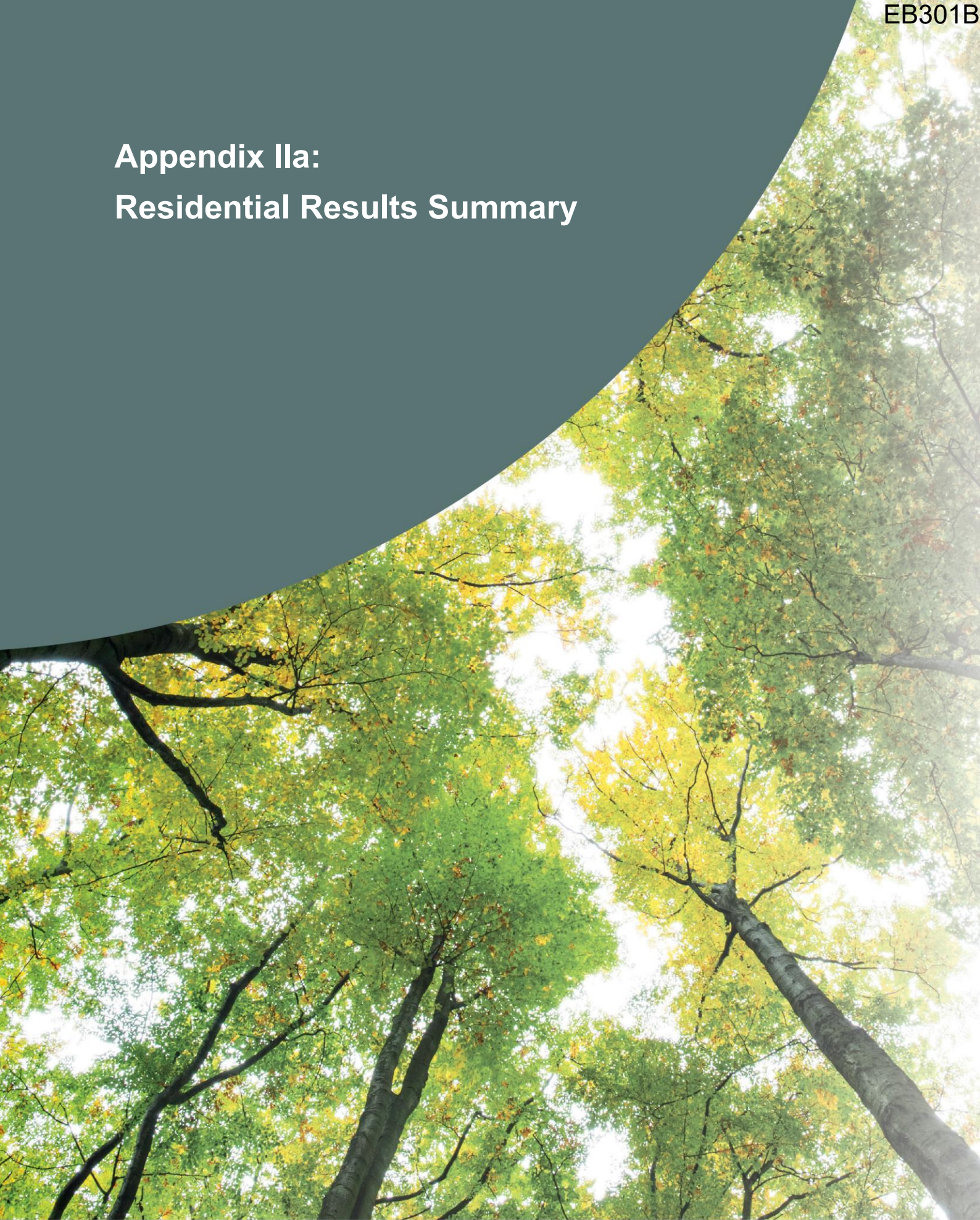


Appendix IIa: Residential Results Summary



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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
House 1 0% AH	PDL / Existing Residential	150	35	VL1	£3,500	£6,764	Negative RLV						
				VL2	£4,000	£59,343	£48,233	£45,455	£38,512	£28,096			
				VL3	£4,500	£111,922	£100,812	£98,034	£91,091	£80,675			
				VL4	£5,000	£163,318	£152,467	£149,755	£142,973	£132,801			
				VL5	£5,500	£214,667	£203,817	£201,105	£194,323	£184,151			
				VL6	£6,000	£264,548	£254,087	£251,472	£244,934	£235,127			
				VL7	£6,500	£314,054	£303,593	£300,978	£294,440	£284,633			
				VL8	£7,000	£363,560	£353,099	£350,484	£343,946	£334,139			
				VL9	£7,500	£413,065	£402,605	£399,990	£393,452	£383,645			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£205,856	Negative RLV						
				VL2	£4,000	£1,806,090	£1,467,956	£1,383,423	£1,172,089	£855,089			
				VL3	£4,500	£3,406,323	£3,068,190	£2,983,657	£2,772,323	£2,455,323			
				VL4	£5,000	£4,970,537	£4,640,309	£4,557,752	£4,351,359	£4,041,770			
				VL5	£5,500	£6,533,357	£6,203,129	£6,120,572	£5,914,180	£5,604,591			
				VL6	£6,000	£8,051,456	£7,733,086	£7,653,493	£7,454,512	£7,156,041			
				VL7	£6,500	£9,558,156	£9,239,786	£9,160,194	£8,961,213	£8,662,741			
				VL8	£7,000	£11,064,856	£10,746,486	£10,666,894	£10,467,913	£10,169,441			
VL9	£7,500	£12,571,556	£12,253,187	£12,173,594	£11,974,613	£11,676,142							

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

Source: Dixon Searle Partnership (2017)

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Houses 4 0% AH	PDL / Existing Residential	409	35	VL1	£3,500	£299,474	£270,951	£263,820	£245,994	£219,036			
				VL2	£4,000	£434,460	£405,937	£398,806	£380,980	£354,239			
				VL3	£4,500	£569,446	£540,923	£533,792	£515,966	£489,225			
				VL4	£5,000	£704,432	£675,909	£668,778	£650,952	£624,211			
				VL5	£5,500	£837,226	£810,473	£803,764	£785,938	£759,197			
				VL6	£6,000	£963,832	£937,080	£930,392	£913,672	£888,591			
				VL7	£6,500	£1,090,438	£1,063,686	£1,056,998	£1,040,278	£1,015,198			
				VL8	£7,000	£1,217,045	£1,190,292	£1,183,604	£1,166,884	£1,141,804			
				VL9	£7,500	£1,341,614	£1,315,570	£1,309,059	£1,292,781	£1,268,365			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£2,278,606	£2,061,584	£2,007,329	£1,871,690	£1,666,576			
				VL2	£4,000	£3,305,674	£3,088,652	£3,034,396	£2,898,757	£2,695,299			
				VL3	£4,500	£4,332,741	£4,115,719	£4,061,463	£3,925,825	£3,722,366			
				VL4	£5,000	£5,359,808	£5,142,786	£5,088,531	£4,952,892	£4,749,434			
				VL5	£5,500	£6,370,195	£6,166,646	£6,115,598	£5,979,959	£5,776,501			
				VL6	£6,000	£7,333,504	£7,129,954	£7,079,067	£6,951,848	£6,761,021			
				VL7	£6,500	£8,296,813	£8,093,263	£8,042,376	£7,915,157	£7,724,329			
				VL8	£7,000	£9,260,121	£9,056,572	£9,005,684	£8,878,466	£8,687,638			
VL9	£7,500	£10,207,932	£10,009,771	£9,960,231	£9,836,380	£9,650,605							

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

Source: Dixon Searle Partnership (2017)

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Houses 5 0% AH	PDL / Existing Residential	509	35	VL1	£3,500	£369,832	£334,336	£325,461	£303,276	£269,998			
				VL2	£4,000	£537,822	£502,325	£493,451	£471,266	£437,988			
				VL3	£4,500	£705,812	£670,315	£661,441	£639,256	£605,978			
				VL4	£5,000	£869,475	£836,182	£827,859	£807,051	£773,967			
				VL5	£5,500	£1,027,037	£993,743	£985,420	£964,612	£933,400			
				VL6	£6,000	£1,184,598	£1,151,305	£1,142,982	£1,122,173	£1,090,961			
				VL7	£6,500	£1,340,162	£1,307,750	£1,299,647	£1,279,390	£1,248,522			
				VL8	£7,000	£1,493,552	£1,461,140	£1,453,037	£1,432,780	£1,402,394			
				VL9	£7,500	£1,646,942	£1,614,530	£1,606,427	£1,586,170	£1,555,784			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£2,251,153	£2,035,086	£1,981,069	£1,846,027	£1,643,465			
				VL2	£4,000	£3,273,700	£3,057,633	£3,003,617	£2,868,575	£2,666,012			
				VL3	£4,500	£4,296,247	£4,080,180	£4,026,164	£3,891,122	£3,688,559			
				VL4	£5,000	£5,292,458	£5,089,804	£5,039,140	£4,912,482	£4,711,106			
				VL5	£5,500	£6,251,527	£6,048,873	£5,998,210	£5,871,551	£5,681,563			
				VL6	£6,000	£7,210,596	£7,007,942	£6,957,279	£6,830,620	£6,640,632			
				VL7	£6,500	£8,157,507	£7,960,218	£7,910,896	£7,787,591	£7,599,702			
				VL8	£7,000	£9,091,185	£8,893,897	£8,844,574	£8,721,269	£8,536,311			
VL9	£7,500	£10,024,863	£9,827,575	£9,778,252	£9,654,947	£9,469,989							

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

Source: Dixon Searle Partnership (2017)

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Houses 9 0% AH	Greenfield / PDL	918	35	VL1	£3,500	£633,459	£570,238	£554,433	£514,920	£455,651			
				VL2	£4,000	£921,047	£861,894	£847,105	£810,135	£752,378			
				VL3	£4,500	£1,198,684	£1,139,531	£1,124,742	£1,087,772	£1,032,316			
				VL4	£5,000	£1,469,829	£1,412,303	£1,397,921	£1,361,967	£1,308,036			
				VL5	£5,500	£1,739,830	£1,682,304	£1,667,922	£1,631,968	£1,578,037			
				VL6	£6,000	£2,009,831	£1,952,305	£1,937,924	£1,901,970	£1,848,039			
				VL7	£6,500	£2,279,833	£2,222,306	£2,207,925	£2,171,971	£2,118,040			
				VL8	£7,000	£2,549,834	£2,492,308	£2,477,926	£2,441,972	£2,388,041			
				VL9	£7,500	£2,819,835	£2,762,309	£2,747,928	£2,711,974	£2,658,043			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£2,142,130	£1,928,342	£1,874,895	£1,741,277	£1,540,850			
				VL2	£4,000	£3,114,652	£2,914,617	£2,864,608	£2,739,586	£2,544,272			
				VL3	£4,500	£4,053,521	£3,853,486	£3,803,477	£3,678,455	£3,490,922			
				VL4	£5,000	£4,970,436	£4,775,902	£4,727,269	£4,605,685	£4,423,310			
				VL5	£5,500	£5,883,484	£5,688,950	£5,640,317	£5,518,733	£5,336,358			
				VL6	£6,000	£6,796,532	£6,601,998	£6,553,365	£6,431,781	£6,249,406			
				VL7	£6,500	£7,709,580	£7,515,046	£7,466,413	£7,344,829	£7,162,454			
				VL8	£7,000	£8,622,628	£8,428,094	£8,379,461	£8,257,877	£8,075,502			
VL9	£7,500	£9,535,675	£9,341,142	£9,292,509	£9,170,925	£8,988,550							

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

Source: Dixon Searle Partnership (2017)

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Houses 10 0% AH	Greenfield / PDL	1018	35	VL1	£3,500	£701,057	£630,950	£613,423	£569,606	£503,881			
				VL2	£4,000	£1,014,540	£948,944	£932,544	£891,546	£830,049			
				VL3	£4,500	£1,320,162	£1,256,369	£1,240,421	£1,199,427	£1,137,930			
				VL4	£5,000	£1,619,575	£1,555,782	£1,539,834	£1,499,963	£1,440,158			
				VL5	£5,500	£1,918,988	£1,855,195	£1,839,247	£1,799,377	£1,739,571			
				VL6	£6,000	£2,218,401	£2,154,609	£2,138,660	£2,098,790	£2,038,984			
				VL7	£6,500	£2,517,815	£2,454,022	£2,438,074	£2,398,203	£2,338,397			
				VL8	£7,000	£2,817,228	£2,753,435	£2,737,487	£2,697,616	£2,637,811			
				VL9	£7,500	£3,116,641	£3,052,848	£3,036,900	£2,997,030	£2,937,224			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£2,133,652	£1,920,283	£1,866,941	£1,733,585	£1,533,551			
				VL2	£4,000	£3,087,732	£2,888,089	£2,838,178	£2,713,402	£2,526,237			
				VL3	£4,500	£4,017,883	£3,823,731	£3,775,193	£3,650,430	£3,463,265			
				VL4	£5,000	£4,929,141	£4,734,989	£4,686,451	£4,565,106	£4,383,088			
				VL5	£5,500	£5,840,399	£5,646,247	£5,597,709	£5,476,364	£5,294,346			
				VL6	£6,000	£6,751,656	£6,557,504	£6,508,966	£6,387,621	£6,205,604			
				VL7	£6,500	£7,662,914	£7,468,762	£7,420,224	£7,298,879	£7,116,861			
				VL8	£7,000	£8,574,172	£8,380,020	£8,331,482	£8,210,137	£8,028,119			
VL9	£7,500	£9,485,429	£9,291,277	£9,242,739	£9,121,394	£8,939,377							

