

Worthing Borough Council DSP18551 - CIL Viability Assessment

Appendix IIa – Residential Results

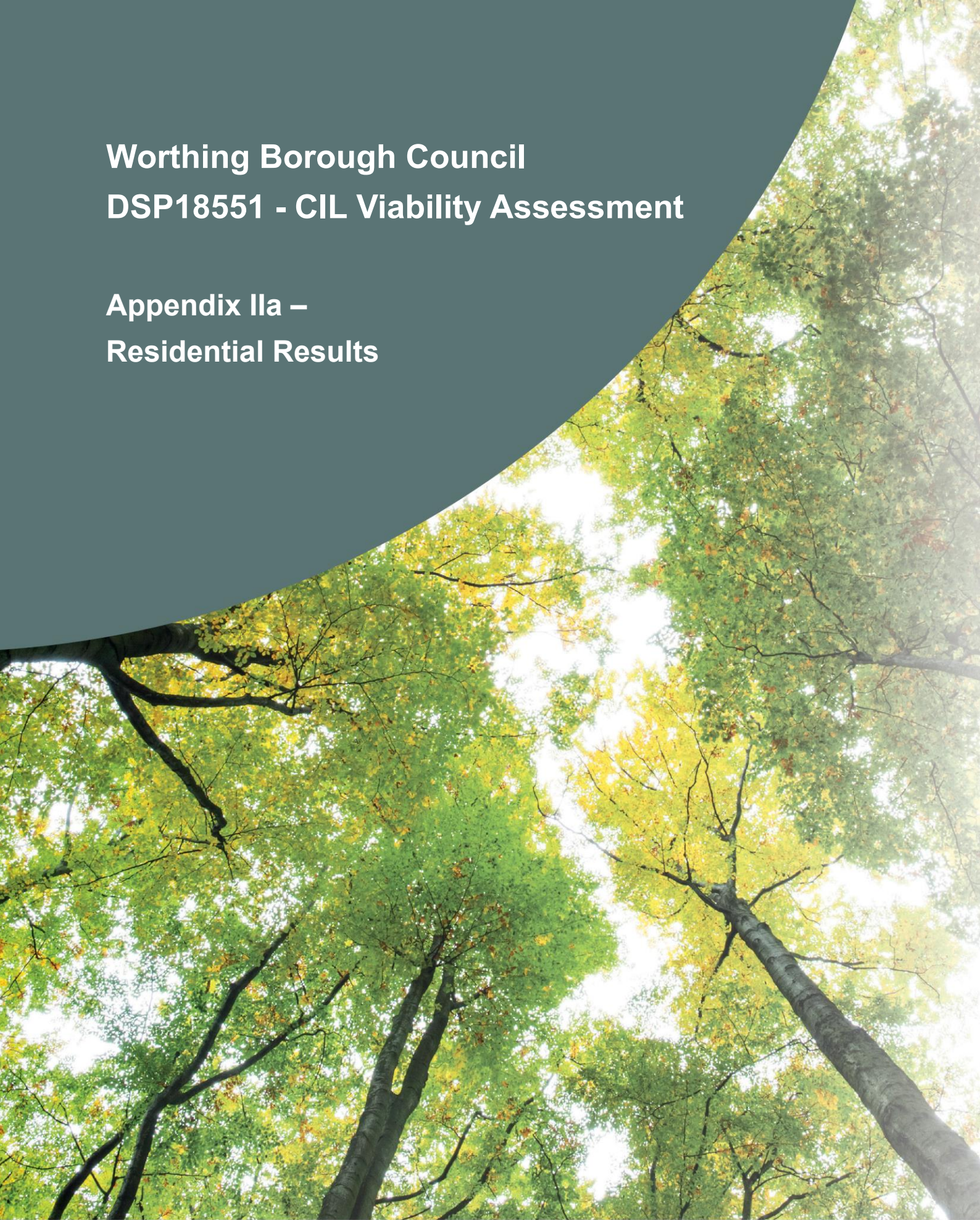


Table 1a: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 1 Unit Scheme - House

Development Scenario	1	House
Typical Site Type	PDL	
Net Site Area (ha)	0.03	
Gross Site Area (ha)	0.03	
Site Density (dph)	35	
Indexed CIL Rate	£122.39	

0% AH 1 House	Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,750/m ²	VL2 £3,000/m ²	VL3 £3,250/m ²	VL4 £3,500/m ²	VL5 £3,750/m ²	VL6 £4,000/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²
£122.39 (Indexed Rate)	-£168,098	-£134,432	-£100,766	-£67,100	-£33,434	£212	£61,554	£122,686
£0	-£146,332	-£112,666	-£79,000	-£45,334	-£11,667	£20,042	£81,384	£142,052
£25	-£150,778	-£117,112	-£83,446	-£49,780	-£16,114	£15,991	£77,333	£138,096
£50	-£155,224	-£121,558	-£87,892	-£54,226	-£20,560	£11,941	£73,283	£134,140
£75	-£159,670	-£126,004	-£92,338	-£58,672	-£25,006	£7,890	£69,232	£130,184
£100	-£164,117	-£130,450	-£96,784	-£63,118	-£29,452	£3,839	£65,182	£126,228
£125	-£168,563	-£134,896	-£101,230	-£67,564	-£33,898	-£232	£61,131	£122,273
£150	-£173,009	-£139,343	-£105,676	-£72,010	-£38,344	-£4,678	£57,081	£118,317
£175	-£177,455	-£143,789	-£110,122	-£76,456	-£42,790	-£9,124	£53,030	£114,361
£200	-£181,901	-£148,235	-£114,569	-£80,902	-£47,236	-£13,570	£48,979	£110,322
£225	-£186,347	-£152,681	-£119,015	-£85,348	-£51,682	-£18,016	£44,929	£106,271
£250	-£190,793	-£157,127	-£123,461	-£89,795	-£56,128	-£22,462	£40,878	£102,221
£275	-£195,239	-£161,573	-£127,907	-£94,241	-£60,574	-£26,908	£36,828	£98,170
£300	-£199,685	-£166,019	-£132,353	-£98,687	-£65,021	-£31,354	£32,777	£94,120
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	-£5,116,040	-£4,091,417	-£3,066,794	-£2,042,172	-£1,017,549	£6,444	£1,873,383	£3,733,907
£0	-£4,453,587	-£3,428,965	-£2,404,342	-£1,379,719	-£355,097	£609,963	£2,476,903	£4,323,316
£25	-£4,588,903	-£3,564,280	-£2,539,658	-£1,515,035	-£490,413	£486,685	£2,353,625	£4,202,920
£50	-£4,724,219	-£3,699,596	-£2,674,974	-£1,650,351	-£625,728	£363,408	£2,230,347	£4,082,524
£75	-£4,859,535	-£3,834,912	-£2,810,290	-£1,785,667	-£761,044	£240,130	£2,107,069	£3,962,129
£100	-£4,994,851	-£3,970,228	-£2,945,605	-£1,920,983	-£896,360	£116,852	£1,983,791	£3,841,733
£125	-£5,130,167	-£4,105,544	-£3,080,921	-£2,056,299	-£1,031,676	-£7,054	£1,860,513	£3,721,338
£150	-£5,265,483	-£4,240,860	-£3,216,237	-£2,191,615	-£1,166,992	-£142,369	£1,737,235	£3,600,942
£175	-£5,400,798	-£4,376,176	-£3,351,553	-£2,326,931	-£1,302,308	-£277,685	£1,613,958	£3,480,546
£200	-£5,536,114	-£4,511,492	-£3,486,869	-£2,462,246	-£1,437,624	-£413,001	£1,490,680	£3,357,619
£225	-£5,671,430	-£4,646,808	-£3,622,185	-£2,597,562	-£1,572,940	-£548,317	£1,367,402	£3,234,341
£250	-£5,806,746	-£4,782,123	-£3,757,501	-£2,732,878	-£1,708,256	-£683,633	£1,244,124	£3,111,063
£275	-£5,942,062	-£4,917,439	-£3,892,817	-£2,868,194	-£1,843,572	-£818,949	£1,120,846	£2,987,785
£300	-£6,077,378	-£5,052,755	-£4,028,133	-£3,003,510	-£1,978,887	-£954,265	£997,568	£2,864,508

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

Table 1b: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 6 Unit Scheme - Houses

Development Scenario	6	Houses
Typical Site Type	PDL	
Net Site Area (ha)	0.17	
Gross Site Area (ha)	0.20	
Site Density (dph)	35	
Indexed CIL Rate	£122.39	

0% AH 6 Houses	Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,750/m ²	VL2 £3,000/m ²	VL3 £3,250/m ²	VL4 £3,500/m ²	VL5 £3,750/m ²	VL6 £4,000/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²
£122.39 (Indexed Rate)	-£202,435	-£83,545	£32,200	£139,890	£244,932	£346,914	£550,878	£754,842
£0	-£125,569	-£6,679	£102,228	£208,281	£310,867	£412,849	£616,813	£819,742
£25	-£141,270	-£22,380	£87,924	£194,311	£297,399	£399,381	£603,345	£807,110
£50	-£156,971	-£38,081	£73,619	£180,341	£283,931	£385,913	£589,877	£793,841
£75	-£172,672	-£53,782	£59,315	£166,371	£270,462	£372,444	£576,409	£780,373
£100	-£188,373	-£69,484	£45,011	£152,402	£256,994	£358,976	£562,940	£766,905
£125	-£204,074	-£85,185	£30,707	£138,432	£243,526	£345,508	£549,472	£753,436
£150	-£219,775	-£100,886	£16,402	£124,462	£230,058	£332,040	£536,004	£739,968
£175	-£235,476	-£116,587	£2,098	£110,411	£216,273	£318,572	£522,536	£726,500
£200	-£251,177	-£132,288	-£13,398	£96,107	£202,303	£305,104	£509,068	£713,032
£225	-£266,878	-£147,989	-£29,099	£81,803	£188,333	£291,635	£495,600	£699,564
£250	-£282,580	-£163,690	-£44,800	£67,498	£174,363	£278,167	£482,131	£686,096
£275	-£298,281	-£179,391	-£60,501	£53,194	£160,393	£264,699	£468,663	£672,627
£300	-£313,982	-£195,092	-£76,202	£38,890	£146,424	£251,231	£455,195	£659,159
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	-£1,026,844	-£423,781	£163,333	£709,588	£1,242,409	£1,759,709	£2,794,310	£3,828,911
£0	-£636,944	-£33,880	£518,547	£1,056,498	£1,576,861	£2,094,161	£3,128,762	£4,158,113
£25	-£716,587	-£113,523	£445,990	£985,636	£1,508,544	£2,025,845	£3,060,445	£4,094,037
£50	-£796,230	-£193,166	£373,432	£914,775	£1,440,227	£1,957,528	£2,992,129	£4,026,729
£75	-£875,873	-£272,809	£300,874	£843,913	£1,371,910	£1,889,211	£2,923,812	£3,958,413
£100	-£955,516	-£352,453	£228,316	£773,052	£1,303,594	£1,820,894	£2,855,495	£3,890,096
£125	-£1,035,159	-£432,096	£155,758	£702,190	£1,235,277	£1,752,577	£2,787,178	£3,821,779
£150	-£1,114,802	-£511,739	£83,200	£631,329	£1,166,960	£1,684,260	£2,718,861	£3,753,462
£175	-£1,194,445	-£591,382	£10,643	£560,056	£1,097,036	£1,615,944	£2,650,544	£3,685,145
£200	-£1,274,088	-£671,025	-£67,961	£487,498	£1,026,174	£1,547,627	£2,582,228	£3,616,828
£225	-£1,353,731	-£750,668	-£147,604	£414,941	£955,313	£1,479,310	£2,513,911	£3,548,512
£250	-£1,433,375	-£830,311	-£227,247	£342,383	£884,452	£1,410,993	£2,445,594	£3,480,195
£275	-£1,513,018	-£909,954	-£306,890	£269,825	£813,590	£1,342,676	£2,377,277	£3,411,878
£300	-£1,592,661	-£989,597	-£386,534	£197,267	£742,729	£1,274,359	£2,308,960	£3,343,561

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

Table 1c: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 6 Unit Scheme - Flats

Development Scenario	6	Flats
Typical Site Type	PDL	
Net Site Area (ha)	0.08	
Gross Site Area (ha)	0.08	
Site Density (dph)	75	
Indexed CIL Rate	£122.39	

0% AH 6 Flats	Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,750/m ²	VL2 £3,000/m ²	VL3 £3,250/m ²	VL4 £3,500/m ²	VL5 £3,750/m ²	VL6 £4,000/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²
£122.39 (Indexed Rate)	-£197,831	-£128,575	-£59,319	£9,053	£72,148	£134,744	£256,802	£375,616
£0	-£145,153	-£75,897	-£6,641	£57,045	£119,993	£181,613	£301,989	£420,803
£25	-£155,913	-£86,657	-£17,401	£47,242	£110,337	£172,039	£292,759	£411,573
£50	-£166,674	-£97,418	-£28,161	£37,439	£100,534	£162,466	£283,529	£402,343
£75	-£177,434	-£108,178	-£38,922	£27,636	£90,731	£152,892	£274,299	£393,113
£100	-£188,194	-£118,938	-£49,682	£17,833	£80,928	£143,318	£265,069	£383,883
£125	-£198,955	-£129,698	-£60,442	£8,030	£71,125	£133,744	£255,839	£374,653
£150	-£209,715	-£140,459	-£71,203	-£1,946	£61,322	£124,170	£246,609	£365,423
£175	-£220,475	-£151,219	-£81,963	-£12,707	£51,519	£114,596	£237,378	£356,193
£200	-£231,235	-£161,979	-£92,723	-£23,467	£41,716	£104,811	£228,148	£346,963
£225	-£241,996	-£172,740	-£103,483	-£34,227	£31,913	£95,007	£218,688	£337,732
£250	-£252,756	-£183,500	-£114,244	-£44,988	£22,110	£85,204	£209,114	£328,502
£275	-£263,516	-£194,260	-£125,004	-£55,748	£12,307	£75,401	£199,541	£319,272
£300	-£274,277	-£205,020	-£135,764	-£66,508	£2,503	£65,598	£189,967	£310,042
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	-£2,472,889	-£1,607,188	-£741,486	£113,165	£901,852	£1,684,295	£3,210,027	£4,695,203
£0	-£1,814,413	-£948,711	-£83,010	£713,061	£1,499,919	£2,270,166	£3,774,860	£5,260,036
£25	-£1,948,917	-£1,083,215	-£217,514	£590,524	£1,379,210	£2,150,493	£3,659,485	£5,144,660
£50	-£2,083,420	-£1,217,719	-£352,017	£467,986	£1,256,672	£2,030,820	£3,544,109	£5,029,285
£75	-£2,217,924	-£1,352,222	-£486,521	£345,448	£1,134,134	£1,911,147	£3,428,733	£4,913,909
£100	-£2,352,428	-£1,486,726	-£621,025	£222,910	£1,011,597	£1,791,474	£3,313,358	£4,798,534
£125	-£2,486,931	-£1,621,230	-£755,528	£100,372	£889,059	£1,671,801	£3,197,982	£4,683,158
£150	-£2,621,435	-£1,755,733	-£890,032	-£24,330	£766,521	£1,552,128	£3,082,607	£4,567,783
£175	-£2,755,939	-£1,890,237	-£1,024,536	-£158,834	£643,983	£1,432,455	£2,967,231	£4,452,407
£200	-£2,890,442	-£2,024,741	-£1,159,039	-£293,338	£521,445	£1,310,132	£2,851,855	£4,337,031
£225	-£3,024,946	-£2,159,245	-£1,293,543	-£427,841	£398,907	£1,187,594	£2,733,603	£4,221,656
£250	-£3,159,450	-£2,293,748	-£1,428,047	-£562,345	£276,369	£1,065,056	£2,613,930	£4,106,280
£275	-£3,293,953	-£2,428,252	-£1,562,550	-£696,849	£153,831	£942,518	£2,494,257	£3,990,905
£300	-£3,428,457	-£2,562,756	-£1,697,054	-£831,352	£31,293	£819,980	£2,374,584	£3,875,529

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

Table 1d: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 10 Unit Scheme - Houses

Development Scenario	10	Houses
Typical Site Type	PDL	
Net Site Area (ha)	0.29	
Gross Site Area (ha)	0.33	
Site Density (dph)	35	
Indexed CIL Rate	£122.39	

