

Table 1a: Residual Land Value Results by Value Level & CIL Rate - 1 Unit Scheme - Houses

Residual Land Value (£)																						
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual and Value £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	Residual Land Value - £325/m ² CIL	Residual Land Value - £350/m ² CIL			
1 House 0% AH	PDL / Existing Residential	125	1	£2,750	£16,703	£13,776	£10,849	£7,922	£4,994	£2,067	-£860	-£3,787	-£929	-£4,105	-£7,281	-£10,456	-£13,632	-£16,808	-£19,984			
			2	£3,250	£59,966	£57,039	£54,112	£51,185	£48,258	£45,330	£42,403	£39,476	£36,549	£33,622	£30,695	£27,768	£24,841	£21,914	£18,987	£16,060		
			3	£3,750	£103,229	£100,302	£97,375	£94,448	£91,521	£88,594	£85,667	£82,739	£79,812	£76,885	£73,958	£71,031	£68,104	£65,177	£62,250	£59,323	£56,476	
			4	£4,250	£144,695	£141,802	£138,908	£136,015	£133,122	£130,229	£127,335	£124,442	£121,549	£118,656	£115,762	£112,869	£109,976	£107,082	£104,189	£101,296	£98,403	
			5	£4,750	£187,446	£184,552	£181,659	£178,766	£175,873	£172,979	£170,086	£167,193	£164,300	£161,406	£158,513	£155,620	£152,727	£149,833	£146,940	£144,047	£141,154	
			6	£5,250	£224,553	£221,728	£218,902	£216,076	£213,251	£210,425	£207,600	£204,774	£201,949	£199,123	£196,298	£193,472	£190,647	£187,821	£184,996	£182,170	£179,345	
			7	£5,750	£266,280	£263,454	£260,629	£257,803	£254,977	£252,152	£249,326	£246,500	£243,675	£240,849	£238,024	£235,198	£232,372	£229,547	£226,721	£223,895	£221,069	
			8	£6,250	£308,006	£305,181	£302,355	£299,529	£296,704	£293,878	£291,053	£288,227	£285,401	£282,576	£279,750	£276,925	£274,099	£271,273	£268,448	£265,622	£262,797	
			9	£6,750	£349,733	£346,907	£344,082	£341,256	£338,430	£335,605	£332,779	£329,953	£327,128	£324,302	£321,477	£318,651	£315,825	£313,000	£310,174	£307,349	£304,523	
			Residual Land Value (£/Ha)																			
			1	£2,750	£450,974	£371,943	£292,912	£213,881	£134,849	£55,818	Negative RLV											
			2	£3,250	£1,619,078	£1,540,047	£1,461,016	£1,381,985	£1,302,954	£1,223,923	£1,144,892	£1,065,861	£986,830	£907,798	£828,767	£749,736	£670,705	£591,674	£512,643	£433,612	£354,581	£275,550
			3	£3,750	£2,787,183	£2,708,152	£2,629,121	£2,550,089	£2,471,058	£2,392,027	£2,312,996	£2,233,965	£2,154,934	£2,075,903	£1,996,872	£1,917,841	£1,838,810	£1,759,778	£1,680,747	£1,601,716	£1,522,685	£1,443,654
			4	£4,250	£3,906,760	£3,828,642	£3,750,524	£3,672,406	£3,594,288	£3,516,171	£3,438,053	£3,359,935	£3,281,817	£3,203,699	£3,125,581	£3,047,463	£2,969,345	£2,891,227	£2,813,109	£2,734,991	£2,656,873	£2,578,755
			5	£4,750	£5,061,035	£4,982,917	£4,904,799	£4,826,681	£4,748,563	£4,670,445	£4,592,328	£4,514,210	£4,436,092	£4,357,974	£4,279,856	£4,201,738	£4,123,620	£4,045,502	£3,967,384	£3,889,266	£3,811,148	£3,733,030
			6	£5,250	£6,062,937	£5,986,646	£5,910,354	£5,834,063	£5,757,771	£5,681,479	£5,605,187	£5,528,895	£5,452,603	£5,376,311	£5,299,999	£5,223,687	£5,147,375	£5,071,063	£4,994,751	£4,918,439	£4,842,127	£4,765,815
			7	£5,750	£7,189,553	£7,113,261	£7,036,970	£6,960,678	£6,884,387	£6,808,095	£6,731,804	£6,655,512	£6,579,221	£6,502,929	£6,426,638	£6,350,346	£6,274,055	£6,197,763	£6,121,472	£6,045,180	£5,968,888	£5,892,596
			8	£6,250	£8,316,169	£8,239,877	£8,163,586	£8,087,294	£8,011,003	£7,934,711	£7,858,420	£7,782,128	£7,705,837	£7,629,545	£7,553,254	£7,476,962	£7,400,671	£7,324,379	£7,248,088	£7,171,796	£7,095,504	£7,019,212
9	£6,750	£9,442,784	£9,366,493	£9,290,201	£9,213,910	£9,137,618	£9,061,327	£8,985,035	£8,908,744	£8,832,452	£8,756,161	£8,679,869	£8,603,578	£8,527,286	£8,450,995	£8,374,703	£8,298,411	£8,222,119	£8,145,827			

¹ Based on information provided by the Council

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- White areas denote negative RLVs
- Positive RLV beneath Viability Test 1 (RLV <£800,000/ha)
- RLV exceeding Viability Test 1 (RLV £800,000 - £1,500,000/ha)
- RLV exceeding Viability Test 2 (RLV £1,500,000 - £2,500,000/ha)
- RLV exceeding Viability Test 3 (RLV £2,500,000 - £3,500,000/ha)
- RLV exceeding Viability Test 4 (RLV £3,500,000/ha)

Source: Dixon Searle LLP (2015)

Appendix Ila - EFDC Residential Results v7.xlsx

Table 1b: Residual Land Value Results by Value Level & CIL Rate - 4 Unit Scheme - Houses

Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value (£)																	
					Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual and Value £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	Residual Land Value - £325/m ² CIL	Residual Land Value - £350/m ² CIL			
House 4 0% AH 10% AH	PDL / Existing Residential	380	1	£2,750	£241,183	£232,593	£224,003	£215,414	£206,824	£203,406	£194,610	£185,815	£177,019	£168,224	£159,428	£150,633	£141,837	£133,042	£124,246			
			2	£3,250	£368,032	£359,442	£350,852	£342,262	£333,672	£325,082	£316,493	£307,903	£299,313	£290,723	£282,133	£273,543	£264,953	£256,364	£247,774			
			3	£3,750	£488,666	£480,179	£471,692	£463,205	£454,718	£446,231	£437,744	£429,257	£420,770	£412,283	£403,796	£395,309	£386,822	£378,335	£369,848			
			4	£4,250	£613,957	£605,470	£596,983	£588,496	£580,009	£571,522	£563,035	£554,548	£546,061	£537,574	£529,087	£520,600	£512,113	£503,626	£495,139			
			5	£4,750	£739,249	£730,762	£722,275	£713,788	£705,301	£696,814	£688,327	£679,840	£671,353	£662,866	£654,379	£645,891	£637,404	£628,917	£620,430			
			6	£5,250	£864,540	£856,053	£847,566	£839,079	£830,592	£822,105	£813,618	£805,131	£796,644	£788,157	£779,670	£771,183	£762,696	£754,209	£745,722			
			7	£5,750	£989,832	£981,345	£972,858	£964,371	£955,884	£947,397	£938,910	£930,423	£921,936	£913,449	£904,961	£896,474	£887,987	£879,500	£871,013			
			8	£6,250	£1,115,123	£1,106,636	£1,098,149	£1,089,662	£1,081,175	£1,072,688	£1,064,201	£1,055,714	£1,047,227	£1,038,740	£1,030,253	£1,021,766	£1,013,279	£1,004,792	£996,305			
			9	£6,750	£1,240,415	£1,231,928	£1,223,441	£1,214,954	£1,206,467	£1,197,980	£1,189,493	£1,181,006	£1,172,519	£1,164,031	£1,155,544	£1,147,057	£1,138,570	£1,130,083	£1,121,596			
								Residual Land Value (£/Ha)														
			1	£2,750	£1,627,986	£1,570,004	£1,512,023	£1,454,041	£1,396,060	£1,372,989	£1,313,619	£1,254,249	£1,194,880	£1,135,510	£1,076,141	£1,016,771	£957,401	£898,032	£838,662			
			2	£3,250	£2,484,214	£2,426,232	£2,368,251	£2,310,269	£2,252,288	£2,194,306	£2,136,325	£2,078,343	£2,020,361	£1,962,380	£1,904,398	£1,846,417	£1,788,435	£1,730,454	£1,672,472			
			3	£3,750	£3,298,495	£3,241,208	£3,183,920	£3,126,633	£3,069,345	£3,012,058	£2,954,770	£2,897,483	£2,840,195	£2,782,908	£2,725,620	£2,668,333	£2,611,045	£2,553,758	£2,496,470			
			4	£4,250	£4,144,213	£4,086,925	£4,029,638	£3,972,350	£3,915,063	£3,857,775	£3,800,488	£3,743,200	£3,685,913	£3,628,625	£3,571,338	£3,514,050	£3,456,763	£3,399,475	£3,342,188			
			5	£4,750	£4,989,930	£4,932,643	£4,875,355	£4,818,068	£4,760,780	£4,703,493	£4,646,205	£4,588,918	£4,531,630	£4,474,343	£4,417,055	£4,359,768	£4,302,480	£4,245,193	£4,187,905			
			6	£5,250	£5,835,648	£5,778,360	£5,721,073	£5,663,785	£5,606,498	£5,549,210	£5,491,923	£5,434,635	£5,377,348	£5,320,060	£5,262,773	£5,205,485	£5,148,197	£5,090,910	£5,033,622			
			7	£5,750	£6,681,365	£6,624,078	£6,566,790	£6,509,503	£6,452,215	£6,394,928	£6,337,640	£6,280,353	£6,223,065	£6,165,778	£6,108,490	£6,051,202	£5,993,915	£5,936,627	£5,879,340			
			8	£6,250	£7,527,083	£7,469,795	£7,412,508	£7,355,220	£7,297,933	£7,240,645	£7,183,358	£7,126,070	£7,068,783	£7,011,495	£6,954,207	£6,896,920	£6,839,632	£6,782,345	£6,725,057			
9	£6,750	£8,372,800	£8,315,513	£8,258,225	£8,200,938	£8,143,650	£8,086,363	£8,029,075	£7,971,787	£7,914,500	£7,857,212	£7,799,925	£7,742,637	£7,685,350	£7,628,062	£7,570,775						

¹ Based on information provided by the Council

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

	White areas denote negative RLVs
	Positive RLV beneath Viability Test 1 (RLV <£800,000/ha)
	RLV exceeding Viability Test 1 (RLV £800,000 - £1,500,000/ha)
	RLV exceeding Viability Test 2 (RLV £1,500,000 - £2,500,000/ha)
	RLV exceeding Viability Test 3 (RLV £2,500,000 - £3,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £3,500,000/ha)

Source: Dixon Searle LLP (2015)

