

Appendix IIa: Residential Results Summary

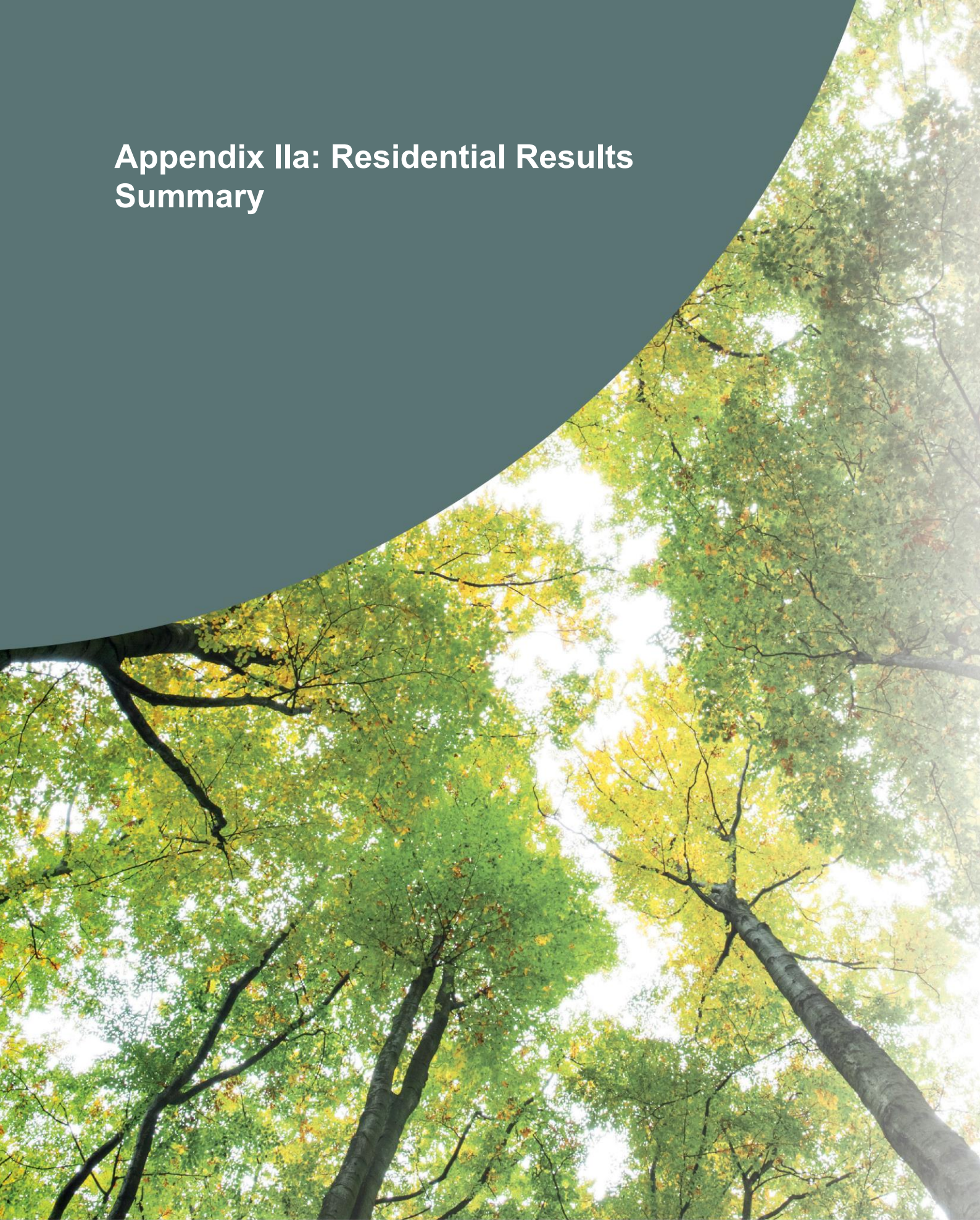


Table 1a: Residual Land Value Results by Value Level & CIL Rates
- 1 Unit Scheme - House

Development Scenario	1 House
Typical Site Type	PDL
Net Site Area (ha)	0.03
Gross Site Area (ha)	0.05
Site Density (dph)	30

0% AH 1 House											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non-viability		£37,241	£67,912	£98,583	£128,895	£158,849	£188,803	£218,757	£276,741	£334,498
£25			£33,190	£63,861	£94,532	£124,939	£154,893	£184,847	£214,801	£272,928	£330,684
£50			£29,140	£59,811	£90,482	£120,983	£150,937	£180,891	£210,845	£269,114	£326,871
£75			£25,089	£55,760	£86,431	£117,027	£146,981	£176,935	£206,889	£265,300	£323,057
£100			£21,038	£51,710	£82,381	£113,052	£143,025	£172,979	£202,933	£261,486	£319,243
£125			£16,988	£47,659	£78,330	£109,001	£139,069	£169,024	£198,978	£257,672	£315,429
£150			£12,937	£43,608	£74,280	£104,951	£135,114	£165,068	£195,022	£253,859	£311,615
£175			Indicative non-viability	£39,558	£70,229	£100,900	£131,158	£161,112	£191,066	£250,045	£307,802
£200				£35,507	£66,179	£96,850	£127,202	£157,156	£187,110	£246,231	£303,988
£225				£31,457	£62,128	£92,799	£123,246	£153,200	£183,154	£242,417	£300,174
£250				£27,406	£58,077	£88,749	£119,290	£149,244	£179,198	£238,603	£296,360
£275				£23,356	£54,027	£84,698	£115,334	£145,288	£175,242	£234,790	£292,546
£300				£19,305	£49,976	£80,647	£111,319	£141,333	£171,287	£230,976	£288,733
Residual Land Value (£/Ha)											
£0	Indicative non-viability		£744,814	£1,358,237	£1,971,660	£2,577,893	£3,176,975	£3,776,056	£4,375,137	£5,534,827	£6,689,964
£25			£663,803	£1,277,226	£1,890,648	£2,498,776	£3,097,857	£3,696,939	£4,296,020	£5,458,551	£6,613,688
£50			£582,791	£1,196,214	£1,809,637	£2,419,659	£3,018,740	£3,617,821	£4,216,903	£5,382,275	£6,537,412
£75			£501,780	£1,115,203	£1,728,626	£2,340,542	£2,939,623	£3,538,704	£4,137,785	£5,305,999	£6,461,136
£100			£420,769	£1,034,192	£1,647,615	£2,261,038	£2,860,506	£3,459,587	£4,058,668	£5,229,723	£6,384,860
£125			£339,758	£953,181	£1,566,604	£2,180,027	£2,781,389	£3,380,470	£3,979,551	£5,153,447	£6,308,583
£150			£258,747	£872,170	£1,485,593	£2,099,016	£2,702,272	£3,301,353	£3,900,434	£5,077,171	£6,232,307
£175			Indicative non-viability	£791,159	£1,404,581	£2,018,004	£2,623,155	£3,222,236	£3,821,317	£5,000,894	£6,156,031
£200				£710,147	£1,323,570	£1,936,993	£2,544,038	£3,143,119	£3,742,200	£4,924,618	£6,079,755
£225				£629,136	£1,242,559	£1,855,982	£2,464,920	£3,064,002	£3,663,083	£4,848,342	£6,003,479
£250				£548,125	£1,161,548	£1,774,971	£2,385,803	£2,984,884	£3,583,966	£4,772,066	£5,927,203
£275				£467,114	£1,080,537	£1,693,960	£2,306,686	£2,905,767	£3,504,848	£4,695,790	£5,850,927
£300				£386,103	£999,526	£1,612,949	£2,226,371	£2,826,650	£3,425,731	£4,619,514	£5,774,651

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

Table 1b: Residual Land Value Results by Value Level & CIL Rates
- 3 Unit Scheme - Houses

Development Scenario	3 Houses
Typical Site Type	PDL / GF
Net Site Area (ha)	0.10
Gross Site Area (ha)	0.14
Site Density (dph)	30

0% AH 3 Houses											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non- viability	£111,841	£217,669	£268,927	£319,918	£370,909	£421,900	£472,891	£523,882	£625,864	£727,846
£25		£104,689	£210,684	£262,193	£313,184	£364,175	£415,166	£466,157	£517,148	£619,130	£721,112
£50		£97,536	£203,699	£255,459	£306,450	£357,441	£408,432	£459,423	£510,414	£612,396	£714,378
£75		£90,384	£196,714	£248,724	£299,716	£350,707	£401,698	£452,689	£503,680	£605,662	£707,644
£100		£83,232	£189,729	£241,990	£292,981	£343,972	£394,964	£445,955	£496,946	£598,928	£700,910
£125		£76,080	£182,744	£235,256	£286,247	£337,238	£388,229	£439,220	£490,212	£592,194	£694,176
£150		£68,928	£175,759	£228,522	£279,513	£330,504	£381,495	£432,486	£483,477	£585,459	£687,442
£175		£61,776	£168,775	£221,665	£272,779	£323,770	£374,761	£425,752	£476,743	£578,725	£680,707
£200		£54,624	£161,790	£214,680	£266,045	£317,036	£368,027	£419,018	£470,009	£571,991	£673,973
£225		£47,472	£154,805	£207,695	£259,311	£310,302	£361,293	£412,284	£463,275	£565,257	£667,239
£250	£40,319	£147,820	£200,710	£252,577	£303,568	£354,559	£405,550	£456,541	£558,523	£660,505	
£275	Indicative non- viability	£140,835	£193,725	£245,843	£296,834	£347,825	£398,816	£449,807	£551,789	£653,771	
£300		£133,850	£186,740	£239,109	£290,100	£341,091	£392,082	£443,073	£545,055	£647,037	
	Residual Land Value (£/Ha)										
£0	Indicative non- viability	£798,862	£1,554,778	£1,920,905	£2,285,127	£2,649,349	£3,013,570	£3,377,792	£3,742,014	£4,470,457	£5,198,901
£25		£747,775	£1,504,886	£1,872,805	£2,237,026	£2,601,248	£2,965,470	£3,329,691	£3,693,913	£4,422,357	£5,150,800
£50		£696,689	£1,454,994	£1,824,704	£2,188,926	£2,553,147	£2,917,369	£3,281,591	£3,645,813	£4,374,256	£5,102,699
£75		£645,602	£1,405,102	£1,776,603	£2,140,825	£2,505,047	£2,869,269	£3,233,490	£3,597,712	£4,326,155	£5,054,599
£100		£594,515	£1,355,209	£1,728,503	£2,092,724	£2,456,946	£2,821,168	£3,185,390	£3,549,611	£4,278,055	£5,006,498
£125		£543,429	£1,305,317	£1,680,402	£2,044,624	£2,408,846	£2,773,067	£3,137,289	£3,501,511	£4,229,954	£4,958,398
£150		£492,342	£1,255,425	£1,632,301	£1,996,523	£2,360,745	£2,724,967	£3,089,188	£3,453,410	£4,181,854	£4,910,297
£175		£441,256	£1,205,533	£1,583,321	£1,948,423	£2,312,644	£2,676,866	£3,041,088	£3,405,309	£4,133,753	£4,862,196
£200		£390,169	£1,155,640	£1,533,428	£1,900,322	£2,264,544	£2,628,765	£2,992,987	£3,357,209	£4,085,652	£4,814,096
£225		£339,082	£1,105,748	£1,483,536	£1,852,221	£2,216,443	£2,580,665	£2,944,886	£3,309,108	£4,037,552	£4,765,995
£250		£287,996	£1,055,856	£1,433,644	£1,804,121	£2,168,342	£2,532,564	£2,896,786	£3,261,008	£3,989,451	£4,717,894
£275		Indicative non- viability	£1,005,964	£1,383,752	£1,756,020	£2,120,242	£2,484,464	£2,848,685	£3,212,907	£3,941,350	£4,669,794
£300			£956,072	£1,333,859	£1,707,919	£2,072,141	£2,436,363	£2,800,585	£3,164,806	£3,893,250	£4,621,693

20% AH 3 Houses											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non-viability		£79,170	£119,350	£158,718	£198,086	£237,011	£274,965	£312,920	£388,829	£464,738
£25			£72,018	£112,329	£151,733	£191,101	£230,276	£268,231	£306,185	£382,094	£458,003
£50			£64,866	£105,176	£144,748	£184,116	£223,484	£261,497	£299,451	£375,360	£451,269
£75			£57,714	£98,024	£137,763	£177,131	£216,500	£253,416	£292,717	£368,626	£444,535
£100			£50,562	£90,872	£130,778	£170,146	£209,515	£248,029	£285,983	£361,892	£437,801
£125			£43,409	£83,720	£123,793	£163,162	£202,530	£241,295	£279,249	£355,158	£431,067
£150		£36,257	£76,568	£116,808	£156,177	£195,545	£234,561	£272,515	£348,424	£424,333	
£175		Indicative non-viability	£69,416	£109,726	£149,192	£188,560	£227,826	£265,781	£341,690	£417,599	
£200			£62,264	£102,574	£142,207	£181,575	£220,943	£259,047	£334,956	£410,865	
£225			£55,112	£95,422	£135,222	£174,590	£213,958	£252,313	£328,222	£404,131	
£250	£47,959		£88,270	£128,237	£167,605	£206,973	£245,579	£321,488	£397,397		
£275		£40,807	£81,118	£121,252	£160,620	£199,988	£238,845	£314,754	£390,663		
£300		Indicative non-vaibility	£73,966	£114,267	£153,635	£193,004	£232,111	£308,020	£383,928		
	Residual Land Value (£/Ha)										
£0	Indicative non-viability		£565,500	£852,498	£1,133,700	£1,414,901	£1,692,933	£1,964,036	£2,235,140	£2,777,347	£3,319,554
£25			£514,414	£802,347	£1,083,807	£1,365,009	£1,644,832	£1,915,936	£2,187,039	£2,729,246	£3,271,453
£50			£463,327	£751,260	£1,033,915	£1,315,116	£1,596,318	£1,867,835	£2,138,938	£2,681,146	£3,223,353
£75			£412,241	£700,174	£984,023	£1,265,224	£1,546,426	£1,810,114	£2,090,838	£2,633,045	£3,175,252
£100			£361,154	£649,087	£934,131	£1,215,332	£1,496,533	£1,771,634	£2,042,737	£2,584,944	£3,127,151
£125			£310,067	£598,000	£884,238	£1,165,440	£1,446,641	£1,723,533	£1,994,637	£2,536,844	£3,079,051
£150		£258,981	£546,914	£834,346	£1,115,548	£1,396,749	£1,675,432	£1,946,536	£2,488,743	£3,030,950	
£175		Indicative non-viability	£495,827	£783,760	£1,065,655	£1,346,857	£1,627,332	£1,898,435	£2,440,642	£2,982,850	
£200			£444,741	£732,674	£1,015,763	£1,296,964	£1,578,166	£1,850,335	£2,392,542	£2,934,749	
£225			£393,654	£681,587	£965,871	£1,247,072	£1,528,274	£1,802,234	£2,344,441	£2,886,648	
£250			£342,567	£630,501	£915,979	£1,197,180	£1,478,381	£1,754,133	£2,296,341	£2,838,548	
£275			£291,481	£579,414	£866,086	£1,147,288	£1,428,489	£1,706,033	£2,248,240	£2,790,447	
£300			Indicative non-vaibility	£528,327	£816,194	£1,097,396	£1,378,597	£1,657,932	£2,200,139	£2,742,346	

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 1c: Residual Land Value Results by Value Level & CIL Rates
- 5 Unit Scheme - Houses**

Development Scenario	5 Houses
Typical Site Type	PDL / GF
Net Site Area (ha)	0.17
Gross Site Area (ha)	0.23
Site Density (dph)	30

0% AH 5 Houses											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non- viability	£171,859	£334,829	£415,359	£495,889	£576,418	£656,948	£737,477	£817,144	£968,204	£1,119,265
£25		£160,827	£324,194	£404,724	£485,253	£565,783	£646,313	£726,842	£807,169	£958,230	£1,109,290
£50		£149,796	£313,559	£394,089	£474,618	£555,148	£635,678	£716,207	£796,737	£948,255	£1,099,316
£75		£138,765	£302,924	£383,454	£463,983	£544,513	£625,042	£705,572	£786,102	£938,280	£1,089,341
£100		£127,734	£292,289	£372,819	£453,348	£533,878	£614,407	£694,937	£775,466	£928,305	£1,079,366
£125		£116,703	£281,654	£362,184	£442,713	£523,243	£603,772	£684,302	£764,831	£918,330	£1,069,391
£150		£105,475	£271,019	£351,549	£432,078	£512,608	£593,137	£673,667	£754,196	£908,355	£1,059,416
£175		£94,180	£260,384	£340,914	£421,443	£501,973	£582,502	£663,032	£743,561	£898,380	£1,049,441
£200		£82,884	£249,749	£330,278	£410,808	£491,338	£571,867	£652,397	£732,926	£888,406	£1,039,466
£225		£71,589	£239,114	£319,643	£400,173	£480,703	£561,232	£641,762	£722,291	£878,431	£1,029,492
£250	£60,294	£228,479	£309,008	£389,538	£470,067	£550,597	£631,127	£711,656	£868,456	£1,019,517	
£275	Indicative non- viability	£217,574	£298,373	£378,903	£459,432	£539,962	£620,491	£701,021	£858,481	£1,009,542	
£300		£206,542	£287,738	£368,268	£448,797	£529,327	£609,856	£690,386	£848,506	£999,567	
	Residual Land Value (£/Ha)										
£0	Indicative non- viability	£747,211	£1,455,780	£1,805,909	£2,156,037	£2,506,166	£2,856,294	£3,206,422	£3,552,798	£4,209,584	£4,866,371
£25		£699,250	£1,409,541	£1,759,669	£2,109,798	£2,459,926	£2,810,055	£3,160,183	£3,509,429	£4,166,216	£4,823,002
£50		£651,288	£1,363,301	£1,713,430	£2,063,558	£2,413,687	£2,763,815	£3,113,944	£3,464,072	£4,122,847	£4,779,633
£75		£603,326	£1,317,062	£1,667,191	£2,017,319	£2,367,447	£2,717,576	£3,067,704	£3,417,833	£4,079,478	£4,736,264
£100		£555,365	£1,270,823	£1,620,951	£1,971,080	£2,321,208	£2,671,336	£3,021,465	£3,371,593	£4,036,109	£4,692,895
£125		£507,403	£1,224,583	£1,574,712	£1,924,840	£2,274,969	£2,625,097	£2,975,225	£3,325,354	£3,992,740	£4,649,526
£150		£458,587	£1,178,344	£1,528,472	£1,878,601	£2,228,729	£2,578,858	£2,928,986	£3,279,114	£3,949,371	£4,606,157
£175		£409,477	£1,132,104	£1,482,233	£1,832,361	£2,182,490	£2,532,618	£2,882,747	£3,232,875	£3,906,002	£4,562,788
£200		£360,367	£1,085,865	£1,435,993	£1,786,122	£2,136,250	£2,486,379	£2,836,507	£3,186,636	£3,862,633	£4,519,419
£225		£311,257	£1,039,626	£1,389,754	£1,739,883	£2,090,011	£2,440,139	£2,790,268	£3,140,396	£3,819,264	£4,476,050
£250		£262,147	£993,386	£1,343,515	£1,693,643	£2,043,772	£2,393,900	£2,744,028	£3,094,157	£3,775,895	£4,432,681
£275		Indicative non- viability	£945,972	£1,297,275	£1,647,404	£1,997,532	£2,347,661	£2,697,789	£3,047,917	£3,732,526	£4,389,312
£300			£898,011	£1,251,036	£1,601,164	£1,951,293	£2,301,421	£2,651,550	£3,001,678	£3,689,157	£4,345,943

20% AH 5 Houses												
CIL Rates £/m²	Residual Land Value (£)											
	VL1 £3,000/m²	VL2 £3,500/m²	VL3 £4,000/m²	VL4 £4,250/m²	VL5 £4,500/m²	VL6 £4,750/m²	VL7 £5,000/m²	VL8 £5,250/m²	VL9 £5,500/m²	VL10 £6,000/m²	VL11 £6,500/m²	
£0	Indicative non-viability	Indicative non-viability	£59,955	£201,229	£269,579	£337,072	£404,565	£472,058	£539,551	£607,044	£742,030	£872,490
£25			£190,198	£258,944	£326,437	£393,930	£461,423	£528,916	£596,409	£731,395	£862,515	
£50			£179,167	£248,309	£315,802	£383,295	£450,788	£518,281	£585,774	£720,760	£852,540	
£75			£168,136	£237,674	£305,167	£372,660	£440,153	£507,646	£575,139	£710,125	£842,565	
£100			£157,105	£227,039	£294,532	£362,025	£429,518	£497,011	£564,504	£699,490	£832,591	
£125			£146,073	£216,080	£283,897	£351,390	£418,883	£486,376	£553,869	£688,855	£822,616	
£150			£135,042	£205,049	£273,262	£340,755	£408,248	£475,741	£543,234	£678,220	£812,641	
£175			£124,011	£194,018	£262,627	£330,120	£397,613	£465,106	£532,599	£667,585	£802,571	
£200			£112,958	£182,987	£251,992	£319,485	£386,978	£454,471	£521,964	£656,950	£791,936	
£225			£101,663	£171,956	£241,357	£308,850	£376,343	£443,836	£511,329	£646,315	£781,301	
£250			£90,368	£160,924	£230,722	£298,215	£365,708	£433,201	£500,694	£635,680	£770,666	
£275			£79,072	£149,893	£219,900	£287,580	£355,073	£422,566	£490,059	£625,045	£760,031	
£300	£67,777	£138,862	£208,869	£276,945	£344,438	£411,931	£479,424	£614,410	£749,396			
Residual Land Value (£/Ha)												
£0	Indicative non-viability	Indicative non-viability	£260,673	£874,910	£1,172,084	£1,465,532	£1,758,980	£2,052,428	£2,345,875	£2,639,323	£3,226,219	£3,793,435
£25			£826,948	£1,125,845	£1,419,293	£1,712,740	£2,006,188	£2,299,636	£2,593,084	£3,179,979	£3,750,066	
£50			£778,987	£1,079,605	£1,373,053	£1,666,501	£1,959,949	£2,253,397	£2,546,844	£3,133,740	£3,706,697	
£75			£731,025	£1,033,366	£1,326,814	£1,620,262	£1,913,709	£2,207,157	£2,500,605	£3,087,501	£3,663,328	
£100			£683,063	£987,127	£1,280,574	£1,574,022	£1,867,470	£2,160,918	£2,454,366	£3,041,261	£3,619,959	
£125			£635,102	£939,479	£1,234,335	£1,527,783	£1,821,231	£2,114,678	£2,408,126	£2,995,022	£3,576,590	
£150			£587,140	£891,518	£1,188,096	£1,481,543	£1,774,991	£2,068,439	£2,361,887	£2,948,782	£3,533,221	
£175			£539,178	£843,556	£1,141,856	£1,435,304	£1,728,752	£2,022,200	£2,315,647	£2,902,543	£3,489,439	
£200			£491,123	£795,594	£1,095,617	£1,389,065	£1,682,512	£1,975,960	£2,269,408	£2,856,304	£3,443,199	
£225			£442,013	£747,633	£1,049,377	£1,342,825	£1,636,273	£1,929,721	£2,223,169	£2,810,064	£3,396,960	
£250			£392,903	£699,671	£1,003,138	£1,296,586	£1,590,034	£1,883,481	£2,176,929	£2,763,825	£3,350,720	
£275			£343,793	£651,709	£956,087	£1,250,346	£1,543,794	£1,837,242	£2,130,690	£2,717,585	£3,304,481	
£300	£294,683	£603,748	£908,125	£1,204,107	£1,497,555	£1,791,002	£2,084,450	£2,671,346	£3,258,242			

30/35/40% AH* 5 Houses											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non-viability		£96,691	£159,572	£222,052	£282,397	£342,633	£402,869	£463,105	£583,577	£704,050
£25			£85,557	£148,699	£211,179	£271,915	£332,151	£392,387	£452,623	£573,095	£693,567
£50			£74,424	£137,826	£200,306	£261,432	£321,668	£381,904	£442,140	£562,612	£683,085
£75			£63,291	£126,953	£189,433	£250,950	£311,186	£371,422	£431,658	£552,130	£672,602
£100			Indicative non-viability	£116,080	£178,560	£240,467	£300,703	£360,939	£421,175	£541,647	£662,119
£125				£105,000	£167,687	£229,985	£290,221	£350,457	£410,693	£531,165	£651,637
£150				£93,867	£156,814	£219,294	£279,738	£339,974	£400,210	£520,682	£641,154
£175				£82,733	£145,941	£208,421	£269,256	£329,492	£389,728	£510,200	£630,672
£200				£71,600	£135,068	£197,548	£258,773	£319,009	£379,245	£499,717	£620,189
£225				£60,467	£124,195	£186,675	£248,291	£308,527	£368,763	£489,235	£609,707
£250			Indicative non-viability	£113,309	£175,802	£237,808	£298,044	£358,280	£478,752	£599,224	
£275				£102,176	£164,929	£227,326	£287,562	£347,798	£468,270	£588,742	
£300				£91,043	£154,056	£216,536	£277,079	£337,315	£457,787	£578,259	
			Residual Land Value (£/Ha)								
£0	Indicative non-viability		£420,394	£693,792	£965,443	£1,227,814	£1,489,710	£1,751,606	£2,013,502	£2,537,293	£3,061,085
£25			£371,989	£646,519	£918,169	£1,182,238	£1,444,134	£1,706,030	£1,967,926	£2,491,717	£3,015,509
£50			£323,584	£599,245	£870,896	£1,136,662	£1,398,558	£1,660,454	£1,922,349	£2,446,141	£2,969,933
£75			£275,178	£551,971	£823,622	£1,091,086	£1,352,982	£1,614,877	£1,876,773	£2,400,565	£2,924,357
£100			Indicative non-viability	£504,698	£776,348	£1,045,510	£1,307,406	£1,569,301	£1,831,197	£2,354,989	£2,878,780
£125				£456,521	£729,074	£999,934	£1,261,829	£1,523,725	£1,785,621	£2,309,413	£2,833,204
£150				£408,116	£681,801	£953,451	£1,216,253	£1,478,149	£1,740,045	£2,263,837	£2,787,628
£175				£359,710	£634,527	£906,178	£1,170,677	£1,432,573	£1,694,469	£2,218,260	£2,742,052
£200				£311,305	£587,253	£858,904	£1,125,101	£1,386,997	£1,648,893	£2,172,684	£2,696,476
£225				£262,899	£539,980	£811,630	£1,079,525	£1,341,421	£1,603,316	£2,127,108	£2,650,900
£250				Indicative non-viability	£492,648	£764,357	£1,033,949	£1,295,845	£1,557,740	£2,081,532	£2,605,324
£275					£444,242	£717,083	£988,373	£1,250,268	£1,512,164	£2,035,956	£2,559,747
£300					£395,837	£669,809	£941,460	£1,204,692	£1,466,588	£1,990,380	£2,514,171

*35% and 40% AH equates to the same as 30% AH due to numbers rounding

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 1d: Residual Land Value Results by Value Level & CIL Rates
- 6 Unit Scheme - Houses**

Development Scenario	6 Houses
Typical Site Type	PDL / GF
Net Site Area (ha)	0.20
Gross Site Area (ha)	0.27
Site Density (dph)	30

0% AH 6 Houses											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non-viability	£203,921	£397,367	£493,732	£590,096	£686,460	£782,824	£874,137	£964,448	£1,145,069	£1,323,873
£25		£190,678	£384,606	£480,970	£577,334	£673,698	£770,063	£862,177	£952,488	£1,133,109	£1,312,234
£50		£177,436	£371,844	£468,209	£564,573	£660,937	£757,301	£850,218	£940,528	£1,121,150	£1,300,594
£75		£164,193	£359,083	£455,447	£551,811	£648,175	£744,540	£838,258	£928,568	£1,109,190	£1,288,955
£100		£150,951	£346,321	£442,686	£539,050	£635,414	£731,778	£826,298	£916,609	£1,097,230	£1,277,316
£125		£137,708	£333,560	£429,924	£526,288	£622,652	£719,017	£814,338	£904,649	£1,085,270	£1,265,677
£150		£124,466	£320,798	£417,162	£513,527	£609,891	£706,255	£802,378	£892,689	£1,073,310	£1,253,931
£175		£111,175	£308,037	£404,401	£500,765	£597,129	£693,494	£789,858	£880,729	£1,061,350	£1,241,972
£200		£97,612	£295,275	£391,639	£488,004	£584,368	£680,732	£777,096	£868,769	£1,049,390	£1,230,012
£225		£84,049	£282,514	£378,878	£475,242	£571,606	£667,970	£764,335	£856,809	£1,037,431	£1,218,052
£250		£70,486	£269,752	£366,116	£462,481	£558,845	£655,209	£751,573	£844,850	£1,025,471	£1,206,092
£275		Indicative non-viability	£256,991	£353,355	£449,719	£546,083	£642,447	£738,812	£832,890	£1,013,511	£1,194,132
£300	£244,229		£340,593	£436,958	£533,322	£629,686	£726,050	£820,930	£1,001,551	£1,182,172	
Residual Land Value (£/Ha)											
£0	Indicative non-viability	£755,262	£1,471,731	£1,828,635	£2,185,540	£2,542,444	£2,899,349	£3,237,546	£3,572,029	£4,240,997	£4,903,232
£25		£706,215	£1,424,466	£1,781,371	£2,138,275	£2,495,179	£2,852,084	£3,193,250	£3,527,734	£4,196,701	£4,860,124
£50		£657,169	£1,377,201	£1,734,106	£2,091,010	£2,447,914	£2,804,819	£3,148,954	£3,483,438	£4,152,406	£4,817,016
£75		£608,123	£1,329,937	£1,686,841	£2,043,745	£2,400,650	£2,757,554	£3,104,658	£3,439,142	£4,108,110	£4,773,908
£100		£559,076	£1,282,672	£1,639,576	£1,996,480	£2,353,385	£2,710,289	£3,060,363	£3,394,847	£4,063,814	£4,730,800
£125		£510,030	£1,235,407	£1,592,311	£1,949,215	£2,306,120	£2,663,024	£3,016,067	£3,350,551	£4,019,518	£4,687,692
£150		£460,984	£1,188,142	£1,545,046	£1,901,951	£2,258,855	£2,615,759	£2,971,771	£3,306,255	£3,975,223	£4,644,190
£175		£411,761	£1,140,877	£1,497,781	£1,854,686	£2,211,590	£2,568,494	£2,925,399	£3,261,959	£3,930,927	£4,599,895
£200		£361,527	£1,093,612	£1,450,517	£1,807,421	£2,164,325	£2,521,230	£2,878,134	£3,217,664	£3,886,631	£4,555,599
£225		£311,293	£1,046,347	£1,403,252	£1,760,156	£2,117,060	£2,473,965	£2,830,869	£3,173,368	£3,842,336	£4,511,303
£250		£261,059	£999,082	£1,355,987	£1,712,891	£2,069,796	£2,426,700	£2,783,604	£3,129,072	£3,798,040	£4,467,007
£275		Indicative non-viability	£951,818	£1,308,722	£1,665,626	£2,022,531	£2,379,435	£2,736,339	£3,084,777	£3,753,744	£4,422,712
£300			£904,553	£1,261,457	£1,618,361	£1,975,266	£2,332,170	£2,689,074	£3,040,481	£3,709,448	£4,378,416