20% AH 10 Houses	Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,750/m ²	VL2 £3,000/m ²	VL3 £3,250/m ²	VL4 £3,500/m ²	VL5 £3,750/m ²	VL6 £4,000/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²
£122.39 (Indexed Rate)	-£183,867	-£15,776	£135,642	£280,067	£421,324	£562,580	£841,429	£1,105,767
£0	-£61,502	£95,335	£241,641	£382,897	£524,154	£665,410	£937,643	£1,201,981
£25	-£86,497	£72,979	£220,626	£361,893	£503,149	£644,405	£917,990	£1,182,328
£50	-£111,492	£50,623	£198,811	£340,888	£482,144	£623,401	£898,337	£1,162,675
£75	-£136,486	£28,267	£176,996	£319,884	£461,140	£602,396	£878,684	£1,143,021
£100	-£161,481	£5,911	£155,180	£298,879	£440,135	£581,392	£859,030	£1,123,368
£125	-£186,476	-£18,386	£133,365	£277,874	£419,131	£560,387	£839,377	£1,103,715
£150	-£211,471	-£43,380	£111,543	£256,870	£398,126	£539,382	£819,724	£1,084,061
£175	-£236,465	-£68,375	£89,187	£235,865	£377,122	£518,378	£800,070	£1,064,408
£200	-£261,460	-£93,370	£66,832	£214,628	£356,117	£497,373	£779,886	£1,044,755
£225	-£286,455	-£118,365	£44,476	£192,812	£335,112	£476,369	£758,881	£1,025,102
£250	-£311,450	-£143,359	£22,120	£170,997	£314,108	£455,364	£737,877	£1,005,448
£275	-£336,444	-£168,354	-£264	£149,182	£293,103	£434,360	£716,872	£985,795
£300	-£361,439	-£193,349	-£25,259	£127,366	£272,099	£413,355	£695,867	£966,142
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	-£559,594	-£48,015	£412,825	£852,379	£1,282,289	£1,712,199	£2,560,870	£3,365,376
£0	-£187,181	£290,149	£735,429	£1,165,340	£1,595,250	£2,025,160	£2,853,697	£3,658,204
£25	-£263,252	£222,110	£671,471	£1,101,413	£1,531,323	£1,961,233	£2,793,883	£3,598,389
£50	-£339,323	£154,070	£605,077	£1,037,486	£1,467,396	£1,897,306	£2,734,069	£3,538,575
£75	-£415,394	£86,030	£538,682	£973,559	£1,403,469	£1,833,379	£2,674,254	£3,478,760
£100	-£491,465	£17,991	£472,288	£909,632	£1,339,542	£1,769,452	£2,614,440	£3,418,946
£125	-£567,536	-£55,956	£405,893	£845,705	£1,275,615	£1,705,526	£2,554,626	£3,359,132
£150	-£643,607	-£132,027	£339,479	£781,778	£1,211,688	£1,641,599	£2,494,811	£3,299,317
£175	-£719,677	-£208,098	£271,440	£717,851	£1,147,761	£1,577,672	£2,434,997	£3,239,503
£200	-£795,748	-£284,169	£203,400	£653,214	£1,083,834	£1,513,745	£2,373,565	£3,179,689
£225	-£871,819	-£360,240	£135,361	£586,820	£1,019,907	£1,449,818	£2,309,638	£3,119,874
£250	-£947,890	-£436,311	£67,321	£520,425	£955,980	£1,385,891	£2,245,711	£3,060,060
£275	-£1,023,961	-£512,382	-£803	£454,031	£892,053	£1,321,964	£2,181,784	£3,000,245
£300	-£1,100,032	-£588,453	-£76,874	£387,636	£828,126	£1,258,037	£2,117,857	£2,940,431

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

Table 1e: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 11 Unit Scheme - Houses

Development Scenario	11	Houses
Typical Site Type	PDL	
Net Site Area (ha)	0.31	
Gross Site Area (ha)	0.36	
Site Density (dph)	35	
Indexed CIL Rate	£122.39	

20% AH 11 Houses	Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,750/m ²	VL2 £3,000/m ²	VL3 £3,250/m ²	VL4 £3,500/m ²	VL5 £3,750/m ²	VL6 £4,000/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²
£122.39 (Indexed Rate)	-£189,241	£3,444	£174,593	£338,581	£500,847	£663,113	£974,811	£1,277,415
£0	-£50,579	£127,088	£292,841	£455,107	£617,373	£779,640	£1,083,841	£1,383,447
£25	-£78,903	£102,133	£269,039	£431,305	£593,571	£755,837	£1,061,570	£1,361,788
£50	-£107,227	£76,800	£245,236	£407,503	£569,769	£732,035	£1,039,299	£1,340,130
£75	-£135,550	£51,466	£221,434	£383,700	£545,966	£708,233	£1,017,028	£1,318,471
£100	-£163,874	£26,132	£196,733	£359,898	£522,164	£684,430	£994,757	£1,296,813
£125	-£192,198	£799	£172,012	£336,096	£498,362	£660,628	£972,486	£1,275,154
£150	-£220,522	-£27,431	£147,291	£312,293	£474,560	£636,826	£950,215	£1,253,496
£175	-£248,846	-£55,755	£122,570	£288,491	£450,757	£613,024	£927,944	£1,231,599
£200	-£277,170	-£84,079	£97,503	£264,689	£426,955	£589,221	£905,673	£1,209,328
£225	-£305,494	-£112,403	£72,170	£240,886	£403,153	£565,419	£883,402	£1,187,057
£250	-£333,818	-£140,727	£46,836	£216,937	£379,350	£541,617	£861,131	£1,164,785
£275	-£362,142	-£169,051	£21,503	£192,216	£355,548	£517,814	£838,860	£1,142,514
£300	-£390,466	-£197,375	-£4,283	£167,495	£331,746	£494,012	£816,589	£1,120,243
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	-£523,593	£9,528	£483,064	£936,784	£1,385,742	£1,834,700	£2,697,106	£3,534,350
£0	-£139,941	£351,627	£810,232	£1,259,190	£1,708,148	£2,157,106	£2,998,771	£3,827,718
£25	-£218,307	£282,582	£744,375	£1,193,334	£1,642,292	£2,091,250	£2,937,151	£3,767,793
£50	-£296,674	£212,489	£678,519	£1,127,477	£1,576,435	£2,025,394	£2,875,532	£3,707,869
£75	-£375,041	£142,396	£612,663	£1,061,621	£1,510,579	£1,959,537	£2,813,912	£3,647,944
£100	-£453,408	£72,303	£544,322	£995,765	£1,444,723	£1,893,681	£2,752,293	£3,588,019
£125	-£531,774	£2,210	£475,923	£929,909	£1,378,867	£1,827,825	£2,690,673	£3,528,094
£150	-£610,141	-£75,896	£407,525	£864,053	£1,313,011	£1,761,969	£2,629,054	£3,468,169
£175	-£688,508	-£154,262	£339,127	£798,196	£1,247,154	£1,696,113	£2,567,434	£3,407,585
£200	-£766,874	-£232,629	£269,772	£732,340	£1,181,298	£1,630,256	£2,505,815	£3,345,966
£225	-£845,241	-£310,996	£199,679	£666,484	£1,115,442	£1,564,400	£2,444,195	£3,284,346
£250	-£923,608	-£389,362	£129,586	£600,220	£1,049,586	£1,498,544	£2,382,576	£3,222,727
£275	-£1,001,975	-£467,729	£59,493	£531,822	£983,730	£1,432,688	£2,320,956	£3,161,107
£300	-£1,080,341	-£546,096	-£11,851	£463,424	£917,873	£1,366,832	£2,259,337	£3,099,488

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

Table 1f: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 15 Unit Scheme - Houses

Development Scenario	15	Houses
Typical Site Type	PDL	
Net Site Area (ha)	0.43	
Gross Site Area (ha)	0.49	
Site Density (dph)	35	
Indexed CIL Rate	£122.39	

30% AH 15 Houses	Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,750/m ²	VL2 £3,000/m ²	VL3 £3,250/m ²	VL4 £3,500/m ²	VL5 £3,750/m ²	VL6 £4,000/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²
£122.39 (Indexed Rate)	-£420,958	-£212,739	-£4,520	£177,081	£349,955	£521,305	£857,883	£1,177,731
£0	-£237,725	-£29,506	£155,696	£329,394	£500,744	£672,094	£998,616	£1,315,473
£25	-£275,153	-£66,934	£123,663	£298,593	£469,943	£641,293	£969,869	£1,287,548
£50	-£312,581	-£104,362	£91,166	£267,792	£439,142	£610,492	£941,122	£1,259,623
£75	-£350,010	-£141,790	£58,312	£236,991	£408,341	£579,691	£912,375	£1,231,697
£100	-£387,438	-£179,219	£25,457	£205,770	£377,540	£548,891	£883,628	£1,203,476
£125	-£424,866	-£216,647	-£8,428	£173,737	£346,740	£518,090	£854,881	£1,174,729
£150	-£462,294	-£254,075	-£45,856	£141,703	£315,939	£487,289	£826,135	£1,145,983
£175	-£499,722	-£291,503	-£83,284	£109,669	£285,138	£456,488	£797,388	£1,117,236
£200	-£537,150	-£328,931	-£120,712	£76,814	£254,337	£425,687	£768,387	£1,088,489
£225	-£574,578	-£366,359	-£158,140	£43,960	£223,537	£394,887	£737,587	£1,059,742
£250	-£612,006	-£403,787	-£195,568	£11,105	£191,777	£364,086	£706,786	£1,030,995
£275	-£649,435	-£441,215	-£232,996	-£24,777	£159,744	£333,285	£675,985	£1,002,248
£300	-£686,863	-£478,644	-£270,424	-£62,205	£127,711	£302,484	£645,184	£973,501
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	-£854,118	-£431,645	-£9,171	£359,294	£710,054	£1,057,721	£1,740,631	£2,389,598
£0	-£482,341	-£59,867	£315,906	£668,335	£1,016,001	£1,363,668	£2,026,177	£2,669,076
£25	-£558,282	-£135,809	£250,911	£605,840	£953,507	£1,301,174	£1,967,850	£2,612,416
£50	-£634,223	-£211,750	£184,975	£543,346	£891,013	£1,238,680	£1,909,523	£2,555,756
£75	-£710,164	-£287,691	£118,313	£480,852	£828,519	£1,176,185	£1,851,196	£2,499,096
£100	-£786,105	-£363,632	£51,652	£417,504	£766,024	£1,113,691	£1,792,869	£2,441,836
£125	-£862,047	-£439,573	-£17,099	£352,509	£703,530	£1,051,197	£1,734,542	£2,383,509
£150	-£937,988	-£515,514	-£93,041	£287,514	£641,036	£988,702	£1,676,215	£2,325,182
£175	-£1,013,929	-£591,455	-£168,982	£222,517	£578,541	£926,208	£1,617,888	£2,266,855
£200	-£1,089,870	-£667,396	-£244,923	£155,855	£516,047	£863,714	£1,559,047	£2,208,528
£225	-£1,165,811	-£743,337	-£320,864	£89,194	£453,553	£801,219	£1,496,553	£2,150,201
£250	-£1,241,752	-£819,279	-£396,805	£22,532	£389,112	£738,725	£1,434,058	£2,091,874
£275	-£1,317,693	-£895,220	-£472,746	-£50,273	£324,118	£676,231	£1,371,564	£2,033,547
£300	-£1,393,634	-£971,161	-£548,687	-£126,214	£259,123	£613,736	£1,309,070	£1,975,220

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

Table 1g: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 15 Unit Scheme - Flats

Development Scenario	15	Flats
Typical Site Type	PDL	
Net Site Area (ha)	0.15	
Gross Site Area (ha)	0.15	
Site Density (dph)	100	
Indexed CIL Rate	£122.39	

30% AH 15 Flats	Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,750/m ²	VL2 £3,000/m ²	VL3 £3,250/m ²	VL4 £3,500/m ²	VL5 £3,750/m ²	VL6 £4,000/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²
£122.39 (Indexed Rate)	-£765,816	-£639,799	-£513,783	-£387,766	-£261,750	-£135,733	£102,089	£314,088
£0	-£630,528	-£504,512	-£378,495	-£252,479	-£126,462	-£445	£218,014	£425,420
£25	-£658,163	-£532,146	-£406,130	-£280,113	-£154,097	-£28,080	£194,415	£402,679
£50	-£685,797	-£559,781	-£433,764	-£307,748	-£181,731	-£55,715	£170,764	£379,938
£75	-£707,905	-£587,415	-£461,399	-£335,382	-£209,366	-£83,349	£147,113	£357,196
£100	-£741,066	-£615,050	-£489,033	-£363,017	-£237,000	-£110,984	£123,462	£334,455
£125	-£768,701	-£642,684	-£516,668	-£390,651	-£264,635	-£138,618	£99,556	£311,714
£150	-£796,336	-£670,319	-£544,302	-£418,286	-£292,269	-£166,253	£75,299	£288,972
£175	-£823,970	-£697,954	-£571,937	-£445,920	-£319,904	-£193,887	£51,041	£266,231
£200	-£851,605	-£725,588	-£599,572	-£473,555	-£347,538	-£221,522	£26,783	£243,490
£225	-£879,239	-£753,223	-£627,206	-£501,190	-£375,173	-£249,156	£2,525	£220,748
£250	-£906,874	-£780,857	-£654,841	-£528,824	-£402,808	-£276,791	-£24,758	£197,259
£275	-£934,508	-£808,492	-£682,475	-£556,459	-£430,442	-£304,426	-£52,392	£173,607
£300	-£962,143	-£836,126	-£710,110	-£584,093	-£458,077	-£332,060	-£80,027	£149,956
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	-£5,105,440	-£4,265,330	-£3,425,219	-£2,585,109	-£1,744,998	-£904,888	£680,592	£2,093,919
£0	-£4,203,522	-£3,363,411	-£2,523,301	-£1,683,190	-£843,080	-£2,970	£1,453,429	£2,836,135
£25	-£4,387,752	-£3,547,642	-£2,707,531	-£1,867,421	-£1,027,310	-£187,200	£1,296,103	£2,684,526
£50	-£4,571,983	-£3,731,872	-£2,891,762	-£2,051,651	-£1,211,541	-£371,430	£1,138,428	£2,532,917
£75	-£4,719,367	-£3,916,103	-£3,075,992	-£2,235,882	-£1,395,771	-£555,661	£980,753	£2,381,308
£100	-£4,940,443	-£4,100,333	-£3,260,222	-£2,420,112	-£1,580,002	-£739,891	£823,079	£2,229,700
£125	-£5,124,674	-£4,284,563	-£3,444,453	-£2,604,342	-£1,764,232	-£924,122	£663,709	£2,078,091
£150	-£5,308,904	-£4,468,794	-£3,628,683	-£2,788,573	-£1,948,462	-£1,108,352	£501,990	£1,926,482
£175	-£5,493,134	-£4,653,024	-£3,812,914	-£2,972,803	-£2,132,693	-£1,292,582	£340,271	£1,774,873
£200	-£5,677,365	-£4,837,254	-£3,997,144	-£3,157,034	-£2,316,923	-£1,476,813	£178,553	£1,623,264
£225	-£5,861,595	-£5,021,485	-£4,181,374	-£3,341,264	-£2,501,154	-£1,661,043	£16,834	£1,471,655
£250	-£6,045,826	-£5,205,715	-£4,365,605	-£3,525,494	-£2,685,384	-£1,845,274	-£165,053	£1,315,058
£275	-£6,230,056	-£5,389,946	-£4,549,835	-£3,709,725	-£2,869,614	-£2,029,504	-£349,283	£1,157,383
£300	-£6,414,286	-£5,574,176	-£4,734,066	-£3,893,955	-£3,053,845	-£2,213,734	-£533,514	£999,708

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

Table 1h: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 25 Unit Scheme - Mixed

Development Scenario	25	Mixed
Typical Site Type	GF / PDL	
Net Site Area (ha)	0.33	
Gross Site Area (ha)	0.38	
Site Density (dph)	75	
Indexed CIL Rate	£122.39	

30% AH 25 Mixed	Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,750/m ²	VL2 £3,000/m ²	VL3 £3,250/m ²	VL4 £3,500/m ²	VL5 £3,750/m ²	VL6 £4,000/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²
£122.39 (Indexed Rate)	-£752,179	-£459,920	-£167,661	£105,232	£339,814	£570,135	£1,009,951	£1,429,023
£0	-£481,044	-£188,786	£87,391	£323,166	£553,488	£780,688	£1,206,842	£1,621,251
£25	-£536,428	-£244,169	£40,615	£279,520	£509,842	£740,163	£1,167,577	£1,581,985
£50	-£591,811	-£299,552	-£7,294	£235,874	£466,195	£696,517	£1,127,272	£1,542,720
£75	-£647,194	-£354,936	-£62,677	£191,535	£422,549	£652,871	£1,086,755	£1,503,455
£100	-£702,577	-£410,319	-£118,060	£146,012	£378,903	£609,225	£1,046,238	£1,464,189
£125	-£757,961	-£465,702	-£173,443	£100,348	£335,257	£565,579	£1,005,721	£1,424,924
£150	-£813,344	-£521,085	-£228,827	£53,573	£291,611	£521,933	£965,204	£1,385,659
£175	-£868,727	-£576,469	-£284,210	£6,798	£247,965	£478,286	£924,687	£1,346,393
£200	-£924,110	-£631,852	-£339,593	-£47,335	£204,146	£434,640	£884,170	£1,307,128
£225	-£979,494	-£687,235	-£394,976	-£102,718	£158,623	£390,994	£843,653	£1,267,863
£250	-£1,034,877	-£742,618	-£450,360	-£158,101	£113,099	£347,348	£803,136	£1,228,597
£275	-£1,090,260	-£798,002	-£505,743	-£213,484	£66,531	£303,702	£762,619	£1,189,332
£300	-£1,145,644	-£853,385	-£561,126	-£268,868	£19,755	£260,056	£720,699	£1,149,720
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	-£1,962,205	-£1,199,792	-£437,378	£274,517	£886,470	£1,487,310	£2,634,655	£3,727,887
£0	-£1,254,899	-£492,485	£227,975	£843,042	£1,443,881	£2,036,577	£3,148,285	£4,229,349
£25	-£1,399,377	-£636,963	£105,953	£729,182	£1,330,022	£1,930,861	£3,045,853	£4,126,918
£50	-£1,543,855	-£781,441	-£19,027	£615,323	£1,216,162	£1,817,001	£2,940,710	£4,024,487
£75	-£1,688,333	-£925,919	-£163,505	£499,658	£1,102,303	£1,703,142	£2,835,014	£3,922,055
£100	-£1,832,811	-£1,070,397	-£307,983	£380,900	£988,443	£1,589,282	£2,729,317	£3,819,624
£125	-£1,977,289	-£1,214,875	-£452,461	£261,778	£874,583	£1,475,423	£2,623,620	£3,717,193
£150	-£2,121,767	-£1,359,353	-£596,939	£139,756	£760,724	£1,361,563	£2,517,924	£3,614,761
£175	-£2,266,245	-£1,503,831	-£741,417	£17,733	£646,864	£1,247,704	£2,412,227	£3,512,330
£200	-£2,410,723	-£1,648,309	-£885,895	-£123,482	£532,556	£1,133,844	£2,306,531	£3,409,899
£225	-£2,555,201	-£1,792,787	-£1,030,373	-£267,960	£413,799	£1,019,985	£2,200,834	£3,307,467
£250	-£2,699,679	-£1,937,265	-£1,174,851	-£412,438	£295,041	£906,125	£2,095,138	£3,205,036
£275	-£2,844,157	-£2,081,743	-£1,319,329	-£556,916	£173,559	£792,266	£1,989,441	£3,102,605
£300	-£2,988,635	-£2,226,221	-£1,463,808	-£701,394	£51,536	£678,406	£1,880,085	£2,999,271

