-£13,286,127
50% SR : 20% LAR : 30% SO	40%	-£12,677,269	-£13,375,776	-£13,424,892	-£13,900,853	-£14,083,383	-£14,220,591
50% SR : 20% LAR : 30% SO	45%	-£13,654,855	-£14,310,240	-£14,359,355	-£14,835,317	-£15,017,847	-£15,155,055
50% SR : 20% LAR : 30% SO	50%	-£14,632,441	-£15,244,704	-£15,293,820	-£15,769,781	-£15,952,311	-£16,089,520

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 30% AW @ 50% MR

Value Area	Chadwell Heath (CIL Zone 3)
------------	-----------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,176,418	£455,069	£407,315	£56,243	£235,240	£370,533
50% SR : 20% LAR : 30% SO	5%	£45,746	£665,137	£713,567	£1,182,889	£1,361,885	£1,497,179
50% SR : 20% LAR : 30% SO	10%	£1,108,304	£1,791,782	£1,840,212	£2,309,533	£2,488,530	£2,623,824
50% SR : 20% LAR : 30% SO	15%	£2,263,002	£2,918,428	£2,966,857	£3,436,452	£3,617,981	£3,755,189
50% SR : 20% LAR : 30% SO	20%	£3,420,556	£4,056,806	£4,105,921	£4,581,883	£4,763,414	£4,900,622
50% SR : 20% LAR : 30% SO	25%	£4,594,438	£5,202,239	£5,251,353	£5,727,316	£5,908,846	£6,046,054
50% SR : 20% LAR : 30% SO	30%	£5,768,320	£6,347,671	£6,396,786	£6,872,749	£7,054,278	£7,191,486
50% SR : 20% LAR : 30% SO	35%	£6,942,203	£7,493,104	£7,542,218	£8,018,181	£8,199,711	£8,336,919
50% SR : 20% LAR : 30% SO	40%	£8,116,085	£8,638,536	£8,687,651	£9,163,614	£9,345,143	£9,482,352
50% SR : 20% LAR : 30% SO	45%	£9,289,968	£9,783,968	£9,833,084	£10,309,047	£10,490,576	£10,627,784
50% SR : 20% LAR : 30% SO	50%	£10,463,850	£10,929,401	£10,978,516	£11,454,479	£11,636,009	£11,773,217

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,171,075	£3,892,424	£3,940,178	£4,403,736	£4,582,733	£4,718,026
50% SR : 20% LAR : 30% SO	5%	£4,301,746	£5,012,630	£5,061,060	£5,530,382	£5,709,378	£5,844,672
50% SR : 20% LAR : 30% SO	10%	£5,455,797	£6,139,275	£6,187,705	£6,657,026	£6,836,023	£6,971,316
50% SR : 20% LAR : 30% SO	15%	£6,610,495	£7,265,921	£7,314,350	£7,783,945	£7,962,942	£8,102,682
50% SR : 20% LAR : 30% SO	20%	£7,768,049	£8,404,299	£8,453,413	£8,929,376	£9,109,907	£9,248,114
50% SR : 20% LAR : 30% SO	25%	£8,941,931	£9,549,732	£9,598,846	£10,074,809	£10,256,338	£10,393,547
50% SR : 20% LAR : 30% SO	30%	£10,115,813	£10,695,164	£10,744,279	£11,220,242	£11,401,771	£11,538,979
50% SR : 20% LAR : 30% SO	35%	£11,289,696	£11,840,596	£11,889,711	£12,365,674	£12,547,204	£12,684,412
50% SR : 20% LAR : 30% SO	40%	£12,463,578	£12,986,028	£13,035,144	£13,511,107	£13,692,636	£13,829,945
50% SR : 20% LAR : 30% SO	45%	£13,637,461	£14,131,461	£14,180,577	£14,656,540	£14,838,069	£14,975,277
50% SR : 20% LAR : 30% SO	50%	£14,811,343	£15,276,894	£15,326,009	£15,801,972	£15,983,502	£16,120,710

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,448,563	£2,169,912	£2,217,666	£2,681,224	£2,860,221	£2,995,514
50% SR : 20% LAR : 30% SO	5%	£2,579,234	£3,290,118	£3,338,547	£3,807,869	£3,986,866	£4,122,160
50% SR : 20% LAR : 30% SO	10%	£3,733,285	£4,416,763	£4,465,193	£4,934,514	£5,113,511	£5,248,804
50% SR : 20% LAR : 30% SO	15%	£4,887,983	£5,543,409	£5,591,838	£6,061,432	£6,240,962	£6,380,170
50% SR : 20% LAR : 30% SO	20%	£6,045,537	£6,681,787	£6,730,901	£7,206,864	£7,386,394	£7,525,602
50% SR : 20% LAR : 30% SO	25%	£7,219,418	£7,827,220	£7,876,334	£8,352,297	£8,531,826	£8,671,035
50% SR : 20% LAR : 30% SO	30%	£8,393,301	£8,972,651	£9,021,767	£9,497,730	£9,677,259	£9,816,467
50% SR : 20% LAR : 30% SO	35%	£9,567,184	£10,118,084	£10,167,199	£10,643,162	£10,822,691	£10,961,900
50% SR : 20% LAR : 30% SO	40%	£10,741,066	£11,263,517	£11,312,632	£11,788,595	£11,970,124	£12,107,333
50% SR : 20% LAR : 30% SO	45%	£11,914,949	£12,408,949	£12,458,065	£12,934,028	£13,115,557	£13,252,765
50% SR : 20% LAR : 30% SO	50%	£13,088,831	£13,554,382	£13,603,497	£14,079,460	£14,260,990	£14,398,198

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£375,728	£1,597,077	£1,644,831	£2,108,389	£2,287,386	£2,422,679
50% SR : 20% LAR : 30% SO	5%	£2,006,399	£2,717,283	£2,765,712	£3,235,034	£3,414,031	£3,549,325
50% SR : 20% LAR : 30% SO	10%	£3,160,450	£3,843,928	£3,892,358	£4,361,679	£4,540,676	£4,675,969
50% SR : 20% LAR : 30% SO	15%	£4,315,148	£4,970,574	£5,019,003	£5,488,597	£5,670,127	£5,807,335
50% SR : 20% LAR : 30% SO	20%	£5,472,702	£6,108,952	£6,158,066	£6,634,029	£6,815,559	£6,952,767
50% SR : 20% LAR : 30% SO	25%	£6,646,583	£7,254,385	£7,303,499	£7,779,482	£7,960,991	£8,098,200
50% SR : 20% LAR : 30% SO	30%	£7,820,466	£8,399,816	£8,448,932	£8,924,995	£9,106,424	£9,243,632
50% SR : 20% LAR : 30% SO	35%	£8,994,349	£9,545,249	£9,594,364	£10,070,327	£10,251,857	£10,389,065
50% SR : 20% LAR : 30% SO	40%	£10,168,231	£10,690,682	£10,739,797	£11,215,760	£11,397,289	£11,534,498
50% SR : 20% LAR : 30% SO	45%	£11,342,114	£11,836,114	£11,885,230	£12,361,193	£12,542,722	£12,679,930
50% SR : 20% LAR : 30% SO	50%	£12,515,996	£12,981,547	£13,030,662	£13,506,625	£13,688,155	£13,825,363

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%	£51,366	£772,715	£820,470	£1,284,027	£1,463,025	£1,598,317
50% SR : 20% LAR : 30% SO	5%	£1,182,038	£1,892,922	£1,941,351	£2,410,673	£2,589,669	£2,724,963
50% SR : 20% LAR : 30% SO	10%	£2,336,089	£3,019,566	£3,067,997	£3,537,318	£3,716,314	£3,851,608
50% SR : 20% LAR : 30% SO	15%	£3,490,786	£4,146,212	£4,194,641	£4,664,236	£4,843,232	£4,978,527
50% SR : 20% LAR : 30% SO	20%	£4,644,340	£5,284,590	£5,333,705	£5,809,668	£5,991,198	£6,128,406
50% SR : 20% LAR : 30% SO	25%	£5,822,222	£6,430,023	£6,479,138	£6,955,101	£7,136,630	£7,273,839
50% SR : 20% LAR : 30% SO	30%	£6,996,104	£7,575,455	£7,624,570	£8,100,533	£8,282,063	£8,419,271
50% SR : 20% LAR : 30% SO	35%	£8,169,987	£8,720,888	£8,770,002	£9,245,965	£9,427,495	£9,564,703
50% SR : 20% LAR : 30% SO	40%	£9,343,870	£9,866,321	£9,915,435	£10,391,398	£10,572,927	£10,710,136
50% SR : 20% LAR : 30% SO	45%	£10,517,752	£11,011,752	£11,060,868	£11,536,831	£11,718,360	£11,855,568
50% SR : 20% LAR : 30% SO	50%	£11,691,635	£12,157,185	£12,206,300	£12,682,263	£12,863,793	£13,001,001

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 30% AW @ 50% WR

Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,822,752	-£3,562,336	-£3,610,766	-£4,086,627	-£4,268,156	-£4,405,365
50% SR : 20% LAR : 30% SO	5%	-£3,819,865	-£4,541,464	-£4,590,580	-£5,066,543	-£5,248,072	-£5,385,281
50% SR : 20% LAR : 30% SO	10%	-£4,828,231	-£5,521,380	-£5,570,496	-£6,046,459	-£6,227,988	-£6,365,197
50% SR : 20% LAR : 30% SO	15%	-£5,836,596	-£6,501,297	-£6,550,411	-£7,026,374	-£7,207,903	-£7,345,112
50% SR : 20% LAR : 30% SO	20%	-£6,844,961	-£7,481,212	-£7,530,327	-£8,006,290	-£8,187,819	-£8,325,028
50% SR : 20% LAR : 30% SO	25%	-£7,853,327	-£8,461,128	-£8,510,242	-£8,986,205	-£9,167,734	-£9,304,943
50% SR : 20% LAR : 30% SO	30%	-£8,861,693	-£9,441,043	-£9,490,158	-£9,966,121	-£10,147,650	-£10,284,859
50% SR : 20% LAR : 30% SO	35%	-£9,870,058	-£10,420,959	-£10,470,074	-£10,946,037	-£11,127,566	-£11,264,775
50% SR : 20% LAR : 30% SO	40%	-£10,878,423	-£11,400,875	-£11,449,989	-£11,925,952	-£12,107,481	-£12,244,690
50% SR : 20% LAR : 30% SO	45%	-£11,886,790	-£12,380,790	-£12,429,905	-£12,905,868	-£13,087,398	-£13,224,606
50% SR : 20% LAR : 30% SO	50%	-£12,895,155	-£13,360,706	-£13,409,820	-£13,885,783	-£14,067,314	-£14,204,521

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,170,244	-£7,909,828	-£7,958,259	-£8,434,120	-£8,615,649	-£8,752,858
50% SR : 20% LAR : 30% SO	5%	-£8,167,357	-£8,889,957	-£8,938,073	-£9,414,036	-£9,595,565	-£9,732,774
50% SR : 20% LAR : 30% SO	10%	-£9,175,724	-£9,868,873	-£9,917,988	-£10,393,951	-£10,575,481	-£10,712,690
50% SR : 20% LAR : 30% SO	15%	-£10,184,089	-£10,848,789	-£10,897,904	-£11,373,867	-£11,555,396	-£11,692,605
50% SR : 20% LAR : 30% SO	20%	-£11,192,454	-£11,828,705	-£11,877,820	-£12,353,783	-£12,535,312	-£12,672,521
50% SR : 20% LAR : 30% SO	25%	-£12,200,820	-£12,808,621	-£12,857,735	-£13,333,698	-£13,515,227	-£13,652,436
50% SR : 20% LAR : 30% SO	30%	-£13,209,186	-£13,788,536	-£13,837,651	-£14,313,614	-£14,495,143	-£14,632,352
50% SR : 20% LAR : 30% SO	35%	-£14,217,551	-£14,768,452	-£14,817,566	-£15,293,529	-£15,475,059	-£15,612,268
50% SR : 20% LAR : 30% SO	40%	-£15,225,916	-£15,748,367	-£15,797,482	-£16,273,445	-£16,454,974	-£16,592,183
50% SR : 20% LAR : 30% SO	45%	-£16,234,283	-£16,728,283	-£16,777,398	-£17,253,361	-£17,434,891	-£17,572,099
50% SR : 20% LAR : 30% SO	50%	-£17,242,648	-£17,708,199	-£17,757,313	-£18,233,276	-£18,414,806	-£18,552,014

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,447,732	-£6,187,316	-£6,235,747	-£6,711,608	-£6,893,137	-£7,030,346
50% SR : 20% LAR : 30% SO	5%	-£6,444,845	-£7,166,445	-£7,215,561	-£7,691,524	-£7,873,053	-£8,010,262
50% SR : 20% LAR : 30% SO	10%	-£7,453,212	-£8,146,361	-£8,195,476	-£8,671,439	-£8,852,968	-£8,990,177
50% SR : 20% LAR : 30% SO	15%	-£8,461,577	-£9,126,277	-£9,175,392	-£9,651,355	-£9,832,884	-£9,970,093
50% SR : 20% LAR : 30% SO	20%	-£9,469,942	-£10,106,193	-£10,155,308	-£10,631,271	-£10,812,800	-£10,950,009
50% SR : 20% LAR : 30% SO	25%	-£10,478,307	-£11,086,109	-£11,135,223	-£11,611,186	-£11,792,715	-£11,929,924
50% SR : 20% LAR : 30% SO	30%	-£11,486,674	-£12,066,024	-£12,115,139	-£12,591,102	-£12,772,631	-£12,909,840
50% SR : 20% LAR : 30% SO	35%	-£12,495,039	-£13,045,940	-£13,095,054	-£13,571,017	-£13,752,546	-£13,889,755
50% SR : 20% LAR : 30% SO	40%	-£13,503,404	-£14,025,855	-£14,074,970	-£14,550,933	-£14,732,462	-£14,869,571
50% SR : 20% LAR : 30% SO	45%	-£14,511,771	-£15,005,771	-£15,054,886	-£15,530,849	-£15,712,379	-£15,849,587
50% SR : 20% LAR : 30% SO	50%	-£15,520,136	-£15,985,687	-£16,034,801	-£16,510,764	-£16,692,294	-£16,829,502