Appendix IIa - EFDC Residential Results v7.xlsx

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

Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value (£)																	
					Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual and Value £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	Residual Land Value - £325/m ² CIL	Residual Land Value - £350/m ² CIL			
House 5 0% AH	PDL / Existing Residential	475	1	£2,750	£301,479	£290,742	£280,004	£269,267	£258,530	£247,792	£237,055	£226,318	£215,580	£204,843	£199,285	£188,291	£177,297	£166,302	£155,308			
			2	£3,250	£454,218	£443,609	£433,001	£422,392	£417,090	£406,353	£395,616	£384,878	£374,141	£363,404	£352,666	£341,929	£331,192	£320,454	£309,717			
			3	£3,750	£610,832	£600,224	£589,615	£579,006	£568,397	£557,788	£547,180	£536,571	£525,962	£515,353	£504,744	£494,136	£483,527	£472,918	£462,309			
			4	£4,250	£767,447	£756,838	£746,229	£735,620	£725,012	£714,403	£703,794	£693,185	£682,576	£671,968	£661,359	£650,750	£640,141	£629,532	£618,924			
			5	£4,750	£924,061	£913,452	£902,844	£892,235	£881,626	£871,017	£860,408	£849,800	£839,191	£828,582	£817,973	£807,364	£796,756	£786,147	£775,538			
			6	£5,250	£1,080,676	£1,070,067	£1,059,458	£1,048,849	£1,038,240	£1,027,632	£1,017,023	£1,006,414	£995,805	£985,196	£974,588	£963,979	£953,370	£942,761	£932,152			
			7	£5,750	£1,237,290	£1,226,681	£1,216,072	£1,205,463	£1,194,855	£1,184,246	£1,173,637	£1,163,028	£1,152,419	£1,141,811	£1,131,202	£1,120,593	£1,109,984	£1,099,375	£1,088,767			
			8	£6,250	£1,393,904	£1,383,295	£1,372,687	£1,362,078	£1,351,469	£1,340,860	£1,330,251	£1,319,643	£1,309,034	£1,298,425	£1,287,816	£1,277,207	£1,266,599	£1,255,990	£1,245,381			
			9	£6,750	£1,550,519	£1,539,910	£1,529,301	£1,518,692	£1,508,083	£1,497,475	£1,486,866	£1,476,257	£1,465,648	£1,455,039	£1,444,431	£1,433,822	£1,423,213	£1,412,604	£1,401,995			
								Residual Land Value (£/Ha)														
			1	£2,750	£1,627,986	£1,570,004	£1,512,023	£1,454,041	£1,396,060	£1,338,078	£1,280,097	£1,222,115	£1,164,133	£1,106,152	£1,076,141	£1,016,771	£957,401	£898,032	£838,662			
			2	£3,250	£2,452,778	£2,395,490	£2,338,203	£2,280,915	£2,222,888	£2,194,306	£2,136,325	£2,078,343	£2,020,361	£1,962,380	£1,904,398	£1,846,417	£1,788,435	£1,730,454	£1,672,472			
			3	£3,750	£3,298,495	£3,241,208	£3,183,920	£3,126,633	£3,069,345	£3,012,058	£2,954,770	£2,897,483	£2,840,195	£2,782,908	£2,725,620	£2,668,333	£2,611,045	£2,553,758	£2,496,470			
			4	£4,250	£4,144,213	£4,086,925	£4,029,638	£3,972,350	£3,915,063	£3,857,775	£3,800,488	£3,743,200	£3,685,913	£3,628,625	£3,571,338	£3,514,050	£3,456,763	£3,399,475	£3,342,188			
			5	£4,750	£4,989,930	£4,932,643	£4,875,355	£4,818,068	£4,760,780	£4,703,493	£4,646,205	£4,588,918	£4,531,630	£4,474,343	£4,417,055	£4,359,768	£4,302,480	£4,245,193	£4,187,905			
			6	£5,250	£5,835,648	£5,778,360	£5,721,073	£5,663,785	£5,606,498	£5,549,210	£5,491,923	£5,434,635	£5,377,348	£5,320,060	£5,262,773	£5,205,485	£5,148,197	£5,090,910	£5,033,622			
			7	£5,750	£6,681,365	£6,624,078	£6,566,790	£6,509,503	£6,452,215	£6,394,928	£6,337,640	£6,280,353	£6,223,065	£6,165,778	£6,108,490	£6,051,202	£5,993,915	£5,936,627	£5,879,340			
			8	£6,250	£7,527,083	£7,469,795	£7,412,508	£7,355,220	£7,297,933	£7,240,645	£7,183,358	£7,126,070	£7,068,783	£7,011,495	£6,954,207	£6,896,920	£6,839,632	£6,782,345	£6,725,057			
9	£6,750	£8,372,800	£8,315,513	£8,258,225	£8,200,938	£8,143,650	£8,086,363	£8,029,075	£7,971,787	£7,914,500	£7,857,212	£7,799,925	£7,742,637	£7,685,350	£7,628,062	£7,570,775						

¹ Based on information provided by the Council

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- White areas denote negative RLVs
- Positive RLV beneath Viability Test 1 (RLV <£800,000/ha)
- RLV exceeding Viability Test 1 (RLV £800,000 - £1,500,000/ha)
- RLV exceeding Viability Test 2 (RLV £1,500,000 - £2,500,000/ha)
- RLV exceeding Viability Test 3 (RLV £2,500,000 - £3,500,000/ha)
- RLV exceeding Viability Test 4 (RLV £3,500,000/ha)

Source: Dixon Searle LLP (2015)

Appendix IIa - EFDC Residential Results v7.xlsx

Table 1d: Residual Land Value Results by Value Level & CIL Rate - 9 Unit Scheme - Houses

				Residual Land Value (£)																		
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual and Value £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	Residual Land Value - £325/m ² CIL	Residual Land Value - £350/m ² CIL			
Houses 9.0% AH	Greenfield / PDL	1125	1	£2,750	£704,583	£679,749	£654,915	£630,080	£605,246	£580,412	£555,578	£530,743	£505,909	£481,075	£456,241	£431,406	£406,572	£381,738	£362,052			
			2	£3,250	£1,067,844	£1,043,010	£1,018,176	£993,342	£968,507	£943,673	£918,839	£894,005	£869,170	£844,336	£819,502	£794,668	£769,833	£744,999	£720,165			
			3	£3,750	£1,431,105	£1,406,271	£1,381,437	£1,356,603	£1,331,768	£1,306,934	£1,282,100	£1,257,266	£1,232,431	£1,207,597	£1,182,763	£1,157,929	£1,133,095	£1,108,260	£1,083,426			
			4	£4,250	£1,794,367	£1,769,532	£1,744,698	£1,719,864	£1,695,030	£1,670,195	£1,645,361	£1,620,527	£1,595,693	£1,570,858	£1,546,024	£1,521,190	£1,496,356	£1,471,521	£1,446,687			
			5	£4,750	£2,157,628	£2,132,794	£2,107,959	£2,083,125	£2,058,291	£2,033,457	£2,008,622	£1,983,788	£1,958,954	£1,934,120	£1,909,285	£1,884,451	£1,859,617	£1,834,783	£1,809,948			
			6	£5,250	£2,520,889	£2,496,055	£2,471,220	£2,446,386	£2,421,552	£2,396,718	£2,371,884	£2,347,049	£2,322,215	£2,297,381	£2,272,547	£2,247,712	£2,222,878	£2,198,044	£2,173,210			
			7	£5,750	£2,884,150	£2,859,316	£2,834,482	£2,809,647	£2,784,813	£2,759,979	£2,735,145	£2,710,310	£2,685,476	£2,660,642	£2,635,808	£2,610,973	£2,586,139	£2,561,305	£2,536,471			
			8	£6,250	£3,247,411	£3,222,577	£3,197,743	£3,172,909	£3,148,074	£3,123,240	£3,098,406	£3,073,572	£3,048,737	£3,023,903	£2,999,069	£2,974,235	£2,949,400	£2,924,566	£2,899,732			
			9	£6,750	£3,610,672	£3,585,838	£3,561,004	£3,536,170	£3,511,336	£3,486,501	£3,461,667	£3,436,833	£3,411,999	£3,387,164	£3,362,330	£3,337,496	£3,312,662	£3,287,827	£3,262,993			
							Residual Land Value (£/Ha)															
			1	£2,750	£2,113,749	£2,039,247	£1,964,744	£1,890,241	£1,815,738	£1,741,236	£1,666,733	£1,592,230	£1,517,727	£1,443,225	£1,368,722	£1,294,219	£1,219,717	£1,145,214	£1,086,156			
			2	£3,250	£3,203,533	£3,129,030	£3,054,527	£2,980,025	£2,905,522	£2,831,019	£2,756,516	£2,682,014	£2,607,511	£2,533,008	£2,458,506	£2,384,003	£2,309,500	£2,234,997	£2,160,495			
			3	£3,750	£4,293,316	£4,218,814	£4,144,311	£4,069,808	£3,995,305	£3,920,803	£3,846,300	£3,771,797	£3,697,294	£3,622,792	£3,548,289	£3,473,786	£3,399,284	£3,324,781	£3,250,278			
			4	£4,250	£5,383,100	£5,308,597	£5,234,094	£5,159,592	£5,085,089	£5,010,586	£4,936,083	£4,861,581	£4,787,078	£4,712,575	£4,638,073	£4,563,570	£4,489,067	£4,414,564	£4,340,062			
			5	£4,750	£6,472,883	£6,398,381	£6,323,878	£6,249,375	£6,174,872	£6,100,370	£6,025,867	£5,951,364	£5,876,862	£5,802,359	£5,727,856	£5,653,353	£5,578,851	£5,504,348	£5,429,845			
			6	£5,250	£7,562,667	£7,488,164	£7,413,661	£7,339,159	£7,264,656	£7,190,153	£7,115,651	£7,041,148	£6,966,645	£6,892,142	£6,817,640	£6,743,137	£6,668,634	£6,594,131	£6,519,629			
			7	£5,750	£8,652,450	£8,577,948	£8,503,445	£8,428,942	£8,354,439	£8,279,937	£8,205,434	£8,130,931	£8,056,429	£7,981,926	£7,907,423	£7,832,920	£7,758,418	£7,683,915	£7,609,412			
			8	£6,250	£9,742,234	£9,667,731	£9,593,228	£9,518,726	£9,444,223	£9,369,720	£9,295,218	£9,220,715	£9,146,212	£9,071,709	£8,997,207	£8,922,704	£8,848,201	£8,773,698	£8,699,196			
9	£6,750	£10,832,017	£10,757,515	£10,683,012	£10,608,509	£10,534,007	£10,459,504	£10,385,001	£10,310,498	£10,235,996	£10,161,493	£10,086,990	£10,012,487	£9,937,985	£9,863,482	£9,788,979						

¹ Based on information provided by the Council

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

	White areas denote negative RLVs
	Positive RLV beneath Viability Test 1 (RLV <£800,000/ha)
	RLV exceeding Viability Test 1 (RLV £800,000 - £1,500,000/ha)
	RLV exceeding Viability Test 2 (RLV £1,500,000 - £2,500,000/ha)
	RLV exceeding Viability Test 3 (RLV £2,500,000 - £3,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £3,500,000/ha)

Source: Dixon Searle LLP (2015)