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

Table 1i: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 25 Unit Scheme - Flats

Development Scenario	25	Flats
Typical Site Type	PDL	
Net Site Area (ha)	0.25	
Gross Site Area (ha)	0.25	
Site Density (dph)	100	
Indexed CIL Rate	£122.39	

30% AH 25 Flat	Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,750/m ²	VL2 £3,000/m ²	VL3 £3,250/m ²	VL4 £3,500/m ²	VL5 £3,750/m ²	VL6 £4,000/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²
£122.39 (Indexed Rate)	-£1,359,375	-£1,141,281	-£923,186	-£705,091	-£486,996	-£268,901	£140,332	£486,886
£0	-£1,128,334	-£910,239	-£692,144	-£474,049	-£255,955	-£37,860	£325,214	£668,964
£25	-£1,175,527	-£957,433	-£739,338	-£521,243	-£303,148	-£85,054	£288,022	£631,772
£50	-£1,222,721	-£1,004,626	-£786,532	-£568,437	-£350,342	-£132,247	£250,829	£594,579
£75	-£1,269,915	-£1,051,820	-£833,725	-£606,192	-£397,536	-£179,441	£213,637	£557,387
£100	-£1,317,109	-£1,099,014	-£880,919	-£662,824	-£444,730	-£226,635	£175,074	£520,195
£125	-£1,364,302	-£1,146,208	-£928,113	-£710,018	-£491,923	-£273,829	£136,282	£483,003
£150	-£1,411,496	-£1,193,401	-£975,307	-£757,212	-£539,117	-£321,022	£97,267	£445,811
£175	-£1,458,690	-£1,240,595	-£1,022,500	-£804,406	-£586,311	-£368,216	£57,409	£408,618
£200	-£1,505,884	-£1,287,789	-£1,069,694	-£851,599	-£633,505	-£415,410	£17,550	£371,426
£225	-£1,553,077	-£1,334,983	-£1,116,888	-£898,793	-£680,698	-£462,604	-£26,414	£334,234
£250	-£1,600,271	-£1,382,176	-£1,164,082	-£945,987	-£727,892	-£509,797	-£73,608	£297,042
£275	-£1,647,465	-£1,429,370	-£1,211,275	-£993,181	-£775,086	-£556,991	-£120,801	£259,849
£300	-£1,694,659	-£1,476,564	-£1,258,469	-£1,040,374	-£822,280	-£604,185	-£167,995	£222,657
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	-£5,437,501	-£4,565,122	-£3,692,743	-£2,820,364	-£1,947,985	-£1,075,606	£561,326	£1,947,542
£0	-£4,513,334	-£3,640,955	-£2,768,576	-£1,896,197	-£1,023,818	-£151,439	£1,300,855	£2,675,855
£25	-£4,702,109	-£3,829,730	-£2,957,351	-£2,084,972	-£1,212,593	-£340,214	£1,152,086	£2,527,086
£50	-£4,890,884	-£4,018,505	-£3,146,126	-£2,273,747	-£1,401,368	-£528,989	£1,003,317	£2,378,317
£75	-£5,079,659	-£4,207,280	-£3,334,901	-£2,424,767	-£1,590,143	-£717,764	£854,548	£2,229,549
£100	-£5,268,434	-£4,396,055	-£3,523,676	-£2,651,297	-£1,778,918	-£906,539	£700,295	£2,080,780
£125	-£5,457,209	-£4,584,830	-£3,712,451	-£2,840,072	-£1,967,693	-£1,095,314	£545,127	£1,932,011
£150	-£5,645,984	-£4,773,605	-£3,901,226	-£3,028,847	-£2,156,468	-£1,284,089	£389,070	£1,783,242
£175	-£5,834,759	-£4,962,380	-£4,090,001	-£3,217,622	-£2,345,243	-£1,472,864	£229,635	£1,634,473
£200	-£6,023,534	-£5,151,155	-£4,278,776	-£3,406,397	-£2,534,018	-£1,661,639	£70,200	£1,485,704
£225	-£6,212,309	-£5,339,930	-£4,467,551	-£3,595,172	-£2,722,793	-£1,850,414	-£105,656	£1,336,935
£250	-£6,401,084	-£5,528,705	-£4,656,326	-£3,783,947	-£2,911,568	-£2,039,189	-£294,431	£1,188,167
£275	-£6,589,859	-£5,717,480	-£4,845,101	-£3,972,722	-£3,100,343	-£2,227,964	-£483,206	£1,039,398
£300	-£6,778,634	-£5,906,255	-£5,033,876	-£4,161,497	-£3,289,118	-£2,416,739	-£671,981	£890,629

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

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

Development Scenario	30	Flats
Typical Site Type	PDL	
Net Site Area (ha)	0.24	
Gross Site Area (ha)	0.24	
Site Density (dph)	125	
Indexed CIL Rate	£122.39	

30% AH 30 Flats (Sheltered)	Residual Land Value (£)		
CIL Rates £/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²	VL9 £6,000/m ²
£122.39 (Indexed Rate)	£597,454	£1,087,800	£2,068,492
£0	£765,637	£1,255,983	£2,236,675
£25	£731,283	£1,221,629	£2,202,321
£50	£696,930	£1,187,275	£2,167,967
£75	£662,576	£1,152,921	£2,133,613
£100	£628,222	£1,118,568	£2,099,259
£125	£593,868	£1,084,214	£2,064,905
£150	£559,514	£1,049,860	£2,030,551
£175	£525,160	£1,015,506	£1,996,197
£200	£490,806	£981,152	£1,961,843
£225	£456,452	£946,798	£1,927,489
£250	£422,098	£912,444	£1,893,136
£275	£387,744	£878,090	£1,858,782
£300	£353,390	£843,736	£1,824,428
	Residual Land Value (£/Ha)		
£122.39 (Indexed Rate)	£2,489,393	£4,532,501	£8,618,715
£0	£3,190,156	£5,233,263	£9,319,478
£25	£3,047,015	£5,090,122	£9,176,337
£50	£2,903,873	£4,946,981	£9,033,195
£75	£2,760,732	£4,803,839	£8,890,054
£100	£2,617,591	£4,660,698	£8,746,913
£125	£2,474,449	£4,517,557	£8,603,771
£150	£2,331,308	£4,374,415	£8,460,630
£175	£2,188,167	£4,231,274	£8,317,489
£200	£2,045,025	£4,088,133	£8,174,347
£225	£1,901,884	£3,944,991	£8,031,206
£250	£1,758,743	£3,801,850	£7,888,065
£275	£1,615,601	£3,658,709	£7,744,923
£300	£1,472,460	£3,515,567	£7,601,782

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV>£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

Table 1k: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 60 Unit Scheme - Flats (Extra-Care)

Development Scenario	60	Flats
Typical Site Type	PDL	
Net Site Area (ha)	0.48	
Gross Site Area (ha)	0.48	
Site Density (dph)	125	
Indexed CIL Rate	£122.39	

30% AH 60 Flats (Extra-Care)	Residual Land Value (£)		
CIL Rates £/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²	VL9 £6,000/m ²
£122.39 (Indexed Rate)	-£2,984,449	-£1,921,997	£166,769
£0	-£2,468,672	-£1,406,219	£655,193
£25	-£2,574,027	-£1,511,575	£555,426
£50	-£2,679,382	-£1,616,930	£455,658
£75	-£2,784,738	-£1,722,285	£355,890
£100	-£2,890,093	-£1,827,641	£256,121
£125	-£2,995,448	-£1,932,996	£156,353
£150	-£3,100,803	-£2,038,352	£56,585
£175	-£3,206,159	-£2,143,701	-£45,602
£200	-£3,311,514	-£2,249,062	-£150,957
£225	-£3,416,869	-£2,354,418	-£256,312
£250	-£3,522,225	-£2,459,773	-£361,668
£275	-£3,627,580	-£2,565,129	-£467,023
£300	-£3,732,935	-£2,670,484	-£572,378
	Residual Land Value (£/Ha)		
£122.39 (Indexed Rate)	-£6,217,602	-£4,004,161	£347,436
£0	-£5,143,066	-£2,929,624	£1,364,986
£25	-£5,362,556	-£3,149,114	£1,157,138
£50	-£5,582,046	-£3,368,604	£949,287
£75	-£5,801,537	-£3,588,095	£741,437
£100	-£6,021,027	-£3,807,585	£533,586
£125	-£6,240,517	-£4,027,075	£325,736
£150	-£6,460,007	-£4,246,566	£117,885
£175	-£6,679,497	-£4,466,045	-£95,003
£200	-£6,898,988	-£4,685,547	-£314,494
£225	-£7,118,478	-£4,905,037	-£533,984
£250	-£7,337,968	-£5,124,527	-£753,474
£275	-£7,557,458	-£5,344,018	-£972,965
£300	-£7,776,948	-£5,563,508	-£1,192,455

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

Table 1l: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 50 Unit Scheme - Mixed

Development Scenario	50	Mixed
Typical Site Type	GF / PDL	
Net Site Area (ha)	0.67	
Gross Site Area (ha)	0.77	
Site Density (dph)	75	
Indexed CIL Rate	£122.39	

30% AH 50 Mixed	Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,750/m ²	VL2 £3,000/m ²	VL3 £3,250/m ²	VL4 £3,500/m ²	VL5 £3,750/m ²	VL6 £4,000/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²
£122.39 (Indexed Rate)	-£1,469,964	-£814,927	-£159,890	£401,513	£905,009	£1,377,320	£2,306,130	£3,234,940
£0	-£901,451	-£246,414	£333,326	£841,710	£1,315,976	£1,780,382	£2,709,192	£3,638,002
£25	-£1,017,578	-£362,541	£241,809	£756,754	£1,233,645	£1,698,050	£2,626,860	£3,555,670
£50	-£1,133,706	-£478,669	£147,796	£666,510	£1,151,007	£1,615,719	£2,544,529	£3,473,339
£75	-£1,249,833	-£594,796	£50,878	£574,993	£1,066,051	£1,533,387	£2,462,197	£3,391,007
£100	-£1,365,961	-£710,923	-£55,886	£483,476	£981,095	£1,451,056	£2,379,866	£3,308,676
£125	-£1,482,088	-£827,051	-£172,014	£391,959	£896,139	£1,368,724	£2,297,534	£3,226,344
£150	-£1,598,216	-£943,178	-£288,141	£300,442	£811,183	£1,286,393	£2,215,203	£3,144,013
£175	-£1,714,343	-£1,059,306	-£404,269	£208,924	£725,143	£1,204,061	£2,132,871	£3,061,681
£200	-£1,830,471	-£1,175,433	-£520,396	£113,497	£633,626	£1,120,480	£2,050,540	£2,979,350
£225	-£1,946,598	-£1,291,561	-£636,524	£15,636	£542,109	£1,035,524	£1,968,208	£2,897,018
£250	-£2,062,726	-£1,407,688	-£752,651	-£97,614	£450,591	£950,568	£1,885,877	£2,814,687
£275	-£2,178,853	-£1,523,816	-£868,779	-£213,741	£359,074	£865,612	£1,803,545	£2,732,355
£300	-£2,294,980	-£1,639,943	-£984,906	-£329,869	£267,557	£780,656	£1,721,214	£2,650,024
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	-£1,917,345	-£1,062,949	-£208,552	£523,713	£1,180,446	£1,796,504	£3,007,995	£4,219,486
£0	-£1,175,805	-£321,409	£434,773	£1,097,883	£1,716,491	£2,322,237	£3,533,728	£4,745,219
£25	-£1,327,276	-£472,880	£315,403	£987,071	£1,609,102	£2,214,848	£3,426,339	£4,637,831
£50	-£1,478,747	-£624,350	£192,777	£869,361	£1,501,314	£2,107,459	£3,318,950	£4,530,442
£75	-£1,630,217	-£775,821	£66,363	£749,991	£1,390,502	£2,000,070	£3,211,561	£4,423,053
£100	-£1,781,688	-£927,292	-£72,895	£630,621	£1,279,689	£1,892,681	£3,104,173	£4,315,664
£125	-£1,933,159	-£1,078,762	-£224,366	£511,251	£1,168,877	£1,785,292	£2,996,784	£4,208,275
£150	-£2,084,629	-£1,230,233	-£375,836	£391,880	£1,058,065	£1,677,903	£2,889,395	£4,100,886
£175	-£2,236,100	-£1,381,703	-£527,307	£272,510	£945,839	£1,570,515	£2,782,006	£3,993,497
£200	-£2,387,570	-£1,533,174	-£678,778	£148,039	£826,468	£1,461,496	£2,674,617	£3,886,108
£225	-£2,539,041	-£1,684,645	-£830,248	£20,395	£707,098	£1,350,684	£2,567,228	£3,778,720
£250	-£2,690,512	-£1,836,115	-£981,719	-£127,322	£587,728	£1,239,872	£2,459,839	£3,671,331
£275	-£2,841,982	-£1,987,586	-£1,133,189	-£278,793	£468,358	£1,129,060	£2,352,450	£3,563,942
£300	-£2,993,453	-£2,139,056	-£1,284,660	-£430,264	£348,988	£1,018,248	£2,245,062	£3,456,553

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

Table 1m: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 75 Unit Scheme - Flats

Development Scenario	75	Flats
Typical Site Type	PDL	
Net Site Area (ha)	0.50	
Gross Site Area (ha)	0.50	
Site Density (dph)	150	
Indexed CIL Rate	£122.39	

30% AH 75 Flats	Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,750/m ²	VL2 £3,000/m ²	VL3 £3,250/m ²	VL4 £3,500/m ²	VL5 £3,750/m ²	VL6 £4,000/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²
£122.39 (Indexed Rate)	-£4,074,647	-£3,393,711	-£2,712,775	-£2,031,840	-£1,350,904	-£669,968	£532,780	£1,480,081
£0	-£3,373,849	-£2,692,913	-£2,011,977	-£1,331,042	-£650,106	£25,014	£1,033,449	£1,950,908
£25	-£3,516,997	-£2,836,062	-£2,155,126	-£1,474,190	-£793,254	-£112,319	£933,947	£1,854,735
£50	-£3,660,146	-£2,979,210	-£2,298,274	-£1,617,339	-£936,403	-£255,467	£834,445	£1,758,561
£75	-£3,803,294	-£3,122,359	-£2,441,423	-£1,760,487	-£1,079,551	-£398,616	£734,944	£1,662,388
£100	-£3,946,443	-£3,265,507	-£2,584,571	-£1,903,636	-£1,222,700	-£541,764	£629,345	£1,566,214
£125	-£4,089,591	-£3,408,656	-£2,727,720	-£2,046,784	-£1,365,849	-£684,913	£521,523	£1,470,041
£150	-£4,232,740	-£3,551,804	-£2,870,868	-£2,189,933	-£1,508,997	-£828,061	£413,701	£1,373,867
£175	-£4,375,888	-£3,694,953	-£3,014,017	-£2,333,081	-£1,652,146	-£971,210	£305,879	£1,277,694
£200	-£4,519,037	-£3,838,101	-£3,157,166	-£2,476,230	-£1,795,294	-£1,114,358	£197,970	£1,181,520
£225	-£4,662,185	-£3,981,250	-£3,300,314	-£2,619,378	-£1,938,443	-£1,257,507	£84,675	£1,084,562
£250	-£4,805,334	-£4,124,398	-£3,443,463	-£2,762,527	-£2,081,591	-£1,400,655	-£38,784	£985,060
£275	-£4,948,483	-£4,267,547	-£3,586,611	-£2,905,675	-£2,224,740	-£1,543,804	-£181,933	£885,559
£300	-£5,091,631	-£4,410,695	-£3,729,760	-£3,048,824	-£2,367,888	-£1,686,953	-£325,081	£786,057
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	-£8,149,293	-£6,787,422	-£5,425,550	-£4,063,679	-£2,701,808	-£1,339,936	£1,065,559	£2,960,163
£0	-£6,747,697	-£5,385,826	-£4,023,955	-£2,662,083	-£1,300,212	£50,027	£2,066,897	£3,901,816
£25	-£7,033,994	-£5,672,123	-£4,310,252	-£2,948,380	-£1,586,509	-£224,637	£1,867,894	£3,709,469
£50	-£7,320,292	-£5,958,420	-£4,596,549	-£3,234,677	-£1,872,806	-£510,935	£1,668,890	£3,517,122
£75	-£7,606,589	-£6,244,717	-£4,882,846	-£3,520,974	-£2,159,103	-£797,232	£1,469,887	£3,324,775
£100	-£7,892,886	-£6,531,014	-£5,169,143	-£3,807,271	-£2,445,400	-£1,083,529	£1,258,690	£3,132,428
£125	-£8,179,183	-£6,817,311	-£5,455,440	-£4,093,568	-£2,731,697	-£1,369,826	£1,043,046	£2,940,082
£150	-£8,465,480	-£7,103,608	-£5,741,737	-£4,379,866	-£3,017,994	-£1,656,123	£827,401	£2,747,735
£175	-£8,751,777	-£7,389,905	-£6,028,034	-£4,666,163	-£3,304,291	-£1,942,420	£611,757	£2,555,388
£200	-£9,038,074	-£7,676,202	-£6,314,331	-£4,952,460	-£3,590,588	-£2,228,717	£395,939	£2,363,041
£225	-£9,324,371	-£7,962,500	-£6,600,628	-£5,238,757	-£3,876,885	-£2,515,014	£169,351	£2,169,124
£250	-£9,610,668	-£8,248,797	-£6,886,925	-£5,525,054	-£4,163,182	-£2,801,311	-£77,568	£1,970,121
£275	-£9,896,965	-£8,535,094	-£7,173,222	-£5,811,351	-£4,449,479	-£3,087,608	-£363,865	£1,771,117
£300	-£10,183,262	-£8,821,391	-£7,459,519	-£6,097,648	-£4,735,777	-£3,373,905	-£650,162	£1,572,114