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,874,897	-£5,614,481	-£5,662,912	-£6,138,773	-£6,320,302	-£6,457,511
50% SR : 20% LAR : 30% SO	5%	-£5,872,010	-£6,593,610	-£6,642,726	-£7,118,689	-£7,300,218	-£7,437,427
50% SR : 20% LAR : 30% SO	10%	-£6,880,377	-£7,573,526	-£7,622,641	-£8,098,604	-£8,280,133	-£8,417,342
50% SR : 20% LAR : 30% SO	15%	-£7,888,742	-£8,553,442	-£8,602,557	-£9,078,520	-£9,260,049	-£9,397,258
50% SR : 20% LAR : 30% SO	20%	-£8,897,107	-£9,533,358	-£9,582,473	-£10,058,436	-£10,239,965	-£10,377,174
50% SR : 20% LAR : 30% SO	25%	-£9,905,472	-£10,513,274	-£10,562,388	-£11,038,351	-£11,219,880	-£11,357,089
50% SR : 20% LAR : 30% SO	30%	-£10,913,839	-£11,493,189	-£11,542,304	-£12,018,267	-£12,199,796	-£12,337,005
50% SR : 20% LAR : 30% SO	35%	-£11,922,204	-£12,473,105	-£12,522,219	-£12,998,182	-£13,179,711	-£13,316,920
50% SR : 20% LAR : 30% SO	40%	-£12,930,569	-£13,453,020	-£13,502,135	-£13,978,098	-£14,159,627	-£14,296,936
50% SR : 20% LAR : 30% SO	45%	-£13,938,934	-£14,432,936	-£14,482,051	-£14,958,014	-£15,139,544	-£15,276,752
50% SR : 20% LAR : 30% SO	50%	-£14,947,301	-£15,412,852	-£15,461,966	-£15,937,929	-£16,119,459	-£16,256,667

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,050,536	-£4,790,120	-£4,838,550	-£5,314,412	-£5,495,941	-£5,633,150
50% SR : 20% LAR : 30% SO	5%	-£5,047,649	-£5,769,249	-£5,818,364	-£6,294,327	-£6,475,856	-£6,613,065
50% SR : 20% LAR : 30% SO	10%	-£6,056,015	-£6,749,164	-£6,798,280	-£7,274,243	-£7,455,772	-£7,592,981
50% SR : 20% LAR : 30% SO	15%	-£7,064,380	-£7,729,081	-£7,778,195	-£8,254,158	-£8,435,687	-£8,572,896
50% SR : 20% LAR : 30% SO	20%	-£8,072,746	-£8,708,996	-£8,758,111	-£9,234,074	-£9,415,603	-£9,552,812
50% SR : 20% LAR : 30% SO	25%	-£9,081,111	-£9,688,912	-£9,738,027	-£10,213,990	-£10,395,519	-£10,532,728
50% SR : 20% LAR : 30% SO	30%	-£10,089,477	-£10,668,828	-£10,717,942	-£11,193,905	-£11,375,434	-£11,512,643
50% SR : 20% LAR : 30% SO	35%	-£11,097,842	-£11,648,743	-£11,697,858	-£12,173,821	-£12,355,350	-£12,492,559
50% SR : 20% LAR : 30% SO	40%	-£12,106,208	-£12,628,659	-£12,677,773	-£13,153,736	-£13,335,265	-£13,472,474
50% SR : 20% LAR : 30% SO	45%	-£13,114,574	-£13,608,574	-£13,657,689	-£14,133,651	-£14,315,180	-£14,452,389
50% SR : 20% LAR : 30% SO	50%	-£14,122,939	-£14,588,490	-£14,637,605	-£15,113,566	-£15,295,095	-£15,432,304

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 30% AW @ 50% MR
--

Value Area	Becontree and Valence Park (CIL Zone 3)
-------------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,672,031	-£6,422,081	-£6,471,196	-£6,947,159	-£7,128,688	-£7,265,896
50% SR : 20% LAR : 30% SO	5%	-£6,573,046	-£7,294,647	-£7,343,762	-£7,819,725	-£8,001,254	-£8,138,463
50% SR : 20% LAR : 30% SO	10%	-£7,474,063	-£8,167,213	-£8,216,328	-£8,692,291	-£8,873,821	-£9,011,029
50% SR : 20% LAR : 30% SO	15%	-£8,375,079	-£9,039,779	-£9,088,894	-£9,569,927	-£9,751,457	-£9,888,625
50% SR : 20% LAR : 30% SO	20%	-£9,276,095	-£9,912,346	-£9,961,460	-£10,442,493	-£10,624,023	-£10,761,191
50% SR : 20% LAR : 30% SO	25%	-£10,177,111	-£10,784,911	-£10,834,027	-£11,325,060	-£11,506,590	-£11,643,758
50% SR : 20% LAR : 30% SO	30%	-£11,078,128	-£11,657,477	-£11,706,593	-£12,206,626	-£12,388,156	-£12,525,324
50% SR : 20% LAR : 30% SO	35%	-£11,979,143	-£12,530,044	-£12,579,159	-£13,089,729	-£13,271,259	-£13,407,897
50% SR : 20% LAR : 30% SO	40%	-£12,880,160	-£13,402,610	-£13,451,725	-£13,972,802	-£14,154,332	-£14,290,960
50% SR : 20% LAR : 30% SO	45%	-£13,781,176	-£14,275,176	-£14,324,291	-£14,856,365	-£15,037,895	-£15,174,023
50% SR : 20% LAR : 30% SO	50%	-£14,682,191	-£15,147,742	-£15,196,857	-£15,738,398	-£15,920,928	-£16,057,056

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,018,524	-£10,769,573	-£10,818,688	-£11,294,652	-£11,476,181	-£11,613,389
50% SR : 20% LAR : 30% SO	5%	-£10,920,539	-£11,642,140	-£11,691,255	-£12,167,218	-£12,348,747	-£12,485,956
50% SR : 20% LAR : 30% SO	10%	-£11,821,556	-£12,514,706	-£12,563,821	-£13,039,784	-£13,221,314	-£13,358,522
50% SR : 20% LAR : 30% SO	15%	-£12,722,572	-£13,387,272	-£13,436,387	-£13,912,350	-£14,093,879	-£14,231,087
50% SR : 20% LAR : 30% SO	20%	-£13,623,588	-£14,259,838	-£14,308,953	-£14,784,916	-£14,966,446	-£15,103,654
50% SR : 20% LAR : 30% SO	25%	-£14,524,604	-£15,132,404	-£15,181,520	-£15,656,483	-£15,838,013	-£15,975,221
50% SR : 20% LAR : 30% SO	30%	-£15,425,621	-£16,004,970	-£16,054,086	-£16,530,049	-£16,711,578	-£16,848,786
50% SR : 20% LAR : 30% SO	35%	-£16,326,638	-£16,877,537	-£16,926,651	-£17,402,614	-£17,584,144	-£17,721,352
50% SR : 20% LAR : 30% SO	40%	-£17,227,654	-£17,750,103	-£17,799,218	-£18,275,181	-£18,456,710	-£18,593,918
50% SR : 20% LAR : 30% SO	45%	-£18,128,669	-£18,622,669	-£18,671,784	-£19,147,747	-£19,329,276	-£19,466,484
50% SR : 20% LAR : 30% SO	50%	-£19,029,684	-£19,495,235	-£19,544,350	-£20,020,314	-£20,201,843	-£20,339,051

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%	-£8,297,012	-£9,047,061	-£9,096,177	-£9,572,140	-£9,753,669	-£9,890,877
50% SR : 20% LAR : 30% SO	5%	-£9,198,027	-£9,919,628	-£9,968,743	-£10,444,706	-£10,626,235	-£10,763,444
50% SR : 20% LAR : 30% SO	10%	-£10,099,044	-£10,792,194	-£10,841,309	-£11,317,271	-£11,498,802	-£11,636,010
50% SR : 20% LAR : 30% SO	15%	-£11,000,060	-£11,664,760	-£11,713,875	-£12,192,408	-£12,373,939	-£12,511,147
50% SR : 20% LAR : 30% SO	20%	-£11,901,076	-£12,537,326	-£12,586,441	-£13,067,404	-£13,248,935	-£13,386,143
50% SR : 20% LAR : 30% SO	25%	-£12,802,092	-£13,409,892	-£13,459,007	-£13,938,071	-£14,119,602	-£14,256,810
50% SR : 20% LAR : 30% SO	30%	-£13,703,109	-£14,282,458	-£14,331,573	-£14,808,637	-£14,989,166	-£15,126,374
50% SR : 20% LAR : 30% SO	35%	-£14,604,124	-£15,155,024	-£15,204,139	-£15,680,102	-£15,860,631	-£16,000,840
50% SR : 20% LAR : 30% SO	40%	-£15,505,140	-£16,027,590	-£16,076,706	-£16,552,665	-£16,733,194	-£16,870,402
50% SR : 20% LAR : 30% SO	45%	-£16,406,157	-£16,900,157	-£16,949,272	-£17,425,235	-£17,605,764	-£17,742,972
50% SR : 20% LAR : 30% SO	50%	-£17,307,172	-£17,772,723	-£17,821,838	-£18,297,802	-£18,478,331	-£18,615,539

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,724,177	-£8,474,226	-£8,523,342	-£9,000,305	-£9,180,834	-£9,318,042
50% SR : 20% LAR : 30% SO	5%	-£8,625,192	-£9,346,793	-£9,395,908	-£9,871,871	-£10,052,400	-£10,189,608
50% SR : 20% LAR : 30% SO	10%	-£9,526,209	-£10,219,359	-£10,268,474	-£10,744,436	-£10,925,965	-£11,063,173
50% SR : 20% LAR : 30% SO	15%	-£10,427,225	-£11,091,925	-£11,141,040	-£11,617,003	-£11,798,532	-£11,935,740
50% SR : 20% LAR : 30% SO	20%	-£11,328,241	-£11,964,491	-£12,013,606	-£12,489,569	-£12,671,099	-£12,808,307
50% SR : 20% LAR : 30% SO	25%	-£12,229,257	-£12,837,057	-£12,886,173	-£13,362,138	-£13,543,667	-£13,680,875
50% SR : 20% LAR : 30% SO	30%	-£13,130,274	-£13,709,623	-£13,758,739	-£14,234,702	-£14,416,231	-£14,553,439
50% SR : 20% LAR : 30% SO	35%	-£14,031,290	-£14,582,190	-£14,631,304	-£15,107,267	-£15,288,796	-£15,426,004
50% SR : 20% LAR : 30% SO	40%	-£14,932,306	-£15,454,756	-£15,503,871	-£15,979,831	-£16,161,363	-£16,298,571
50% SR : 20% LAR : 30% SO	45%	-£15,833,322	-£16,327,322	-£16,376,437	-£16,852,400	-£17,033,929	-£17,171,138
50% SR : 20% LAR : 30% SO	50%	-£16,734,337	-£17,199,888	-£17,249,003	-£17,724,967	-£17,906,496	-£18,043,704

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,899,815	-£7,649,865	-£7,698,980	-£8,174,943	-£8,356,472	-£8,493,680
50% SR : 20% LAR : 30% SO	5%	-£7,800,831	-£8,522,432	-£8,571,548	-£9,047,509	-£9,229,038	-£9,366,246
50% SR : 20% LAR : 30% SO	10%	-£8,701,847	-£9,394,997	-£9,444,112	-£9,920,075	-£10,101,605	-£10,238,813
50% SR : 20% LAR : 30% SO	15%	-£9,602,864	-£10,267,563	-£10,316,679	-£10,792,642	-£10,974,171	-£11,111,379
50% SR : 20% LAR : 30% SO	20%	-£10,503,879	-£11,140,130	-£11,189,244	-£11,665,207	-£11,846,736	-£11,983,944
50% SR : 20% LAR : 30% SO	25%	-£11,404,895	-£12,012,696	-£12,061,811	-£12,537,774	-£12,719,303	-£12,856,511
50% SR : 20% LAR : 30% SO	30%	-£12,305,912	-£12,885,261	-£12,934,377	-£13,410,340	-£13,591,869	-£13,729,077
50% SR : 20% LAR : 30% SO	35%	-£13,206,927	-£13,757,826	-£13,806,941	-£14,282,903	-£14,464,432	-£14,601,640
50% SR : 20% LAR : 30% SO	40%	-£14,107,944	-£14,630,391	-£14,679,506	-£15,155,472	-£15,337,001	-£15,474,210
50% SR : 20% LAR : 30% SO	45%	-£15,008,960	-£15,502,956	-£15,552,071	-£16,028,038	-£16,209,567	-£16,346,776
50% SR : 20% LAR : 30% SO	50%	-£15,909,976	-£16,375,521	-£16,424,636	-£16,900,605	-£17,082,134	-£17,219,342

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 35% AW @ 25% MR

Value Area	Barking Town Centre Flats (CIL Zone 1)
------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,961,393	£2,117,032	£2,069,943	£1,613,628	£1,439,591	£1,308,047
50% SR : 20% LAR : 30% SO	5%	£2,720,555	£959,731	£912,643	£453,908	£277,409	£144,003
50% SR : 20% LAR : 30% SO	10%	£1,479,715	£211,729	£260,158	£729,480	£277,409	£1,043,770
50% SR : 20% LAR : 30% SO	15%	£234,314	£1,401,541	£1,448,970	£1,919,292	£2,096,289	£2,233,592
50% SR : 20% LAR : 30% SO	20%	£1,038,103	£2,591,352	£2,639,792	£3,109,104	£3,288,101	£3,423,393
50% SR : 20% LAR : 30% SO	25%	£2,313,834	£3,789,021	£3,838,135	£4,314,098	£4,495,628	£4,632,836
50% SR : 20% LAR : 30% SO	30%	£3,597,755	£4,986,712	£5,047,828	£5,553,791	£5,705,320	£5,842,528
50% SR : 20% LAR : 30% SO	35%	£4,894,583	£6,208,404	£6,257,520	£6,733,483	£6,915,012	£7,052,220
50% SR : 20% LAR : 30% SO	40%	£6,191,411	£7,418,096	£7,467,212	£7,943,175	£8,124,704	£8,261,913
50% SR : 20% LAR : 30% SO	45%	£7,488,240	£8,627,789	£8,676,903	£9,152,866	£9,334,397	£9,471,604
50% SR : 20% LAR : 30% SO	50%	£8,785,067	£9,837,481	£9,886,595	£10,362,558	£10,544,088	£10,681,296