Appendix IIa - EFDC Residential Results v7.xlsx

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

Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value (£)																	
					Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual and Value £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	Residual Land Value - £325/m ² CIL	Residual Land Value - £350/m ² CIL			
Houses 10 0% AH	Greenfield / PDL	1250	1	£2,750	£781,126	£753,533	£725,939	£698,345	£670,752	£643,158	£615,565	£587,971	£560,377	£532,784	£505,190	£477,597	£450,003	£422,409	£394,816			
			2	£3,250	£1,184,750	£1,157,156	£1,129,562	£1,101,969	£1,074,375	£1,046,782	£1,019,188	£991,594	£964,001	£936,407	£908,814	£881,220	£853,626	£826,033	£798,439			
			3	£3,750	£1,588,373	£1,560,780	£1,533,186	£1,505,592	£1,477,999	£1,450,405	£1,422,812	£1,395,218	£1,367,624	£1,340,031	£1,312,437	£1,284,844	£1,257,250	£1,229,656	£1,202,063			
			4	£4,250	£1,991,997	£1,964,403	£1,936,810	£1,909,216	£1,881,622	£1,854,029	£1,826,435	£1,798,842	£1,771,248	£1,743,654	£1,716,061	£1,688,467	£1,660,874	£1,633,280	£1,605,686			
			5	£4,750	£2,395,620	£2,368,027	£2,340,433	£2,312,839	£2,285,246	£2,257,652	£2,230,059	£2,202,465	£2,174,871	£2,147,278	£2,119,684	£2,092,091	£2,064,497	£2,036,903	£2,009,310			
			6	£5,250	£2,799,244	£2,771,650	£2,744,057	£2,716,463	£2,688,869	£2,661,276	£2,633,682	£2,606,089	£2,578,495	£2,550,901	£2,523,308	£2,495,714	£2,468,121	£2,440,527	£2,412,933			
			7	£5,750	£3,202,867	£3,175,274	£3,147,680	£3,120,087	£3,092,493	£3,064,899	£3,037,306	£3,009,712	£2,982,119	£2,954,525	£2,926,931	£2,899,338	£2,871,744	£2,844,151	£2,816,557			
			8	£6,250	£3,606,491	£3,578,897	£3,551,304	£3,523,710	£3,496,116	£3,468,523	£3,440,929	£3,413,336	£3,385,742	£3,358,148	£3,330,555	£3,302,961	£3,275,368	£3,247,774	£3,220,180			
			9	£6,750	£4,010,114	£3,982,521	£3,954,927	£3,927,334	£3,899,740	£3,872,146	£3,844,553	£3,816,959	£3,789,366	£3,761,772	£3,734,178	£3,706,585	£3,678,991	£3,651,398	£3,623,804			
								Residual Land Value (£/Ha)														
			1	£2,750	£2,109,041	£2,034,538	£1,960,035	£1,885,532	£1,811,030	£1,736,527	£1,662,024	£1,587,522	£1,513,019	£1,438,516	£1,364,013	£1,289,511	£1,215,008	£1,140,505	£1,066,003			
			2	£3,250	£3,198,824	£3,124,321	£3,049,819	£2,975,316	£2,900,813	£2,826,311	£2,751,808	£2,677,305	£2,602,802	£2,528,300	£2,453,797	£2,379,294	£2,304,792	£2,230,289	£2,155,786			
			3	£3,750	£4,288,608	£4,214,105	£4,139,602	£4,065,100	£3,990,597	£3,916,094	£3,841,591	£3,767,089	£3,692,586	£3,618,083	£3,543,580	£3,469,078	£3,394,575	£3,320,072	£3,245,570			
			4	£4,250	£5,378,391	£5,303,889	£5,229,386	£5,154,883	£5,080,380	£5,005,878	£4,931,375	£4,856,872	£4,782,369	£4,707,867	£4,633,364	£4,558,861	£4,484,359	£4,409,856	£4,335,353			
			5	£4,750	£6,468,175	£6,393,672	£6,319,169	£6,244,667	£6,170,164	£6,095,661	£6,021,158	£5,946,656	£5,872,153	£5,797,650	£5,723,148	£5,648,645	£5,574,142	£5,499,639	£5,425,137			
			6	£5,250	£7,557,958	£7,483,456	£7,408,953	£7,334,450	£7,259,947	£7,185,445	£7,110,942	£7,036,439	£6,961,936	£6,887,434	£6,812,931	£6,738,428	£6,663,926	£6,589,423	£6,514,920			
			7	£5,750	£8,647,742	£8,573,239	£8,498,736	£8,424,234	£8,349,731	£8,275,228	£8,200,725	£8,126,223	£8,051,720	£7,977,217	£7,902,715	£7,828,212	£7,753,709	£7,679,206	£7,604,704			
			8	£6,250	£9,737,525	£9,663,023	£9,588,520	£9,514,017	£9,439,514	£9,365,012	£9,290,509	£9,216,006	£9,141,504	£9,067,001	£8,992,498	£8,917,995	£8,843,493	£8,768,990	£8,694,487			
9	£6,750	£10,827,309	£10,752,806	£10,678,303	£10,603,801	£10,529,298	£10,454,795	£10,380,293	£10,305,790	£10,231,287	£10,156,784	£10,082,282	£10,007,779	£9,933,276	£9,858,773	£9,784,271						

¹ Based on information provided by the Council

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- White areas denote negative RLVs
- Positive RLV beneath Viability Test 1 (RLV <£800,000/ha)
- RLV exceeding Viability Test 1 (RLV £800,000 - £1,500,000/ha)
- RLV exceeding Viability Test 2 (RLV £1,500,000 - £2,500,000/ha)
- RLV exceeding Viability Test 3 (RLV £2,500,000 - £3,500,000/ha)
- RLV exceeding Viability Test 4 (RLV £3,500,000/ha)

Source: Dixon Searle LLP (2015)

Appendix IIa - EFDC Residential Results v7.xlsx

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

Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value (£)																	
					Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	Residual Land Value - £325/m ² CIL	Residual Land Value - £350/m ² CIL			
15 Houses 30% AH	Greenfield / PDL	1040	1	£2,750	£675,126	£652,445	£629,765	£607,084	£584,403	£561,722	£539,041	£516,360	£493,680	£470,999	£448,318	£425,637	£402,956	£380,275	£357,595			
			2	£3,250	£1,041,974	£1,019,293	£996,612	£973,931	£951,250	£928,570	£905,889	£883,208	£860,527	£837,846	£815,165	£792,485	£769,804	£747,123	£724,442	£701,761		
			3	£3,750	£1,408,821	£1,386,141	£1,363,460	£1,340,779	£1,318,098	£1,295,417	£1,272,736	£1,250,055	£1,227,375	£1,204,694	£1,182,013	£1,159,332	£1,136,651	£1,113,970	£1,091,290	£1,068,609		
			4	£4,250	£1,775,669	£1,752,988	£1,730,307	£1,707,626	£1,684,946	£1,662,265	£1,639,584	£1,616,903	£1,594,222	£1,571,541	£1,548,861	£1,526,180	£1,503,499	£1,480,818	£1,458,137	£1,435,456	£1,412,775	
			5	£4,750	£2,142,516	£2,119,836	£2,097,155	£2,074,474	£2,051,793	£2,029,112	£2,006,431	£1,983,751	£1,961,070	£1,938,389	£1,915,708	£1,893,027	£1,870,346	£1,847,666	£1,824,985	£1,802,304	£1,779,623	
			6	£5,250	£2,509,364	£2,486,683	£2,464,002	£2,441,321	£2,418,641	£2,395,960	£2,373,279	£2,350,598	£2,327,917	£2,305,236	£2,282,556	£2,259,875	£2,237,194	£2,214,513	£2,191,832	£2,169,151	£2,146,470	£2,123,789
			7	£5,750	£2,876,212	£2,853,531	£2,830,850	£2,808,169	£2,785,488	£2,762,807	£2,740,126	£2,717,446	£2,694,765	£2,672,084	£2,649,403	£2,626,722	£2,604,041	£2,581,361	£2,558,680	£2,536,000	£2,513,319	£2,490,638
			8	£6,250	£3,243,059	£3,220,378	£3,197,697	£3,175,017	£3,152,336	£3,129,655	£3,106,974	£3,084,293	£3,061,612	£3,038,932	£3,016,251	£2,993,570	£2,970,889	£2,948,208	£2,925,527	£2,902,846	£2,880,165	£2,857,484
			9	£6,750	£3,609,907	£3,587,226	£3,564,545	£3,541,864	£3,519,183	£3,496,502	£3,473,822	£3,451,141	£3,428,460	£3,405,779	£3,383,098	£3,360,417	£3,337,737	£3,315,056	£3,292,375	£3,269,694	£3,247,013	£3,224,332
								Residual Land Value (£/Ha)														
			1	£2,750	£1,215,227	£1,174,402	£1,133,576	£1,092,751	£1,051,925	£1,011,100	£970,274	£929,449	£888,623	£847,798	£806,972	£766,147	£725,321	£684,496	£643,670	£602,845	£562,019	£521,194
			2	£3,250	£1,875,553	£1,834,727	£1,793,902	£1,753,076	£1,712,251	£1,671,425	£1,630,600	£1,589,774	£1,548,949	£1,508,123	£1,467,298	£1,426,472	£1,385,647	£1,344,821	£1,303,996	£1,263,170	£1,222,345	£1,181,519
			3	£3,750	£2,535,878	£2,495,053	£2,454,227	£2,413,402	£2,372,576	£2,331,751	£2,290,925	£2,250,100	£2,209,274	£2,168,449	£2,127,623	£2,086,798	£2,045,972	£2,005,147	£1,964,321	£1,923,496	£1,882,670	£1,841,845
			4	£4,250	£3,196,204	£3,155,379	£3,114,553	£3,073,727	£3,032,902	£2,992,076	£2,951,251	£2,910,425	£2,869,600	£2,828,774	£2,787,949	£2,747,123	£2,706,298	£2,665,472	£2,624,647	£2,583,821	£2,542,996	£2,502,170
			5	£4,750	£3,856,530	£3,815,704	£3,774,879	£3,734,053	£3,693,228	£3,652,402	£3,611,577	£3,570,751	£3,529,926	£3,489,100	£3,448,275	£3,407,449	£3,366,624	£3,325,798	£3,284,972	£3,244,147	£3,203,321	£3,162,496
			6	£5,250	£4,516,855	£4,476,030	£4,435,204	£4,394,379	£4,353,553	£4,312,728	£4,271,902	£4,231,077	£4,190,251	£4,149,426	£4,108,600	£4,067,775	£4,026,949	£3,986,124	£3,945,298	£3,904,473	£3,863,647	£3,822,821
			7	£5,750	£5,177,181	£5,136,355	£5,095,530	£5,054,704	£5,013,879	£4,973,053	£4,932,228	£4,891,402	£4,850,577	£4,809,751	£4,768,926	£4,728,100	£4,687,275	£4,646,449	£4,605,624	£4,564,798	£4,523,973	£4,483,147
			8	£6,250	£5,837,506	£5,796,681	£5,755,855	£5,715,030	£5,674,204	£5,633,379	£5,592,553	£5,551,728	£5,510,902	£5,470,077	£5,429,251	£5,388,426	£5,347,600	£5,306,775	£5,265,949	£5,225,124	£5,184,298	£5,143,473
9	£6,750	£6,497,832	£6,457,006	£6,416,181	£6,375,355	£6,334,530	£6,293,704	£6,252,879	£6,212,053	£6,171,228	£6,130,402	£6,089,577	£6,048,751	£6,007,926	£5,967,100	£5,926,275	£5,885,449	£5,844,624	£5,803,798			
15 Houses 40% AH	Greenfield / PDL	945	1	£2,750	£627,281	£606,672	£586,063	£565,454	£544,845	£524,235	£503,626	£483,017	£462,408	£441,799	£421,190	£400,581	£379,972	£359,363	£338,754			
			2	£3,250	£964,100	£943,491	£922,882	£902,273	£881,664	£861,055	£840,446	£819,837	£799,228	£778,619	£758,010	£737,401	£716,792	£696,183	£675,574	£654,965	£634,356	
			3	£3,750	£1,300,919	£1,280,310	£1,259,701	£1,239,092	£1,218,483	£1,197,874	£1,177,265	£1,156,656	£1,136,047	£1,115,438	£1,094,829	£1,074,220	£1,053,611	£1,033,002	£1,012,393	£991,784	£971,175	
			4	£4,250	£1,637,738	£1,617,129	£1,596,520	£1,575,911	£1,555,302	£1,534,693	£1,514,084	£1,493,475	£1,472,866	£1,452,257	£1,431,648	£1,411,039	£1,390,430	£1,369,821	£1,349,212	£1,328,603	£1,308,000	
			5	£4,750	£1,974,558	£1,953,949	£1,933,340	£1,912,731	£1,892,122	£1,871,513	£1,850,904	£1,830,295	£1,809,686	£1,789,077	£1,768,468	£1,747,859	£1,727,250	£1,706,641	£1,686,032	£1,665,423	£1,644,814	£1,624,205
			6	£5,250	£2,311,377	£2,290,768	£2,270,159	£2,249,550	£2,228,941	£2,208,332	£2,187,723	£2,167,114	£2,146,505	£2,125,896	£2,105,287	£2,084,678	£2,064,069	£2,043,460	£2,022,851	£2,002,242	£1,981,633	£1,961,024
			7	£5,750	£2,648,196	£2,627,587	£2,606,978	£2,586,369	£2,565,760	£2,545,151	£2,524,542	£2,503,933	£2,483,324	£2,462,715	£2,442,106	£2,421,497	£2,400,888	£2,380,279	£2,359,670	£2,339,061	£2,318,452	£2,297,843
			8	£6,250	£2,985,015	£2,964,406	£2,943,797	£2,923,188	£2,902,579	£2,881,970	£2,861,361	£2,840,752	£2,820,143	£2,800,534	£2,779,925	£2,759,316	£2,738,707	£2,718,098	£2,697,489	£2,676,880	£2,656,271	£2,635,662
			9	£6,750	£3,321,835	£3,301,226	£3,280,616	£3,260,007	£3,239,398	£3,218,789	£3,198,180	£3,177,571	£3,156,962	£3,136,353	£3,115,744	£3,095,135	£3,074,526	£3,053,917	£3,033,308	£3,012,699	£2,992,090	£2,971,481
								Residual Land Value (£/Ha)														
			1	£2,750	£1,129,105	£1,092,009	£1,054,913	£1,017,816	£980,720	£943,624	£906,528	£869,432	£832,335	£795,239	£758,143	£721,046	£683,950	£646,854	£609,758	£572,662	£535,566	£498,470
			2	£3,250	£1,735,380	£1,698,284	£1,661,187	£1,624,091	£1,586,995	£1,549,899	£1,512,802	£1,475,706	£1,438,610	£1,401,513	£1,364,417	£1,327,321	£1,290,225	£1,253,128	£1,216,032	£1,178,936	£1,141,840	£1,104,744
			3	£3,750	£2,341,654	£2,304,558	£2,267,462	£2,230,366	£2,193,269	£2,156,173	£2,119,077	£2,081,981	£2,044,884	£2,007,788	£1,970,692	£1,933,596	£1,896,500	£1,859,404	£1,822,308	£1,785,212	£1,748,116	£1,711,020
			4	£4,250	£2,947,929	£2,910,833	£2,873,737	£2,836,641	£2,799,544	£2,762,448	£2,725,352	£2,688,255	£2,651,159	£2,614,063	£2,576,967	£2,539,871	£2,502,775	£2,465,679	£2,428,583	£2,391,487	£2,354,391	£2,317,295
			5	£4,750	£3,554,204	£3,517,107	£3,480,011	£3,442,915	£3,405,819	£3,368,722	£3,331,626	£3,294,530	£3,257,434	£3,220,337	£3,183,241	£3,146,145	£3,109,049	£3,071,953	£3,034,857	£2,997,761	£2,960,665	£2,923,569
			6	£5,250	£4,160,478	£4,123,382	£4,086,286	£4,049,190	£4,012,093	£3,974,997	£3,937,901	£3,900,805	£3,863,708	£3,826,612	£3,789,516	£3,752,420	£3,715,323	£3,678,227	£3,641,131	£3,604,035	£3,566,939	£3,529,843
			7	£5,750	£4,766,753	£4,729,657	£4,692,560	£4,655,464	£4,618,368	£4,581,272	£4,544,175	£4,507,079	£4,469,983	£4,432,887	£4,395,790	£4,358,694	£4,321,598	£4,284,502	£4,247,406	£4,210,310	£4,173,214	£4,136,118
			8	£6,250	£5,373,028	£5,335,931	£5,298,835	£5,261,739	£5,224,643	£5,187,546	£5,150,450	£5,113,354	£5,076,258	£5,039,161	£5,002,065	£4,964,969	£4,927,873	£4,890,777	£4,853,681	£4,816,585	£4,779,489	£4,742,393
9	£6,750	£5,979,302	£5,942,206	£5,905,110	£5,868,013	£5,830,917	£5,793,821	£5,756,725	£5,719,629	£5,682,532	£5,645,436	£5,608,340	£5,571,244	£5,534,148	£5,497,052	£5,459,956	£5,422,860	£5,385,764	£5,348,668			
15 Houses 50% AH	Greenfield / PDL	850	1	£2,750	£579,435	£560,898	£542,361	£523,823	£505,286	£486,749	£468,212	£449,674	£431,137	£412,600	£394,063	£375,526	£356,989	£338,452	£319,915			
			2	£3,250	£886,226	£867,689	£849,151	£830,614	£812,077	£793,540	£775,003	£756,465	£737,928	£719,391	£700,854	£682,317	£663,780	£645,243	£626,706	£608,169	£589,632	
			3	£3,750	£1,193,017	£1,174,480	£1,155,942	£1,137,405	£1,118,868	£1,100,331	£1,081,794											