30% AH 75 Flats VL6 £4,000/m²	Sensitivity Tests Results Matrix ST1 = increased build costs (BCIS 6+ Storeys) ST2 = increased Gross:Net area of 55% (for enhanced communal space) ST3 = includes basement parking							
	Residual Land Value (£)							
CIL Rates £/m ²	BASE	ST1	ST2	ST3	ST1 & ST2	ST1 & ST3	ST2 & ST3	ST1, ST2 & ST3
£122.39 (Indexed Rate)	-£669,968	-£3,431,217	-£11,880,802	-£2,664,610	-£17,100,713	-£5,428,092	-£13,877,677	-£19,097,588
£0	-£650,106	-£2,732,653	-£10,561,291	-£1,966,045	-£15,781,202	-£4,729,528	-£12,558,166	-£17,778,077
£25	-£793,254	-£2,875,801	-£10,831,683	-£2,109,194	-£16,051,594	-£4,872,676	-£12,828,558	-£18,048,469
£50	-£936,403	-£3,018,950	-£11,102,074	-£2,252,342	-£16,321,985	-£5,015,825	-£13,098,949	-£18,318,860
£75	-£1,079,551	-£3,162,098	-£11,372,466	-£2,395,491	-£16,592,377	-£5,158,973	-£13,369,341	-£18,589,252
£100	-£1,222,700	-£3,305,247	-£11,642,858	-£2,538,639	-£16,862,769	-£5,302,122	-£13,639,733	-£18,859,644
£125	-£1,365,849	-£3,448,395	-£11,913,249	-£2,681,788	-£17,133,160	-£5,445,270	-£13,910,124	-£19,130,035
£150	-£1,508,997	-£3,591,544	-£12,183,641	-£2,824,936	-£17,403,552	-£5,588,419	-£14,180,516	-£19,400,427
£175	-£1,652,146	-£3,706,063	-£12,399,954	-£2,939,455	-£17,619,865	-£5,702,938	-£14,396,829	-£19,616,740
£200	-£1,795,294	-£3,877,841	-£12,724,424	-£3,111,233	-£17,944,335	-£5,874,716	-£14,721,299	-£19,941,210
£225	-£1,938,443	-£4,020,989	-£12,994,816	-£3,254,382	-£18,214,727	-£6,017,864	-£14,991,691	-£20,211,602
£250	-£2,081,591	-£4,164,138	-£13,265,208	-£3,397,530	-£18,485,119	-£6,161,013	-£15,262,083	-£20,481,994
£275	-£2,224,740	-£4,307,286	-£13,535,599	-£3,540,679	-£18,755,510	-£6,304,161	-£15,532,474	-£20,752,385
£300	-£2,367,888	-£4,450,435	-£13,805,991	-£3,683,828	-£19,025,902	-£6,447,310	-£15,802,866	-£21,022,777
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	-£1,339,936	-£6,862,435	-£23,761,605	-£5,329,220	-£34,201,427	-£10,856,185	-£27,755,355	-£38,195,177
£0	-£1,300,212	-£5,465,305	-£21,122,582	-£3,932,090	-£31,562,404	-£9,459,055	-£25,116,332	-£35,556,154
£25	-£1,586,509	-£5,751,602	-£21,663,365	-£4,218,387	-£32,103,188	-£9,745,352	-£25,657,115	-£36,096,938
£50	-£1,872,806	-£6,037,899	-£22,204,149	-£4,504,685	-£32,643,971	-£10,031,649	-£26,197,899	-£36,637,721
£75	-£2,159,103	-£6,324,196	-£22,744,932	-£4,790,982	-£33,184,754	-£10,317,946	-£26,738,682	-£37,178,504
£100	-£2,445,400	-£6,610,493	-£23,285,715	-£5,077,279	-£33,725,538	-£10,604,243	-£27,279,465	-£37,719,288
£125	-£2,731,697	-£6,896,790	-£23,826,499	-£5,363,576	-£34,266,321	-£10,890,540	-£27,820,249	-£38,260,071
£150	-£3,017,994	-£7,183,087	-£24,367,282	-£5,649,873	-£34,807,104	-£11,176,837	-£28,361,032	-£38,800,854
£175	-£3,304,291	-£7,412,125	-£24,799,909	-£5,878,910	-£35,239,731	-£11,405,875	-£28,793,659	-£39,233,481
£200	-£3,590,588	-£7,755,682	-£25,448,849	-£6,222,467	-£35,888,671	-£11,749,432	-£29,442,599	-£39,882,421
£225	-£3,876,885	-£8,041,979	-£25,989,632	-£6,508,764	-£36,429,454	-£12,035,729	-£29,983,382	-£40,423,204
£250	-£4,163,182	-£8,328,276	-£26,530,415	-£6,795,061	-£36,970,238	-£12,322,026	-£30,524,165	-£40,963,988
£275	-£4,449,479	-£8,614,573	-£27,071,199	-£7,081,358	-£37,511,021	-£12,608,323	-£31,064,949	-£41,504,771
£300	-£4,735,777	-£8,900,870	-£27,611,982	-£7,367,655	-£38,051,804	-£12,894,620	-£31,605,732	-£42,045,554

30% AH 75 Flats VL8 £5,000/m²	Sensitivity Tests Results Matrix ST1 = increased build costs (BCIS 6+ Storeys) ST2 = increased Gross:Net area of 55% (for enhanced communal space) ST3 = includes basement parking							
	Residual Land Value (£)							
CIL Rates £/m ²	BASE	ST1	ST2	ST3	ST1 & ST2	ST1 & ST3	ST2 & ST3	ST1, ST2 & ST3
£122.39 (Indexed Rate)	£1,480,081	-£707,475	-£9,157,060	£47,977	-£14,376,971	-£2,704,350	-£11,153,935	-£16,373,846
£0	-£650,106	-£8,910	-£7,837,548	£582,337	-£13,057,459	-£2,005,785	-£9,834,423	-£15,054,334
£25	-£793,254	-£152,058	-£8,107,940	£474,515	-£13,327,851	-£2,148,933	-£10,104,815	-£15,324,726
£50	-£936,403	-£295,207	-£8,378,332	£366,693	-£13,598,243	-£2,292,082	-£10,375,207	-£15,595,118
£75	-£1,079,551	-£438,355	-£8,648,723	£258,871	-£13,868,634	-£2,435,230	-£10,645,598	-£15,865,509
£100	-£1,222,700	-£581,504	-£8,919,115	£148,785	-£14,139,026	-£2,578,379	-£10,915,990	-£16,135,901
£125	-£1,365,849	-£724,652	-£9,189,507	£34,040	-£14,409,418	-£2,721,527	-£11,186,382	-£16,406,293
£150	-£1,508,997	-£867,801	-£9,459,898	-£101,194	-£14,679,809	-£2,864,676	-£11,456,773	-£16,676,684
£175	-£1,652,146	-£982,320	-£9,676,212	-£215,712	-£14,896,123	-£2,979,195	-£11,673,087	-£16,892,998
£200	-£1,795,294	-£1,154,098	-£10,000,682	-£387,491	-£15,220,593	-£3,150,973	-£11,997,557	-£17,217,468
£225	-£1,938,443	-£1,297,247	-£10,271,073	-£530,639	-£15,490,984	-£3,294,122	-£12,267,948	-£17,487,859
£250	-£2,081,591	-£1,440,395	-£10,541,465	-£673,788	-£15,761,376	-£3,437,270	-£12,538,340	-£17,758,251
£275	-£2,224,740	-£1,583,544	-£10,811,857	-£816,936	-£16,031,768	-£3,580,419	-£12,808,732	-£18,028,643
£300	-£2,367,888	-£1,726,692	-£11,082,248	-£960,085	-£16,302,159	-£3,723,567	-£13,079,123	-£18,299,034
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	£2,960,163	-£1,414,949	-£18,314,119	£95,954	-£28,753,941	-£5,408,699	-£22,307,869	-£32,747,691
£0	-£1,300,212	-£17,820	-£15,675,096	£1,164,674	-£26,114,919	-£4,011,570	-£19,668,846	-£30,108,669
£25	-£1,586,509	-£304,117	-£16,215,880	£949,030	-£26,655,702	-£4,297,867	-£20,209,630	-£30,649,452
£50	-£1,872,806	-£590,414	-£16,756,663	£733,385	-£27,196,485	-£4,584,164	-£20,750,413	-£31,190,235
£75	-£2,159,103	-£876,711	-£17,297,446	£517,741	-£27,737,269	-£4,870,461	-£21,291,196	-£31,731,019
£100	-£2,445,400	-£1,163,008	-£17,838,230	£297,570	-£28,278,052	-£5,156,758	-£21,831,980	-£32,271,802
£125	-£2,731,697	-£1,449,305	-£18,379,013	£68,080	-£28,818,835	-£5,443,055	-£22,372,763	-£32,812,585
£150	-£3,017,994	-£1,735,602	-£18,919,796	-£202,387	-£29,359,619	-£5,729,352	-£22,913,546	-£33,353,369
£175	-£3,304,291	-£1,964,640	-£19,352,423	-£431,425	-£29,792,245	-£5,958,390	-£23,346,173	-£33,785,995
£200	-£3,590,588	-£2,308,196	-£20,001,363	-£774,981	-£30,441,185	-£6,301,946	-£23,995,113	-£34,434,935
£225	-£3,876,885	-£2,594,493	-£20,542,146	-£1,061,278	-£30,981,969	-£6,588,243	-£24,535,896	-£34,975,719
£250	-£4,163,182	-£2,880,790	-£21,082,930	-£1,347,575	-£31,522,752	-£6,874,540	-£25,076,680	-£35,516,502
£275	-£4,449,479	-£3,167,087	-£21,623,713	-£1,633,872	-£32,063,535	-£7,160,837	-£25,617,463	-£36,057,285
£300	-£4,735,777	-£3,453,384	-£22,164,496	-£1,920,170	-£32,604,319	-£7,447,134	-£26,158,246	-£36,598,069

30% AH 75 Flats VL9 £6,000/m ²	Sensitivity Tests Results Matrix							
	ST1 = increased build costs (BCIS 6+ Storeys) ST2 = increased Gross:Net area of 55% (for enhanced communal space) ST3 = includes basement parking							
	Residual Land Value (£)							
CIL Rates £/m ²	BASE	ST1	ST2	ST3	ST1 & ST2	ST1 & ST3	ST2 & ST3	ST1, ST2 & ST3
£122.39 (Indexed Rate)	£3,310,011	£1,453,383	-£6,433,317	£1,969,923	-£11,653,228	£15,735	-£8,430,192	-£13,650,103
£0	£3,780,838	£1,924,209	-£5,113,805	£2,439,250	-£10,333,717	£552,404	-£7,110,680	-£12,330,592
£25	£3,684,664	£1,828,036	-£5,384,197	£2,343,076	-£10,604,108	£444,582	-£7,381,072	-£12,600,983
£50	£3,588,491	£1,731,862	-£5,654,589	£2,246,903	-£10,874,500	£336,760	-£7,651,464	-£12,871,375
£75	£3,492,317	£1,635,689	-£5,924,980	£2,150,729	-£11,144,892	£228,938	-£7,921,855	-£13,141,767
£100	£3,396,144	£1,539,515	-£6,195,372	£2,054,556	-£11,415,283	£117,467	-£8,192,247	-£13,412,158
£125	£3,299,970	£1,443,342	-£6,465,764	£1,958,382	-£11,685,675	£1,797	-£8,462,639	-£13,682,550
£150	£3,203,797	£1,347,169	-£6,736,155	£1,862,209	-£11,956,067	-£140,933	-£8,733,030	-£13,952,942
£175	£3,107,623	£1,270,230	-£6,952,469	£1,785,270	-£12,172,380	-£255,452	-£8,949,344	-£14,169,255
£200	£3,011,450	£1,154,822	-£7,276,939	£1,669,862	-£12,496,850	-£427,230	-£9,273,814	-£14,493,725
£225	£2,915,277	£1,056,939	-£7,547,330	£1,573,689	-£12,767,242	-£570,379	-£9,544,205	-£14,764,117
£250	£2,819,103	£957,438	-£7,817,722	£1,477,515	-£13,037,633	-£713,527	-£9,814,597	-£15,034,508
£275	£2,722,930	£857,936	-£8,088,114	£1,381,342	-£13,308,025	-£856,676	-£10,084,989	-£15,304,900
£300	£2,626,756	£758,434	-£8,358,505	£1,285,168	-£13,578,417	-£999,824	-£10,355,380	-£15,575,292
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	£6,620,022	£2,906,765	-£12,866,634	£3,939,846	-£23,306,456	£31,469	-£16,860,384	-£27,300,206
£0	£7,561,675	£3,848,418	-£10,227,611	£4,878,499	-£20,667,433	£1,104,809	-£14,221,361	-£24,661,183
£25	£7,369,328	£3,656,072	-£10,768,394	£4,686,152	-£21,208,216	£889,165	-£14,762,144	-£25,201,966
£50	£7,176,981	£3,463,725	-£11,309,178	£4,493,805	-£21,749,000	£673,520	-£15,302,928	-£25,742,750
£75	£6,984,635	£3,271,378	-£11,849,961	£4,301,459	-£22,289,783	£457,876	-£15,843,711	-£26,283,533
£100	£6,792,288	£3,079,031	-£12,390,744	£4,109,112	-£22,830,566	£234,933	-£16,384,494	-£26,824,316
£125	£6,599,941	£2,886,684	-£12,931,528	£3,916,765	-£23,371,350	£3,595	-£16,925,278	-£27,365,100
£150	£6,407,594	£2,694,337	-£13,472,311	£3,724,418	-£23,912,133	-£281,866	-£17,466,061	-£27,905,883
£175	£6,215,247	£2,540,460	-£13,904,938	£3,570,540	-£24,344,760	-£510,904	-£17,898,688	-£28,338,510
£200	£6,022,900	£2,309,643	-£14,553,878	£3,339,724	-£24,993,700	-£854,460	-£18,547,628	-£28,987,450
£225	£5,830,553	£2,113,879	-£15,094,661	£3,147,377	-£25,534,483	-£1,140,757	-£19,088,411	-£29,528,233
£250	£5,638,206	£1,914,875	-£15,635,444	£2,955,030	-£26,075,266	-£1,427,055	-£19,629,194	-£30,069,016
£275	£5,445,859	£1,715,872	-£16,176,228	£2,762,683	-£26,616,050	-£1,713,352	-£20,169,978	-£30,609,800
£300	£5,253,512	£1,516,869	-£16,717,011	£2,570,337	-£27,156,833	-£1,999,649	-£20,710,761	-£31,150,583

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

Table 1n: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 100 Unit Scheme - Flats 6+ storey

Development Scenario	100	Flats
Typical Site Type	PDL	
Net Site Area (ha)	0.45	
Gross Site Area (ha)	0.45	
Site Density (dph)	220	
Indexed CIL Rate	£122.39	

30% AH 100 Flats	Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,750/m ²	VL2 £3,000/m ²	VL3 £3,250/m ²	VL4 £3,500/m ²	VL5 £3,750/m ²	VL6 £4,000/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²
£122.39 (Indexed Rate)	-£6,059,699	-£5,154,445	-£4,252,463	-£3,354,505	-£2,463,251	-£1,585,085	£115,593	£1,725,320
£0	-£5,471,412	-£4,566,157	-£3,664,176	-£2,766,218	-£1,874,966	-£996,797	£672,683	£2,282,410
£25	-£5,591,578	-£4,686,324	-£3,784,342	-£2,886,385	-£1,995,132	-£1,116,964	£558,889	£2,168,616
£50	-£5,711,745	-£4,806,491	-£3,904,509	-£3,006,551	-£2,115,299	-£1,237,131	£445,095	£2,054,822
£75	-£5,831,911	-£4,926,657	-£4,024,675	-£3,126,718	-£2,235,465	-£1,357,297	£331,301	£1,941,028
£100	-£5,952,078	-£5,046,824	-£4,144,842	-£3,246,884	-£2,355,631	-£1,477,464	£217,507	£1,827,234
£125	-£6,072,245	-£5,166,991	-£4,265,008	-£3,367,051	-£2,475,796	-£1,597,630	£103,713	£1,713,440
£150	-£6,192,411	-£5,287,157	-£4,385,175	-£3,487,217	-£2,595,963	-£1,717,797	-£10,645	£1,599,646
£175	-£6,312,578	-£5,407,324	-£4,505,341	-£3,607,383	-£2,716,129	-£1,837,964	-£130,812	£1,485,852
£200	-£6,432,745	-£5,527,491	-£4,625,507	-£3,727,550	-£2,836,296	-£1,958,130	-£250,979	£1,372,057
£225	-£6,552,911	-£5,647,657	-£4,745,674	-£3,847,716	-£2,956,462	-£2,078,296	-£371,145	£1,258,263
£250	-£6,673,078	-£5,767,824	-£4,865,840	-£3,967,883	-£3,076,628	-£2,198,463	-£491,312	£1,144,469
£275	-£6,793,244	-£5,887,991	-£4,986,006	-£4,088,049	-£3,196,804	-£2,318,630	-£611,478	£1,030,675
£300	-£6,913,411	-£6,008,157	-£5,106,172	-£4,208,215	-£3,316,971	-£2,438,796	-£731,645	£916,881
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	-£13,331,338	-£11,339,780	-£9,355,418	-£7,379,911	-£5,419,152	-£3,487,187	£254,305	£3,795,703
£0	-£12,037,106	-£10,045,546	-£8,061,187	-£6,085,680	-£4,124,926	-£2,192,954	£1,479,904	£5,021,302
£25	-£12,301,472	-£10,309,913	-£8,325,553	-£6,350,046	-£4,389,291	-£2,457,321	£1,229,557	£4,770,955
£50	-£12,565,839	-£10,574,280	-£8,589,919	-£6,614,412	-£4,653,657	-£2,721,687	£979,210	£4,520,608
£75	-£12,830,205	-£10,838,646	-£8,854,285	-£6,878,779	-£4,918,023	-£2,986,054	£728,863	£4,270,261
£100	-£13,094,572	-£11,103,013	-£9,118,652	-£7,143,145	-£5,182,389	-£3,250,420	£478,516	£4,019,914
£125	-£13,358,938	-£11,367,380	-£9,383,018	-£7,407,511	-£5,446,752	-£3,514,787	£228,169	£3,769,567
£150	-£13,623,305	-£11,631,746	-£9,647,384	-£7,671,877	-£5,711,118	-£3,779,153	-£23,420	£3,519,220
£175	-£13,887,672	-£11,896,113	-£9,911,750	-£7,936,243	-£5,975,484	-£4,043,520	-£287,787	£3,268,873
£200	-£14,152,038	-£12,160,480	-£10,176,116	-£8,200,609	-£6,239,850	-£4,307,886	-£552,153	£3,018,526
£225	-£14,416,405	-£12,424,846	-£10,440,482	-£8,464,976	-£6,504,216	-£4,572,252	-£816,520	£2,768,180
£250	-£14,680,771	-£12,689,213	-£10,704,848	-£8,729,342	-£6,768,583	-£4,836,619	-£1,080,886	£2,517,833
£275	-£14,945,138	-£12,953,579	-£10,969,213	-£8,993,708	-£7,032,969	-£5,100,985	-£1,345,252	£2,267,486
£300	-£15,209,504	-£13,217,946	-£11,233,579	-£9,258,074	-£7,297,336	-£5,365,351	-£1,609,619	£2,017,139