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

Source: Dixon Searle Partnership (2017)

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Houses 11 0% AH	Greenfield / PDL	1148	35	VL1	£3,500	£985,411	£911,437	£892,943	£846,710	£776,618			
				VL2	£4,000	£1,330,068	£1,258,129	£1,240,141	£1,193,907	£1,124,557			
				VL3	£4,500	£1,667,717	£1,595,778	£1,577,793	£1,532,831	£1,465,388			
				VL4	£5,000	£2,005,366	£1,933,427	£1,915,442	£1,870,480	£1,803,037			
				VL5	£5,500	£2,343,014	£2,271,075	£2,253,090	£2,208,128	£2,140,685			
				VL6	£6,000	£2,680,663	£2,608,724	£2,590,739	£2,545,777	£2,478,334			
				VL7	£6,500	£3,018,312	£2,946,373	£2,928,388	£2,883,426	£2,815,983			
				VL8	£7,000	£3,355,961	£3,284,021	£3,266,037	£3,221,075	£3,153,631			
				VL9	£7,500	£3,693,609	£3,621,670	£3,603,685	£3,558,723	£3,491,280			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£2,726,432	£2,521,762	£2,470,594	£2,342,675	£2,148,745			
				VL2	£4,000	£3,680,031	£3,480,990	£3,431,220	£3,303,301	£3,111,422			
				VL3	£4,500	£4,614,237	£4,415,196	£4,365,435	£4,241,034	£4,054,433			
				VL4	£5,000	£5,548,443	£5,349,401	£5,299,641	£5,175,240	£4,988,639			
				VL5	£5,500	£6,482,649	£6,283,607	£6,233,847	£6,109,446	£5,922,845			
				VL6	£6,000	£7,416,855	£7,217,813	£7,168,053	£7,043,652	£6,857,051			
				VL7	£6,500	£8,351,061	£8,152,019	£8,102,259	£7,977,858	£7,791,257			
				VL8	£7,000	£9,285,267	£9,086,225	£9,036,465	£8,912,064	£8,725,463			
VL9	£7,500	£10,219,473	£10,020,431	£9,970,671	£9,846,270	£9,659,668							

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Houses 11 40% AH	Greenfield / PDL	739	35	VL1	£3,500	£630,806	£579,913	£567,190	£535,382	£487,669			
				VL2	£4,000	£882,785	£835,166	£823,262	£793,500	£746,156			
				VL3	£4,500	£1,124,643	£1,077,024	£1,065,119	£1,035,357	£990,714			
				VL4	£5,000	£1,363,028	£1,316,719	£1,305,141	£1,276,198	£1,232,572			
				VL5	£5,500	£1,598,234	£1,551,924	£1,540,347	£1,511,404	£1,467,989			
				VL6	£6,000	£1,833,439	£1,787,130	£1,775,553	£1,746,609	£1,703,194			
				VL7	£6,500	£2,068,645	£2,022,336	£2,010,758	£1,981,815	£1,938,400			
				VL8	£7,000	£2,303,851	£2,257,541	£2,245,964	£2,217,021	£2,173,606			
				VL9	£7,500	£2,539,056	£2,492,747	£2,481,170	£2,452,226	£2,408,811			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£1,745,313	£1,604,502	£1,569,300	£1,481,293	£1,349,283			
				VL2	£4,000	£2,442,489	£2,310,737	£2,277,799	£2,195,454	£2,064,462			
				VL3	£4,500	£3,111,659	£2,979,907	£2,946,969	£2,864,624	£2,741,107			
				VL4	£5,000	£3,771,224	£3,643,096	£3,611,063	£3,530,983	£3,410,277			
				VL5	£5,500	£4,421,991	£4,293,862	£4,261,830	£4,181,750	£4,061,629			
				VL6	£6,000	£5,072,757	£4,944,629	£4,912,597	£4,832,516	£4,712,396			
				VL7	£6,500	£5,723,524	£5,595,395	£5,563,363	£5,483,283	£5,363,162			
				VL8	£7,000	£6,374,290	£6,246,162	£6,214,130	£6,134,049	£6,013,929			
VL9	£7,500	£7,025,057	£6,896,928	£6,864,896	£6,784,816	£6,664,695							

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Houses 15 0% AH	Greenfield / PDL	1557	35	VL1	£3,500	£1,267,468	£1,170,268	£1,145,573	£1,083,837	£991,232			
				VL2	£4,000	£1,714,151	£1,618,196	£1,594,207	£1,534,235	£1,444,277			
				VL3	£4,500	£2,160,835	£2,064,879	£2,040,890	£1,980,918	£1,890,960			
				VL4	£5,000	£2,607,518	£2,511,563	£2,487,574	£2,427,602	£2,337,643			
				VL5	£5,500	£3,054,201	£2,958,246	£2,934,257	£2,874,285	£2,784,327			
				VL6	£6,000	£3,500,885	£3,404,929	£3,380,940	£3,320,968	£3,231,010			
				VL7	£6,500	£3,947,568	£3,851,613	£3,827,624	£3,767,652	£3,677,693			
				VL8	£7,000	£4,394,251	£4,298,296	£4,274,307	£4,214,335	£4,124,377			
				VL9	£7,500	£4,840,935	£4,744,979	£4,720,990	£4,661,018	£4,571,060			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£2,571,674	£2,374,457	£2,324,352	£2,199,089	£2,011,196			
				VL2	£4,000	£3,477,988	£3,283,296	£3,234,623	£3,112,940	£2,930,417			
				VL3	£4,500	£4,384,302	£4,189,610	£4,140,937	£4,019,255	£3,836,731			
				VL4	£5,000	£5,290,616	£5,095,924	£5,047,251	£4,925,569	£4,743,045			
				VL5	£5,500	£6,196,930	£6,002,238	£5,953,565	£5,831,883	£5,649,359			
				VL6	£6,000	£7,103,244	£6,908,552	£6,859,879	£6,738,197	£6,555,673			
				VL7	£6,500	£8,009,558	£7,814,866	£7,766,193	£7,644,511	£7,461,987			
				VL8	£7,000	£8,915,872	£8,721,180	£8,672,507	£8,550,825	£8,368,301			
VL9	£7,500	£9,822,186	£9,627,494	£9,578,821	£9,457,139	£9,274,615							

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Houses 15 40% AH	Greenfield / PDL	969	35	VL1	£3,500	£758,806	£692,939	£676,473	£635,306	£573,556			
				VL2	£4,000	£1,063,796	£1,002,322	£986,953	£948,531	£890,899			
				VL3	£4,500	£1,363,491	£1,303,773	£1,288,844	£1,251,520	£1,194,997			
				VL4	£5,000	£1,658,898	£1,599,180	£1,584,251	£1,546,927	£1,490,942			
				VL5	£5,500	£1,954,305	£1,894,588	£1,879,658	£1,842,334	£1,786,349			
				VL6	£6,000	£2,249,713	£2,189,995	£2,175,065	£2,137,742	£2,081,756			
				VL7	£6,500	£2,545,120	£2,485,402	£2,470,473	£2,433,149	£2,377,163			
				VL8	£7,000	£2,840,527	£2,780,809	£2,765,880	£2,728,556	£2,672,571			
				VL9	£7,500	£3,135,934	£3,076,216	£3,061,287	£3,023,963	£2,967,978			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£1,539,607	£1,405,964	£1,372,553	£1,289,026	£1,163,736			
				VL2	£4,000	£2,158,427	£2,033,696	£2,002,513	£1,924,556	£1,807,620			
				VL3	£4,500	£2,766,504	£2,645,337	£2,615,045	£2,539,316	£2,424,631			
				VL4	£5,000	£3,365,881	£3,244,714	£3,214,422	£3,138,693	£3,025,099			
				VL5	£5,500	£3,965,257	£3,844,091	£3,813,799	£3,738,070	£3,624,476			
				VL6	£6,000	£4,564,634	£4,443,468	£4,413,176	£4,337,447	£4,223,853			
				VL7	£6,500	£5,164,011	£5,042,845	£5,012,553	£4,936,824	£4,823,230			
				VL8	£7,000	£5,763,388	£5,642,222	£5,611,930	£5,536,201	£5,422,607			
VL9	£7,500	£6,362,765	£6,241,599	£6,211,307	£6,135,578	£6,021,984							

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Flats 15 0% AH	Greenfield / PDL	910	75	VL1	£3,500	£523,794	£461,938	£446,474	£407,813	£349,823			
				VL2	£4,000	£809,105	£749,887	£734,423	£695,762	£637,772			
				VL3	£4,500	£1,077,853	£1,020,121	£1,005,689	£969,606	£915,483			
				VL4	£5,000	£1,342,806	£1,286,724	£1,272,704	£1,237,653	£1,184,230			
				VL5	£5,500	£1,603,874	£1,547,792	£1,533,771	£1,498,720	£1,446,143			
				VL6	£6,000	£1,864,941	£1,808,859	£1,794,839	£1,759,787	£1,707,211			
				VL7	£6,500	£2,126,008	£2,069,926	£2,055,906	£2,020,855	£1,968,278			
				VL8	£7,000	£2,387,076	£2,330,994	£2,316,973	£2,281,922	£2,229,345			
				VL9	£7,500	£2,648,143	£2,592,061	£2,578,041	£2,542,989	£2,490,413			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£2,277,366	£2,008,425	£1,941,190	£1,773,102	£1,520,969			
				VL2	£4,000	£3,517,849	£3,260,377	£3,193,142	£3,025,053	£2,772,921			
				VL3	£4,500	£4,686,318	£4,435,311	£4,372,559	£4,215,679	£3,980,360			
				VL4	£5,000	£5,838,288	£5,594,454	£5,533,495	£5,381,099	£5,148,828			
				VL5	£5,500	£6,973,363	£6,729,529	£6,668,571	£6,516,174	£6,287,580			
				VL6	£6,000	£8,108,439	£7,864,605	£7,803,646	£7,651,250	£7,422,655			
				VL7	£6,500	£9,243,514	£8,999,680	£8,938,721	£8,786,325	£8,557,731			
				VL8	£7,000	£10,378,589	£10,134,755	£10,073,797	£9,921,401	£9,692,806			
VL9	£7,500	£11,513,665	£11,269,831	£11,208,872	£11,056,476	£10,827,882							

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Flats 15 40% AH	Greenfield / PDL	550	75	VL1	£3,500	£227,652	£189,208	£179,488	£155,187	£118,735			
				VL2	£4,000	£413,843	£376,457	£367,111	£343,745	£308,696			
				VL3	£4,500	£600,034	£562,648	£553,302	£529,936	£494,887			
				VL4	£5,000	£785,289	£748,839	£739,493	£716,127	£681,078			
				VL5	£5,500	£959,065	£924,172	£915,449	£893,641	£860,929			
				VL6	£6,000	£1,132,840	£1,097,947	£1,089,224	£1,067,416	£1,034,704			
				VL7	£6,500	£1,303,963	£1,270,068	£1,261,594	£1,240,409	£1,208,479			
				VL8	£7,000	£1,472,773	£1,438,877	£1,430,403	£1,409,218	£1,377,441			
				VL9	£7,500	£1,641,582	£1,607,686	£1,599,212	£1,578,027	£1,546,250			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£989,791	£822,644	£780,382	£674,726	£516,241			
				VL2	£4,000	£1,799,317	£1,636,771	£1,596,134	£1,494,542	£1,342,155			
				VL3	£4,500	£2,608,844	£2,446,297	£2,405,660	£2,304,069	£2,151,681			
				VL4	£5,000	£3,414,300	£3,255,824	£3,215,187	£3,113,595	£2,961,208			
				VL5	£5,500	£4,169,846	£4,018,138	£3,980,211	£3,885,394	£3,743,167			
				VL6	£6,000	£4,925,391	£4,773,683	£4,735,756	£4,640,939	£4,498,713			
				VL7	£6,500	£5,669,406	£5,522,034	£5,485,191	£5,393,083	£5,254,258			
				VL8	£7,000	£6,403,359	£6,255,987	£6,219,144	£6,127,036	£5,988,875			
VL9	£7,500	£7,137,312	£6,989,940	£6,953,097	£6,860,989	£6,722,828							