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

Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value (£)																	
					Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	Residual Land Value - £325/m ² CIL	Residual Land Value - £350/m ² CIL			
15 Flats 30% AH	Greenfield / PDL	555	1	£2,750	£167,620	£155,044	£142,469	£129,893	£117,318	£104,743	£92,167	£79,592	£68,360	£55,628	£42,895	£30,162	£17,430	£4,697	Negative RLV			
			2	£3,250	£366,770	£354,509	£342,248	£329,987	£317,726	£305,466	£293,205	£280,944	£268,683	£256,422	£244,161	£231,900	£219,639	£207,378	£195,117	£195,117		
			3	£3,750	£563,138	£551,034	£538,931	£526,827	£514,723	£502,619	£490,516	£478,412	£466,308	£454,205	£442,101	£429,997	£417,893	£405,790	£393,686	£393,686		
			4	£4,250	£764,800	£752,696	£740,592	£728,489	£716,385	£704,281	£692,177	£680,074	£667,970	£655,866	£643,763	£631,659	£619,555	£607,451	£595,348	£595,348		
			5	£4,750	£966,461	£954,358	£942,254	£930,150	£918,047	£905,943	£893,839	£881,735	£869,632	£857,528	£845,424	£833,321	£821,217	£809,113	£797,009	£797,009		
			6	£5,250	£1,168,123	£1,156,019	£1,143,916	£1,131,812	£1,119,708	£1,107,605	£1,095,501	£1,083,397	£1,071,293	£1,059,190	£1,047,086	£1,034,982	£1,022,879	£1,010,775	£998,671	£998,671		
			7	£5,750	£1,369,785	£1,357,681	£1,345,577	£1,333,474	£1,321,370	£1,309,266	£1,297,163	£1,285,059	£1,272,955	£1,260,851	£1,248,748	£1,236,644	£1,224,540	£1,212,437	£1,200,333	£1,200,333		
			8	£6,250	£1,571,447	£1,559,343	£1,547,239	£1,535,135	£1,523,032	£1,510,928	£1,498,824	£1,486,721	£1,474,617	£1,462,513	£1,450,409	£1,438,306	£1,426,202	£1,414,098	£1,401,995	£1,401,995		
			9	£6,750	£1,773,108	£1,761,005	£1,748,901	£1,736,797	£1,724,693	£1,712,590	£1,700,486	£1,688,382	£1,676,279	£1,664,175	£1,652,071	£1,639,967	£1,627,864	£1,615,760	£1,603,656	£1,603,656		
								Residual Land Value (£/Ha)														
			1	£2,750	£838,098	£775,221	£712,344	£649,467	£586,590	£523,713	£460,836	£397,959	£334,082	£270,205	£206,328	£142,451	£78,574	£14,697	Negative RLV			
			2	£3,250	£1,833,851	£1,772,546	£1,711,242	£1,649,937	£1,588,632	£1,527,328	£1,466,023	£1,404,718	£1,343,413	£1,282,109	£1,220,804	£1,159,499	£1,098,195	£1,036,890	£975,585	£975,585		
			3	£3,750	£2,815,690	£2,755,171	£2,694,653	£2,634,134	£2,573,616	£2,513,097	£2,452,578	£2,392,060	£2,331,541	£2,271,023	£2,210,504	£2,149,985	£2,089,467	£2,028,948	£1,968,430	£1,968,430		
			4	£4,250	£3,823,999	£3,763,480	£3,702,961	£3,642,443	£3,581,924	£3,521,406	£3,460,887	£3,400,368	£3,339,850	£3,279,331	£3,218,813	£3,158,294	£3,097,776	£3,037,257	£2,976,738	£2,976,738		
			5	£4,750	£4,832,307	£4,771,789	£4,711,270	£4,650,751	£4,590,233	£4,529,714	£4,469,196	£4,408,677	£4,348,159	£4,287,640	£4,227,121	£4,166,603	£4,106,084	£4,045,566	£3,985,047	£3,985,047		
			6	£5,250	£5,840,616	£5,780,097	£5,719,579	£5,659,060	£5,598,541	£5,538,023	£5,477,504	£5,416,986	£5,356,467	£5,295,949	£5,235,430	£5,174,911	£5,114,393	£5,053,874	£4,993,356	£4,993,356		
			7	£5,750	£6,848,924	£6,788,406	£6,727,887	£6,667,369	£6,606,850	£6,546,332	£6,485,813	£6,425,295	£6,364,776	£6,304,257	£6,243,739	£6,183,220	£6,122,701	£6,062,183	£6,001,664	£6,001,664		
			8	£6,250	£7,857,233	£7,796,714	£7,736,196	£7,675,677	£7,615,159	£7,554,640	£7,494,122	£7,433,603	£7,373,084	£7,312,566	£7,252,047	£7,191,529	£7,131,010	£7,070,492	£7,009,973	£7,009,973		
9	£6,750	£8,865,542	£8,805,023	£8,744,505	£8,683,986	£8,623,467	£8,562,949	£8,502,430	£8,441,912	£8,381,393	£8,320,874	£8,260,356	£8,199,837	£8,139,319	£8,078,800	£8,018,282	£8,018,282					
15 Flats 40% AH	Greenfield / PDL	495	1	£2,750	£146,454	£135,238	£124,022	£112,806	£101,590	£90,374	£79,159	£69,269	£59,913	£46,557	£35,200	£23,844	£12,488	£1,132	Negative RLV			
			2	£3,250	£326,974	£316,039	£305,103	£294,168	£283,232	£272,297	£261,361	£250,426	£239,490	£228,555	£217,620	£206,684	£195,749	£184,813	£173,878	£173,878		
			3	£3,750	£504,924	£494,128	£483,333	£472,538	£461,743	£450,948	£440,152	£429,357	£418,562	£407,767	£396,972	£386,176	£375,381	£364,586	£353,790	£353,790		
			4	£4,250	£687,620	£676,825	£666,030	£655,234	£644,439	£633,643	£622,848	£612,052	£601,257	£590,462	£579,666	£568,871	£558,076	£547,280	£536,485	£536,485		
			5	£4,750	£870,317	£859,521	£848,726	£837,931	£827,136	£816,341	£805,545	£794,750	£783,955	£773,160	£762,364	£751,569	£740,774	£729,979	£719,184	£719,184		
			6	£5,250	£1,053,013	£1,042,218	£1,031,423	£1,020,627	£1,009,832	£999,037	£988,242	£977,447	£966,651	£955,856	£945,061	£934,266	£923,471	£912,675	£901,880	£901,880		
			7	£5,750	£1,235,710	£1,224,914	£1,214,119	£1,203,324	£1,192,529	£1,181,733	£1,170,938	£1,160,143	£1,149,348	£1,138,553	£1,127,757	£1,116,962	£1,106,167	£1,095,372	£1,084,577	£1,084,577		
			8	£6,250	£1,418,406	£1,407,611	£1,396,816	£1,386,020	£1,375,225	£1,364,430	£1,353,635	£1,342,840	£1,332,044	£1,321,249	£1,310,454	£1,300,259	£1,289,864	£1,279,269	£1,268,473	£1,268,473		
			9	£6,750	£1,601,102	£1,590,307	£1,579,512	£1,568,717	£1,557,922	£1,547,126	£1,536,331	£1,525,536	£1,514,741	£1,503,946	£1,493,150	£1,482,355	£1,471,560	£1,460,765	£1,449,970	£1,449,970		
								Residual Land Value (£/Ha)														
			1	£2,750	£732,270	£676,190	£620,111	£564,031	£507,952	£451,872	£395,793	£339,713	£283,634	£227,555	£171,476	£115,397	£59,318	£3,239	Negative RLV			
			2	£3,250	£1,634,870	£1,580,193	£1,525,515	£1,470,838	£1,416,161	£1,361,484	£1,306,807	£1,252,130	£1,197,452	£1,142,775	£1,088,098	£1,033,421	£978,744	£924,066	£869,389	£869,389		
			3	£3,750	£2,524,618	£2,470,642	£2,416,666	£2,362,690	£2,308,714	£2,254,738	£2,200,762	£2,146,786	£2,092,810	£2,038,834	£1,984,858	£1,930,882	£1,876,906	£1,822,930	£1,768,954	£1,768,954		
			4	£4,250	£3,438,100	£3,384,124	£3,330,148	£3,276,172	£3,222,196	£3,168,220	£3,114,244	£3,060,268	£3,006,292	£2,952,316	£2,898,340	£2,844,364	£2,790,388	£2,736,412	£2,682,436	£2,682,436		
			5	£4,750	£4,351,583	£4,297,607	£4,243,631	£4,189,655	£4,135,679	£4,081,703	£4,027,727	£3,973,751	£3,919,775	£3,865,799	£3,811,823	£3,757,847	£3,703,871	£3,649,895	£3,595,919	£3,595,919		
			6	£5,250	£5,265,065	£5,211,089	£5,157,113	£5,103,137	£5,049,161	£4,995,185	£4,941,209	£4,887,233	£4,833,257	£4,779,281	£4,725,305	£4,671,329	£4,617,353	£4,563,377	£4,509,401	£4,509,401		
			7	£5,750	£6,178,548	£6,124,572	£6,070,596	£6,016,619	£5,962,643	£5,908,667	£5,854,691	£5,800,715	£5,746,739	£5,692,763	£5,638,787	£5,584,811	£5,530,835	£5,476,859	£5,422,883	£5,422,883		
			8	£6,250	£7,092,030	£7,038,054	£6,984,078	£6,930,102	£6,876,126	£6,822,150	£6,768,174	£6,714,198	£6,660,222	£6,606,246	£6,552,270	£6,498,294	£6,444,318	£6,390,342	£6,336,366	£6,336,366		
9	£6,750	£8,005,512	£7,951,536	£7,897,560	£7,843,584	£7,789,608	£7,735,632	£7,681,656	£7,627,680	£7,573,704	£7,519,728	£7,465,752	£7,411,776	£7,357,800	£7,303,824	£7,249,848	£7,249,848					
15 Flats 50% AH	Greenfield / PDL	435	1	£2,750	£130,398	£120,541	£110,685	£100,829	£90,972	£81,116	£72,260	£62,404	£52,548	£42,692	£32,836	£22,980	£13,124	£3,268	Negative RLV			
			2	£3,250	£292,106	£282,496	£272,886	£263,276	£253,666	£244,056	£234,446	£224,836	£215,226	£205,616	£196,006	£186,396	£176,786	£167,176	£157,566	£157,566		
			3	£3,750	£451,547	£442,060	£432,573	£423,087	£413,600	£404,113	£394,627	£385,140	£375,653	£366,167	£356,680	£347,194	£337,707	£328,221	£318,734	£318,734		
			4	£4,250	£615,278	£605,791	£596,305	£586,818	£577,331	£567,844	£558,358	£548,871	£539,384	£529,898	£520,411	£510,924	£501,438	£491,951	£482,464	£482,464		
			5	£4,750	£779,009	£769,523	£760,036	£750,549	£741,062	£731,576	£722,089	£712,602	£703,116	£693,629	£684,142	£674,656	£665,169	£655,682	£646,195	£646,195		
			6	£5,250	£942,740	£933,254	£923,767	£914,280	£904,794	£895,307	£885,820	£876,334	£866,847	£857,360	£847,873	£838,387	£828,900	£819,413	£809,927	£809,927		
			7	£5,750	£1,106,472	£1,096,985	£1,087,498	£1,078,012	£1,068,525	£1,059,038	£1,049,552	£1,040,065	£1,030,579	£1,021,091	£1,011,605	£1,002,118	£992,631	£983,145	£973,658	£973,658		
			8	£6,250	£1,270,203																	