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%	£386,100	£2,230,461	£2,277,590	£2,733,865	£2,907,902	£3,039,446
50% SR : 20% LAR : 30% SO	5%	£1,626,938	£3,387,762	£3,434,850	£3,893,585	£4,070,064	£4,203,490
50% SR : 20% LAR : 30% SO	10%	£2,867,778	£4,559,222	£4,607,651	£5,076,973	£5,255,969	£5,391,263
50% SR : 20% LAR : 30% SO	15%	£4,113,179	£5,749,034	£5,797,463	£6,266,785	£6,445,781	£6,581,075
50% SR : 20% LAR : 30% SO	20%	£5,385,596	£6,938,845	£6,987,275	£7,456,597	£7,635,593	£7,770,886
50% SR : 20% LAR : 30% SO	25%	£6,661,327	£8,136,513	£8,185,628	£8,661,591	£8,843,121	£8,980,329
50% SR : 20% LAR : 30% SO	30%	£7,945,248	£9,346,205	£9,395,321	£9,971,284	£10,152,813	£10,190,021
50% SR : 20% LAR : 30% SO	35%	£9,242,076	£10,555,997	£10,605,013	£11,180,976	£11,362,506	£11,399,713
50% SR : 20% LAR : 30% SO	40%	£10,538,904	£11,765,689	£11,814,705	£12,290,667	£12,472,197	£12,609,406
50% SR : 20% LAR : 30% SO	45%	£11,835,733	£12,975,282	£13,024,396	£13,500,359	£13,681,889	£13,819,097
50% SR : 20% LAR : 30% SO	50%	£13,132,560	£14,184,974	£14,234,088	£14,710,051	£14,891,581	£15,028,789

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,336,413	£807,949	£655,038	£1,011,353	£1,185,390	£1,316,934
50% SR : 20% LAR : 30% SO	5%	£95,574	£1,665,249	£1,712,338	£2,171,073	£2,347,511	£2,480,978
50% SR : 20% LAR : 30% SO	10%	£1,145,266	£2,836,710	£2,885,139	£3,354,461	£3,533,457	£3,668,751
50% SR : 20% LAR : 30% SO	15%	£2,390,667	£4,026,522	£4,074,951	£4,544,273	£4,723,269	£4,858,563
50% SR : 20% LAR : 30% SO	20%	£3,683,084	£5,216,333	£5,264,763	£5,734,085	£5,913,081	£6,048,374
50% SR : 20% LAR : 30% SO	25%	£4,938,815	£6,414,001	£6,463,116	£6,933,079	£7,120,609	£7,257,817
50% SR : 20% LAR : 30% SO	30%	£6,222,736	£7,623,693	£7,672,809	£8,148,772	£8,330,301	£8,467,509
50% SR : 20% LAR : 30% SO	35%	£7,519,654	£8,833,385	£8,882,501	£9,358,454	£9,539,983	£9,677,201
50% SR : 20% LAR : 30% SO	40%	£8,816,572	£10,043,077	£10,092,192	£10,588,155	£10,749,685	£10,886,893
50% SR : 20% LAR : 30% SO	45%	£10,113,221	£11,252,770	£11,301,884	£11,777,847	£11,959,377	£12,096,585
50% SR : 20% LAR : 30% SO	50%	£11,410,048	£12,462,461	£12,511,576	£12,987,539	£13,169,069	£13,306,277

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,909,248	£64,886	£17,797	£438,518	£612,555	£744,099
50% SR : 20% LAR : 30% SO	5%	£668,409	£1,092,414	£1,139,503	£1,598,238	£1,774,736	£1,908,143
50% SR : 20% LAR : 30% SO	10%	£572,431	£2,263,875	£2,312,304	£2,781,626	£2,960,622	£3,095,916
50% SR : 20% LAR : 30% SO	15%	£1,817,832	£3,453,687	£3,502,116	£3,971,438	£4,150,434	£4,285,728
50% SR : 20% LAR : 30% SO	20%	£3,090,249	£4,643,498	£4,691,928	£5,161,250	£5,340,246	£5,475,539
50% SR : 20% LAR : 30% SO	25%	£4,385,980	£5,841,166	£5,890,281	£6,368,244	£6,547,774	£6,684,982
50% SR : 20% LAR : 30% SO	30%	£5,649,901	£7,050,858	£7,099,974	£7,575,937	£7,757,466	£7,894,574
50% SR : 20% LAR : 30% SO	35%	£6,946,728	£8,260,550	£8,309,666	£8,785,629	£8,967,158	£9,104,366
50% SR : 20% LAR : 30% SO	40%	£8,243,557	£9,470,242	£9,519,357	£9,995,320	£10,176,850	£10,314,058
50% SR : 20% LAR : 30% SO	45%	£9,540,386	£10,679,935	£10,729,049	£11,205,012	£11,386,542	£11,523,750
50% SR : 20% LAR : 30% SO	50%	£10,837,213	£11,889,626	£11,938,741	£12,414,704	£12,596,234	£12,733,442

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,733,609	£889,247	£842,159	£385,844	£211,807	£80,263
50% SR : 20% LAR : 30% SO	5%	£1,492,771	£268,053	£315,141	£773,876	£950,375	£1,083,781
50% SR : 20% LAR : 30% SO	10%	£251,931	£1,439,513	£1,487,942	£1,957,264	£2,136,261	£2,271,554
50% SR : 20% LAR : 30% SO	15%	£993,471	£2,629,325	£2,677,754	£3,147,076	£3,326,073	£3,461,366
50% SR : 20% LAR : 30% SO	20%	£2,285,887	£3,819,136	£3,867,566	£4,336,888	£4,515,885	£4,651,177
50% SR : 20% LAR : 30% SO	25%	£3,541,818	£5,016,805	£5,065,919	£5,541,882	£5,723,412	£5,860,620
50% SR : 20% LAR : 30% SO	30%	£4,825,539	£6,226,497	£6,275,612	£6,751,575	£6,933,104	£7,070,312
50% SR : 20% LAR : 30% SO	35%	£6,122,367	£7,436,188	£7,485,304	£7,961,267	£8,142,796	£8,280,004
50% SR : 20% LAR : 30% SO	40%	£7,419,195	£8,645,880	£8,694,996	£9,170,959	£9,352,488	£9,489,697
50% SR : 20% LAR : 30% SO	45%	£8,716,024	£9,855,573	£9,904,688	£10,380,651	£10,562,181	£10,699,389
50% SR : 20% LAR : 30% SO	50%	£10,012,852	£11,065,265	£11,114,379	£11,590,342	£11,771,873	£11,909,080

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 35% AW @ 25% MR

Value Area	Barking Riverside Flats (CIL Zone 2)
------------	--------------------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,581,086	-£4,624,566	-£4,673,682	-£5,149,645	-£5,331,174	-£5,468,382
50% SR : 20% LAR : 30% SO	5%	-£4,568,672	-£5,559,031	-£5,608,147	-£6,084,110	-£6,265,639	-£6,402,847
50% SR : 20% LAR : 30% SO	10%	-£5,536,258	-£6,493,497	-£6,542,611	-£7,018,574	-£7,200,104	-£7,337,312
50% SR : 20% LAR : 30% SO	15%	-£6,513,845	-£7,427,961	-£7,477,076	-£7,953,039	-£8,134,569	-£8,271,777
50% SR : 20% LAR : 30% SO	20%	-£7,491,431	-£8,362,426	-£8,411,540	-£8,897,504	-£9,079,034	-£9,216,242
50% SR : 20% LAR : 30% SO	25%	-£8,469,017	-£9,296,890	-£9,346,006	-£9,821,969	-£10,003,498	-£10,140,706
50% SR : 20% LAR : 30% SO	30%	-£9,446,603	-£10,231,355	-£10,280,471	-£10,756,434	-£10,937,963	-£11,075,171
50% SR : 20% LAR : 30% SO	35%	-£10,424,190	-£11,165,820	-£11,214,935	-£11,690,898	-£11,872,427	-£12,009,635
50% SR : 20% LAR : 30% SO	40%	-£11,401,776	-£12,100,285	-£12,149,400	-£12,625,363	-£12,806,893	-£12,944,101
50% SR : 20% LAR : 30% SO	45%	-£12,379,362	-£13,034,750	-£13,083,864	-£13,559,827	-£13,741,358	-£13,878,565
50% SR : 20% LAR : 30% SO	50%	-£13,356,949	-£13,969,214	-£14,018,329	-£14,494,293	-£14,675,822	-£14,813,030

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,928,579	-£8,972,059	-£9,021,175	-£9,497,138	-£9,678,667	-£9,815,875
50% SR : 20% LAR : 30% SO	5%	-£8,906,165	-£9,906,524	-£9,955,640	-£10,431,603	-£10,613,132	-£10,750,340
50% SR : 20% LAR : 30% SO	10%	-£9,883,751	-£10,840,990	-£10,890,104	-£11,366,067	-£11,547,597	-£11,684,805
50% SR : 20% LAR : 30% SO	15%	-£10,861,337	-£11,775,454	-£11,824,569	-£12,300,532	-£12,482,062	-£12,619,270
50% SR : 20% LAR : 30% SO	20%	-£11,838,924	-£12,709,919	-£12,759,033	-£13,234,997	-£13,416,526	-£13,553,734
50% SR : 20% LAR : 30% SO	25%	-£12,816,510	-£13,644,383	-£13,693,499	-£14,169,462	-£14,350,991	-£14,488,199
50% SR : 20% LAR : 30% SO	30%	-£13,794,096	-£14,578,848	-£14,627,964	-£15,103,927	-£15,285,456	-£15,422,664
50% SR : 20% LAR : 30% SO	35%	-£14,771,683	-£15,513,313	-£15,562,428	-£16,038,391	-£16,219,920	-£16,357,128
50% SR : 20% LAR : 30% SO	40%	-£15,749,269	-£16,447,778	-£16,496,893	-£16,972,855	-£17,154,384	-£17,291,592
50% SR : 20% LAR : 30% SO	45%	-£16,726,855	-£17,382,243	-£17,431,357	-£17,907,320	-£18,088,850	-£18,226,058
50% SR : 20% LAR : 30% SO	50%	-£17,704,441	-£18,316,707	-£18,365,822	-£18,841,786	-£19,023,315	-£19,160,523

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%	-£6,206,067	-£7,249,547	-£7,298,663	-£7,774,626	-£7,956,155	-£8,093,363
50% SR : 20% LAR : 30% SO	5%	-£7,183,653	-£8,184,012	-£8,233,127	-£8,709,090	-£8,890,620	-£9,027,828
50% SR : 20% LAR : 30% SO	10%	-£8,161,239	-£9,118,477	-£9,167,592	-£9,643,555	-£9,825,085	-£9,962,293
50% SR : 20% LAR : 30% SO	15%	-£9,138,825	-£10,052,942	-£10,102,057	-£10,578,020	-£10,759,550	-£10,896,758
50% SR : 20% LAR : 30% SO	20%	-£10,116,411	-£10,987,407	-£11,036,521	-£11,512,485	-£11,694,014	-£11,831,222
50% SR : 20% LAR : 30% SO	25%	-£11,093,998	-£11,921,871	-£11,970,985	-£12,446,950	-£12,628,479	-£12,765,687
50% SR : 20% LAR : 30% SO	30%	-£12,071,584	-£12,856,336	-£12,905,451	-£13,381,414	-£13,562,944	-£13,700,151
50% SR : 20% LAR : 30% SO	35%	-£13,049,171	-£13,790,800	-£13,839,916	-£14,315,879	-£14,497,408	-£14,634,616
50% SR : 20% LAR : 30% SO	40%	-£14,026,757	-£14,725,266	-£14,774,381	-£15,250,344	-£15,431,874	-£15,569,082
50% SR : 20% LAR : 30% SO	45%	-£15,004,343	-£15,659,731	-£15,708,845	-£16,184,808	-£16,366,338	-£16,503,546
50% SR : 20% LAR : 30% SO	50%	-£15,981,929	-£16,594,195	-£16,643,310	-£17,119,274	-£17,300,803	-£17,438,011

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,633,232	-£6,676,712	-£6,725,828	-£7,201,791	-£7,383,320	-£7,520,528
50% SR : 20% LAR : 30% SO	5%	-£6,610,818	-£7,611,177	-£7,660,292	-£8,136,255	-£8,317,785	-£8,454,993
50% SR : 20% LAR : 30% SO	10%	-£7,588,404	-£8,545,642	-£8,594,757	-£9,070,720	-£9,252,250	-£9,389,458
50% SR : 20% LAR : 30% SO	15%	-£8,565,990	-£9,480,107	-£9,529,222	-£10,005,185	-£10,186,715	-£10,323,923
50% SR : 20% LAR : 30% SO	20%	-£9,543,577	-£10,414,572	-£10,463,686	-£10,939,650	-£11,121,179	-£11,258,387
50% SR : 20% LAR : 30% SO	25%	-£10,521,163	-£11,349,036	-£11,398,152	-£11,874,115	-£12,055,644	-£12,192,852
50% SR : 20% LAR : 30% SO	30%	-£11,498,749	-£12,283,501	-£12,332,616	-£12,808,579	-£12,990,109	-£13,127,316
50% SR : 20% LAR : 30% SO	35%	-£12,476,335	-£13,217,965	-£13,267,080	-£13,743,044	-£13,924,573	-£14,061,781
50% SR : 20% LAR : 30% SO	40%	-£13,453,922	-£14,152,431	-£14,201,546	-£14,677,508	-£14,859,038	-£14,996,247
50% SR : 20% LAR : 30% SO	45%	-£14,431,508	-£15,086,896	-£15,136,010	-£15,611,973	-£15,793,503	-£15,930,711
50% SR : 20% LAR : 30% SO	50%	-£15,409,094	-£16,021,360	-£16,070,475	-£16,546,439	-£16,727,968	-£16,865,176

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%	-£4,808,870	-£5,852,351	-£5,901,466	-£6,377,429	-£6,558,958	-£6,696,166
50% SR : 20% LAR : 30% SO	5%	-£5,786,456	-£6,786,815	-£6,835,931	-£7,311,894	-£7,493,423	-£7,630,631
50% SR : 20% LAR : 30% SO	10%	-£6,764,042	-£7,721,281	-£7,770,395	-£8,246,358	-£8,427,888	-£8,565,097
50% SR : 20% LAR : 30% SO	15%	-£7,741,629	-£8,655,746	-£8,704,860	-£9,180,821	-£9,362,351	-£9,499,560
50% SR : 20% LAR : 30% SO	20%	-£8,719,215	-£9,590,210	-£9,639,325	-£10,115,289	-£10,296,818	-£10,434,026
50% SR : 20% LAR : 30% SO	25%	-£9,696,801	-£10,524,675	-£10,573,790	-£11,049,753	-£11,231,282	-£11,368,490
50% SR : 20% LAR : 30% SO	30%	-£10,674,388	-£11,459,139	-£11,508,255	-£11,984,218	-£12,165,747	-£12,302,955
50% SR : 20% LAR : 30% SO	35%	-£11,651,974	-£12,393,604	-£12,442,719	-£12,918,682	-£13,100,212	-£13,237,419
50% SR : 20% LAR : 30% SO	40%	-£12,629,560	-£13,328,069	-£13,377,184	-£13,853,147	-£14,034,677	-£14,171,885
50% SR : 20% LAR : 30% SO	45%	-£13,607,147	-£14,262,534	-£14,311,649	-£14,787,612	-£14,969,142	-£15,106,390
50% SR : 20% LAR : 30% SO	50%	-£14,584,733	-£15,196,999	-£15,246,113	-£15,722,077	-£15,903,606	-£16,040,814

