

Sensitivity Analysis - 65% 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	-£583,820	-£502,504	-£421,188	-£339,873	-£258,557	-£182,291	-£43,691	£94,909
E25	-£600,621	-£519,305	-£437,990	-£356,674	-£275,358	-£197,059	-£58,459	£80,141
E50	-£617,422	-£536,106	-£454,791	-£373,475	-£292,159	-£211,827	-£73,227	£65,373
E75	-£634,223	-£552,907	-£471,592	-£390,276	-£308,960	-£227,644	-£87,996	£50,604
E100	-£651,024	-£569,708	-£488,393	-£407,077	-£325,761	-£244,445	-£102,764	£35,836
E125	-£667,825	-£586,509	-£505,194	-£423,878	-£342,562	-£261,246	-£117,532	£21,068
E150	-£684,626	-£603,311	-£521,995	-£440,679	-£359,363	-£278,047	-£132,301	£6,299
E175	-£701,427	-£620,112	-£538,796	-£457,480	-£376,164	-£294,848	-£147,069	£8,469
E200	-£718,228	-£636,913	-£555,597	-£474,281	-£392,965	-£311,649	-£161,837	£-23,237
E225	-£735,029	-£653,714	-£572,398	-£491,082	-£409,766	-£328,550	-£176,606	£-38,006
E250	-£751,831	-£670,515	-£589,199	-£507,883	-£426,567	-£345,251	-£191,374	£-52,774
E275	-£768,632	-£687,316	-£606,000	-£524,684	-£443,368	-£362,052	-£206,142	£-67,542
E300	-£785,433	-£704,117	-£622,801	-£541,485	-£460,169	-£378,853	-£220,911	£-82,311

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	-£1,766,773	-£1,615,772	-£1,464,772	-£1,313,771	-£1,162,770	-£1,011,769	-£709,767	-£422,316
E25	-£1,795,708	-£1,644,707	-£1,493,707	-£1,342,706	-£1,191,705	-£1,040,704	-£738,702	-£447,750
E50	-£1,824,643	-£1,673,643	-£1,522,642	-£1,371,641	-£1,220,640	-£1,069,639	-£767,637	-£473,185
E75	-£1,853,579	-£1,702,578	-£1,551,577	-£1,400,576	-£1,249,575	-£1,098,574	-£796,572	-£498,619
E100	-£1,882,514	-£1,731,513	-£1,580,512	-£1,429,511	-£1,278,510	-£1,127,509	-£825,508	-£524,053
E125	-£1,911,449	-£1,760,448	-£1,609,447	-£1,458,446	-£1,307,445	-£1,156,444	-£854,443	-£552,441
E150	-£1,940,384	-£1,789,383	-£1,638,382	-£1,487,381	-£1,336,380	-£1,185,380	-£883,378	-£581,376
E175	-£1,969,319	-£1,818,318	-£1,667,317	-£1,516,316	-£1,365,315	-£1,214,315	-£912,313	-£610,311
E200	-£1,998,254	-£1,847,253	-£1,696,252	-£1,545,251	-£1,394,251	-£1,243,250	-£941,248	-£639,246
E225	-£2,027,189	-£1,876,188	-£1,725,187	-£1,574,187	-£1,423,186	-£1,272,185	-£970,183	-£668,181
E250	-£2,056,124	-£1,905,123	-£1,754,122	-£1,603,122	-£1,452,121	-£1,301,120	-£999,118	-£697,116
E275	-£2,085,059	-£1,934,059	-£1,783,058	-£1,632,057	-£1,481,056	-£1,330,055	-£1,028,053	-£726,052
E300	-£2,113,995	-£1,962,994	-£1,811,993	-£1,660,992	-£1,509,991	-£1,358,990	-£1,056,988	-£754,987

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	-£2,916,974	-£2,662,476	-£2,407,977	-£2,153,478	-£1,898,979	-£1,644,480	-£1,135,483	-£655,049
E25	-£2,965,977	-£2,711,479	-£2,456,980	-£2,202,481	-£1,947,982	-£1,693,483	-£1,184,486	-£698,823
E50	-£3,014,980	-£2,760,482	-£2,505,983	-£2,251,484	-£1,996,985	-£1,742,486	-£1,233,489	-£742,598
E75	-£3,063,983	-£2,809,485	-£2,554,986	-£2,300,487	-£2,045,988	-£1,791,489	-£1,282,492	-£786,372
E100	-£3,112,986	-£2,858,488	-£2,603,989	-£2,349,490	-£2,094,991	-£1,840,492	-£1,331,495	-£830,146
E125	-£3,161,989	-£2,907,491	-£2,652,992	-£2,398,493	-£2,143,994	-£1,889,495	-£1,380,498	-£873,920
E150	-£3,210,992	-£2,956,494	-£2,701,995	-£2,447,496	-£2,192,997	-£1,938,498	-£1,429,501	-£920,503
E175	-£3,259,995	-£3,005,497	-£2,750,998	-£2,496,499	-£2,242,000	-£1,987,501	-£1,478,504	-£969,506
E200	-£3,308,998	-£3,054,500	-£2,800,001	-£2,545,502	-£2,291,003	-£2,036,504	-£1,527,507	-£1,018,509
E225	-£3,358,001	-£3,103,503	-£2,849,004	-£2,594,505	-£2,340,006	-£2,085,507	-£1,576,510	-£1,067,512
E250	-£3,407,004	-£3,152,506	-£2,898,007	-£2,643,508	-£2,389,009	-£2,134,510	-£1,625,513	-£1,116,515
E275	-£3,456,007	-£3,201,509	-£2,947,010	-£2,692,511	-£2,438,012	-£2,183,513	-£1,674,516	-£1,165,518
E300	-£3,505,010	-£3,250,512	-£2,996,013	-£2,741,514	-£2,487,015	-£2,232,516	-£1,723,519	-£1,214,521