20% AH 6 Houses											
CIL Rates £/m²	Residual Land Value (£)										
	VL1 £3,000/m²	VL2 £3,500/m²	VL3 £4,000/m²	VL4 £4,250/m²	VL5 £4,500/m²	VL6 £4,750/m²	VL7 £5,000/m²	VL8 £5,250/m²	VL9 £5,500/m²	VL10 £6,000/m²	VL11 £6,500/m²
£0	Indicative non-viability	£93,522	£265,533	£348,950	£432,367	£515,784	£599,202	£682,619	£766,036	£924,448	£1,080,802
£25		£79,958	£252,771	£336,188	£419,606	£503,023	£586,440	£669,858	£753,275	£912,488	£1,068,842
£50		Indicative non-viability	£240,010	£323,427	£406,844	£490,261	£573,679	£657,096	£740,513	£900,528	£1,056,882
£75			£227,248	£310,665	£394,083	£477,500	£560,917	£644,334	£727,752	£888,568	£1,044,922
£100			£214,139	£297,904	£381,321	£464,738	£548,156	£631,573	£714,990	£876,608	£1,032,962
£125			£200,897	£285,142	£368,560	£451,977	£535,394	£618,811	£702,229	£864,648	£1,021,003
£150			£187,654	£272,381	£355,798	£439,215	£522,633	£606,050	£689,467	£852,689	£1,009,043
£175			£174,412	£259,619	£343,037	£426,454	£509,871	£593,288	£676,706	£840,729	£997,083
£200			£161,169	£246,858	£330,275	£413,692	£497,110	£580,527	£663,944	£828,769	£985,123
£225			£147,927	£234,096	£317,514	£400,931	£484,348	£567,765	£651,183	£816,809	£973,163
£250			£134,684	£221,246	£304,752	£388,169	£471,587	£555,004	£638,421	£804,849	£961,203
£275			£121,442	£208,003	£291,991	£375,408	£458,825	£542,242	£625,660	£792,494	£949,243
£300	£108,078	£194,761	£279,229	£362,646	£446,064	£529,481	£612,898	£779,733	£937,284		
Residual Land Value (£/Ha)											
£0	Indicative non-viability	£346,376	£983,454	£1,292,407	£1,601,360	£1,910,313	£2,219,266	£2,528,219	£2,837,172	£3,423,880	£4,002,969
£25		£296,142	£936,189	£1,245,142	£1,554,095	£1,863,048	£2,172,001	£2,480,954	£2,789,907	£3,379,584	£3,958,674
£50		Indicative non-viability	£888,924	£1,197,877	£1,506,830	£1,815,783	£2,124,736	£2,433,689	£2,742,642	£3,335,289	£3,914,378
£75			£841,660	£1,150,612	£1,459,565	£1,768,518	£2,077,471	£2,386,424	£2,695,377	£3,290,993	£3,870,082
£100			£793,109	£1,103,348	£1,412,300	£1,721,253	£2,030,206	£2,339,159	£2,648,112	£3,246,697	£3,825,787
£125			£744,062	£1,056,083	£1,365,036	£1,673,989	£1,982,941	£2,291,894	£2,600,847	£3,202,402	£3,781,491
£150			£695,016	£1,008,818	£1,317,771	£1,626,724	£1,935,677	£2,244,629	£2,553,582	£3,158,106	£3,737,195
£175			£645,970	£961,553	£1,270,506	£1,579,459	£1,888,412	£2,197,365	£2,506,318	£3,113,810	£3,692,899
£200			£596,923	£914,288	£1,223,241	£1,532,194	£1,841,147	£2,150,100	£2,459,053	£3,069,514	£3,648,604
£225			£547,877	£867,023	£1,175,976	£1,484,929	£1,793,882	£2,102,835	£2,411,788	£3,025,219	£3,604,308
£250			£498,830	£819,428	£1,128,711	£1,437,664	£1,746,617	£2,055,570	£2,364,523	£2,980,923	£3,560,012
£275			£449,784	£770,382	£1,081,446	£1,390,399	£1,699,352	£2,008,305	£2,317,258	£2,935,164	£3,515,717
£300	£400,290	£721,336	£1,034,182	£1,343,134	£1,652,087	£1,961,040	£2,269,993	£2,887,899	£3,471,421		

30/35/40% AH*
6 Houses

CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non-viability		£163,677	£242,068	£318,278	£394,489	£470,699	£546,909	£623,120	£775,541	£919,847
£25			£150,593	£229,458	£305,669	£381,879	£458,089	£534,300	£610,510	£762,931	£908,029
£50			£137,508	£216,591	£293,059	£369,270	£445,480	£521,690	£597,901	£750,321	£896,212
£75			£124,423	£203,506	£280,450	£356,660	£432,870	£509,081	£585,291	£737,712	£884,394
£100			£111,293	£190,421	£267,840	£344,050	£420,261	£496,471	£572,681	£725,102	£872,577
£125			£97,891	£177,336	£255,230	£331,441	£407,651	£483,862	£560,072	£712,493	£860,759
£150			£84,490	£164,251	£242,621	£318,831	£395,042	£471,252	£547,462	£699,883	£848,942
£175			£71,088	£151,166	£230,011	£306,222	£382,432	£458,642	£534,853	£687,273	£837,124
£200			Indicative non-viability	£138,081	£217,164	£293,612	£369,822	£446,033	£522,243	£674,664	£825,307
£225				£124,996	£204,079	£281,002	£357,213	£433,423	£509,634	£662,054	£813,489
£250				£111,881	£190,994	£268,393	£344,603	£420,814	£497,024	£649,445	£801,672
£275				£98,479	£177,910	£255,783	£331,994	£408,204	£484,414	£636,835	£789,256
£300				£85,077	£164,825	£243,174	£319,384	£395,594	£471,805	£624,226	£776,646
	Residual Land Value (£/Ha)										
£0	Indicative non-viability		£606,213	£896,548	£1,178,809	£1,461,069	£1,743,330	£2,025,591	£2,307,851	£2,872,373	£3,406,839
£25			£557,750	£849,846	£1,132,106	£1,414,367	£1,696,628	£1,978,888	£2,261,149	£2,825,670	£3,363,071
£50			£509,288	£802,187	£1,085,404	£1,367,665	£1,649,926	£1,932,186	£2,214,447	£2,778,968	£3,319,302
£75			£460,825	£753,725	£1,038,702	£1,320,963	£1,603,223	£1,885,484	£2,167,745	£2,732,266	£3,275,534
£100			£412,197	£705,262	£992,000	£1,274,260	£1,556,521	£1,838,782	£2,121,043	£2,685,564	£3,231,765
£125			£362,561	£656,800	£945,298	£1,227,558	£1,509,819	£1,792,080	£2,074,340	£2,638,862	£3,187,997
£150			£312,925	£608,337	£898,595	£1,180,856	£1,463,117	£1,745,377	£2,027,638	£2,592,160	£3,144,229
£175			£263,289	£559,875	£851,893	£1,134,154	£1,416,415	£1,698,675	£1,980,936	£2,545,457	£3,100,460
£200			Indicative non-viability	£511,412	£804,312	£1,087,452	£1,369,712	£1,651,973	£1,934,234	£2,498,755	£3,056,692
£225				£462,950	£755,849	£1,040,750	£1,323,010	£1,605,271	£1,887,532	£2,452,053	£3,012,924
£250				£414,373	£707,387	£994,047	£1,276,308	£1,558,569	£1,840,829	£2,405,351	£2,969,155
£275				£364,737	£658,925	£947,345	£1,229,606	£1,511,867	£1,794,127	£2,358,649	£2,923,170
£300				£315,101	£610,462	£900,643	£1,182,904	£1,465,164	£1,747,425	£2,311,946	£2,876,468

*35% and 40% AH equates to the same as 30% AH due to numbers rounding

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 1e: Residual Land Value Results by Value Level & CIL Rates
- 10 Unit Scheme - Houses**

Development Scenario	10 Houses
Typical Site Type	PDL / GF
Net Site Area (ha)	0.29
Gross Site Area (ha)	0.40
Site Density (dph)	35

0% AH 10 Houses		Residual Land Value (£)										
CIL Rates £/m ²		VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
		£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²
£0		£229,652	£545,125	£855,938	£1,003,527	£1,151,116	£1,297,098	£1,440,628	£1,584,158	£1,727,688	£2,014,748	£2,301,809
£25		£208,174	£524,121	£836,284	£983,873	£1,131,463	£1,277,985	£1,421,515	£1,565,045	£1,708,575	£1,995,636	£2,282,696
£50		£186,359	£503,116	£816,631	£964,220	£1,111,809	£1,258,872	£1,402,402	£1,545,933	£1,689,463	£1,976,523	£2,263,583
£75		£164,543	£482,111	£796,978	£944,567	£1,092,156	£1,239,745	£1,383,290	£1,526,820	£1,670,350	£1,957,410	£2,244,470
£100		£142,728	£461,107	£776,580	£924,914	£1,072,503	£1,220,092	£1,364,177	£1,507,707	£1,651,237	£1,938,297	£2,225,358
£125		£120,913	£440,102	£755,576	£905,260	£1,052,849	£1,200,439	£1,345,064	£1,488,594	£1,632,124	£1,919,185	£2,206,245
£150	Indicative non-viability		£419,098	£734,571	£885,607	£1,033,196	£1,180,785	£1,325,951	£1,469,481	£1,613,012	£1,900,072	£2,187,132
£175			£398,093	£713,567	£865,954	£1,013,543	£1,161,132	£1,306,839	£1,450,369	£1,593,899	£1,880,959	£2,168,019
£200			£377,089	£692,562	£846,300	£993,890	£1,141,479	£1,287,726	£1,431,256	£1,574,786	£1,861,846	£2,148,906
£225			£356,084	£671,558	£826,647	£974,236	£1,121,825	£1,268,613	£1,412,143	£1,555,673	£1,842,733	£2,129,794
£250			£335,079	£650,553	£806,994	£954,583	£1,102,172	£1,249,500	£1,393,030	£1,536,560	£1,823,621	£2,110,681
£275			£314,075	£629,548	£787,285	£934,930	£1,082,519	£1,230,108	£1,373,917	£1,517,448	£1,804,508	£2,091,568
£300			£293,070	£608,544	£766,281	£915,276	£1,062,866	£1,210,455	£1,354,805	£1,498,335	£1,785,395	£2,072,455
		Residual Land Value (£/Ha)										
£0		£574,129	£1,362,813	£2,139,844	£2,508,817	£2,877,790	£3,242,745	£3,601,570	£3,960,395	£4,319,221	£5,036,871	£5,754,522
£25		£520,435	£1,310,302	£2,090,711	£2,459,684	£2,828,657	£3,194,963	£3,553,788	£3,912,613	£4,271,439	£4,989,089	£5,706,740
£50		£465,897	£1,257,790	£2,041,578	£2,410,550	£2,779,523	£3,147,181	£3,506,006	£3,864,831	£4,223,657	£4,941,307	£5,658,958
£75		£411,358	£1,205,279	£1,992,444	£2,361,417	£2,730,390	£3,099,363	£3,458,224	£3,817,049	£4,175,875	£4,893,525	£5,611,176
£100		£356,820	£1,152,767	£1,941,451	£2,312,284	£2,681,257	£3,050,230	£3,410,442	£3,769,267	£4,128,093	£4,845,743	£5,563,394
£125		£302,282	£1,100,256	£1,888,940	£2,263,151	£2,632,124	£3,001,097	£3,362,660	£3,721,485	£4,080,311	£4,797,961	£5,515,612
£150	Indicative non-viability		£1,047,744	£1,836,428	£2,214,017	£2,582,990	£2,951,963	£3,314,878	£3,673,703	£4,032,529	£4,750,179	£5,467,830
£175			£995,233	£1,783,917	£2,164,884	£2,533,857	£2,902,830	£3,267,096	£3,625,922	£3,984,747	£4,702,397	£5,420,048
£200			£942,722	£1,731,405	£2,115,751	£2,484,724	£2,853,697	£3,219,314	£3,578,140	£3,936,965	£4,654,615	£5,372,266
£225			£890,210	£1,678,894	£2,066,618	£2,435,591	£2,804,564	£3,171,532	£3,530,358	£3,889,183	£4,606,833	£5,324,484
£250			£837,699	£1,626,383	£2,017,485	£2,386,457	£2,755,430	£3,123,750	£3,482,576	£3,841,401	£4,559,052	£5,276,702
£275			£785,187	£1,573,871	£1,968,213	£2,337,324	£2,706,297	£3,075,270	£3,434,794	£3,793,619	£4,511,270	£5,228,920
£300			£732,676	£1,521,360	£1,915,702	£2,288,191	£2,657,164	£3,026,137	£3,387,012	£3,745,837	£4,463,488	£5,181,138

20% AH 10 Houses		Residual Land Value (£)										
CIL Rates £/m ²		VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
		£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²
£0	Indicative non-viability		£355,081	£630,806	£768,668	£898,914	£1,027,907	£1,156,901	£1,284,639	£1,410,085	£1,660,976	£1,911,867
£25			£334,227	£609,952	£747,814	£879,402	£1,008,395	£1,137,388	£1,265,663	£1,391,109	£1,642,000	£1,892,892
£50			£313,373	£589,098	£726,960	£859,889	£988,883	£1,117,876	£1,246,688	£1,372,133	£1,623,025	£1,873,916
£75			£292,519	£568,244	£706,106	£840,377	£969,370	£1,098,364	£1,227,357	£1,353,158	£1,604,049	£1,854,940
£100			£271,665	£547,390	£685,252	£820,865	£949,858	£1,078,851	£1,207,845	£1,334,182	£1,585,073	£1,835,965
£125			£250,811	£526,536	£664,398	£801,352	£930,346	£1,059,339	£1,188,332	£1,315,206	£1,566,098	£1,816,989
£150			£229,957	£505,682	£643,544	£781,407	£910,833	£1,039,827	£1,168,820	£1,296,231	£1,547,122	£1,798,013
£175			£208,648	£484,828	£622,690	£760,553	£891,321	£1,020,314	£1,149,308	£1,277,255	£1,528,146	£1,779,038
£200			£186,989	£463,974	£601,836	£739,699	£871,809	£1,000,802	£1,129,795	£1,258,279	£1,509,171	£1,760,062
£225			£165,330	£443,120	£580,983	£718,845	£852,296	£981,290	£1,110,283	£1,239,276	£1,490,195	£1,741,086
£250			£143,671	£422,266	£560,129	£697,991	£832,784	£961,777	£1,090,771	£1,219,764	£1,471,219	£1,722,110
£275			£122,012	£401,412	£539,275	£677,137	£813,272	£942,265	£1,071,258	£1,200,252	£1,452,243	£1,703,135
£300			£100,070	£380,558	£518,421	£656,283	£793,759	£922,753	£1,051,746	£1,180,739	£1,433,268	£1,684,159
		Residual Land Value (£/Ha)										
£0	Indicative non-viability		£887,702	£1,577,014	£1,921,670	£2,247,285	£2,569,769	£2,892,252	£3,211,598	£3,525,212	£4,152,440	£4,779,669
£25			£835,567	£1,524,879	£1,869,535	£2,198,505	£2,520,988	£2,843,471	£3,164,159	£3,477,773	£4,105,001	£4,732,229
£50			£783,433	£1,472,744	£1,817,400	£2,149,724	£2,472,207	£2,794,690	£3,116,719	£3,430,333	£4,057,562	£4,684,790
£75			£731,298	£1,420,609	£1,765,265	£2,100,943	£2,423,426	£2,745,909	£3,068,393	£3,382,894	£4,010,123	£4,637,351
£100			£679,163	£1,368,475	£1,713,130	£2,052,162	£2,374,645	£2,697,128	£3,019,612	£3,335,455	£3,962,683	£4,589,912
£125			£627,028	£1,316,340	£1,660,996	£2,003,381	£2,325,864	£2,648,348	£2,970,831	£3,288,016	£3,915,244	£4,542,472
£150			£574,893	£1,264,205	£1,608,861	£1,953,517	£2,277,084	£2,599,567	£2,922,050	£3,240,576	£3,867,805	£4,495,033
£175			£521,620	£1,212,070	£1,556,726	£1,901,382	£2,228,303	£2,550,786	£2,873,269	£3,193,137	£3,820,366	£4,447,594
£200			£467,473	£1,159,935	£1,504,591	£1,849,247	£2,179,522	£2,502,005	£2,824,488	£3,145,698	£3,772,926	£4,400,155
£225			£413,326	£1,107,801	£1,452,456	£1,797,112	£2,130,741	£2,453,224	£2,775,707	£3,098,191	£3,725,487	£4,352,715
£250			£359,178	£1,055,666	£1,400,322	£1,744,977	£2,081,960	£2,404,443	£2,726,927	£3,049,410	£3,678,048	£4,305,276
£275			£305,031	£1,003,531	£1,348,187	£1,692,843	£2,033,179	£2,355,663	£2,678,146	£3,000,629	£3,630,609	£4,257,837
£300			£250,175	£951,396	£1,296,052	£1,640,708	£1,984,398	£2,306,882	£2,629,365	£2,951,848	£3,583,169	£4,210,398

30% AH 10 Houses		Residual Land Value (£)									
CIL Rates £/m ²	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non- viability	£250,598	£500,787	£625,882	£750,976	£870,415	£987,462	£1,104,509	£1,221,556	£1,449,726	£1,677,382
£25		£229,744	£479,933	£605,028	£730,122	£850,902	£967,949	£1,084,996	£1,202,043	£1,430,750	£1,658,406
£50		£208,426	£459,079	£584,174	£709,269	£831,390	£948,437	£1,065,484	£1,182,531	£1,411,775	£1,639,431
£75		£186,767	£438,225	£563,320	£688,415	£811,878	£928,925	£1,045,972	£1,163,019	£1,392,799	£1,620,455
£100		£165,108	£417,371	£542,466	£667,561	£792,365	£909,412	£1,026,459	£1,143,506	£1,373,823	£1,601,479
£125		£143,449	£396,517	£521,612	£646,707	£771,801	£889,900	£1,006,947	£1,123,994	£1,354,848	£1,582,504
£150		£121,791	£375,663	£500,758	£625,853	£750,948	£870,388	£987,435	£1,104,482	£1,335,872	£1,563,528
£175		Indicative non- viability	£354,810	£479,904	£604,999	£730,094	£850,875	£967,922	£1,084,969	£1,316,896	£1,544,552
£200			£333,956	£459,050	£584,145	£709,240	£831,363	£948,410	£1,065,457	£1,297,921	£1,525,576
£225			£313,102	£438,196	£563,291	£688,386	£811,851	£928,898	£1,045,945	£1,278,945	£1,506,601
£250	£292,248		£417,342	£542,437	£667,532	£792,338	£909,385	£1,026,432	£1,259,969	£1,487,625	
£275	£271,394		£396,489	£521,583	£646,678	£771,773	£889,873	£1,006,920	£1,240,993	£1,468,649	
£300	£250,540	£375,635	£500,729	£625,824	£750,919	£870,361	£987,408	£1,221,502	£1,449,674		
Residual Land Value (£/Ha)											
£0	Indicative non- viability	£626,494	£1,251,967	£1,564,704	£1,877,441	£2,176,036	£2,468,654	£2,761,272	£3,053,889	£3,624,315	£4,193,455
£25		£574,359	£1,199,833	£1,512,569	£1,825,306	£2,127,256	£2,419,873	£2,712,491	£3,005,108	£3,576,876	£4,146,016
£50		£521,065	£1,147,698	£1,460,435	£1,773,171	£2,078,475	£2,371,092	£2,663,710	£2,956,327	£3,529,437	£4,098,577
£75		£466,918	£1,095,563	£1,408,300	£1,721,037	£2,029,694	£2,322,311	£2,614,929	£2,907,547	£3,481,998	£4,051,137
£100		£412,771	£1,043,428	£1,356,165	£1,668,902	£1,980,913	£2,273,531	£2,566,148	£2,858,766	£3,434,558	£4,003,698
£125		£358,624	£991,293	£1,304,030	£1,616,767	£1,929,504	£2,224,750	£2,517,367	£2,809,985	£3,387,119	£3,956,259
£150		£304,476	£939,159	£1,251,895	£1,564,632	£1,877,369	£2,175,969	£2,468,587	£2,761,204	£3,339,680	£3,908,820
£175		Indicative non- viability	£887,024	£1,199,761	£1,512,497	£1,825,234	£2,127,188	£2,419,806	£2,712,423	£3,292,241	£3,861,380
£200			£834,889	£1,147,626	£1,460,362	£1,773,099	£2,078,407	£2,371,025	£2,663,642	£3,244,801	£3,813,941
£225			£782,754	£1,095,491	£1,408,228	£1,720,964	£2,029,626	£2,322,244	£2,614,862	£3,197,362	£3,766,502
£250	£730,619		£1,043,356	£1,356,093	£1,668,830	£1,980,846	£2,273,463	£2,566,081	£3,149,923	£3,719,063	
£275	£678,485		£991,221	£1,303,958	£1,616,695	£1,929,432	£2,224,682	£2,517,300	£3,102,484	£3,671,623	
£300	£626,350	£939,086	£1,251,823	£1,564,560	£1,877,297	£2,175,901	£2,468,519	£3,053,754	£3,624,184		

35/40% AH* 10 Houses											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non-viability	£195,569	£439,274	£560,656	£682,038	£802,437	£916,010	£1,029,583	£1,143,156	£1,366,726	£1,587,625
£25		£173,910	£418,420	£539,802	£661,184	£782,566	£896,498	£1,010,071	£1,123,644	£1,347,750	£1,568,649
£50		£152,251	£397,566	£518,948	£640,330	£761,712	£876,985	£990,558	£1,104,131	£1,328,774	£1,549,673
£75		£130,592	£376,712	£498,094	£619,476	£740,858	£857,473	£971,046	£1,084,619	£1,309,799	£1,530,697
£100		£108,862	£355,858	£477,240	£598,622	£720,004	£837,961	£951,534	£1,065,107	£1,290,823	£1,511,722
£125		Indicative non-viability	£335,005	£456,386	£577,768	£699,150	£818,448	£932,021	£1,045,594	£1,271,847	£1,492,746
£150			£314,151	£435,532	£556,914	£678,296	£798,936	£912,509	£1,026,082	£1,252,871	£1,473,770
£175			£293,297	£414,679	£536,060	£657,442	£778,824	£892,997	£1,006,570	£1,233,716	£1,454,795
£200			£272,443	£393,825	£515,206	£636,588	£757,970	£873,484	£987,057	£1,214,203	£1,435,819
£225			£251,589	£372,971	£494,352	£615,734	£737,116	£853,972	£967,545	£1,194,691	£1,416,843
£250			£230,735	£352,117	£473,499	£594,880	£716,262	£834,460	£948,033	£1,175,179	£1,397,868
£275			£209,456	£331,263	£452,645	£574,026	£695,408	£814,947	£928,520	£1,155,666	£1,378,892
£300			£187,797	£310,409	£431,791	£553,172	£674,554	£795,435	£909,008	£1,136,154	£1,359,916
		Residual Land Value (£/Ha)									
£0	Indicative non-viability	£488,923	£1,098,185	£1,401,640	£1,705,094	£2,006,092	£2,290,025	£2,573,957	£2,857,890	£3,416,814	£3,969,061
£25		£434,775	£1,046,051	£1,349,505	£1,652,960	£1,956,414	£2,241,244	£2,525,176	£2,809,109	£3,369,375	£3,921,622
£50		£380,628	£993,916	£1,297,370	£1,600,825	£1,904,279	£2,192,463	£2,476,396	£2,760,328	£3,321,936	£3,874,183
£75		£326,481	£941,781	£1,245,236	£1,548,690	£1,852,145	£2,143,682	£2,427,615	£2,711,547	£3,274,496	£3,826,744
£100		£272,156	£889,646	£1,193,101	£1,496,555	£1,800,010	£2,094,901	£2,378,834	£2,662,766	£3,227,057	£3,779,304
£125		Indicative non-viability	£837,511	£1,140,966	£1,444,420	£1,747,875	£2,046,121	£2,330,053	£2,613,986	£3,179,618	£3,731,865
£150			£785,377	£1,088,831	£1,392,286	£1,695,740	£1,997,340	£2,281,272	£2,565,205	£3,132,178	£3,684,426
£175			£733,242	£1,036,696	£1,340,151	£1,643,605	£1,947,060	£2,232,491	£2,516,424	£3,084,289	£3,636,987
£200			£681,107	£984,561	£1,288,016	£1,591,470	£1,894,925	£2,183,711	£2,467,643	£3,035,508	£3,589,547
£225			£628,972	£932,427	£1,235,881	£1,539,336	£1,842,790	£2,134,930	£2,418,862	£2,986,727	£3,542,108
£250			£576,837	£880,292	£1,183,746	£1,487,201	£1,790,655	£2,086,149	£2,370,081	£2,937,946	£3,494,669
£275			£523,639	£828,157	£1,131,612	£1,435,066	£1,738,521	£2,037,368	£2,321,301	£2,889,166	£3,447,230
£300			£469,492	£776,022	£1,079,477	£1,382,931	£1,686,386	£1,988,587	£2,272,520	£2,840,385	£3,399,790

*35% and 40% AH equates to the same as 30% AH due to numbers rounding

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

Table 1f: Residual Land Value Results by Value Level & CIL Rates
- 15 Unit Scheme - Flats

Development Scenario	15 Flats
Typical Site Type	PDL
Net Site Area (ha)	0.20
Gross Site Area (ha)	0.30
Site Density (dph)	75

0% AH 15 Flats		Residual Land Value (£)										
CIL Rates £/m ²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	
	£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²	
£0	Indicative non-viability		£325,278	£466,088	£606,898	£747,708	£880,761	£1,012,182	£1,143,602	£1,400,939	£1,656,268	
£25			£303,036	£443,846	£584,657	£725,467	£860,003	£991,423	£1,122,844	£1,380,773	£1,636,103	
£50			£280,795	£421,605	£562,415	£703,225	£839,244	£970,665	£1,102,086	£1,360,608	£1,615,938	
£75			£258,553	£399,363	£540,173	£680,984	£818,486	£949,907	£1,081,327	£1,340,443	£1,595,773	
£100			£236,312	£377,122	£517,932	£658,742	£797,727	£929,148	£1,060,569	£1,320,278	£1,575,608	
£125			£213,965	£354,880	£495,690	£636,501	£776,969	£908,390	£1,039,810	£1,300,113	£1,555,442	
£150			£190,833	£332,639	£473,449	£614,259	£755,069	£887,631	£1,019,052	£1,279,948	£1,535,277	
£175			£167,702	£310,397	£451,207	£592,018	£732,828	£866,873	£998,293	£1,259,782	£1,515,112	
£200			£144,570	£288,156	£428,966	£569,776	£710,586	£846,114	£977,535	£1,239,617	£1,494,947	
£225			£121,439	£265,914	£406,724	£547,534	£688,345	£825,356	£956,777	£1,219,452	£1,474,782	
£250			£98,015	£243,673	£384,483	£525,293	£666,103	£804,598	£936,018	£1,198,859	£1,454,617	
£275		Indicative non-viability		£221,431	£362,241	£503,051	£643,862	£783,839	£915,260	£1,178,101	£1,434,451	
£300				£198,489	£340,000	£480,810	£621,620	£762,430	£894,501	£1,157,343	£1,414,286	
	Residual Land Value (£/Ha)											
£0	Indicative non-viability		£1,084,259	£1,553,626	£2,022,994	£2,492,361	£2,935,870	£3,373,939	£3,812,008	£4,669,795	£5,520,894	
£25			£1,010,121	£1,479,488	£1,948,855	£2,418,222	£2,866,676	£3,304,744	£3,742,813	£4,602,578	£5,453,677	
£50			£935,982	£1,405,350	£1,874,717	£2,344,084	£2,797,481	£3,235,550	£3,673,618	£4,535,361	£5,386,460	
£75			£861,844	£1,331,211	£1,800,578	£2,269,946	£2,728,286	£3,166,355	£3,604,424	£4,468,144	£5,319,242	
£100			£787,705	£1,257,073	£1,726,440	£2,195,807	£2,659,092	£3,097,160	£3,535,229	£4,400,927	£5,252,025	
£125			£713,215	£1,182,934	£1,652,301	£2,121,669	£2,589,897	£3,027,966	£3,466,034	£4,333,709	£5,184,808	
£150			£636,110	£1,108,796	£1,578,163	£2,047,530	£2,516,897	£2,958,771	£3,396,840	£4,266,492	£5,117,591	
£175			£559,006	£1,034,657	£1,504,025	£1,973,392	£2,442,759	£2,889,576	£3,327,645	£4,199,275	£5,050,374	
£200			£481,901	£960,519	£1,429,886	£1,899,253	£2,368,621	£2,820,381	£3,258,450	£4,132,058	£4,983,156	
£225			£404,796	£886,380	£1,355,748	£1,825,115	£2,294,482	£2,751,187	£3,189,255	£4,064,840	£4,915,939	
£250			£326,716	£812,242	£1,281,609	£1,750,976	£2,220,344	£2,681,992	£3,120,061	£3,996,198	£4,848,722	
£275		Indicative non-viability		£738,104	£1,207,471	£1,676,838	£2,146,205	£2,612,797	£3,050,866	£3,927,003	£4,781,505	
£300				£661,629	£1,133,332	£1,602,700	£2,072,067	£2,541,434	£2,981,671	£3,857,809	£4,714,287	

20% AH 15 Flats		Residual Land Value (£)										
CIL Rates £/m ²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	
	£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²	
£0	Indicative non-viability		£133,961	£258,913	£380,682	£502,450	£624,219	£745,987	£861,383	£1,088,680	£1,313,058	
£25			£110,830	£236,672	£358,440	£480,209	£601,977	£723,746	£840,624	£1,067,922	£1,292,893	
£50			£87,133	£214,339	£336,198	£457,967	£579,736	£701,504	£819,866	£1,047,164	£1,272,728	
£75			Indicative non-viability	£191,207	£313,957	£435,725	£557,494	£679,263	£799,108	£1,026,405	£1,252,563	
£100				£168,076	£291,715	£413,484	£535,252	£657,021	£778,349	£1,005,647	£1,232,398	
£125				£144,945	£269,474	£391,242	£513,011	£634,779	£756,548	£984,888	£1,212,186	
£150				£121,813	£247,232	£369,001	£490,769	£612,538	£734,306	£964,130	£1,191,427	
£175				£98,399	£224,991	£346,759	£468,528	£590,296	£712,065	£943,371	£1,170,669	
£200				Indicative non-viability	£202,191	£324,518	£446,286	£568,055	£689,823	£922,613	£1,149,910	
£225			£179,059		£302,276	£424,045	£545,813	£667,582	£901,855	£1,129,152		
£250			£155,928		£280,035	£401,803	£523,572	£645,340	£881,096	£1,108,394		
£275			£132,797		£257,793	£379,562	£501,330	£623,099	£860,338	£1,087,635		
£300				£109,664	£235,552	£357,320	£479,089	£600,857	£839,579	£1,066,877		
			Residual Land Value (£/Ha)									
£0	Indicative non-viability		£446,537	£863,043	£1,268,939	£1,674,834	£2,080,729	£2,486,624	£2,871,276	£3,628,934	£4,376,861	
£25			£369,433	£788,905	£1,194,800	£1,600,695	£2,006,590	£2,412,485	£2,802,082	£3,559,740	£4,309,643	
£50			£290,445	£714,463	£1,120,662	£1,526,557	£1,932,452	£2,338,347	£2,732,887	£3,490,545	£4,242,426	
£75			Indicative non-viability	£637,358	£1,046,523	£1,452,418	£1,858,313	£2,264,209	£2,663,692	£3,421,350	£4,175,209	
£100				£560,253	£972,385	£1,378,280	£1,784,175	£2,190,070	£2,594,497	£3,352,156	£4,107,992	
£125				£483,149	£898,246	£1,304,141	£1,710,037	£2,115,932	£2,521,827	£3,282,961	£4,040,619	
£150				£406,044	£824,108	£1,230,003	£1,635,898	£2,041,793	£2,447,688	£3,213,766	£3,971,424	
£175				£327,995	£749,969	£1,155,865	£1,561,760	£1,967,655	£2,373,550	£3,144,571	£3,902,230	
£200				Indicative non-viability	£673,969	£1,081,726	£1,487,621	£1,893,516	£2,299,411	£3,075,377	£3,833,035	
£225			£596,865		£1,007,588	£1,413,483	£1,819,378	£2,225,273	£3,006,182	£3,763,840		
£250			£519,760		£933,449	£1,339,344	£1,745,239	£2,151,135	£2,936,987	£3,694,645		
£275			£442,655		£859,311	£1,265,206	£1,671,101	£2,076,996	£2,867,793	£3,625,451		
£300				£365,546	£785,172	£1,191,067	£1,596,963	£2,002,858	£2,798,598	£3,556,256		