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 35% AW @ 25% MR

Value Area	Chadwell Heath (CIL Zone 3)
------------	-----------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,222,157	£501,455	£453,700	£9,201	£188,197	£323,491
50% SR : 20% LAR : 30% SO	5%	£92,133	£618,094	£666,524	£1,135,846	£1,314,842	£1,450,136
50% SR : 20% LAR : 30% SO	10%	£1,061,262	£1,744,739	£1,793,169	£2,262,492	£2,441,488	£2,576,782
50% SR : 20% LAR : 30% SO	15%	£2,215,960	£2,871,385	£2,919,814	£3,389,136	£3,570,273	£3,707,461
50% SR : 20% LAR : 30% SO	20%	£3,372,847	£4,009,098	£4,058,212	£4,534,175	£4,715,705	£4,852,913
50% SR : 20% LAR : 30% SO	25%	£4,546,730	£5,154,530	£5,203,645	£5,679,608	£5,861,137	£5,998,345
50% SR : 20% LAR : 30% SO	30%	£5,720,612	£6,299,962	£6,349,078	£6,825,041	£7,006,570	£7,143,778
50% SR : 20% LAR : 30% SO	35%	£6,894,495	£7,445,395	£7,494,510	£7,970,473	£8,152,003	£8,289,211
50% SR : 20% LAR : 30% SO	40%	£8,068,377	£8,590,827	£8,639,943	£9,115,906	£9,297,435	£9,434,643
50% SR : 20% LAR : 30% SO	45%	£9,242,260	£9,736,260	£9,785,376	£10,261,339	£10,442,868	£10,580,076
50% SR : 20% LAR : 30% SO	50%	£10,416,142	£10,881,693	£10,930,808	£11,406,771	£11,588,301	£11,725,509

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,125,336	£3,846,038	£3,893,793	£4,356,694	£4,535,690	£4,670,984
50% SR : 20% LAR : 30% SO	5%	£4,255,360	£4,965,587	£5,014,017	£5,483,339	£5,662,335	£5,797,629
50% SR : 20% LAR : 30% SO	10%	£5,408,754	£6,092,232	£6,140,662	£6,609,984	£6,788,981	£6,924,274
50% SR : 20% LAR : 30% SO	15%	£6,563,453	£7,218,878	£7,267,307	£7,736,629	£7,915,626	£8,050,919
50% SR : 20% LAR : 30% SO	20%	£7,720,340	£8,356,591	£8,405,020	£8,881,668	£9,060,665	£9,200,406
50% SR : 20% LAR : 30% SO	25%	£8,894,222	£9,502,022	£9,551,138	£10,027,101	£10,206,630	£10,345,838
50% SR : 20% LAR : 30% SO	30%	£10,068,105	£10,647,455	£10,696,571	£11,172,534	£11,352,063	£11,491,271
50% SR : 20% LAR : 30% SO	35%	£11,241,987	£11,792,888	£11,842,003	£12,317,966	£12,497,495	£12,636,704
50% SR : 20% LAR : 30% SO	40%	£12,415,870	£12,938,320	£12,987,436	£13,463,399	£13,642,928	£13,782,136
50% SR : 20% LAR : 30% SO	45%	£13,589,753	£14,083,753	£14,132,869	£14,608,832	£14,788,361	£14,927,569
50% SR : 20% LAR : 30% SO	50%	£14,763,635	£15,229,186	£15,278,300	£15,754,263	£15,933,794	£16,073,002

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%	£1,402,823	£2,123,526	£2,171,280	£2,634,182	£2,813,178	£2,948,472
50% SR : 20% LAR : 30% SO	5%	£2,532,848	£3,243,075	£3,291,505	£3,760,827	£3,939,823	£4,075,117
50% SR : 20% LAR : 30% SO	10%	£3,686,242	£4,369,720	£4,418,150	£4,887,472	£5,066,469	£5,201,762
50% SR : 20% LAR : 30% SO	15%	£4,840,941	£5,496,366	£5,544,795	£6,014,117	£6,193,253	£6,328,461
50% SR : 20% LAR : 30% SO	20%	£5,997,828	£6,634,079	£6,683,193	£7,159,156	£7,340,686	£7,477,894
50% SR : 20% LAR : 30% SO	25%	£7,171,710	£7,779,510	£7,828,626	£8,304,889	£8,486,118	£8,623,326
50% SR : 20% LAR : 30% SO	30%	£8,345,593	£8,924,943	£8,974,059	£9,450,022	£9,631,551	£9,768,759
50% SR : 20% LAR : 30% SO	35%	£9,519,475	£10,070,376	£10,119,491	£10,595,454	£10,776,984	£10,914,192
50% SR : 20% LAR : 30% SO	40%	£10,693,358	£11,215,808	£11,264,924	£11,740,897	£11,922,416	£12,059,624
50% SR : 20% LAR : 30% SO	45%	£11,867,240	£12,361,241	£12,410,357	£12,886,319	£13,067,849	£13,205,057
50% SR : 20% LAR : 30% SO	50%	£13,041,123	£13,506,674	£13,555,788	£14,031,751	£14,213,281	£14,350,489

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£329,988	£1,550,691	£1,598,445	£2,061,347	£2,240,343	£2,375,637
50% SR : 20% LAR : 30% SO	5%	£1,960,013	£2,670,240	£2,718,670	£3,187,992	£3,366,988	£3,502,282
50% SR : 20% LAR : 30% SO	10%	£3,113,407	£3,796,885	£3,845,315	£4,314,637	£4,493,634	£4,628,927
50% SR : 20% LAR : 30% SO	15%	£4,268,106	£4,923,531	£4,971,960	£5,441,282	£5,620,278	£5,755,626
50% SR : 20% LAR : 30% SO	20%	£5,424,993	£6,061,244	£6,110,358	£6,586,321	£6,765,317	£6,900,059
50% SR : 20% LAR : 30% SO	25%	£6,598,875	£7,206,675	£7,255,791	£7,731,754	£7,910,750	£8,050,491
50% SR : 20% LAR : 30% SO	30%	£7,772,758	£8,352,108	£8,401,224	£8,877,187	£9,056,183	£9,195,924
50% SR : 20% LAR : 30% SO	35%	£8,946,640	£9,497,541	£9,546,656	£10,022,619	£10,201,615	£10,341,357
50% SR : 20% LAR : 30% SO	40%	£10,120,523	£10,642,973	£10,692,089	£11,168,052	£11,347,048	£11,486,790
50% SR : 20% LAR : 30% SO	45%	£11,294,405	£11,788,406	£11,837,522	£12,313,484	£12,492,480	£12,632,222
50% SR : 20% LAR : 30% SO	50%	£12,468,288	£12,933,839	£12,982,953	£13,458,916	£13,637,912	£13,777,654

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£5,627	£726,330	£774,084	£1,236,985	£1,415,982	£1,551,275
50% SR : 20% LAR : 30% SO	5%	£1,135,651	£1,845,879	£1,894,308	£2,363,630	£2,542,626	£2,677,920
50% SR : 20% LAR : 30% SO	10%	£2,289,046	£2,972,523	£3,020,954	£3,490,276	£3,669,272	£3,804,566
50% SR : 20% LAR : 30% SO	15%	£3,443,744	£4,099,169	£4,147,598	£4,616,920	£4,795,917	£4,930,265
50% SR : 20% LAR : 30% SO	20%	£4,600,631	£5,236,882	£5,285,997	£5,781,960	£5,960,957	£6,095,251
50% SR : 20% LAR : 30% SO	25%	£5,774,514	£6,382,314	£6,431,429	£6,907,992	£7,086,989	£7,221,292
50% SR : 20% LAR : 30% SO	30%	£6,948,396	£7,527,747	£7,576,862	£8,052,825	£8,231,822	£8,377,116
50% SR : 20% LAR : 30% SO	35%	£8,122,279	£8,673,180	£8,722,294	£9,198,257	£9,377,254	£9,512,448
50% SR : 20% LAR : 30% SO	40%	£9,296,161	£9,818,613	£9,867,727	£10,343,690	£10,522,687	£10,657,981
50% SR : 20% LAR : 30% SO	45%	£10,470,044	£10,964,046	£11,013,160	£11,489,123	£11,678,120	£11,813,414
50% SR : 20% LAR : 30% SO	50%	£11,643,926	£12,109,477	£12,158,592	£12,634,555	£12,813,552	£12,948,846

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(e)) 35% AW @ 25% MR

Value Area Degenham and Beam Parklands Flats (CIL Zone 3)

No Units 200
Site Area 0.3 Ha

Sales value Inflation 0%
Build cost Inflation 0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,775,709	-£3,515,293	-£3,563,723	-£4,038,919	-£4,220,448	-£4,357,656
50% SR : 20% LAR : 30% SO	5%	-£3,772,156	-£4,493,756	-£4,542,872	-£5,018,835	-£5,200,364	-£5,337,572
50% SR : 20% LAR : 30% SO	10%	-£4,780,523	-£5,473,672	-£5,522,787	-£6,189,750	-£6,371,280	-£6,502,488
50% SR : 20% LAR : 30% SO	15%	-£5,788,888	-£6,453,587	-£6,502,703	-£7,370,666	-£7,552,186	-£7,682,694
50% SR : 20% LAR : 30% SO	20%	-£6,797,253	-£7,433,503	-£7,482,619	-£8,551,582	-£8,733,102	-£8,863,710
50% SR : 20% LAR : 30% SO	25%	-£7,805,618	-£8,413,419	-£8,462,534	-£9,732,497	-£9,914,017	-£10,044,525
50% SR : 20% LAR : 30% SO	30%	-£8,813,983	-£9,393,334	-£9,442,450	-£10,913,312	-£11,094,832	-£11,225,340
50% SR : 20% LAR : 30% SO	35%	-£9,822,348	-£10,373,250	-£10,422,365	-£12,094,127	-£12,275,947	-£12,406,755
50% SR : 20% LAR : 30% SO	40%	-£10,830,713	-£11,353,165	-£11,402,281	-£13,274,942	-£13,456,562	-£13,587,370
50% SR : 20% LAR : 30% SO	45%	-£11,839,078	-£12,333,081	-£12,382,197	-£14,455,757	-£14,637,572	-£14,768,180
50% SR : 20% LAR : 30% SO	50%	-£12,847,443	-£13,312,997	-£13,362,112	-£15,636,572	-£15,818,387	-£15,949,195

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,123,201	-£7,862,786	-£7,911,216	-£8,386,412	-£8,567,941	-£8,705,149
50% SR : 20% LAR : 30% SO	5%	-£8,119,649	-£8,841,249	-£8,890,365	-£9,365,559	-£9,547,088	-£9,684,296
50% SR : 20% LAR : 30% SO	10%	-£9,128,016	-£9,821,165	-£9,870,281	-£10,344,243	-£10,525,772	-£10,662,980
50% SR : 20% LAR : 30% SO	15%	-£10,136,383	-£10,801,080	-£10,850,196	-£11,327,159	-£11,508,688	-£11,645,896
50% SR : 20% LAR : 30% SO	20%	-£11,144,749	-£11,780,996	-£11,830,112	-£12,310,074	-£12,491,603	-£12,628,811
50% SR : 20% LAR : 30% SO	25%	-£12,153,116	-£12,760,911	-£12,810,027	-£13,292,490	-£13,474,019	-£13,611,227
50% SR : 20% LAR : 30% SO	30%	-£13,161,482	-£13,740,827	-£13,789,943	-£14,274,806	-£14,456,335	-£14,593,543
50% SR : 20% LAR : 30% SO	35%	-£14,169,848	-£14,720,743	-£14,769,859	-£15,257,121	-£15,438,650	-£15,575,858
50% SR : 20% LAR : 30% SO	40%	-£15,178,214	-£15,700,658	-£15,749,774	-£16,239,437	-£16,420,966	-£16,558,174
50% SR : 20% LAR : 30% SO	45%	-£16,186,580	-£16,680,574	-£16,729,690	-£17,221,752	-£17,403,281	-£17,540,490
50% SR : 20% LAR : 30% SO	50%	-£17,194,946	-£17,660,489	-£17,709,605	-£18,204,067	-£18,385,596	-£18,522,804

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,400,689	-£6,140,273	-£6,188,704	-£6,663,900	-£6,845,429	-£6,982,637
50% SR : 20% LAR : 30% SO	5%	-£6,397,137	-£7,118,737	-£7,167,168	-£7,642,364	-£7,823,893	-£7,961,101
50% SR : 20% LAR : 30% SO	10%	-£7,405,503	-£8,098,653	-£8,147,084	-£8,622,280	-£8,803,809	-£8,941,017
50% SR : 20% LAR : 30% SO	15%	-£8,413,869	-£9,078,569	-£9,126,999	-£9,601,195	-£9,782,724	-£9,920,932
50% SR : 20% LAR : 30% SO	20%	-£9,422,234	-£10,058,484	-£10,106,915	-£10,580,210	-£10,761,739	-£10,900,947
50% SR : 20% LAR : 30% SO	25%	-£10,430,599	-£11,038,399	-£11,086,830	-£11,565,845	-£11,747,374	-£11,886,582
50% SR : 20% LAR : 30% SO	30%	-£11,438,964	-£12,018,314	-£12,066,745	-£12,545,960	-£12,727,489	-£12,866,697
50% SR : 20% LAR : 30% SO	35%	-£12,447,329	-£12,998,229	-£13,046,660	-£13,526,075	-£13,707,604	-£13,846,812
50% SR : 20% LAR : 30% SO	40%	-£13,455,694	-£13,978,144	-£14,026,570	-£14,506,190	-£14,687,719	-£14,827,927
50% SR : 20% LAR : 30% SO	45%	-£14,464,059	-£14,958,059	-£15,006,490	-£15,485,205	-£15,666,734	-£15,807,942
50% SR : 20% LAR : 30% SO	50%	-£15,472,424	-£15,937,974	-£15,986,385	-£16,464,220	-£16,645,749	-£16,786,957