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Mixed 25 0% AH	Greenfield / PDL	2426	50	VL1	£3,500	£1,839,710	£1,690,200	£1,652,822	£1,559,378	£1,419,212			
				VL2	£4,000	£2,535,698	£2,386,188	£2,348,810	£2,255,366	£2,115,200			
				VL3	£4,500	£3,231,687	£3,082,176	£3,044,799	£2,951,355	£2,811,188			
				VL4	£5,000	£3,927,675	£3,778,164	£3,740,787	£3,647,343	£3,507,177			
				VL5	£5,500	£4,623,663	£4,474,153	£4,436,775	£4,343,331	£4,203,165			
				VL6	£6,000	£5,319,651	£5,170,141	£5,132,763	£5,039,319	£4,899,153			
				VL7	£6,500	£6,015,640	£5,866,129	£5,828,752	£5,735,308	£5,595,142			
				VL8	£7,000	£6,711,628	£6,562,118	£6,524,740	£6,431,296	£6,291,130			
				VL9	£7,500	£7,407,616	£7,258,106	£7,220,728	£7,127,284	£6,987,118			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£3,199,496	£2,939,477	£2,874,473	£2,711,962	£2,468,195			
				VL2	£4,000	£4,409,910	£4,149,892	£4,084,887	£3,922,376	£3,678,609			
				VL3	£4,500	£5,620,325	£5,360,306	£5,295,302	£5,132,790	£4,889,023			
				VL4	£5,000	£6,830,739	£6,570,721	£6,505,716	£6,343,205	£6,099,438			
				VL5	£5,500	£8,041,153	£7,781,135	£7,716,131	£7,553,619	£7,309,852			
				VL6	£6,000	£9,251,568	£8,991,550	£8,926,545	£8,764,034	£8,520,267			
				VL7	£6,500	£10,461,982	£10,201,964	£10,136,960	£9,974,448	£9,730,681			
				VL8	£7,000	£11,672,397	£11,412,378	£11,347,374	£11,184,863	£10,941,096			
VL9	£7,500	£12,882,811	£12,622,793	£12,557,788	£12,395,277	£12,151,510							

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Mixed 25 40% AH	Greenfield / PDL	1497	50	VL1	£3,500	£1,066,676	£971,704	£947,961	£888,604	£799,568			
				VL2	£4,000	£1,526,802	£1,434,545	£1,411,480	£1,353,819	£1,267,328			
				VL3	£4,500	£1,982,723	£1,890,466	£1,867,401	£1,809,740	£1,723,249			
				VL4	£5,000	£2,438,644	£2,346,387	£2,323,322	£2,265,661	£2,179,170			
				VL5	£5,500	£2,894,566	£2,802,308	£2,779,243	£2,721,582	£2,635,091			
				VL6	£6,000	£3,350,487	£3,258,229	£3,235,164	£3,177,503	£3,091,012			
				VL7	£6,500	£3,806,408	£3,714,150	£3,691,086	£3,633,424	£3,546,933			
				VL8	£7,000	£4,262,329	£4,170,071	£4,147,007	£4,089,346	£4,002,854			
				VL9	£7,500	£4,718,250	£4,625,992	£4,602,928	£4,545,267	£4,458,775			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£1,855,089	£1,689,921	£1,648,629	£1,545,398	£1,390,553			
				VL2	£4,000	£2,655,308	£2,494,860	£2,454,748	£2,354,468	£2,204,048			
				VL3	£4,500	£3,448,215	£3,287,767	£3,247,654	£3,147,374	£2,996,954			
				VL4	£5,000	£4,241,121	£4,080,673	£4,040,561	£3,940,281	£3,789,860			
				VL5	£5,500	£5,034,027	£4,873,579	£4,833,467	£4,733,187	£4,582,767			
				VL6	£6,000	£5,826,933	£5,666,485	£5,626,373	£5,526,093	£5,375,673			
				VL7	£6,500	£6,619,839	£6,459,391	£6,419,279	£6,318,999	£6,168,579			
				VL8	£7,000	£7,412,746	£7,252,297	£7,212,185	£7,111,905	£6,961,485			
VL9	£7,500	£8,205,652	£8,045,204	£8,005,092	£7,904,811	£7,754,391							

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Flats (Sheltered) 30 0% AH	PDL	1819	125	VL7	£6,500	£4,117,824	£3,931,945	£3,885,475	£3,769,301	£3,595,039			
				VL8	£7,000	£4,748,299	£4,562,420	£4,515,950	£4,399,776	£4,225,514			
				VL9	£7,500	£5,378,774	£5,192,895	£5,146,425	£5,030,250	£4,855,989			
									Residual Land Value (£/Ha)				
				VL7	£6,500	£14,919,652	£14,246,176	£14,077,809	£13,656,888	£13,025,505			
				VL8	£7,000	£17,203,981	£16,530,506	£16,362,137	£15,941,216	£15,309,833			
				VL9	£7,500	£19,488,312	£18,814,836	£18,646,468	£18,225,545	£17,594,162			

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Flats (Sheltered) 30 40% AH	PDL	1030	125	VL7	£6,500	£2,664,886	£2,559,110	£2,532,665	£2,466,555	£2,367,390			
				VL8	£7,000	£3,126,533	£3,020,756	£2,994,312	£2,928,202	£2,829,036			
				VL9	£7,500	£3,588,180	£3,482,403	£3,455,959	£3,389,849	£3,290,683			
									Residual Land Value (£/Ha)				
				VL7	£6,500	£9,655,384	£9,272,137	£9,176,324	£8,936,794	£8,577,500			
				VL8	£7,000	£11,328,019	£10,944,769	£10,848,956	£10,609,427	£10,250,131			
				VL9	£7,500	£13,000,651	£12,617,401	£12,521,590	£12,282,062	£11,922,766			

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

Source: Dixon Searle Partnership (2017)

**Table 1k: Residual Land Value Results by Value Level & CIL Rate
- 50 Unit Scheme - Flats including Basement Car Parking Sensitivity Test**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)					Residual Land Value (£) with Basement Car Parking								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Flats 50 0% AH	Greenfield / PDL	3060	150	VL1	£3,500	£1,514,125	£1,332,107	£1,286,602	£1,172,841	£997,139	£552,901	£350,576	£299,994	£172,045	Negative RLV			
				VL2	£4,000	£2,347,782	£2,165,764	£2,120,259	£2,006,498	£1,835,856	£1,418,360	£1,236,342	£1,190,837	£1,074,403	£898,322			
				VL3	£4,500	£3,181,439	£2,999,421	£2,953,916	£2,840,155	£2,669,513	£2,252,017	£2,069,999	£2,024,494	£1,910,733	£1,740,091			
				VL4	£5,000	£4,015,096	£3,833,078	£3,787,573	£3,673,812	£3,503,170	£3,085,674	£2,903,656	£2,858,151	£2,744,390	£2,573,748			
				VL5	£5,500	£4,848,753	£4,666,735	£4,621,230	£4,507,469	£4,336,827	£3,919,331	£3,737,313	£3,691,808	£3,578,047	£3,407,405			
				VL6	£6,000	£5,682,410	£5,500,392	£5,454,887	£5,341,126	£5,170,484	£4,752,988	£4,570,970	£4,525,465	£4,411,704	£4,241,062			
				VL7	£6,500	£6,516,067	£6,334,049	£6,288,544	£6,174,783	£6,004,141	£5,586,645	£5,404,627	£5,359,122	£5,245,361	£5,074,719			
				VL8	£7,000	£7,349,724	£7,167,706	£7,122,201	£7,008,440	£6,837,798	£6,420,302	£6,238,284	£6,192,779	£6,079,018	£5,908,376			
				VL9	£7,500	£8,183,381	£8,001,363	£7,955,858	£7,842,097	£7,671,455	£7,253,959	£7,071,941	£7,026,436	£6,912,675	£6,742,033			
									Residual Land Value (£/Ha)					Residual Land Value (£/Ha) with Basement Car Parking				
				VL1	£3,500	£3,949,890	£3,475,061	£3,356,353	£3,059,585	£2,601,233	£1,442,351	£914,545	£782,594	£448,812	Negative RLV			
				VL2	£4,000	£6,124,648	£5,649,818	£5,531,111	£5,234,342	£4,789,190	£3,700,069	£3,225,239	£3,106,532	£2,802,791	£2,343,448			
				VL3	£4,500	£8,299,405	£7,824,576	£7,705,868	£7,409,100	£6,963,947	£5,874,826	£5,399,997	£5,281,289	£4,984,521	£4,539,368			
				VL4	£5,000	£10,474,163	£9,999,333	£9,880,626	£9,583,857	£9,138,704	£8,049,584	£7,574,754	£7,456,047	£7,159,278	£6,714,126			
				VL5	£5,500	£12,648,920	£12,174,090	£12,055,383	£11,758,615	£11,313,462	£10,224,341	£9,749,512	£9,630,804	£9,334,036	£8,888,883			
				VL6	£6,000	£14,823,677	£14,348,848	£14,230,141	£13,933,372	£13,488,219	£12,399,099	£11,924,269	£11,805,562	£11,508,793	£11,063,640			
				VL7	£6,500	£16,998,435	£16,523,605	£16,404,898	£16,108,130	£15,662,977	£14,573,856	£14,099,026	£13,980,319	£13,683,551	£13,238,398			
				VL8	£7,000	£19,173,192	£18,698,363	£18,579,655	£18,282,887	£17,837,734	£16,748,613	£16,273,784	£16,155,077	£15,858,308	£15,413,155			
VL9	£7,500	£21,347,950	£20,873,120	£20,754,413	£20,457,644	£20,012,492	£18,923,371	£18,448,541	£18,329,834	£18,033,066	£17,587,913							

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)					Residual Land Value (£) with Basement Car Parking								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Flats 50 40% AH	Greenfield / PDL	1840	150	VL1	£3,500	£655,850	£534,190	£503,775	£427,738	£313,682	Negative RLV							
				VL2	£4,000	£1,228,845	£1,118,072	£1,089,838	£1,019,252	£913,373	£235,793	£110,081	£77,610	Negative RLV				
				VL3	£4,500	£1,780,371	£1,670,922	£1,643,560	£1,575,154	£1,472,546	£841,068	£727,192	£696,777	£620,740	£506,684			
				VL4	£5,000	£2,331,897	£2,222,448	£2,195,086	£2,126,680	£2,024,072	£1,402,475	£1,293,026	£1,265,664	£1,197,259	£1,092,538			
				VL5	£5,500	£2,883,423	£2,773,974	£2,746,612	£2,678,207	£2,575,598	£1,954,001	£1,844,552	£1,817,190	£1,748,785	£1,646,176			
				VL6	£6,000	£3,434,949	£3,325,500	£3,298,138	£3,229,733	£3,127,125	£2,505,527	£2,396,078	£2,368,716	£2,300,311	£2,197,703			
				VL7	£6,500	£3,986,475	£3,877,026	£3,849,664	£3,781,259	£3,678,651	£3,057,053	£2,947,605	£2,920,242	£2,851,837	£2,749,229			
				VL8	£7,000	£4,538,001	£4,428,553	£4,401,190	£4,332,785	£4,230,177	£3,608,579	£3,499,131	£3,471,768	£3,403,363	£3,300,755			
				VL9	£7,500	£5,089,527	£4,980,079	£4,952,717	£4,884,311	£4,781,703	£4,160,106	£4,050,657	£4,023,295	£3,954,889	£3,852,281			
									Residual Land Value (£/Ha)					Residual Land Value (£/Ha) with Basement Car Parking				
				VL1	£3,500	£1,710,913	£1,393,540	£1,314,196	£1,115,838	£818,300	Negative RLV							
				VL2	£4,000	£3,205,681	£2,916,709	£2,843,054	£2,658,917	£2,382,711	£615,111	£287,169	£202,460	Negative RLV				
				VL3	£4,500	£4,644,445	£4,358,927	£4,287,547	£4,109,098	£3,841,425	£2,194,089	£1,897,024	£1,817,680	£1,619,322	£1,321,784			
				VL4	£5,000	£6,083,209	£5,797,691	£5,726,311	£5,547,862	£5,280,188	£3,658,630	£3,373,112	£3,301,732	£3,123,283	£2,850,098			
				VL5	£5,500	£7,521,973	£7,236,454	£7,165,075	£6,986,626	£6,718,952	£5,097,394	£4,811,875	£4,740,496	£4,562,047	£4,294,373			
				VL6	£6,000	£8,960,737	£8,675,218	£8,603,839	£8,425,390	£8,157,716	£6,536,158	£6,250,639	£6,179,260	£6,000,811	£5,733,137			
				VL7	£6,500	£10,399,500	£10,113,982	£10,042,602	£9,864,153	£9,596,480	£7,974,922	£7,689,403	£7,618,024	£7,439,575	£7,171,901			
				VL8	£7,000	£11,838,264	£11,552,746	£11,481,366	£11,302,917	£11,035,244	£9,413,685	£9,128,167	£9,056,787	£8,878,338	£8,610,665			
VL9	£7,500	£13,277,028	£12,991,510	£12,920,130	£12,741,681	£12,474,008	£10,852,449	£10,566,931	£10,495,551	£10,317,102	£10,049,429							