30/35% AH 15 Flats												
CIL Rates £/m ²	Residual Land Value (£)											
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²	
£0	Indicative non-viability			£98,699	£211,705	£320,291	£428,685	£537,078	£645,471	£856,252	£1,058,583	
£25				Indicative non-viability	£188,574	£298,050	£406,443	£514,836	£623,230	£835,493	£1,037,824	
£50					£165,443	£275,808	£384,201	£492,595	£600,988	£814,735	£1,017,066	
£75					£142,311	£253,567	£361,960	£470,353	£578,747	£793,977	£996,308	
£100					£119,180	£231,325	£339,718	£448,112	£556,505	£773,218	£975,549	
£125					£95,698	£208,778	£317,477	£425,870	£534,264	£751,050	£954,791	
£150				Indicative non-viability	Indicative non-viability	£185,647	£295,235	£403,629	£512,022	£728,809	£934,032	
£175						£162,516	£272,994	£381,387	£489,781	£706,567	£913,274	
£200						£139,384	£250,752	£359,146	£467,539	£684,326	£892,515	
£225						£116,253	£228,511	£336,904	£445,298	£662,084	£871,757	
£250						£92,696	£205,852	£314,663	£423,056	£639,843	£850,999	
£275						Indicative non-viability	Indicative non-viability	£182,720	£292,421	£400,814	£617,601	£830,240
£300				£159,589	£270,180			£378,573	£595,360	£809,482		
	Residual Land Value (£/Ha)											
£0	Indicative non-viability			£328,998	£705,684	£1,067,637	£1,428,948	£1,790,260	£2,151,571	£2,854,173	£3,528,609	
£25				Indicative non-viability	£628,580	£993,499	£1,354,810	£1,716,121	£2,077,433	£2,784,978	£3,459,414	
£50					£551,475	£919,360	£1,280,672	£1,641,983	£2,003,294	£2,715,783	£3,390,220	
£75					£474,370	£845,222	£1,206,533	£1,567,844	£1,929,156	£2,646,589	£3,321,025	
£100					£397,266	£771,083	£1,132,395	£1,493,706	£1,855,017	£2,577,394	£3,251,830	
£125					£318,992	£695,928	£1,058,256	£1,419,568	£1,780,879	£2,503,501	£3,182,636	
£150				Indicative non-viability	Indicative non-viability	£618,824	£984,118	£1,345,429	£1,706,740	£2,429,363	£3,113,441	
£175						£541,719	£909,979	£1,271,291	£1,632,602	£2,355,224	£3,044,246	
£200						£464,614	£835,841	£1,197,152	£1,558,463	£2,281,086	£2,975,051	
£225						£387,509	£761,702	£1,123,014	£1,484,325	£2,206,948	£2,905,857	
£250						£308,985	£686,172	£1,048,875	£1,410,187	£2,132,809	£2,836,662	
£275						Indicative non-viability	Indicative non-viability	£609,067	£974,737	£1,336,048	£2,058,671	£2,767,467
£300								£531,963	£900,598	£1,261,910	£1,984,532	£2,698,273

*30% and 35% AH equates to the same as 30% AH due to numbers rounding

40% AH 15 Flats											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non-viability				£79,938	£181,895	£280,553	£377,871	£475,190	£669,827	£858,310
£25					Indicative non-viability	£158,764	£258,311	£355,630	£452,948	£647,585	£837,552
£50						£135,632	£236,070	£333,388	£430,707	£625,344	£816,793
£75						£112,501	£213,713	£311,147	£408,465	£603,102	£796,035
£100						£88,848	£190,582	£288,905	£386,224	£580,860	£775,277
£125					Indicative non-viability	Indicative non-viability	£167,450	£266,664	£363,982	£558,619	£753,256
£150							£144,319	£244,422	£341,741	£536,377	£731,014
£175							£121,188	£222,181	£319,499	£514,136	£708,773
£200							£97,757	£199,268	£297,258	£491,894	£686,531
£225						Indicative non-viability	£176,137	£275,016	£469,653	£664,290	
£250							£153,005	£252,774	£447,411	£642,048	
£275							£129,874	£230,533	£425,170	£619,807	
£300							£106,666	£207,955	£402,928	£597,565	
	Residual Land Value (£/Ha)										
£0	Indicative non-viability				£266,461	£606,318	£935,176	£1,259,571	£1,583,966	£2,232,755	£2,861,034
£25					Indicative non-viability	£529,213	£861,038	£1,185,433	£1,509,827	£2,158,617	£2,791,839
£50						£452,108	£786,900	£1,111,294	£1,435,689	£2,084,479	£2,722,645
£75						£375,004	£712,377	£1,037,156	£1,361,551	£2,010,340	£2,653,450
£100						£296,159	£635,272	£963,017	£1,287,412	£1,936,202	£2,584,255
£125					Indicative non-viability	Indicative non-viability	£558,168	£888,879	£1,213,274	£1,862,063	£2,510,853
£150							£481,063	£814,741	£1,139,135	£1,787,925	£2,436,714
£175							£403,958	£740,602	£1,064,997	£1,713,786	£2,362,576
£200							£325,856	£664,227	£990,858	£1,639,648	£2,288,437
£225						Indicative non-viability	£587,123	£916,720	£1,565,509	£2,214,299	
£250							£510,018	£842,582	£1,491,371	£2,140,160	
£275							£432,913	£768,443	£1,417,233	£2,066,022	
£300							£355,554	£693,182	£1,343,094	£1,991,884	

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

0% AH 15 Houses											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	£329,522	£806,461	£1,252,737	£1,470,054	£1,687,371	£1,904,688	£2,122,005	£2,339,322	£2,556,639	£2,991,273	£3,425,907
£25	£297,341	£776,425	£1,223,560	£1,440,877	£1,658,194	£1,875,511	£2,092,828	£2,310,145	£2,527,462	£2,962,096	£3,396,730
£50	£265,159	£744,547	£1,193,811	£1,411,700	£1,629,017	£1,846,334	£2,063,651	£2,280,968	£2,498,285	£2,932,919	£3,367,553
£75	£232,978	£712,365	£1,163,775	£1,382,522	£1,599,839	£1,817,156	£2,034,473	£2,251,790	£2,469,108	£2,903,742	£3,338,376
£100	£200,160	£680,184	£1,133,740	£1,353,345	£1,570,662	£1,787,979	£2,005,296	£2,222,613	£2,439,930	£2,874,564	£3,309,198
£125	£166,691	£648,002	£1,103,704	£1,324,168	£1,541,485	£1,758,802	£1,976,119	£2,193,436	£2,410,753	£2,845,387	£3,280,021
£150	Indicative non-viability	£615,821	£1,073,668	£1,294,991	£1,512,308	£1,729,625	£1,946,942	£2,164,259	£2,381,576	£2,816,210	£3,250,844
£175		£583,639	£1,043,633	£1,265,814	£1,483,131	£1,700,448	£1,917,765	£2,135,082	£2,352,399	£2,787,033	£3,221,667
£200		£551,458	£1,013,597	£1,236,636	£1,453,953	£1,671,270	£1,888,588	£2,105,905	£2,323,222	£2,757,856	£3,192,490
£225		£519,276	£983,562	£1,207,272	£1,424,776	£1,642,093	£1,859,410	£2,076,727	£2,294,044	£2,728,678	£3,163,313
£250		£487,095	£953,526	£1,177,237	£1,395,599	£1,612,916	£1,830,233	£2,047,550	£2,264,867	£2,699,501	£3,134,135
£275		£454,913	£923,491	£1,147,201	£1,366,422	£1,583,739	£1,801,056	£2,018,373	£2,235,690	£2,670,324	£3,104,958
£300		£422,732	£893,455	£1,117,165	£1,337,245	£1,554,562	£1,771,879	£1,989,196	£2,206,513	£2,641,147	£3,075,781
	Residual Land Value (£/Ha)										
£0	£549,204	£1,344,102	£2,087,895	£2,450,090	£2,812,285	£3,174,480	£3,536,675	£3,898,870	£4,261,065	£4,985,455	£5,709,845
£25	£495,568	£1,294,042	£2,039,266	£2,401,461	£2,763,656	£3,125,851	£3,488,046	£3,850,241	£4,212,436	£4,936,827	£5,661,217
£50	£441,932	£1,240,911	£1,989,684	£2,352,833	£2,715,028	£3,077,223	£3,439,418	£3,801,613	£4,163,808	£4,888,198	£5,612,588
£75	£388,297	£1,187,276	£1,939,625	£2,304,204	£2,666,399	£3,028,594	£3,390,789	£3,752,984	£4,115,179	£4,839,569	£5,563,959
£100	£333,600	£1,133,640	£1,889,566	£2,255,575	£2,617,770	£2,979,965	£3,342,160	£3,704,356	£4,066,551	£4,790,941	£5,515,331
£125	£277,818	£1,080,004	£1,839,507	£2,206,947	£2,569,142	£2,931,337	£3,293,532	£3,655,727	£4,017,922	£4,742,312	£5,466,702
£150	Indicative non-viability	£1,026,368	£1,789,447	£2,158,318	£2,520,513	£2,882,708	£3,244,903	£3,607,098	£3,969,293	£4,693,683	£5,418,074
£175		£972,732	£1,739,388	£2,109,689	£2,471,884	£2,834,079	£3,196,275	£3,558,470	£3,920,665	£4,645,055	£5,369,445
£200		£919,096	£1,689,329	£2,061,061	£2,423,256	£2,785,451	£3,147,646	£3,509,841	£3,872,036	£4,596,426	£5,320,816
£225		£865,461	£1,639,270	£2,012,120	£2,374,627	£2,736,822	£3,099,017	£3,461,212	£3,823,407	£4,547,797	£5,272,188
£250		£811,825	£1,589,210	£1,962,061	£2,325,998	£2,688,194	£3,050,389	£3,412,584	£3,774,779	£4,499,169	£5,223,559
£275		£758,189	£1,539,151	£1,912,002	£2,277,370	£2,639,565	£3,001,760	£3,363,955	£3,726,150	£4,450,540	£5,174,930
£300		£704,553	£1,489,092	£1,861,942	£2,228,741	£2,590,936	£2,953,131	£3,315,326	£3,677,521	£4,401,912	£5,126,302

Appendix IIa - TWBC Residential Results

30/35% AH* 15 Houses		Residual Land Value (£)									
CIL Rates £/m ²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
	£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²
£0	Indicative non-viability	£362,742	£744,022	£923,828	£1,101,755	£1,277,800	£1,450,643	£1,623,486	£1,796,328	£2,142,014	£2,487,699
£25		£330,858	£712,138	£894,070	£1,071,997	£1,248,893	£1,421,735	£1,594,578	£1,767,421	£2,113,106	£2,458,791
£50		£298,974	£680,254	£864,312	£1,042,239	£1,219,985	£1,392,828	£1,565,671	£1,738,513	£2,084,198	£2,429,884
£75		£267,090	£648,370	£834,554	£1,012,481	£1,190,409	£1,363,920	£1,536,763	£1,709,606	£2,055,291	£2,400,976
£100		£235,206	£616,485	£804,796	£982,723	£1,160,651	£1,335,013	£1,507,855	£1,680,698	£2,026,383	£2,372,069
£125		£202,786	£584,601	£775,038	£952,965	£1,130,893	£1,306,105	£1,478,948	£1,651,791	£1,997,476	£2,343,161
£150		£169,626	£552,717	£743,357	£923,207	£1,101,135	£1,277,198	£1,450,040	£1,622,883	£1,968,568	£2,314,254
£175		Indicative non-viability	£520,833	£711,473	£893,449	£1,071,377	£1,248,290	£1,421,133	£1,593,975	£1,939,661	£2,285,346
£200			£488,949	£679,589	£863,691	£1,041,619	£1,219,383	£1,392,225	£1,565,068	£1,910,753	£2,256,438
£225			£457,065	£647,705	£833,933	£1,011,861	£1,189,788	£1,363,318	£1,536,160	£1,881,846	£2,227,531
£250			£425,181	£615,821	£804,175	£982,103	£1,160,030	£1,334,410	£1,507,253	£1,852,938	£2,198,623
£275			£393,297	£583,937	£774,417	£952,345	£1,130,272	£1,305,502	£1,478,345	£1,824,030	£2,169,716
£300			£361,413	£552,052	£742,692	£922,587	£1,100,514	£1,276,595	£1,449,438	£1,795,123	£2,140,808
		Residual Land Value (£/Ha)									
£0	Indicative non-viability	£604,570	£1,240,036	£1,539,713	£1,836,259	£2,129,667	£2,417,738	£2,705,809	£2,993,881	£3,570,023	£4,146,165
£25		£551,430	£1,186,896	£1,490,116	£1,786,662	£2,081,488	£2,369,559	£2,657,630	£2,945,701	£3,521,843	£4,097,986
£50		£498,290	£1,133,756	£1,440,519	£1,737,065	£2,033,309	£2,321,380	£2,609,451	£2,897,522	£3,473,664	£4,049,806
£75		£445,150	£1,080,616	£1,390,923	£1,687,468	£1,984,014	£2,273,201	£2,561,272	£2,849,343	£3,425,485	£4,001,627
£100		£392,009	£1,027,476	£1,341,326	£1,637,872	£1,934,418	£2,225,021	£2,513,092	£2,801,163	£3,377,306	£3,953,448
£125		£337,977	£974,336	£1,291,729	£1,588,275	£1,884,821	£2,176,842	£2,464,913	£2,752,984	£3,329,126	£3,905,268
£150		£282,710	£921,195	£1,238,929	£1,538,678	£1,835,224	£2,128,663	£2,416,734	£2,704,805	£3,280,947	£3,857,089
£175		Indicative non-viability	£868,055	£1,185,788	£1,489,082	£1,785,628	£2,080,483	£2,368,555	£2,656,626	£3,232,768	£3,808,910
£200			£814,915	£1,132,648	£1,439,485	£1,736,031	£2,032,304	£2,320,375	£2,608,446	£3,184,589	£3,760,731
£225			£761,775	£1,079,508	£1,389,888	£1,686,434	£1,982,980	£2,272,196	£2,560,267	£3,136,409	£3,712,551
£250			£708,635	£1,026,368	£1,340,292	£1,636,838	£1,933,384	£2,224,017	£2,512,088	£3,088,230	£3,664,372
£275			£655,494	£973,228	£1,290,695	£1,587,241	£1,883,787	£2,175,837	£2,463,909	£3,040,051	£3,616,193
£300			£602,354	£920,087	£1,237,821	£1,537,644	£1,834,190	£2,127,658	£2,415,729	£2,991,871	£3,568,014

*30% and 35% AH equates to the same as 30% AH due to numbers rounding

40% AH 15 Houses											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non- viability	£229,723	£579,360	£754,178	£918,540	£1,081,701	£1,243,975	£1,402,474	£1,560,972	£1,877,969	£2,194,965
£25		£197,238	£547,624	£722,443	£888,921	£1,052,082	£1,215,203	£1,373,701	£1,532,199	£1,849,196	£2,166,192
£50		£164,233	£515,889	£690,707	£859,302	£1,022,463	£1,185,624	£1,344,928	£1,503,427	£1,820,423	£2,137,420
£75		Indicative non- viability	£484,153	£658,972	£829,683	£992,844	£1,156,005	£1,316,155	£1,474,654	£1,791,650	£2,108,647
£100			£452,418	£627,236	£800,063	£963,225	£1,126,386	£1,287,383	£1,445,881	£1,762,878	£2,079,874
£125			£420,683	£595,501	£770,320	£933,605	£1,096,767	£1,258,610	£1,417,108	£1,734,105	£2,051,101
£150			£388,947	£563,766	£738,584	£903,986	£1,067,147	£1,229,837	£1,388,336	£1,705,332	£2,022,329
£175			£357,212	£532,030	£706,849	£874,367	£1,037,528	£1,200,689	£1,359,563	£1,676,559	£1,993,556
£200			£325,476	£500,295	£675,113	£844,748	£1,007,909	£1,171,070	£1,330,790	£1,647,787	£1,964,783
£225			£293,741	£468,559	£643,378	£815,128	£978,290	£1,141,451	£1,302,017	£1,619,014	£1,936,010
£250			£262,005	£436,824	£611,643	£785,509	£948,670	£1,111,832	£1,273,245	£1,590,241	£1,907,238
£275			£230,270	£405,089	£579,907	£754,726	£919,051	£1,082,212	£1,244,472	£1,561,468	£1,878,465
£300	£197,808		£373,353	£548,172	£722,990	£889,432	£1,052,593	£1,215,699	£1,532,696	£1,849,692	
	Residual Land Value (£/Ha)										
£0	Indicative non- viability	£382,871	£965,599	£1,256,964	£1,530,900	£1,802,836	£2,073,292	£2,337,456	£2,601,620	£3,129,948	£3,658,275
£25		£328,730	£912,707	£1,204,071	£1,481,535	£1,753,470	£2,025,338	£2,289,502	£2,553,665	£3,081,993	£3,610,321
£50		£273,722	£859,815	£1,151,179	£1,432,170	£1,704,105	£1,976,040	£2,241,547	£2,505,711	£3,034,038	£3,562,366
£75		Indicative non- viability	£806,922	£1,098,287	£1,382,804	£1,654,740	£1,926,675	£2,193,592	£2,457,756	£2,986,084	£3,514,412
£100			£754,030	£1,045,394	£1,333,439	£1,605,374	£1,877,310	£2,145,638	£2,409,802	£2,938,129	£3,466,457
£125			£701,138	£992,502	£1,283,866	£1,556,009	£1,827,944	£2,097,683	£2,361,847	£2,890,175	£3,418,502
£150			£648,245	£939,609	£1,230,974	£1,506,643	£1,778,579	£2,049,729	£2,313,893	£2,842,220	£3,370,548
£175			£595,353	£886,717	£1,178,081	£1,457,278	£1,729,213	£2,001,149	£2,265,938	£2,794,266	£3,322,593
£200			£542,460	£833,825	£1,125,189	£1,407,913	£1,679,848	£1,951,783	£2,217,983	£2,746,311	£3,274,639
£225			£489,568	£780,932	£1,072,297	£1,358,547	£1,630,483	£1,902,418	£2,170,029	£2,698,356	£3,226,684
£250			£436,676	£728,040	£1,019,404	£1,309,182	£1,581,117	£1,853,053	£2,122,074	£2,650,402	£3,178,729
£275			£383,783	£675,148	£966,512	£1,257,876	£1,531,752	£1,803,687	£2,074,120	£2,602,447	£3,130,775
£300	£329,679		£622,255	£913,619	£1,204,984	£1,482,387	£1,754,322	£2,026,165	£2,554,493	£3,082,820	

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 1h: Residual Land Value Results by Value Level & CIL Rates
- 30 Unit Scheme - Mixed**

Development Scenario	30 Mixed
Typical Site Type	PDL / GF
Net Site Area (ha)	0.75
Gross Site Area (ha)	1.05
Site Density (dph)	40

0% AH 30 Mixed		Residual Land Value (£)									
CIL Rates £/m ²	VL1 £3,000/m ²	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
		£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²
£0	Indicative non-viability	£944,664	£1,631,075	£1,970,940	£2,310,805	£2,650,670	£2,990,535	£3,330,400	£3,670,265	£4,349,995	£5,029,726
£25		£894,506	£1,582,466	£1,922,331	£2,262,196	£2,602,061	£2,941,926	£3,281,791	£3,621,656	£4,301,387	£4,981,117
£50		£844,347	£1,533,857	£1,873,722	£2,213,587	£2,553,452	£2,893,318	£3,233,183	£3,573,048	£4,252,778	£4,932,508
£75		£794,189	£1,485,248	£1,825,114	£2,164,979	£2,504,844	£2,844,709	£3,184,574	£3,524,439	£4,204,169	£4,883,899
£100		£744,031	£1,436,640	£1,776,505	£2,116,370	£2,456,235	£2,796,100	£3,135,965	£3,475,830	£4,155,560	£4,835,290
£125		£690,289	£1,388,031	£1,727,896	£2,067,761	£2,407,626	£2,747,491	£3,087,356	£3,427,221	£4,106,952	£4,786,682
£150		£636,257	£1,339,422	£1,679,287	£2,019,152	£2,359,017	£2,698,882	£3,038,748	£3,378,613	£4,058,343	£4,738,073
£175		£582,225	£1,290,813	£1,630,678	£1,970,544	£2,310,409	£2,650,274	£2,990,139	£3,330,004	£4,009,734	£4,689,464
£200		£528,193	£1,242,205	£1,582,070	£1,921,935	£2,261,800	£2,601,665	£2,941,530	£3,281,395	£3,961,125	£4,640,855
£225		£474,161	£1,193,596	£1,533,461	£1,873,326	£2,213,191	£2,553,056	£2,892,921	£3,232,786	£3,912,516	£4,592,247
£250		£420,129	£1,144,479	£1,484,852	£1,824,717	£2,164,582	£2,504,447	£2,844,312	£3,184,178	£3,863,908	£4,543,638
£275		£366,097	£1,094,321	£1,436,243	£1,776,108	£2,115,974	£2,455,839	£2,795,704	£3,135,569	£3,815,299	£4,495,029
£300		£312,065	£1,044,163	£1,387,635	£1,727,500	£2,067,365	£2,407,230	£2,747,095	£3,086,960	£3,766,690	£4,446,420
	Residual Land Value (£/Ha)										
£0	Indicative non-viability	£899,680	£1,553,405	£1,877,086	£2,200,767	£2,524,448	£2,848,129	£3,171,810	£3,495,491	£4,142,853	£4,790,215
£25		£851,910	£1,507,110	£1,830,791	£2,154,473	£2,478,154	£2,801,835	£3,125,516	£3,449,197	£4,096,559	£4,743,921
£50		£804,140	£1,460,816	£1,784,497	£2,108,178	£2,431,859	£2,755,541	£3,079,222	£3,402,903	£4,050,265	£4,697,627
£75		£756,370	£1,414,522	£1,738,203	£2,061,884	£2,385,565	£2,709,246	£3,032,927	£3,356,609	£4,003,971	£4,651,333
£100		£708,601	£1,368,228	£1,691,909	£2,015,590	£2,339,271	£2,662,952	£2,986,633	£3,310,314	£3,957,677	£4,605,039
£125		£657,418	£1,321,934	£1,645,615	£1,969,296	£2,292,977	£2,616,658	£2,940,339	£3,264,020	£3,911,382	£4,558,744
£150		£605,959	£1,275,640	£1,599,321	£1,923,002	£2,246,683	£2,570,364	£2,894,045	£3,217,726	£3,865,088	£4,512,450
£175		£554,500	£1,229,346	£1,553,027	£1,876,708	£2,200,389	£2,524,070	£2,847,751	£3,171,432	£3,818,794	£4,466,156
£200		£503,041	£1,183,052	£1,506,733	£1,830,414	£2,154,095	£2,477,776	£2,801,457	£3,125,138	£3,772,500	£4,419,862
£225		£451,582	£1,136,758	£1,460,439	£1,784,120	£2,107,801	£2,431,482	£2,755,163	£3,078,844	£3,726,206	£4,373,568
£250		£400,123	£1,089,980	£1,414,145	£1,737,826	£2,061,507	£2,385,188	£2,708,869	£3,032,550	£3,679,912	£4,327,274
£275		£348,664	£1,042,210	£1,367,851	£1,691,532	£2,015,213	£2,338,894	£2,662,575	£2,986,256	£3,633,618	£4,280,980
£300		£297,205	£994,440	£1,321,557	£1,645,238	£1,968,919	£2,292,600	£2,616,281	£2,939,962	£3,587,324	£4,234,686

20% AH 30 Mixed											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non- viability	£608,514	£1,237,123	£1,538,318	£1,839,513	£2,140,708	£2,441,902	£2,743,097	£3,044,292	£3,646,682	£4,249,071
£25		£554,482	£1,188,514	£1,489,709	£1,790,904	£2,092,099	£2,393,294	£2,694,488	£2,995,683	£3,598,073	£4,200,462
£50		£500,450	£1,139,236	£1,441,100	£1,742,295	£2,043,490	£2,344,685	£2,645,880	£2,947,074	£3,549,464	£4,151,854
£75		£446,418	£1,089,077	£1,392,492	£1,693,686	£1,994,881	£2,296,076	£2,597,271	£2,898,466	£3,500,855	£4,103,245
£100		£392,386	£1,038,919	£1,343,883	£1,645,078	£1,946,273	£2,247,467	£2,548,662	£2,849,857	£3,452,247	£4,054,636
£125		£338,354	£988,761	£1,295,274	£1,596,469	£1,897,664	£2,198,859	£2,500,053	£2,801,248	£3,403,638	£4,006,027
£150		£284,322	£938,603	£1,246,665	£1,547,860	£1,849,055	£2,150,250	£2,451,445	£2,752,639	£3,355,029	£3,957,419
£175		Indicative non- viability	£888,444	£1,198,057	£1,499,251	£1,800,446	£2,101,641	£2,402,836	£2,704,031	£3,306,420	£3,908,810
£200			£838,286	£1,149,082	£1,450,643	£1,751,837	£2,053,032	£2,354,227	£2,655,422	£3,257,811	£3,860,201
£225			£788,128	£1,098,924	£1,402,034	£1,703,229	£2,004,423	£2,305,618	£2,606,813	£3,209,203	£3,811,592
£250	£737,792		£1,048,765	£1,353,425	£1,654,620	£1,955,815	£2,257,010	£2,558,204	£3,160,594	£3,762,984	
£275	£683,760		£998,607	£1,304,816	£1,606,011	£1,907,206	£2,208,401	£2,509,596	£3,111,985	£3,714,375	
£300			£629,728	£948,449	£1,256,208	£1,557,402	£1,858,597	£2,159,792	£2,460,987	£3,063,376	£3,665,766
	Residual Land Value (£/Ha)										
£0	Indicative non- viability	£579,537	£1,178,213	£1,465,065	£1,751,917	£2,038,769	£2,325,621	£2,612,474	£2,899,326	£3,473,030	£4,046,735
£25		£528,078	£1,131,918	£1,418,771	£1,705,623	£1,992,475	£2,279,327	£2,566,179	£2,853,032	£3,426,736	£4,000,440
£50		£476,619	£1,084,986	£1,372,477	£1,659,329	£1,946,181	£2,233,033	£2,519,885	£2,806,738	£3,380,442	£3,954,146
£75		£425,160	£1,037,216	£1,326,183	£1,613,035	£1,899,887	£2,186,739	£2,473,591	£2,760,444	£3,334,148	£3,907,852
£100		£373,701	£989,447	£1,279,888	£1,566,741	£1,853,593	£2,140,445	£2,427,297	£2,714,149	£3,287,854	£3,861,558
£125		£322,242	£941,677	£1,233,594	£1,520,447	£1,807,299	£2,094,151	£2,381,003	£2,667,855	£3,241,560	£3,815,264
£150		£270,783	£893,907	£1,187,300	£1,474,153	£1,761,005	£2,047,857	£2,334,709	£2,621,561	£3,195,266	£3,768,970
£175		Indicative non- viability	£846,137	£1,141,006	£1,427,858	£1,714,711	£2,001,563	£2,288,415	£2,575,267	£3,148,972	£3,722,676
£200			£798,368	£1,094,364	£1,381,564	£1,668,417	£1,955,269	£2,242,121	£2,528,973	£3,102,678	£3,676,382
£225			£750,598	£1,046,594	£1,335,270	£1,622,123	£1,908,975	£2,195,827	£2,482,679	£3,056,384	£3,630,088
£250	£702,659		£998,824	£1,288,976	£1,575,828	£1,862,681	£2,149,533	£2,436,385	£3,010,089	£3,583,794	
£275	£651,200		£951,054	£1,242,682	£1,529,534	£1,816,387	£2,103,239	£2,390,091	£2,963,795	£3,537,500	
£300			£599,741	£903,285	£1,196,388	£1,483,240	£1,770,093	£2,056,945	£2,343,797	£2,917,501	£3,491,206

30% AH 30 Mixed											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non- viability	£398,699	£1,006,125	£1,293,372	£1,575,837	£1,858,302	£2,140,766	£2,423,231	£2,705,696	£3,270,625	£3,835,555
£25		£344,812	£956,101	£1,244,894	£1,527,358	£1,809,823	£2,092,288	£2,374,752	£2,657,217	£3,222,147	£3,787,076
£50		£290,925	£906,077	£1,196,415	£1,478,880	£1,761,344	£2,043,809	£2,326,274	£2,608,739	£3,173,668	£3,738,597
£75		Indicative non- viability	£856,053	£1,147,522	£1,430,401	£1,712,866	£1,995,330	£2,277,795	£2,560,260	£3,125,189	£3,690,119
£100			£806,029	£1,097,498	£1,381,922	£1,664,387	£1,946,852	£2,229,317	£2,511,781	£3,076,711	£3,641,640
£125			£756,005	£1,047,474	£1,333,444	£1,615,908	£1,898,373	£2,180,838	£2,463,303	£3,028,232	£3,593,161
£150			£703,333	£997,450	£1,284,965	£1,567,430	£1,849,895	£2,132,359	£2,414,824	£2,979,753	£3,544,683
£175			£649,446	£947,426	£1,236,486	£1,518,951	£1,801,416	£2,083,881	£2,366,345	£2,931,275	£3,496,204
£200			£595,559	£897,402	£1,188,008	£1,470,473	£1,752,937	£2,035,402	£2,317,867	£2,882,796	£3,447,725
£225			£541,671	£847,378	£1,138,847	£1,421,994	£1,704,459	£1,986,923	£2,269,388	£2,834,317	£3,399,247
£250			£487,784	£797,354	£1,088,823	£1,373,515	£1,655,980	£1,938,445	£2,220,909	£2,785,839	£3,350,768
£275			£433,896	£747,330	£1,038,799	£1,325,037	£1,607,501	£1,889,966	£2,172,431	£2,737,360	£3,302,289
£300	£380,009		£693,988	£988,775	£1,276,558	£1,559,023	£1,841,487	£2,123,952	£2,688,881	£3,253,811	
	Residual Land Value (£/Ha)										
£0	Indicative non- viability	£379,714	£958,215	£1,231,783	£1,500,797	£1,769,811	£2,038,825	£2,307,839	£2,576,853	£3,114,881	£3,652,909
£25		£328,392	£910,573	£1,185,613	£1,454,627	£1,723,641	£1,992,655	£2,261,669	£2,530,683	£3,068,711	£3,606,739
£50		£277,071	£862,931	£1,139,443	£1,408,457	£1,677,471	£1,946,485	£2,215,499	£2,484,513	£3,022,541	£3,560,569
£75		Indicative non- viability	£815,289	£1,092,878	£1,362,287	£1,631,301	£1,900,315	£2,169,329	£2,438,343	£2,976,371	£3,514,399
£100			£767,647	£1,045,236	£1,316,117	£1,585,131	£1,854,145	£2,123,159	£2,392,173	£2,930,201	£3,468,229
£125			£720,005	£997,595	£1,269,946	£1,538,960	£1,807,974	£2,076,988	£2,346,002	£2,884,030	£3,422,058
£150			£669,841	£949,953	£1,223,776	£1,492,790	£1,761,804	£2,030,818	£2,299,832	£2,837,860	£3,375,888
£175			£618,520	£902,311	£1,177,606	£1,446,620	£1,715,634	£1,984,648	£2,253,662	£2,791,690	£3,329,718
£200			£567,199	£854,669	£1,131,436	£1,400,450	£1,669,464	£1,938,478	£2,207,492	£2,745,520	£3,283,548
£225			£515,877	£807,027	£1,084,616	£1,354,280	£1,623,294	£1,892,308	£2,161,322	£2,699,350	£3,237,378
£250			£464,556	£759,385	£1,036,974	£1,308,110	£1,577,124	£1,846,138	£2,115,152	£2,653,180	£3,191,208
£275			£413,235	£711,743	£989,332	£1,261,940	£1,530,954	£1,799,968	£2,068,982	£2,607,010	£3,145,038
£300	£361,913		£660,941	£941,691	£1,215,769	£1,484,783	£1,753,797	£2,022,811	£2,560,839	£3,098,867	