Table 1h: Residual Land Value Results by Value Level & CIL Rate - 25 Unit Scheme - Mixed

Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value (£)																			
					Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	Residual Land Value - £325/m ² CIL	Residual Land Value - £350/m ² CIL					
25 Mixed 30% AH	Greenfield / PDL	1380	1	£2,750	£780,623	£750,527	£720,431	£690,336	£660,240	£630,144	£600,048	£569,953	£539,857	£509,761	£479,666	£449,570	£419,474	£389,378	£359,283					
			2	£3,250	£1,244,850	£1,214,755	£1,184,659	£1,154,563	£1,124,467	£1,094,372	£1,064,276	£1,034,180	£1,004,085	£973,989	£943,893	£913,797	£883,702	£853,606	£823,510	£793,414				
			3	£3,750	£1,709,078	£1,678,982	£1,648,886	£1,618,791	£1,588,695	£1,558,599	£1,528,504	£1,498,408	£1,468,312	£1,438,216	£1,408,121	£1,378,025	£1,347,929	£1,317,833	£1,287,738	£1,257,642	£1,227,546			
			4	£4,250	£2,173,305	£2,143,210	£2,113,114	£2,083,018	£2,052,923	£2,022,827	£1,992,731	£1,962,635	£1,932,540	£1,902,444	£1,872,348	£1,842,252	£1,812,157	£1,782,061	£1,751,965	£1,721,869	£1,691,773	£1,661,677		
			5	£4,750	£2,637,533	£2,607,437	£2,577,342	£2,547,246	£2,517,150	£2,487,054	£2,456,959	£2,426,863	£2,396,767	£2,366,671	£2,336,575	£2,306,480	£2,276,384	£2,246,288	£2,216,192	£2,186,096	£2,156,000	£2,125,904		
			6	£5,250	£3,101,761	£3,071,665	£3,041,569	£3,011,473	£2,981,377	£2,951,282	£2,921,186	£2,891,091	£2,860,995	£2,830,899	£2,800,803	£2,770,708	£2,740,612	£2,710,516	£2,680,420	£2,650,324	£2,620,228	£2,590,132	£2,560,036	
			7	£5,750	£3,565,988	£3,535,892	£3,505,797	£3,475,701	£3,445,605	£3,415,510	£3,385,414	£3,355,318	£3,325,222	£3,295,127	£3,265,031	£3,234,935	£3,204,839	£3,174,744	£3,144,648	£3,114,552	£3,084,456	£3,054,360	£3,024,264	
			8	£6,250	£4,030,216	£4,000,120	£3,970,024	£3,939,929	£3,909,833	£3,879,737	£3,849,641	£3,819,546	£3,789,450	£3,759,354	£3,729,258	£3,699,163	£3,669,067	£3,638,971	£3,608,876	£3,578,780	£3,548,684	£3,518,588	£3,488,492	
			9	£6,750	£4,494,443	£4,464,348	£4,434,252	£4,404,156	£4,374,060	£4,343,965	£4,313,869	£4,283,773	£4,253,677	£4,223,582	£4,193,486	£4,163,390	£4,133,295	£4,103,199	£4,073,103	£4,043,007	£4,012,911	£3,982,815	£3,952,719	
								Residual Land Value (£/Ha)																
			1	£2,750	£1,248,996	£1,200,843	£1,152,690	£1,104,537	£1,056,384	£1,008,231	£960,077	£911,924	£863,771	£815,618	£767,465	£719,312	£671,159	£623,005	£574,852	£526,699	£478,546	£430,393	£382,240	£334,087
			2	£3,250	£1,991,761	£1,943,607	£1,895,454	£1,847,301	£1,799,148	£1,750,995	£1,702,842	£1,654,688	£1,606,535	£1,558,382	£1,510,229	£1,462,076	£1,413,923	£1,365,769	£1,317,616	£1,269,463	£1,221,310	£1,173,157	£1,125,004	£1,076,851
			3	£3,750	£2,734,525	£2,686,371	£2,638,218	£2,590,065	£2,541,912	£2,493,759	£2,445,606	£2,397,453	£2,349,299	£2,301,146	£2,252,993	£2,204,840	£2,156,687	£2,108,534	£2,060,381	£2,012,228	£1,964,075	£1,915,922	£1,867,769	£1,819,616
			4	£4,250	£3,477,289	£3,429,136	£3,380,982	£3,332,829	£3,284,676	£3,236,523	£3,188,370	£3,140,217	£3,092,063	£3,043,910	£2,995,757	£2,947,604	£2,899,451	£2,851,298	£2,803,145	£2,754,992	£2,706,839	£2,658,686	£2,610,533	£2,562,380
			5	£4,750	£4,220,053	£4,171,900	£4,123,747	£4,075,593	£4,027,440	£3,979,287	£3,931,134	£3,882,981	£3,834,828	£3,786,675	£3,738,521	£3,690,368	£3,642,215	£3,594,062	£3,545,909	£3,497,756	£3,449,603	£3,401,450	£3,353,297	£3,305,144
			6	£5,250	£4,962,817	£4,914,664	£4,866,511	£4,818,357	£4,770,204	£4,722,051	£4,673,898	£4,625,745	£4,577,592	£4,529,438	£4,481,285	£4,433,132	£4,384,979	£4,336,826	£4,288,673	£4,240,520	£4,192,367	£4,144,214	£4,096,061	£4,047,908
			7	£5,750	£5,705,581	£5,657,428	£5,609,275	£5,561,122	£5,512,968	£5,464,815	£5,416,662	£5,368,509	£5,320,356	£5,272,203	£5,224,049	£5,175,896	£5,127,743	£5,079,590	£5,031,437	£4,983,284	£4,935,131	£4,886,978	£4,838,825	£4,790,672
			8	£6,250	£6,448,345	£6,400,192	£6,352,039	£6,303,886	£6,255,732	£6,207,579	£6,159,426	£6,111,273	£6,063,120	£6,014,967	£5,966,814	£5,918,661	£5,870,508	£5,822,355	£5,774,202	£5,726,049	£5,677,896	£5,629,743	£5,581,590	£5,533,437
9	£6,750	£7,191,109	£7,142,956	£7,094,803	£7,046,650	£6,998,497	£6,950,343	£6,902,190	£6,854,037	£6,805,884	£6,757,731	£6,709,578	£6,661,424	£6,613,271	£6,565,118	£6,516,965	£6,468,812	£6,420,659	£6,372,506	£6,324,353	£6,276,200			
25 Mixed 40% AH	Greenfield / PDL	1225	1	£2,750	£703,766	£677,051	£650,336	£623,620	£596,905	£570,189	£543,474	£516,759	£490,043	£463,328	£436,612	£409,897	£383,182	£356,466	£329,751					
			2	£3,250	£1,134,023	£1,107,307	£1,080,592	£1,053,876	£1,027,161	£1,000,446	£973,730	£947,015	£920,300	£893,584	£866,869	£840,153	£813,438	£786,723	£760,007	£733,292	£706,576	£679,861		
			3	£3,750	£1,564,279	£1,537,564	£1,510,849	£1,484,133	£1,457,418	£1,430,702	£1,403,987	£1,377,271	£1,350,556	£1,323,841	£1,297,125	£1,270,410	£1,243,694	£1,216,979	£1,190,264	£1,163,548	£1,136,833	£1,110,117	£1,083,402	
			4	£4,250	£1,994,536	£1,967,820	£1,941,105	£1,914,390	£1,887,674	£1,860,959	£1,834,243	£1,807,528	£1,780,813	£1,754,097	£1,727,382	£1,700,666	£1,673,951	£1,647,235	£1,620,520	£1,593,804	£1,567,089	£1,540,373	£1,513,658	
			5	£4,750	£2,424,792	£2,398,077	£2,371,361	£2,344,646	£2,317,931	£2,291,215	£2,264,500	£2,237,784	£2,211,069	£2,184,353	£2,157,638	£2,130,923	£2,104,207	£2,077,492	£2,050,776	£2,024,061	£1,997,345	£1,970,630	£1,943,914	
			6	£5,250	£2,855,049	£2,828,333	£2,801,618	£2,774,902	£2,748,187	£2,721,472	£2,694,756	£2,668,041	£2,641,325	£2,614,610	£2,587,895	£2,561,179	£2,534,464	£2,507,748	£2,481,033	£2,454,317	£2,427,602	£2,400,886	£2,374,171	£2,347,455
			7	£5,750	£3,285,305	£3,258,590	£3,231,874	£3,205,159	£3,178,444	£3,151,728	£3,125,013	£3,098,297	£3,071,582	£3,044,866	£3,018,151	£2,991,436	£2,964,720	£2,938,005	£2,911,289	£2,884,574	£2,857,858	£2,831,143	£2,804,427	£2,777,712
			8	£6,250	£3,715,562	£3,688,846	£3,662,131	£3,635,415	£3,608,700	£3,582,015	£3,555,299	£3,528,584	£3,501,868	£3,475,153	£3,448,437	£3,421,722	£3,395,006	£3,368,291	£3,341,575	£3,314,860	£3,288,144	£3,261,429	£3,234,713	£3,208,000
			9	£6,750	£4,145,818	£4,119,103	£4,092,387	£4,065,672	£4,038,956	£4,012,241	£3,985,526	£3,958,810	£3,932,095	£3,905,379	£3,878,664	£3,851,949	£3,825,233	£3,798,518	£3,771,802	£3,745,087	£3,718,371	£3,691,656	£3,664,941	£3,638,225
								Residual Land Value (£/Ha)																
			1	£2,750	£1,126,026	£1,083,282	£1,040,537	£997,792	£955,048	£912,303	£869,558	£826,814	£784,069	£741,324	£698,580	£655,835	£613,090	£570,346	£527,601	£484,857	£442,112	£399,367	£356,622	£313,878
			2	£3,250	£1,814,437	£1,771,692	£1,728,947	£1,686,203	£1,643,458	£1,600,713	£1,557,969	£1,515,224	£1,472,479	£1,429,735	£1,386,990	£1,344,245	£1,301,500	£1,258,756	£1,216,011	£1,173,266	£1,130,521	£1,087,776	£1,045,031	£1,002,286
			3	£3,750	£2,502,847	£2,460,102	£2,417,358	£2,374,613	£2,331,868	£2,289,124	£2,246,379	£2,203,634	£2,160,889	£2,118,145	£2,075,400	£2,032,656	£1,989,911	£1,947,166	£1,904,422	£1,861,677	£1,818,932	£1,776,187	£1,733,442	£1,690,697
			4	£4,250	£3,191,257	£3,148,513	£3,105,768	£3,063,023	£3,020,279	£2,977,534	£2,934,789	£2,892,045	£2,849,300	£2,806,555	£2,763,811	£2,721,066	£2,678,321	£2,635,577	£2,592,832	£2,550,087	£2,507,342	£2,464,598	£2,421,853	£2,379,108
			5	£4,750	£3,879,668	£3,836,923	£3,794,178	£3,751,434	£3,708,689	£3,665,944	£3,623,200	£3,580,455	£3,537,710	£3,494,965	£3,452,221	£3,409,476	£3,366,731	£3,323,987	£3,281,242	£3,238,497	£3,195,752	£3,153,007	£3,110,262	£3,067,517
			6	£5,250	£4,568,078	£4,525,333	£4,482,588	£4,439,844	£4,397,099	£4,354,354	£4,311,610	£4,268,865	£4,226,121	£4,183,376	£4,140,631	£4,097,887	£4,055,142	£4,012,397	£3,969,652	£3,926,907	£3,884,162	£3,841,417	£3,798,672	£3,755,927
			7	£5,750	£5,256,488	£5,213,744	£5,170,999	£5,128,254	£5,085,510	£5,042,765	£5,000,020	£4,957,276	£4,914,531	£4,871,786	£4,829,042	£4,786,297	£4,743,552	£4,700,807	£4,658,062	£4,615,317	£4,572,572	£4,529,827	£4,487,082	£4,444,337
			8	£6,250	£5,944,899	£5,902,154	£5,859,409	£5,816,665	£5,773,920	£5,731,175	£5,688,431	£5,645,686	£5,602,941	£5,560,197	£5,517,452	£5,474,707	£5,431,962	£5,389,217	£5,346,472	£5,303,727	£5,260,982	£5,218,237	£5,175,492	£5,132,747
9	£6,750	£6,633,309	£6,590,564	£6,547,820	£6,505,075	£6,462,330	£6,																	