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

**Table 11: Residual Land Value Results by Value Level & CIL Rate
- 50 Unit Scheme - Mixed**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Mixed 50 0% AH	Greenfield / PDL	4882	50	VL1	£3,500	£3,336,544	£3,046,148	£2,973,549	£2,792,051	£2,519,805			
				VL2	£4,000	£4,666,581	£4,376,185	£4,303,586	£4,122,089	£3,849,842			
				VL3	£4,500	£5,996,618	£5,706,222	£5,633,623	£5,452,126	£5,179,879			
				VL4	£5,000	£7,326,655	£7,036,259	£6,963,660	£6,782,163	£6,509,917			
				VL5	£5,500	£8,656,692	£8,366,296	£8,293,697	£8,112,200	£7,839,954			
				VL6	£6,000	£9,986,730	£9,696,334	£9,623,735	£9,442,237	£9,169,991			
				VL7	£6,500	£11,316,767	£11,026,371	£10,953,772	£10,772,274	£10,500,028			
				VL8	£7,000	£12,646,804	£12,356,408	£12,283,809	£12,102,311	£11,830,065			
				VL9	£7,500	£13,976,841	£13,686,445	£13,613,846	£13,432,348	£13,160,102			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£2,901,343	£2,648,824	£2,585,695	£2,427,871	£2,191,135			
				VL2	£4,000	£4,057,897	£3,805,378	£3,742,249	£3,584,425	£3,347,689			
				VL3	£4,500	£5,214,451	£4,961,932	£4,898,803	£4,740,979	£4,504,243			
				VL4	£5,000	£6,371,005	£6,118,486	£6,055,357	£5,897,533	£5,660,797			
				VL5	£5,500	£7,527,559	£7,275,040	£7,211,911	£7,054,087	£6,817,351			
				VL6	£6,000	£8,684,113	£8,431,594	£8,368,465	£8,210,641	£7,973,905			
				VL7	£6,500	£9,840,667	£9,588,148	£9,525,019	£9,367,195	£9,130,459			
				VL8	£7,000	£10,997,221	£10,744,702	£10,681,573	£10,523,749	£10,287,013			
VL9	£7,500	£12,153,775	£11,901,256	£11,838,127	£11,680,303	£11,443,567							

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Mixed 50 40% AH	Greenfield / PDL	3066	50	VL1	£3,500	£1,930,007	£1,747,632	£1,702,038	£1,588,054	£1,417,077			
				VL2	£4,000	£2,823,496	£2,641,121	£2,595,527	£2,481,543	£2,310,566			
				VL3	£4,500	£3,716,984	£3,534,610	£3,489,016	£3,375,031	£3,204,055			
				VL4	£5,000	£4,610,473	£4,428,098	£4,382,505	£4,268,520	£4,097,544			
				VL5	£5,500	£5,503,962	£5,321,587	£5,275,993	£5,162,009	£4,991,033			
				VL6	£6,000	£6,397,451	£6,215,076	£6,169,482	£6,055,498	£5,884,522			
				VL7	£6,500	£7,290,940	£7,108,565	£7,062,971	£6,948,987	£6,778,010			
				VL8	£7,000	£8,184,429	£8,002,054	£7,956,460	£7,842,476	£7,671,499			
				VL9	£7,500	£9,077,917	£8,895,542	£8,849,949	£8,735,964	£8,564,988			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£1,678,267	£1,519,680	£1,480,033	£1,380,916	£1,232,241			
				VL2	£4,000	£2,455,214	£2,296,627	£2,256,980	£2,157,863	£2,009,188			
				VL3	£4,500	£3,232,160	£3,073,573	£3,033,927	£2,934,810	£2,786,135			
				VL4	£5,000	£4,009,107	£3,850,520	£3,810,874	£3,711,757	£3,563,082			
				VL5	£5,500	£4,786,054	£4,627,467	£4,587,820	£4,488,704	£4,340,028			
				VL6	£6,000	£5,563,001	£5,404,414	£5,364,767	£5,265,650	£5,116,975			
				VL7	£6,500	£6,339,948	£6,181,361	£6,141,714	£6,042,597	£5,893,922			
				VL8	£7,000	£7,116,894	£6,958,308	£6,918,661	£6,819,544	£6,670,869			
VL9	£7,500	£7,893,841	£7,735,254	£7,695,608	£7,596,491	£7,447,816							

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

**Table 1n: Residual Land Value Results by Value Level & CIL Rate
- 50 Unit Scheme - Flats with GF Retail (Mixed Use) including Basement Car Parking Sensitivity Test**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)					Residual Land Value (£) with Basement Car Parking								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Flats with GF Retail 0% AH	Greenfield / PDL	3060	150	VL1	£3,500	£1,409,565	£1,132,287	£1,062,967	£889,668	£629,720	£206,100	Negative RLV						
				VL2	£4,000	£2,402,068	£2,124,790	£2,055,470	£1,882,172	£1,622,223	£1,198,603	£921,326	£852,005	£678,707	£418,759			
				VL3	£4,500	£3,394,571	£3,117,293	£3,047,974	£2,874,675	£2,614,726	£2,191,107	£1,913,829	£1,844,509	£1,671,210	£1,411,263			
				VL4	£5,000	£4,387,075	£4,109,796	£4,040,477	£3,867,178	£3,607,229	£3,183,610	£2,906,332	£2,837,013	£2,663,714	£2,403,766			
				VL5	£5,500	£5,379,578	£5,102,299	£5,032,980	£4,859,682	£4,599,733	£4,176,113	£3,898,835	£3,829,516	£3,656,217	£3,396,269			
				VL6	£6,000	£6,372,082	£6,094,804	£6,025,484	£5,852,184	£5,592,237	£5,168,617	£4,891,339	£4,822,020	£4,648,720	£4,388,772			
				VL7	£6,500	£7,364,585	£7,087,307	£7,017,988	£6,844,688	£6,584,740	£6,161,121	£5,883,843	£5,814,523	£5,641,224	£5,381,276			
				VL8	£7,000	£8,357,089	£8,079,810	£8,010,490	£7,837,192	£7,577,244	£7,153,624	£6,876,345	£6,807,026	£6,633,728	£6,373,779			
				VL9	£7,500	£9,349,592	£9,072,314	£9,002,994	£8,829,695	£8,569,747	£8,146,127	£7,868,850	£7,799,530	£7,626,231	£7,366,283			
									Residual Land Value (£/Ha)					Residual Land Value (£/Ha) with Basement Car Parking				
				VL1	£3,500	£3,677,126	£2,953,791	£2,772,957	£2,320,874	£1,642,747	£537,653	Negative RLV						
				VL2	£4,000	£6,266,265	£5,542,930	£5,362,096	£4,910,013	£4,231,886	£3,126,792	£2,403,459	£2,222,623	£1,770,540	£1,092,415			
				VL3	£4,500	£8,855,404	£8,132,068	£7,951,235	£7,499,152	£6,821,025	£5,715,932	£4,992,598	£4,811,762	£4,359,679	£3,681,555			
				VL4	£5,000	£11,444,544	£10,721,207	£10,540,374	£10,088,291	£9,410,164	£8,305,069	£7,581,735	£7,400,903	£6,948,818	£6,270,693			
				VL5	£5,500	£14,033,682	£13,310,346	£13,129,513	£12,677,430	£11,999,303	£10,894,209	£10,170,875	£9,990,043	£9,537,957	£8,859,832			
				VL6	£6,000	£16,622,822	£15,899,488	£15,718,653	£15,266,568	£14,588,443	£13,483,349	£12,760,015	£12,579,182	£12,127,097	£11,448,970			
				VL7	£6,500	£19,211,962	£18,488,627	£18,307,794	£17,855,708	£17,177,584	£16,072,489	£15,349,155	£15,168,321	£14,716,236	£14,038,110			
				VL8	£7,000	£21,801,101	£21,077,766	£20,896,932	£20,444,849	£19,766,723	£18,661,629	£17,938,292	£17,757,459	£17,305,377	£16,627,251			
VL9	£7,500	£24,390,239	£23,666,906	£23,486,070	£23,033,987	£22,355,861	£21,250,766	£20,527,434	£20,346,600	£19,894,515	£19,216,390							

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)					Residual Land Value (£) with Basement Car Parking								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Flats with GF Retail 40% AH	Greenfield / PDL	1840	150	VL1	£3,500	£537,382	£370,653	£328,971	£224,765	£68,456	Negative RLV							
				VL2	£4,000	£1,204,720	£1,037,991	£996,308	£892,103	£735,793	£1,255	Negative RLV						
				VL3	£4,500	£1,872,058	£1,705,327	£1,663,645	£1,559,439	£1,403,131	£668,593	£501,864	£460,181	£355,976	£199,667			
				VL4	£5,000	£2,539,395	£2,372,665	£2,330,983	£2,226,778	£2,070,468	£1,335,931	£1,169,202	£1,127,519	£1,023,313	£867,004			
				VL5	£5,500	£3,206,732	£3,040,003	£2,998,320	£2,894,115	£2,737,806	£2,003,268	£1,836,538	£1,794,856	£1,690,650	£1,534,342			
				VL6	£6,000	£3,874,070	£3,707,340	£3,665,659	£3,561,452	£3,405,144	£2,670,605	£2,503,876	£2,462,194	£2,357,988	£2,201,679			
				VL7	£6,500	£4,541,407	£4,374,678	£4,332,995	£4,228,790	£4,072,481	£3,337,943	£3,171,214	£3,129,531	£3,025,326	£2,869,016			
				VL8	£7,000	£5,208,745	£5,042,015	£5,000,333	£4,896,127	£4,739,818	£4,005,281	£3,838,551	£3,796,868	£3,692,663	£3,536,355			
				VL9	£7,500	£5,876,083	£5,709,353	£5,667,671	£5,563,465	£5,407,156	£4,672,618	£4,505,888	£4,464,206	£4,360,001	£4,203,691			
									Residual Land Value (£/Ha)					Residual Land Value (£/Ha) with Basement Car Parking				
				VL1	£3,500	£1,401,867	£966,922	£858,184	£586,343	£178,580	Negative RLV							
				VL2	£4,000	£3,142,748	£2,707,802	£2,599,065	£2,327,224	£1,919,461	£3,274	Negative RLV						
				VL3	£4,500	£4,883,629	£4,448,680	£4,339,944	£4,068,103	£3,660,342	£1,744,156	£1,309,210	£1,200,473	£928,632	£520,869			
				VL4	£5,000	£6,624,508	£6,189,561	£6,080,826	£5,808,985	£5,401,221	£3,485,037	£3,050,091	£2,941,354	£2,669,513	£2,261,750			
				VL5	£5,500	£8,365,389	£7,930,443	£7,821,705	£7,549,864	£7,142,102	£5,225,916	£4,790,969	£4,682,233	£4,410,392	£4,002,632			
				VL6	£6,000	£10,106,270	£9,671,323	£9,562,588	£9,290,744	£8,882,984	£6,966,796	£6,531,850	£6,423,114	£6,151,274	£5,743,511			
				VL7	£6,500	£11,847,149	£11,412,203	£11,303,466	£11,031,625	£10,623,865	£8,707,678	£8,272,731	£8,163,994	£7,892,154	£7,484,390			
				VL8	£7,000	£13,588,030	£13,153,083	£13,044,348	£12,772,506	£12,364,743	£10,448,559	£10,013,612	£9,904,874	£9,633,035	£9,225,273			
VL9	£7,500	£15,328,911	£14,893,964	£14,785,229	£14,513,387	£14,105,625	£12,189,438	£11,754,491	£11,645,755	£11,373,915	£10,966,151							

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Mixed 100 0% AH	Greenfield / PDL	9735	40	VL1	£3,500	£8,937,502	£8,174,783	£7,984,103	£7,507,405	£6,792,355			
				VL2	£4,000	£12,328,482	£11,565,764	£11,375,084	£10,898,384	£10,183,335			
				VL3	£4,500	£15,719,463	£14,956,744	£14,766,064	£14,289,364	£13,574,316			
				VL4	£5,000	£19,110,443	£18,347,723	£18,157,044	£17,680,344	£16,965,295			
				VL5	£5,500	£22,501,423	£21,738,704	£21,548,024	£21,071,325	£20,356,276			
				VL6	£6,000	£25,892,403	£25,129,684	£24,939,004	£24,462,305	£23,747,256			
				VL7	£6,500	£29,283,383	£28,520,664	£28,329,984	£27,853,285	£27,138,236			
				VL8	£7,000	£32,674,363	£31,911,644	£31,720,964	£31,244,265	£30,529,216			
				VL9	£7,500	£36,065,343	£35,302,624	£35,111,944	£34,635,245	£33,920,196			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£3,108,696	£2,843,403	£2,777,079	£2,611,271	£2,362,558			
				VL2	£4,000	£4,288,168	£4,022,874	£3,956,551	£3,790,742	£3,542,030			
				VL3	£4,500	£5,467,639	£5,202,346	£5,136,022	£4,970,214	£4,721,501			
				VL4	£5,000	£6,647,111	£6,381,817	£6,315,494	£6,149,685	£5,900,972			
				VL5	£5,500	£7,826,582	£7,561,288	£7,494,965	£7,329,157	£7,080,444			
				VL6	£6,000	£9,006,053	£8,740,760	£8,674,436	£8,508,628	£8,259,915			
				VL7	£6,500	£10,185,524	£9,920,231	£9,853,908	£9,688,099	£9,439,386			
				VL8	£7,000	£11,364,996	£11,099,702	£11,033,379	£10,867,571	£10,618,858			
				VL9	£7,500	£12,544,467	£12,279,174	£12,212,850	£12,047,042	£11,798,329			