35% AH 30 Mixed											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non-viability		£767,458	£1,032,809	£1,293,920	£1,551,073	£1,808,227	£2,065,380	£2,322,534	£2,836,840	£3,351,147
£25			£716,042	£983,130	£1,245,776	£1,502,929	£1,760,083	£2,017,236	£2,274,390	£2,788,696	£3,303,003
£50			£662,527	£933,451	£1,197,632	£1,454,785	£1,711,939	£1,969,092	£2,226,246	£2,740,552	£3,254,859
£75			£609,012	£883,773	£1,149,123	£1,406,641	£1,663,795	£1,920,948	£2,178,101	£2,692,408	£3,206,715
£100			£555,496	£834,094	£1,099,445	£1,358,497	£1,615,651	£1,872,804	£2,129,957	£2,644,264	£3,158,571
£125			£501,981	£784,415	£1,049,766	£1,310,353	£1,567,507	£1,824,660	£2,081,813	£2,596,120	£3,110,427
£150			£448,465	£734,309	£1,000,087	£1,262,209	£1,519,363	£1,776,516	£2,033,669	£2,547,976	£3,062,283
£175			£394,950	£680,794	£950,408	£1,214,065	£1,471,218	£1,728,372	£1,985,525	£2,499,832	£3,014,139
£200			£341,434	£627,278	£900,730	£1,165,921	£1,423,074	£1,680,228	£1,937,381	£2,451,688	£2,965,995
£225			£287,919	£573,763	£851,051	£1,116,402	£1,374,930	£1,632,084	£1,889,237	£2,403,544	£2,917,851
£250		Indicative non-viability		£520,247	£801,372	£1,066,723	£1,326,786	£1,583,940	£1,841,093	£2,355,400	£2,869,707
£275				£466,732	£751,693	£1,017,044	£1,278,642	£1,535,796	£1,792,949	£2,307,256	£2,821,563
£300			£413,216	£699,060	£967,365	£1,230,498	£1,487,652	£1,744,805	£2,259,112	£2,773,419	
	Residual Land Value (£/Ha)										
£0	Indicative non-viability		£730,913	£983,627	£1,232,305	£1,477,213	£1,722,121	£1,967,029	£2,211,937	£2,701,753	£3,191,569
£25			£681,945	£936,314	£1,186,453	£1,431,361	£1,676,269	£1,921,177	£2,166,085	£2,655,901	£3,145,717
£50			£630,978	£889,001	£1,140,602	£1,385,510	£1,630,418	£1,875,326	£2,120,234	£2,610,050	£3,099,866
£75			£580,011	£841,688	£1,094,403	£1,339,658	£1,584,566	£1,829,474	£2,074,382	£2,564,198	£3,054,014
£100			£529,044	£794,375	£1,047,090	£1,293,807	£1,538,715	£1,783,623	£2,028,531	£2,518,347	£3,008,163
£125			£478,077	£747,062	£999,777	£1,247,955	£1,492,863	£1,737,771	£1,982,679	£2,472,495	£2,962,311
£150			£427,110	£699,342	£952,464	£1,202,104	£1,447,012	£1,691,920	£1,936,828	£2,426,644	£2,916,460
£175			£376,143	£648,375	£905,151	£1,156,252	£1,401,160	£1,646,068	£1,890,976	£2,380,792	£2,870,608
£200			£325,175	£597,408	£857,838	£1,110,401	£1,355,309	£1,600,217	£1,845,125	£2,334,941	£2,824,757
£225			£274,208	£546,441	£810,525	£1,063,240	£1,309,457	£1,554,365	£1,799,273	£2,289,089	£2,778,905
£250		Indicative non-viability		£495,474	£763,212	£1,015,926	£1,263,606	£1,508,514	£1,753,422	£2,243,238	£2,733,054
£275				£444,506	£715,898	£968,613	£1,217,755	£1,462,663	£1,707,571	£2,197,387	£2,687,203
£300			£393,539	£665,772	£921,300	£1,171,903	£1,416,811	£1,661,719	£2,151,535	£2,641,351	

40% AH 30 Mixed		Residual Land Value (£)										
CIL Rates £/m ²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	
	£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²	
£0	Indicative non-viability		£732,984	£996,814	£1,257,057	£1,512,231	£1,767,404	£2,022,578	£2,277,751	£2,788,098	£3,298,445	
£25			£679,469	£947,135	£1,208,913	£1,464,087	£1,719,260	£1,974,433	£2,229,607	£2,739,954	£3,250,301	
£50			£625,953	£897,456	£1,160,764	£1,415,942	£1,671,116	£1,926,289	£2,181,463	£2,691,810	£3,202,157	
£75			£572,438	£847,778	£1,111,085	£1,367,798	£1,622,972	£1,878,145	£2,133,319	£2,643,666	£3,154,013	
£100			£518,922	£798,099	£1,061,407	£1,319,654	£1,574,828	£1,830,001	£2,085,175	£2,595,522	£3,105,869	
£125			£465,407	£748,420	£1,011,728	£1,271,510	£1,526,684	£1,781,857	£2,037,031	£2,547,378	£3,057,725	
£150			£411,891	£695,534	£962,049	£1,223,366	£1,478,540	£1,733,713	£1,988,887	£2,499,234	£3,009,580	
£175			£358,376	£642,019	£912,370	£1,175,222	£1,430,396	£1,685,569	£1,940,743	£2,451,089	£2,961,436	
£200			£304,860	£588,503	£862,692	£1,125,999	£1,382,252	£1,637,425	£1,892,599	£2,402,945	£2,913,292	
£225			Indicative non-viability		£534,988	£813,013	£1,076,320	£1,334,108	£1,589,281	£1,844,454	£2,354,801	£2,865,148
£250	£481,472	£763,334			£1,026,642	£1,285,964	£1,541,137	£1,796,310	£2,306,657	£2,817,004		
£275	£427,957	£711,600			£976,963	£1,237,819	£1,492,993	£1,748,166	£2,258,513	£2,768,860		
£300			£374,441	£658,084	£927,284	£1,189,675	£1,444,849	£1,700,022	£2,210,369	£2,720,716		
	Residual Land Value (£/Ha)											
£0	Indicative non-viability		£698,080	£949,347	£1,197,197	£1,440,220	£1,683,242	£1,926,264	£2,169,287	£2,655,331	£3,141,376	
£25			£647,113	£902,034	£1,151,346	£1,394,368	£1,637,390	£1,880,413	£2,123,435	£2,609,480	£3,095,525	
£50			£596,146	£854,720	£1,105,490	£1,348,517	£1,591,539	£1,834,561	£2,077,584	£2,563,628	£3,049,673	
£75			£545,179	£807,407	£1,058,176	£1,302,665	£1,545,688	£1,788,710	£2,031,732	£2,517,777	£3,003,822	
£100			£494,212	£760,094	£1,010,863	£1,256,814	£1,499,836	£1,742,858	£1,985,881	£2,471,925	£2,957,970	
£125			£443,244	£712,781	£963,550	£1,210,962	£1,453,985	£1,697,007	£1,940,029	£2,426,074	£2,912,119	
£150			£392,277	£662,414	£916,237	£1,165,111	£1,408,133	£1,651,155	£1,894,178	£2,380,222	£2,866,267	
£175			£341,310	£611,446	£868,924	£1,119,259	£1,362,282	£1,605,304	£1,848,326	£2,334,371	£2,820,416	
£200			£290,343	£560,479	£821,611	£1,072,380	£1,316,430	£1,559,452	£1,802,475	£2,288,519	£2,774,564	
£225			Indicative non-viability		£509,512	£774,298	£1,025,067	£1,270,579	£1,513,601	£1,756,623	£2,242,668	£2,728,713
£250					£458,545	£726,985	£977,754	£1,224,727	£1,467,749	£1,710,772	£2,196,817	£2,682,861
£275					£407,578	£677,714	£930,441	£1,178,876	£1,421,898	£1,664,920	£2,150,965	£2,637,010
£300					£356,611	£626,747	£883,128	£1,133,024	£1,376,047	£1,619,069	£2,105,114	£2,591,158

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

Table 1i: Residual Land Value Results by Value Level & CIL Rates
- 30 Unit Scheme - Flats Sheltered

Development Scenario	30 Flats Sheltered
Typical Site Type	PDL
Net Site Area (ha)	0.24
Gross Site Area (ha)	0.43
Site Density (dph)	125

0% AH 30 Flats Sheltered	Residual Land Value (£)		
	CIL Rates £/m ²	VL9	VL10
		£5,500/m ²	£6,000/m ²
			£6,500/m ²
£0		£2,914,124	£3,551,284
£25		£2,865,355	£3,502,515
£50		£2,816,586	£3,453,746
£75		£2,767,817	£3,404,977
£100		£2,719,049	£3,356,209
£125		£2,670,280	£3,307,440
£150		£2,621,511	£3,258,670
£175		£2,572,742	£3,209,902
£200		£2,523,973	£3,161,133
£225		£2,475,204	£3,112,364
£250		£2,426,435	£3,063,595
£275		£2,377,667	£3,014,826
£300		£2,328,898	£2,966,057
		Residual Land Value (£/Ha)	
£0		£6,777,033	£8,258,800
£25		£6,663,617	£8,145,384
£50		£6,550,201	£8,031,968
£75		£6,436,785	£7,918,552
£100		£6,323,369	£7,805,136
£125		£6,209,953	£7,691,720
£150		£6,096,537	£7,578,301
£175		£5,983,121	£7,464,888
£200		£5,869,705	£7,351,472
£225		£5,756,289	£7,238,056
£250		£5,642,873	£7,124,640
£275		£5,529,457	£7,011,224
£300		£5,416,041	£6,897,808

20% AH 30 Flats Sheltered	Residual Land Value (£)		
	CIL Rates £/m ²	VL9	VL10
		£5,500/m ²	£6,000/m ²
			£6,500/m ²
£0		£2,282,785	£2,837,706
£25		£2,242,908	£2,797,828
£50		£2,203,030	£2,757,950
£75		£2,163,152	£2,718,073
£100		£2,123,274	£2,678,195
£125		£2,083,396	£2,638,317
£150		£2,043,518	£2,598,439
£175		£2,003,641	£2,558,561
£200		£1,963,763	£2,518,683
£225		£1,923,885	£2,478,805
£250		£1,884,007	£2,438,928
£275		£1,844,129	£2,399,050
£300		£1,804,251	£2,359,172
		Residual Land Value (£/Ha)	
£0		£5,308,803	£6,599,317
£25		£5,216,064	£6,506,578
£50		£5,123,325	£6,413,838
£75		£5,030,586	£6,321,100
£100		£4,937,846	£6,228,360
£125		£4,845,108	£6,135,621
£150		£4,752,368	£6,042,882
£175		£4,659,629	£5,950,143
£200		£4,566,890	£5,857,403
£225		£4,474,150	£5,764,664
£250		£4,381,411	£5,671,925
£275		£4,288,672	£5,579,186
£300		£4,195,933	£5,486,446

30% AH
30 Flats Sheltered

CIL Rates £/m ²	Residual Land Value (£)		
	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	£1,941,633	£2,455,940	£2,970,247
£25	£1,906,739	£2,421,047	£2,935,354
£50	£1,871,846	£2,386,154	£2,900,461
£75	£1,836,953	£2,351,260	£2,865,568
£100	£1,802,060	£2,316,367	£2,830,675
£125	£1,767,167	£2,281,474	£2,795,781
£150	£1,732,274	£2,246,581	£2,760,888
£175	£1,697,380	£2,211,688	£2,725,995
£200	£1,662,487	£2,176,795	£2,691,102
£225	£1,627,594	£2,141,901	£2,656,209
£250	£1,592,701	£2,107,008	£2,621,316
£275	£1,557,808	£2,072,115	£2,586,422
£300	£1,522,915	£2,037,222	£2,551,529
	Residual Land Value (£/Ha)		
£0	£4,515,424	£5,711,488	£6,907,552
£25	£4,434,278	£5,630,341	£6,826,405
£50	£4,353,131	£5,549,194	£6,745,258
£75	£4,271,984	£5,468,047	£6,664,111
£100	£4,190,837	£5,386,901	£6,582,964
£125	£4,109,690	£5,305,754	£6,501,817
£150	£4,028,543	£5,224,607	£6,420,670
£175	£3,947,396	£5,143,460	£6,339,523
£200	£3,866,249	£5,062,313	£6,258,377
£225	£3,785,102	£4,981,166	£6,177,230
£250	£3,703,956	£4,900,019	£6,096,083
£275	£3,622,809	£4,818,872	£6,014,936
£300	£3,541,662	£4,737,725	£5,933,789

35% AH
30 Flats Sheltered

CIL Rates £/m ²	Residual Land Value (£)		
	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	£1,644,006	£2,117,202	£2,590,396
£25	£1,612,256	£2,085,453	£2,558,649
£50	£1,580,506	£2,053,703	£2,526,899
£75	£1,548,757	£2,021,953	£2,495,150
£100	£1,517,007	£1,990,203	£2,463,400
£125	£1,485,257	£1,958,454	£2,431,650
£150	£1,453,507	£1,926,704	£2,399,900
£175	£1,421,758	£1,894,954	£2,368,151
£200	£1,390,008	£1,863,204	£2,336,401
£225	£1,358,258	£1,831,455	£2,304,651
£250	£1,326,508	£1,799,705	£2,272,901
£275	£1,294,759	£1,767,955	£2,241,152
£300	£1,263,009	£1,736,205	£2,209,402
	Residual Land Value (£/Ha)		
£0	£3,823,269	£4,923,726	£6,024,178
£25	£3,749,433	£4,849,890	£5,950,347
£50	£3,675,596	£4,776,053	£5,876,510
£75	£3,601,759	£4,702,216	£5,802,673
£100	£3,527,923	£4,628,380	£5,728,837
£125	£3,454,086	£4,554,543	£5,655,000
£150	£3,380,250	£4,480,707	£5,581,164
£175	£3,306,413	£4,406,870	£5,507,327
£200	£3,232,576	£4,333,033	£5,433,490
£225	£3,158,740	£4,259,197	£5,359,654
£250	£3,084,903	£4,185,360	£5,285,817
£275	£3,011,066	£4,111,523	£5,211,980
£300	£2,937,230	£4,037,687	£5,138,144

40% AH
30 Flats Sheltered

CIL Rates £/m ²	Residual Land Value (£)		
	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	£1,583,592	£2,051,880	£2,520,167
£25	£1,553,144	£2,021,432	£2,489,720
£50	£1,522,696	£1,990,982	£2,459,273
£75	£1,492,249	£1,960,537	£2,428,825
£100	£1,461,801	£1,930,089	£2,398,377
£125	£1,431,353	£1,899,641	£2,367,930
£150	£1,400,906	£1,869,194	£2,337,482
£175	£1,370,458	£1,838,746	£2,307,034
£200	£1,340,010	£1,808,298	£2,276,587
£225	£1,309,562	£1,777,851	£2,246,139
£250	£1,279,115	£1,747,403	£2,215,691
£275	£1,248,667	£1,716,955	£2,185,244
£300	£1,218,219	£1,686,508	£2,154,796
	Residual Land Value (£/Ha)		
£0	£3,682,771	£4,771,813	£5,860,853
£25	£3,611,962	£4,701,005	£5,790,047
£50	£3,541,154	£4,630,192	£5,719,239
£75	£3,470,345	£4,559,388	£5,648,430
£100	£3,399,537	£4,488,579	£5,577,622
£125	£3,328,728	£4,417,771	£5,506,813
£150	£3,257,920	£4,346,962	£5,436,005
£175	£3,187,111	£4,276,154	£5,365,196
£200	£3,116,303	£4,205,345	£5,294,388
£225	£3,045,494	£4,134,537	£5,223,579
£250	£2,974,686	£4,063,728	£5,152,771
£275	£2,903,877	£3,992,920	£5,081,962
£300	£2,833,069	£3,922,111	£5,011,154

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

Table 1j: Residual Land Value Results by Value Level & CIL Rates
- 50 Unit Scheme - Mixed

Development Scenario	50 Mixed
Typical Site Type	GF
Net Site Area (ha)	1.25
Gross Site Area (ha)	1.75
Site Density (dph)	40

0% AH 50 Mixed		Residual Land Value (£)									
CIL Rates £/m ²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
	£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²
£0	Indicative non-viability	£1,531,676	£2,671,008	£3,240,673	£3,810,339	£4,380,005	£4,949,670	£5,519,336	£6,089,001	£7,228,333	£8,367,664
£25		£1,450,200	£2,589,531	£3,159,197	£3,728,863	£4,298,528	£4,868,194	£5,437,859	£6,007,525	£7,146,856	£8,286,188
£50		£1,368,724	£2,508,055	£3,077,720	£3,647,386	£4,217,052	£4,786,717	£5,356,383	£5,926,049	£7,065,380	£8,204,711
£75		£1,287,247	£2,426,578	£2,996,244	£3,565,910	£4,135,575	£4,705,241	£5,274,907	£5,844,572	£6,983,904	£8,123,235
£100		£1,205,771	£2,345,102	£2,914,768	£3,484,433	£4,054,099	£4,623,765	£5,193,430	£5,763,096	£6,902,427	£8,041,758
£125		£1,123,127	£2,263,626	£2,833,291	£3,402,957	£3,972,623	£4,542,288	£5,111,954	£5,681,619	£6,820,951	£7,960,282
£150		£1,039,053	£2,182,149	£2,751,815	£3,321,480	£3,891,146	£4,460,812	£5,030,477	£5,600,143	£6,739,474	£7,878,806
£175		£954,979	£2,100,673	£2,670,338	£3,240,004	£3,809,670	£4,379,335	£4,949,001	£5,518,667	£6,657,998	£7,797,329
£200		£870,906	£2,019,196	£2,588,862	£3,158,528	£3,728,193	£4,297,859	£4,867,525	£5,437,190	£6,576,521	£7,715,853
£225		£786,832	£1,937,720	£2,507,386	£3,077,051	£3,646,717	£4,216,383	£4,786,048	£5,355,714	£6,495,045	£7,634,376
£250		£699,862	£1,856,244	£2,425,909	£2,995,575	£3,565,241	£4,134,906	£4,704,572	£5,274,237	£6,413,569	£7,552,900
£275		£609,295	£1,774,767	£2,344,433	£2,914,098	£3,483,764	£4,053,430	£4,623,095	£5,192,761	£6,332,092	£7,471,424
£300		£518,728	£1,693,291	£2,262,956	£2,832,622	£3,402,288	£3,971,953	£4,541,619	£5,111,285	£6,250,616	£7,389,947
	Residual Land Value (£/Ha)										
£0	Indicative non-viability	£875,244	£1,526,290	£1,851,813	£2,177,337	£2,502,860	£2,828,383	£3,153,906	£3,479,429	£4,130,476	£4,781,522
£25		£828,686	£1,479,732	£1,805,255	£2,130,779	£2,456,302	£2,781,825	£3,107,348	£3,432,871	£4,083,918	£4,734,964
£50		£782,128	£1,433,174	£1,758,697	£2,084,221	£2,409,744	£2,735,267	£3,060,790	£3,386,314	£4,037,360	£4,688,406
£75		£735,570	£1,386,616	£1,712,139	£2,037,663	£2,363,186	£2,688,709	£3,014,232	£3,339,756	£3,990,802	£4,641,848
£100		£689,012	£1,340,058	£1,665,582	£1,991,105	£2,316,628	£2,642,151	£2,967,674	£3,293,198	£3,944,244	£4,595,291
£125		£641,787	£1,293,500	£1,619,024	£1,944,547	£2,270,070	£2,595,593	£2,921,116	£3,246,640	£3,897,686	£4,548,733
£150		£593,745	£1,246,942	£1,572,466	£1,897,989	£2,223,512	£2,549,035	£2,874,559	£3,200,082	£3,851,128	£4,502,175
£175		£545,703	£1,200,384	£1,525,908	£1,851,431	£2,176,954	£2,502,477	£2,828,001	£3,153,524	£3,804,570	£4,455,617
£200		£497,660	£1,153,827	£1,479,350	£1,804,873	£2,130,396	£2,455,919	£2,781,443	£3,106,966	£3,758,012	£4,409,059
£225		£449,618	£1,107,269	£1,432,792	£1,758,315	£2,083,838	£2,409,361	£2,734,885	£3,060,408	£3,711,454	£4,362,501
£250		£399,921	£1,060,711	£1,386,234	£1,711,757	£2,037,280	£2,362,804	£2,688,327	£3,013,850	£3,664,896	£4,315,943
£275		£348,168	£1,014,153	£1,339,676	£1,665,199	£1,990,722	£2,316,246	£2,641,769	£2,967,292	£3,618,338	£4,269,385
£300		£296,416	£967,595	£1,293,118	£1,618,641	£1,944,164	£2,269,688	£2,595,211	£2,920,734	£3,571,780	£4,222,827

20% AH 50 Mixed											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non- viability	£875,846	£1,871,469	£2,364,878	£2,858,286	£3,351,695	£3,845,103	£4,338,512	£4,831,920	£5,818,737	£6,805,554
£25		£792,252	£1,790,458	£2,283,866	£2,777,275	£3,270,683	£3,764,092	£4,257,500	£4,750,909	£5,737,726	£6,724,543
£50		£706,216	£1,709,446	£2,202,855	£2,696,263	£3,189,672	£3,683,080	£4,176,489	£4,669,897	£5,656,714	£6,643,531
£75		£616,166	£1,628,434	£2,121,843	£2,615,251	£3,108,660	£3,602,068	£4,095,477	£4,588,885	£5,575,702	£6,562,519
£100		£526,116	£1,547,423	£2,040,831	£2,534,240	£3,027,648	£3,521,057	£4,014,465	£4,507,874	£5,494,691	£6,481,508
£125		Indicative non- viability	£1,466,411	£1,959,820	£2,453,228	£2,946,636	£3,440,045	£3,933,453	£4,426,862	£5,413,679	£6,400,496
£150			£1,385,399	£1,878,808	£2,372,216	£2,865,625	£3,359,033	£3,852,442	£4,345,850	£5,332,667	£6,319,484
£175			£1,304,388	£1,797,796	£2,291,205	£2,784,613	£3,278,022	£3,771,430	£4,264,839	£5,251,656	£6,238,473
£200			£1,223,376	£1,716,784	£2,210,193	£2,703,601	£3,197,010	£3,690,418	£4,183,827	£5,170,644	£6,157,461
£225			£1,141,773	£1,635,773	£2,129,181	£2,622,590	£3,115,998	£3,609,407	£4,102,815	£5,089,632	£6,076,449
£250			£1,058,178	£1,554,761	£2,048,170	£2,541,578	£3,034,987	£3,528,395	£4,021,803	£5,008,620	£5,995,437
£275			£974,584	£1,473,749	£1,967,158	£2,460,566	£2,953,975	£3,447,383	£3,940,792	£4,927,609	£5,914,426
£300			£890,990	£1,392,738	£1,886,146	£2,379,555	£2,872,963	£3,366,372	£3,859,780	£4,846,597	£5,833,414
	Residual Land Value (£/Ha)										
£0	Indicative non- viability	£500,483	£1,069,411	£1,351,359	£1,633,307	£1,915,254	£2,197,202	£2,479,150	£2,761,097	£3,324,993	£3,888,888
£25		£452,715	£1,023,119	£1,305,066	£1,587,014	£1,868,962	£2,150,910	£2,432,857	£2,714,805	£3,278,700	£3,842,596
£50		£403,552	£976,826	£1,258,774	£1,540,722	£1,822,669	£2,104,617	£2,386,565	£2,668,513	£3,232,408	£3,796,303
£75		£352,095	£930,534	£1,212,482	£1,494,429	£1,776,377	£2,058,325	£2,340,272	£2,622,220	£3,186,116	£3,750,011
£100		£300,638	£884,242	£1,166,189	£1,448,137	£1,730,085	£2,012,032	£2,293,980	£2,575,928	£3,139,823	£3,703,719
£125		Indicative non- viability	£837,949	£1,119,897	£1,401,845	£1,683,792	£1,965,740	£2,247,688	£2,529,635	£3,093,531	£3,657,426
£150			£791,657	£1,073,604	£1,355,552	£1,637,500	£1,919,448	£2,201,395	£2,483,343	£3,047,238	£3,611,134
£175			£745,364	£1,027,312	£1,309,260	£1,591,207	£1,873,155	£2,155,103	£2,437,051	£3,000,946	£3,564,841
£200			£699,072	£981,020	£1,262,967	£1,544,915	£1,826,863	£2,108,811	£2,390,758	£2,954,654	£3,518,549
£225			£652,441	£934,727	£1,216,675	£1,498,623	£1,780,570	£2,062,518	£2,344,466	£2,908,361	£3,472,257
£250			£604,673	£888,435	£1,170,383	£1,452,330	£1,734,278	£2,016,226	£2,298,173	£2,862,069	£3,425,964
£275			£556,905	£842,142	£1,124,090	£1,406,038	£1,687,986	£1,969,933	£2,251,881	£2,815,776	£3,379,672
£300			£509,137	£795,850	£1,077,798	£1,359,745	£1,641,693	£1,923,641	£2,205,589	£2,769,484	£3,333,379

30% AH 50 Mixed											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non-viability	£632,309	£1,587,139	£2,052,639	£2,518,138	£2,983,638	£3,449,137	£3,914,637	£4,380,136	£5,311,135	£6,242,134
£25		£542,259	£1,506,127	£1,971,627	£2,437,126	£2,902,626	£3,368,125	£3,833,625	£4,299,124	£5,230,123	£6,161,122
£50		£452,209	£1,425,116	£1,890,615	£2,356,115	£2,821,614	£3,287,114	£3,752,613	£4,218,113	£5,149,112	£6,080,111
£75		Indicative non-viability	£1,344,104	£1,809,604	£2,275,103	£2,740,603	£3,206,102	£3,671,602	£4,137,101	£5,068,100	£5,999,099
£100			£1,263,092	£1,728,592	£2,194,091	£2,659,591	£3,125,090	£3,590,590	£4,056,089	£4,987,088	£5,918,087
£125			£1,182,081	£1,647,580	£2,113,080	£2,578,579	£3,044,079	£3,509,578	£3,975,078	£4,906,077	£5,837,076
£150			£1,099,161	£1,566,569	£2,032,068	£2,497,567	£2,963,067	£3,428,566	£3,894,066	£4,825,065	£5,756,064
£175			£1,015,567	£1,485,557	£1,951,056	£2,416,556	£2,882,055	£3,347,555	£3,813,054	£4,744,053	£5,675,052
£200			£931,973	£1,404,545	£1,870,045	£2,335,544	£2,801,044	£3,266,543	£3,732,043	£4,663,041	£5,594,040
£225			£848,379	£1,323,533	£1,789,033	£2,254,532	£2,720,032	£3,185,531	£3,651,031	£4,582,030	£5,513,029
£250			£764,785	£1,242,522	£1,708,021	£2,173,521	£2,639,020	£3,104,520	£3,570,019	£4,501,018	£5,432,017
£275			£676,628	£1,161,510	£1,627,010	£2,092,509	£2,558,008	£3,023,508	£3,489,007	£4,420,006	£5,351,005
£300	£586,578		£1,077,935	£1,545,998	£2,011,497	£2,476,997	£2,942,496	£3,407,996	£4,338,995	£5,269,994	
	Residual Land Value (£/Ha)										
£0	Indicative non-viability	£361,320	£906,937	£1,172,936	£1,438,936	£1,704,936	£1,970,935	£2,236,935	£2,502,935	£3,034,934	£3,566,934
£25		£309,862	£860,644	£1,126,644	£1,392,644	£1,658,643	£1,924,643	£2,190,643	£2,456,643	£2,988,642	£3,520,641
£50		£258,405	£814,352	£1,080,352	£1,346,351	£1,612,351	£1,878,351	£2,144,350	£2,410,350	£2,942,350	£3,474,349
£75		Indicative non-viability	£768,059	£1,034,059	£1,300,059	£1,566,059	£1,832,058	£2,098,058	£2,364,058	£2,896,057	£3,428,057
£100			£721,767	£987,767	£1,253,767	£1,519,766	£1,785,766	£2,051,766	£2,317,765	£2,849,765	£3,381,764
£125			£675,475	£941,474	£1,207,474	£1,473,474	£1,739,474	£2,005,473	£2,271,473	£2,803,472	£3,335,472
£150			£628,092	£895,182	£1,161,182	£1,427,181	£1,693,181	£1,959,181	£2,225,181	£2,757,180	£3,289,179
£175			£580,324	£848,890	£1,114,889	£1,380,889	£1,646,889	£1,912,888	£2,178,888	£2,710,888	£3,242,887
£200			£532,556	£802,597	£1,068,597	£1,334,597	£1,600,596	£1,866,596	£2,132,596	£2,664,595	£3,196,595
£225			£484,788	£756,305	£1,022,305	£1,288,304	£1,554,304	£1,820,304	£2,086,303	£2,618,303	£3,150,302
£250			£437,020	£710,012	£976,012	£1,242,012	£1,508,012	£1,774,011	£2,040,011	£2,572,010	£3,104,010
£275			£386,644	£663,720	£929,720	£1,195,719	£1,461,719	£1,727,719	£1,993,719	£2,525,718	£3,057,717
£300	£335,187		£615,963	£883,427	£1,149,427	£1,415,427	£1,681,426	£1,947,426	£2,479,426	£3,011,425	

35% AH 50 Mixed		Residual Land Value (£)									
CIL Rates £/m ²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
	£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²
£0	Indicative non-viability		£1,252,395	£1,684,584	£2,116,773	£2,548,962	£2,981,152	£3,413,341	£3,845,530	£4,709,909	£5,574,287
£25			£1,171,848	£1,604,037	£2,036,226	£2,468,415	£2,900,605	£3,332,794	£3,764,983	£4,629,362	£5,493,740
£50			£1,089,081	£1,523,490	£1,955,679	£2,387,868	£2,820,058	£3,252,247	£3,684,436	£4,548,815	£5,413,193
£75			£1,005,967	£1,442,943	£1,875,132	£2,307,321	£2,739,511	£3,171,700	£3,603,889	£4,468,268	£5,332,647
£100			£922,852	£1,362,396	£1,794,585	£2,226,775	£2,658,964	£3,091,153	£3,523,342	£4,387,721	£5,252,100
£125			£839,737	£1,281,849	£1,714,038	£2,146,228	£2,578,417	£3,010,606	£3,442,795	£4,307,174	£5,171,553
£150			£756,623	£1,201,302	£1,633,491	£2,065,681	£2,497,870	£2,930,059	£3,362,248	£4,226,627	£5,091,006
£175			£668,352	£1,119,474	£1,552,944	£1,985,134	£2,417,323	£2,849,512	£3,281,701	£4,146,080	£5,010,459
£200			£578,819	£1,036,360	£1,472,397	£1,904,587	£2,336,776	£2,768,965	£3,201,154	£4,065,533	£4,929,912
£225			£489,285	£953,245	£1,391,850	£1,824,040	£2,256,229	£2,688,418	£3,120,607	£3,984,986	£4,849,365
£250		Indicative non-viability		£870,131	£1,311,303	£1,743,493	£2,175,682	£2,607,871	£3,040,060	£3,904,439	£4,768,818
£275				£787,016	£1,230,756	£1,662,946	£2,095,135	£2,527,324	£2,959,513	£3,823,892	£4,688,271
£300				£701,093	£1,149,868	£1,582,399	£1,582,399	£2,014,588	£2,446,777	£2,878,967	£3,743,345
	Residual Land Value (£/Ha)										
£0	Indicative non-viability		£715,654	£962,619	£1,209,585	£1,456,550	£1,703,515	£1,950,481	£2,197,446	£2,691,377	£3,185,307
£25			£669,627	£916,593	£1,163,558	£1,410,523	£1,657,488	£1,904,454	£2,151,419	£2,645,350	£3,139,280
£50			£622,332	£870,566	£1,117,531	£1,364,496	£1,611,462	£1,858,427	£2,105,392	£2,599,323	£3,093,253
£75			£574,838	£824,539	£1,071,504	£1,318,469	£1,565,435	£1,812,400	£2,059,365	£2,553,296	£3,047,227
£100			£527,344	£778,512	£1,025,477	£1,272,443	£1,519,408	£1,766,373	£2,013,338	£2,507,269	£3,001,200
£125			£479,850	£732,485	£979,450	£1,226,416	£1,473,381	£1,720,346	£1,967,312	£2,461,242	£2,955,173
£150			£432,356	£686,458	£933,424	£1,180,389	£1,427,354	£1,674,319	£1,921,285	£2,415,215	£2,909,146
£175			£381,916	£639,700	£887,397	£1,134,362	£1,381,327	£1,628,293	£1,875,258	£2,369,189	£2,863,119
£200			£330,754	£592,206	£841,370	£1,088,335	£1,335,300	£1,582,266	£1,829,231	£2,323,162	£2,817,092
£225			£279,592	£544,712	£795,343	£1,042,308	£1,289,274	£1,536,239	£1,783,204	£2,277,135	£2,771,065
£250		Indicative non-viability		£497,218	£749,316	£996,281	£1,243,247	£1,490,212	£1,737,177	£2,231,108	£2,725,039
£275				£449,724	£703,289	£950,255	£1,197,220	£1,444,185	£1,691,151	£2,185,081	£2,679,012
£300				£400,624	£657,067	£904,228	£1,151,193	£1,398,158	£1,645,124	£2,139,054	£2,632,985