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial £6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,827,854	-£5,567,438	-£5,615,869	-£6,091,065	-£6,272,594	-£6,409,802
50% SR : 20% LAR : 30% SO	5%	-£5,824,302	-£6,546,902	-£6,595,333	-£7,070,581	-£7,252,110	-£7,389,318
50% SR : 20% LAR : 30% SO	10%	-£6,832,668	-£7,526,368	-£7,574,799	-£8,050,795	-£8,232,324	-£8,369,532
50% SR : 20% LAR : 30% SO	15%	-£7,841,034	-£8,505,834	-£8,554,265	-£9,030,812	-£9,212,341	-£9,349,549
50% SR : 20% LAR : 30% SO	20%	-£8,849,399	-£9,485,299	-£9,533,730	-£10,010,727	-£10,192,256	-£10,329,464
50% SR : 20% LAR : 30% SO	25%	-£9,857,764	-£10,464,764	-£10,513,195	-£10,990,642	-£11,172,171	-£11,309,379
50% SR : 20% LAR : 30% SO	30%	-£10,866,129	-£11,444,229	-£11,492,660	-£11,970,557	-£12,152,086	-£12,289,294
50% SR : 20% LAR : 30% SO	35%	-£11,874,494	-£12,423,694	-£12,472,125	-£12,950,472	-£13,131,001	-£13,268,209
50% SR : 20% LAR : 30% SO	40%	-£12,882,859	-£13,403,159	-£13,451,590	-£13,930,387	-£14,111,916	-£14,249,124
50% SR : 20% LAR : 30% SO	45%	-£13,891,224	-£14,382,624	-£14,431,055	-£14,910,302	-£15,091,831	-£15,228,040
50% SR : 20% LAR : 30% SO	50%	-£14,899,589	-£15,362,089	-£15,410,516	-£15,890,217	-£16,071,750	-£16,208,958

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial £4,082,814

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,003,493	-£4,743,077	-£4,791,507	-£5,266,703	-£5,448,232	-£5,585,440
50% SR : 20% LAR : 30% SO	5%	-£4,999,941	-£5,721,541	-£5,770,657	-£6,241,819	-£6,423,348	-£6,560,556
50% SR : 20% LAR : 30% SO	10%	-£5,996,389	-£6,700,005	-£6,748,535	-£7,226,735	-£7,408,264	-£7,545,472
50% SR : 20% LAR : 30% SO	15%	-£6,992,837	-£7,678,469	-£7,726,995	-£8,206,450	-£8,387,979	-£8,525,187
50% SR : 20% LAR : 30% SO	20%	-£7,989,285	-£8,656,933	-£8,705,463	-£9,185,165	-£9,366,694	-£9,503,902
50% SR : 20% LAR : 30% SO	25%	-£8,985,733	-£9,635,397	-£9,683,927	-£10,163,880	-£10,345,409	-£10,482,617
50% SR : 20% LAR : 30% SO	30%	-£9,982,181	-£10,613,861	-£10,662,391	-£11,142,595	-£11,324,124	-£11,461,332
50% SR : 20% LAR : 30% SO	35%	-£10,978,629	-£11,592,325	-£11,640,921	-£12,121,310	-£12,302,839	-£12,440,047
50% SR : 20% LAR : 30% SO	40%	-£11,975,077	-£12,570,789	-£12,619,245	-£13,100,025	-£13,281,554	-£13,418,762
50% SR : 20% LAR : 30% SO	45%	-£12,971,525	-£13,549,253	-£13,597,773	-£14,078,740	-£14,259,269	-£14,396,477
50% SR : 20% LAR : 30% SO	50%	-£13,967,973	-£14,527,717	-£14,576,247	-£15,057,455	-£15,237,984	-£15,375,192

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 35% AW @ 25% MR
--

Value Area	Becontree and Valence Park (CIL Zone 3)
-------------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,624,323	-£6,374,372	-£6,423,488	-£6,899,451	-£7,080,980	-£7,218,188
50% SR : 20% LAR : 30% SO	5%	-£6,525,338	-£7,246,938	-£7,296,054	-£7,772,017	-£7,953,546	-£8,090,754
50% SR : 20% LAR : 30% SO	10%	-£7,426,355	-£8,119,505	-£8,168,620	-£8,644,582	-£8,826,113	-£8,963,321
50% SR : 20% LAR : 30% SO	15%	-£8,327,371	-£9,092,071	-£9,041,186	-£9,517,149	-£9,698,678	-£9,835,886
50% SR : 20% LAR : 30% SO	20%	-£9,228,387	-£9,964,637	-£9,913,752	-£10,389,715	-£10,571,244	-£10,708,453
50% SR : 20% LAR : 30% SO	25%	-£10,129,403	-£10,737,203	-£10,786,318	-£11,262,281	-£11,443,811	-£11,581,019
50% SR : 20% LAR : 30% SO	30%	-£11,030,419	-£11,609,769	-£11,658,885	-£12,134,848	-£12,316,377	-£12,453,585
50% SR : 20% LAR : 30% SO	35%	-£11,931,435	-£12,482,336	-£12,531,450	-£13,007,413	-£13,188,943	-£13,326,151
50% SR : 20% LAR : 30% SO	40%	-£12,832,451	-£13,354,901	-£13,404,017	-£13,879,980	-£14,061,509	-£14,198,717
50% SR : 20% LAR : 30% SO	45%	-£13,733,467	-£14,227,467	-£14,276,583	-£14,752,546	-£14,934,075	-£15,071,283
50% SR : 20% LAR : 30% SO	50%	-£14,634,483	-£15,100,034	-£15,149,149	-£15,625,112	-£15,806,642	-£15,943,850

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£9,971,816	-£10,721,865	-£10,770,981	-£11,246,944	-£11,428,473	-£11,565,681
50% SR : 20% LAR : 30% SO	5%	-£10,872,831	-£11,594,431	-£11,643,547	-£12,119,510	-£12,301,039	-£12,438,247
50% SR : 20% LAR : 30% SO	10%	-£11,773,848	-£12,466,998	-£12,516,112	-£12,992,075	-£13,173,604	-£13,310,813
50% SR : 20% LAR : 30% SO	15%	-£12,674,864	-£13,339,564	-£13,388,679	-£13,864,642	-£14,046,171	-£14,183,379
50% SR : 20% LAR : 30% SO	20%	-£13,575,880	-£14,212,130	-£14,261,245	-£14,737,208	-£14,918,737	-£15,055,946
50% SR : 20% LAR : 30% SO	25%	-£14,476,896	-£15,084,696	-£15,133,811	-£15,609,774	-£15,791,304	-£15,928,512
50% SR : 20% LAR : 30% SO	30%	-£15,377,911	-£15,957,262	-£16,006,377	-£16,482,340	-£16,663,870	-£16,801,078
50% SR : 20% LAR : 30% SO	35%	-£16,278,928	-£16,829,829	-£16,878,943	-£17,354,906	-£17,536,436	-£17,673,644
50% SR : 20% LAR : 30% SO	40%	-£17,179,944	-£17,702,394	-£17,751,510	-£18,227,473	-£18,409,002	-£18,546,210
50% SR : 20% LAR : 30% SO	45%	-£18,080,960	-£18,574,960	-£18,624,076	-£19,100,039	-£19,281,568	-£19,418,776
50% SR : 20% LAR : 30% SO	50%	-£18,981,976	-£19,447,527	-£19,496,642	-£19,972,604	-£20,154,135	-£20,291,343

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%	-£8,249,304	-£8,999,353	-£9,048,469	-£9,524,432	-£9,705,961	-£9,843,169
50% SR : 20% LAR : 30% SO	5%	-£9,150,319	-£9,871,919	-£9,921,035	-£10,396,998	-£10,578,527	-£10,715,735
50% SR : 20% LAR : 30% SO	10%	-£10,051,336	-£10,744,486	-£10,793,600	-£11,269,563	-£11,451,093	-£11,588,301
50% SR : 20% LAR : 30% SO	15%	-£10,952,352	-£11,617,051	-£11,666,167	-£12,142,130	-£12,323,659	-£12,460,867
50% SR : 20% LAR : 30% SO	20%	-£11,853,367	-£12,489,618	-£12,538,733	-£13,014,696	-£13,196,225	-£13,333,434
50% SR : 20% LAR : 30% SO	25%	-£12,754,384	-£13,362,184	-£13,411,299	-£13,887,262	-£14,068,792	-£14,206,000
50% SR : 20% LAR : 30% SO	30%	-£13,655,399	-£14,234,750	-£14,283,865	-£14,759,828	-£14,941,357	-£15,078,565
50% SR : 20% LAR : 30% SO	35%	-£14,556,416	-£15,107,317	-£15,156,431	-£15,632,394	-£15,813,924	-£15,951,132
50% SR : 20% LAR : 30% SO	40%	-£15,457,432	-£15,979,882	-£16,028,996	-£16,504,961	-£16,686,490	-£16,823,698
50% SR : 20% LAR : 30% SO	45%	-£16,358,448	-£16,852,448	-£16,901,564	-£17,377,527	-£17,559,056	-£17,696,264
50% SR : 20% LAR : 30% SO	50%	-£17,259,464	-£17,725,015	-£17,774,129	-£18,250,092	-£18,431,623	-£18,568,830

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%	-£7,676,469	-£8,426,518	-£8,475,634	-£8,951,597	-£9,133,126	-£9,270,334
50% SR : 20% LAR : 30% SO	5%	-£8,577,484	-£9,299,084	-£9,348,200	-£9,824,163	-£10,005,692	-£10,142,900
50% SR : 20% LAR : 30% SO	10%	-£9,478,501	-£10,171,651	-£10,220,765	-£10,696,728	-£10,878,258	-£11,015,466
50% SR : 20% LAR : 30% SO	15%	-£10,379,517	-£11,044,216	-£11,093,332	-£11,569,295	-£11,750,824	-£11,888,032
50% SR : 20% LAR : 30% SO	20%	-£11,280,532	-£11,916,783	-£11,965,898	-£12,441,861	-£12,623,390	-£12,760,598
50% SR : 20% LAR : 30% SO	25%	-£12,181,549	-£12,789,349	-£12,838,464	-£13,314,427	-£13,495,957	-£13,633,165
50% SR : 20% LAR : 30% SO	30%	-£13,082,564	-£13,661,915	-£13,711,030	-£14,186,993	-£14,368,522	-£14,505,730
50% SR : 20% LAR : 30% SO	35%	-£13,983,581	-£14,534,482	-£14,583,596	-£15,059,559	-£15,241,089	-£15,378,297
50% SR : 20% LAR : 30% SO	40%	-£14,884,597	-£15,407,047	-£15,456,163	-£15,932,126	-£16,113,655	-£16,250,863
50% SR : 20% LAR : 30% SO	45%	-£15,785,613	-£16,279,613	-£16,328,729	-£16,804,692	-£16,986,221	-£17,123,429
50% SR : 20% LAR : 30% SO	50%	-£16,686,629	-£17,152,180	-£17,201,294	-£17,677,257	-£17,858,788	-£17,995,996

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,852,107	-£7,602,157	-£7,651,272	-£8,127,235	-£8,308,764	-£8,445,972
50% SR : 20% LAR : 30% SO	5%	-£7,753,123	-£8,474,722	-£8,523,838	-£9,099,801	-£9,281,330	-£9,418,538
50% SR : 20% LAR : 30% SO	10%	-£8,654,139	-£9,347,289	-£9,396,404	-£9,872,367	-£10,053,897	-£10,191,105
50% SR : 20% LAR : 30% SO	15%	-£9,555,155	-£10,219,855	-£10,268,970	-£10,744,933	-£10,926,463	-£11,063,671
50% SR : 20% LAR : 30% SO	20%	-£10,456,171	-£11,092,422	-£11,141,536	-£11,617,499	-£11,799,028	-£11,936,237
50% SR : 20% LAR : 30% SO	25%	-£11,357,187	-£11,964,987	-£12,014,102	-£12,490,065	-£12,671,595	-£12,808,803
50% SR : 20% LAR : 30% SO	30%	-£12,258,203	-£12,837,553	-£12,886,668	-£13,362,632	-£13,544,161	-£13,681,369
50% SR : 20% LAR : 30% SO	35%	-£13,159,219	-£13,710,119	-£13,759,235	-£14,235,197	-£14,416,726	-£14,553,934
50% SR : 20% LAR : 30% SO	40%	-£14,060,235	-£14,582,686	-£14,631,801	-£15,107,764	-£15,289,293	-£15,426,501
50% SR : 20% LAR : 30% SO	45%	-£14,961,251	-£15,455,251	-£15,504,367	-£15,980,330	-£16,161,859	-£16,299,067
50% SR : 20% LAR : 30% SO	50%	-£15,862,267	-£16,327,818	-£16,376,933	-£16,852,896	-£17,034,426	-£17,171,634

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 35% AW @ 50% MR

Value Area	Barking Town Centre Flats (CIL Zone 1)
------------	--

No Units	200
Site Area	0.3 Hls

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,890,463	£2,046,100	£1,999,012	£1,542,697	£1,368,661	£1,237,116
50% SR : 20% LAR : 30% SO	5%	£2,649,623	£888,800	£841,713	£381,973	£205,474	£72,069
50% SR : 20% LAR : 30% SO	10%	£1,408,784	£-284,682	£-333,112	£-802,433	£-981,430	£-1,116,723
50% SR : 20% LAR : 30% SO	15%	£162,379	£-1,474,494	£-1,522,923	£-1,992,245	£-2,171,241	£-2,306,535
50% SR : 20% LAR : 30% SO	20%	£-1,111,056	£-2,664,305	£-2,712,735	£-3,182,057	£-3,361,053	£-3,497,130
50% SR : 20% LAR : 30% SO	25%	£-2,386,788	£-3,863,006	£-3,912,121	£-4,388,083	£-4,569,614	£-4,706,822
50% SR : 20% LAR : 30% SO	30%	£-3,671,741	£-5,072,698	£-5,121,813	£-5,597,776	£-5,779,305	£-5,916,513
50% SR : 20% LAR : 30% SO	35%	£-4,988,568	£-6,282,390	£-6,331,505	£-6,807,468	£-6,988,997	£-7,126,205
50% SR : 20% LAR : 30% SO	40%	£-6,265,397	£-7,492,081	£-7,541,197	£-8,017,160	£-8,198,689	£-8,335,897
50% SR : 20% LAR : 30% SO	45%	£-7,562,225	£-8,701,774	£-8,750,889	£-9,226,852	£-9,408,382	£-9,545,590
50% SR : 20% LAR : 30% SO	50%	£-8,859,053	£-9,911,466	£-9,960,581	£-10,436,544	£-10,618,074	£-10,755,282