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Mixed 100 40% AH	Greenfield / PDL	6103	40	VL1	£3,500	£5,541,347	£5,066,798	£4,948,161	£4,651,568	£4,206,678			
				VL2	£4,000	£7,827,966	£7,353,417	£7,234,779	£6,938,187	£6,493,297			
				VL3	£4,500	£10,114,583	£9,640,035	£9,521,397	£9,224,805	£8,779,915			
				VL4	£5,000	£12,401,202	£11,926,653	£11,808,016	£11,511,423	£11,066,533			
				VL5	£5,500	£14,687,820	£14,213,271	£14,094,634	£13,798,041	£13,353,151			
				VL6	£6,000	£16,974,439	£16,499,890	£16,381,252	£16,084,660	£15,639,770			
				VL7	£6,500	£19,261,057	£18,786,508	£18,667,871	£18,371,278	£17,926,388			
				VL8	£7,000	£21,547,675	£21,073,126	£20,954,489	£20,657,896	£20,213,006			
				VL9	£7,500	£23,834,293	£23,359,744	£23,241,107	£22,944,514	£22,499,624			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£1,927,425	£1,762,365	£1,721,099	£1,617,937	£1,463,192			
				VL2	£4,000	£2,722,771	£2,557,710	£2,516,445	£2,413,282	£2,258,538			
				VL3	£4,500	£3,518,116	£3,353,056	£3,311,790	£3,208,628	£3,053,884			
				VL4	£5,000	£4,313,462	£4,148,401	£4,107,136	£4,003,973	£3,849,229			
				VL5	£5,500	£5,108,807	£4,943,747	£4,902,482	£4,799,319	£4,644,574			
				VL6	£6,000	£5,904,153	£5,739,092	£5,697,827	£5,594,664	£5,439,920			
				VL7	£6,500	£6,699,498	£6,534,438	£6,493,172	£6,390,010	£6,235,265			
				VL8	£7,000	£7,494,843	£7,329,783	£7,288,518	£7,185,355	£7,030,611			
				VL9	£7,500	£8,290,189	£8,125,128	£8,083,863	£7,980,700	£7,825,956			

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

**Table 1p: Residual Land Value Results by Value Level & CIL Rate
- 100 Unit Scheme - Mixed (10% Low Cost Home Ownership)**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Mixed 100 40% AH	Greenfield / PDL	6103	40	VL1	£3,500	£5,709,134	£5,177,625	£5,044,748	£4,712,555	£4,214,267			
				VL2	£4,000	£8,067,153	£7,535,645	£7,402,767	£7,070,575	£6,572,285			
				VL3	£4,500	£10,425,172	£9,893,664	£9,760,786	£9,428,593	£8,930,303			
				VL4	£5,000	£12,783,191	£12,251,682	£12,118,805	£11,786,612	£11,288,322			
				VL5	£5,500	£15,141,210	£14,609,700	£14,476,823	£14,144,630	£13,646,341			
				VL6	£6,000	£17,499,228	£16,967,720	£16,834,842	£16,502,649	£16,004,360			
				VL7	£6,500	£19,857,247	£19,325,738	£19,192,861	£18,860,669	£18,362,379			
				VL8	£7,000	£22,215,266	£21,683,757	£21,550,880	£21,218,687	£20,720,397			
				VL9	£7,500	£24,573,285	£24,041,776	£23,908,899	£23,576,706	£23,078,416			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£1,985,786	£1,800,913	£1,754,695	£1,639,150	£1,465,832			
				VL2	£4,000	£2,805,966	£2,621,094	£2,574,875	£2,459,330	£2,286,012			
				VL3	£4,500	£3,626,147	£3,441,274	£3,395,056	£3,279,511	£3,106,192			
				VL4	£5,000	£4,446,327	£4,261,455	£4,215,236	£4,099,691	£3,926,373			
				VL5	£5,500	£5,266,508	£5,081,635	£5,035,417	£4,919,871	£4,746,553			
				VL6	£6,000	£6,086,688	£5,901,816	£5,855,597	£5,740,052	£5,566,734			
				VL7	£6,500	£6,906,868	£6,721,996	£6,675,778	£6,560,233	£6,386,914			
				VL8	£7,000	£7,727,049	£7,542,176	£7,495,958	£7,380,413	£7,207,095			
VL9	£7,500	£8,547,229	£8,362,357	£8,316,139	£8,200,593	£8,027,275							

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

Source: Dixon Searle Partnership (2017)

**Table 1q: Residual Land Value Results by Value Level & CIL Rate
- 100 Unit Scheme - Mixed (70/30 Tenure Split)**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Mixed 100 40% AH	Greenfield / PDL	6103	40	VL1	£3,500	£5,759,612	£5,280,532	£5,160,762	£4,861,337	£4,412,200			
				VL2	£4,000	£8,147,280	£7,668,200	£7,548,430	£7,249,006	£6,799,868			
				VL3	£4,500	£10,534,947	£10,055,867	£9,936,098	£9,636,673	£9,187,536			
				VL4	£5,000	£12,922,615	£12,443,535	£12,323,765	£12,024,340	£11,575,203			
				VL5	£5,500	£15,310,283	£14,831,204	£14,711,433	£14,412,008	£13,962,871			
				VL6	£6,000	£17,697,950	£17,218,871	£17,099,101	£16,799,677	£16,350,540			
				VL7	£6,500	£20,085,619	£19,606,539	£19,486,769	£19,187,345	£18,738,208			
				VL8	£7,000	£22,473,286	£21,994,206	£21,874,437	£21,575,012	£21,125,875			
				VL9	£7,500	£24,860,954	£24,381,875	£24,262,105	£23,962,680	£23,513,543			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£2,003,343	£1,836,707	£1,795,048	£1,690,900	£1,534,678			
				VL2	£4,000	£2,833,836	£2,667,200	£2,625,541	£2,521,393	£2,365,171			
				VL3	£4,500	£3,664,329	£3,497,693	£3,456,034	£3,351,886	£3,195,665			
				VL4	£5,000	£4,494,823	£4,328,186	£4,286,527	£4,182,379	£4,026,158			
				VL5	£5,500	£5,325,316	£5,158,680	£5,117,020	£5,012,872	£4,856,651			
				VL6	£6,000	£6,155,809	£5,989,172	£5,947,513	£5,843,366	£5,687,144			
				VL7	£6,500	£6,986,302	£6,819,666	£6,778,006	£6,673,859	£6,517,637			
				VL8	£7,000	£7,816,795	£7,650,159	£7,608,500	£7,504,352	£7,348,131			
VL9	£7,500	£8,647,288	£8,480,652	£8,438,993	£8,334,845	£8,178,624							

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

Source: Dixon Searle Partnership (2017)

**Table 1r: Residual Land Value Results by Value Level & CIL Rate
- 100 Unit Scheme - Mixed (Full Open Space Standards Allowance Sensitivity Test)**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Base Results Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Mixed 100 0% AH	Greenfield / PDL	9735	40	VL1	£3,500	£8,937,502	£8,174,783	£7,984,103	£7,507,405	£6,792,355			
				VL2	£4,000	£12,328,482	£11,565,764	£11,375,084	£10,898,384	£10,183,335			
				VL3	£4,500	£15,719,463	£14,956,744	£14,766,064	£14,289,364	£13,574,316			
				VL4	£5,000	£19,110,443	£18,347,723	£18,157,044	£17,680,344	£16,965,295			
				VL5	£5,500	£22,501,423	£21,738,704	£21,548,024	£21,071,325	£20,356,276			
				VL6	£6,000	£25,892,403	£25,129,684	£24,939,004	£24,462,305	£23,747,256			
				VL7	£6,500	£29,283,383	£28,520,664	£28,329,984	£27,853,285	£27,138,236			
				VL8	£7,000	£32,674,363	£31,911,644	£31,720,964	£31,244,265	£30,529,216			
				VL9	£7,500	£36,065,343	£35,302,624	£35,111,944	£34,635,245	£33,920,196			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£1,945,049	£1,779,061	£1,737,563	£1,633,820	£1,478,206			
				VL2	£4,000	£2,683,021	£2,517,032	£2,475,535	£2,371,792	£2,216,177			
				VL3	£4,500	£3,420,993	£3,255,004	£3,213,507	£3,109,764	£2,954,149			
				VL4	£5,000	£4,158,965	£3,992,976	£3,951,479	£3,847,735	£3,692,121			
				VL5	£5,500	£4,896,936	£4,730,947	£4,689,450	£4,585,707	£4,430,093			
				VL6	£6,000	£5,634,908	£5,468,919	£5,427,422	£5,323,679	£5,168,064			
				VL7	£6,500	£6,372,880	£6,206,891	£6,165,394	£6,061,651	£5,906,036			
				VL8	£7,000	£7,110,852	£6,944,863	£6,903,365	£6,799,622	£6,644,008			
				VL9	£7,500	£7,848,823	£7,682,834	£7,641,337	£7,537,594	£7,381,980			

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Mixed 100 40% AH	Greenfield / PDL	6103	40	VL1	£3,500	£5,541,347	£5,066,798	£4,948,161	£4,651,568	£4,206,678			
				VL2	£4,000	£7,827,966	£7,353,417	£7,234,779	£6,938,187	£6,493,297			
				VL3	£4,500	£10,114,583	£9,640,035	£9,521,397	£9,224,805	£8,779,915			
				VL4	£5,000	£12,401,202	£11,926,653	£11,808,016	£11,511,423	£11,066,533			
				VL5	£5,500	£14,687,820	£14,213,271	£14,094,634	£13,798,041	£13,353,151			
				VL6	£6,000	£16,974,439	£16,499,890	£16,381,252	£16,084,660	£15,639,770			
				VL7	£6,500	£19,261,057	£18,786,508	£18,667,871	£18,371,278	£17,926,388			
				VL8	£7,000	£21,547,675	£21,073,126	£20,954,489	£20,657,896	£20,213,006			
				VL9	£7,500	£23,834,293	£23,359,744	£23,241,107	£22,944,514	£22,499,624			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£1,205,952	£1,102,676	£1,076,858	£1,012,311	£915,490			
				VL2	£4,000	£1,703,583	£1,600,308	£1,574,490	£1,509,943	£1,413,122			
				VL3	£4,500	£2,201,215	£2,097,940	£2,072,121	£2,007,574	£1,910,754			
				VL4	£5,000	£2,698,847	£2,595,572	£2,569,753	£2,505,206	£2,408,386			
				VL5	£5,500	£3,196,479	£3,093,204	£3,067,385	£3,002,838	£2,906,018			
				VL6	£6,000	£3,694,111	£3,590,836	£3,565,017	£3,500,470	£3,403,650			
				VL7	£6,500	£4,191,742	£4,088,468	£4,062,649	£3,998,102	£3,901,281			
				VL8	£7,000	£4,689,374	£4,586,099	£4,560,280	£4,495,734	£4,398,913			
				VL9	£7,500	£5,187,006	£5,083,731	£5,057,912	£4,993,365	£4,896,545			

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Mixed 250 0% AH	Greenfield / PDL	24352	40	VL1	£3,500	£22,362,525	£20,454,951	£19,978,058	£18,785,823	£16,997,472			
				VL2	£4,000	£30,845,026	£28,937,451	£28,460,558	£27,268,324	£25,479,973			
				VL3	£4,500	£39,327,527	£37,419,953	£36,943,059	£35,750,825	£33,962,474			
				VL4	£5,000	£47,810,028	£45,902,454	£45,425,560	£44,233,326	£42,444,975			
				VL5	£5,500	£56,292,529	£54,384,955	£53,908,061	£52,715,827	£50,927,477			
				VL6	£6,000	£64,775,030	£62,867,456	£62,390,562	£61,198,328	£59,409,978			
				VL7	£6,500	£73,257,531	£71,349,956	£70,873,063	£69,680,829	£67,892,478			
				VL8	£7,000	£81,740,032	£79,832,458	£79,355,564	£78,163,331	£76,374,980			
				VL9	£7,500	£90,222,533	£88,314,959	£87,838,065	£86,645,832	£84,857,481			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£3,111,308	£2,845,906	£2,779,556	£2,613,680	£2,364,866			
				VL2	£4,000	£4,291,482	£4,026,080	£3,959,730	£3,793,854	£3,545,040			
				VL3	£4,500	£5,471,656	£5,206,254	£5,139,904	£4,974,028	£4,725,214			
				VL4	£5,000	£6,651,830	£6,386,428	£6,320,078	£6,154,202	£5,905,388			
				VL5	£5,500	£7,832,004	£7,566,602	£7,500,252	£7,334,376	£7,085,562			
				VL6	£6,000	£9,012,178	£8,746,776	£8,680,426	£8,514,550	£8,265,736			
				VL7	£6,500	£10,192,352	£9,926,950	£9,860,600	£9,694,724	£9,445,910			
				VL8	£7,000	£11,372,526	£11,107,125	£11,040,774	£10,874,898	£10,626,084			
				VL9	£7,500	£12,552,700	£12,287,299	£12,220,948	£12,055,072	£11,806,258			