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

Residual Land Value (£)																						
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual and Value £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	Residual Land Value - £325/m ² CIL	Residual Land Value - £350/m ² CIL			
30 Flats 30% AH	Greenfield / PDL	1035	5	£4,750	£1,489,686	£1,449,686	£1,409,685	£1,369,685	£1,329,686	£1,289,685	£1,249,685	£1,209,686	£1,169,685	£1,129,685	£1,089,685	£1,049,686	£1,009,686	£969,685	£929,685			
			6	£5,250	£1,949,890	£1,909,891	£1,869,890	£1,829,891	£1,789,891	£1,749,890	£1,709,890	£1,669,891	£1,629,891	£1,589,891	£1,549,890	£1,509,890	£1,469,890	£1,429,890	£1,389,891	£1,349,891		
			7	£5,750	£2,410,095	£2,370,095	£2,330,095	£2,290,096	£2,250,095	£2,210,095	£2,170,095	£2,130,096	£2,090,096	£2,050,095	£2,010,096	£1,970,095	£1,930,095	£1,890,096	£1,850,095	£1,810,095	£1,770,095	
			Residual Land Value (£/Ha)																			
			5	£4,750	£6,207,024	£6,040,357	£5,873,687	£5,707,022	£5,540,356	£5,373,689	£5,207,021	£5,040,356	£4,873,688	£4,707,020	£4,540,354	£4,373,691	£4,207,024	£4,040,354	£3,873,689	£3,707,022	£3,540,356	£3,373,689
			6	£5,250	£8,124,543	£7,957,878	£7,791,210	£7,624,545	£7,457,878	£7,291,210	£7,124,542	£6,957,878	£6,791,212	£6,624,545	£6,457,877	£6,291,208	£6,124,542	£5,957,877	£5,791,211	£5,624,545	£5,457,877	£5,291,211
			7	£5,750	£10,042,062	£9,875,396	£9,708,731	£9,542,065	£9,375,396	£9,208,729	£9,042,064	£8,875,399	£8,708,733	£8,542,062	£8,375,398	£8,208,731	£8,042,064	£7,875,399	£7,708,731	£7,542,064	£7,375,399	£7,208,731
Residual Land Value (£)																						
Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual and Value £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	Residual Land Value - £325/m ² CIL	Residual Land Value - £350/m ² CIL			
30 Flats 30% AH	Greenfield / PDL	1035	5	£4,750	£1,211,998	£1,177,802	£1,143,606	£1,109,409	£1,075,213	£1,041,018	£1,006,821	£972,625	£938,429	£904,233	£870,037	£835,841	£801,645	£767,448	£733,252	£699,056		
			6	£5,250	£1,625,802	£1,591,606	£1,557,410	£1,523,213	£1,489,017	£1,454,821	£1,420,625	£1,386,429	£1,352,233	£1,318,037	£1,283,841	£1,249,645	£1,215,449	£1,181,253	£1,147,057	£1,112,861	£1,078,665	
			7	£5,750	£2,039,606	£2,005,410	£1,971,214	£1,937,018	£1,902,822	£1,868,626	£1,834,429	£1,800,233	£1,766,037	£1,731,841	£1,697,645	£1,663,449	£1,629,253	£1,595,057	£1,560,861	£1,526,665	£1,492,469	
			Residual Land Value (£/Ha)																			
			5	£4,750	£5,049,992	£4,907,507	£4,765,025	£4,622,539	£4,480,054	£4,337,573	£4,195,087	£4,052,606	£3,910,120	£3,767,639	£3,625,153	£3,482,670	£3,340,186	£3,197,702	£3,055,217	£2,912,732	£2,770,247	£2,627,762
			6	£5,250	£6,774,176	£6,631,692	£6,489,209	£6,346,721	£6,204,238	£6,061,754	£5,919,271	£5,776,787	£5,634,306	£5,491,821	£5,349,338	£5,206,853	£5,064,371	£4,921,886	£4,779,404	£4,636,919	£4,494,434	£4,351,949
			7	£5,750	£8,498,359	£8,355,875	£8,213,392	£8,070,907	£7,928,425	£7,785,940	£7,643,455	£7,500,973	£7,358,488	£7,216,005	£7,073,520	£6,931,038	£6,788,553	£6,646,071	£6,503,585	£6,361,100	£6,218,615	£6,076,130

¹ Based on information provided by the Council

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

	White areas denote negative RLVs
	Positive RLV beneath Viability Test 1 (RLV <£800,000/ha)
	RLV exceeding Viability Test 1 (RLV £800,000 - £1,500,000/ha)
	RLV exceeding Viability Test 2 (RLV £1,500,000 - £2,500,000/ha)
	RLV exceeding Viability Test 3 (RLV £2,500,000 - £3,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £3,500,000/ha)

Source: Dixon Searle LLP (2015)

