





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

						Residual Land Value (£)				
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m²		Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL
				VL1	£3,500	£6,764		Negat	ive RLV	
				VL2	£4,000	£59,343	£48,233	£45,455	£38,512	£28,096
				VL3	£4,500	£111,922	£100,812	£98,034	£91,091	£80,675
				VL4	£5,000	£163,318	£152,467	£149,755	£142,973	£132,801
	PDL / Existing			VL5	£5,500	£214,667	£203,817	£201,105	£194,323	£184,151
		150	35	VL6	£6,000	£264,548	£254,087	£251,472	£244,934	£235,127
				VL7	£6,500	£314,054	£303,593	£300,978	£294,440	£284,633
				VL8	£7,000	£363,560	£353,099	£350,484	£343,946	£334,139
				VL9	£7,500	£413,065	£402,605	£399,990	£393,452	£383,645
House 1 0% AH						Residual Land Value (£/Ha)				
_ 5/37	Residential			VL1	£3,500	£205,856	Negative RLV			
				VL2	£4,000	£1,806,090	£1,467,956	£1,383,423	£1,172,089	£855,089
				VL3	£4,500	£3,406,323	£3,068,190	£2,983,657	£2,772,323	£2,455,323
				VL4	£5,000	£4,970,537	£4,640,309	£4,557,752	£4,351,359	£4,041,770
				VL5	£5,500	£6,533,357	£6,203,129	£6,120,572	£5,914,180	£5,604,591
				VL6	£6,000	£8,051,456	£7,733,086	£7,653,493	£7,454,512	£7,156,041
				VL7	£6,500	£9,558,156	£9,239,786	£9,160,194	£8,961,213	£8,662,741
				VL8	£7,000	£11,064,856	£10,746,486	£10,666,894	£10,467,913	£10,169,441
				VL9	£7,500	£12,571,556	£12,253,187	£12,173,594	£11,974,613	£11,676,142

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



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

						Residual Land Value (£)					
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m²		Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL	
				VL1	£3,500	£299,474	£270,951	£263,820	£245,994	£219,036	
				VL2	£4,000	£434,460	£405,937	£398,806	£380,980	£354,239	
				VL3	£4,500	£569,446	£540,923	£533,792	£515,966	£489,225	
				VL4	£5,000	£704,432	£675,909	£668,778	£650,952	£624,211	
		409	35	VL5	£5,500	£837,226	£810,473	£803,764	£785,938	£759,197	
				VL6	£6,000	£963,832	£937,080	£930,392	£913,672	£888,591	
				VL7	£6,500	£1,090,438	£1,063,686	£1,056,998	£1,040,278	£1,015,198	
	PDL / Existing			VL8	£7,000	£1,217,045	£1,190,292	£1,183,604	£1,166,884	£1,141,804	
				VL9	£7,500	£1,341,614	£1,315,570	£1,309,059	£1,292,781	£1,268,365	
Houses 4 0% AH						Residual Land Value (£/Ha)					
	Residential			VL1	£3,500	£2,278,606	£2,061,584	£2,007,329	£1,871,690	£1,666,576	
				VL2	£4,000	£3,305,674	£3,088,652	£3,034,396	£2,898,757	£2,695,299	
				VL3	£4,500	£4,332,741	£4,115,719	£4,061,463	£3,925,825	£3,722,366	
				VL4	£5,000	£5,359,808	£5,142,786	£5,088,531	£4,952,892	£4,749,434	
				VL5	£5,500	£6,370,195	£6,166,646	£6,115,598	£5,979,959	£5,776,501	
				VL6	£6,000	£7,333,504	£7,129,954	£7,079,067	£6,951,848	£6,761,021	
				VL7	£6,500	£8,296,813	£8,093,263	£8,042,376	£7,915,157	£7,724,329	
				VL8	£7,000	£9,260,121	£9,056,572	£9,005,684	£8,878,466	£8,687,638	
				VL9	£7,500	£10,207,932	£10,009,771	£9,960,231	£9,836,380	£9,650,605	