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m ²	Residual Land Value (£)								
					Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL				
Mixed 250 40% AH	Greenfield / PDL	15142	40	VL1	£3,500	£13,724,165	£12,545,670	£12,251,046	£11,514,487	£10,409,646			
				VL2	£4,000	£19,387,106	£18,208,611	£17,913,986	£17,177,427	£16,072,587			
				VL3	£4,500	£25,050,047	£23,871,551	£23,576,928	£22,840,368	£21,735,528			
				VL4	£5,000	£30,712,988	£29,534,492	£29,239,868	£28,503,308	£27,398,468			
				VL5	£5,500	£36,375,928	£35,197,433	£34,902,809	£34,166,249	£33,061,409			
				VL6	£6,000	£42,038,869	£40,860,373	£40,565,750	£39,829,190	£38,724,351			
				VL7	£6,500	£47,701,810	£46,523,315	£46,228,690	£45,492,131	£44,387,291			
				VL8	£7,000	£53,364,751	£52,186,255	£51,891,632	£51,155,071	£50,050,232			
				VL9	£7,500	£59,027,692	£57,849,196	£57,554,572	£56,818,012	£55,713,172			
									Residual Land Value (£/Ha)				
				VL1	£3,500	£1,909,449	£1,745,484	£1,704,493	£1,602,016	£1,448,299			
				VL2	£4,000	£2,697,337	£2,533,372	£2,492,381	£2,389,903	£2,236,186			
				VL3	£4,500	£3,485,224	£3,321,259	£3,280,268	£3,177,790	£3,024,073			
				VL4	£5,000	£4,273,111	£4,109,147	£4,068,156	£3,965,678	£3,811,961			
				VL5	£5,500	£5,060,999	£4,897,034	£4,856,043	£4,753,565	£4,599,848			
				VL6	£6,000	£5,848,886	£5,684,922	£5,643,930	£5,541,453	£5,387,736			
				VL7	£6,500	£6,636,774	£6,472,809	£6,431,818	£6,329,340	£6,175,623			
				VL8	£7,000	£7,424,661	£7,260,696	£7,219,705	£7,117,227	£6,963,510			
				VL9	£7,500	£8,212,548	£8,048,584	£8,007,593	£7,905,115	£7,751,398			

Key:


	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	RLV exceeding Viability Test 1 (RLV £250,000/ha)
	RLV exceeding Viability Test 2 (RLV £800,000/ha)
	RLV exceeding Viability Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viability Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viability Test 5 (RLV £3,500,000/ha)


Table 1t: Additional information to viability testing / context for results review - % of GDV with LIT indications


CIL Rate £/m ²	CIL Trial Rates as % GDV								
	VL1 £3,500	VL2 £4,000	VL3 £4,500	VL4 £5,000	VL5 £5,500	VL6 £6,000	VL7 £6,500	VL8 £7,000	VL9 £7,500
	3500	4000	4500	5000	5500	6000	6500	7000	7500
0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
10	0.29%	0.25%	0.22%	0.20%	0.18%	0.17%	0.15%	0.14%	0.13%
20	0.57%	0.50%	0.44%	0.36%	0.36%	0.33%	0.31%	0.29%	0.27%
30	0.86%	0.75%	0.67%	0.60%	0.55%	0.50%	0.46%	0.43%	0.40%
40	1.14%	1.00%	0.89%	0.80%	0.73%	0.67%	0.62%	0.57%	0.53%
50	1.43%	1.25%	1.11%	1.00%	0.91%	0.83%	0.77%	0.71%	0.67%
60	1.71%	1.50%	1.33%	1.20%	1.09%	1.00%	0.92%	0.86%	0.80%
70	2.00%	1.75%	1.56%	1.40%	1.27%	1.17%	1.08%	1.00%	0.93%
80	2.29%	2.00%	1.78%	1.60%	1.45%	1.33%	1.23%	1.14%	1.07%
90	2.57%	2.25%	2.00%	1.80%	1.64%	1.50%	1.38%	1.29%	1.20%
100	2.86%	2.50%	2.22%	2.00%	1.82%	1.67%	1.54%	1.43%	1.33%
110	3.14%	2.75%	2.44%	2.20%	2.00%	1.83%	1.69%	1.57%	1.47%
120	3.43%	3.00%	2.67%	2.40%	2.18%	2.00%	1.85%	1.71%	1.60%
130	3.71%	3.25%	2.89%	2.60%	2.36%	2.17%	2.00%	1.86%	1.73%
140	4.00%	3.50%	3.11%	2.80%	2.55%	2.33%	2.15%	2.00%	1.87%
150	4.29%	3.75%	3.33%	3.00%	2.73%	2.50%	2.31%	2.14%	2.00%
160	4.57%	4.00%	3.56%	3.20%	2.91%	2.67%	2.46%	2.29%	2.13%
170	4.86%	4.25%	3.78%	3.40%	3.09%	2.83%	2.62%	2.43%	2.27%
180	5.14%	4.50%	4.00%	3.60%	3.27%	3.00%	2.77%	2.57%	2.40%
190	5.43%	4.75%	4.22%	3.80%	3.45%	3.17%	2.92%	2.71%	2.53%
200	5.71%	5.00%	4.44%	4.00%	3.64%	3.33%	3.08%	2.86%	2.67%
210	6.00%	5.25%	4.67%	4.20%	3.82%	3.50%	3.23%	3.00%	2.80%
220	6.29%	5.50%	4.89%	4.40%	4.00%	3.67%	3.38%	3.14%	2.93%
225	6.43%	5.63%	5.00%	4.50%	4.09%	3.75%	3.46%	3.21%	3.00%
230	6.57%	5.75%	5.11%	4.60%	4.18%	3.83%	3.54%	3.29%	3.07%
240	6.86%	6.00%	5.33%	4.80%	4.36%	4.00%	3.69%	3.43%	3.20%
250	7.14%	6.25%	5.56%	5.00%	4.55%	4.17%	3.85%	3.57%	3.33%

KEY:

 DSP background / secondary guide - potential CIL rates usually not exceeding 3-5% GDV max.

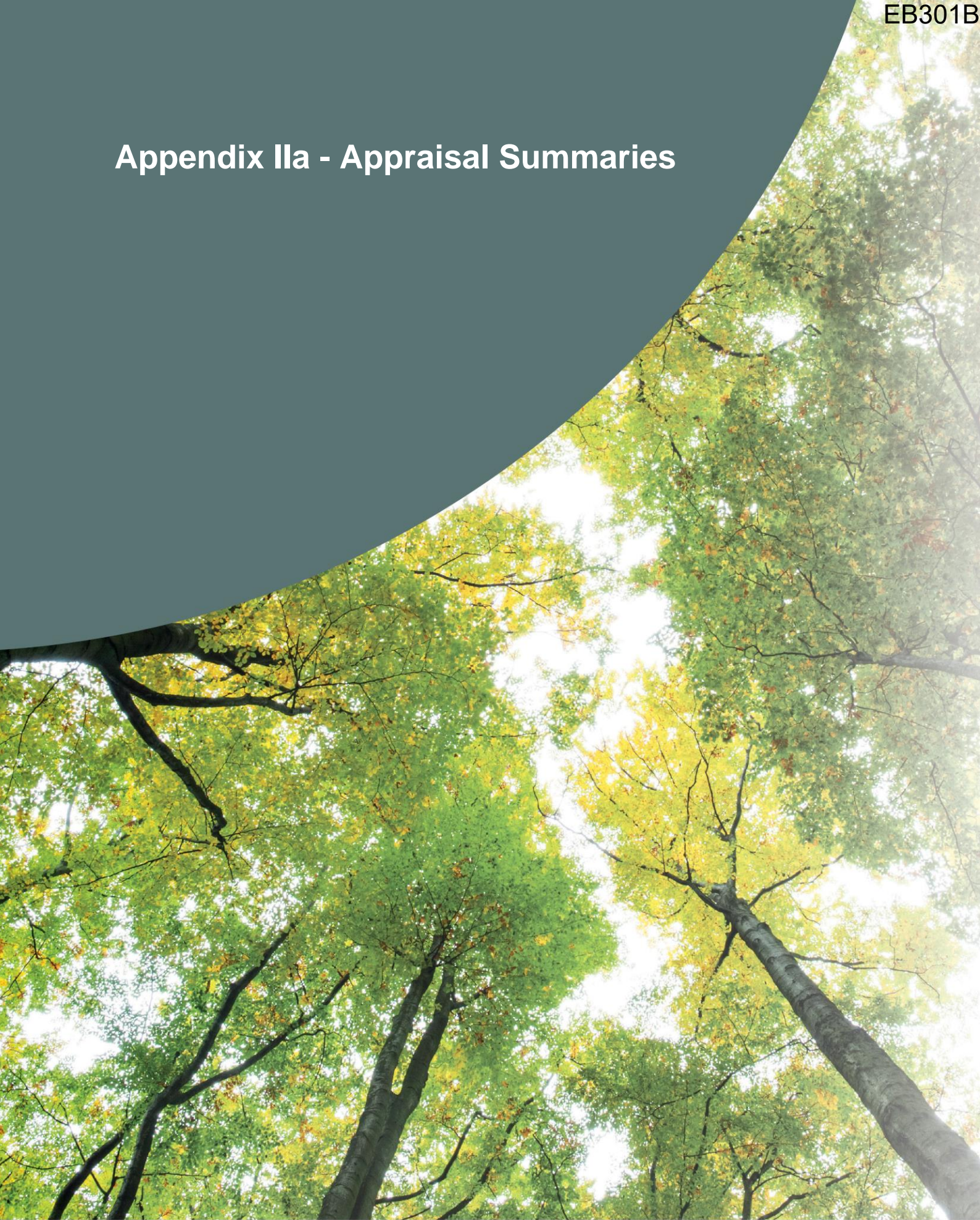
 Potential 'LIT' @ c. 1.75 - 2.5% GDV (as per CIL Review Panel preliminary indications)

 Previously recommended (DSP) CIL Rates Stage 1 Viability (2015) representing Waltham Abbey only - range £80 - £100/sq m CIL

 Previously recommended (DSP) CIL Rates Stage 1 Viability (2015) representing the rest of the District excluding Waltham Abbey and strategic sites - range £150 - £225/sqm CIL

DSP 2017

Appendix IIa - Appraisal Summaries



Net RLV: £149,755

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	1 House 0% AH £100 CIL @ VI4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	150					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	1	1	0	0%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1		% Int 2
	100%	0%	0%	0%		0%
SITE SIZE (HA)			0.03			
VALUE / AREA			4			
<u>REVENUE</u>						
Affordable Housing Revenue			£0			
Open Market Housing Revenue			£750,000			
<u>Total Value of Scheme</u>			£750,000			
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs			£321,275			
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.			£59,117			
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.			£6,087			
<u>Total Build Costs</u>			£386,479			
Section 106 / CIL Costs			£18,000			
Marketing Costs & Legal Fees			£23,250			
<u>Total s106 & Marketing Costs</u>			£41,250			
<u>Finance on Build Costs</u>			£6,951			
<u>TOTAL DEVELOPMENT COSTS</u>			£434,679			
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit			£150,000			
Affordable Housing Profit			£0			
<u>Total Operating Profit</u>			£150,000			
<u>GROSS RESIDUAL LAND VALUE</u>			£165,321			
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.			£15,566			
<u>Total Finance & Acquisition Costs</u>			£15,566			
<u>NET RESIDUAL LAND VALUE</u>			£149,755			(ignores finance & acquisition)

Net RLV: £132,801

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	1 House 0% AH £225 CIL @ VI4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	150					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	1	1	0	0%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	100%	0%	0%	0%	0%	
SITE SIZE (HA)				0.03		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£0		
Open Market Housing Revenue				£750,000		
<u>Total Value of Scheme</u>				£750,000		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£321,275		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£59,117		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£6,087		
<u>Total Build Costs</u>				£386,479		
Section 106 / CIL Costs				£36,750		
Marketing Costs & Legal Fees				£23,250		
<u>Total s106 & Marketing Costs</u>				£60,000		
<u>Finance on Build Costs</u>				£7,255		
<u>TOTAL DEVELOPMENT COSTS</u>				£453,734		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£150,000		
Affordable Housing Profit				£0		
<u>Total Operating Profit</u>				£150,000		
<u>GROSS RESIDUAL LAND VALUE</u>				£146,266		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents fees, legal fees, stamp duty, interest etc.				£13,465		
<u>Total Finance & Acquisition Costs</u>				£13,465		
<u>NET RESIDUAL LAND VALUE</u>				£132,801	(ignores finance & acquisition)	

Net RLV: £827,859

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	5 Houses 0% AH £100 CIL @ VI4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	509					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	5	5	0	0%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	100%	0%	0%	0%	0%	
SITE SIZE (HA)				0.14		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£0		
Open Market Housing Revenue				£2,545,000		
<u>Total Value of Scheme</u>				£2,545,000		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£741,688		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£148,587		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£27,905		
<u>Total Build Costs</u>				£918,180		
Section 106 / CIL Costs				£65,900		
Marketing Costs & Legal Fees				£80,100		
<u>Total s106 & Marketing Costs</u>				£146,000		
<u>Finance on Build Costs</u>				£17,293		
<u>TOTAL DEVELOPMENT COSTS</u>				£1,081,473		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£509,000		
Affordable Housing Profit				£0		
<u>Total Operating Profit</u>				£509,000		
<u>GROSS RESIDUAL LAND VALUE</u>				£954,527		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.				£126,668		
<u>Total Finance & Acquisition Costs</u>				£126,668		
<u>NET RESIDUAL LAND VALUE</u>				£827,859	(ignores finance & acquisition)	