40% AH 50 Mixed											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non-viability		£1,199,379	£1,628,933	£2,058,486	£2,488,040	£2,917,593	£3,347,147	£3,776,700	£4,635,808	£5,494,915
£25			£1,117,145	£1,548,051	£1,977,605	£2,407,158	£2,836,712	£3,266,265	£3,695,819	£4,554,926	£5,414,033
£50			£1,033,685	£1,467,169	£1,896,723	£2,326,277	£2,755,830	£3,185,384	£3,614,937	£4,474,044	£5,333,152
£75			£950,225	£1,386,288	£1,815,841	£2,245,395	£2,674,949	£3,104,502	£3,534,056	£4,393,163	£5,252,270
£100			£866,765	£1,305,406	£1,734,960	£2,164,513	£2,594,067	£3,023,621	£3,453,174	£4,312,281	£5,171,388
£125			£783,306	£1,224,525	£1,654,078	£2,083,632	£2,513,185	£2,942,739	£3,372,293	£4,231,400	£5,090,507
£150			£696,724	£1,143,092	£1,573,197	£2,002,750	£2,432,304	£2,861,857	£3,291,411	£4,150,518	£5,009,625
£175			£606,818	£1,059,632	£1,492,315	£1,921,869	£2,351,422	£2,780,976	£3,210,529	£4,069,637	£4,928,744
£200			£516,913	£976,172	£1,411,433	£1,840,987	£2,270,541	£2,700,094	£3,129,648	£3,988,755	£4,847,862
£225		Indicative non-viability		£892,713	£1,330,552	£1,760,106	£2,189,659	£2,619,213	£3,048,766	£3,907,873	£4,766,981
£250			£809,253	£1,249,670	£1,679,224	£2,108,778	£2,538,331	£2,967,885	£3,826,992	£4,686,099	
£275			£724,675	£1,168,789	£1,598,342	£2,027,896	£2,457,450	£2,887,003	£3,746,110	£4,605,217	
£300			£634,769	£1,085,580	£1,517,461	£1,947,014	£2,376,568	£2,806,122	£3,665,229	£4,524,336	
	Residual Land Value (£/Ha)										
£0	Indicative non-viability		£685,359	£930,819	£1,176,278	£1,421,737	£1,667,196	£1,912,655	£2,158,115	£2,649,033	£3,139,951
£25			£638,369	£884,601	£1,130,060	£1,375,519	£1,620,978	£1,866,437	£2,111,896	£2,602,815	£3,093,733
£50			£590,677	£838,382	£1,083,842	£1,329,301	£1,574,760	£1,820,219	£2,065,678	£2,556,597	£3,047,515
£75			£542,986	£792,164	£1,037,624	£1,283,083	£1,528,542	£1,774,001	£2,019,460	£2,510,379	£3,001,297
£100			£495,295	£745,946	£991,406	£1,236,865	£1,482,324	£1,727,783	£1,973,242	£2,464,161	£2,955,079
£125			£447,603	£699,728	£945,188	£1,190,647	£1,436,106	£1,681,565	£1,927,024	£2,417,943	£2,908,861
£150			£398,128	£653,196	£898,970	£1,144,429	£1,389,888	£1,635,347	£1,880,806	£2,371,725	£2,862,643
£175			£346,753	£605,504	£852,751	£1,098,211	£1,343,670	£1,589,129	£1,834,588	£2,325,507	£2,816,425
£200			£295,379	£557,813	£806,533	£1,051,993	£1,297,452	£1,542,911	£1,788,370	£2,279,289	£2,770,207
£225		Indicative non-viability		£510,122	£760,315	£1,005,775	£1,251,234	£1,496,693	£1,742,152	£2,233,071	£2,723,989
£250				£462,430	£714,097	£959,557	£1,205,016	£1,450,475	£1,695,934	£2,186,852	£2,677,771
£275				£414,100	£667,879	£913,338	£1,158,798	£1,404,257	£1,649,716	£2,140,634	£2,631,553
£300				£362,725	£620,331	£867,120	£1,112,580	£1,358,039	£1,603,498	£2,094,416	£2,585,335

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

Table 1k: Residual Land Value Results by Value Level & CIL Rates
- 60 Unit Scheme - Flats Extra Care

Development Scenario	60 Flats	(Extra Care)
Typical Site Type	PDL	
Net Site Area (ha)	0.48	
Gross Site Area (ha)	0.86	
Site Density (dph)	125	

0% AH 60 Flats Extra Care	Residual Land Value (£)		
	CIL Rates £/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²
			VL11 £6,500/m ²
	£0	£3,253,331	£4,673,252
	£25	£3,102,361	£4,522,282
	£50	£2,951,391	£4,371,312
	£75	£2,800,421	£4,220,342
	£100	£2,649,451	£4,069,372
	£125	£2,498,481	£3,918,402
	£150	£2,347,510	£3,767,432
	£175	£2,196,540	£3,616,461
	£200	£2,045,570	£3,465,491
	£225	£1,894,600	£3,314,521
	£250	£1,743,630	£3,163,551
	£275	£1,592,660	£3,012,581
	£300	£1,441,690	£2,861,611
	Residual Land Value (£/Ha)		
	£0	£3,782,943	£5,434,014
	£25	£3,607,396	£5,258,468
	£50	£3,431,850	£5,082,921
	£75	£3,256,303	£4,907,374
	£100	£3,080,757	£4,731,828
	£125	£2,905,210	£4,556,281
	£150	£2,729,663	£4,380,734
	£175	£2,554,117	£4,205,188
	£200	£2,378,570	£4,029,641
	£225	£2,203,023	£3,854,095
	£250	£2,027,477	£3,678,548
	£275	£1,851,930	£3,503,001
	£300	£1,676,384	£3,327,455

20% AH 60 Flats Extra Care	Residual Land Value (£)		
	CIL Rates £/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²
			VL11 £6,500/m ²
	£0	£1,651,189	£2,893,140
	£25	£1,529,642	£2,771,593
	£50	£1,408,094	£2,650,046
	£75	£1,286,547	£2,528,499
	£100	£1,165,000	£2,406,951
	£125	£1,043,453	£2,285,404
	£150	£921,906	£2,163,857
	£175	£800,359	£2,042,310
	£200	£678,812	£1,920,763
	£225	£557,264	£1,799,216
	£250	£435,717	£1,677,669
	£275	£314,167	£1,556,121
	£300	Indicative non-viability	£1,434,574
	Residual Land Value (£/Ha)		
	£0	£1,919,987	£3,364,116
	£25	£1,778,653	£3,222,782
	£50	£1,637,319	£3,081,448
	£75	£1,495,985	£2,940,115
	£100	£1,354,651	£2,798,781
	£125	£1,213,317	£2,657,447
	£150	£1,071,983	£2,516,113
	£175	£930,650	£2,374,779
	£200	£789,316	£2,233,445
	£225	£647,982	£2,092,111
	£250	£506,648	£1,950,777
	£275	£365,310	£1,809,443
	£300	Indicative non-viability	£1,668,110

30% AH 60 Flats Extra Care			
CIL Rates £/m ²	Residual Land Value (£)		
	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	£600,031	£1,716,241	£2,832,451
£25	£493,838	£1,610,048	£2,726,258
£50	£387,645	£1,503,855	£2,620,065
£75	£281,452	£1,397,662	£2,513,872
£100	Indicative non-viability	£1,291,469	£2,407,679
£125		£1,185,276	£2,301,486
£150		£1,079,083	£2,195,293
£175		£972,890	£2,089,100
£200		£866,697	£1,982,907
£225		£760,504	£1,876,714
£250		£654,311	£1,770,521
£275		£548,118	£1,664,328
£300		£441,924	£1,558,135
	Residual Land Value (£/Ha)		
£0	£697,710	£1,995,629	£3,293,548
£25	£574,230	£1,872,149	£3,170,068
£50	£450,750	£1,748,669	£3,046,587
£75	£327,270	£1,625,188	£2,923,107
£100	Indicative non-viability	£1,501,708	£2,799,627
£125		£1,378,228	£2,676,147
£150		£1,254,747	£2,552,666
£175		£1,131,267	£2,429,186
£200		£1,007,787	£2,305,706
£225		£884,307	£2,182,225
£250		£760,826	£2,058,745
£275		£637,346	£1,935,265
£300		£513,866	£1,811,784

35% AH 60 Flats Extra Care			
CIL Rates £/m ²	Residual Land Value (£)		
	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non-viability	£1,219,451	£2,283,796
£25		£1,120,297	£2,184,638
£50		£1,021,138	£2,085,479
£75		£921,980	£1,986,321
£100		£822,821	£1,887,162
£125		£723,662	£1,788,004
£150		£624,504	£1,688,845
£175		£525,345	£1,589,687
£200		£426,187	£1,490,528
£225		£327,028	£1,391,369
£250		£227,870	£1,292,211
£275		Indicative non-viability	£1,193,052
£300			£1,093,888
Residual Land Value (£/Ha)			
£0	Indicative non-viability	£1,417,967	£2,655,577
£25		£1,302,670	£2,540,276
£50		£1,187,370	£2,424,976
£75		£1,072,069	£2,309,675
£100		£956,769	£2,194,375
£125		£841,468	£2,079,074
£150		£726,167	£1,963,773
£175		£610,867	£1,848,473
£200		£495,566	£1,733,172
£225		£380,265	£1,617,871
£250		£264,965	£1,502,571
£275		Indicative non-viability	£1,387,270
£300			£1,271,963

40% AH 60 Flats Extra Care			
CIL Rates £/m ²	Residual Land Value (£)		
	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non-viability	£807,738	£1,832,778
£25		£716,256	£1,741,296
£50		£624,775	£1,649,815
£75		£533,293	£1,558,333
£100		£441,812	£1,466,851
£125		£350,330	£1,375,370
£150		£258,849	£1,283,888
£175		Indicative non-viability	£1,192,407
£200			£1,100,925
£225			£1,009,444
£250			£917,962
£275			£826,481
£300			£734,999
Residual Land Value (£/Ha)			
£0	Indicative non-viability	£939,230	£2,131,137
£25		£832,856	£2,024,763
£50		£726,482	£1,918,389
£75		£620,109	£1,812,015
£100		£513,735	£1,705,641
£125		£407,361	£1,599,267
£150		£300,987	£1,492,894
£175		Indicative non-viability	£1,386,520
£200			£1,280,146
£225			£1,173,772
£250			£1,067,398
£275			£961,024
£300			£854,650

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 1l: Residual Land Value Results by Value Level & CIL Rates
- 75 Unit Scheme - Flats**

Development Scenario	75 Flats
Typical Site Type	PDL
Net Site Area (ha)	1.00
Gross Site Area (ha)	1.52
Site Density (dph)	75

0% AH 75 Flats											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non-viability		£1,111,258	£1,682,739	£2,254,219	£2,825,700	£3,397,181	£3,968,661	£4,540,142	£5,683,103	£6,826,064
£25			£1,014,916	£1,589,511	£2,160,992	£2,732,473	£3,303,953	£3,875,434	£4,446,915	£5,589,876	£6,732,837
£50			£918,463	£1,496,284	£2,067,765	£2,639,246	£3,210,726	£3,782,207	£4,353,687	£5,496,649	£6,639,610
£75			£822,009	£1,403,057	£1,974,538	£2,546,018	£3,117,499	£3,688,980	£4,260,460	£5,403,421	£6,546,383
£100			£725,556	£1,309,830	£1,881,310	£2,452,791	£3,024,272	£3,595,752	£4,167,233	£5,310,194	£6,453,155
£125			£622,475	£1,216,603	£1,788,083	£2,359,564	£2,931,045	£3,502,525	£4,074,006	£5,216,967	£6,359,928
£150			£517,956	£1,123,375	£1,694,856	£2,266,337	£2,837,817	£3,409,298	£3,980,779	£5,123,740	£6,266,701
£175			£413,437	£1,027,453	£1,601,629	£2,173,109	£2,744,590	£3,316,071	£3,887,551	£5,030,513	£6,173,474
£200			Indicative non-viability	£931,000	£1,508,402	£2,079,882	£2,651,363	£3,222,844	£3,794,324	£4,937,285	£6,080,247
£225				£834,546	£1,415,174	£1,986,655	£2,558,136	£3,129,616	£3,701,097	£4,844,058	£5,987,019
£250				£738,093	£1,321,947	£1,893,428	£2,464,908	£3,036,389	£3,607,870	£4,750,831	£5,893,792
£275				£636,060	£1,228,720	£1,800,201	£2,371,681	£2,943,162	£3,514,642	£4,657,604	£5,800,565
£300				£531,541	£1,135,493	£1,706,973	£2,278,454	£2,849,935	£3,421,415	£4,564,377	£5,707,338
			Residual Land Value (£/Ha)								
£0	Indicative non-viability		£731,091	£1,107,065	£1,483,039	£1,859,013	£2,234,987	£2,610,961	£2,986,935	£3,738,884	£4,490,832
£25			£667,708	£1,045,731	£1,421,705	£1,797,679	£2,173,654	£2,549,628	£2,925,602	£3,677,550	£4,429,498
£50			£604,252	£984,398	£1,360,372	£1,736,346	£2,112,320	£2,488,294	£2,864,268	£3,616,216	£4,368,164
£75			£540,796	£923,064	£1,299,038	£1,675,012	£2,050,986	£2,426,960	£2,802,934	£3,554,883	£4,306,831
£100			£477,339	£861,730	£1,237,704	£1,613,678	£1,989,652	£2,365,627	£2,741,601	£3,493,549	£4,245,497
£125			£409,523	£800,396	£1,176,371	£1,552,345	£1,928,319	£2,304,293	£2,680,267	£3,432,215	£4,184,163
£150			£340,761	£739,063	£1,115,037	£1,491,011	£1,866,985	£2,242,959	£2,618,933	£3,370,881	£4,122,830
£175			£271,998	£675,956	£1,053,703	£1,429,677	£1,805,651	£2,181,625	£2,557,600	£3,309,548	£4,061,496
£200			Indicative non-viability	£612,500	£992,369	£1,368,344	£1,744,318	£2,120,292	£2,496,266	£3,248,214	£4,000,162
£225				£549,043	£931,036	£1,307,010	£1,682,984	£2,058,958	£2,434,932	£3,186,880	£3,938,829
£250				£485,587	£869,702	£1,245,676	£1,621,650	£1,997,624	£2,373,598	£3,125,547	£3,877,495
£275				£418,461	£808,368	£1,184,343	£1,560,317	£1,936,291	£2,312,265	£3,064,213	£3,816,161
£300				£349,698	£747,035	£1,123,009	£1,498,983	£1,874,957	£2,250,931	£3,002,879	£3,754,827

20% AH 75 Flats												
CIL Rates £/m²	Residual Land Value (£)											
	VL1 £3,000/m²	VL2 £3,500/m²	VL3 £4,000/m²	VL4 £4,250/m²	VL5 £4,500/m²	VL6 £4,750/m²	VL7 £5,000/m²	VL8 £5,250/m²	VL9 £5,500/m²	VL10 £6,000/m²	VL11 £6,500/m²	
£0	Indicative non-viability			£751,420	£1,252,960	£1,742,572	£2,232,184	£2,721,796	£3,211,409	£4,190,633	£5,169,857	
£25				£650,502	£1,159,733	£1,649,345	£2,138,957	£2,628,569	£3,118,181	£4,097,406	£5,076,630	
£50				£545,983	£1,065,069	£1,556,118	£2,045,730	£2,535,342	£3,024,954	£4,004,178	£4,983,403	
£75				£441,464	£968,615	£1,462,891	£1,952,503	£2,442,115	£2,931,727	£3,910,951	£4,890,176	
£100				Indicative non-viability	£872,162	£1,369,663	£1,859,275	£2,348,888	£2,838,500	£3,817,724	£4,796,948	
£125					£775,708	£1,276,436	£1,766,048	£2,255,660	£2,745,273	£3,724,497	£4,703,721	
£150					£676,822	£1,183,209	£1,672,821	£2,162,433	£2,652,045	£3,631,270	£4,610,494	
£175					£572,302	£1,089,357	£1,579,594	£2,069,206	£2,558,818	£3,538,042	£4,517,267	
£200				Indicative non-viability	£467,783	£992,904	£1,486,367	£1,975,979	£2,465,591	£3,444,815	£4,424,040	
£225					Indicative non-viability	£896,450	£1,393,139	£1,882,752	£2,372,364	£3,351,588	£4,330,812	
£250						£799,997	£1,299,912	£1,789,524	£2,279,137	£3,258,361	£4,237,585	
£275						£703,141	£1,206,685	£1,696,297	£2,185,909	£3,165,134	£4,144,358	
£300							£598,622	£1,113,458	£1,603,070	£2,092,682	£3,071,906	£4,051,131
Residual Land Value (£/Ha)												
£0	Indicative non-viability			£494,355	£824,316	£1,146,429	£1,468,542	£1,790,656	£2,112,769	£2,756,995	£3,401,222	
£25				£427,962	£762,982	£1,085,095	£1,407,209	£1,729,322	£2,051,435	£2,695,662	£3,339,888	
£50				£359,199	£700,703	£1,023,762	£1,345,875	£1,667,988	£1,990,101	£2,634,328	£3,278,554	
£75				£290,437	£637,247	£962,428	£1,284,541	£1,606,655	£1,928,768	£2,572,994	£3,217,221	
£100				Indicative non-viability	£573,791	£901,094	£1,223,208	£1,545,321	£1,867,434	£2,511,661	£3,155,887	
£125					£510,334	£839,761	£1,161,874	£1,483,987	£1,806,100	£2,450,327	£3,094,553	
£150					£445,277	£778,427	£1,100,540	£1,422,653	£1,744,767	£2,388,993	£3,033,220	
£175					£376,515	£716,682	£1,039,206	£1,361,320	£1,683,433	£2,327,659	£2,971,886	
£200				Indicative non-viability	£307,752	£653,226	£977,873	£1,299,986	£1,622,099	£2,266,326	£2,910,552	
£225					Indicative non-viability	£589,770	£916,539	£1,238,652	£1,560,766	£2,204,992	£2,849,219	
£250						£526,314	£855,205	£1,177,319	£1,499,432	£2,143,658	£2,787,885	
£275						£462,593	£793,872	£1,115,985	£1,438,098	£2,082,325	£2,726,551	
£300					£393,830	£732,538	£1,054,651	£1,376,765	£2,020,991	£2,665,218		

30% AH 75 Flats		Residual Land Value (£)										
CIL Rates £/m ²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	
	£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²	
£0	Indicative non-viability				£746,077	£1,208,587	£1,658,990	£2,109,394	£2,559,797	£3,460,603	£4,361,410	
£25					£644,712	£1,115,360	£1,565,763	£2,016,166	£2,466,570	£3,367,376	£4,268,183	
£50					£540,193	£1,019,160	£1,472,536	£1,922,939	£2,373,342	£3,274,149	£4,174,956	
£75					£435,674	£922,707	£1,379,309	£1,829,712	£2,280,115	£3,180,922	£4,081,728	
£100					Indicative non-viability	£826,253	£1,286,081	£1,736,485	£2,186,888	£3,087,695	£3,988,501	
£125						£729,800	£1,192,854	£1,643,258	£2,093,661	£2,994,467	£3,895,274	
£150						£627,074	£1,099,336	£1,550,030	£2,000,434	£2,901,240	£3,802,047	
£175						£522,555	£1,002,883	£1,456,803	£1,907,206	£2,808,013	£3,708,820	
£200						£418,036	£906,429	£1,363,576	£1,813,979	£2,714,786	£3,615,592	
£225					Indicative non-viability	£809,976	£1,270,349	£1,720,752	£2,621,559	£3,522,365	£4,423,171	
£250						£713,522	£1,177,121	£1,627,525	£2,528,331	£3,429,138	£4,329,944	
£275						£609,436	£1,083,059	£1,534,298	£2,435,104	£3,335,911	£4,235,747	
£300					£504,917	£986,606	£1,441,070	£2,341,877	£3,242,683	£4,141,554	£5,043,459	
Residual Land Value (£/Ha)												
£0	Indicative non-viability				£490,840	£795,123	£1,091,441	£1,387,759	£1,684,077	£2,276,713	£2,869,349	
£25					£424,153	£733,789	£1,030,107	£1,326,425	£1,622,743	£2,215,379	£2,808,015	
£50					£355,390	£670,500	£968,774	£1,265,092	£1,561,410	£2,154,045	£2,746,681	
£75					£286,628	£607,044	£907,440	£1,203,758	£1,500,076	£2,092,712	£2,685,348	
£100					Indicative non-viability	£543,588	£846,106	£1,142,424	£1,438,742	£2,031,378	£2,624,014	
£125						£480,131	£784,773	£1,081,091	£1,377,408	£1,970,044	£2,562,680	
£150						£412,549	£723,248	£1,019,757	£1,316,075	£1,908,711	£2,501,347	
£175						£343,786	£659,791	£958,423	£1,254,741	£1,847,377	£2,440,013	
£200						£275,024	£596,335	£897,089	£1,193,407	£1,786,043	£2,378,679	
£225					Indicative non-viability	£532,879	£835,756	£1,132,074	£1,724,710	£2,317,345	£2,910,000	
£250						£469,423	£774,422	£1,070,740	£1,663,376	£2,256,012	£2,848,668	
£275						£400,945	£712,539	£1,009,406	£1,602,042	£2,194,678	£2,787,233	
£300						£332,182	£649,083	£948,073	£1,540,708	£2,133,344	£2,726,000	

35% AH 75 Flats		Residual Land Value (£)										
CIL Rates £/m ²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	
	£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²	
£0	Indicative non-viability				£481,453	£942,263	£1,376,280	£1,804,753	£2,233,226	£3,090,172	£3,947,118	
£25					Indicative non-viability	£845,809	£1,283,053	£1,711,526	£2,139,999	£2,996,945	£3,853,890	
£50						£749,356	£1,189,826	£1,618,299	£2,046,772	£2,903,717	£3,760,663	
£75						£648,266	£1,096,203	£1,525,072	£1,953,545	£2,810,490	£3,667,436	
£100						£543,747	£999,750	£1,431,844	£1,860,317	£2,717,263	£3,574,209	
£125						£439,227	£903,296	£1,338,617	£1,767,090	£2,624,036	£3,480,982	
£150					Indicative non-viability	Indicative non-viability	£806,843	£1,245,390	£1,673,863	£2,530,809	£3,387,754	£4,244,700
£175							£710,389	£1,152,163	£1,580,636	£2,437,581	£3,294,527	£4,151,474
£200							£606,041	£1,057,237	£1,487,408	£2,344,354	£3,201,300	£4,058,248
£225							£501,522	£960,783	£1,394,181	£2,251,127	£3,108,073	£3,965,024
£250							£397,002	£864,330	£1,300,954	£2,157,900	£3,014,846	£3,871,792
£275					Indicative non-viability	Indicative non-viability	£767,876	£1,207,727	£1,636,678	£2,493,624	£3,350,570	£4,207,516
£300							£668,335	£1,114,500	£1,543,451	£2,400,401	£3,257,347	£4,114,293
Residual Land Value (£/Ha)												
£0	Indicative non-viability				£316,745	£619,910	£905,448	£1,187,338	£1,469,228	£2,033,008	£2,596,788	
£25					Indicative non-viability	£556,454	£844,114	£1,126,004	£1,407,894	£1,971,674	£2,535,454	
£50						£492,997	£782,780	£1,064,670	£1,346,560	£1,910,340	£2,474,121	
£75						£426,491	£721,186	£1,003,337	£1,285,227	£1,849,007	£2,412,787	
£100						£357,728	£657,730	£942,003	£1,223,893	£1,787,673	£2,351,453	
£125						£288,965	£594,274	£880,669	£1,162,559	£1,726,339	£2,290,119	
£150					Indicative non-viability	Indicative non-viability	£530,818	£819,336	£1,101,226	£1,665,006	£2,228,786	£2,791,566
£175							£467,361	£758,002	£1,039,892	£1,603,672	£2,167,452	£2,730,232
£200							£398,711	£695,550	£978,558	£1,542,338	£2,106,118	£2,668,904
£225							£329,948	£632,094	£917,225	£1,481,005	£2,044,785	£2,607,635
£250							£261,186	£568,638	£855,891	£1,419,671	£1,983,451	£2,546,301
£275					Indicative non-viability	Indicative non-viability	£505,182	£794,557	£1,083,059	£1,534,298	£2,085,747	£2,636,196
£300							£439,694	£733,223	£1,022,712	£1,441,070	£1,942,683	£2,493,138

40% AH 75 Flats		Residual Land Value (£)									
CIL Rates £/m ²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
	£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²
£0	Indicative non-viability					£654,505	£1,081,291	£1,490,678	£1,899,172	£2,716,159	£3,533,146
£25						£549,986	£984,837	£1,397,451	£1,805,945	£2,622,932	£3,439,919
£50						£445,467	£888,384	£1,304,224	£1,712,718	£2,529,705	£3,346,692
£75						Indicative non-viability	£791,930	£1,210,997	£1,619,490	£2,436,477	£3,253,464
£100							£694,400	£1,117,770	£1,526,263	£2,343,250	£3,160,237
£125							£589,881	£1,021,653	£1,433,036	£2,250,023	£3,067,010
£150							£485,362	£925,200	£1,339,809	£2,156,796	£2,973,783
£175							£380,843	£828,746	£1,246,582	£2,063,569	£2,880,556
£200							Indicative non-viability	£732,293	£1,153,354	£1,970,341	£2,787,328
£225						£629,776		£1,058,469	£1,877,114	£2,694,101	
£250						£525,257		£962,016	£1,783,887	£2,600,874	
£275						£420,738		£865,562	£1,690,660	£2,507,647	
£300							Indicative non-viability	£769,109	£1,597,432	£2,414,420	
Residual Land Value (£/Ha)											
£0	Indicative non-viability					£430,596	£711,375	£980,710	£1,249,455	£1,786,947	£2,324,438
£25						£361,833	£647,919	£919,376	£1,188,122	£1,725,613	£2,263,105
£50						£293,070	£584,463	£858,042	£1,126,788	£1,664,279	£2,201,771
£75						Indicative non-viability	£521,007	£796,708	£1,065,454	£1,602,946	£2,140,437
£100							£456,842	£735,375	£1,004,120	£1,541,612	£2,079,103
£125							£388,080	£672,140	£942,787	£1,480,278	£2,017,770
£150							£319,317	£608,684	£881,453	£1,418,945	£1,956,436
£175							£250,554	£545,228	£820,119	£1,357,611	£1,895,102
£200							Indicative non-viability	£481,772	£758,786	£1,296,277	£1,833,769
£225						£414,326		£696,361	£1,234,944	£1,772,435	
£250						£345,564		£632,905	£1,173,610	£1,711,101	
£275						£276,801		£569,449	£1,112,276	£1,649,768	
£300						Indicative non-viability		£505,993	£1,050,942	£1,588,434	

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

Table 1m: Residual Land Value Results by Value Level & CIL Rates
- 75 Unit Scheme - Flats (Built to Rent)

Development Scenario	75 Flats - Build to Rent
Typical Site Type	PDL
Net Site Area (ha)	1.00
Gross Site Area (ha)	1.52
Site Density (dph)	75

CIL Rates £/m ²	0% AH	20% AH (Social Rent)	20% AH (Sensitivity Test @ 75% of Market Rent)	30% AH (Social Rent)	35% AH (Social Rent)	40% AH (Social Rent)
	Residual Land Value (£)					
£0	£2,596,433	£973,585	£1,938,465	Indicative non-Viability		
£25	£2,488,692	£854,365	£1,819,245			
£50	£2,300,951	£735,146	£1,700,026			
£75	£2,153,210	£615,927	£1,580,807			
£100	£2,005,469	£496,708	£1,461,588			
£125	£1,857,728	Indicative non-viability	£1,342,368			
£150	£1,709,987		£1,223,149			
£175	£1,562,246		£1,103,930			
£200	£1,414,505		£984,711			
£225	£1,266,764		£865,491			
£250	£1,119,023		£746,272			
£275	£971,282		£627,053			
£300	£823,541		£507,834			
	Residual Land Value (£/Ha)					
£0	£1,708,180	£640,516	£1,275,306	Indicative non-Viability		
£25	£1,637,297	£562,082	£1,196,872			
£50	£1,513,784	£483,649	£1,118,438			
£75	£1,416,586	£405,215	£1,040,005			
£100	£1,319,388	£326,782	£961,571			
£125	£1,222,189	Indicative non-viability	£883,137			
£150	£1,124,991		£804,703			
£175	£1,027,793		£726,270			
£200	£930,595		£647,836			
£225	£833,397		£569,402			
£250	£736,199		£490,968			
£275	£639,001		£412,535			
£300	£541,803		£334,101			

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 1n: Residual Land Value Results by Value Level & CIL Rates
- 100 Unit Scheme - Mixed**

Development Scenario	100 Mixed
Typical Site Type	GF
Net Site Area (ha)	2.50
Gross Site Area (ha)	3.50
Site Density (dph)	40

0% AH 100 Mixed		Residual Land Value (£)										
CIL Rates £/m ²		VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
		£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²
£0		£2,506,506	£5,361,202	£8,215,897	£9,641,887	£11,067,862	£12,493,855	£13,919,840	£15,345,841	£16,771,818	£19,626,475	£22,481,167
£25		£2,301,093	£5,155,788	£8,010,484	£9,436,474	£10,862,459	£12,288,442	£13,714,427	£15,140,411	£16,566,396	£19,421,073	£22,275,753
£50		£2,095,680	£4,950,375	£7,805,070	£9,231,060	£10,657,045	£12,083,028	£13,509,013	£14,934,998	£16,360,983	£19,215,671	£22,070,322
£75		£1,890,267	£4,744,962	£7,599,657	£9,025,648	£10,451,632	£11,877,616	£13,303,599	£14,729,584	£16,155,569	£19,010,250	£21,864,922
£100		£1,684,853	£4,539,549	£7,394,244	£8,820,234	£10,246,219	£11,672,203	£13,098,188	£14,524,170	£15,950,155	£18,804,836	£21,659,522
£125		£1,479,440	£4,334,135	£7,188,831	£8,614,822	£10,040,806	£11,466,789	£12,892,774	£14,318,759	£15,744,742	£18,599,422	£21,454,103
£150		£1,274,027	£4,128,722	£6,983,417	£8,409,409	£9,835,392	£11,261,377	£12,687,361	£14,113,346	£15,539,331	£18,394,009	£21,248,690
£175		£1,068,614	£3,923,309	£6,778,004	£8,203,996	£9,629,980	£11,055,964	£12,481,949	£13,907,932	£15,333,917	£18,188,595	£21,043,276
£200			£3,717,896	£6,572,591	£7,998,583	£9,424,567	£10,850,550	£12,276,535	£13,702,518	£15,128,503	£17,983,185	£20,837,862
£225			£3,512,482	£6,367,177	£7,793,169	£9,219,153	£10,645,138	£12,071,122	£13,497,107	£14,923,090	£17,777,771	£20,632,449
£250			£3,307,069	£6,161,764	£7,587,756	£9,013,741	£10,439,725	£11,865,708	£13,291,693	£14,717,678	£17,572,357	£20,427,035
£275			£3,101,656	£5,956,351	£7,382,343	£8,808,327	£10,234,311	£11,660,296	£13,086,280	£14,512,265	£17,366,944	£20,221,625
£300			£2,896,242	£5,750,938	£7,176,930	£8,602,915	£10,028,899	£11,454,883	£12,880,866	£14,306,851	£17,161,530	£20,016,211
Residual Land Value (£/Ha)												
£0		£716,145	£1,531,772	£2,347,399	£2,754,825	£3,162,246	£3,569,673	£3,977,097	£4,384,526	£4,791,948	£5,607,564	£6,423,191
£25		£657,455	£1,473,082	£2,288,710	£2,696,135	£3,103,560	£3,510,983	£3,918,408	£4,325,832	£4,733,256	£5,548,878	£6,364,501
£50		£598,766	£1,414,393	£2,230,020	£2,637,446	£3,044,870	£3,452,294	£3,859,718	£4,267,142	£4,674,566	£5,490,192	£6,305,806
£75		£540,076	£1,355,703	£2,171,331	£2,578,757	£2,986,180	£3,393,605	£3,801,028	£4,208,453	£4,615,877	£5,431,500	£6,247,121
£100		£481,387	£1,297,014	£2,112,641	£2,520,067	£2,927,491	£3,334,915	£3,742,339	£4,149,763	£4,557,187	£5,372,810	£6,188,435
£125		£422,697	£1,238,324	£2,053,952	£2,461,378	£2,868,802	£3,276,226	£3,683,650	£4,091,074	£4,498,498	£5,314,121	£6,129,744
£150		£364,008	£1,179,635	£1,995,262	£2,402,688	£2,810,112	£3,217,536	£3,624,960	£4,032,384	£4,439,809	£5,255,431	£6,071,054
£175		£305,318	£1,120,945	£1,936,573	£2,343,999	£2,751,423	£3,158,847	£3,566,271	£3,973,695	£4,381,119	£5,196,741	£6,012,365
£200			£1,062,256	£1,877,883	£2,285,309	£2,692,733	£3,100,157	£3,507,582	£3,915,005	£4,322,430	£5,138,053	£5,953,675
£225			£1,003,566	£1,819,194	£2,226,620	£2,634,044	£3,041,468	£3,448,892	£3,856,316	£4,263,740	£5,079,363	£5,894,985
£250			£944,877	£1,760,504	£2,167,930	£2,575,355	£2,982,778	£3,390,202	£3,797,627	£4,205,051	£5,020,674	£5,836,296
£275			£886,187	£1,701,815	£2,109,241	£2,516,665	£2,924,089	£3,331,513	£3,738,937	£4,146,361	£4,961,984	£5,777,607
£300			£827,498	£1,643,125	£2,050,551	£2,457,976	£2,865,400	£3,272,824	£3,680,247	£4,087,672	£4,903,294	£5,718,918