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	-£12,567,959	-£11,824,354	-£11,080,748	-£10,337,143	-£9,593,538	-£8,849,933	-£7,362,723	-£5,875,513
E25	-£12,718,235	-£11,974,629	-£11,231,024	-£10,487,419	-£9,743,814	-£9,000,209	-£7,512,999	-£6,025,788
E50	-£12,868,510	-£12,124,905	-£11,381,300	-£10,637,695	-£9,894,090	-£9,150,485	-£7,663,275	-£6,176,064
E75	-£13,018,786	-£12,275,181	-£11,531,576	-£10,787,971	-£10,044,366	-£9,300,761	-£7,813,550	-£6,326,340
E100	-£13,169,062	-£12,425,457	-£11,681,852	-£10,938,247	-£10,194,642	-£9,451,036	-£7,963,826	-£6,476,616
E125	-£13,319,338	-£12,575,733	-£11,832,128	-£11,088,523	-£10,344,917	-£9,601,312	-£8,114,102	-£6,626,892
E150	-£13,469,614	-£12,726,009	-£11,982,404	-£11,238,798	-£10,495,193	-£9,751,588	-£8,264,378	-£6,777,168
E175	-£13,619,890	-£12,876,285	-£12,132,679	-£11,389,074	-£10,645,469	-£9,901,864	-£8,414,654	-£6,927,444
E200	-£13,770,166	-£13,026,560	-£12,282,955	-£11,539,350	-£10,795,745	-£10,052,140	-£8,564,930	-£7,077,719
E225	-£13,920,441	-£13,176,836	-£12,433,231	-£11,689,626	-£10,946,021	-£10,202,416	-£8,715,206	-£7,227,995
E250	-£14,070,717	-£13,327,112	-£12,583,507	-£11,839,902	-£11,096,297	-£10,352,692	-£8,865,481	-£7,378,271
E275	-£14,220,993	-£13,477,388	-£12,733,783	-£11,990,178	-£11,246,573	-£10,502,968	-£9,015,757	-£7,528,547
E300	-£14,371,269	-£13,627,664	-£12,884,059	-£12,140,454	-£11,396,848	-£10,653,243	-£9,166,033	-£7,678,823

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	-£17,228,457	-£16,139,783	-£15,051,109	-£13,962,435	-£12,873,761	-£11,785,087	-£9,607,739	-£7,430,392
E25	-£17,444,493	-£16,355,819	-£15,267,145	-£14,178,471	-£13,089,797	-£12,001,123	-£9,823,775	-£7,646,427
E50	-£17,660,528	-£16,571,854	-£15,483,180	-£14,394,506	-£13,305,832	-£12,217,158	-£10,039,811	-£7,862,463
E75	-£17,876,564	-£16,787,890	-£15,699,216	-£14,610,542	-£13,521,868	-£12,433,194	-£10,255,846	-£8,078,498
E100	-£18,092,599	-£17,003,925	-£15,915,251	-£14,826,578	-£13,737,904	-£12,649,230	-£10,471,882	-£8,294,534
E125	-£18,308,635	-£17,219,961	-£16,131,287	-£15,042,613	-£13,953,939	-£12,865,265	-£10,687,917	-£8,510,570
E150	-£18,524,671	-£17,435,997	-£16,347,323	-£15,258,649	-£14,169,975	-£13,081,301	-£10,903,953	-£8,726,605
E175	-£18,740,706	-£17,652,032	-£16,563,358	-£15,474,684	-£14,386,010	-£13,297,336	-£11,119,989	-£8,942,641
E200	-£18,956,742	-£17,868,068	-£16,779,394	-£15,690,720	-£14,602,046	-£13,513,372	-£11,336,024	-£9,158,676
E225	-£19,172,777	-£18,084,103	-£16,995,429	-£15,906,756	-£14,818,082	-£13,729,408	-£11,552,060	-£9,374,712
E250	-£19,388,813	-£18,300,139	-£17,211,465	-£16,122,791	-£15,034,117	-£13,945,443	-£11,768,095	-£9,590,748
E275	-£19,604,849	-£18,516,175	-£17,427,501	-£16,338,827	-£15,250,153	-£14,161,479	-£11,984,131	-£9,806,783
E300	-£19,820,884	-£18,732,210	-£17,643,536	-£16,554,862	-£15,466,188	-£14,377,514	-£12,200,167	-£10,022,819

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