Appendix Iia - EFDC Residential Results v7.xlsx

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

Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value (£)																	
					Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	Residual Land Value - £325/m ² CIL	Residual Land Value - £350/m ² CIL			
50 Flats 30% AH	Greenfield / PDL	1950	1	£2,750	£484,624	£443,177	£401,730	£360,283	£318,836	£277,389	£241,099	£199,074	£157,049	£115,025	£73,000	£35,512	Negative RLV					
			2	£3,250	£1,128,315	£1,086,868	£1,045,421	£1,003,974	£962,527	£921,080	£879,633	£838,186	£796,739	£755,292	£713,845	£672,398	£630,951	£589,504	£548,057			
			3	£3,750	£1,772,006	£1,730,559	£1,689,112	£1,647,665	£1,606,218	£1,564,771	£1,523,324	£1,481,877	£1,440,430	£1,398,983	£1,357,536	£1,316,089	£1,274,642	£1,233,195	£1,191,748			
			4	£4,250	£2,415,698	£2,374,251	£2,332,804	£2,291,357	£2,249,910	£2,208,463	£2,167,016	£2,125,569	£2,084,122	£2,042,675	£2,001,228	£1,959,781	£1,918,334	£1,876,887	£1,835,440			
			5	£4,750	£3,059,389	£3,017,942	£2,976,495	£2,935,048	£2,893,601	£2,852,154	£2,810,707	£2,769,260	£2,727,813	£2,686,366	£2,644,919	£2,603,472	£2,562,025	£2,520,578	£2,479,131			
			6	£5,250	£3,703,080	£3,661,633	£3,620,186	£3,578,739	£3,537,292	£3,495,845	£3,454,398	£3,412,951	£3,371,504	£3,330,057	£3,288,610	£3,247,163	£3,205,716	£3,164,269	£3,122,822			
			7	£5,750	£4,346,771	£4,305,324	£4,263,877	£4,222,430	£4,180,983	£4,139,536	£4,098,089	£4,056,642	£4,015,195	£3,973,748	£3,932,301	£3,890,854	£3,849,407	£3,807,960	£3,766,513			
			8	£6,250	£4,990,462	£4,949,015	£4,907,568	£4,866,121	£4,824,674	£4,783,227	£4,741,780	£4,700,333	£4,658,886	£4,617,439	£4,575,992	£4,534,545	£4,493,098	£4,451,651	£4,410,204			
			9	£6,750	£5,634,154	£5,592,707	£5,551,260	£5,509,813	£5,468,366	£5,426,919	£5,385,472	£5,344,025	£5,302,578	£5,261,131	£5,219,684	£5,178,237	£5,136,790	£5,095,343	£5,053,896			
								Residual Land Value (£/Ha)														
			1	£2,750	£726,936	£664,765	£602,595	£540,424	£478,254	£416,083	£361,648	£298,611	£235,574	£172,537	£109,500	£53,268	Negative RLV					
			2	£3,250	£1,692,473	£1,630,302	£1,568,132	£1,505,961	£1,443,791	£1,381,620	£1,319,450	£1,257,279	£1,195,108	£1,132,938	£1,070,767	£1,008,597	£946,426	£884,256	£822,085			
			3	£3,750	£2,658,010	£2,595,839	£2,533,669	£2,471,498	£2,409,327	£2,347,157	£2,284,986	£2,222,816	£2,160,645	£2,098,475	£2,036,304	£1,974,134	£1,911,963	£1,849,793	£1,787,622			
			4	£4,250	£3,623,546	£3,561,376	£3,499,205	£3,437,035	£3,374,864	£3,312,694	£3,250,523	£3,188,353	£3,126,182	£3,064,012	£3,001,841	£2,939,671	£2,877,500	£2,815,329	£2,753,159			
			5	£4,750	£4,589,083	£4,526,913	£4,464,742	£4,402,572	£4,340,401	£4,278,231	£4,216,060	£4,153,889	£4,091,719	£4,029,548	£3,967,378	£3,905,207	£3,843,037	£3,780,866	£3,718,696			
			6	£5,250	£5,554,620	£5,492,450	£5,430,279	£5,368,108	£5,305,938	£5,243,767	£5,181,597	£5,119,426	£5,057,256	£4,995,085	£4,932,915	£4,870,744	£4,808,574	£4,746,403	£4,684,233			
			7	£5,750	£6,520,157	£6,457,986	£6,395,816	£6,333,645	£6,271,475	£6,209,304	£6,147,134	£6,084,963	£6,022,793	£5,960,622	£5,898,452	£5,836,281	£5,774,110	£5,711,940	£5,649,769			
			8	£6,250	£7,485,694	£7,423,523	£7,361,353	£7,299,182	£7,237,012	£7,174,841	£7,112,671	£7,050,500	£6,988,329	£6,926,159	£6,863,988	£6,801,818	£6,739,647	£6,677,477	£6,615,306			
9	£6,750	£8,451,231	£8,389,060	£8,326,889	£8,264,719	£8,202,548	£8,140,378	£8,078,207	£8,016,037	£7,953,866	£7,891,696	£7,829,525	£7,767,355	£7,705,184	£7,643,014	£7,580,843						
50 Flats 40% AH	Greenfield / PDL	1665	1	£2,750	£388,392	£353,003	£317,613	£282,224	£252,119	£216,237	£180,354	£144,471	£108,589	£78,343	£41,473	£4,604	Negative RLV					
			2	£3,250	£970,984	£935,595	£900,205	£864,816	£829,426	£794,037	£758,648	£723,258	£687,869	£652,479	£617,090	£581,701	£546,311	£510,922	£475,533			
			3	£3,750	£1,553,576	£1,518,186	£1,482,797	£1,447,407	£1,412,018	£1,376,629	£1,341,239	£1,305,850	£1,270,461	£1,235,071	£1,199,682	£1,164,292	£1,128,903	£1,093,514	£1,058,124			
			4	£4,250	£2,136,167	£2,100,778	£2,065,389	£2,029,999	£1,994,610	£1,959,220	£1,923,831	£1,888,441	£1,853,052	£1,817,663	£1,782,273	£1,746,884	£1,711,495	£1,676,105	£1,640,716			
			5	£4,750	£2,718,759	£2,683,370	£2,647,980	£2,612,591	£2,577,202	£2,541,812	£2,506,423	£2,471,033	£2,435,644	£2,400,255	£2,364,865	£2,329,476	£2,294,087	£2,258,697	£2,223,308			
			6	£5,250	£3,301,351	£3,265,961	£3,230,572	£3,195,183	£3,159,793	£3,124,404	£3,089,015	£3,053,625	£3,018,236	£2,982,846	£2,947,457	£2,912,068	£2,876,678	£2,841,289	£2,805,899			
			7	£5,750	£3,883,943	£3,848,553	£3,813,164	£3,777,774	£3,742,385	£3,706,995	£3,671,606	£3,636,217	£3,600,827	£3,565,438	£3,530,049	£3,494,659	£3,459,270	£3,423,881	£3,388,491			
			8	£6,250	£4,466,534	£4,431,145	£4,395,756	£4,360,366	£4,324,977	£4,289,587	£4,254,198	£4,218,809	£4,183,419	£4,148,030	£4,112,641	£4,077,251	£4,041,862	£4,006,472	£3,971,083			
			9	£6,750	£5,049,126	£5,013,737	£4,978,347	£4,942,958	£4,907,569	£4,872,179	£4,836,790	£4,801,400	£4,766,011	£4,730,622	£4,695,232	£4,659,843	£4,624,453	£4,589,064	£4,553,675			
								Residual Land Value (£/Ha)														
			1	£2,750	£582,588	£529,504	£476,420	£423,336	£378,179	£324,355	£270,531	£216,707	£162,883	£117,514	£62,210	£6,906	Negative RLV					
			2	£3,250	£1,456,476	£1,403,392	£1,350,308	£1,297,224	£1,244,140	£1,191,055	£1,137,971	£1,084,887	£1,031,803	£978,719	£925,635	£872,551	£819,467	£766,383	£713,299			
			3	£3,750	£2,330,363	£2,277,279	£2,224,195	£2,171,111	£2,118,027	£2,064,943	£2,011,859	£1,958,775	£1,905,691	£1,852,607	£1,799,523	£1,746,439	£1,693,355	£1,640,270	£1,587,186			
			4	£4,250	£3,204,251	£3,151,167	£3,098,083	£3,044,999	£2,991,915	£2,938,831	£2,885,747	£2,832,663	£2,779,578	£2,726,494	£2,673,410	£2,620,326	£2,567,242	£2,514,158	£2,461,074			
			5	£4,750	£4,078,139	£4,025,055	£3,971,971	£3,918,886	£3,865,802	£3,812,718	£3,759,634	£3,706,550	£3,653,466	£3,600,382	£3,547,298	£3,494,214	£3,441,130	£3,388,046	£3,334,962			
			6	£5,250	£4,952,026	£4,898,942	£4,845,858	£4,792,774	£4,739,690	£4,686,606	£4,633,522	£4,580,438	£4,527,354	£4,474,270	£4,421,186	£4,368,101	£4,315,017	£4,261,933	£4,208,849			
			7	£5,750	£5,825,914	£5,772,830	£5,719,746	£5,666,662	£5,613,578	£5,560,494	£5,507,409	£5,454,325	£5,401,241	£5,348,157	£5,295,073	£5,241,989	£5,188,905	£5,135,821	£5,082,737			
			8	£6,250	£6,699,802	£6,646,717	£6,593,633	£6,540,549	£6,487,465	£6,434,381	£6,381,297	£6,328,213	£6,275,129	£6,222,045	£6,168,961	£6,115,877	£6,062,793	£6,009,709	£5,956,624			
9	£6,750	£7,573,689	£7,520,605	£7,467,521	£7,414,437	£7,361,353	£7,308,269	£7,255,185	£7,202,101	£7,149,017	£7,095,932	£7,042,848	£6,989,764	£6,936,680	£6,883,596	£6,830,512						
50 Flats 50% AH	Greenfield / PDL	1335	1	£2,750	£300,796	£278,044	£249,274	£220,503	£191,732	£162,961	£134,190	£105,420	£76,649	£52,796	£23,234	Negative RLV						
			2	£3,250	£797,948	£769,573	£741,197	£712,822	£684,447	£656,072	£627,696	£599,321	£570,946	£542,570	£514,195	£485,820	£457,445	£429,069	£400,694			
			3	£3,750	£1,295,099	£1,266,724	£1,238,349	£1,209,974	£1,181,598	£1,153,223	£1,124,848	£1,096,473	£1,068,097	£1,039,722	£1,011,347	£982,971	£954,596	£926,221	£897,846			
			4	£4,250	£1,792,251	£1,763,876	£1,735,500	£1,707,125	£1,678,750	£1,650,375	£1,621,999	£1,593,624	£1,565,249	£1,536,874	£1,508,498	£1,480,123	£1,451,748	£1,423,372	£1,394,997			
			5	£4,750	£2,289,403	£2,261,027	£2,232,652	£2,204,277	£2,175,901	£2,147,526	£2,119,151	£2,090,776	£2,062,400	£2,034,025	£2,005,650	£1,977,275	£1,948,899	£1,920,524	£1,892,149			
			6	£5,250	£2,786,554	£2,758,179	£2,729,803	£2,701,428	£2,673,053	£2,644,678	£2,616,302	£2,587,927	£2,559,552	£2,531,177	£2,502,801	£2,474,426	£2,446,051	£2,417,676	£2,389,300			
			7	£5,750	£3,283,706	£3,255,330	£3,226,955	£3,198,580	£3,170,204	£3,141,829	£3,113,454	£3,085,079	£3,056,703	£3,028,328	£2,999,953	£2,971,578						