20% AH 100 Mixed		Residual Land Value (£)										
CIL Rates £/m ²		VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
		£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²
£0		£1,354,566	£3,838,483	£6,322,400	£7,563,179	£8,803,958	£10,044,738	£11,285,517	£12,526,296	£13,767,075	£16,250,992	£18,734,909
£25		£1,185,306	£3,669,223	£6,153,140	£7,393,919	£8,634,698	£9,875,477	£11,116,257	£12,357,036	£13,597,815	£16,081,732	£18,565,649
£50		£1,016,045	£3,499,963	£5,983,880	£7,224,659	£8,465,438	£9,706,217	£10,946,997	£12,187,776	£13,428,555	£15,912,472	£18,396,389
£75			£3,330,703	£5,814,620	£7,055,389	£8,296,178	£9,536,970	£10,777,736	£12,018,516	£13,259,295	£15,743,209	£18,227,129
£100			£3,161,443	£5,645,360	£6,886,139	£8,126,918	£9,367,697	£10,608,477	£11,849,255	£13,090,035	£15,573,952	£18,057,870
£125			£2,992,182	£5,476,100	£6,716,879	£7,957,658	£9,198,437	£10,439,229	£11,679,996	£12,920,775	£15,404,692	£17,888,609
£150			£2,822,922	£5,306,840	£6,547,619	£7,788,398	£9,029,177	£10,269,956	£11,510,736	£12,751,515	£15,235,432	£17,719,363
£175			£2,653,662	£5,137,579	£6,378,359	£7,619,138	£8,859,917	£10,100,696	£11,341,488	£12,582,255	£15,066,172	£17,550,089
£200			£2,484,402	£4,968,319	£6,209,099	£7,449,878	£8,690,657	£9,931,436	£11,172,216	£12,412,995	£14,896,912	£17,380,829
£225			£2,315,142	£4,799,059	£6,039,838	£7,280,618	£8,521,397	£9,762,176	£11,002,955	£12,243,747	£14,727,652	£17,211,570
£250			£2,145,882	£4,629,799	£5,870,578	£7,111,358	£8,352,137	£9,592,916	£10,833,695	£12,074,475	£14,558,392	£17,042,309
£275			£1,976,622	£4,460,539	£5,701,318	£6,942,097	£8,182,877	£9,423,656	£10,664,435	£11,905,214	£14,389,132	£16,873,049
£300			£1,807,362	£4,291,279	£5,532,058	£6,772,837	£8,013,617	£9,254,396	£10,495,175	£11,735,954	£14,219,872	£16,703,789
Residual Land Value (£/Ha)												
£0		£387,019	£1,096,709	£1,806,400	£2,160,908	£2,515,417	£2,869,925	£3,224,433	£3,578,942	£3,933,450	£4,643,141	£5,352,831
£25		£338,659	£1,048,349	£1,758,040	£2,112,548	£2,467,057	£2,821,565	£3,176,073	£3,530,582	£3,885,090	£4,594,780	£5,304,471
£50		£290,299	£999,989	£1,709,680	£2,064,188	£2,418,697	£2,773,205	£3,127,713	£3,482,222	£3,836,730	£4,546,420	£5,256,111
£75			£951,629	£1,661,320	£2,015,825	£2,370,337	£2,724,849	£3,079,353	£3,433,862	£3,788,370	£4,498,060	£5,207,751
£100			£903,269	£1,612,960	£1,967,468	£2,321,977	£2,676,485	£3,030,993	£3,385,502	£3,740,010	£4,449,701	£5,159,391
£125			£854,909	£1,564,600	£1,919,108	£2,273,617	£2,628,125	£2,982,637	£3,337,142	£3,691,650	£4,401,341	£5,111,031
£150			£806,549	£1,516,240	£1,870,748	£2,225,257	£2,579,765	£2,934,273	£3,288,782	£3,643,290	£4,352,980	£5,062,675
£175			£758,189	£1,467,880	£1,822,388	£2,176,897	£2,531,405	£2,885,913	£3,240,425	£3,594,930	£4,304,620	£5,014,311
£200			£709,829	£1,419,520	£1,774,028	£2,128,537	£2,483,045	£2,837,553	£3,192,062	£3,546,570	£4,256,261	£4,965,951
£225			£661,469	£1,371,160	£1,725,668	£2,080,176	£2,434,685	£2,789,193	£3,143,702	£3,498,213	£4,207,901	£4,917,591
£250			£613,109	£1,322,800	£1,677,308	£2,031,816	£2,386,325	£2,740,833	£3,095,341	£3,449,850	£4,159,540	£4,869,231
£275			£564,749	£1,274,440	£1,628,948	£1,983,456	£2,337,965	£2,692,473	£3,046,982	£3,401,490	£4,111,180	£4,820,871
£300			£516,389	£1,226,080	£1,580,588	£1,935,096	£2,289,605	£2,644,113	£2,998,621	£3,353,130	£4,062,821	£4,772,511

30% AH 100 Mixed		Residual Land Value (£)									
CIL Rates £/m ²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
	£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²
£0	Indicative non-viability	£3,180,790	£5,521,445	£6,690,661	£7,859,877	£9,029,093	£10,198,309	£11,367,525	£12,536,741	£14,877,396	£17,218,051
£25		£3,027,121	£5,367,776	£6,536,992	£7,706,208	£8,875,424	£10,044,640	£11,213,856	£12,383,072	£14,723,727	£17,064,382
£50		£2,873,452	£5,214,107	£6,383,322	£7,552,538	£8,721,754	£9,890,970	£11,060,186	£12,229,402	£14,570,057	£16,910,712
£75		£2,719,782	£5,060,437	£6,229,653	£7,398,869	£8,568,085	£9,737,301	£10,906,517	£12,075,733	£14,416,388	£16,757,043
£100		£2,566,113	£4,906,771	£6,075,984	£7,245,200	£8,414,416	£9,583,632	£10,752,848	£11,922,064	£14,262,719	£16,603,374
£125		£2,412,444	£4,753,099	£5,922,315	£7,091,531	£8,260,747	£9,429,963	£10,599,179	£11,768,395	£14,109,049	£16,449,704
£150		£2,258,774	£4,599,429	£5,768,645	£6,937,863	£8,107,077	£9,276,294	£10,445,509	£11,614,725	£13,955,381	£16,296,035
£175		£2,105,105	£4,445,760	£5,614,976	£6,784,192	£7,953,408	£9,122,624	£10,291,840	£11,461,056	£13,801,711	£16,142,365
£200		£1,951,428	£4,292,091	£5,461,307	£6,630,523	£7,799,739	£8,968,955	£10,138,171	£11,307,387	£13,648,042	£15,988,697
£225		£1,797,766	£4,138,421	£5,307,637	£6,476,854	£7,646,070	£8,815,286	£9,984,502	£11,153,718	£13,494,372	£15,835,028
£250		£1,644,097	£3,984,752	£5,153,968	£6,323,184	£7,492,400	£8,661,616	£9,830,833	£11,000,062	£13,340,703	£15,681,358
£275		£1,490,428	£3,831,083	£5,000,299	£6,169,515	£7,338,731	£8,507,947	£9,677,163	£10,846,379	£13,187,034	£15,527,689
£300		£1,336,758	£3,677,413	£4,846,629	£6,015,846	£7,185,062	£8,354,278	£9,523,494	£10,692,710	£13,033,365	£15,374,019
	Residual Land Value (£/Ha)										
£0	Indicative non-viability	£908,797	£1,577,556	£1,911,617	£2,245,679	£2,579,741	£2,913,803	£3,247,864	£3,581,926	£4,250,685	£4,919,443
£25		£864,892	£1,533,650	£1,867,712	£2,201,774	£2,535,835	£2,869,897	£3,203,959	£3,538,020	£4,206,779	£4,875,538
£50		£820,986	£1,489,745	£1,823,806	£2,157,868	£2,491,930	£2,825,991	£3,160,053	£3,494,115	£4,162,874	£4,831,632
£75		£777,081	£1,445,839	£1,779,901	£2,113,963	£2,448,024	£2,782,086	£3,116,148	£3,450,209	£4,118,968	£4,787,727
£100		£733,175	£1,401,935	£1,735,995	£2,070,057	£2,404,119	£2,738,181	£3,072,242	£3,406,304	£4,075,062	£4,743,821
£125		£689,270	£1,358,028	£1,692,090	£2,026,152	£2,360,213	£2,694,275	£3,028,337	£3,362,399	£4,031,157	£4,699,915
£150		£645,364	£1,314,123	£1,648,184	£1,982,247	£2,316,308	£2,650,370	£2,984,431	£3,318,493	£3,987,252	£4,656,010
£175		£601,459	£1,270,217	£1,604,279	£1,938,341	£2,272,402	£2,606,464	£2,940,526	£3,274,587	£3,943,346	£4,612,104
£200		£557,551	£1,226,312	£1,560,373	£1,894,435	£2,228,497	£2,562,559	£2,896,620	£3,230,682	£3,899,441	£4,568,199
£225		£513,648	£1,182,406	£1,516,468	£1,850,530	£2,184,591	£2,518,653	£2,852,715	£3,186,777	£3,855,535	£4,524,294
£250		£469,742	£1,138,501	£1,472,562	£1,806,624	£2,140,686	£2,474,748	£2,808,809	£3,142,875	£3,811,629	£4,480,388
£275		£425,836	£1,094,595	£1,428,657	£1,762,719	£2,096,780	£2,430,842	£2,764,904	£3,098,965	£3,767,724	£4,436,483
£300		£381,931	£1,050,690	£1,384,751	£1,718,813	£2,052,875	£2,386,937	£2,720,998	£3,055,060	£3,723,819	£4,392,577

35% AH 100 Mixed		Residual Land Value (£)									
CIL Rates £/m ²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
	£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²
£0	Indicative non-viability	£2,733,863	£4,950,774	£6,058,177	£7,165,580	£8,272,983	£9,380,386	£10,487,789	£11,595,192	£13,812,104	£16,029,015
£25		£2,591,363	£4,808,274	£5,915,677	£7,023,080	£8,130,483	£9,237,886	£10,345,289	£11,452,692	£13,669,603	£15,886,515
£50		£2,448,862	£4,665,773	£5,773,176	£6,880,579	£7,987,982	£9,095,385	£10,202,788	£11,310,192	£13,527,103	£15,744,015
£75		£2,306,362	£4,523,273	£5,630,676	£6,738,079	£7,845,482	£8,952,885	£10,060,288	£11,167,691	£13,384,603	£15,601,514
£100		£2,163,862	£4,380,773	£5,488,176	£6,595,579	£7,702,981	£8,810,385	£9,917,788	£11,025,191	£13,242,102	£15,459,014
£125		£2,021,361	£4,238,273	£5,345,676	£6,453,079	£7,560,481	£8,667,885	£9,775,287	£10,882,690	£13,099,602	£15,316,513
£150		£1,878,861	£4,095,772	£5,203,175	£6,310,578	£7,417,981	£8,525,384	£9,632,787	£10,740,190	£12,957,101	£15,174,013
£175		£1,736,361	£3,953,272	£5,060,675	£6,168,078	£7,275,481	£8,382,884	£9,490,287	£10,597,690	£12,814,601	£15,031,512
£200		£1,593,860	£3,810,772	£4,918,175	£6,025,578	£7,132,981	£8,240,384	£9,347,786	£10,455,190	£12,672,100	£14,889,012
£225		£1,451,360	£3,668,271	£4,775,674	£5,883,078	£6,990,486	£8,097,883	£9,205,286	£10,312,689	£12,529,601	£14,746,511
£250		£1,308,859	£3,525,771	£4,633,174	£5,740,577	£6,847,980	£7,955,383	£9,062,786	£10,170,185	£12,387,100	£14,604,012
£275		£1,166,359	£3,383,271	£4,490,674	£5,598,077	£6,705,480	£7,812,883	£8,920,286	£10,027,689	£12,244,600	£14,461,512
£300		£1,023,859	£3,240,770	£4,348,173	£5,455,577	£6,562,980	£7,670,383	£8,777,786	£9,885,188	£12,102,100	£14,319,011
	Residual Land Value (£/Ha)										
£0	Indicative non-viability	£781,104	£1,414,507	£1,730,908	£2,047,309	£2,363,709	£2,680,110	£2,996,511	£3,312,912	£3,946,315	£4,579,719
£25		£740,389	£1,373,792	£1,690,193	£2,006,594	£2,322,995	£2,639,396	£2,955,797	£3,272,198	£3,905,601	£4,539,004
£50		£699,675	£1,333,078	£1,649,479	£1,965,880	£2,282,281	£2,598,682	£2,915,082	£3,231,483	£3,864,887	£4,498,290
£75		£658,961	£1,292,364	£1,608,765	£1,925,165	£2,241,566	£2,557,967	£2,874,368	£3,190,769	£3,824,172	£4,457,575
£100		£618,246	£1,251,649	£1,568,050	£1,884,451	£2,200,852	£2,517,253	£2,833,654	£3,150,054	£3,783,458	£4,416,861
£125		£577,532	£1,210,935	£1,527,336	£1,843,737	£2,160,138	£2,476,538	£2,792,939	£3,109,340	£3,742,743	£4,376,147
£150		£536,817	£1,170,221	£1,486,622	£1,803,022	£2,119,423	£2,435,824	£2,752,225	£3,068,626	£3,702,029	£4,335,432
£175		£496,103	£1,129,506	£1,445,907	£1,762,308	£2,078,709	£2,395,110	£2,711,511	£3,027,911	£3,661,315	£4,294,718
£200		£455,389	£1,088,792	£1,405,193	£1,721,594	£2,037,994	£2,354,395	£2,670,796	£2,987,197	£3,620,600	£4,254,003
£225		£414,674	£1,048,077	£1,364,478	£1,680,879	£1,997,282	£2,313,681	£2,630,082	£2,946,483	£3,579,886	£4,213,289
£250		£373,960	£1,007,363	£1,323,764	£1,640,165	£1,956,566	£2,272,967	£2,589,367	£2,905,767	£3,539,172	£4,172,575
£275		£333,245	£966,649	£1,283,050	£1,599,451	£1,915,851	£2,232,252	£2,548,653	£2,865,054	£3,498,457	£4,131,860
£300		£292,531	£925,934	£1,242,335	£1,558,736	£1,875,137	£2,191,538	£2,507,939	£2,824,340	£3,457,743	£4,091,146

40% AH 100 Mixed											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non-viability	£2,390,602	£4,525,897	£5,592,530	£6,659,163	£7,725,797	£8,792,430	£9,859,064	£10,925,697	£13,060,992	£15,196,287
£25		£2,256,785	£4,392,079	£5,458,713	£6,525,346	£7,591,979	£8,658,613	£9,725,246	£10,791,880	£12,927,175	£15,062,469
£50		£2,122,968	£4,258,262	£5,324,895	£6,391,529	£7,458,162	£8,524,796	£9,591,429	£10,658,063	£12,793,357	£14,928,652
£75		£1,989,151	£4,124,445	£5,191,078	£6,257,712	£7,324,345	£8,390,978	£9,457,612	£10,524,245	£12,659,540	£14,794,835
£100		£1,855,334	£3,990,628	£5,057,261	£6,123,894	£7,190,528	£8,257,161	£9,323,795	£10,390,428	£12,525,723	£14,661,017
£125		£1,721,516	£3,856,811	£4,923,444	£5,990,077	£7,056,711	£8,123,344	£9,189,977	£10,256,611	£12,391,905	£14,527,200
£150		£1,587,699	£3,722,994	£4,789,627	£5,856,260	£6,922,893	£7,989,527	£9,056,160	£10,122,794	£12,258,088	£14,393,383
£175		£1,453,882	£3,589,177	£4,655,815	£5,722,443	£6,789,076	£7,855,709	£8,922,343	£9,988,976	£12,124,271	£14,259,566
£200		£1,320,065	£3,455,360	£4,521,993	£5,588,626	£6,655,260	£7,721,893	£8,788,526	£9,855,159	£11,990,454	£14,125,748
£225		£1,186,248	£3,321,542	£4,388,176	£5,454,809	£6,521,442	£7,588,075	£8,654,709	£9,721,342	£11,856,636	£13,991,931
£250		£1,052,431	£3,187,725	£4,254,359	£5,320,992	£6,387,625	£7,454,259	£8,520,892	£9,587,525	£11,722,819	£13,858,114
£275		£918,613	£3,053,902	£4,120,542	£5,187,175	£6,253,808	£7,320,441	£8,387,075	£9,453,708	£11,589,003	£13,724,297
£300	Indicative non-viability	£2,920,091	£3,986,724	£5,053,358	£6,119,991	£7,186,624	£8,253,258	£9,319,891	£11,455,185	£13,590,479	
	Residual Land Value (£/Ha)										
£0	Indicative non-viability	£683,029	£1,293,113	£1,597,866	£1,902,618	£2,207,370	£2,512,123	£2,816,875	£3,121,628	£3,731,712	£4,341,796
£25		£644,796	£1,254,880	£1,559,632	£1,864,385	£2,169,137	£2,473,889	£2,778,642	£3,083,394	£3,693,478	£4,303,563
£50		£606,562	£1,216,646	£1,521,399	£1,826,151	£2,130,903	£2,435,656	£2,740,408	£3,045,161	£3,655,245	£4,265,329
£75		£568,329	£1,178,413	£1,483,165	£1,787,918	£2,092,670	£2,397,422	£2,702,175	£3,006,927	£3,617,011	£4,227,096
£100		£530,095	£1,140,180	£1,444,932	£1,749,684	£2,054,437	£2,359,189	£2,663,941	£2,968,694	£3,578,778	£4,188,862
£125		£491,862	£1,101,946	£1,406,698	£1,711,451	£2,016,203	£2,320,955	£2,625,708	£2,930,460	£3,540,544	£4,150,629
£150		£453,628	£1,063,713	£1,368,465	£1,673,217	£1,977,970	£2,282,722	£2,587,474	£2,892,227	£3,502,311	£4,112,395
£175		£415,395	£1,025,479	£1,330,233	£1,634,984	£1,939,736	£2,244,488	£2,549,241	£2,853,993	£3,464,077	£4,074,162
£200		£377,161	£987,246	£1,291,998	£1,596,750	£1,901,503	£2,206,255	£2,511,007	£2,815,760	£3,425,844	£4,035,928
£225		£338,928	£949,012	£1,253,765	£1,558,517	£1,863,269	£2,168,022	£2,472,774	£2,777,526	£3,387,610	£3,997,695
£250		£300,694	£910,779	£1,215,531	£1,520,283	£1,825,036	£2,129,788	£2,434,540	£2,739,293	£3,349,377	£3,959,461
£275		£262,461	£872,544	£1,177,298	£1,482,050	£1,786,802	£2,091,555	£2,396,307	£2,701,059	£3,311,144	£3,921,228
£300	Indicative non-viability	£834,312	£1,139,064	£1,443,817	£1,748,569	£2,053,321	£2,358,074	£2,662,826	£3,272,910	£3,882,994	

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 1o: Residual Land Value Results by Value Level & CIL Rates
- 250 Unit Scheme - Mixed**

Development Scenario	250 Mixed
Typical Site Type	GF
Net Site Area (ha)	6.25
Gross Site Area (ha)	8.75
Site Density (dph)	40

0% AH 250 Mixed		Residual Land Value (£)										
CIL Rates £/m ²		VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
		£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²
£0		£6,064,064	£12,845,009	£19,624,973	£23,011,284	£26,397,596	£29,783,907	£33,170,218	£36,556,529	£39,942,840	£46,721,656	£53,499,783
£25		£5,551,405	£12,332,352	£19,112,313	£22,498,625	£25,884,936	£29,271,247	£32,657,558	£36,043,869	£39,430,180	£46,208,996	£52,987,123
£50		£5,038,745	£11,819,698	£18,599,653	£21,985,965	£25,372,276	£28,758,587	£32,144,898	£35,531,209	£38,917,520	£45,696,336	£52,474,463
£75		£4,526,085	£11,307,042	£18,086,994	£21,473,305	£24,859,616	£28,245,927	£31,632,238	£35,018,549	£38,404,860	£45,183,676	£51,961,802
£100		£4,013,425	£10,794,385	£17,574,334	£20,960,645	£24,346,956	£27,733,267	£31,119,578	£34,505,889	£37,892,200	£44,671,016	£51,449,142
£125		£3,500,766	£10,281,726	£17,061,674	£20,447,985	£23,834,296	£27,220,607	£30,606,918	£33,993,229	£37,379,541	£44,158,356	£50,936,482
£150		£2,988,106	£9,769,067	£16,548,985	£19,935,325	£23,321,636	£26,707,947	£30,094,258	£33,480,570	£36,866,881	£43,645,696	£50,423,822
£175		£2,475,446	£9,256,408	£16,036,331	£19,422,631	£22,808,976	£26,195,287	£29,581,598	£32,967,910	£36,354,221	£43,133,036	£49,911,162
£200			£8,743,750	£15,523,681	£18,909,978	£22,296,316	£25,682,627	£29,068,939	£32,455,250	£35,841,561	£42,620,376	£49,398,502
£225	Indicative non-viability		£8,231,080	£15,011,025	£18,397,325	£21,783,622	£25,169,968	£28,556,279	£31,942,590	£35,328,901	£42,107,716	£48,885,842
£250			£7,718,430	£14,498,368	£17,884,664	£21,270,968	£24,657,274	£28,043,619	£31,429,930	£34,816,241	£41,595,056	£48,373,182
£275			£7,205,771	£13,985,710	£17,372,009	£20,758,312	£24,144,614	£27,530,959	£30,917,270	£34,303,581	£41,082,396	£47,860,522
£300			£6,693,111	£13,473,052	£16,859,354	£20,245,653	£23,631,960	£27,018,265	£30,404,610	£33,790,921	£40,569,736	£47,347,862
		Residual Land Value (£/Ha)										
£0		£693,036	£1,468,001	£2,242,854	£2,629,861	£3,016,868	£3,403,875	£3,790,882	£4,177,889	£4,564,896	£5,339,618	£6,114,261
£25		£634,446	£1,409,412	£2,184,264	£2,571,271	£2,958,278	£3,345,285	£3,732,292	£4,119,299	£4,506,306	£5,281,028	£6,055,671
£50		£575,857	£1,350,823	£2,125,675	£2,512,682	£2,899,689	£3,286,696	£3,673,703	£4,060,710	£4,447,717	£5,222,438	£5,997,081
£75		£517,267	£1,292,233	£2,067,085	£2,454,092	£2,841,099	£3,228,106	£3,615,113	£4,002,120	£4,389,127	£5,163,849	£5,938,492
£100		£458,677	£1,233,644	£2,008,495	£2,395,502	£2,782,509	£3,169,516	£3,556,523	£3,943,530	£4,330,537	£5,105,259	£5,879,902
£125		£400,087	£1,175,054	£1,949,906	£2,336,913	£2,723,920	£3,110,927	£3,497,934	£3,884,941	£4,271,947	£5,046,669	£5,821,312
£150		£341,498	£1,116,465	£1,891,313	£2,278,323	£2,665,330	£3,052,337	£3,439,344	£3,826,351	£4,213,358	£4,988,080	£5,762,723
£175		£282,908	£1,057,875	£1,832,724	£2,219,729	£2,606,740	£2,993,747	£3,380,754	£3,767,761	£4,154,768	£4,929,490	£5,704,133
£200	Indicative non-viability		£999,286	£1,774,135	£2,161,140	£2,548,150	£2,935,157	£3,322,164	£3,709,171	£4,096,178	£4,870,900	£5,645,543
£225			£940,695	£1,715,546	£2,102,551	£2,489,557	£2,876,568	£3,263,575	£3,650,582	£4,037,589	£4,812,310	£5,586,953
£250			£882,106	£1,656,956	£2,043,962	£2,430,968	£2,817,974	£3,204,985	£3,591,992	£3,978,999	£4,753,721	£5,528,364
£275			£823,517	£1,598,367	£1,985,372	£2,372,379	£2,759,384	£3,146,395	£3,533,402	£3,920,409	£4,695,131	£5,469,774
£300			£764,927	£1,539,777	£1,926,783	£2,313,789	£2,700,795	£3,087,802	£3,474,813	£3,861,820	£4,636,541	£5,411,184

20% AH 250 Mixed		Residual Land Value (£)										
CIL Rates £/m ²		VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
		£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²
£0		£3,446,540	£9,378,187	£15,309,789	£18,272,809	£21,235,804	£24,198,798	£27,161,793	£30,124,788	£33,087,782	£39,019,405	£44,951,027
£25		£3,021,948	£8,953,598	£14,885,203	£17,848,217	£20,811,212	£23,774,206	£26,737,201	£29,700,196	£32,663,191	£38,594,813	£44,526,436
£50		£2,597,357	£8,529,008	£14,460,615	£17,423,597	£20,386,620	£23,349,615	£26,312,609	£29,275,604	£32,238,599	£38,170,221	£44,101,844
£75	Indicative non-viability		£8,104,416	£14,036,027	£16,999,011	£19,962,028	£22,925,023	£25,888,018	£28,851,012	£31,814,007	£37,745,630	£43,677,252
£100			£7,679,824	£13,611,438	£16,574,424	£19,537,408	£22,500,431	£25,463,426	£28,426,421	£31,389,415	£37,321,038	£43,252,660
£125			£7,255,233	£13,186,850	£16,149,837	£19,112,822	£22,075,806	£25,038,834	£28,001,829	£30,964,823	£36,896,446	£42,828,068
£150			£6,830,641	£12,762,261	£15,725,248	£18,688,235	£21,651,220	£24,614,242	£27,577,237	£30,540,232	£36,471,854	£42,403,477
£175			£6,406,049	£12,337,671	£15,300,661	£18,263,648	£21,226,629	£24,189,620	£27,152,645	£30,115,640	£36,047,262	£41,978,885
£200			£5,981,457	£11,913,079	£14,876,071	£17,839,060	£20,802,043	£23,765,029	£26,728,020	£29,691,048	£35,622,671	£41,554,293
£225			£5,556,866	£11,488,487	£14,451,480	£17,414,471	£20,377,456	£23,340,443	£26,303,429	£29,266,456	£35,198,079	£41,129,701
£250			£5,132,274	£11,063,895	£14,026,889	£16,989,881	£19,952,868	£22,915,856	£25,878,843	£28,841,829	£34,773,487	£40,705,109
£275			£4,707,682	£10,639,304	£13,602,297	£16,565,290	£19,528,280	£22,491,265	£25,454,253	£28,417,244	£34,348,895	£40,280,518
£300			£4,283,090	£10,214,712	£13,177,706	£16,140,700	£19,103,691	£22,066,678	£25,029,666	£27,992,653	£33,924,263	£39,855,926
		Residual Land Value (£/Ha)										
£0		£393,890	£1,071,793	£1,749,690	£2,088,321	£2,426,949	£2,765,577	£3,104,205	£3,442,833	£3,781,461	£4,459,361	£5,137,260
£25		£345,366	£1,023,268	£1,701,166	£2,039,796	£2,378,424	£2,717,052	£3,055,680	£3,394,308	£3,732,936	£4,410,836	£5,088,736
£50		£296,841	£974,744	£1,652,642	£1,991,268	£2,329,899	£2,668,527	£3,007,155	£3,345,783	£3,684,411	£4,362,311	£5,040,211
£75	Indicative non-viability		£926,219	£1,604,117	£1,942,744	£2,281,375	£2,620,003	£2,958,631	£3,297,259	£3,635,887	£4,313,786	£4,991,686
£100			£877,694	£1,555,593	£1,894,220	£2,232,847	£2,571,478	£2,910,106	£3,248,734	£3,587,362	£4,265,261	£4,943,161
£125			£829,169	£1,507,069	£1,845,696	£2,184,322	£2,522,949	£2,861,581	£3,200,209	£3,538,837	£4,216,737	£4,894,636
£150			£780,645	£1,458,544	£1,797,171	£2,135,798	£2,474,425	£2,813,056	£3,151,684	£3,490,312	£4,168,212	£4,846,112
£175			£732,120	£1,410,019	£1,748,647	£2,087,274	£2,425,900	£2,764,528	£3,103,159	£3,441,787	£4,119,687	£4,797,587
£200			£683,595	£1,361,495	£1,700,122	£2,038,750	£2,377,376	£2,716,003	£3,054,631	£3,393,263	£4,071,162	£4,749,062
£225			£635,070	£1,312,970	£1,651,598	£1,990,225	£2,328,852	£2,667,479	£3,006,106	£3,344,738	£4,022,638	£4,700,537
£250			£586,546	£1,264,445	£1,603,073	£1,941,701	£2,280,328	£2,618,955	£2,957,582	£3,296,209	£3,974,113	£4,652,013
£275			£538,021	£1,215,920	£1,554,548	£1,893,176	£2,231,803	£2,570,430	£2,909,057	£3,247,685	£3,925,588	£4,603,488
£300			£489,496	£1,167,396	£1,506,024	£1,844,651	£2,183,279	£2,521,906	£2,860,533	£3,199,160	£3,877,059	£4,554,963

30% AH 250 Mixed											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	£2,229,873	£7,803,424	£13,376,969	£16,161,090	£18,945,212	£21,729,334	£24,513,494	£27,297,623	£30,081,753	£35,655,305	£41,228,856
£25	Indicative non- viability	£7,419,266	£12,992,812	£15,776,934	£18,561,058	£21,345,180	£24,129,335	£26,913,464	£29,697,594	£35,271,146	£40,844,697
£50		£7,035,107	£12,608,654	£15,392,778	£18,176,903	£20,961,023	£23,745,147	£26,529,270	£29,313,435	£34,886,987	£40,460,539
£75		£6,650,948	£12,224,497	£15,008,622	£17,792,744	£20,576,868	£23,360,990	£26,145,114	£28,929,276	£34,502,828	£40,076,380
£100		£6,266,789	£11,840,340	£14,624,465	£17,408,588	£20,192,714	£22,976,835	£25,760,961	£28,545,117	£34,118,669	£39,692,221
£125		£5,882,630	£11,456,182	£14,240,308	£17,024,432	£19,808,555	£22,592,680	£25,376,802	£28,160,928	£33,734,510	£39,308,062
£150		£5,498,471	£11,072,023	£13,856,151	£16,640,275	£19,424,399	£22,208,522	£24,992,648	£27,776,770	£33,350,311	£38,923,903
£175		£5,114,312	£10,687,864	£13,471,993	£16,256,119	£19,040,243	£21,824,367	£24,608,489	£27,392,615	£32,966,154	£38,539,744
£200		£4,730,154	£10,303,705	£13,087,835	£15,871,962	£18,656,087	£21,440,211	£24,224,334	£27,008,457	£32,582,002	£38,155,585
£225		£4,345,995	£9,919,547	£12,703,676	£15,487,804	£18,271,930	£21,056,055	£23,840,179	£26,624,302	£32,197,844	£37,771,427
£250		£3,961,836	£9,535,388	£12,319,517	£15,103,646	£17,887,772	£20,671,898	£23,456,020	£26,240,147	£31,813,690	£37,387,230
£275		£3,577,677	£9,151,229	£11,935,358	£14,719,487	£17,503,615	£20,287,741	£23,071,865	£25,855,989	£31,429,532	£37,003,071
£300		£3,193,518	£8,767,070	£11,551,199	£14,335,328	£17,119,457	£19,903,584	£22,687,708	£25,471,833	£31,045,374	£36,618,919
	Residual Land Value (£/Ha)										
£0	£254,843	£891,820	£1,528,796	£1,846,982	£2,165,167	£2,483,352	£2,801,542	£3,119,728	£3,437,915	£4,074,892	£4,711,869
£25	Indicative non- viability	£847,916	£1,484,893	£1,803,078	£2,121,264	£2,439,449	£2,757,638	£3,075,825	£3,394,011	£4,030,988	£4,667,965
£50		£804,012	£1,440,989	£1,759,175	£2,077,360	£2,395,545	£2,713,731	£3,031,917	£3,350,107	£3,987,084	£4,624,062
£75		£760,108	£1,397,085	£1,715,271	£2,033,456	£2,351,642	£2,669,827	£2,988,013	£3,306,203	£3,943,180	£4,580,158
£100		£716,204	£1,353,182	£1,671,367	£1,989,553	£2,307,739	£2,625,924	£2,944,110	£3,262,299	£3,899,276	£4,536,254
£125		£672,301	£1,309,278	£1,627,464	£1,945,649	£2,263,835	£2,582,021	£2,900,206	£3,218,392	£3,855,373	£4,492,350
£150		£628,397	£1,265,374	£1,583,560	£1,901,746	£2,219,931	£2,538,117	£2,856,303	£3,174,488	£3,811,464	£4,448,446
£175		£584,493	£1,221,470	£1,539,656	£1,857,842	£2,176,028	£2,494,213	£2,812,399	£3,130,585	£3,767,560	£4,404,542
£200		£540,589	£1,177,566	£1,495,753	£1,813,938	£2,132,124	£2,450,310	£2,768,495	£3,086,681	£3,723,657	£4,360,638
£225		£496,685	£1,133,662	£1,451,849	£1,770,035	£2,088,221	£2,406,406	£2,724,592	£3,042,777	£3,679,754	£4,316,734
£250		£452,781	£1,089,759	£1,407,945	£1,726,131	£2,044,317	£2,362,503	£2,680,688	£2,998,874	£3,635,850	£4,272,826
£275		£408,877	£1,045,855	£1,364,041	£1,682,227	£2,000,413	£2,318,599	£2,636,785	£2,954,970	£3,591,947	£4,228,922
£300		£364,974	£1,001,951	£1,320,137	£1,638,323	£1,956,509	£2,274,695	£2,592,881	£2,911,067	£3,548,043	£4,185,019