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

**Table 1o: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 100 Unit Scheme - Mixed**

Development Scenario	100	Mixed
Typical Site Type	GF / PDL	
Net Site Area (ha)	1.82	
Gross Site Area (ha)	2.09	
Site Density (dph)	55	
Indexed CIL Rate	£122.39	

30% AH 100 Mixed	Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,750/m ²	VL2 £3,000/m ²	VL3 £3,250/m ²	VL4 £3,500/m ²	VL5 £3,750/m ²	VL6 £4,000/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²
£122.39 (Indexed Rate)	£228,217	£1,322,721	£2,417,225	£3,511,729	£4,606,233	£5,700,737	£7,889,745	£10,078,753
£0	£942,480	£2,036,984	£3,131,488	£4,225,992	£5,320,496	£6,415,000	£8,604,008	£10,793,016
£25	£796,581	£1,891,085	£2,985,589	£4,080,093	£5,174,597	£6,269,101	£8,458,109	£10,647,117
£50	£650,682	£1,745,186	£2,839,690	£3,934,190	£5,028,698	£6,123,202	£8,312,210	£10,501,218
£75	£504,783	£1,599,287	£2,693,791	£3,788,295	£4,882,799	£5,977,303	£8,166,311	£10,355,319
£100	£358,884	£1,453,388	£2,547,892	£3,642,396	£4,736,900	£5,831,404	£8,020,412	£10,209,420
£125	£212,985	£1,307,489	£2,401,993	£3,496,497	£4,591,002	£5,685,506	£7,874,513	£10,063,521
£150	£67,086	£1,161,590	£2,256,094	£3,350,599	£4,445,103	£5,539,607	£7,728,615	£9,917,623
£175	£-83,226	£1,015,692	£2,110,196	£3,204,700	£4,299,204	£5,393,708	£7,582,716	£9,771,724
£200	£-237,296	£869,793	£1,964,297	£3,058,801	£4,153,305	£5,247,821	£7,436,817	£9,625,825
£225	£-391,365	£723,894	£1,818,398	£2,912,902	£4,007,406	£5,101,910	£7,290,918	£9,479,926
£250	£-545,434	£577,995	£1,672,499	£2,767,003	£3,861,507	£4,956,011	£7,145,019	£9,334,027
£275	£-699,494	£432,096	£1,526,600	£2,621,104	£3,715,608	£4,810,112	£6,999,120	£9,188,128
£300	£-853,573	£286,197	£1,380,701	£2,475,205	£3,569,709	£4,664,213	£6,853,221	£9,042,229
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	£109,147	£632,606	£1,156,064	£1,679,523	£2,202,981	£2,726,440	£3,773,356	£4,820,273
£0	£450,751	£974,210	£1,497,668	£2,021,127	£2,544,585	£3,068,043	£4,114,960	£5,161,877
£25	£380,974	£904,432	£1,427,890	£1,951,349	£2,474,807	£2,998,266	£4,045,183	£5,092,099
£50	£311,196	£834,654	£1,358,113	£1,881,569	£2,405,030	£2,928,488	£3,975,405	£5,022,322
£75	£241,418	£764,876	£1,288,335	£1,811,793	£2,335,252	£2,858,710	£3,905,627	£4,952,544
£100	£171,640	£695,099	£1,218,557	£1,742,016	£2,265,474	£2,788,933	£3,835,849	£4,882,766
£125	£101,863	£625,321	£1,148,779	£1,672,238	£2,195,696	£2,719,155	£3,766,072	£4,812,989
£150	£32,085	£555,543	£1,079,002	£1,602,460	£2,125,919	£2,649,377	£3,696,294	£4,743,211
£175	£-39,804	£485,766	£1,009,224	£1,532,682	£2,056,141	£2,579,599	£3,626,516	£4,673,433
£200	£-113,489	£415,988	£939,446	£1,462,905	£1,986,363	£2,509,827	£3,556,738	£4,603,655
£225	£-187,175	£346,210	£869,668	£1,393,127	£1,916,585	£2,440,044	£3,486,961	£4,533,878
£250	£-260,860	£276,432	£799,891	£1,323,349	£1,846,808	£2,370,266	£3,417,183	£4,464,100
£275	£-334,541	£206,655	£730,113	£1,253,571	£1,777,030	£2,300,488	£3,347,405	£4,394,322
£300	£-408,231	£136,877	£660,335	£1,183,794	£1,707,252	£2,230,711	£3,277,628	£4,324,544

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

**Table 1p: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rate)
- 450 Unit Scheme - Mixed**

Development Scenario	450	Mixed
Typical Site Type	GF	
Net Site Area (ha)	8.18	
Gross Site Area (ha)	9.82	
Site Density (dph)	55	
Indexed CIL Rate	£122.39	

30% AH 450 Mixed	Residual Land Value (£)							
CIL Rates £/m ²	VL1 £2,750/m ²	VL2 £3,000/m ²	VL3 £3,250/m ²	VL4 £3,500/m ²	VL5 £3,750/m ²	VL6 £4,000/m ²	VL7 £4,500/m ²	VL8 £5,000/m ²
£122.39 (Indexed Rate)	-£3,889,004	£1,060,393	£5,756,453	£10,452,513	£15,148,573	£19,844,632	£29,236,752	£38,628,869
£0	-£484,969	£4,283,906	£8,979,965	£13,676,025	£18,372,085	£23,068,145	£32,460,263	£41,852,369
£25	-£1,180,302	£3,625,455	£8,321,515	£13,017,574	£17,713,634	£22,409,694	£31,801,813	£41,193,920
£50	-£1,875,627	£2,967,004	£7,663,064	£12,359,123	£17,055,183	£21,751,243	£31,143,362	£40,535,471
£75	-£2,570,952	£2,308,553	£7,004,613	£11,700,672	£16,396,755	£21,092,792	£30,484,912	£39,877,023
£100	-£3,266,276	£1,650,102	£6,346,162	£11,042,222	£15,738,281	£20,434,341	£29,826,461	£39,218,574
£125	-£3,961,596	£991,651	£5,687,711	£10,383,771	£15,079,830	£19,775,890	£29,168,010	£38,560,127
£150	-£4,656,915	£333,200	£5,029,260	£9,725,320	£14,421,379	£19,117,439	£28,509,559	£37,901,678
£175	-£5,352,233	-£343,465	£4,370,809	£9,066,869	£13,762,929	£18,458,988	£27,851,108	£37,243,227
£200	-£6,047,546	-£1,038,790	£3,712,358	£8,408,418	£13,104,478	£17,800,537	£27,192,657	£36,584,776
£225	-£6,742,902	-£1,734,115	£3,053,907	£7,749,967	£12,446,027	£17,142,086	£26,534,206	£35,926,326
£250	-£7,438,227	-£2,429,440	£2,395,456	£7,091,516	£11,787,576	£16,483,636	£25,875,755	£35,267,875
£275	-£8,133,552	-£3,124,765	£1,737,005	£6,433,065	£11,129,125	£15,825,185	£25,217,304	£34,609,424
£300	-£8,828,876	-£3,820,090	£1,078,554	£5,774,614	£10,470,674	£15,166,734	£24,558,853	£33,950,973
	Residual Land Value (£/Ha)							
£122.39 (Indexed Rate)	-£396,029	£107,983	£586,197	£1,064,411	£1,542,625	£2,020,838	£2,977,266	£3,933,693
£0	-£49,386	£436,243	£914,457	£1,392,671	£1,870,884	£2,349,098	£3,305,526	£4,261,952
£25	-£120,194	£369,191	£847,405	£1,325,619	£1,803,832	£2,282,046	£3,238,474	£4,194,900
£50	-£191,001	£302,139	£780,353	£1,258,567	£1,736,780	£2,214,994	£3,171,422	£4,127,848
£75	-£261,808	£235,087	£713,301	£1,191,515	£1,669,731	£2,147,942	£3,104,370	£4,060,797
£100	-£332,615	£168,035	£646,249	£1,124,462	£1,602,676	£2,080,890	£3,037,318	£3,993,745
£125	-£403,421	£100,983	£579,197	£1,057,410	£1,535,624	£2,013,838	£2,970,266	£3,926,693
£150	-£474,228	£33,931	£512,145	£990,358	£1,468,572	£1,946,786	£2,903,214	£3,859,641
£175	-£545,034	-£34,976	£445,093	£923,306	£1,401,520	£1,879,734	£2,836,162	£3,792,589
£200	-£615,840	-£105,783	£378,041	£856,254	£1,334,468	£1,812,682	£2,769,110	£3,725,537
£225	-£686,650	-£176,590	£310,989	£789,202	£1,267,416	£1,745,630	£2,702,058	£3,658,485
£250	-£757,457	-£247,397	£243,936	£722,150	£1,200,364	£1,678,578	£2,635,006	£3,591,433
£275	-£828,264	-£318,204	£176,884	£655,098	£1,133,312	£1,611,526	£2,567,954	£3,524,381
£300	-£899,071	-£389,011	£109,832	£588,046	£1,066,260	£1,544,474	£2,500,902	£3,457,329

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

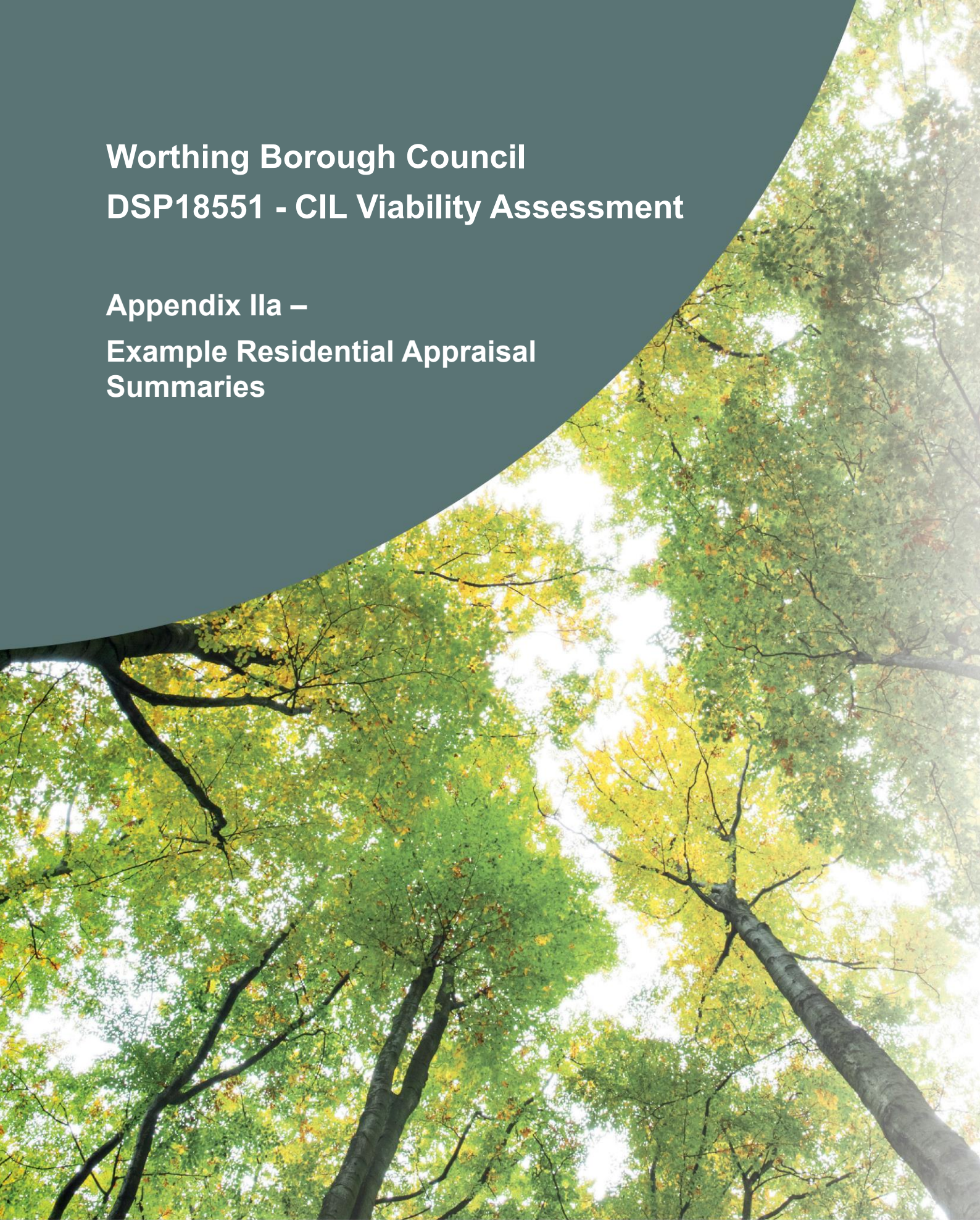
BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Source: Dixon Searle Partnership (2020)

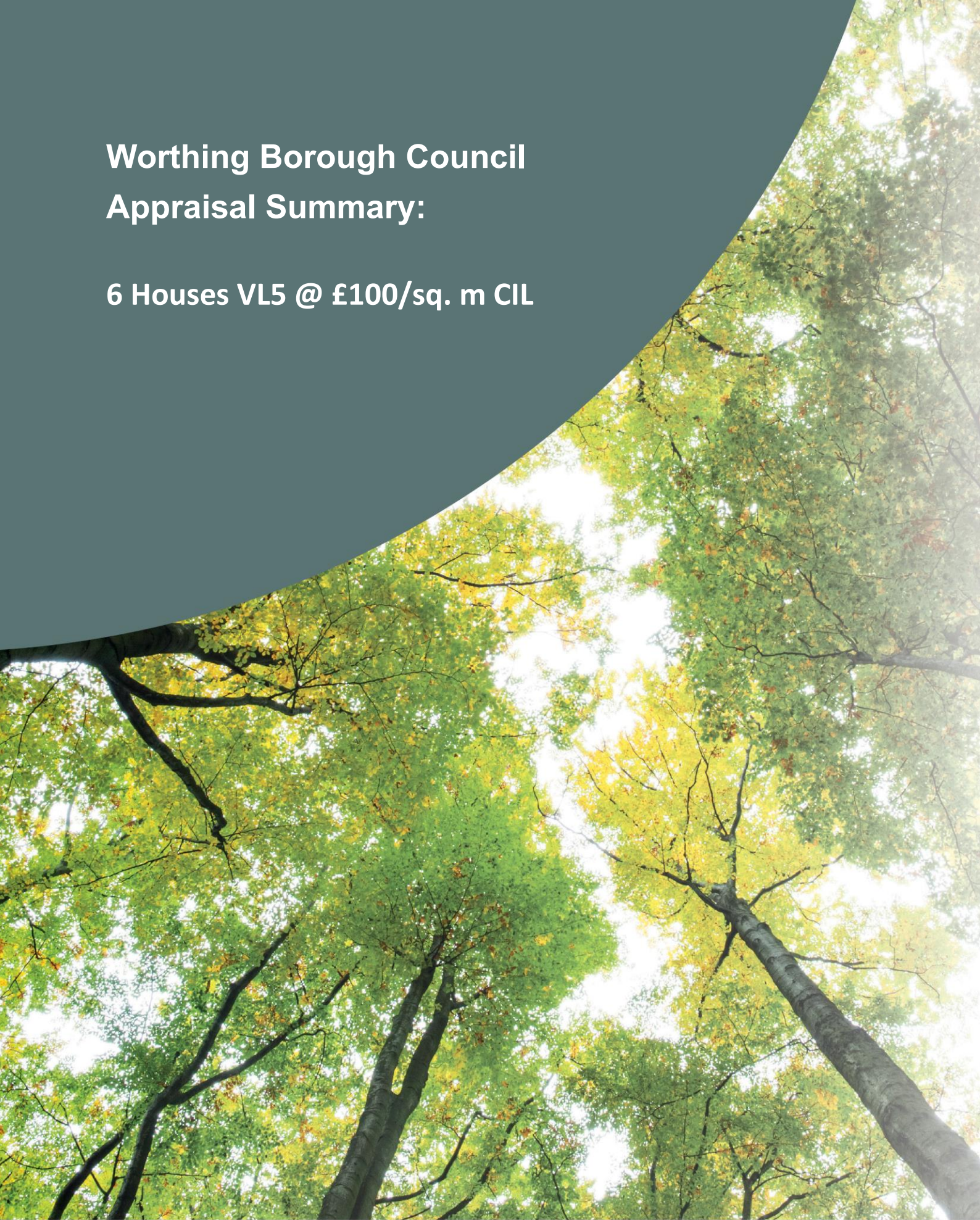
Worthing Borough Council DSP18551 - CIL Viability Assessment

Appendix IIa – Example Residential Appraisal Summaries



Worthing Borough Council Appraisal Summary:

6 Houses VL5 @ £100/sq. m CIL



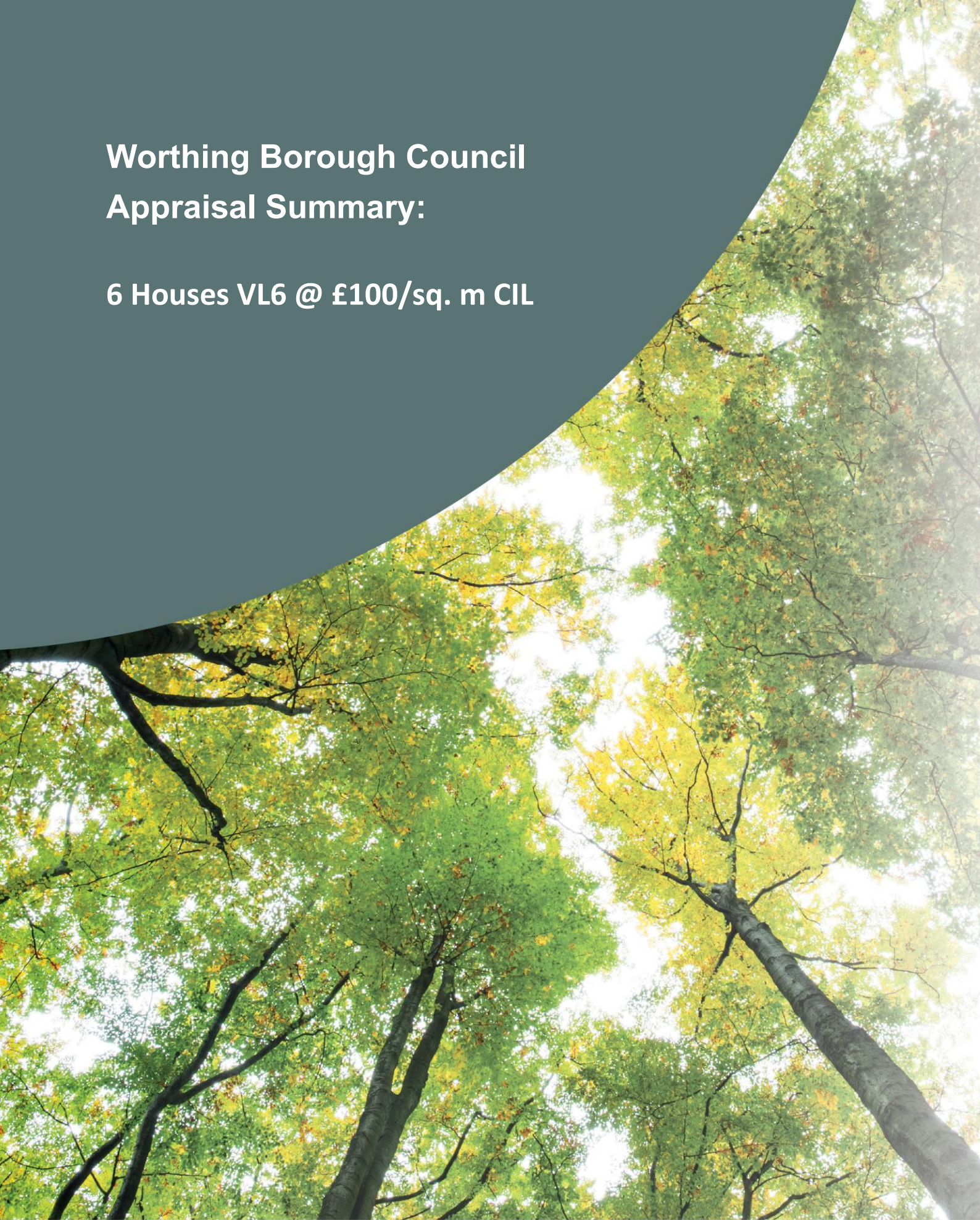
Net RLV: £256,994

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	6 Houses VL5 @ 100 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	618				
TOTAL NUMBER OF UNITS	Total 6	Private 6	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)	0.20				
VALUE / AREA	5				
<u>REVENUE</u>					
Affordable Housing Revenue				£0	
Open Market Housing Revenue				£2,317,500	
<u>Total Value of Scheme</u>				£2,317,500	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,134,988	
Fees, Contingencies, Planning Costs etc				£170,248	
Site Works				£60,000	
Sustainable Design & Construction Costs				£22,700	
<u>Total Build Costs</u>				£1,387,936	
Section 106 / CIL Costs				£79,800	
Marketing Costs & Legal Fees				£74,025	
<u>Total s106 & Marketing Costs</u>				£153,825	
<u>Finance on Build Costs</u>				£25,054	
<u>TOTAL DEVELOPMENT COSTS</u>				£1,566,814	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£463,500	
Affordable Housing Profit				£0	
<u>Total Operating Profit</u>				£463,500	
<u>GROSS RESIDUAL LAND VALUE</u>				£287,186	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£30,192	
<u>Total Finance & Acquisition Costs</u>				£30,192	
<u>NET RESIDUAL LAND VALUE</u>				£256,994	(ignores finance & acquisition)

Worthing Borough Council Appraisal Summary:

6 Houses VL6 @ £100/sq. m CIL



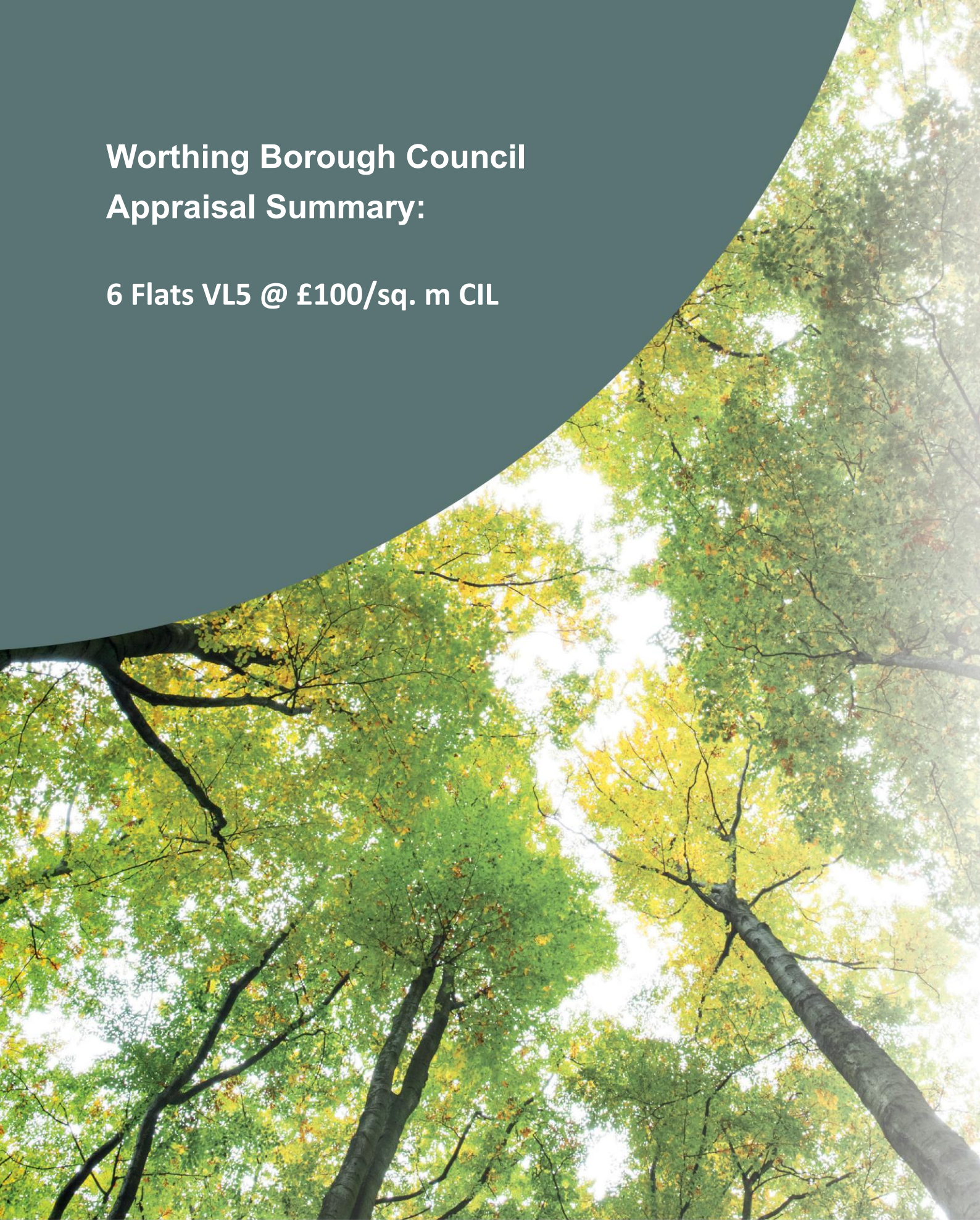
Net RLV: £358,976

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	6 Houses VL6 @ 100 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	618				
TOTAL NUMBER OF UNITS	Total 6	Private 6	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA)	0.20				
VALUE / AREA	6				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£2,472,000				
<u>Total Value of Scheme</u>	£2,472,000				
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs	£1,134,988				
Fees, Contingencies, Planning Costs etc	£170,248				
Site Works	£60,000				
Sustainable Design & Construction Costs	£22,700				
<u>Total Build Costs</u>	£1,387,936				
Section 106 / CIL Costs	£79,800				
Marketing Costs & Legal Fees	£78,660				
<u>Total s106 & Marketing Costs</u>	£158,460				
<u>Finance on Build Costs</u>	£25,129				
<u>TOTAL DEVELOPMENT COSTS</u>	£1,571,525				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£494,400				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£494,400				
<u>GROSS RESIDUAL LAND VALUE</u>	£406,075				
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest etc.	£47,099				
<u>Total Finance & Acquisition Costs</u>	£47,099				
<u>NET RESIDUAL LAND VALUE</u>	£358,976 (ignores finance & acquisition)				

Worthing Borough Council Appraisal Summary:

6 Flats VL5 @ £100/sq. m CIL



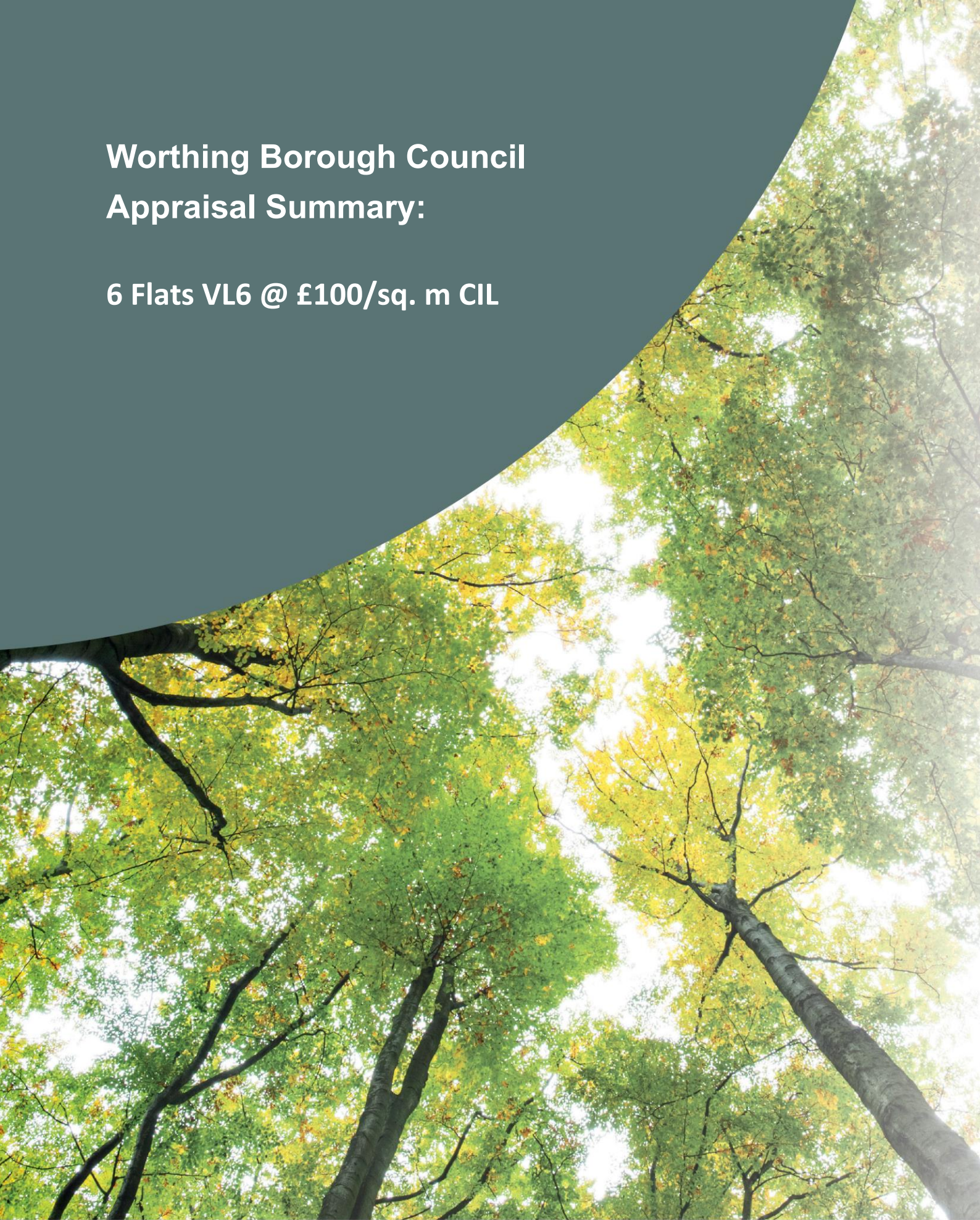
Net RLV: **£80,928**

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	6 Flats VL5 @ 100 CIL					
DEVELOPMENT SIZE (TOTAL m²) - GIA	424					
TOTAL NUMBER OF UNITS	Total 6	Private 6	Affordable 0	% AH 0%		
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%	
SITE SIZE (HA)				0.08		
VALUE / AREA				5		
<u>REVENUE</u>						
Affordable Housing Revenue				£0		
Open Market Housing Revenue				£1,350,000		
<u>Total Value of Scheme</u>				£1,350,000		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£723,049		
Fees, Contingencies, Planning Costs etc				£108,457		
Site Works				£24,000		
Sustainable Design & Construction Costs				£14,461		
<u>Total Build Costs</u>				£869,968		
Section 106 / CIL Costs				£60,353		
Marketing Costs & Legal Fees				£45,000		
<u>Total s106 & Marketing Costs</u>				£105,353		
<u>Finance on Build Costs</u>				£15,849		
<u>TOTAL DEVELOPMENT COSTS</u>				£991,170		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£270,000		
Affordable Housing Profit				£0		
<u>Total Operating Profit</u>				£270,000		
<u>GROSS RESIDUAL LAND VALUE</u>				£88,830		
<u>FINANCE & ACQUISITION COSTS</u>						
Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£7,902		
<u>Total Finance & Acquisition Costs</u>				£7,902		
NET RESIDUAL LAND VALUE				£80,928	(ignores finance & acquisition)	

Worthing Borough Council Appraisal Summary:

6 Flats VL6 @ £100/sq. m CIL



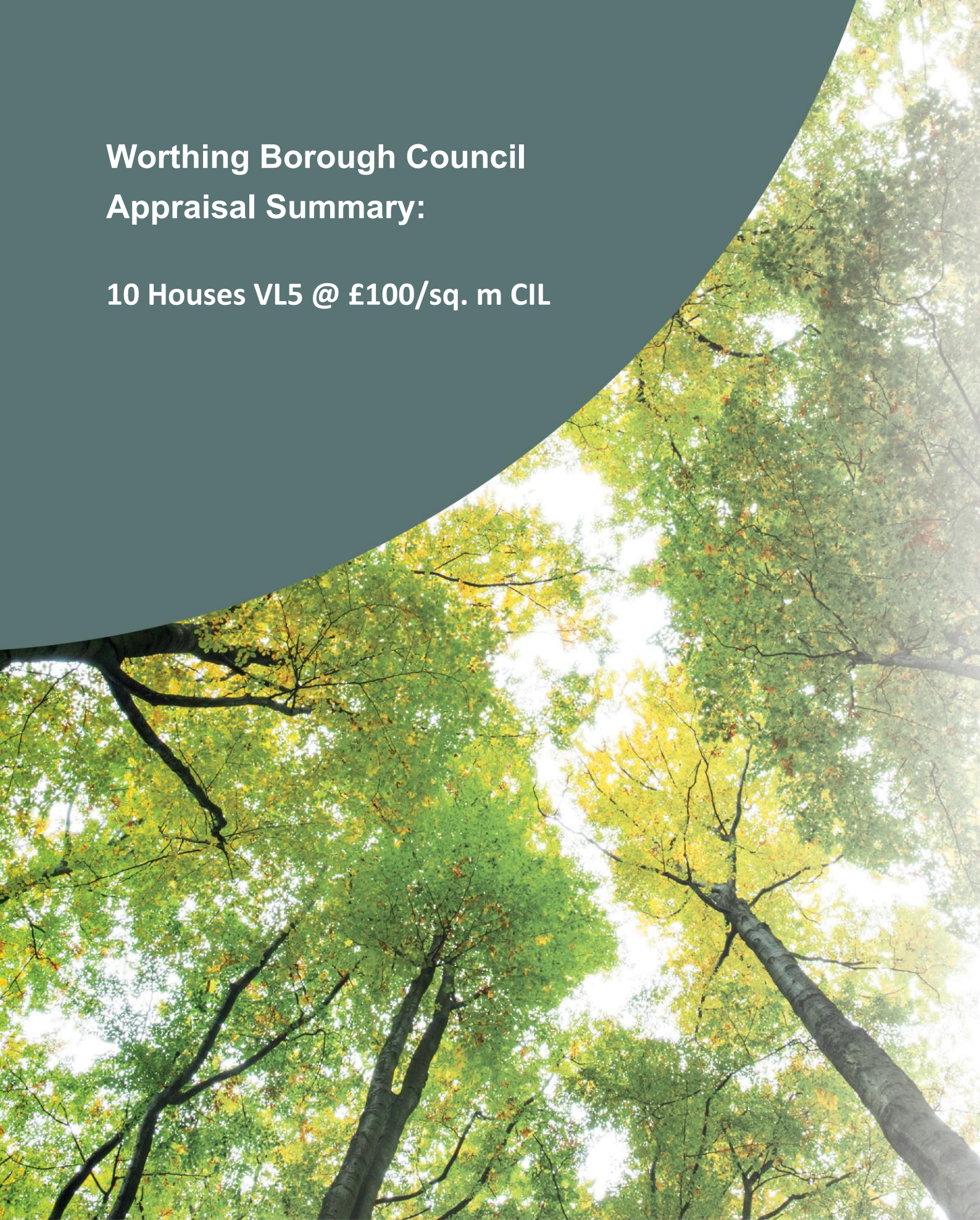
Net RLV: **£143,318**

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	6 Flats VL6 @ 100 CIL					
DEVELOPMENT SIZE (TOTAL m²) - GIA	424					
TOTAL NUMBER OF UNITS	Total 6	Private 6	Affordable 0	% AH 0%		
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%	
SITE SIZE (HA)	0.08					
VALUE / AREA	6					
<u>REVENUE</u>						
Affordable Housing Revenue	£0					
Open Market Housing Revenue	£1,440,000					
<u>Total Value of Scheme</u>	£1,440,000					
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs	£723,049					
Fees, Contingencies, Planning Costs etc	£108,457					
Site Works	£24,000					
Sustainable Design & Construction Costs	£14,461					
<u>Total Build Costs</u>	£869,968					
Section 106 / CIL Costs	£60,353					
Marketing Costs & Legal Fees	£47,700					
<u>Total s106 & Marketing Costs</u>	£108,053					
<u>Finance on Build Costs</u>	£15,893					
<u>TOTAL DEVELOPMENT COSTS</u>	£993,914					
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit	£288,000					
Affordable Housing Profit	£0					
<u>Total Operating Profit</u>	£288,000					
<u>GROSS RESIDUAL LAND VALUE</u>	£158,086					
<u>FINANCE & ACQUISITION COSTS</u>						
Agents Fees, Legal Fees, Stamp Duty, Interest, etc.	£14,768					
<u>Total Finance & Acquisition Costs</u>	£14,768					
<u>NET RESIDUAL LAND VALUE</u>	£143,318 (ignores finance & acquisition)					