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

Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value (£)																	
					Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	Residual Land Value - £325/m ² CIL	Residual Land Value - £350/m ² CIL			
50 Mixed 30% AH	Greenfield / PDL	2805	1	£2,750	£1,384,764	£1,325,144	£1,265,524	£1,205,904	£1,146,285	£1,086,665	£1,027,045	£967,425	£907,805	£848,185	£788,565	£728,945	£669,325	£609,705	£550,085			
			2	£3,250	£2,311,965	£2,252,345	£2,192,725	£2,133,106	£2,073,486	£2,013,866	£1,954,246	£1,894,626	£1,835,006	£1,775,386	£1,715,766	£1,656,146	£1,596,526	£1,536,906	£1,477,286			
			3	£3,750	£3,239,166	£3,179,546	£3,119,926	£3,060,307	£3,000,687	£2,941,067	£2,881,447	£2,821,827	£2,762,207	£2,702,587	£2,642,967	£2,583,347	£2,523,727	£2,464,107	£2,404,487			
			4	£4,250	£4,166,367	£4,106,747	£4,047,127	£3,987,507	£3,927,887	£3,868,267	£3,808,647	£3,749,027	£3,689,407	£3,629,787	£3,570,167	£3,510,547	£3,450,927	£3,391,307	£3,331,687			
			5	£4,750	£5,093,568	£5,033,948	£4,974,329	£4,914,709	£4,855,089	£4,795,469	£4,735,849	£4,676,229	£4,616,609	£4,556,989	£4,497,369	£4,437,749	£4,378,129	£4,318,509	£4,258,889			
			6	£5,250	£6,020,769	£5,961,149	£5,901,530	£5,841,910	£5,782,290	£5,722,670	£5,663,050	£5,603,430	£5,543,810	£5,484,190	£5,424,570	£5,364,950	£5,305,330	£5,245,710	£5,186,090			
			7	£5,750	£6,947,970	£6,888,350	£6,828,731	£6,769,111	£6,709,491	£6,649,871	£6,590,251	£6,530,631	£6,471,011	£6,411,391	£6,351,771	£6,292,151	£6,232,531	£6,172,911	£6,113,291			
			8	£6,250	£7,875,171	£7,815,552	£7,755,932	£7,696,312	£7,636,692	£7,577,072	£7,517,452	£7,457,832	£7,398,212	£7,338,592	£7,278,972	£7,219,352	£7,159,732	£7,100,112	£7,040,492			
			9	£6,750	£8,802,372	£8,742,753	£8,683,133	£8,623,513	£8,563,893	£8,504,273	£8,444,653	£8,385,033	£8,325,413	£8,265,793	£8,206,173	£8,146,553	£8,086,933	£8,027,313	£7,967,693			
								Residual Land Value (£/Ha)														
			1	£2,750	£1,246,288	£1,192,630	£1,138,972	£1,085,314	£1,031,656	£977,998	£924,340	£870,682	£817,024	£763,366	£709,708	£656,050	£602,392	£548,734	£495,077			
			2	£3,250	£2,080,769	£2,027,111	£1,973,453	£1,919,795	£1,866,137	£1,812,479	£1,758,821	£1,705,163	£1,651,505	£1,597,847	£1,544,189	£1,490,531	£1,436,873	£1,383,215	£1,329,557			
			3	£3,750	£2,915,250	£2,861,592	£2,807,934	£2,754,276	£2,700,618	£2,646,960	£2,593,302	£2,539,644	£2,485,986	£2,432,328	£2,378,670	£2,325,012	£2,271,354	£2,217,696	£2,164,038			
			4	£4,250	£3,749,731	£3,696,073	£3,642,415	£3,588,757	£3,535,099	£3,481,441	£3,427,783	£3,374,125	£3,320,467	£3,266,809	£3,213,151	£3,159,493	£3,105,835	£3,052,177	£2,998,519			
			5	£4,750	£4,584,212	£4,530,554	£4,476,896	£4,423,238	£4,369,580	£4,315,922	£4,262,264	£4,208,606	£4,154,948	£4,101,290	£4,047,632	£3,993,974	£3,940,316	£3,886,658	£3,833,000			
			6	£5,250	£5,418,692	£5,365,035	£5,311,377	£5,257,719	£5,204,061	£5,150,403	£5,096,745	£5,043,087	£4,989,429	£4,935,771	£4,882,113	£4,828,455	£4,774,797	£4,721,139	£4,667,481			
			7	£5,750	£6,253,173	£6,199,515	£6,145,857	£6,092,200	£6,038,542	£5,984,884	£5,931,226	£5,877,568	£5,823,910	£5,770,252	£5,716,594	£5,662,936	£5,609,278	£5,555,620	£5,501,962			
			8	£6,250	£7,087,654	£7,033,996	£6,980,338	£6,926,680	£6,873,022	£6,819,365	£6,765,707	£6,712,049	£6,658,391	£6,604,733	£6,551,075	£6,497,417	£6,443,759	£6,390,101	£6,336,443			
9	£6,750	£7,922,135	£7,868,477	£7,814,819	£7,761,161	£7,707,503	£7,653,845	£7,600,187	£7,546,530	£7,492,872	£7,439,214	£7,385,556	£7,331,898	£7,278,240	£7,224,582	£7,170,924						
50 Mixed 40% AH	Greenfield / PDL	2450	1	£2,750	£1,261,775	£1,209,700	£1,157,626	£1,105,551	£1,053,477	£1,001,402	£949,328	£897,253	£845,179	£793,104	£741,030	£688,955	£636,881	£584,806	£532,732			
			2	£3,250	£2,085,244	£2,033,170	£1,981,095	£1,929,021	£1,876,946	£1,824,872	£1,772,797	£1,720,723	£1,668,648	£1,616,574	£1,564,500	£1,512,425	£1,460,351	£1,408,276	£1,356,202			
			3	£3,750	£2,908,714	£2,856,639	£2,804,565	£2,752,491	£2,700,416	£2,648,342	£2,596,267	£2,544,193	£2,492,118	£2,440,044	£2,387,969	£2,335,895	£2,283,820	£2,231,746	£2,179,671			
			4	£4,250	£3,732,183	£3,680,109	£3,628,034	£3,575,960	£3,523,886	£3,471,811	£3,419,737	£3,367,662	£3,315,588	£3,263,513	£3,211,439	£3,159,364	£3,107,290	£3,055,215	£3,003,141			
			5	£4,750	£4,555,653	£4,503,579	£4,451,504	£4,399,430	£4,347,355	£4,295,281	£4,243,206	£4,191,132	£4,139,057	£4,086,983	£4,034,908	£3,982,834	£3,930,759	£3,878,685	£3,826,610			
			6	£5,250	£5,379,123	£5,327,048	£5,274,974	£5,222,899	£5,170,825	£5,118,750	£5,066,676	£5,014,601	£4,962,527	£4,910,452	£4,858,378	£4,806,303	£4,754,229	£4,702,155	£4,650,080			
			7	£5,750	£6,202,592	£6,150,518	£6,098,443	£6,046,369	£5,994,294	£5,942,220	£5,890,145	£5,838,071	£5,785,996	£5,733,922	£5,681,848	£5,629,773	£5,577,699	£5,525,624	£5,473,550			
			8	£6,250	£7,026,062	£6,973,987	£6,921,913	£6,869,838	£6,817,764	£6,765,689	£6,713,615	£6,661,541	£6,609,466	£6,557,392	£6,505,317	£6,453,243	£6,401,168	£6,349,094	£6,297,019			
			9	£6,750	£7,849,531	£7,797,457	£7,745,382	£7,693,308	£7,641,234	£7,589,159	£7,537,085	£7,485,010	£7,432,936	£7,380,861	£7,328,787	£7,276,712	£7,224,638	£7,172,563	£7,120,489			
								Residual Land Value (£/Ha)														
			1	£2,750	£1,135,597	£1,088,730	£1,041,863	£994,996	£948,129	£901,262	£854,395	£807,528	£760,661	£713,794	£666,927	£620,060	£573,193	£526,326	£479,459			
			2	£3,250	£1,876,720	£1,829,853	£1,782,986	£1,736,119	£1,689,252	£1,642,385	£1,595,518	£1,548,651	£1,501,784	£1,454,917	£1,408,050	£1,361,183	£1,314,315	£1,267,448	£1,220,581			
			3	£3,750	£2,617,842	£2,570,975	£2,524,108	£2,477,241	£2,430,374	£2,383,507	£2,336,640	£2,289,773	£2,242,906	£2,196,039	£2,149,172	£2,102,305	£2,055,438	£2,008,571	£1,961,704			
			4	£4,250	£3,358,965	£3,312,098	£3,265,231	£3,218,364	£3,171,497	£3,124,630	£3,077,763	£3,030,896	£2,984,029	£2,937,162	£2,890,295	£2,843,428	£2,796,561	£2,749,694	£2,702,827			
			5	£4,750	£4,100,088	£4,053,221	£4,006,354	£3,959,487	£3,912,620	£3,865,753	£3,818,886	£3,772,019	£3,725,152	£3,678,285	£3,631,418	£3,584,551	£3,537,684	£3,490,817	£3,443,950			
			6	£5,250	£4,841,210	£4,794,343	£4,747,476	£4,700,609	£4,653,742	£4,606,875	£4,560,008	£4,513,141	£4,466,274	£4,419,407	£4,372,540	£4,325,673	£4,278,806	£4,231,939	£4,185,072			
			7	£5,750	£5,582,333	£5,535,466	£5,488,599	£5,441,732	£5,394,865	£5,347,998	£5,301,131	£5,254,264	£5,207,397	£5,160,530	£5,113,663	£5,066,796	£5,019,929	£4,973,062	£4,926,195			
			8	£6,250	£6,323,456	£6,276,589	£6,229,722	£6,182,855	£6,135,988	£6,089,121	£6,042,254	£5,995,387	£5,948,520	£5,901,652	£5,854,785	£5,807,918	£5,761,051	£5,714,184	£5,667,317			
9	£6,750	£7,064,578	£7,017,711	£6,970,844	£6,923,977	£6,877,110	£6,830,243	£6,783,376	£6,736,509	£6,689,642	£6,642,775	£6,595,908	£6,549,041	£6,502,174	£6,455,307	£6,408,440						
50 Mixed 50% AH	Greenfield / PDL	2260	1	£2,750	£1,171,326	£1,123,290	£1,075,254	£1,027,218	£979,182	£931,146	£883,110	£835,073	£787,037	£739,001	£690,965	£642,929	£594,893	£546,857	£498,821			
			2	£3,250	£1,937,325	£1,889,289	£1,841,253	£1,793,217	£1,745,181	£1,697,145	£1,649,109	£1,601,073	£1,553,037	£1,505,001	£1,456,965	£1,408,929	£1,360,893	£1,312,857	£1,264,821			
			3	£3,750	£2,703,324	£2,655,288	£2,607,252	£2,559,216	£2,511,180	£2,463,144	£2,415,107	£2,367,071	£2,319,035	£2,270,999	£2,222,963	£2,174,927	£2,126,891	£2,078,855	£2,030,819			
			4	£4,250	£3,469,323	£3,421,287	£3,373,251	£3,325,215	£3,277,179	£3,229,142	£3,181,106	£3,133,070	£3,085,034	£3,036,998	£2,988,962	£2,940,926	£2,892,890	£2,844,854	£2,796,818			
			5	£4,750	£4,235,322	£4,187,286	£4,139,250	£4,091,214	£4,043,177	£3,995,141	£3,947,105	£3,899,069	£3,851,033	£3,802,997	£3,754,961	£3,706,925	£3,658,889	£3,610,853	£3,562,817			
			6	£5,250	£5,001,321	£4,953,285	£4,905,249	£4,857,212	£4,809,176	£4,761,140	£4,713,104	£4,665,068	£4,617,032	£4,568,996	£4,520,960	£4,472,924	£4,424,888	£4,376,852	£4,328,816			
			7	£5,750	£5,767,320	£5,719,284	£5,671,247	£5,623,211	£5,575,175	£5,527,139	£5,479,103	£5,431,067	£5,383,031	£5,334,995	£5,286,959	£5,238,923	£5,190,887	£5,142,851	£5,094,815			
			8	£6,250	£6,533,319	£6,485,283	£6,437,246	£6,389,210	£6,341,174	£6,293,138	£6,245,102	£6,197,066	£6,149,030	£6,100,9								

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

Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value (£)																				
					Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual and Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	Residual Land Value - £325/m ² CIL	Residual Land Value - £350/m ² CIL						
100 Mixed 30% AH	PDL	5610	1	£2,750	£3,204,127	£3,072,799	£2,941,470	£2,810,141	£2,678,813	£2,547,485	£2,416,157	£2,284,827	£2,153,499	£2,022,170	£1,890,842	£1,759,514	£1,628,186	£1,496,857	£1,365,529						
			100 Mixed 40% AH	PDL	4900	1	£2,750	£3,009,390	£2,895,086	£2,780,781	£2,666,477	£2,552,173	£2,437,868	£2,323,564	£2,209,259	£2,094,955	£1,980,651	£1,866,346	£1,752,042	£1,637,738	£1,523,433	£1,409,128			
						100 Mixed 50% AH	PDL	4520	1	£2,750	£2,782,171	£2,676,530	£2,570,890	£2,465,250	£2,359,609	£2,253,969	£2,148,328	£2,042,689	£1,937,048	£1,831,408	£1,725,767	£1,620,127	£1,514,487	£1,408,846	£1,303,206

¹ Based on information provided by the Council

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- White areas denote negative RLVs
- Positive RLV beneath Viability Test 1 (RLV <£800,000/ha)
- RLV exceeding Viability Test 1 (RLV £800,000 - £1,500,000/ha)
- RLV exceeding Viability Test 2 (RLV £1,500,000 - £2,500,000/ha)
- RLV exceeding Viability Test 3 (RLV £2,500,000 - £3,500,000/ha)
- RLV exceeding Viability Test 4 (RLV £3,500,000/ha)