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, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£-457,030	£-2,301,393	£-2,348,481	£-2,804,796	£-2,978,832	£-3,110,977
50% SR : 20% LAR : 30% SO	5%	£-1,697,870	£-3,458,693	£-3,505,780	£-3,965,519	£-4,142,019	£-4,275,424
50% SR : 20% LAR : 30% SO	10%	£-2,938,709	£-4,632,174	£-4,680,605	£-5,149,926	£-5,328,923	£-5,464,216
50% SR : 20% LAR : 30% SO	15%	£-4,185,114	£-5,821,986	£-5,870,416	£-6,339,738	£-6,518,734	£-6,654,028
50% SR : 20% LAR : 30% SO	20%	£-5,458,548	£-7,011,798	£-7,060,228	£-7,529,550	£-7,708,546	£-7,844,823
50% SR : 20% LAR : 30% SO	25%	£-6,734,281	£-8,210,499	£-8,259,613	£-8,735,576	£-8,917,107	£-9,054,314
50% SR : 20% LAR : 30% SO	30%	£-8,019,233	£-9,420,191	£-9,469,306	£-9,945,269	£-10,126,798	£-10,264,006
50% SR : 20% LAR : 30% SO	35%	£-9,316,061	£-10,629,892	£-10,678,998	£-11,154,981	£-11,336,490	£-11,473,698
50% SR : 20% LAR : 30% SO	40%	£-10,612,890	£-11,839,574	£-11,888,690	£-12,364,663	£-12,546,182	£-12,683,390
50% SR : 20% LAR : 30% SO	45%	£-11,909,718	£-13,049,267	£-13,098,382	£-13,574,345	£-13,755,875	£-13,893,083
50% SR : 20% LAR : 30% SO	50%	£-13,206,546	£-14,258,959	£-14,308,073	£-14,784,036	£-14,965,567	£-15,102,775

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,265,482	£-578,881	£-625,969	£-1,082,284	£-1,256,320	£-1,377,865
50% SR : 20% LAR : 30% SO	5%	£24,643	£-1,736,181	£-1,783,268	£-2,243,007	£-2,419,507	£-2,552,912
50% SR : 20% LAR : 30% SO	10%	£-1,216,197	£-2,909,662	£-2,958,093	£-3,427,414	£-3,606,411	£-3,741,704
50% SR : 20% LAR : 30% SO	15%	£-2,462,802	£-4,099,474	£-4,147,904	£-4,617,226	£-4,796,222	£-4,931,516
50% SR : 20% LAR : 30% SO	20%	£-3,736,036	£-5,289,286	£-5,337,716	£-5,807,038	£-5,986,034	£-6,122,111
50% SR : 20% LAR : 30% SO	25%	£-5,011,769	£-6,487,987	£-6,537,101	£-7,013,064	£-7,194,594	£-7,331,802
50% SR : 20% LAR : 30% SO	30%	£-6,296,721	£-7,697,678	£-7,746,794	£-8,222,757	£-8,404,286	£-8,541,494
50% SR : 20% LAR : 30% SO	35%	£-7,593,549	£-8,907,370	£-8,956,486	£-9,432,449	£-9,613,978	£-9,751,186
50% SR : 20% LAR : 30% SO	40%	£-8,890,377	£-10,117,062	£-10,166,178	£-10,642,141	£-10,823,670	£-10,960,878
50% SR : 20% LAR : 30% SO	45%	£-10,187,206	£-11,326,755	£-11,375,870	£-11,851,833	£-12,033,363	£-12,170,571
50% SR : 20% LAR : 30% SO	50%	£-11,484,034	£-12,536,447	£-12,585,561	£-13,061,524	£-13,243,054	£-13,380,262

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary Industrial

£6,840,486

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,838,317	£-6,046	£-63,134	£-509,449	£-683,485	£-815,030
50% SR : 20% LAR : 30% SO	5%	£597,478	£-1,163,346	£-1,210,433	£-1,670,172	£-1,846,672	£-1,980,077
50% SR : 20% LAR : 30% SO	10%	£-643,362	£-2,336,827	£-2,385,258	£-2,854,579	£-3,033,576	£-3,168,869
50% SR : 20% LAR : 30% SO	15%	£-1,889,767	£-3,526,639	£-3,575,069	£-4,044,391	£-4,223,387	£-4,358,681
50% SR : 20% LAR : 30% SO	20%	£-3,183,201	£-4,716,451	£-4,764,881	£-5,234,203	£-5,413,199	£-5,549,276
50% SR : 20% LAR : 30% SO	25%	£-4,438,934	£-5,915,152	£-5,964,266	£-6,440,229	£-6,621,759	£-6,758,967
50% SR : 20% LAR : 30% SO	30%	£-5,723,886	£-7,124,843	£-7,173,959	£-7,649,922	£-7,831,451	£-7,968,659
50% SR : 20% LAR : 30% SO	35%	£-7,020,714	£-8,334,535	£-8,383,651	£-8,859,614	£-9,041,143	£-9,178,351
50% SR : 20% LAR : 30% SO	40%	£-8,317,542	£-9,544,227	£-9,593,343	£-10,069,306	£-10,250,835	£-10,388,043
50% SR : 20% LAR : 30% SO	45%	£-9,614,371	£-10,753,920	£-10,803,035	£-11,278,998	£-11,460,528	£-11,597,736
50% SR : 20% LAR : 30% SO	50%	£-10,911,199	£-11,963,612	£-12,012,726	£-12,488,689	£-12,670,219	£-12,807,427

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial

£4,092,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£2,662,679	£816,316	£771,228	£314,912	£140,876	£9,332
50% SR : 20% LAR : 30% SO	5%	£1,421,839	£-338,984	£-386,072	£-845,811	£-1,022,310	£-1,156,715
50% SR : 20% LAR : 30% SO	10%	£181,000	£-1,512,466	£-1,560,896	£-2,030,217	£-2,209,214	£-2,344,507
50% SR : 20% LAR : 30% SO	15%	£-1,065,405	£-2,702,278	£-2,750,707	£-3,220,029	£-3,399,025	£-3,534,319
50% SR : 20% LAR : 30% SO	20%	£-2,338,840	£-3,892,090	£-3,940,519	£-4,409,841	£-4,588,837	£-4,724,914
50% SR : 20% LAR : 30% SO	25%	£-3,614,572	£-5,081,902	£-5,130,331	£-5,619,905	£-5,798,901	£-5,935,006
50% SR : 20% LAR : 30% SO	30%	£-4,899,525	£-6,271,714	£-6,320,143	£-6,809,967	£-7,000,099	£-7,144,298
50% SR : 20% LAR : 30% SO	35%	£-6,184,478	£-7,461,526	£-7,510,955	£-8,000,029	£-8,190,161	£-8,334,360
50% SR : 20% LAR : 30% SO	40%	£-7,469,431	£-8,651,338	£-8,700,767	£-9,190,131	£-9,380,263	£-9,524,462
50% SR : 20% LAR : 30% SO	45%	£-8,754,384	£-9,841,150	£-9,890,579	£-10,380,233	£-10,570,365	£-10,714,564
50% SR : 20% LAR : 30% SO	50%	£-10,039,337	£-11,030,962	£-11,080,391	£-11,570,335	£-11,760,467	£-11,904,666

LB Barking and Dagenham
Local Plan Viability Testing 2019

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 35% AW @ 50% WR	
---	--

Value Area	Barking Riverside Flats (CIL Zone 2)
------------	--------------------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£3,655,071	-£4,698,552	-£4,747,667	-£5,223,630	-£5,405,160	-£5,542,367
50% SR : 20% LAR : 30% SO	5%	-£4,632,657	-£5,633,016	-£5,682,132	-£6,158,095	-£6,339,624	-£6,476,832
50% SR : 20% LAR : 30% SO	10%	-£5,610,244	-£6,567,482	-£6,616,597	-£7,092,560	-£7,274,089	-£7,411,298
50% SR : 20% LAR : 30% SO	15%	-£6,587,830	-£7,501,947	-£7,551,061	-£8,027,024	-£8,208,554	-£8,345,762
50% SR : 20% LAR : 30% SO	20%	-£7,565,416	-£8,436,411	-£8,485,526	-£8,961,489	-£9,143,019	-£9,280,227
50% SR : 20% LAR : 30% SO	25%	-£8,543,002	-£9,370,876	-£9,419,991	-£9,895,954	-£10,077,484	-£10,214,691
50% SR : 20% LAR : 30% SO	30%	-£9,520,589	-£10,305,340	-£10,354,456	-£10,830,419	-£11,011,948	-£11,149,156
50% SR : 20% LAR : 30% SO	35%	-£10,498,175	-£11,239,805	-£11,288,921	-£11,764,884	-£11,946,413	-£12,083,621
50% SR : 20% LAR : 30% SO	40%	-£11,475,761	-£12,174,271	-£12,223,385	-£12,699,348	-£12,880,877	-£13,018,086
50% SR : 20% LAR : 30% SO	45%	-£12,453,348	-£13,108,735	-£13,157,850	-£13,633,813	-£13,815,343	-£13,952,551
50% SR : 20% LAR : 30% SO	50%	-£13,430,934	-£14,043,200	-£14,092,314	-£14,568,277	-£14,749,808	-£14,887,015

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£8,002,564	-£9,046,045	-£9,095,160	-£9,571,123	-£9,752,652	-£9,889,860
50% SR : 20% LAR : 30% SO	5%	-£8,980,150	-£9,980,509	-£10,029,625	-£10,505,588	-£10,687,117	-£10,824,325
50% SR : 20% LAR : 30% SO	10%	-£9,957,737	-£10,914,975	-£10,964,090	-£11,440,052	-£11,621,582	-£11,758,791
50% SR : 20% LAR : 30% SO	15%	-£10,935,323	-£11,849,439	-£11,898,554	-£12,374,517	-£12,556,047	-£12,693,255
50% SR : 20% LAR : 30% SO	20%	-£11,912,909	-£12,783,904	-£12,833,019	-£13,308,982	-£13,490,512	-£13,627,720
50% SR : 20% LAR : 30% SO	25%	-£12,890,495	-£13,718,369	-£13,767,484	-£14,243,447	-£14,424,976	-£14,562,184
50% SR : 20% LAR : 30% SO	30%	-£13,868,082	-£14,652,833	-£14,701,949	-£15,177,912	-£15,359,441	-£15,496,649
50% SR : 20% LAR : 30% SO	35%	-£14,845,668	-£15,587,298	-£15,636,414	-£16,112,376	-£16,293,906	-£16,431,114
50% SR : 20% LAR : 30% SO	40%	-£15,823,254	-£16,521,763	-£16,570,878	-£17,046,841	-£17,228,370	-£17,365,579
50% SR : 20% LAR : 30% SO	45%	-£16,800,841	-£17,456,228	-£17,505,343	-£17,981,306	-£18,162,836	-£18,300,044
50% SR : 20% LAR : 30% SO	50%	-£17,778,427	-£18,390,693	-£18,439,807	-£18,915,770	-£19,097,300	-£19,234,508

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,280,052	-£7,323,533	-£7,372,648	-£7,848,611	-£8,030,140	-£8,167,348
50% SR : 20% LAR : 30% SO	5%	-£7,257,638	-£8,257,997	-£8,307,113	-£8,783,076	-£8,964,605	-£9,101,813
50% SR : 20% LAR : 30% SO	10%	-£8,235,224	-£9,192,463	-£9,241,577	-£9,717,540	-£9,899,070	-£10,036,278
50% SR : 20% LAR : 30% SO	15%	-£9,212,811	-£10,126,927	-£10,176,042	-£10,652,005	-£10,833,535	-£10,970,743
50% SR : 20% LAR : 30% SO	20%	-£10,190,397	-£11,061,392	-£11,110,507	-£11,586,470	-£11,768,000	-£11,905,208
50% SR : 20% LAR : 30% SO	25%	-£11,167,983	-£11,995,857	-£12,044,972	-£12,520,935	-£12,702,464	-£12,839,672
50% SR : 20% LAR : 30% SO	30%	-£12,145,570	-£12,930,321	-£12,979,437	-£13,455,400	-£13,636,929	-£13,774,137
50% SR : 20% LAR : 30% SO	35%	-£13,123,156	-£13,864,786	-£13,913,901	-£14,389,864	-£14,571,394	-£14,708,601
50% SR : 20% LAR : 30% SO	40%	-£14,100,742	-£14,799,251	-£14,848,366	-£15,324,329	-£15,505,858	-£15,643,067
50% SR : 20% LAR : 30% SO	45%	-£15,078,328	-£15,733,716	-£15,782,831	-£16,258,794	-£16,440,324	-£16,577,532
50% SR : 20% LAR : 30% SO	50%	-£16,055,915	-£16,668,181	-£16,717,295	-£17,193,258	-£17,374,788	-£17,511,996

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,707,217	-£6,750,698	-£6,799,813	-£7,275,776	-£7,457,305	-£7,594,513
50% SR : 20% LAR : 30% SO	5%	-£6,684,803	-£7,685,162	-£7,734,278	-£8,210,241	-£8,391,770	-£8,528,978
50% SR : 20% LAR : 30% SO	10%	-£7,662,389	-£8,619,628	-£8,668,744	-£9,144,705	-£9,326,235	-£9,463,443
50% SR : 20% LAR : 30% SO	15%	-£8,639,975	-£9,554,092	-£9,603,207	-£10,079,170	-£10,260,700	-£10,397,908
50% SR : 20% LAR : 30% SO	20%	-£9,617,562	-£10,488,557	-£10,537,672	-£11,013,635	-£11,195,165	-£11,332,373
50% SR : 20% LAR : 30% SO	25%	-£10,595,148	-£11,423,022	-£11,472,137	-£11,948,100	-£12,129,629	-£12,266,837
50% SR : 20% LAR : 30% SO	30%	-£11,572,735	-£12,357,486	-£12,406,602	-£12,882,565	-£13,064,094	-£13,201,302
50% SR : 20% LAR : 30% SO	35%	-£12,550,321	-£13,291,951	-£13,341,066	-£13,917,029	-£14,098,559	-£14,235,766
50% SR : 20% LAR : 30% SO	40%	-£13,527,907	-£14,226,416	-£14,275,531	-£14,851,494	-£15,033,023	-£15,170,232
50% SR : 20% LAR : 30% SO	45%	-£14,505,493	-£15,160,881	-£15,209,996	-£15,885,959	-£16,067,489	-£16,204,597
50% SR : 20% LAR : 30% SO	50%	-£15,483,080	-£16,095,346	-£16,144,460	-£16,820,423	-£17,001,953	-£17,139,161