Worthing Borough Council Appraisal Summary:

10 Houses VL5 @ £100/sq. m CIL



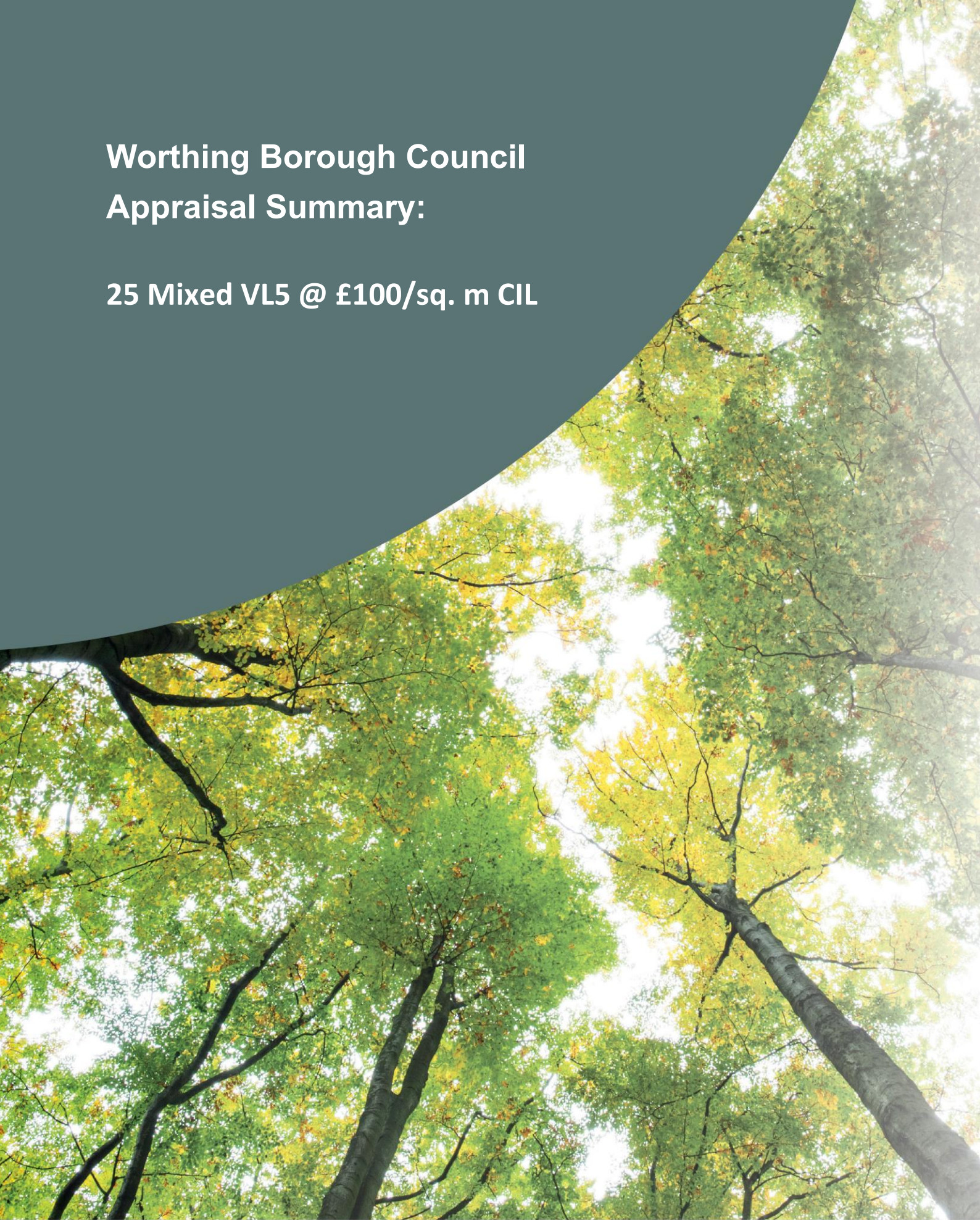
Net RLV: £440,135

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10 Houses VL5 @ 100 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	976				
TOTAL NUMBER OF UNITS	Total 10	Private 8	Affordable 2	% AH 20%	
PERCENTAGE BY TENURE	% Private 80%	% SR 0%	%AR 10%	% Int 1 10%	% Int 2 0%
SITE SIZE (HA)	0.33				
VALUE / AREA	5				
<u>REVENUE</u>					
Affordable Housing Revenue				£303,105	
Open Market Housing Revenue				£3,067,500	
<u>Total Value of Scheme</u>				£3,370,605	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,572,482	
Fees, Contingencies, Planning Costs etc				£235,872	
Site Works				£99,000	
Sustainable Design & Construction Costs				£31,450	
<u>Total Build Costs</u>				£1,938,804	
Section 106 / CIL Costs				£127,600	
Marketing Costs & Legal Fees				£108,618	
<u>Total s106 & Marketing Costs</u>				£236,218	
<u>Finance on Build Costs</u>				£53,016	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,228,039	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£613,500	
Affordable Housing Profit				£18,186	
<u>Total Operating Profit</u>				£631,686	
<u>GROSS RESIDUAL LAND VALUE</u>				£510,880	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest, etc.				£70,745	
<u>Total Finance & Acquisition Costs</u>				£70,745	
NET RESIDUAL LAND VALUE				£440,135	(ignores finance & acquisition

Worthing Borough Council Appraisal Summary:

25 Mixed VL5 @ £100/sq. m CIL



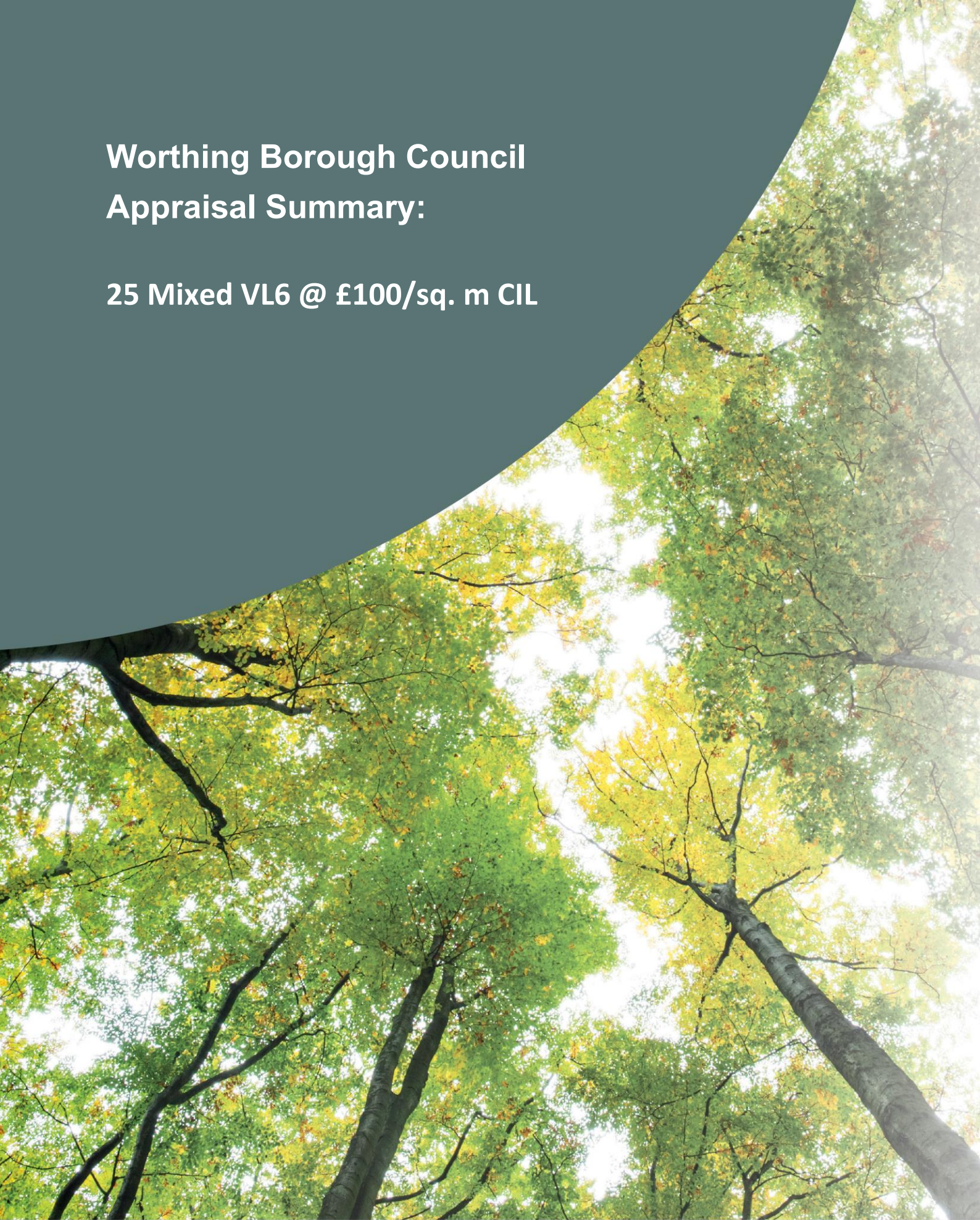
Net RLV: £378,903

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	25 Mixed VL5 @ 100 CIL					
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,112					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	25	17	8	32%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	68%	0%	24%	8%	0%	
SITE SIZE (HA)				0.38		
VALUE / AREA				5		
REVENUE						
Affordable Housing Revenue				£1,070,739		
Open Market Housing Revenue				£5,385,000		
Total Value of Scheme				£6,455,739		
RESIDENTIAL BUILDING, MARKETING & S106 COSTS						
Build Costs				£3,427,371		
Fees, Contingencies, Planning Costs etc				£514,106		
Site Works				£114,000		
Sustainable Design & Construction Costs				£68,547		
Total Build Costs				£4,124,024		
Section 106 / CIL Costs				£286,235		
Marketing Costs & Legal Fees				£212,422		
Total s106 & Marketing Costs				£498,657		
Finance on Build Costs				£225,356		
TOTAL DEVELOPMENT COSTS				£4,848,038		
DEVELOPER'S RETURN FOR RISK AND PROFIT						
Open Market Housing Profit				£1,077,000		
Affordable Housing Profit				£64,244		
Total Operating Profit				£1,141,244		
GROSS RESIDUAL LAND VALUE				£466,457		
FINANCE & ACQUISITION COSTS						
Agents Fees, Legal Fees, Stamp Duty, Interest, etc.				£87,554		
Total Finance & Acquisition Costs				£87,554		
NET RESIDUAL LAND VALUE				£378,903	(ignores finance & acquisition	

Worthing Borough Council Appraisal Summary:

25 Mixed VL6 @ £100/sq. m CIL



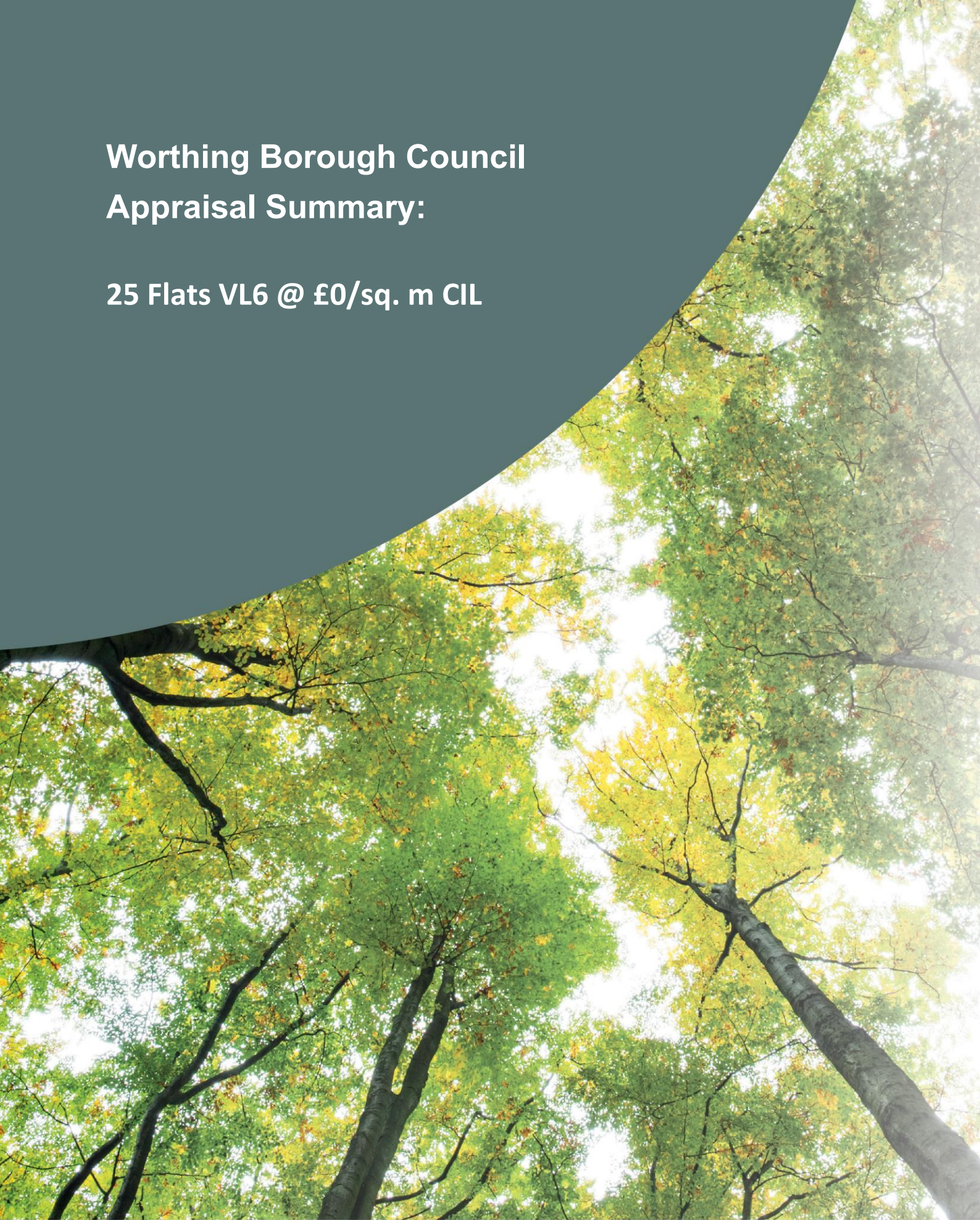
Net RLV: £609,225

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25 Mixed VL6 @ 100 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,112				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	25	17	8	32%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	68%	0%	24%	8%	0%
SITE SIZE (HA)	0.38				
VALUE / AREA	6				
REVENUE					
Affordable Housing Revenue				£1,088,739	
Open Market Housing Revenue				£5,744,000	
Total Value of Scheme				£6,832,739	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS					
Build Costs				£3,427,371	
Fees, Contingencies, Planning Costs etc				£514,106	
Site Works				£114,000	
Sustainable Design & Construction Costs				£68,547	
Total Build Costs				£4,124,024	
Section 106 / CIL Costs				£286,235	
Marketing Costs & Legal Fees				£223,732	
Total s106 & Marketing Costs				£509,967	
Finance on Build Costs				£225,907	
TOTAL DEVELOPMENT COSTS				£4,859,899	
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit				£1,148,800	
Affordable Housing Profit				£65,324	
Total Operating Profit				£1,214,124	
GROSS RESIDUAL LAND VALUE				£758,716	
FINANCE & ACQUISITION COSTS					
Agents Fees, Legal Fees, Stamp Duty, Interest, etc.				£149,491	
Total Finance & Acquisition Costs				£149,491	
NET RESIDUAL LAND VALUE				£609,225 (ignores finance & acquisition	

Worthing Borough Council Appraisal Summary:

25 Flats VL6 @ £0/sq. m CIL



Net RLV: -£37,860

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	25 Flats VL6 @ 0 CIL					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,800					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	25	17	8	32%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	68%	0%	24%	8%	0%	
SITE SIZE (HA)				0.25		
VALUE / AREA				6		
<u>REVENUE</u>						
Affordable Housing Revenue				£959,124		
Open Market Housing Revenue				£4,200,000		
<u>Total Value of Scheme</u>				£5,159,124		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£3,227,400		
Fees, Contingencies, Planning Costs etc				£484,110		
Site Works				£75,000		
Sustainable Design & Construction Costs				£64,548		
<u>Total Build Costs</u>				£3,851,058		
Section 106 / CIL Costs				£75,000		
Marketing Costs & Legal Fees				£173,524		
<u>Total s106 & Marketing Costs</u>				£248,524		
<u>Finance on Build Costs</u>				£199,855		
<u>TOTAL DEVELOPMENT COSTS</u>				£4,299,436		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£840,000		
Affordable Housing Profit				£57,547		
<u>Total Operating Profit</u>				£897,547		
<u>GROSS RESIDUAL LAND VALUE</u>				-£37,860		
<u>FINANCE & ACQUISITION COSTS</u>						
Agents Fees, Legal Fees, Stamp Duty, Interest, etc.				-£5,885		
<u>Total Finance & Acquisition Costs</u>				-£5,885		
<u>NET RESIDUAL LAND VALUE</u>				-£37,860	(ignores finance & acquisition)	

Worthing Borough Council
30 Flats Sheltered VL8
@ £100 CIL 30% AH

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
March 24, 2020

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP**

Worthing Borough Council
30 Flats Sheltered VL8
@ £100 CIL 30% AH

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
1-bed flat	8	400.00	5,000.00	250,000	2,000,000	0	2,000,000
2-bed flat	13	910.00	5,000.00	350,000	4,550,000	0	4,550,000
1-bed flat - AR	3	150.00	1,867.06	93,353	280,059	0	280,059
2-bed flat - AR	3	210.00	1,790.79	125,355	376,065	0	376,065
1-bed flat - SO	2	100.00	3,000.00	150,000	300,000	0	300,000
2-bed flat - SO	<u>1</u>	<u>70.00</u>	3,000.00	210,000	<u>210,000</u>	<u>0</u>	<u>210,000</u>
Totals	30	1,840.00			7,716,124	0	7,716,124

Rental Area Summary

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

Investment Valuation

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

GROSS DEVELOPMENT VALUE

7,842,124

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

NET DEVELOPMENT VALUE

7,834,753

NET REALISATION

7,834,753

OUTLAY**ACQUISITION COSTS**

Residualised Price (0.24 Ha @ 4,660,902.26 /Hect)		1,118,617	1,118,617
Agent Fee	1.50%	16,779	
Legal Fee	0.75%	8,390	
			25,169

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
1-bed flat	440.00	1,741.00	766,040
2-bed flat	1,011.11	1,741.00	1,760,344
1-bed flat - AR	166.67	1,741.00	290,167
2-bed flat - AR	210.00	1,741.00	365,610
1-bed flat - SO	111.11	1,741.00	193,444
2-bed flat - SO	<u>70.00</u>	1,741.00	<u>121,870</u>
Totals	2,008.89 m²		3,497,476
Contingency		5.00%	192,361
Sustainable Design / Construction		2.00%	69,950
CIL	1,451.11 m ²	100.00	145,111
S106	30.00 un	3,000.00 /un	90,000
			3,994,897
Other Construction			
External Works		10.00%	349,748
Site Works	0.24 ha	300,000.00 /ha	72,000
Voids			60,000
			481,748

PROFESSIONAL FEES

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Worthing Borough Council****30 Flats Sheltered VL8****@ £100 CIL 30% AH**

Professional Fees		10.00%	384,722	
				384,722

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	235,264	
Sales Legal Fee	30.00 un	750.00 /un	22,500	
				257,764

MISCELLANEOUS FEES

Market Profit		20.00%	1,335,200	
AH Profit		6.00%	53,164	
				1,388,364

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			149,369	
Construction			32,524	
Other			1,580	
Total Finance Cost				183,473

TOTAL COSTS**7,834,753****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Development Yield% (on Rent)	0.08%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
Profit Erosion (finance rate 6.500)	N/A

Worthing Borough Council
60 Flats Extra Care VL8
@ £0 CIL 30% AH

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
March 24, 2020

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP**

Worthing Borough Council
60 Flats Extra Care VL8
@ £0 CIL 30% AH

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
1-bed flat	26	1,521.00	5,000.00	292,500	7,605,000	0	7,605,000
2-bed flat	16	1,218.24	5,000.00	380,700	6,091,200	0	6,091,200
1-bed flat - SO	2	117.00	3,000.00	175,500	351,000	0	351,000
2-bed flat - SO	2	152.28	3,000.00	228,423	456,846	0	456,846
1-bed flat - AR	8	468.00	1,681.25	98,353	786,824	0	786,824
2-bed flat - AR	6	456.85	1,646.35	125,355	752,130	0	752,130
Totals	60	3,933.37			16,043,000	0	16,043,000

Rental Area Summary

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

Investment Valuation

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

GROSS DEVELOPMENT VALUE**16,421,000**

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

NET DEVELOPMENT VALUE**16,398,887****NET REALISATION****16,398,887****OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)	(1,406,114)
	(1,406,114)

CONSTRUCTION COSTS**Construction**

	m²	Build Rate m²	Cost
1-bed flat	2,340.00	1,741.00	4,073,940
2-bed flat	1,874.22	1,741.00	3,263,009
1-bed flat - SO	180.00	1,741.00	313,380
2-bed flat - SO	234.28	1,741.00	407,881
1-bed flat - AR	720.00	1,741.00	1,253,520
2-bed flat - AR	702.84	1,741.00	1,223,644
Totals	6,051.34 m²		10,535,375

10,535,375

Contingency	5.00%	566,276
Sustainable Design / Construction	2.00%	226,511
S106	60.00 un 3,000.00 /un	180,000
		972,787

Other Construction

External Works	7.50%	790,153
Site Works	0.48 ha 300,000.00 /ha	144,000
Voids/Empty Property Costs	60.00 un 5,000.00 /un	300,000
		1,234,153

PROFESSIONAL FEES

Professional Fees	10.00%	1,132,553
		1,132,553

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Worthing Borough Council
60 Flats Extra Care VL8
@ £0 CIL 30% AH****DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	492,630	
Sales Legal Fee	60.00 un	750.00 /un	45,000	
				537,630

MISCELLANEOUS FEES

Market Profit		17.50%	2,462,985	
AH Profit		6.00%	140,808	
				2,603,793

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			(100,399)	
Construction			369,055	
Other			520,054	
Total Finance Cost				788,710

TOTAL COSTS**16,398,887****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Development Yield% (on Rent)	0.12%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%

Profit Erosion (finance rate 6.500)	N/A
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Worthing Borough Council
100 Mixed VL5
@ £100 CIL 30% AH

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
March 24, 2020

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP**

Worthing Borough Council
100 Mixed VL5
@ £100 CIL 30% AH

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
1-bed flat	12	600.00	3,750.00	187,500	2,250,000
2-bed flat	10	700.00	3,750.00	262,500	2,625,000
2-bed house	15	1,185.00	3,750.00	296,250	4,443,750
3-bed house	25	2,500.00	3,750.00	375,000	9,375,000
4+-bed house	8	1,040.00	3,750.00	487,500	3,900,000
1-bed flat - SO	5	250.00	2,250.00	112,500	562,500
2-bed flat - SO	3	210.00	2,250.00	157,500	472,500
2-bed house - SO	2	158.00	2,250.00	177,750	355,500
1-bed flat - AR	8	400.00	1,967.06	98,353	786,824
2-bed flat - AR	2	140.00	2,507.10	175,502	351,004
2-bed house - AR	3	237.00	2,507.10	198,061	594,183
3-bed house - AR	5	465.00	3,035.86	282,335	1,411,675
4-bed house - AR	2	224.00	4,030.60	451,427	902,854
Totals	100	8,109.00			28,030,790

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rent	22	300	6,600	6,600

Investment Valuation

Ground Rent				
Current Rent	6,600	YP @	5.0000%	20.0000
				132,000

GROSS DEVELOPMENT VALUE**28,162,790**

Purchaser's Costs	(7,722)
Effective Purchaser's Costs Rate	5.85%
	(7,722)

NET DEVELOPMENT VALUE**28,155,068****NET REALISATION****28,155,068****OUTLAY****ACQUISITION COSTS**

Residualised Price (2.09 Ha @ 2,266,669.03 /Hect)	4,737,338
	4,737,338
Agent Fee	1.50%
Legal Fee	0.75%
	71,060
	35,530
	106,590

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
1-bed flat	660.00	1,431.00	944,460
2-bed flat	777.78	1,431.00	1,113,000
2-bed house	1,185.00	1,431.00	1,695,735
3-bed house	2,500.00	1,431.00	3,577,500
4+-bed house	1,040.00	1,431.00	1,488,240
1-bed flat - SO	277.78	1,431.00	397,500
2-bed flat - SO	210.00	1,431.00	300,510
2-bed house - SO	158.00	1,431.00	226,098
1-bed flat - AR	444.44	1,431.00	636,000
2-bed flat - AR	155.56	1,431.00	222,606
2-bed house - AR	237.00	1,431.00	339,147
3-bed house - AR	465.00	1,431.00	665,415

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Worthing Borough Council****100 Mixed VL5****@ £100 CIL 30% AH**

4-bed house - AR	<u>224.00</u>	1,431.00	<u>320,544</u>	
Totals	8,334.56 m²		11,926,755	
Contingency		5.00%	655,972	
Sustainable Design / Construction		2.00%	262,389	
CIL	6,162.78 m²	100.00	616,278	
S106	100.00 un	3,000.00 /un	300,000	

13,761,393

Other Construction

External Works		10.00%	1,192,676	
Site Works	1.82 ha	300,000.00 /ha	546,000	

1,738,676

PROFESSIONAL FEES

Professional Fees		10.00%	1,311,943	
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1,311,943

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	844,884	
Sales Legal Fee	80.00 un	750.00 /un	60,000	

904,884

MISCELLANEOUS FEES

Market Profit		20.00%	4,545,150	
AH Profit		6.00%	326,222	

4,871,372

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			673,615	
Construction			49,257	
Total Finance Cost				722,872

TOTAL COSTS**28,155,068****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Development Yield% (on Rent)	0.02%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%

Profit Erosion (finance rate 6.500)	N/A
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Worthing Borough Council
100 Mixed VL6
@ £100 CIL 30% AH

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
March 24, 2020

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP**

Worthing Borough Council
100 Mixed VL6
@ £100 CIL 30% AH

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
1-bed flat	12	600.00	4,000.00	200,000	2,400,000
2-bed flat	10	700.00	4,000.00	280,000	2,800,000
2-bed house	15	1,185.00	4,000.00	316,000	4,740,000
3-bed house	25	2,500.00	4,000.00	400,000	10,000,000
4+-bed house	8	1,040.00	4,000.00	520,000	4,160,000
1-bed flat - SO	5	250.00	2,400.00	120,000	600,000
2-bed flat - SO	3	210.00	2,400.00	168,000	504,000
2-bed house - SO	2	158.00	2,400.00	189,600	379,200
1-bed flat - AR	8	400.00	1,967.06	98,353	786,824
2-bed flat - AR	2	140.00	2,507.10	175,502	351,004
2-bed house - AR	3	237.00	2,507.10	198,061	594,183
3-bed house - AR	5	465.00	3,035.86	282,335	1,411,675
4-bed house - AR	2	224.00	4,030.60	451,427	902,854
Totals	100	8,109.00			29,629,740

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rent	22	300	6,600	6,600

Investment Valuation

Ground Rent				
Current Rent	6,600	YP @	5.0000%	20.0000
				132,000

GROSS DEVELOPMENT VALUE**29,761,740**

Purchaser's Costs	(7,722)
Effective Purchaser's Costs Rate	5.85%
	(7,722)

NET DEVELOPMENT VALUE**29,754,018****NET REALISATION****29,754,018****OUTLAY****ACQUISITION COSTS**

Residualised Price (2.09 Ha @ 2,790,407.52 /Hect)	5,831,952
	5,831,952
Agent Fee	1.50%
Legal Fee	0.75%
	87,479
	43,740
	131,219

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
1-bed flat	660.00	1,431.00	944,460
2-bed flat	777.78	1,431.00	1,113,000
2-bed house	1,185.00	1,431.00	1,695,735
3-bed house	2,500.00	1,431.00	3,577,500
4+-bed house	1,040.00	1,431.00	1,488,240
1-bed flat - SO	277.78	1,431.00	397,500
2-bed flat - SO	210.00	1,431.00	300,510
2-bed house - SO	158.00	1,431.00	226,098
1-bed flat - AR	444.44	1,431.00	636,000
2-bed flat - AR	155.56	1,431.00	222,606
2-bed house - AR	237.00	1,431.00	339,147
3-bed house - AR	465.00	1,431.00	665,415

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Worthing Borough Council****100 Mixed VL6****@ £100 CIL 30% AH**

4-bed house - AR	<u>224.00</u>	1,431.00	<u>320,544</u>	
Totals	8,334.56 m²		11,926,755	
Contingency		5.00%	655,972	
Sustainable Design / Construction		2.00%	262,389	
CIL	6,162.78 m ²	100.00	616,278	
S106	100.00 un	3,000.00 /un	300,000	

13,761,393

Other Construction

External Works		10.00%	1,192,676	
Site Works	1.82 ha	300,000.00 /ha	546,000	

1,738,676

PROFESSIONAL FEES

Professional Fees		10.00%	1,311,943	
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1,311,943

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	892,852	
Sales Legal Fee	80.00 un	750.00 /un	60,000	

952,852

MISCELLANEOUS FEES

Market Profit		20.00%	4,846,400	
AH Profit		6.00%	331,784	

5,178,184

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			798,542	
Construction			49,257	
Total Finance Cost				847,799

TOTAL COSTS**29,754,018****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Development Yield% (on Rent)	0.02%
Equivalent Yield% (Nominal)	5.00%
Equivalent Yield% (True)	5.16%
Profit Erosion (finance rate 6.500)	0 mths

Worthing Borough Council
450 Mixed VL5
@ £200 CIL 30% AH

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
March 24, 2020

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP**

Worthing Borough Council
450 Mixed VL5
@ £200 CIL 30% AH

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
1-bed flat	54	2,700.00	3,750.00	187,500	10,125,000
2-bed flat	45	3,150.00	3,750.00	262,500	11,812,500
2-bed house	67	5,293.00	3,750.00	296,250	19,848,750
3-bed house	115	11,500.00	3,750.00	375,000	43,125,000
4+-bed house	35	4,550.00	3,750.00	487,500	17,062,500
1-bed flat - SO	23	1,150.00	2,250.00	112,500	2,587,500
2-bed flat - SO	11	770.00	2,250.00	157,500	1,732,500
2-bed house - SO	11	869.00	2,250.00	177,750	1,955,250
1-bed flat - AR	35	1,750.00	1,967.06	98,353	3,442,355
2-bed flat - AR	12	840.02	2,507.10	175,502	2,106,024
2-bed house - AR	12	948.00	2,507.10	198,061	2,376,731
3-bed house - AR	20	1,860.00	3,035.86	282,335	5,646,700
4-bed house - AR	10	1,120.00	4,030.60	451,427	4,514,272
Totals	450	36,500.02			126,335,082

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rent	99	300	29,700	29,700

Investment Valuation

Ground Rent				
Current Rent	29,700	YP @	5.0000%	20.0000
				594,000

GROSS DEVELOPMENT VALUE**126,929,082**

Purchaser's Costs		(34,749)
Effective Purchaser's Costs Rate	5.85%	
		(34,749)

NET DEVELOPMENT VALUE**126,894,333****NET REALISATION****126,894,333****OUTLAY****ACQUISITION COSTS**

Residualised Price (9.82 Ha @ 1,334,659.49 /Hect)		13,106,356
		13,106,356
Agent Fee	1.50%	196,595
Legal Fee	0.75%	98,298
		294,893

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
1-bed flat	2,970.00	1,431.00	4,250,070
2-bed flat	3,500.00	1,431.00	5,008,500
2-bed house	5,293.00	1,431.00	7,574,283
3-bed house	11,500.00	1,431.00	16,456,500
4+-bed house	4,550.00	1,431.00	6,511,050
1-bed flat - SO	1,277.78	1,431.00	1,828,500
2-bed flat - SO	770.00	1,431.00	1,101,870
2-bed house - SO	869.00	1,431.00	1,243,539
1-bed flat - AR	1,944.44	1,431.00	2,782,500
2-bed flat - AR	933.36	1,431.00	1,335,638
2-bed house - AR	948.00	1,431.00	1,356,588
3-bed house - AR	1,860.00	1,431.00	2,661,660

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Worthing Borough Council****450 Mixed VL5****@ £200 CIL 30% AH**

4-bed house - AR	<u>1,120.00</u>	1,431.00	<u>1,602,720</u>	
Totals	37,535.58 m²		53,713,418	
Contingency		5.00%	2,954,238	
Sustainable Design / Construction		2.00%	1,181,695	
CIL	27,813.00 m²	200.00	5,562,600	
S106	450.00 un	3,000.00 /un	1,350,000	64,761,951
Other Construction				
External Works		10.00%	5,371,342	
Site Works	450.00 un	18,000.00 /un	8,100,000	13,471,342
PROFESSIONAL FEES				
Professional Fees		10.00%	5,908,476	5,908,476
DISPOSAL FEES				
Marketing & Sales Agent Fees		3.00%	3,807,872	
Sales Legal Fee	361.00 un	750.00 /un	270,750	4,078,622
MISCELLANEOUS FEES				
Market Profit		20.00%	20,513,550	
AH Profit		6.00%	1,461,680	21,975,230
FINANCE				
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			2,875,853	
Construction			421,609	
Total Finance Cost				3,297,462
TOTAL COSTS				126,894,333
PROFIT				0
Performance Measures				
Profit on Cost%		0.00%		
Profit on GDV%		0.00%		
Profit on NDV%		0.00%		
Development Yield% (on Rent)		0.02%		
Equivalent Yield% (Nominal)		5.00%		
Equivalent Yield% (True)		5.16%		
Profit Erosion (finance rate 6.500)		N/A		