

Sensitivity Analysis - 75% Net To Gross Adjustment

CIL Rates:	6-Unit Scheme - Residual Land Value							
	VL1 £2,750	VL2 £3,000	VL3 £3,250	VL4 £3,500	VL5 £3,750	VL6 £4,000	VL7 £4,500	VL8+ £5,000
E0	-£407,816	-£326,500	-£245,184	-£166,181	-£96,881	-£27,581	£111,019	£249,619
E25	-£422,377	-£341,061	-£259,745	-£178,980	-£109,680	-£40,380	£98,220	£236,820
E50	-£436,938	-£355,622	-£274,306	-£192,990	-£122,479	-£53,179	£85,421	£224,021
E75	-£451,499	-£370,183	-£288,867	-£207,551	-£135,278	-£65,978	£72,622	£211,222
E100	-£466,060	-£384,744	-£303,428	-£222,112	-£148,078	-£78,778	£59,822	£198,422
E125	-£480,621	-£399,305	-£317,989	-£236,673	-£160,877	-£91,577	£47,023	£185,623
E150	-£495,181	-£413,866	-£332,550	-£251,234	-£173,676	-£104,376	£34,224	£172,824
E175	-£509,742	-£428,426	-£347,111	-£265,795	-£186,475	-£117,175	£21,425	£160,025
E200	-£524,303	-£442,987	-£361,671	-£280,356	-£199,274	-£129,974	£8,626	£147,226
E225	-£538,864	-£457,548	-£376,232	-£294,917	-£213,601	-£142,774	-£4,174	£134,426
E250	-£553,425	-£472,109	-£390,793	-£309,477	-£228,162	-£155,573	-£16,973	£121,627
E275	-£567,986	-£486,670	-£405,354	-£324,038	-£242,722	-£168,372	-£29,772	£108,828
E300	-£582,547	-£501,231	-£419,915	-£338,599	-£257,283	-£181,171	-£42,571	£96,029

CIL Rates:	15-Unit Scheme - Residual Land Value							
	VL1 £2,750	VL2 £3,000	VL3 £3,250	VL4 £3,500	VL5 £3,750	VL6 £4,000	VL7 £4,500	VL8+ £5,000
E0	-£1,289,241	-£1,138,240	-£987,239	-£836,238	-£685,237	-£534,236	-£260,368	-£2,558
E25	-£1,314,318	-£1,163,317	-£1,012,316	-£861,315	-£710,314	-£559,313	-£282,411	-£24,601
E50	-£1,339,395	-£1,188,394	-£1,037,393	-£886,392	-£735,391	-£584,390	-£304,455	-£46,645
E75	-£1,364,472	-£1,213,471	-£1,062,470	-£911,469	-£760,468	-£609,467	-£326,498	-£68,688
E100	-£1,389,549	-£1,238,548	-£1,087,547	-£936,546	-£785,545	-£634,544	-£348,541	-£90,731
E125	-£1,414,626	-£1,263,625	-£1,112,624	-£961,623	-£810,622	-£659,622	-£370,584	-£112,774
E150	-£1,439,703	-£1,288,702	-£1,137,701	-£986,700	-£835,700	-£684,699	-£392,627	-£134,817
E175	-£1,464,780	-£1,313,779	-£1,162,778	-£1,011,778	-£860,777	-£709,776	-£414,670	-£156,860
E200	-£1,489,857	-£1,338,856	-£1,187,855	-£1,036,855	-£885,854	-£734,853	-£436,713	-£178,903
E225	-£1,514,934	-£1,363,933	-£1,212,933	-£1,061,932	-£910,931	-£759,930	-£458,756	-£200,946
E250	-£1,540,011	-£1,389,011	-£1,238,010	-£1,087,009	-£936,008	-£785,007	-£483,005	-£222,989
E275	-£1,565,088	-£1,414,088	-£1,263,087	-£1,112,086	-£961,085	-£810,084	-£508,082	-£245,032
E300	-£1,590,166	-£1,439,165	-£1,288,164	-£1,137,163	-£986,162	-£835,161	-£533,159	-£267,076

CIL Rates:	25-Unit Scheme - Residual Land Value							
	VL1 £2,750	VL2 £3,000	VL3 £3,250	VL4 £3,500	VL5 £3,750	VL6 £4,000	VL7 £4,500	VL8+ £5,000
E0	-£2,131,356	-£1,876,857	-£1,622,358	-£1,367,860	-£1,113,361	-£858,862	-£396,510	£46,742
E25	-£2,173,825	-£1,919,326	-£1,664,828	-£1,410,329	-£1,155,830	-£901,331	-£434,448	£8,804
E50	-£2,216,294	-£1,961,796	-£1,707,297	-£1,452,798	-£1,198,299	-£943,801	-£472,386	-£29,134
E75	-£2,258,764	-£2,004,265	-£1,749,766	-£1,495,267	-£1,240,769	-£986,270	-£510,323	-£67,071
E100	-£2,301,233	-£2,046,734	-£1,792,235	-£1,537,737	-£1,283,238	-£1,028,739	-£548,261	-£105,009
E125	-£2,343,702	-£2,089,203	-£1,834,705	-£1,580,206	-£1,325,707	-£1,071,208	-£586,199	-£142,947
E150	-£2,386,171	-£2,131,673	-£1,877,174	-£1,622,675	-£1,368,176	-£1,113,678	-£624,136	-£180,884
E175	-£2,428,641	-£2,174,142	-£1,919,643	-£1,665,144	-£1,410,646	-£1,156,147	-£662,074	-£218,822
E200	-£2,471,110	-£2,216,611	-£1,962,112	-£1,707,614	-£1,453,115	-£1,198,616	-£700,012	-£256,760
E225	-£2,513,579	-£2,259,081	-£2,004,582	-£1,750,083	-£1,495,584	-£1,241,085	-£737,949	-£294,697
E250	-£2,556,049	-£2,301,550	-£2,047,051	-£1,792,552	-£1,538,051	-£1,283,555	-£775,887	-£332,635
E275	-£2,598,518	-£2,344,019	-£2,089,520	-£1,835,022	-£1,580,523	-£1,326,024	-£817,026	-£370,573
E300	-£2,640,987	-£2,386,488	-£2,131,990	-£1,877,491	-£1,622,992	-£1,368,493	-£859,496	-£408,510