Net RLV: **£773,967**

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	5 Houses 0% AH £225 CIL @ VI4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	509					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	5	5	0	0%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	100%	0%	0%	0%	0%	
SITE SIZE (HA)				0.14		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£0		
Open Market Housing Revenue				£2,545,000		
<u>Total Value of Scheme</u>				£2,545,000		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£741,688		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£148,587		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£27,905		
<u>Total Build Costs</u>				£918,180		
Section 106 / CIL Costs				£129,525		
Marketing Costs & Legal Fees				£80,100		
<u>Total s106 & Marketing Costs</u>				£209,625		
<u>Finance on Build Costs</u>				£18,327		
<u>TOTAL DEVELOPMENT COSTS</u>				£1,146,132		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£509,000		
Affordable Housing Profit				£0		
<u>Total Operating Profit</u>				£509,000		
<u>GROSS RESIDUAL LAND VALUE</u>				£889,868		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.				£115,901		
<u>Total Finance & Acquisition Costs</u>				£115,901		
<u>NET RESIDUAL LAND VALUE</u>				£773,967	(ignores finance & acquisition)	

Net RLV: **£1,539,834**

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	10 Houses 0% AH £100 CIL @ VI4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,018					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	10	10	0	0%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1		% Int 2
	100%	0%	0%	0%		0%
SITE SIZE (HA)			0.29			
VALUE / AREA			4			
<u>REVENUE</u>						
Affordable Housing Revenue			£0			
Open Market Housing Revenue			£5,090,000			
<u>Total Value of Scheme</u>			£5,090,000			
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs			£1,483,377			
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.			£297,174			
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.			£55,810			
<u>Total Build Costs</u>			£1,836,361			
Section 106 / CIL Costs			£131,800			
Marketing Costs & Legal Fees			£160,200			
<u>Total s106 & Marketing Costs</u>			£292,000			
<u>Finance on Build Costs</u>			£51,879			
<u>TOTAL DEVELOPMENT COSTS</u>			£2,180,239			
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit			£1,018,000			
Affordable Housing Profit			£0			
<u>Total Operating Profit</u>			£1,018,000			
<u>GROSS RESIDUAL LAND VALUE</u>			£1,891,761			
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.			£351,927			
<u>Total Finance & Acquisition Costs</u>			£351,927			
<u>NET RESIDUAL LAND VALUE</u>			£1,539,834			(ignores finance & acquisition)

Net RLV: **£1,440,158**

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	10 Houses 0% AH £225 CIL @ VI4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,018					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	10	10	0	0%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	100%	0%	0%	0%	0%	
SITE SIZE (HA)				0.29		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£0		
Open Market Housing Revenue				£5,090,000		
<u>Total Value of Scheme</u>				£5,090,000		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,483,377		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£297,174		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£55,810		
<u>Total Build Costs</u>				£1,836,361		
Section 106 / CIL Costs				£259,050		
Marketing Costs & Legal Fees				£160,200		
<u>Total s106 & Marketing Costs</u>				£419,250		
<u>Finance on Build Costs</u>				£54,981		
<u>TOTAL DEVELOPMENT COSTS</u>				£2,310,591		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,018,000		
Affordable Housing Profit				£0		
<u>Total Operating Profit</u>				£1,018,000		
<u>GROSS RESIDUAL LAND VALUE</u>				£1,761,409		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.				£321,251		
<u>Total Finance & Acquisition Costs</u>				£321,251		
<u>NET RESIDUAL LAND VALUE</u>				£1,440,158	(ignores finance & acquisition)	

Net RLV: **£1,305,141**

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	11 Houses 40% AH £100 CIL @ VIA					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,116					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	11	7	4	36%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1		% Int 2
	64%	0%	27%	9%		0%
SITE SIZE (HA)			0.31			
VALUE / AREA			4			
<u>REVENUE</u>						
Affordable Housing Revenue			£748,461			
Open Market Housing Revenue			£3,695,000			
<u>Total Value of Scheme</u>			£4,443,461			
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs			£1,426,471			
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.			£292,000			
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.			£58,419			
<u>Total Build Costs</u>			£1,776,890			
Section 106 / CIL Costs			£106,900			
Marketing Costs & Legal Fees			£141,554			
<u>Total s106 & Marketing Costs</u>			£248,454			
<u>Finance on Build Costs</u>			£49,368			
<u>TOTAL DEVELOPMENT COSTS</u>			£2,074,712			
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit			£739,000			
Affordable Housing Profit			£44,908			
<u>Total Operating Profit</u>			£783,908			
<u>GROSS RESIDUAL LAND VALUE</u>			£1,584,841			
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.			£279,700			
<u>Total Finance & Acquisition Costs</u>			£279,700			
<u>NET RESIDUAL LAND VALUE</u>			£1,305,141			(ignores finance & acquisition)

Net RLV: **£1,232,572**

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	11 Houses 40% AH £225 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,116					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	11	7	4	36%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	64%	0%	27%	9%	0%	
SITE SIZE (HA)				0.31		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£748,461		
Open Market Housing Revenue				£3,695,000		
<u>Total Value of Scheme</u>				£4,443,461		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,426,471		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£292,000		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£58,419		
<u>Total Build Costs</u>				£1,776,890		
Section 106 / CIL Costs				£199,275		
Marketing Costs & Legal Fees				£141,554		
<u>Total s106 & Marketing Costs</u>				£340,829		
<u>Finance on Build Costs</u>				£51,619		
<u>TOTAL DEVELOPMENT COSTS</u>				£2,169,339		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£739,000		
Affordable Housing Profit				£44,908		
<u>Total Operating Profit</u>				£783,908		
<u>GROSS RESIDUAL LAND VALUE</u>				£1,490,215		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.				£257,643		
<u>Total Finance & Acquisition Costs</u>				£257,643		
<u>NET RESIDUAL LAND VALUE</u>				£1,232,572	(ignores finance & acquisition)	

Net RLV: **£739,492**

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	15 Flats 40% AH £100 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	910					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	15	9	6	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	33%	7%	0%	
SITE SIZE (HA)				0.20		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£714,828		
Open Market Housing Revenue				£2,750,000		
<u>Total Value of Scheme</u>				£3,464,828		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,355,354		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£297,910		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£55,673		
<u>Total Build Costs</u>				£1,708,937		
Section 106 / CIL Costs				£100,000		
Marketing Costs & Legal Fees				£115,195		
<u>Total s106 & Marketing Costs</u>				£215,195		
<u>Finance on Build Costs</u>				£62,534		
<u>TOTAL DEVELOPMENT COSTS</u>				£1,986,666		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£550,000		
Affordable Housing Profit				£42,890		
<u>Total Operating Profit</u>				£592,890		
<u>GROSS RESIDUAL LAND VALUE</u>				£885,272		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.				£145,780		
<u>Total Finance & Acquisition Costs</u>				£145,780		
<u>NET RESIDUAL LAND VALUE</u>				<u>£739,492</u>	(ignores finance & acquisition)	

Net RLV: **£681,079**

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	15 Flats 40% AH £225 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	910					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	15	9	6	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	33%	7%	0%	
SITE SIZE (HA)				0.20		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£714,828		
Open Market Housing Revenue				£2,750,000		
<u>Total Value of Scheme</u>				£3,464,828		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,355,354		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£297,910		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£55,673		
<u>Total Build Costs</u>				£1,708,937		
Section 106 / CIL Costs				£168,750		
Marketing Costs & Legal Fees				£115,195		
<u>Total s106 & Marketing Costs</u>				£283,945		
<u>Finance on Build Costs</u>				£64,769		
<u>TOTAL DEVELOPMENT COSTS</u>				£2,057,651		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£550,000		
Affordable Housing Profit				£42,890		
<u>Total Operating Profit</u>				£592,890		
<u>GROSS RESIDUAL LAND VALUE</u>				£814,288		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.				£133,209		
<u>Total Finance & Acquisition Costs</u>				£133,209		
<u>NET RESIDUAL LAND VALUE</u>				£681,079	(ignores finance & acquisition)	

Net RLV: **£1,584,251**

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	15 Houses 40% AH £100 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,518					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	15	9	6	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	33%	7%	0%	
SITE SIZE (HA)				0.43		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£1,016,550		
Open Market Housing Revenue				£4,845,000		
<u>Total Value of Scheme</u>				£5,861,550		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,940,308		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£397,352		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£79,174		
<u>Total Build Costs</u>				£2,416,834		
Section 106 / CIL Costs				£141,900		
Marketing Costs & Legal Fees				£187,097		
<u>Total s106 & Marketing Costs</u>				£328,997		
<u>Finance on Build Costs</u>				£89,239		
<u>TOTAL DEVELOPMENT COSTS</u>				£2,835,070		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£969,000		
Affordable Housing Profit				£60,993		
<u>Total Operating Profit</u>				£1,029,993		
<u>GROSS RESIDUAL LAND VALUE</u>				£1,996,487		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.				£412,236		
<u>Total Finance & Acquisition Costs</u>				£412,236		
<u>NET RESIDUAL LAND VALUE</u>				£1,584,251	(ignores finance & acquisition)	

Net RLV: **£1,490,942**

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	15 Houses 40% AH £225 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,518					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	15	9	6	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	33%	7%	0%	
SITE SIZE (HA)				0.43		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£1,016,550		
Open Market Housing Revenue				£4,845,000		
<u>Total Value of Scheme</u>				£5,861,550		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,940,308		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£397,352		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£79,174		
<u>Total Build Costs</u>				£2,416,834		
Section 106 / CIL Costs				£263,025		
Marketing Costs & Legal Fees				£187,097		
<u>Total s106 & Marketing Costs</u>				£450,122		
<u>Finance on Build Costs</u>				£93,176		
<u>TOTAL DEVELOPMENT COSTS</u>				£2,960,131		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£969,000		
Affordable Housing Profit				£60,993		
<u>Total Operating Profit</u>				£1,029,993		
<u>GROSS RESIDUAL LAND VALUE</u>				£1,871,426		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.				£380,484		
<u>Total Finance & Acquisition Costs</u>				£380,484		
<u>NET RESIDUAL LAND VALUE</u>				<u>£1,490,942</u>	(ignores finance & acquisition)	

Net RLV: **£2,323,322**

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	25 Mixed 40% AH £100 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,362					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	25	15	10	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	32%	8%	0%	
SITE SIZE (HA)				0.50		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£1,613,494		
Open Market Housing Revenue				£7,485,000		
<u>Total Value of Scheme</u>				£9,098,494		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£3,094,456		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£638,558		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£126,006		
<u>Total Build Costs</u>				£3,859,020		
Section 106 / CIL Costs				£224,700		
Marketing Costs & Legal Fees				£291,705		
<u>Total s106 & Marketing Costs</u>				£516,405		
<u>Finance on Build Costs</u>				£142,201		
<u>TOTAL DEVELOPMENT COSTS</u>				£4,517,626		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,497,000		
Affordable Housing Profit				£96,810		
<u>Total Operating Profit</u>				£1,593,810		
<u>GROSS RESIDUAL LAND VALUE</u>				£2,987,058		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.				£663,736		
<u>Total Finance & Acquisition Costs</u>				£663,736		
<u>NET RESIDUAL LAND VALUE</u>				<u>£2,323,322</u>	(ignores finance & acquisition)	

Net RLV: £2,179,170

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	25 Mixed 40% AH £225 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,362					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	25	15	10	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	32%	8%	0%	
SITE SIZE (HA)				0.50		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£1,613,494		
Open Market Housing Revenue				£7,485,000		
<u>Total Value of Scheme</u>				£9,098,494		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£3,094,456		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£638,558		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£126,006		
<u>Total Build Costs</u>				£3,859,020		
Section 106 / CIL Costs				£411,825		
Marketing Costs & Legal Fees				£291,705		
<u>Total s106 & Marketing Costs</u>				£703,530		
<u>Finance on Build Costs</u>				£148,283		
<u>TOTAL DEVELOPMENT COSTS</u>				£4,710,832		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,497,000		
Affordable Housing Profit				£96,810		
<u>Total Operating Profit</u>				£1,593,810		
<u>GROSS RESIDUAL LAND VALUE</u>				£2,793,852		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.				£614,682		
<u>Total Finance & Acquisition Costs</u>				£614,682		
<u>NET RESIDUAL LAND VALUE</u>				<u>£2,179,170</u>	(ignores finance & acquisition)	