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%	-£4,882,855	-£5,926,336	-£5,975,452	-£6,451,415	-£6,632,944	-£6,770,152
50% SR : 20% LAR : 30% SO	5%	-£5,860,442	-£6,860,801	-£6,909,916	-£7,385,879	-£7,567,408	-£7,704,616
50% SR : 20% LAR : 30% SO	10%	-£6,838,028	-£7,795,266	-£7,844,381	-£8,320,344	-£8,501,873	-£8,639,082
50% SR : 20% LAR : 30% SO	15%	-£7,815,614	-£8,729,731	-£8,778,845	-£9,254,808	-£9,436,339	-£9,573,546
50% SR : 20% LAR : 30% SO	20%	-£8,793,200	-£9,664,195	-£9,713,310	-£10,189,273	-£10,370,803	-£10,508,011
50% SR : 20% LAR : 30% SO	25%	-£9,770,787	-£10,598,660	-£10,647,776	-£11,123,739	-£11,305,268	-£11,442,476
50% SR : 20% LAR : 30% SO	30%	-£10,748,373	-£11,533,125	-£11,582,240	-£12,058,203	-£12,239,732	-£12,376,940
50% SR : 20% LAR : 30% SO	35%	-£11,725,959	-£12,467,590	-£12,516,705	-£13,002,668	-£13,184,197	-£13,321,405
50% SR : 20% LAR : 30% SO	40%	-£12,703,546	-£13,402,055	-£13,451,169	-£13,927,132	-£14,108,666	-£14,245,874
50% SR : 20% LAR : 30% SO	45%	-£13,681,132	-£14,336,519	-£14,385,634	-£14,861,597	-£15,043,127	-£15,180,335
50% SR : 20% LAR : 30% SO	50%	-£14,658,718	-£15,270,984	-£15,320,099	-£15,796,062	-£15,977,592	-£16,114,800

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 35% AW @ 50% MR
--

Value Area	Chadwell Heath (CIL Zone 3)
-------------------	------------------------------------

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,151,226	£429,520	£381,766	£82,154	£261,150	£396,444
50% SR : 20% LAR : 30% SO	5%	£20,198	£691,047	£739,477	£1,208,798	£1,387,796	£1,523,088
50% SR : 20% LAR : 30% SO	10%	£1,134,214	£1,817,693	£1,866,122	£2,335,444	£2,514,441	£2,949,734
50% SR : 20% LAR : 30% SO	15%	£2,288,913	£2,944,338	£2,992,768	£3,462,729	£3,644,258	£3,781,466
50% SR : 20% LAR : 30% SO	20%	£3,446,832	£4,083,983	£4,132,198	£4,608,161	£4,789,691	£4,926,899
50% SR : 20% LAR : 30% SO	25%	£4,620,715	£5,228,515	£5,277,831	£5,753,594	£5,935,123	£6,072,331
50% SR : 20% LAR : 30% SO	30%	£5,794,597	£6,373,948	£6,423,063	£6,899,026	£7,080,556	£7,217,763
50% SR : 20% LAR : 30% SO	35%	£6,968,480	£7,519,381	£7,568,495	£8,044,458	£8,225,988	£8,363,196
50% SR : 20% LAR : 30% SO	40%	£8,142,362	£8,664,813	£8,713,928	£9,189,891	£9,371,420	£9,508,628
50% SR : 20% LAR : 30% SO	45%	£9,316,245	£9,810,245	£9,859,361	£10,335,324	£10,516,853	£10,654,061
50% SR : 20% LAR : 30% SO	50%	£10,490,128	£10,955,678	£11,004,793	£11,480,756	£11,662,286	£11,799,494

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£3,196,267	£3,917,973	£3,965,727	£4,429,647	£4,608,643	£4,743,937
50% SR : 20% LAR : 30% SO	5%	£4,327,295	£5,038,540	£5,086,970	£5,556,291	£5,735,289	£5,870,581
50% SR : 20% LAR : 30% SO	10%	£5,481,707	£6,165,186	£6,213,615	£6,682,937	£6,861,933	£6,997,227
50% SR : 20% LAR : 30% SO	15%	£6,636,406	£7,291,830	£7,340,261	£7,810,222	£7,991,751	£8,128,959
50% SR : 20% LAR : 30% SO	20%	£7,794,325	£8,430,576	£8,479,691	£8,955,854	£9,137,184	£9,274,392
50% SR : 20% LAR : 30% SO	25%	£8,968,208	£9,576,008	£9,625,123	£10,101,088	£10,282,616	£10,419,823
50% SR : 20% LAR : 30% SO	30%	£10,142,090	£10,721,441	£10,770,556	£11,246,519	£11,428,048	£11,565,256
50% SR : 20% LAR : 30% SO	35%	£11,316,973	£11,866,874	£11,915,988	£12,391,951	£12,573,481	£12,710,689
50% SR : 20% LAR : 30% SO	40%	£12,488,855	£13,012,305	£13,061,421	£13,537,384	£13,718,913	£13,856,121
50% SR : 20% LAR : 30% SO	45%	£13,663,738	£14,157,738	£14,206,854	£14,682,817	£14,864,346	£15,001,554
50% SR : 20% LAR : 30% SO	50%	£14,837,620	£15,303,171	£15,352,286	£15,828,249	£16,009,779	£16,146,987

Residual Land values compared to benchmark land values

Benchmark land value 2- Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£1,473,755	£2,195,461	£2,243,215	£2,707,134	£2,886,131	£3,021,425
50% SR : 20% LAR : 30% SO	5%	£2,604,783	£3,316,028	£3,364,458	£3,833,779	£4,012,777	£4,148,069
50% SR : 20% LAR : 30% SO	10%	£3,759,195	£4,442,674	£4,491,103	£4,960,425	£5,139,421	£5,274,715
50% SR : 20% LAR : 30% SO	15%	£4,913,894	£5,569,318	£5,617,749	£6,087,710	£6,269,239	£6,406,447
50% SR : 20% LAR : 30% SO	20%	£6,071,813	£6,708,064	£6,757,179	£7,233,141	£7,414,672	£7,551,880
50% SR : 20% LAR : 30% SO	25%	£7,245,696	£7,853,496	£7,902,611	£8,378,574	£8,560,103	£8,697,311
50% SR : 20% LAR : 30% SO	30%	£8,419,578	£9,008,929	£9,048,044	£9,524,007	£9,705,536	£9,842,744
50% SR : 20% LAR : 30% SO	35%	£9,593,461	£10,144,361	£10,183,476	£10,669,439	£10,850,969	£10,988,177
50% SR : 20% LAR : 30% SO	40%	£10,767,343	£11,289,793	£11,338,909	£11,814,872	£11,996,401	£12,133,609
50% SR : 20% LAR : 30% SO	45%	£11,941,226	£12,435,226	£12,484,342	£12,960,305	£13,141,834	£13,279,042
50% SR : 20% LAR : 30% SO	50%	£13,115,108	£13,580,659	£13,629,774	£14,105,737	£14,287,267	£14,424,475

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,640,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£900,920	£1,622,626	£1,670,380	£2,134,299	£2,313,296	£2,448,590
50% SR : 20% LAR : 30% SO	5%	£2,031,948	£2,743,193	£2,791,623	£3,260,944	£3,439,942	£3,575,234
50% SR : 20% LAR : 30% SO	10%	£3,186,360	£3,869,839	£3,918,268	£4,387,590	£4,566,588	£4,701,880
50% SR : 20% LAR : 30% SO	15%	£4,341,059	£4,996,483	£5,044,914	£5,514,875	£5,696,404	£5,833,612
50% SR : 20% LAR : 30% SO	20%	£5,498,978	£6,135,229	£6,184,344	£6,680,306	£6,841,837	£6,979,045
50% SR : 20% LAR : 30% SO	25%	£6,672,861	£7,280,661	£7,329,776	£7,805,739	£7,987,268	£8,124,476
50% SR : 20% LAR : 30% SO	30%	£7,846,743	£8,426,094	£8,475,209	£8,951,172	£9,132,701	£9,269,909
50% SR : 20% LAR : 30% SO	35%	£9,020,626	£9,571,526	£9,620,641	£10,096,804	£10,278,334	£10,415,342
50% SR : 20% LAR : 30% SO	40%	£10,194,508	£10,716,958	£10,766,074	£11,242,037	£11,423,566	£11,560,774
50% SR : 20% LAR : 30% SO	45%	£11,368,391	£11,862,391	£11,911,507	£12,387,470	£12,568,999	£12,706,207
50% SR : 20% LAR : 30% SO	50%	£12,542,273	£13,007,824	£13,056,939	£13,532,902	£13,714,432	£13,851,640

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, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	£76,558	£798,264	£846,018	£1,309,938	£1,488,934	£1,624,228
50% SR : 20% LAR : 30% SO	5%	£1,207,587	£1,918,831	£1,967,262	£2,436,583	£2,615,580	£2,750,873
50% SR : 20% LAR : 30% SO	10%	£2,361,998	£3,045,477	£3,093,906	£3,563,228	£3,742,225	£3,877,518
50% SR : 20% LAR : 30% SO	15%	£3,516,697	£4,172,122	£4,220,552	£4,690,513	£4,872,042	£5,009,250
50% SR : 20% LAR : 30% SO	20%	£4,674,616	£5,301,867	£5,350,296	£5,835,945	£6,017,474	£6,154,683
50% SR : 20% LAR : 30% SO	25%	£5,848,499	£6,436,299	£6,484,728	£6,981,378	£7,162,907	£7,300,115
50% SR : 20% LAR : 30% SO	30%	£7,022,382	£7,571,732	£7,620,161	£8,126,811	£8,308,340	£8,445,548
50% SR : 20% LAR : 30% SO	35%	£8,196,264	£8,707,164	£8,755,593	£9,272,242	£9,453,771	£9,590,981
50% SR : 20% LAR : 30% SO	40%	£9,370,147	£9,842,597	£9,891,026	£10,417,675	£10,599,204	£10,736,412
50% SR : 20% LAR : 30% SO	45%	£10,544,029	£10,978,030	£11,026,459	£11,562,104	£11,743,633	£11,880,841
50% SR : 20% LAR : 30% SO	50%	£11,717,912	£12,113,462	£12,161,891	£12,706,540	£12,888,070	£13,024,278

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 35% AW @ 50% MR

Value Area	Degenham and Beam Parklands Flats (CIL Zone 3)
------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£2,848,662	-£3,588,246	-£3,636,942	-£4,112,904	-£4,294,434	-£4,431,642
50% SR : 20% LAR : 30% SO	5%	-£3,846,142	-£4,567,741	-£4,616,857	-£5,092,820	-£5,274,349	-£5,411,557
50% SR : 20% LAR : 30% SO	10%	-£4,854,507	-£5,547,657	-£5,596,773	-£6,072,736	-£6,254,265	-£6,391,473
50% SR : 20% LAR : 30% SO	15%	-£5,862,873	-£6,527,573	-£6,576,688	-£7,052,651	-£7,234,180	-£7,371,388
50% SR : 20% LAR : 30% SO	20%	-£6,871,239	-£7,507,488	-£7,556,604	-£8,032,567	-£8,214,096	-£8,351,304
50% SR : 20% LAR : 30% SO	25%	-£7,879,604	-£8,487,404	-£8,536,520	-£9,012,422	-£9,194,012	-£9,331,220
50% SR : 20% LAR : 30% SO	30%	-£8,887,970	-£9,467,320	-£9,516,435	-£9,992,398	-£10,173,927	-£10,311,135
50% SR : 20% LAR : 30% SO	35%	-£9,896,335	-£10,447,235	-£10,496,351	-£10,972,314	-£11,153,843	-£11,291,051
50% SR : 20% LAR : 30% SO	40%	-£10,904,701	-£11,427,151	-£11,476,266	-£11,952,229	-£12,133,758	-£12,270,966
50% SR : 20% LAR : 30% SO	45%	-£11,913,066	-£12,407,066	-£12,456,182	-£12,932,145	-£13,113,674	-£13,250,882
50% SR : 20% LAR : 30% SO	50%	-£12,921,432	-£13,386,982	-£13,436,098	-£13,912,060	-£14,093,590	-£14,230,798

Residual Land values compared to benchmark land values

Benchmark land value 1 - Higher value secondary offices

£14,491,843

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£7,196,155	-£7,935,739	-£7,984,434	-£8,460,397	-£8,641,927	-£8,779,134
50% SR : 20% LAR : 30% SO	5%	-£8,193,635	-£8,915,234	-£8,964,350	-£9,440,313	-£9,621,842	-£9,759,050
50% SR : 20% LAR : 30% SO	10%	-£9,202,000	-£9,895,150	-£9,944,266	-£10,420,229	-£10,601,758	-£10,738,966
50% SR : 20% LAR : 30% SO	15%	-£10,210,366	-£10,875,066	-£10,924,181	-£11,400,144	-£11,581,673	-£11,718,881
50% SR : 20% LAR : 30% SO	20%	-£11,218,731	-£11,854,981	-£11,904,097	-£12,380,060	-£12,561,589	-£12,698,797
50% SR : 20% LAR : 30% SO	25%	-£12,227,097	-£12,834,897	-£12,884,012	-£13,359,975	-£13,541,505	-£13,678,712
50% SR : 20% LAR : 30% SO	30%	-£13,235,463	-£13,814,812	-£13,863,928	-£14,339,891	-£14,521,420	-£14,658,628
50% SR : 20% LAR : 30% SO	35%	-£14,243,828	-£14,794,728	-£14,843,844	-£15,319,807	-£15,501,336	-£15,638,544
50% SR : 20% LAR : 30% SO	40%	-£15,252,194	-£15,774,644	-£15,823,759	-£16,299,722	-£16,481,251	-£16,618,459
50% SR : 20% LAR : 30% SO	45%	-£16,260,559	-£16,754,559	-£16,803,675	-£17,279,638	-£17,461,167	-£17,598,375
50% SR : 20% LAR : 30% SO	50%	-£17,268,925	-£17,734,475	-£17,783,590	-£18,259,553	-£18,441,083	-£18,578,290

Residual Land values compared to benchmark land values

Benchmark land value 2 - Lower value secondary offices

£8,749,936

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,475,643	-£6,213,227	-£6,261,922	-£6,737,885	-£6,919,414	-£7,056,622
50% SR : 20% LAR : 30% SO	5%	-£6,471,122	-£7,192,722	-£7,241,838	-£7,717,801	-£7,899,330	-£8,036,538
50% SR : 20% LAR : 30% SO	10%	-£7,479,488	-£8,172,638	-£8,221,754	-£8,697,716	-£8,879,245	-£9,016,453
50% SR : 20% LAR : 30% SO	15%	-£8,487,854	-£9,152,554	-£9,201,669	-£9,677,632	-£9,859,161	-£9,996,369
50% SR : 20% LAR : 30% SO	20%	-£9,496,219	-£10,132,469	-£10,181,585	-£10,657,548	-£10,839,077	-£10,976,285
50% SR : 20% LAR : 30% SO	25%	-£10,504,585	-£11,112,385	-£11,161,500	-£11,637,463	-£11,818,992	-£11,956,200
50% SR : 20% LAR : 30% SO	30%	-£11,512,951	-£12,092,300	-£12,141,416	-£12,617,379	-£12,798,908	-£12,936,116
50% SR : 20% LAR : 30% SO	35%	-£12,521,316	-£13,072,216	-£13,121,332	-£13,597,294	-£13,778,824	-£13,916,032
50% SR : 20% LAR : 30% SO	40%	-£13,529,681	-£14,052,132	-£14,101,247	-£14,577,210	-£14,758,739	-£14,895,947
50% SR : 20% LAR : 30% SO	45%	-£14,538,047	-£15,032,047	-£15,081,163	-£15,557,126	-£15,738,655	-£15,875,863
50% SR : 20% LAR : 30% SO	50%	-£15,546,413	-£16,011,963	-£16,061,078	-£16,537,041	-£16,718,570	-£16,855,778