CIL Rates:	75-Unit Scheme - Residual Land Value							
	VL1 £2,750	VL2 £3,000	VL3 £3,250	VL4 £3,500	VL5 £3,750	VL6 £4,000	VL7 £4,500	VL8+ £5,000
E0	-£9,698,018	-£8,954,412	-£8,210,807	-£7,467,202	-£6,723,597	-£5,979,992	-£4,492,782	-£3,005,571
E25	-£9,828,257	-£9,084,652	-£8,341,046	-£7,597,441	-£6,853,836	-£6,110,231	-£4,623,021	-£3,135,811
E50	-£9,958,496	-£9,214,891	-£8,471,285	-£7,727,680	-£6,984,075	-£6,240,470	-£4,753,260	-£3,266,050
E75	-£10,088,735	-£9,345,130	-£8,601,525	-£7,857,919	-£7,114,314	-£6,370,709	-£4,883,499	-£3,396,289
E100	-£10,218,974	-£9,475,369	-£8,731,764	-£7,988,159	-£7,244,553	-£6,500,948	-£5,013,738	-£3,526,528
E125	-£10,349,213	-£9,605,608	-£8,862,003	-£8,118,398	-£7,374,792	-£6,631,187	-£5,143,977	-£3,656,767
E150	-£10,479,452	-£9,735,847	-£8,992,242	-£8,248,637	-£7,505,032	-£6,761,426	-£5,274,216	-£3,787,006
E175	-£10,609,691	-£9,866,086	-£9,122,481	-£8,378,876	-£7,635,271	-£6,891,666	-£5,404,455	-£3,917,245
E200	-£10,739,930	-£9,996,325	-£9,252,720	-£8,509,115	-£7,765,510	-£7,021,905	-£5,534,694	-£4,047,484
E225	-£10,870,169	-£10,126,564	-£9,382,959	-£8,639,354	-£7,895,749	-£7,152,144	-£5,664,933	-£4,177,723
E250	-£11,000,408	-£10,256,803	-£9,513,198	-£8,769,593	-£8,025,988	-£7,282,383	-£5,795,173	-£4,307,962
E275	-£11,130,647	-£10,387,042	-£9,643,437	-£8,899,832	-£8,156,227	-£7,412,622	-£5,925,412	-£4,438,201
E300	-£11,260,887	-£10,517,281	-£9,773,676	-£9,030,071	-£8,286,466	-£7,542,861	-£6,055,651	-£4,568,440

CIL Rates:	100-Unit Scheme - Residual Land Value							
	VL1 £2,750	VL2 £3,000	VL3 £3,250	VL4 £3,500	VL5 £3,750	VL6 £4,000	VL7 £4,500	VL8+ £5,000
E0	-£13,151,439	-£12,062,765	-£10,974,091	-£9,885,417	-£8,796,743	-£7,708,069	-£5,530,721	-£3,440,837
E25	-£13,338,670	-£12,249,996	-£11,161,322	-£10,072,648	-£8,983,974	-£7,895,300	-£5,717,952	-£3,608,090
E50	-£13,525,900	-£12,437,226	-£11,348,553	-£10,259,879	-£9,171,205	-£8,082,531	-£5,905,183	-£3,775,343
E75	-£13,713,131	-£12,624,457	-£11,535,783	-£10,447,109	-£9,358,436	-£8,269,762	-£6,092,414	-£3,942,596
E100	-£13,900,362	-£12,811,688	-£11,723,014	-£10,634,340	-£9,545,666	-£8,456,992	-£6,279,645	-£4,109,848
E125	-£14,087,593	-£12,998,919	-£11,910,245	-£10,821,571	-£9,732,897	-£8,644,223	-£6,466,875	-£4,289,528
E150	-£14,274,824	-£13,186,150	-£12,097,476	-£11,008,802	-£9,920,128	-£8,831,454	-£6,654,106	-£4,476,758
E175	-£14,462,055	-£13,373,381	-£12,284,707	-£11,196,033	-£10,107,359	-£9,018,685	-£6,841,337	-£4,663,989
E200	-£14,649,285	-£13,560,612	-£12,471,938	-£11,383,264	-£10,294,590	-£9,205,916	-£7,028,568	-£4,851,220
E225	-£14,836,516	-£13,747,842	-£12,659,168	-£11,570,495	-£10,481,821	-£9,393,147	-£7,215,799	-£5,038,451
E250	-£15,023,747	-£13,935,073	-£12,846,399	-£11,757,725	-£10,669,051	-£9,580,378	-£7,403,030	-£5,225,682
E275	-£15,210,978	-£14,122,304	-£13,033,630	-£11,944,956	-£10,856,282	-£9,767,608	-£7,590,261	-£5,412,913
E300	-£15,398,209	-£14,309,535	-£13,220,861	-£12,132,187	-£11,043,513	-£9,954,839	-£7,777,491	-£5,600,144

BLV	£ / Ha
Low-Grade Industrial	£850,000
Industrial Upper / Commercial Lower	£1,500,000
Commercial Upper	£2,200,000
Residential Lower	£2,800,000
Residential Upper	£3,500,000