Net RLV: £2,994,312

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	30 Flats Sheltered 40% AH £100 CIL @ VL8					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,670					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	30	18	12	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	81%	19%	0%	
SITE SIZE (HA)				0.24		
VALUE / AREA				8		
<u>REVENUE</u>						
Affordable Housing Revenue				£2,193,086		
Open Market Housing Revenue				£7,291,818		
<u>Total Value of Scheme</u>				£9,484,904		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£3,513,079		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs, Voids etc.				£599,841		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£54,042		
<u>Total Build Costs</u>				£4,166,962		
Section 106 / CIL Costs				£227,333		
Marketing Costs & Legal Fees				£229,800		
<u>Total s106 & Marketing Costs</u>				£457,133		
<u>TOTAL DEVELOPMENT COSTS</u>				£4,624,095		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,442,000		
Affordable Housing Profit				£76,933		
<u>Total Operating Profit</u>				£1,518,933		
<u>GROSS RESIDUAL LAND VALUE</u>				£3,341,876		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£347,564		
<u>Total Finance & Acquisition Costs</u>				£347,564		
<u>NET RESIDUAL LAND VALUE</u>				<u>£2,994,312</u> (ignores finance & acquisition)		

Net RLV: £2,829,036

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	30 Flats Sheltered 40% AH £100 CIL @ VL8					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,670					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	30	18	12	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	81%	19%	0%	
SITE SIZE (HA)				0.24		
VALUE / AREA				8		
<u>REVENUE</u>						
Affordable Housing Revenue				£2,193,086		
Open Market Housing Revenue				£7,291,818		
<u>Total Value of Scheme</u>				£9,484,904		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£3,513,079		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs, Voids etc.				£599,841		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£54,042		
<u>Total Build Costs</u>				£4,166,962		
Section 106 / CIL Costs				£399,000		
Marketing Costs & Legal Fees				£229,800		
<u>Total s106 & Marketing Costs</u>				£628,800		
<u>TOTAL DEVELOPMENT COSTS</u>				£4,795,762		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,442,000		
Affordable Housing Profit				£76,933		
<u>Total Operating Profit</u>				£1,518,933		
<u>GROSS RESIDUAL LAND VALUE</u>				£3,170,209		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£341,173		
<u>Total Finance & Acquisition Costs</u>				£341,173		
<u>NET RESIDUAL LAND VALUE</u>				£2,829,036 (ignores finance & acquisition)		

Net RLV: £2,195,086

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	50 Flats 40% AH £100 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	3,060					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	50	30	20	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	32%	8%	0%	
SITE SIZE (HA)				0.33		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£2,533,094		
Open Market Housing Revenue				£9,200,000		
<u>Total Value of Scheme</u>				£11,733,094		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£4,557,564		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£999,786		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£186,321		
<u>Total Build Costs</u>				£5,743,671		
Section 106 / CIL Costs				£334,000		
Marketing Costs & Legal Fees				£389,493		
<u>Total s106 & Marketing Costs</u>				£723,493		
<u>Finance on Build Costs</u>				£315,274		
<u>TOTAL DEVELOPMENT COSTS</u>				£6,782,438		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,840,000		
Affordable Housing Profit				£151,986		
<u>Total Operating Profit</u>				£1,991,986		
<u>GROSS RESIDUAL LAND VALUE</u>				£2,958,670		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.				£763,584		
<u>Total Finance & Acquisition Costs</u>				£763,584		
<u>NET RESIDUAL LAND VALUE</u>				<u>£2,195,086</u>	(ignores finance & acquisition)	

Net RLV: £2,024,072

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	50 Flats 40% AH £225 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	3,060					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	50	30	20	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	32%	8%	0%	
SITE SIZE (HA)				0.33		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£2,533,094		
Open Market Housing Revenue				£9,200,000		
<u>Total Value of Scheme</u>				£11,733,094		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£4,557,564		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£999,786		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£186,321		
<u>Total Build Costs</u>				£5,743,671		
Section 106 / CIL Costs				£564,000		
Marketing Costs & Legal Fees				£389,493		
<u>Total s106 & Marketing Costs</u>				£953,493		
<u>Finance on Build Costs</u>				£326,487		
<u>TOTAL DEVELOPMENT COSTS</u>				£7,023,650		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,840,000		
Affordable Housing Profit				£151,986		
<u>Total Operating Profit</u>				£1,991,986		
<u>GROSS RESIDUAL LAND VALUE</u>				£2,717,458		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.				£693,386		
<u>Total Finance & Acquisition Costs</u>				£693,386		
<u>NET RESIDUAL LAND VALUE</u>				£2,024,072	(ignores finance & acquisition)	

Net RLV: **£2,330,983**

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	50 Flats Mixed Use 40% AH £100 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	3,060					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	50	30	20	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	81%	19%	0%	
SITE SIZE (HA)				0.38		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£2,533,094		
Open Market Housing Revenue				£9,336,364		
Non-residential Revenue				£2,659,574		
<u>Total Value of Scheme</u>				£14,529,032		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£7,055,157		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£898,327		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£186,321		
<u>Total Build Costs</u>				£8,139,805		
Section 106 / CIL Costs				£366,471		
Marketing Costs & Legal Fees				£298,500		
<u>Total s106 & Marketing Costs</u>				£664,971		
<u>TOTAL DEVELOPMENT COSTS</u>				£8,804,776		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,840,000		
Affordable Housing Profit				£127,316		
Non-residential Profit				£531,915		
<u>Total Operating Profit</u>				£2,499,231		
<u>GROSS RESIDUAL LAND VALUE</u>				£3,225,025		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£894,042		
<u>Total Finance & Acquisition Costs</u>				£894,042		
<u>NET RESIDUAL LAND VALUE</u>				<u>£2,330,983</u>	(ignores finance & acquisition)	

Net RLV: £2,070,468

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	50 Flats Mixed Use 40% AH £225 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	3,060					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	50	30	20	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	81%	19%	0%	
SITE SIZE (HA)				0.38		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£2,533,094		
Open Market Housing Revenue				£9,336,364		
Non-residential Revenue				£2,659,574		
<u>Total Value of Scheme</u>				£14,529,032		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£7,055,157		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£898,327		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£186,321		
<u>Total Build Costs</u>				£8,139,805		
Section 106 / CIL Costs				£637,059		
Marketing Costs & Legal Fees				£298,500		
<u>Total s106 & Marketing Costs</u>				£935,559		
<u>TOTAL DEVELOPMENT COSTS</u>				£9,075,364		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,840,000		
Affordable Housing Profit				£127,316		
Non-residential Profit				£531,915		
<u>Total Operating Profit</u>				£2,499,231		
<u>GROSS RESIDUAL LAND VALUE</u>				£2,954,437		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£883,969		
<u>Total Finance & Acquisition Costs</u>				£883,969		
<u>NET RESIDUAL LAND VALUE</u>				<u>£2,070,468</u>	(ignores finance & acquisition)	

Net RLV: £4,382,505

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	50 Mixed 40% AH £100 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	4,772					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	50	30	20	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	32%	8%	0%	
SITE SIZE (HA)				1.00		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£3,250,993		
Open Market Housing Revenue				£15,330,000		
<u>Total Value of Scheme</u>				£18,580,993		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£6,251,797		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£1,287,806		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£253,623		
<u>Total Build Costs</u>				£7,793,226		
Section 106 / CIL Costs				£456,600		
Marketing Costs & Legal Fees				£594,930		
<u>Total s106 & Marketing Costs</u>				£1,051,530		
<u>Finance on Build Costs</u>				£431,182		
<u>TOTAL DEVELOPMENT COSTS</u>				£9,275,937		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£3,066,000		
Affordable Housing Profit				£195,060		
<u>Total Operating Profit</u>				£3,261,060		
<u>GROSS RESIDUAL LAND VALUE</u>				£6,043,996		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.				£1,661,491		
<u>Total Finance & Acquisition Costs</u>				£1,661,491		
<u>NET RESIDUAL LAND VALUE</u>				<u>£4,382,505</u>	(ignores finance & acquisition)	

Net RLV: £4,097,544

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	50 Mixed 40% AH £225 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	4,772					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	50	30	20	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	32%	8%	0%	
SITE SIZE (HA)				1.00		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£3,250,993		
Open Market Housing Revenue				£15,330,000		
<u>Total Value of Scheme</u>				£18,580,993		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£6,251,797		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£1,287,806		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£253,623		
<u>Total Build Costs</u>				£7,793,226		
Section 106 / CIL Costs				£839,850		
Marketing Costs & Legal Fees				£594,930		
<u>Total s106 & Marketing Costs</u>				£1,434,780		
<u>Finance on Build Costs</u>				£449,865		
<u>TOTAL DEVELOPMENT COSTS</u>				£9,677,871		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£3,066,000		
Affordable Housing Profit				£195,060		
<u>Total Operating Profit</u>				£3,261,060		
<u>GROSS RESIDUAL LAND VALUE</u>				£5,642,063		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), agents fees, legal fees, stamp duty, interest etc.				£1,544,519		
<u>Total Finance & Acquisition Costs</u>				£1,544,519		
<u>NET RESIDUAL LAND VALUE</u>				£4,097,544	(ignores finance & acquisition)	

Net RLV: £11,808,016

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	100 Mixed 40% AH £100 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	9,515					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	100	60	40	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	81%	19%	0%	
SITE SIZE (HA)				2.50		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£6,472,736		
Open Market Housing Revenue				£30,537,727		
<u>Total Value of Scheme</u>				£37,010,463		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£13,319,498		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£1,984,914		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£273,018		
<u>Total Build Costs</u>				£15,577,430		
Section 106 / CIL Costs				£916,124		
Marketing Costs & Legal Fees				£960,450		
<u>Total s106 & Marketing Costs</u>				£1,876,574		
<u>TOTAL DEVELOPMENT COSTS</u>				£17,454,004		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£6,103,000		
Affordable Housing Profit				£276,804		
<u>Total Operating Profit</u>				£6,379,804		
<u>GROSS RESIDUAL LAND VALUE</u>				£13,176,655		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£1,368,639		
<u>Total Finance & Acquisition Costs</u>				£1,368,639		
<u>NET RESIDUAL LAND VALUE</u>				<u>£11,808,016</u>	(ignores finance & acquisition)	

Net RLV: £11,066,533

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	100 Mixed 40% AH £225 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	9,515					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	100	60	40	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	81%	19%	0%	
SITE SIZE (HA)				2.50		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£6,472,736		
Open Market Housing Revenue				£30,537,727		
<u>Total Value of Scheme</u>				£37,010,463		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£13,319,498		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£1,984,914		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£273,018		
<u>Total Build Costs</u>				£15,577,430		
Section 106 / CIL Costs				£1,686,278		
Marketing Costs & Legal Fees				£960,450		
<u>Total s106 & Marketing Costs</u>				£2,646,728		
<u>TOTAL DEVELOPMENT COSTS</u>				£18,224,158		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£6,103,000		
Affordable Housing Profit				£276,804		
<u>Total Operating Profit</u>				£6,379,804		
<u>GROSS RESIDUAL LAND VALUE</u>				£12,406,501		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£1,339,968		
<u>Total Finance & Acquisition Costs</u>				£1,339,968		
<u>NET RESIDUAL LAND VALUE</u>				£11,066,533	(ignores finance & acquisition)	

Net RLV: £29,239,868

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	250 Mixed 40% AH £100 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	23,777					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	250	150	100	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	81%	19%	0%	
SITE SIZE (HA)				6.25		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£16,281,513		
Open Market Housing Revenue				£75,773,636		
<u>Total Value of Scheme</u>				£92,055,149		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£33,278,232		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£4,959,920		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£681,939		
<u>Total Build Costs</u>				£38,920,091		
Section 106 / CIL Costs				£2,280,082		
Marketing Costs & Legal Fees				£2,383,800		
<u>Total s106 & Marketing Costs</u>				£4,663,882		
<u>TOTAL DEVELOPMENT COSTS</u>				£43,583,973		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£15,142,000		
Affordable Housing Profit				£698,877		
<u>Total Operating Profit</u>				£15,840,877		
<u>GROSS RESIDUAL LAND VALUE</u>				£32,630,299		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£3,390,431		
<u>Total Finance & Acquisition Costs</u>				£3,390,431		
<u>NET RESIDUAL LAND VALUE</u>				<u>£29,239,868</u> (ignores finance & acquisition)		

Net RLV: £27,398,468

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	250 Mixed 40% AH £225 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	23,777					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	250	150	100	40%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	60%	0%	81%	19%	0%	
SITE SIZE (HA)				6.25		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£16,281,513		
Open Market Housing Revenue				£75,773,636		
<u>Total Value of Scheme</u>				£92,055,149		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£33,278,232		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£4,959,920		
SAC Mitigation Contribution, Electric Car Charging Points, Build Regs Access Compliance etc.				£681,939		
<u>Total Build Costs</u>				£38,920,091		
Section 106 / CIL Costs				£4,192,685		
Marketing Costs & Legal Fees				£2,383,800		
<u>Total s106 & Marketing Costs</u>				£6,576,485		
<u>TOTAL DEVELOPMENT COSTS</u>				£45,496,576		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£15,142,000		
Affordable Housing Profit				£698,877		
<u>Total Operating Profit</u>				£15,840,877		
<u>GROSS RESIDUAL LAND VALUE</u>				£30,717,696		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£3,319,228		
<u>Total Finance & Acquisition Costs</u>				£3,319,228		
<u>NET RESIDUAL LAND VALUE</u>				<u>£27,398,468</u>	(ignores finance & acquisition)	