35% AH 250 Mixed		Residual Land Value (£)										
CIL Rates £/m ²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	
	£3,000/m ²	£3,500/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,250/m ²	£5,500/m ²	£6,000/m ²	£6,500/m ²	
£0	Indicative non-viability	£6,738,742	£12,000,024	£14,628,165	£17,256,305	£19,884,444	£22,512,583	£25,140,723	£27,768,862	£33,030,176	£38,291,461	
£25		£6,383,710	£11,644,993	£14,273,134	£16,901,274	£19,529,413	£22,157,552	£24,785,692	£27,413,831	£32,675,145	£37,936,429	
£50		£6,028,678	£11,289,962	£13,918,104	£16,546,244	£19,174,384	£21,802,521	£24,430,661	£27,058,800	£32,320,075	£37,581,398	
£75		£5,673,647	£10,934,931	£13,563,073	£16,191,215	£18,819,354	£21,447,493	£24,075,633	£26,703,770	£31,965,044	£37,226,366	
£100		£5,318,615	£10,579,900	£13,208,043	£15,836,184	£18,464,324	£21,092,464	£23,720,602	£26,348,743	£31,610,013	£36,871,334	
£125		£4,963,583	£10,224,868	£12,853,012	£15,481,154	£18,109,295	£20,737,434	£23,365,574	£25,993,712	£31,254,988	£36,516,264	
£150		£4,608,552	£9,869,836	£12,497,981	£15,126,123	£17,754,265	£20,382,405	£23,010,543	£25,638,684	£30,899,957	£36,161,233	
£175		£4,253,520	£9,514,805	£12,142,949	£14,771,092	£17,399,234	£20,027,375	£22,655,514	£25,283,655	£30,544,930	£35,806,202	
£200		£3,898,488	£9,159,773	£11,787,917	£14,416,061	£17,044,204	£19,672,345	£22,300,485	£24,928,624	£30,189,899	£35,451,176	
£225		£3,543,457	£8,804,741	£11,432,886	£14,061,030	£16,689,173	£19,317,315	£21,945,454	£24,573,595	£29,834,872	£35,096,146	
£250		£3,188,425	£8,449,710	£11,077,854	£13,705,998	£16,334,142	£18,962,284	£21,590,425	£24,218,564	£29,479,841	£34,741,115	
£275		£2,833,393	£8,094,678	£10,722,822	£13,350,966	£15,979,110	£18,607,253	£21,235,395	£23,863,535	£29,124,813	£34,386,088	
£300		£2,478,362	£7,739,646	£10,367,791	£12,995,935	£15,624,079	£18,252,222	£20,880,364	£23,508,506	£28,769,782	£34,031,057	
	Residual Land Value (£/Ha)											
£0	Indicative non-viability	£770,142	£1,371,431	£1,671,790	£1,972,149	£2,272,508	£2,572,867	£2,873,225	£3,173,584	£3,774,877	£4,376,167	
£25		£729,567	£1,330,856	£1,631,215	£1,931,574	£2,231,933	£2,532,292	£2,832,650	£3,133,009	£3,734,302	£4,335,592	
£50		£688,992	£1,290,281	£1,590,640	£1,890,999	£2,191,358	£2,491,717	£2,792,076	£3,092,434	£3,693,723	£4,295,017	
£75		£648,417	£1,249,706	£1,550,066	£1,850,425	£2,150,783	£2,451,142	£2,751,501	£3,051,859	£3,653,148	£4,254,442	
£100		£607,842	£1,209,131	£1,509,491	£1,809,850	£2,110,209	£2,410,567	£2,710,926	£3,011,285	£3,612,573	£4,213,867	
£125		£567,267	£1,168,556	£1,468,916	£1,769,275	£2,069,634	£2,369,992	£2,670,351	£2,970,710	£3,571,999	£4,173,287	
£150		£526,692	£1,127,981	£1,428,341	£1,728,700	£2,029,059	£2,329,418	£2,629,776	£2,930,135	£3,531,424	£4,132,712	
£175		£486,117	£1,087,406	£1,387,766	£1,688,125	£1,988,484	£2,288,843	£2,589,202	£2,889,561	£3,490,849	£4,092,137	
£200		£445,542	£1,046,831	£1,347,191	£1,647,550	£1,947,909	£2,248,268	£2,548,627	£2,848,986	£3,450,274	£4,051,563	
£225		£404,966	£1,006,256	£1,306,615	£1,606,975	£1,907,334	£2,207,693	£2,508,052	£2,808,411	£3,409,700	£4,010,988	
£250		£364,391	£965,681	£1,266,040	£1,566,400	£1,866,759	£2,167,118	£2,467,477	£2,767,836	£3,369,125	£3,970,413	
£275		£323,816	£925,106	£1,225,465	£1,525,825	£1,826,184	£2,126,543	£2,426,902	£2,727,261	£3,328,550	£3,929,839	
£300		£283,241	£884,531	£1,184,890	£1,485,250	£1,785,609	£2,085,968	£2,386,327	£2,686,686	£3,287,975	£3,889,264	

40% AH 250 Mixed											
CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £3,000/m ²	VL2 £3,500/m ²	VL3 £4,000/m ²	VL4 £4,250/m ²	VL5 £4,500/m ²	VL6 £4,750/m ²	VL7 £5,000/m ²	VL8 £5,250/m ²	VL9 £5,500/m ²	VL10 £6,000/m ²	VL11 £6,500/m ²
£0	Indicative non- viability	£5,770,001	£10,863,080	£13,407,199	£15,951,317	£18,495,435	£21,039,551	£23,583,667	£26,127,783	£31,220,852	£36,313,921
£25		£5,433,704	£10,526,782	£13,070,902	£15,615,021	£18,159,138	£20,703,254	£23,247,370	£25,791,487	£30,884,556	£35,977,624
£50		£5,097,406	£10,190,485	£12,734,605	£15,278,724	£17,822,841	£20,366,958	£22,911,074	£25,455,190	£30,548,259	£35,641,328
£75		£4,761,109	£9,854,187	£12,398,308	£14,942,427	£17,486,545	£20,030,661	£22,574,777	£25,118,894	£30,211,963	£35,305,031
£100		£4,424,812	£9,517,890	£12,062,011	£14,606,131	£17,150,249	£19,694,366	£22,238,483	£24,782,597	£29,875,666	£34,968,735
£125		£4,088,514	£9,181,592	£11,725,713	£14,269,834	£16,813,953	£19,358,071	£21,902,186	£24,446,303	£29,539,370	£34,632,439
£150		£3,752,217	£8,845,295	£11,389,416	£13,933,536	£16,477,656	£19,021,775	£21,565,891	£24,110,008	£29,203,077	£34,296,142
£175		£3,415,919	£8,508,997	£11,053,118	£13,597,239	£16,141,359	£18,685,478	£21,229,596	£23,773,712	£28,866,780	£33,959,850
£200		£3,079,622	£8,172,700	£10,716,821	£13,260,941	£15,805,062	£18,349,181	£20,893,299	£23,437,417	£28,530,487	£33,623,554
£225		£2,743,324	£7,836,402	£10,380,523	£12,924,644	£15,468,765	£18,012,885	£20,557,003	£23,101,120	£28,194,190	£33,287,261
£250		£2,407,027	£7,500,105	£10,044,226	£12,588,346	£15,132,467	£17,676,588	£20,220,707	£22,764,825	£27,857,895	£32,950,964
£275	Indicative non- viability	£7,163,807	£9,707,928	£12,252,049	£14,796,170	£17,340,291	£19,884,410	£22,428,529	£27,521,599	£32,614,668	
£300		£6,827,510	£9,371,631	£11,915,752	£14,459,872	£17,003,993	£19,548,113	£22,092,232	£27,185,304	£32,278,374	
	Residual Land Value (£/Ha)										
£0	Indicative non- viability	£659,429	£1,241,495	£1,532,251	£1,823,008	£2,113,764	£2,404,520	£2,695,276	£2,986,032	£3,568,097	£4,150,162
£25		£620,995	£1,203,061	£1,493,817	£1,784,574	£2,075,330	£2,366,086	£2,656,842	£2,947,598	£3,529,663	£4,111,729
£50		£582,561	£1,164,627	£1,455,383	£1,746,140	£2,036,896	£2,327,652	£2,618,408	£2,909,165	£3,491,230	£4,073,295
£75		£544,127	£1,126,193	£1,416,949	£1,707,706	£1,998,462	£2,289,218	£2,579,975	£2,870,731	£3,452,796	£4,034,861
£100		£505,693	£1,087,759	£1,378,515	£1,669,272	£1,960,028	£2,250,785	£2,541,541	£2,832,297	£3,414,362	£3,996,427
£125		£467,259	£1,049,325	£1,340,081	£1,630,838	£1,921,595	£2,212,351	£2,503,107	£2,793,863	£3,375,928	£3,957,993
£150		£428,825	£1,010,891	£1,301,647	£1,592,404	£1,883,161	£2,173,917	£2,464,673	£2,755,430	£3,337,494	£3,919,559
£175		£390,391	£972,457	£1,263,214	£1,553,970	£1,844,727	£2,135,483	£2,426,240	£2,716,996	£3,299,061	£3,881,126
£200		£351,957	£934,023	£1,224,780	£1,515,536	£1,806,293	£2,097,049	£2,387,806	£2,678,562	£3,260,627	£3,842,692
£225		£313,523	£895,589	£1,186,346	£1,477,102	£1,767,859	£2,058,615	£2,349,372	£2,640,128	£3,222,193	£3,804,258
£250		£275,089	£857,155	£1,147,912	£1,438,668	£1,729,425	£2,020,181	£2,310,938	£2,601,694	£3,183,759	£3,765,825
£275		Indicative non- viability	£818,721	£1,109,478	£1,400,234	£1,690,991	£1,981,747	£2,272,504	£2,563,260	£3,145,326	£3,727,391
£300			£780,287	£1,071,044	£1,361,800	£1,652,557	£1,943,313	£2,234,070	£2,524,827	£3,106,892	£3,688,957

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000/ha to £500,000/ha)
	Viability Test 2 (RLV £500,000/ha to £850,000/ha)
	Viability Test 3 (RLV £850,000/ha to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000/ha to £1,800,000/ha)
	Viability Test 5 (RLV £1,800,000/ha to £2,250,000/ha)
	Viability Test 6 (RLV £2,250,000/ha to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) (Note range up to £500,000/ha could also be representative of other land types in lower value exisiting use)
£850,000	Industrial Land (Lower)
£1,500,000	Industrial Land (Upper)
£1,800,000	Commercial OOT land values. Includes a 20% uplift.
£2,250,000	Commercial CBD land values. Includes a 20% uplift.
£3,500,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

Table 1p(i): Residual Land Value Results by Value Level & CIL Rates
- 50 Unit Scheme - Mixed (Sensitivity Matrix) - Value Level 3

Development Scenario	50 Mixed	Key
Typical Site Type	GF	ST1 = M4(2) @ 95% and M4(3) @ 5%
Net Site Area (ha)	1.25	ST2 = Enhanced Sustainability requirements @ 5%
Gross Site Area (ha)	1.75	ST3 = 60% AR
Site Density (dph)	40	ST4 = 30% SR / 30% AR

Sensitivity Test	CIL Rates £/m ²	Value Level 3 @ £4,000/m ²			Value Level 3 @ £4,000/m ²		
		30% AH	35% AH	40% AH	30% AH	35% AH	40% AH
		Residual Land Value (£)			Residual Land Value (£/Ha)		
Base 50 Mixed Appraisal	£0	£1,587,139	£1,252,395	£1,199,379	£906,937	£715,654	£685,359
	£25	£1,506,127	£1,171,848	£1,117,145	£860,644	£669,627	£638,369
	£50	£1,425,116	£1,089,081	£1,033,685	£814,352	£622,332	£590,677
	£75	£1,344,104	£1,005,967	£950,225	£768,059	£574,838	£542,986
	£100	£1,263,092	£922,852	£866,765	£721,767	£527,344	£495,295
	£125	£1,182,081	£839,737	£783,306	£675,475	£479,850	£447,603
	£150	£1,099,161	£756,623	£696,724	£628,092	£432,356	£398,128
	£175	£1,015,567	£668,352	£606,818	£580,324	£381,916	£346,753
	£200	£931,973	£578,819	£516,913	£532,556	£330,754	£295,379
	£225	£848,379	£489,285		£484,788	£279,592	
	£250	£764,785			£437,020		
	£275	£676,628	Indicative non-viability	Indicative non-viability	£386,644	Indicative non-viability	Indicative non-viability
	£300	£586,578			£335,187		
Sensitivity Test 1 (ST1): M4(2) @ 95% and M4(3) @ 5%	£0	£1,491,793	£1,161,911	£1,109,762	£852,453	£663,949	£634,150
	£25	£1,410,781	£1,078,828	£1,026,303	£806,161	£616,473	£586,459
	£50	£1,329,769	£995,713	£942,843	£759,868	£568,979	£538,767
	£75	£1,248,758	£912,599	£859,383	£713,576	£521,485	£491,076
	£100	£1,167,746	£829,484	£775,923	£667,283	£473,991	£443,385
	£125	£1,084,369	£746,369	£688,771	£619,640	£426,497	£393,584
	£150	£1,000,775	£667,307	£598,866	£571,872	£375,604	£342,209
	£175	£917,181	£567,773	£508,960	£524,103	£324,442	£290,834
	£200	£833,587	£478,240		£476,335	£273,280	
	£225	£749,993			£428,567		
	£250	£660,694			£377,539		
	£275	£570,644	Indicative non-viability	Indicative non-viability	£326,082	Indicative non-viability	Indicative non-viability
	£300	£480,593			£274,625		
Sensitivity Test 2 (ST2): Enhanced Sustainability requirements @ 5%	£0	£1,536,916	£1,202,463	£1,148,865	£878,238	£687,122	£656,494
	£25	£1,455,904	£1,120,673	£1,065,405	£831,945	£640,384	£608,803
	£50	£1,374,892	£1,037,558	£981,945	£785,653	£592,890	£561,111
	£75	£1,293,881	£954,444	£898,485	£739,360	£545,396	£513,420
	£100	£1,212,869	£871,329	£815,025	£693,068	£497,902	£465,729
	£125	£1,130,931	£788,214	£730,893	£646,246	£450,408	£417,653
	£150	£1,047,337	£702,384	£640,988	£598,478	£401,362	£366,279
	£175	£963,743	£612,850	£551,082	£550,710	£350,200	£314,904
	£200	£880,148	£523,316	£461,177	£502,942	£299,038	£263,530
	£225	£796,554			£455,174		
	£250	£710,851			£406,201		
	£275	£620,801	Indicative non-viability		£354,743	Indicative non-viability	
	£300	£530,751			£303,286		
Sensitivity Test 3 (ST3): 60% AR	£0	£1,878,489	£1,670,922	£1,538,005	£1,073,422	£954,812	£878,860
	£25	£1,797,477	£1,590,375	£1,457,123	£1,027,130	£908,785	£832,642
	£50	£1,716,466	£1,509,828	£1,376,242	£980,838	£862,759	£786,424
	£75	£1,635,454	£1,429,281	£1,295,360	£934,545	£816,732	£740,206
	£100	£1,554,442	£1,348,734	£1,214,478	£888,253	£770,705	£693,988
	£125	£1,473,431	£1,268,187	£1,132,726	£841,960	£724,678	£647,272
	£150	£1,392,419	£1,187,640	£1,049,256	£795,668	£678,651	£599,581
	£175	£1,311,407	£1,105,377	£965,806	£749,376	£631,644	£551,889
	£200	£1,230,395	£1,022,262	£882,346	£703,083	£584,150	£504,198
	£225	£1,149,016	£939,147	£798,886	£656,580	£536,656	£456,507
	£250	£1,065,422	£856,033	£713,508	£608,812	£489,162	£407,719
	£275	£981,828	£772,918	£623,602	£561,044	£441,668	£356,344
	£300	£898,234	£685,906	£533,697	£513,276	£391,946	£304,970
Sensitivity Test 4 (ST4): 30% SR / 30% AR	£0	£1,782,007	£1,574,440	£1,392,346	£1,018,290	£899,680	£795,626
	£25	£1,700,996	£1,493,893	£1,311,465	£971,997	£853,653	£749,408
	£50	£1,619,984	£1,413,346	£1,230,583	£925,705	£807,626	£703,190
	£75	£1,538,972	£1,332,799	£1,149,344	£879,413	£761,599	£656,768
	£100	£1,457,961	£1,252,252	£1,065,884	£833,120	£715,572	£609,077
	£125	£1,376,949	£1,171,705	£982,424	£786,828	£669,546	£561,385
	£150	£1,295,937	£1,088,934	£898,964	£740,536	£622,248	£513,694
	£175	£1,214,925	£1,005,819	£815,504	£694,243	£574,754	£466,003
	£200	£1,133,053	£922,705	£731,409	£647,459	£527,260	£417,948
	£225	£1,049,459	£839,590	£641,504	£599,691	£479,766	£366,574
	£250	£965,865	£756,476	£551,598	£551,923	£432,272	£315,199
	£275	£882,270	£668,194	£461,693	£504,155	£381,825	£263,825
	£300	£798,676	£578,660	Indicative non-viability	£456,386	£330,663	Indicative non-viability

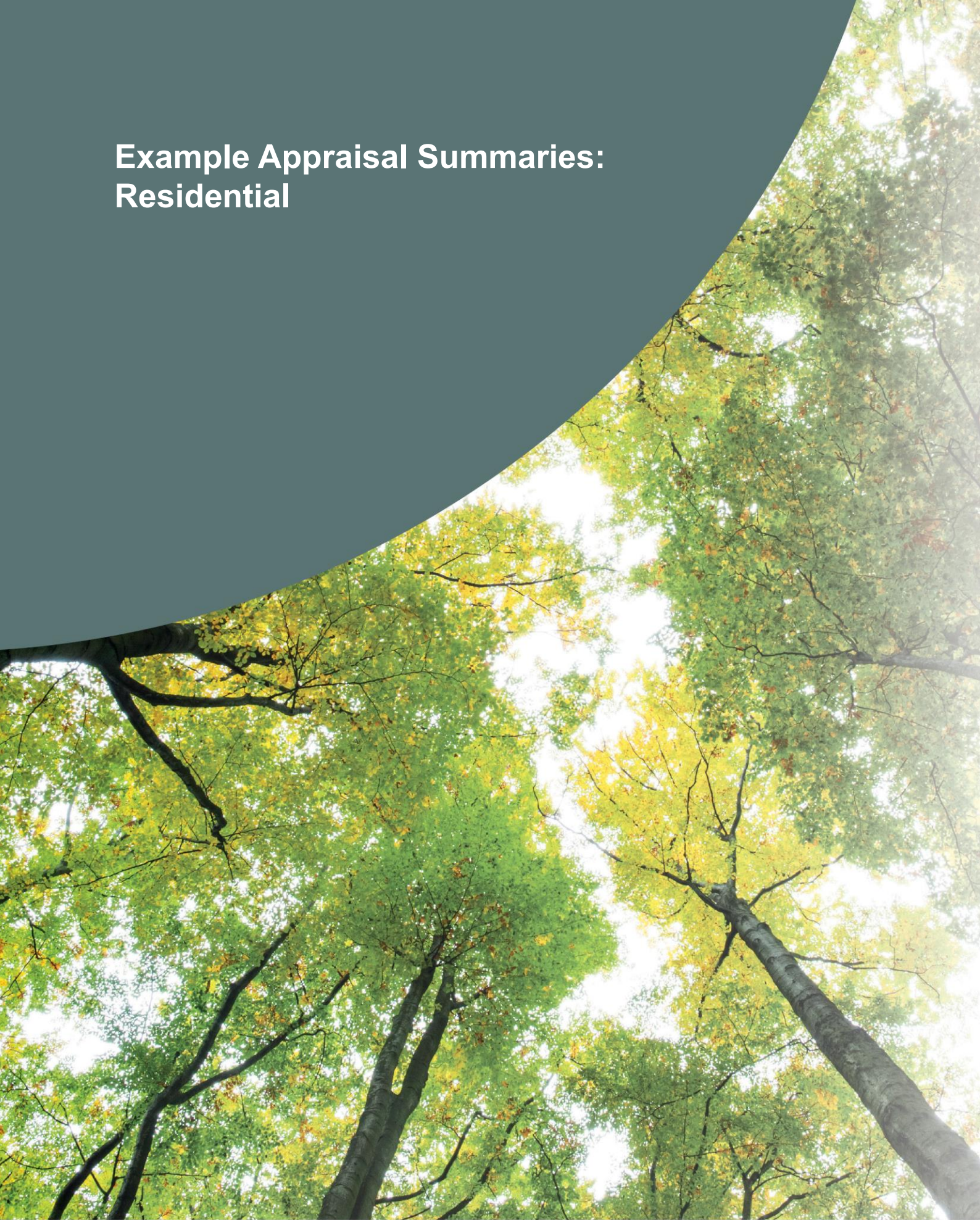
Sensitivity Test	CIL Rates £/m ²	Value Level 3 @ £4,000/m ²			Value Level 3 @ £4,000/m ²		
		30% AH	35% AH	40% AH	30% AH	35% AH	40% AH
		Residual Land Value (£)			Residual Land Value (£/Ha)		
Sensitivity Test 5 (ST5): M4(2) @ 95% and M4(3) @ 5% Enhanced Sustainability requirements @ 5%	£0	£1,441,569	£1,110,419	£1,058,022	£823,754	£634,525	£604,584
	£25	£1,360,558	£1,027,305	£974,563	£777,462	£587,031	£556,893
	£50	£1,279,546	£944,190	£891,103	£731,169	£539,537	£509,202
	£75	£1,198,534	£861,076	£807,643	£684,877	£492,043	£461,510
	£100	£1,116,139	£777,961	£722,941	£637,794	£444,549	£413,109
	£125	£1,032,545	£691,338	£633,035	£590,026	£395,050	£361,734
	£150	£948,951	£601,805	£543,130	£542,258	£343,888	£310,360
	£175	£865,357	£512,271	£453,224	£494,490	£292,726	£258,985
	£200	£781,763			£446,721		
	£225	£694,917			£397,095		
	£250	£604,867	Indicative non-viability		£345,638	Indicative non-viability	
	£275	£514,817			£294,181		
	£300	Indicative non-viability			Indicative non-viability		
Sensitivity Test 6 (ST6): M4(2) @ 95% and M4(3) @ 5% 60% AR	£0	£1,783,143	£1,580,438	£1,500,110	£1,018,939	£903,107	£857,206
	£25	£1,702,131	£1,499,891	£1,419,229	£972,646	£857,080	£810,988
	£50	£1,621,119	£1,419,344	£1,338,347	£926,354	£811,054	£764,770
	£75	£1,540,108	£1,338,797	£1,257,466	£880,061	£765,027	£718,552
	£100	£1,459,096	£1,258,250	£1,176,584	£833,769	£719,000	£672,334
	£125	£1,378,084	£1,177,703	£1,093,623	£787,477	£672,973	£624,928
	£150	£1,297,072	£1,095,123	£1,010,164	£741,184	£625,785	£577,236
	£175	£1,216,061	£1,012,009	£926,704	£694,892	£578,291	£529,545
	£200	£1,134,224	£928,894	£843,244	£648,128	£530,797	£481,854
	£225	£1,050,630	£845,779	£759,784	£600,360	£483,303	£434,162
	£250	£967,036	£762,665	£671,386	£552,592	£435,808	£383,649
	£275	£883,442	£674,861	£581,480	£504,824	£385,635	£332,274
	£300	£799,848	£585,327	£491,575	£457,056	£334,473	£280,900
Sensitivity Test 7 (ST7): M4(2) @ 95% and M4(3) @ 5% 30% AR / 30% SR	£0	£1,686,661	£1,483,956	£1,354,452	£963,806	£847,975	£773,973
	£25	£1,605,649	£1,403,409	£1,273,570	£917,514	£801,948	£727,754
	£50	£1,524,637	£1,322,862	£1,192,689	£871,221	£755,921	£681,536
	£75	£1,443,626	£1,242,315	£1,110,241	£824,929	£709,894	£634,424
	£100	£1,362,614	£1,161,768	£1,026,782	£778,637	£663,868	£586,732
	£125	£1,281,602	£1,078,680	£943,322	£732,344	£616,389	£539,041
	£150	£1,200,591	£995,566	£859,862	£686,052	£568,895	£491,350
	£175	£1,118,261	£912,451	£776,402	£639,006	£521,401	£443,658
	£200	£1,034,667	£829,337	£689,287	£591,238	£473,907	£393,878
	£225	£951,073	£746,222	£599,382	£543,470	£426,413	£342,504
	£250	£867,479	£667,148	£509,476	£495,702	£375,513	£291,129
	£275	£783,885	£567,615	Indicative non-viability	£447,934	£324,351	Indicative non-viability
	£300	£697,203	£478,081		£398,402	£273,189	
Sensitivity Test 8 (ST8): M4(2) @ 95% and M4(3) @ 5% Enhanced Sustainability requirements @ 5% 60% AR	£0	£1,732,919	£1,530,506	£1,449,969	£990,240	£874,575	£828,554
	£25	£1,651,907	£1,449,959	£1,369,087	£943,947	£828,548	£782,336
	£50	£1,570,896	£1,369,412	£1,288,206	£897,655	£782,521	£736,118

Table 1p(ii): Residual Land Value Results by Value Level & CIL Rates
- 50 Unit Scheme - Mixed (Sensitivity Matrix) - Value Level 7

Development Scenario	50 Mixed	Key
Typical Site Type	GF	ST1 = M4(2) @ 95% and M4(3) @ 5%
Net Site Area (ha)	1.25	ST2 = Enhanced Sustainability requirements @ 5%
Gross Site Area (ha)	1.75	ST3 = 60% AR
Site Density (dph)	40	ST4 = 30% SR / 30% AR