Residual Land values compared to benchmark land values

Benchmark land value 3 - Higher value secondary industrial

£6,840,496

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,900,808	-£5,640,392	-£5,689,087	-£6,165,050	-£6,346,579	-£6,483,787
50% SR : 20% LAR : 30% SO	5%	-£5,898,287	-£6,619,887	-£6,669,003	-£7,141,966	-£7,323,495	-£7,460,703
50% SR : 20% LAR : 30% SO	10%	-£6,896,653	-£7,599,803	-£7,648,919	-£8,128,881	-£8,310,410	-£8,447,618
50% SR : 20% LAR : 30% SO	15%	-£7,895,019	-£8,579,719	-£8,628,834	-£9,109,797	-£9,291,326	-£9,428,534
50% SR : 20% LAR : 30% SO	20%	-£8,893,384	-£9,559,634	-£9,608,750	-£10,084,713	-£10,266,242	-£10,403,450
50% SR : 20% LAR : 30% SO	25%	-£9,891,750	-£10,539,550	-£10,588,665	-£11,064,628	-£11,246,157	-£11,383,365
50% SR : 20% LAR : 30% SO	30%	-£10,890,116	-£11,519,466	-£11,568,581	-£12,044,544	-£12,226,073	-£12,363,281
50% SR : 20% LAR : 30% SO	35%	-£11,888,481	-£12,499,381	-£12,548,497	-£13,024,459	-£13,205,988	-£13,343,196
50% SR : 20% LAR : 30% SO	40%	-£12,886,847	-£13,479,297	-£13,528,412	-£14,004,375	-£14,185,904	-£14,323,112
50% SR : 20% LAR : 30% SO	45%	-£13,885,212	-£14,459,212	-£14,508,328	-£14,984,291	-£15,165,820	-£15,303,028
50% SR : 20% LAR : 30% SO	50%	-£14,883,578	-£15,439,128	-£15,488,243	-£15,964,206	-£16,145,735	-£16,282,943

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary industrial

£4,082,614

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£4,076,446	-£4,816,031	-£4,864,726	-£5,340,689	-£5,522,218	-£5,659,426
50% SR : 20% LAR : 30% SO	5%	-£5,073,926	-£5,795,526	-£5,844,641	-£6,320,604	-£6,502,133	-£6,639,341
50% SR : 20% LAR : 30% SO	10%	-£6,072,291	-£6,775,441	-£6,824,557	-£7,300,520	-£7,482,049	-£7,619,257
50% SR : 20% LAR : 30% SO	15%	-£7,070,657	-£7,755,357	-£7,804,473	-£8,280,435	-£8,461,964	-£8,599,172
50% SR : 20% LAR : 30% SO	20%	-£8,069,023	-£8,735,273	-£8,784,388	-£9,260,351	-£9,441,880	-£9,579,088
50% SR : 20% LAR : 30% SO	25%	-£9,067,388	-£9,715,188	-£9,764,304	-£10,240,267	-£10,421,796	-£10,559,004
50% SR : 20% LAR : 30% SO	30%	-£10,065,754	-£10,695,104	-£10,744,219	-£11,220,182	-£11,401,711	-£11,538,919
50% SR : 20% LAR : 30% SO	35%	-£11,064,119	-£11,675,019	-£11,724,134	-£12,200,098	-£12,381,627	-£12,518,835
50% SR : 20% LAR : 30% SO	40%	-£12,062,485	-£12,654,935	-£12,704,051	-£13,180,015	-£13,361,544	-£13,498,752
50% SR : 20% LAR : 30% SO	45%	-£13,060,850	-£13,634,850	-£13,683,966	-£14,159,932	-£14,341,461	-£14,478,669
50% SR : 20% LAR : 30% SO	50%	-£14,059,216	-£14,614,766	-£14,663,882	-£15,139,848	-£15,321,377	-£15,458,585

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

MU3 - 200 Flats 470 sq m emp office use (B1(a)) 35% AW @ 50% MR
--

Value Area	Becontree and Valence Park (CIL Zone 3)
-------------------	--

No Units	200
Site Area	0.3 Ha

Sales value Inflation	0%
Build cost Inflation	0%

Residual land values:

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£5,698,308	-£6,448,358	-£6,497,472	-£6,973,436	-£7,154,965	-£7,292,173
50% SR : 20% LAR : 30% SO	5%	-£6,599,324	-£7,320,923	-£7,370,039	-£7,846,002	-£8,027,531	-£8,164,739
50% SR : 20% LAR : 30% SO	10%	-£7,500,340	-£8,193,490	-£8,242,605	-£8,718,568	-£8,900,098	-£9,037,306
50% SR : 20% LAR : 30% SO	15%	-£8,401,357	-£9,066,056	-£9,115,172	-£9,591,135	-£9,772,664	-£9,909,872
50% SR : 20% LAR : 30% SO	20%	-£9,302,372	-£9,938,622	-£9,987,737	-£10,463,700	-£10,645,230	-£10,782,438
50% SR : 20% LAR : 30% SO	25%	-£10,203,388	-£10,811,189	-£10,860,303	-£11,336,266	-£11,517,796	-£11,655,004
50% SR : 20% LAR : 30% SO	30%	-£11,104,404	-£11,683,754	-£11,732,870	-£12,208,833	-£12,390,362	-£12,527,570
50% SR : 20% LAR : 30% SO	35%	-£12,005,420	-£12,556,321	-£12,605,436	-£13,081,399	-£13,262,929	-£13,400,137
50% SR : 20% LAR : 30% SO	40%	-£12,906,437	-£13,428,887	-£13,478,001	-£13,953,965	-£14,135,495	-£14,272,702
50% SR : 20% LAR : 30% SO	45%	-£13,807,452	-£14,301,453	-£14,350,568	-£14,826,531	-£15,008,060	-£15,145,268
50% SR : 20% LAR : 30% SO	50%	-£14,708,469	-£15,174,019	-£15,223,134	-£15,699,097	-£15,880,627	-£16,017,835

Residual Land values compared to benchmark land values

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

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£10,045,801	-£10,795,851	-£10,844,965	-£11,320,929	-£11,502,458	-£11,638,666
50% SR : 20% LAR : 30% SO	5%	-£10,946,817	-£11,668,416	-£11,717,532	-£12,193,495	-£12,375,024	-£12,512,232
50% SR : 20% LAR : 30% SO	10%	-£11,847,833	-£12,540,983	-£12,590,098	-£13,066,061	-£13,247,591	-£13,384,799
50% SR : 20% LAR : 30% SO	15%	-£12,748,849	-£13,413,549	-£13,462,665	-£13,938,627	-£14,120,157	-£14,257,365
50% SR : 20% LAR : 30% SO	20%	-£13,649,865	-£14,286,115	-£14,335,230	-£14,811,193	-£14,992,722	-£15,129,931
50% SR : 20% LAR : 30% SO	25%	-£14,550,881	-£15,158,681	-£15,207,796	-£15,683,759	-£15,865,289	-£16,002,497
50% SR : 20% LAR : 30% SO	30%	-£15,451,897	-£16,031,247	-£16,080,363	-£16,556,326	-£16,737,855	-£16,875,063
50% SR : 20% LAR : 30% SO	35%	-£16,352,913	-£16,903,814	-£16,952,929	-£17,428,892	-£17,610,422	-£17,747,630
50% SR : 20% LAR : 30% SO	40%	-£17,253,930	-£17,776,380	-£17,825,494	-£18,301,458	-£18,482,987	-£18,620,195
50% SR : 20% LAR : 30% SO	45%	-£18,154,945	-£18,648,945	-£18,698,061	-£19,174,024	-£19,355,553	-£19,492,761
50% SR : 20% LAR : 30% SO	50%	-£19,055,962	-£19,521,512	-£19,570,627	-£20,046,590	-£20,228,120	-£20,365,328

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%	-£8,323,289	-£9,073,339	-£9,122,453	-£9,598,417	-£9,779,946	-£9,917,154
50% SR : 20% LAR : 30% SO	5%	-£9,224,304	-£9,945,904	-£9,995,020	-£10,470,983	-£10,652,512	-£10,789,720
50% SR : 20% LAR : 30% SO	10%	-£10,125,321	-£10,818,471	-£10,867,586	-£11,343,549	-£11,525,079	-£11,662,287
50% SR : 20% LAR : 30% SO	15%	-£11,026,337	-£11,691,037	-£11,740,152	-£12,216,115	-£12,397,645	-£12,534,852
50% SR : 20% LAR : 30% SO	20%	-£11,927,353	-£12,563,603	-£12,612,718	-£13,088,681	-£13,270,210	-£13,407,419
50% SR : 20% LAR : 30% SO	25%	-£12,828,369	-£13,436,169	-£13,485,284	-£13,961,247	-£14,142,777	-£14,279,985
50% SR : 20% LAR : 30% SO	30%	-£13,729,385	-£14,308,735	-£14,357,851	-£14,833,814	-£15,015,343	-£15,152,551
50% SR : 20% LAR : 30% SO	35%	-£14,630,401	-£15,181,302	-£15,230,416	-£15,706,379	-£15,887,910	-£16,025,118
50% SR : 20% LAR : 30% SO	40%	-£15,531,418	-£16,053,868	-£16,102,982	-£16,578,946	-£16,760,475	-£16,897,683
50% SR : 20% LAR : 30% SO	45%	-£16,432,433	-£16,926,433	-£16,975,549	-£17,451,512	-£17,633,041	-£17,770,249
50% SR : 20% LAR : 30% SO	50%	-£17,333,449	-£17,799,000	-£17,848,115	-£18,324,078	-£18,505,608	-£18,642,816

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%	-£7,750,454	-£8,500,504	-£8,549,618	-£9,025,582	-£9,207,111	-£9,344,319
50% SR : 20% LAR : 30% SO	5%	-£8,651,469	-£9,373,069	-£9,422,185	-£9,898,148	-£10,079,677	-£10,216,885
50% SR : 20% LAR : 30% SO	10%	-£9,552,486	-£10,245,636	-£10,294,751	-£10,770,714	-£10,952,244	-£11,089,452
50% SR : 20% LAR : 30% SO	15%	-£10,453,502	-£11,118,202	-£11,167,317	-£11,643,280	-£11,824,810	-£11,962,017
50% SR : 20% LAR : 30% SO	20%	-£11,354,518	-£11,990,768	-£12,039,883	-£12,515,846	-£12,697,375	-£12,834,584
50% SR : 20% LAR : 30% SO	25%	-£12,255,534	-£12,863,334	-£12,912,449	-£13,388,412	-£13,569,942	-£13,707,150
50% SR : 20% LAR : 30% SO	30%	-£13,156,550	-£13,735,900	-£13,785,016	-£14,260,979	-£14,442,508	-£14,579,716
50% SR : 20% LAR : 30% SO	35%	-£14,057,566	-£14,608,466	-£14,657,581	-£15,133,544	-£15,315,073	-£15,452,283
50% SR : 20% LAR : 30% SO	40%	-£14,958,583	-£15,481,033	-£15,530,147	-£16,006,111	-£16,187,640	-£16,324,848
50% SR : 20% LAR : 30% SO	45%	-£15,859,598	-£16,353,598	-£16,402,714	-£16,878,677	-£17,060,205	-£17,197,414
50% SR : 20% LAR : 30% SO	50%	-£16,760,614	-£17,226,165	-£17,275,280	-£17,751,243	-£17,932,773	-£18,069,981

Residual Land values compared to benchmark land values

Benchmark land value 4 - Lower value secondary Industrial	£4,082,614
--	-------------------

Tenure	% AH	Base costs	Base Costs & CIL & S106	Base Costs, CIL & S106 & Waste reduction	Base Costs, CIL & S106, WR & Carbon Zero	Base Costs, CIL & S106, WR, CZ & M4(2) Accessible	Base Costs, CIL & S106, WR, CZ, M4(2) & 10% Wheelchair units M4(3)
50% SR : 20% LAR : 30% SO	0%	-£6,926,092	-£7,676,142	-£7,725,257	-£8,201,220	-£8,382,750	-£8,519,958
50% SR : 20% LAR : 30% SO	5%	-£7,827,108	-£8,548,708	-£8,597,823	-£9,073,786	-£9,255,315	-£9,392,523
50% SR : 20% LAR : 30% SO	10%	-£8,728,124	-£9,421,274	-£9,470,389	-£9,949,352	-£10,127,882	-£10,265,090
50% SR : 20% LAR : 30% SO	15%	-£9,629,141	-£10,293,841	-£10,342,956	-£10,819,919	-£11,000,448	-£11,137,656
50% SR : 20% LAR : 30% SO	20%	-£10,530,156	-£11,166,406	-£11,215,522	-£11,691,485	-£11,873,014	-£12,010,223
50% SR : 20% LAR : 30% SO	25%	-£11,431,173	-£12,038,973	-£12,088,087	-£12,564,050	-£12,745,580	-£12,882,788
50% SR : 20% LAR : 30% SO	30%	-£12,332,189	-£12,911,539	-£12,960,654	-£13,436,617	-£13,618,146	-£13,755,354
50% SR : 20% LAR : 30% SO	35%	-£13,233,205	-£13,784,105	-£13,833,220	-£14,309,183	-£14,490,713	-£14,627,921
50% SR : 20% LAR : 30% SO	40%	-£14,134,221	-£14,656,671	-£14,705,786	-£15,181,750	-£15,363,279	-£15,500,487
50% SR : 20% LAR : 30% SO	45%	-£15,035,236	-£15,529,237	-£15,578,352	-£16,054,315	-£16,235,845	-£16,373,052
50% SR : 20% LAR : 30% SO	50%	-£15,936,253	-£16,401,804	-£16,450,918	-£16,926,881	-£17,108,411	-£17,245,619