Sensitivity Test	CIL Rates £/m ²	Value Level 7 @ £5,000/m ²			Value Level 7 @ £5,000/m ²			
		30% AH	35% AH	40% AH	30% AH	35% AH	40% AH	
		Residual Land Value (£)			Residual Land Value (£/Ha)			
Base 50 Mixed Appraisal	£0	£3,449,137	£2,981,152	£2,917,593	£1,970,935	£1,703,515	£1,667,196	
	£25	£3,368,125	£2,900,605	£2,836,712	£1,924,643	£1,657,488	£1,620,978	
	£50	£3,287,114	£2,820,058	£2,755,830	£1,878,351	£1,611,462	£1,574,760	
	£75	£3,206,102	£2,739,511	£2,674,949	£1,832,058	£1,565,435	£1,528,542	
	£100	£3,125,090	£2,658,964	£2,594,067	£1,785,766	£1,519,408	£1,482,324	
	£125	£3,044,079	£2,578,417	£2,513,185	£1,739,474	£1,473,381	£1,436,106	
	£150	£2,963,067	£2,497,870	£2,432,304	£1,693,181	£1,427,354	£1,389,888	
	£175	£2,882,055	£2,417,323	£2,351,422	£1,646,889	£1,381,327	£1,343,670	
	£200	£2,801,044	£2,336,776	£2,270,541	£1,600,596	£1,335,300	£1,297,452	
	£225	£2,720,032	£2,256,229	£2,189,659	£1,554,304	£1,289,274	£1,251,234	
	£250	£2,639,020	£2,175,682	£2,108,778	£1,508,012	£1,243,247	£1,205,016	
	£275	£2,558,008	£2,095,135	£2,027,896	£1,461,719	£1,197,220	£1,158,798	
	£300	£2,476,997	£2,014,588	£1,947,014	£1,415,427	£1,151,193	£1,112,580	
	£0	£3,353,791	£2,890,668	£2,829,557	£1,916,452	£1,651,810	£1,616,890	
	£25	£3,272,779	£2,810,121	£2,748,676	£1,870,159	£1,605,783	£1,570,672	
£50	£3,191,767	£2,729,574	£2,667,794	£1,823,867	£1,559,757	£1,524,454		
£75	£3,110,756	£2,649,027	£2,586,913	£1,777,575	£1,513,730	£1,478,236		
£100	£3,029,744	£2,568,480	£2,506,031	£1,731,282	£1,467,703	£1,432,018		
£125	£2,948,732	£2,487,933	£2,425,149	£1,684,990	£1,421,676	£1,385,800		
£150	£2,867,721	£2,407,386	£2,344,268	£1,638,697	£1,375,649	£1,339,582		
£175	£2,786,709	£2,326,839	£2,263,386	£1,592,405	£1,329,622	£1,293,364		
£200	£2,705,697	£2,246,292	£2,182,505	£1,546,113	£1,283,596	£1,247,146		
£225	£2,624,685	£2,165,745	£2,101,623	£1,499,820	£1,237,569	£1,200,928		
£250	£2,543,674	£2,085,198	£2,020,742	£1,453,528	£1,191,542	£1,154,709		
£275	£2,462,662	£2,004,651	£1,939,860	£1,407,235	£1,145,515	£1,108,491		
£300	£2,381,650	£1,924,104	£1,858,978	£1,360,943	£1,099,488	£1,062,273		
Sensitivity Test 1 (ST1): M4(2) @ 95% and M4(3) @ 5%	£0	£3,398,914	£2,931,220	£2,867,452	£1,942,236	£1,674,983	£1,638,544	
	£25	£3,317,902	£2,850,673	£2,786,570	£1,895,944	£1,628,956	£1,592,326	
	£50	£3,236,890	£2,770,126	£2,705,688	£1,849,652	£1,582,929	£1,546,108	
	£75	£3,155,879	£2,689,579	£2,624,807	£1,803,359	£1,536,902	£1,499,890	
	£100	£3,074,867	£2,609,032	£2,543,925	£1,757,067	£1,490,876	£1,453,672	
	£125	£2,993,855	£2,528,485	£2,463,044	£1,710,774	£1,444,849	£1,407,454	
	£150	£2,912,844	£2,447,938	£2,382,162	£1,664,482	£1,398,822	£1,361,236	
	£175	£2,831,832	£2,367,391	£2,301,281	£1,618,190	£1,352,795	£1,315,017	
	£200	£2,750,820	£2,286,844	£2,220,399	£1,571,897	£1,306,768	£1,268,799	
	£225	£2,669,808	£2,206,297	£2,139,517	£1,525,605	£1,260,741	£1,222,581	
	£250	£2,588,797	£2,125,750	£2,058,636	£1,479,312	£1,214,715	£1,176,363	
	£275	£2,507,785	£2,045,204	£1,977,754	£1,433,020	£1,168,688	£1,130,145	
	£300	£2,426,773	£1,964,657	£1,896,873	£1,386,728	£1,122,661	£1,083,927	
	£0	£3,740,487	£3,399,679	£3,256,219	£2,137,421	£1,942,674	£1,860,697	
	£25	£3,659,475	£3,319,132	£3,175,338	£2,091,129	£1,896,647	£1,814,479	
£50	£3,578,464	£3,238,585	£3,094,456	£2,044,836	£1,850,620	£1,768,261		
£75	£3,497,452	£3,158,038	£3,013,574	£1,998,544	£1,804,593	£1,722,042		
£100	£3,416,440	£3,077,491	£2,932,693	£1,952,252	£1,758,566	£1,675,824		
£125	£3,335,428	£2,996,944	£2,851,811	£1,905,959	£1,712,539	£1,629,606		
£150	£3,254,417	£2,916,397	£2,770,930	£1,859,667	£1,666,512	£1,583,388		
£175	£3,173,405	£2,835,850	£2,690,048	£1,813,374	£1,620,486	£1,537,170		
£200	£3,092,393	£2,755,303	£2,609,166	£1,767,082	£1,574,459	£1,490,952		
£225	£3,011,382	£2,674,756	£2,528,285	£1,720,790	£1,528,432	£1,444,734		
£250	£2,930,370	£2,594,209	£2,447,403	£1,674,497	£1,482,405	£1,398,516		
£275	£2,849,358	£2,513,662	£2,366,522	£1,628,205	£1,436,378	£1,352,298		
£300	£2,768,347	£2,433,115	£2,285,640	£1,581,912	£1,390,351	£1,306,080		
Sensitivity Test 2 (ST2): Enhanced Sustainability requirements @ 5%	£0	£3,644,005	£3,303,197	£3,110,561	£2,082,289	£1,887,541	£1,777,463	
	£25	£3,562,994	£3,222,650	£3,029,679	£2,035,996	£1,841,514	£1,731,245	
	£50	£3,481,982	£3,142,103	£2,948,797	£1,989,704	£1,795,487	£1,685,027	
	£75	£3,400,970	£3,061,556	£2,867,916	£1,943,412	£1,749,461	£1,638,809	
	£100	£3,319,958	£2,981,009	£2,787,034	£1,897,119	£1,703,434	£1,592,591	
	£125	£3,238,947	£2,900,462	£2,706,153	£1,850,827	£1,657,407	£1,546,373	
	£150	£3,157,935	£2,819,915	£2,625,271	£1,804,534	£1,611,380	£1,500,155	
	£175	£3,076,923	£2,739,368	£2,544,390	£1,758,242	£1,565,353	£1,453,937	
	£200	£2,995,912	£2,658,821	£2,463,508	£1,711,950	£1,519,326	£1,407,719	
	£225	£2,914,900	£2,578,274	£2,382,626	£1,665,657	£1,473,299	£1,361,501	
	£250	£2,833,888	£2,497,727	£2,301,745	£1,619,365	£1,427,273	£1,315,283	
	£275	£2,752,877	£2,417,180	£2,220,863	£1,573,072	£1,381,246	£1,269,065	
	£300	£2,671,865	£2,336,633	£2,139,982	£1,526,780	£1,335,219	£1,222,847	
	Sensitivity Test 3 (ST3): 60% AR	£0	£3,398,914	£2,931,220	£2,867,452	£1,942,236	£1,674,983	£1,638,544
		£25	£3,317,902	£2,850,673	£2,786,570	£1,895,944	£1,628,956	£1,592,326
£50		£3,236,890	£2,770,126	£2,705,688	£1,849,652	£1,582,929	£1,546,108	
£75		£3,155,879	£2,689,579	£2,624,807	£1,803,359	£1,536,902	£1,499,890	
£100		£3,074,867	£2,609,032	£2,543,925	£1,757,067	£1,490,876	£1,453,672	
£125		£2,993,855	£2,528,485	£2,463,044	£1,710,774	£1,444,849	£1,407,454	
£150		£2,912,844	£2,447,938	£2,382,162	£1,664,482	£1,398,822	£1,361,236	
£175		£2,831,832	£2,367,391	£2,301,281	£1,618,190	£1,352,795	£1,315,017	
£200		£2,750,820	£2,286,844	£2,220,399	£1,571,897	£1,306,768	£1,268,799	
£225		£2,669,808	£2,206,297	£2,139,517	£1,525,605	£1,260,741	£1,222,581	
£250		£2,588,797	£2,125,750	£2,058,636	£1,479,312	£1,214,715	£1,176,363	
£275		£2,507,785	£2,045,204	£1,977,754	£1,433,020	£1,168,688	£1,130,145	
£300		£2,426,773	£1,964,657	£1,896,873	£1,386,728	£1,122,661	£1,083,927	
£0		£3,740,487	£3,399,679	£3,256,219	£2,137,421	£1,942,674	£1,860,697	
£25		£3,659,475	£3,319,132	£3,175,338	£2,091,129	£1,896,647	£1,814,479	
£50	£3,578,464	£3,238,585	£3,094,456	£2,044,836	£1,850,620	£1,768,261		
£75	£3,497,452	£3,158,038	£3,013,574	£1,998,544	£1,804,593	£1,722,042		
£100	£3,416,440	£3,077,491	£2,932,693	£1,952,252	£1,758,566	£1,675,824		
£125	£3,335,428	£2,996,944	£2,851,811	£1,905,959	£1,712,539	£1,629,606		
£150	£3,254,417	£2,916,397	£2,770,930	£1,859,667	£1,666,512	£1,583,388		
£175	£3,173,405	£2,835,850	£2,690,048	£1,813,374	£1,620,486	£1,537,170		
£200	£3,092,393	£2,755,303	£2,609,166	£1,767,082	£1,574,459	£1,490,952		
£225	£3,011,382	£2,674,756	£2,528,285	£1,720,790	£1,528,432	£1,444,734		
£250	£2,930,370	£2,594,209	£2,447,403	£1,674,497	£1,482,405	£1,398,516		
£275	£2,849,358	£2,513,662	£2,366,522	£1,628,205	£1,436,378	£1,352,298		
£300	£2,768,347	£2,433,115	£2,285,640	£1,581,912	£1,390,351	£1,306,080		
Sensitivity Test 4 (ST4): 30% SR / 30% AR	£0	£3,644,005	£3,303,197	£3,110,561	£2,082,289	£1,887,541	£1,777,463	
	£25	£3,562,994	£3,222,650	£3,029,679	£2,035,996	£1,841,514	£1,731,245	
	£50	£3,481,982	£3,142,103	£2,948,797	£1,989,704	£1,795,487	£1,685,027	
	£75	£3,400,970	£3,061,556	£2,867,916	£1,943,412	£1,749,461	£1,638,809	
	£100	£3,319,958	£2,981,009	£2,787,034	£1,897,119	£1,703,434	£1,592,591	
	£125	£3,238,947	£2,900,462	£2,706,153	£1,850,827	£1,657,407	£1,546,373	
	£150	£3,157,935	£2,819,915	£2,625,271	£1,804			

Example Appraisal Summaries: Residential



Net RLV: £283,897

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	5 Houses @ 20% AH VL5 £125 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	488				
TOTAL NUMBER OF UNITS	Total 5	Private 4	Affordable 1	% AH 20%	
PERCENTAGE BY TENURE	% Private 80%	% SR 20%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)	0.23				
VALUE / AREA	5				
REVENUE					
Affordable Housing Revenue				£99,946	
Open Market Housing Revenue				£1,840,500	
Total Value of Scheme				£1,940,446	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS					
Build Costs				£855,830	
Fees, Contingencies, Planning Costs etc				£128,375	
Site Works				£69,000	
Sustainable Design & Construction Costs				£34,233	
Building Regs Access Compliance etc.				£2,447	
Total Build Costs				£1,089,885	
Section 106 / CIL Costs				£76,000	
Marketing Costs & Legal Fees				£61,963	
Total s106 & Marketing Costs				£137,963	
Finance on Build Costs				£19,953	
TOTAL DEVELOPMENT COSTS				£1,247,801	
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit				£368,100	
Affordable Housing Profit				£5,997	
Total Operating Profit				£374,097	
GROSS RESIDUAL LAND VALUE				£318,549	
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty and Interest				£34,651	
Total Finance & Acquisition Costs				£34,651	
NET RESIDUAL LAND VALUE				£283,897	

Net RLV: £646,707

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	10 Houses @ 30% AH VL5 £125 CIL					
DEVELOPMENT SIZE (TOTAL m²) - GIA	969					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	10	7	3	30%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	70%	20%	0%	10%	0%	
SITE SIZE (HA)				0.40		
VALUE / AREA				5		
REVENUE						
Affordable Housing Revenue				£419,745		
Open Market Housing Revenue				£3,231,000		
Total Value of Scheme				£3,650,745		
RESIDENTIAL BUILDING, MARKETING & S106 COSTS						
Build Costs				£1,491,000		
Fees, Contingencies, Planning Costs etc				£223,650		
Site Works				£120,000		
Sustainable Design & Construction Costs				£59,640		
Building Regs Access Compliance etc.				£7,341		
Total Build Costs				£1,901,631		
Section 106 / CIL Costs				£151,125		
Marketing Costs & Legal Fees				£117,022		
Total s106 & Marketing Costs				£268,147		
Finance on Build Costs				£52,888		
TOTAL DEVELOPMENT COSTS				£2,222,667		
DEVELOPER'S RETURN FOR RISK AND PROFIT						
Open Market Housing Profit				£646,200		
Affordable Housing Profit				£25,185		
Total Operating Profit				£671,385		
GROSS RESIDUAL LAND VALUE				£756,693		
FINANCE & ACQUISITION COSTS						
Agents Fees, Legal Fees, Stamp Duty and Interest				£109,986		
Total Finance & Acquisition Costs				£109,986		
NET RESIDUAL LAND VALUE				£646,707		

Net RLV: £577,768

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10 Houses @ 40% AH VL5 £125 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	969				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	6	4	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	20%	0%	20%	0%
SITE SIZE (HA)	0.40				
VALUE / AREA	5				
REVENUE					

Affordable Housing Revenue	£633,045
Open Market Housing Revenue	£2,875,500

<u>Total Value of Scheme</u>	£3,508,545
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RESIDENTIAL BUILDING, MARKETING & S106 COSTS

Build Costs	£1,491,000
Fees, Contingencies, Planning Costs etc	£223,650
Site Works	£120,000
Sustainable Design & Construction Costs	£59,640
Building Regs Access Compliance etc.	£9,788

<u>Total Build Costs</u>	£1,904,078
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Section 106 / CIL Costs	£151,125
Marketing Costs & Legal Fees	£112,756

<u>Total s106 & Marketing Costs</u>	£263,881
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<u>Finance on Build Costs</u>	£52,844
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<u>TOTAL DEVELOPMENT COSTS</u>	£2,220,804
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DEVELOPER'S RETURN FOR RISK AND PROFIT

Open Market Housing Profit	£575,100
Affordable Housing Profit	£37,983

<u>Total Operating Profit</u>	£613,083
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<u>GROSS RESIDUAL LAND VALUE</u>	£674,659
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FINANCE & ACQUISITION COSTS

Agents Fees, Legal Fees, Stamp Duty and Interest	£96,891
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<u>Total Finance & Acquisition Costs</u>	£96,891
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<u>NET RESIDUAL LAND VALUE</u>	<u>£577,768</u>
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Net RLV: **£317,477**

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Flats @ 30% VL7 £125 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,047				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	10	5	33%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	67%	20%	0%	13%	0%
SITE SIZE (HA)	0.30				
VALUE / AREA	7				
REVENUE					

Affordable Housing Revenue	£621,334
Open Market Housing Revenue	£3,000,000

<u>Total Value of Scheme</u>	£3,621,334
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RESIDENTIAL BUILDING, MARKETING & S106 COSTS

Build Costs	£1,794,449
Fees, Contingencies, Planning Costs etc	£269,167
Site Works	£90,000
Sustainable Design & Construction Costs	£71,778
Building Regs Access Compliance etc.	£8,230

<u>Total Build Costs</u>	£2,233,625
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Section 106 / CIL Costs	£175,882
Marketing Costs & Legal Fees	£119,890

<u>Total s106 & Marketing Costs</u>	£295,772
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<u>Finance on Build Costs</u>	£82,205
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<u>TOTAL DEVELOPMENT COSTS</u>	£2,611,603
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DEVELOPER'S RETURN FOR RISK AND PROFIT

Open Market Housing Profit	£600,000
Affordable Housing Profit	£37,280

<u>Total Operating Profit</u>	£637,280
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<u>GROSS RESIDUAL LAND VALUE</u>	£372,451
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FINANCE & ACQUISITION COSTS

Agents Fees, Legal Fees, Stamp Duty and Interest	£54,975
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<u>Total Finance & Acquisition Costs</u>	£54,975
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<u>NET RESIDUAL LAND VALUE</u>	<u>£317,477</u>
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Net RLV: £952,965

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Houses @ 30% AH VL5 £125 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,501				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	10	5	33%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	67%	20%	0%	13%	0%
SITE SIZE (HA)	0.60				
VALUE / AREA	5				
REVENUE					

Affordable Housing Revenue	£789,691
Open Market Housing Revenue	£4,851,000

<u>Total Value of Scheme</u>	£5,640,691
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RESIDENTIAL BUILDING, MARKETING & S106 COSTS

Build Costs	£2,309,589
Fees, Contingencies, Planning Costs etc	£346,438
Site Works	£180,000
Sustainable Design & Construction Costs	£92,384
Building Regs Access Compliance etc.	£12,235

<u>Total Build Costs</u>	£2,940,646
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Section 106 / CIL Costs	£232,625
Marketing Costs & Legal Fees	£180,471

<u>Total s106 & Marketing Costs</u>	£413,096
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<u>Finance on Build Costs</u>	£108,997
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<u>TOTAL DEVELOPMENT COSTS</u>	£3,462,738
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DEVELOPER'S RETURN FOR RISK AND PROFIT

Open Market Housing Profit	£970,200
Affordable Housing Profit	£47,381

<u>Total Operating Profit</u>	£1,017,581
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<u>GROSS RESIDUAL LAND VALUE</u>	£1,160,372
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FINANCE & ACQUISITION COSTS

Agents Fees, Legal Fees, Stamp Duty and Interest	£207,407
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<u>Total Finance & Acquisition Costs</u>	£207,407
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<u>NET RESIDUAL LAND VALUE</u>	<u>£952,965</u>
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Net RLV: £770,320

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Houses @ 40% AH VL5 £125 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,494				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	9	6	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	27%	0%	13%	0%
SITE SIZE (HA)	0.60				
VALUE / AREA	5				
REVENUE					

Affordable Housing Revenue	£896,190
Open Market Housing Revenue	£4,401,000

<u>Total Value of Scheme</u>	£5,297,190
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RESIDENTIAL BUILDING, MARKETING & S106 COSTS

Build Costs	£2,298,818
Fees, Contingencies, Planning Costs etc	£344,823
Site Works	£180,000
Sustainable Design & Construction Costs	£91,953
Building Regs Access Compliance etc.	£14,682

<u>Total Build Costs</u>	£2,930,275
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Section 106 / CIL Costs	£231,750
Marketing Costs & Legal Fees	£170,166

<u>Total s106 & Marketing Costs</u>	£401,916
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<u>Finance on Build Costs</u>	£108,296
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<u>TOTAL DEVELOPMENT COSTS</u>	£3,440,487
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DEVELOPER'S RETURN FOR RISK AND PROFIT

Open Market Housing Profit	£880,200
Affordable Housing Profit	£53,771

<u>Total Operating Profit</u>	£933,971
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<u>GROSS RESIDUAL LAND VALUE</u>	£922,732
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FINANCE & ACQUISITION COSTS

Agents Fees	£152,412
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<u>Total Finance & Acquisition Costs</u>	£152,412
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<u>NET RESIDUAL LAND VALUE</u>	<u>£770,320</u>
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Tunbridge Wells Borough Council Value Level 10

30 Flats Sheltered
30% Affordable Housing
CIL Rate tested at £125

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
17 September 2019

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Tunbridge Wells Borough Council
Value Level 10****Appraisal Summary for Phase 1 Residential**

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
1-bed flat	7	350.00	6,000.00	300,000	2,100,000
2-bed flat	14	980.00	6,000.00	420,000	5,880,000
1-bed flat - SR	3	150.00	1,613.88	80,694	242,082
2-bed flat - SR	2	140.00	1,427.80	99,946	199,892
1-bed flat - SO	2	100.00	3,600.00	180,000	360,000
2-bed flat - SO	2	140.00	3,600.00	252,000	504,000
Totals	30	1,860.00			9,285,974

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rent	21	300	6,300	6,300

Investment Valuation

Ground Rent					
Current Rent	6,300	YP @	5.0000%	20.0000	126,000

GROSS DEVELOPMENT VALUE**9,411,974**

Purchaser's Costs	5.85%	7,371	
Effective Purchaser's Costs Rate	5.85%		7,371

NET DEVELOPMENT VALUE**9,404,603****NET REALISATION****9,404,603****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.43 Ha @ 5,305,873.25 /Hect)		2,281,525	
			2,281,525
Agent Fee	1.50%	34,223	
Legal Fee	0.75%	17,111	
			51,334

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
1-bed flat	385.00	1,644.00	632,940
2-bed flat	1,088.89	1,644.00	1,790,133
1-bed flat - SR	166.67	1,644.00	274,000
2-bed flat - SR	140.00	1,644.00	230,160
1-bed flat - SO	111.11	1,644.00	182,667
2-bed flat - SO	140.00	1,644.00	230,160
Totals	2,031.67 m²		3,340,060
Contingency		5.00%	183,703
Sustainable Design / Construction		4.00%	133,602
CIL	1,473.89 m ²	125.00	184,236
S106	30.00 un	3,000.00 /un	90,000
M4(2) 100% AH only Flats	9.00 un	1,646.00 /un	14,814
			3,946,416

Other Construction

External Works		10.00%	334,006
Site Works	0.24 ha	300,000.00 /ha	72,000
Voids			60,000
			466,006

PROFESSIONAL FEES

Professional Fees		10.00%	367,407
			367,407

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	282,359
Sales Legal Fee	30.00 un	750.00 /un	22,500
			304,859

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Tunbridge Wells Borough Council
Value Level 10****MISCELLANEOUS FEES**

Market Profit	20.00%	1,621,200	
AH Profit	6.00%	63,834	
			1,685,034

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			302,022

TOTAL COSTS**9,404,603****PROFIT****0****Performance Measures**

Net RLV: £2,113,080

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	50 Mixed @ 30% AH VL5 £125 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	4,358				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	50	35	15	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	18%	0%	12%	0%
SITE SIZE (HA)	1.75				
VALUE / AREA	5				
REVENUE					

Affordable Housing Revenue	£1,958,547
Open Market Housing Revenue	£14,107,500

<u>Total Value of Scheme</u>	£16,066,047
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RESIDENTIAL BUILDING, MARKETING & S106 COSTS

Build Costs	£6,754,657
Fees, Contingencies, Planning Costs etc	£1,013,199
Site Works	£525,000
Sustainable Design & Construction Costs	£270,186
Building Regs Access Compliance etc.	£28,695

<u>Total Build Costs</u>	£8,591,737
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Section 106 / CIL Costs	£694,772
Marketing Costs & Legal Fees	£519,481

<u>Total s106 & Marketing Costs</u>	£1,214,253
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<u>Finance on Build Costs</u>	£478,042
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<u>TOTAL DEVELOPMENT COSTS</u>	£10,284,032
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DEVELOPER'S RETURN FOR RISK AND PROFIT

Open Market Housing Profit	£2,821,500
Affordable Housing Profit	£117,513

<u>Total Operating Profit</u>	£2,939,013
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<u>GROSS RESIDUAL LAND VALUE</u>	£2,843,002
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FINANCE & ACQUISITION COSTS

Agents Fees, Legal Fees, Stamp Duty and Interest	£729,922
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<u>Total Finance & Acquisition Costs</u>	£729,922
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<u>NET RESIDUAL LAND VALUE</u>	<u>£2,113,080</u>
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Net RLV: £1,654,078

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	50 Mixed @ 40% AH VL5 £125 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	4,351				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	50	30	20	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	24%	0%	16%	0%
SITE SIZE (HA)	1.75				
VALUE / AREA	5				
REVENUE					

Affordable Housing Revenue	£2,569,686
Open Market Housing Revenue	£12,537,000

<u>Total Value of Scheme</u>	£15,106,686
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RESIDENTIAL BUILDING, MARKETING & S106 COSTS

Build Costs	£6,743,661
Fees, Contingencies, Planning Costs etc	£1,011,549
Site Works	£525,000
Sustainable Design & Construction Costs	£269,746
Building Regs Access Compliance etc.	£38,527

<u>Total Build Costs</u>	£8,588,483
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Section 106 / CIL Costs	£693,897
Marketing Costs & Legal Fees	£490,701

<u>Total s106 & Marketing Costs</u>	£1,184,598
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<u>Finance on Build Costs</u>	£476,438
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<u>TOTAL DEVELOPMENT COSTS</u>	£10,249,519
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DEVELOPER'S RETURN FOR RISK AND PROFIT

Open Market Housing Profit	£2,507,400
Affordable Housing Profit	£154,181

<u>Total Operating Profit</u>	£2,661,581
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<u>GROSS RESIDUAL LAND VALUE</u>	£2,195,586
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FINANCE & ACQUISITION COSTS

Agents Fees, Legal Fees, Stamp Duty and Interest	£541,508
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<u>Total Finance & Acquisition Costs</u>	£541,508
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<u>NET RESIDUAL LAND VALUE</u>	<u>£1,654,078</u>
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Tunbridge Wells Borough Council Value Level 10

60 Flats Extra Care
30% Affordable Housing
CIL Rate tested at £125

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
17 September 2019

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Tunbridge Wells Borough Council
Value Level 10****Appraisal Summary for Phase 1 Residential**

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
1-bed flat	16	936.00	6,000.00	351,000	5,616,000
2-bed flat	26	1,979.64	6,000.00	456,840	11,877,840
1-bed flat - SO	3	175.50	3,600.00	210,600	631,800
2-bed flat - SO	4	304.56	3,600.00	274,108	1,096,430
1-bed flat - SR	5	292.50	1,379.38	80,694	403,470
2-bed flat - SR	6	456.85	1,312.64	99,946	599,676
Totals	60	4,145.05			20,225,216

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rent	42	450	18,900	18,900

Investment Valuation

Ground Rent					
Current Rent	18,900	YP @	5.0000%	20.0000	378,000

GROSS DEVELOPMENT VALUE**20,603,216**

Purchaser's Costs	5.85%	22,113	
Effective Purchaser's Costs Rate	5.85%		22,113

NET DEVELOPMENT VALUE**20,581,103****NET REALISATION****20,581,103****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.86 Ha @ 1,378,357.52 /Hect)		1,185,387	
			1,185,387
Agent Fee	1.50%	17,781	
Legal Fee	0.75%	8,890	
			26,671

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
1-bed flat	1,440.00	1,644.00	2,367,360
2-bed flat	3,045.60	1,644.00	5,006,966
1-bed flat - SO	270.00	1,644.00	443,880
2-bed flat - SO	468.56	1,644.00	770,313
1-bed flat - SR	450.00	1,644.00	739,800
2-bed flat - SR	702.84	1,644.00	1,155,469
Totals	6,377.00 m²		10,483,788
Contingency		5.00%	563,504
Sustainable Design / Construction		4.00%	450,803
CIL	4,485.60 m²	125.00	560,700
S106	60.00 un	3,000.00 /un	180,000
M4(2) 100% AH	18.00 un	1,646.00 /un	29,628
			12,268,422

Other Construction

External Works		7.50%	786,284
Site Works	0.48 ha	300,000.00 /ha	144,000
Voids/Empty Property Costs	60.00 un	5,000.00 /un	300,000
			1,230,284

PROFESSIONAL FEES

Professional Fees	10.00%	1,127,007	
			1,127,007

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	618,096	
Sales Legal Fee	60.00 un	750.00 /un	45,000
			663,096

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP**

Tunbridge Wells Borough Council
Value Level 10

MISCELLANEOUS FEES

Market Profit	20.00%	3,574,368	
AH Profit	6.00%	163,883	
			3,738,251

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			341,984

TOTAL COSTS**20,581,103****PROFIT****0****Performance Measures**

Net RLV: £226,636

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	75 Flats @ 30% AH VL5 £125 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	5,212				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	75	52	23	31%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	69%	17%	0%	13%	0%
SITE SIZE (HA)	1.52				
VALUE / AREA	5				
REVENUE					

Affordable Housing Revenue	£2,730,534
Open Market Housing Revenue	£13,860,000

<u>Total Value of Scheme</u>	£16,590,534
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RESIDENTIAL BUILDING, MARKETING & S106 COSTS

Build Costs	£8,931,922
Fees, Contingencies, Planning Costs etc	£1,339,788
Site Works	£456,000
Sustainable Design & Construction Costs	£357,277
Building Regs Access Compliance etc.	£37,858

<u>Total Build Costs</u>	£11,122,846
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Section 106 / CIL Costs	£876,471
Marketing Costs & Legal Fees	£553,966

<u>Total s106 & Marketing Costs</u>	£1,430,437
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<u>Finance on Build Costs</u>	£815,963
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<u>TOTAL DEVELOPMENT COSTS</u>	£13,369,246
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DEVELOPER'S RETURN FOR RISK AND PROFIT

Open Market Housing Profit	£2,772,000
Affordable Housing Profit	£163,832

<u>Total Operating Profit</u>	£2,935,832
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<u>GROSS RESIDUAL LAND VALUE</u>	£285,456
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FINANCE & ACQUISITION COSTS

Agents Fees, Legal Fees, Stamp Duty and Interest	£58,821
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<u>Total Finance & Acquisition Costs</u>	£58,821
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<u>NET RESIDUAL LAND VALUE</u>	<u>£226,636</u>
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Tunbridge Wells Borough Council Value Level 5

100 Mixed
40% Affordable Housing
CIL Rate tested at £125

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
17 September 2019

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Tunbridge Wells Borough Council
Value Level 5****Appraisal Summary for Phase 1 Residential**

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
1-bed flat	9	450.00	4,500.00	225,000	2,025,000
2-bed flat	7	490.00	4,500.00	315,000	2,205,000
2-bed house	7	553.00	4,500.00	355,500	2,488,500
3-bed house	25	2,500.00	4,500.00	450,000	11,250,000
4+-bed house	12	1,560.00	4,500.00	585,000	7,020,000
1-bed flat - SR	10	500.00	1,613.88	80,694	806,940
2-bed flat - SR	3	210.00	1,427.80	99,946	299,838
2-bed house - SR	3	237.00	1,265.14	99,946	299,838
3-bed house - SR	5	465.00	1,145.15	106,499	532,495
4+-bed house - SR	3	336.00	1,382.45	154,834	464,502
1-bed flat - SO	6	300.00	2,700.00	135,000	810,000
2-bed flat - SO	5	350.00	2,700.00	189,000	945,000
2-bed house - SO	5	395.00	2,700.00	213,300	1,066,500
Totals	100	8,346.00			30,213,613

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rent	16	300	4,800	4,800

Investment Valuation

Ground Rent				
Current Rent	4,800	YP @	5.0000%	20.0000
				96,000

GROSS DEVELOPMENT VALUE**30,309,613**

Purchaser's Costs	5.85%	5,616	
Effective Purchaser's Costs Rate	5.85%		5,616

NET DEVELOPMENT VALUE**30,303,997****NET REALISATION****30,303,997****OUTLAY****ACQUISITION COSTS**

Residualised Price (3.50 Ha @ 1,711,267.66 /Hect)		5,989,437	
			5,989,437
Agent Fee	1.50%	89,842	
Legal Fee	0.75%	44,921	
			134,762

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
1-bed flat	495.00	1,366.00	676,170
2-bed flat	544.44	1,366.00	743,711
2-bed house	553.00	1,366.00	755,398
3-bed house	2,500.00	1,366.00	3,415,000
4+-bed house	1,560.00	1,366.00	2,130,960
1-bed flat - SR	555.56	1,366.00	758,889
2-bed flat - SR	210.00	1,366.00	286,860
2-bed house - SR	237.00	1,366.00	323,742
3-bed house - SR	465.00	1,366.00	635,190
4+-bed house - SR	336.00	1,366.00	458,976
1-bed flat - SO	333.33	1,366.00	455,333
2-bed flat - SO	350.00	1,366.00	478,100
2-bed house - SO	395.00	1,366.00	539,570
Totals	8,534.33 m²		11,657,899
Contingency		5.00%	641,184
Sustainable Design / Construction		4.00%	466,316
CIL	5,652.44 m²	125.00	706,556
S106	100.00 un	3,000.00 /un	300,000
M4(2) 100% AH only Flats	24.00 un	1,646.00 /un	39,504

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Tunbridge Wells Borough Council****Value Level 5**

M4(2) 100% AH only Houses	16.00 un	2,447.00 /un	39,152	13,850,611
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Other Construction

External Works		10.00%	1,165,790	
Site Works	2.50 ha	300,000.00 /ha	750,000	1,915,790

PROFESSIONAL FEES

Professional Fees		10.00%	1,282,369	1,282,369
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DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	909,288	
Sales Legal Fee	100.00 un	750.00 /un	75,000	984,288

MISCELLANEOUS FEES

Market Profit		20.00%	5,016,900	
AH Profit		6.00%	265,090	5,281,990

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				864,748

TOTAL COSTS**30,303,996****PROFIT****1****Performance Measures**

Tunbridge Wells Borough Council Value Level 5

250 Mixed
40% Affordable Housing
CIL Rate tested at £125

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
17 September 2019

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Tunbridge Wells Borough Council
Value Level 5****Appraisal Summary for Phase 1 Residential**

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
1-bed flat	22	1,100.00	4,500.00	225,000	4,950,000
2-bed flat	17	1,190.00	4,500.00	315,000	5,355,000
2-bed house	17	1,343.00	4,500.00	355,500	6,043,500
3-bed house	63	6,300.00	4,500.00	450,000	28,350,000
4+-bed house	31	4,030.00	4,500.00	585,000	18,135,000
1-bed flat - SR	25	1,250.00	1,613.88	80,694	2,017,350
2-bed flat - SR	8	560.00	1,427.80	99,946	799,568
2-bed house - SR	8	632.00	1,265.14	99,946	799,568
3-bed house - SR	12	1,116.00	1,145.15	106,499	1,277,988
4+-bed house - SR	7	784.00	1,382.45	154,834	1,083,838
1-bed flat - SO	16	800.00	2,700.00	135,000	2,160,000
2-bed flat - SO	12	840.00	2,700.00	189,000	2,268,000
2-bed house - SO	12	948.00	2,700.00	213,300	2,559,600
Totals	250	20,893.00			75,799,412

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rent	39	300	11,700	11,700

Investment Valuation**Ground Rent**

Current Rent	11,700	YP @	5.0000%	20.0000	234,000
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GROSS DEVELOPMENT VALUE**76,033,412**

Purchaser's Costs	5.85%	13,689	
Effective Purchaser's Costs Rate	5.85%		13,689

NET DEVELOPMENT VALUE**76,019,723****NET REALISATION****76,019,723****OUTLAY****ACQUISITION COSTS**

Residualised Price (8.75 Ha @ 1,630,663.59 /Hect)		14,268,306	
			14,268,306
Agent Fee	1.50%	214,025	
Legal Fee	0.75%	107,012	
			321,037

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
1-bed flat	1,210.00	1,366.00	1,652,860
2-bed flat	1,322.22	1,366.00	1,806,156
2-bed house	1,343.00	1,366.00	1,834,538
3-bed house	6,300.00	1,366.00	8,605,800
4+-bed house	4,030.00	1,366.00	5,504,980
1-bed flat - SR	1,388.89	1,366.00	1,897,222
2-bed flat - SR	560.00	1,366.00	764,960
2-bed house - SR	632.00	1,366.00	863,312
3-bed house - SR	1,116.00	1,366.00	1,524,456
4+-bed house - SR	784.00	1,366.00	1,070,944
1-bed flat - SO	888.89	1,366.00	1,214,222
2-bed flat - SO	840.00	1,366.00	1,147,440
2-bed house - SO	948.00	1,366.00	1,294,968
Totals	21,363.00 m²		29,181,858
Contingency		5.00%	1,605,002
Sustainable Design / Construction		4.00%	1,167,274
CIL	14,205.22 m ²	125.00	1,775,653
S106	250.00 un	3,000.00 /un	750,000
M4(2) 100% AH only Flats	61.00 un	1,646.00 /un	100,406

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Tunbridge Wells Borough Council****Value Level 5**

M4(2) 100% AH only Houses	39.00 un	2,447.00 /un	95,433	
				34,675,626
Other Construction				
External Works		10.00%	2,918,186	
Site Works	6.30 ha	300,000.00 /ha	1,890,000	
				4,808,186
PROFESSIONAL FEES				
Professional Fees		10.00%	3,210,004	
				3,210,004
DISPOSAL FEES				
Marketing & Sales Agent Fees		3.00%	2,281,002	
Sales Legal Fee	250.00 un	750.00 /un	187,500	
				2,468,502
MISCELLANEOUS FEES				
Market Profit		20.00%	12,613,500	
AH Profit		6.00%	656,914	
				13,270,414
FINANCE				
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				2,997,647
TOTAL COSTS				76,019,723
PROFIT				0

Performance Measures