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



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

						Residual Land Value (£)				
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m²		Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL
				VL1	£3,500	£369,832	£334,336	£325,461	£303,276	£269,998
				VL2	£4,000	£537,822	£502,325	£493,451	£471,266	£437,988
				VL3	£4,500	£705,812	£670,315	£661,441	£639,256	£605,978
				VL4	£5,000	£869,475	£836,182	£827,859	£807,051	£773,967
	PDL / Existing	509	35	VL5	£5,500	£1,027,037	£993,743	£985,420	£964,612	£933,400
				VL6	£6,000	£1,184,598	£1,151,305	£1,142,982	£1,122,173	£1,090,961
				VL7	£6,500	£1,340,162	£1,307,750	£1,299,647	£1,279,390	£1,248,522
				VL8	£7,000	£1,493,552	£1,461,140	£1,453,037	£1,432,780	£1,402,394
				VL9	£7,500	£1,646,942	£1,614,530	£1,606,427	£1,586,170	£1,555,784
Houses 5 0% AH						Residual Land Value (£/Ha)				
	Residential			VL1	£3,500	£2,251,153	£2,035,086	£1,981,069	£1,846,027	£1,643,465
				VL2	£4,000	£3,273,700	£3,057,633	£3,003,617	£2,868,575	£2,666,012
				VL3	£4,500	£4,296,247	£4,080,180	£4,026,164	£3,891,122	£3,688,559
				VL4	£5,000	£5,292,458	£5,089,804	£5,039,140	£4,912,482	£4,711,106
				VL5	£5,500	£6,251,527	£6,048,873	£5,998,210	£5,871,551	£5,681,563
				VL6	£6,000	£7,210,596	£7,007,942	£6,957,279	£6,830,620	£6,640,632
				VL7	£6,500	£8,157,507	£7,960,218	£7,910,896	£7,787,591	£7,599,702
				VL8	£7,000	£9,091,185	£8,893,897	£8,844,574	£8,721,269	£8,536,311
				VL9	£7,500	£10,024,863	£9,827,575	£9,778,252	£9,654,947	£9,469,989

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



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

						Residual Land Value (£)				
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m²		Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL
				VL1	£3,500	£633,459	£570,238	£554,433	£514,920	£455,651
				VL2	£4,000	£921,047	£861,894	£847,105	£810,135	£752,378
				VL3	£4,500	£1,198,684	£1,139,531	£1,124,742	£1,087,772	£1,032,316
				VL4	£5,000	£1,469,829	£1,412,303	£1,397,921	£1,361,967	£1,308,036
		918	35	VL5	£5,500	£1,739,830	£1,682,304	£1,667,922	£1,631,968	£1,578,037
				VL6	£6,000	£2,009,831	£1,952,305	£1,937,924	£1,901,970	£1,848,039
				VL7	£6,500	£2,279,833	£2,222,306	£2,207,925	£2,171,971	£2,118,040
				VL8	£7,000	£2,549,834	£2,492,308	£2,477,926	£2,441,972	£2,388,041
	Greenfield / PDL			VL9	£7,500	£2,819,835	£2,762,309	£2,747,928	£2,711,974	£2,658,043
Houses 9 0% AH						Residual Land Value (£/Ha)				
	, , , , , , , , , , , , ,			VL1	£3,500	£2,142,130	£1,928,342	£1,874,895	£1,741,277	£1,540,850
				VL2	£4,000	£3,114,652	£2,914,617	£2,864,608	£2,739,586	£2,544,272
				VL3	£4,500	£4,053,521	£3,853,486	£3,803,477	£3,678,455	£3,490,922
				VL4	£5,000	£4,970,436	£4,775,902	£4,727,269	£4,605,685	£4,423,310
				VL5	£5,500	£5,883,484	£5,688,950	£5,640,317	£5,518,733	£5,336,358
				VL6	£6,000	£6,796,532	£6,601,998	£6,553,365	£6,431,781	£6,249,406
				VL7	£6,500	£7,709,580	£7,515,046	£7,466,413	£7,344,829	£7,162,454
				VL8	£7,000	£8,622,628	£8,428,094	£8,379,461	£8,257,877	£8,075,502
				VL9	£7,500	£9,535,675	£9,341,142	£9,292,509	£9,170,925	£8,988,550

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



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

						Residual Land Value (£)				
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m²		Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL
				VL1	£3,500	£701,057	£630,950	£613,423	£569,606	£503,881
				VL2	£4,000	£1,014,540	£948,944	£932,544	£891,546	£830,049
				VL3	£4,500	£1,320,162	£1,256,369	£1,240,421	£1,199,427	£1,137,930
				VL4	£5,000	£1,619,575	£1,555,782	£1,539,834	£1,499,963	£1,440,158
		1018	35	VL5	£5,500	£1,918,988	£1,855,195	£1,839,247	£1,799,377	£1,739,571
				VL6	£6,000	£2,218,401	£2,154,609	£2,138,660	£2,098,790	£2,038,984
				VL7	£6,500	£2,517,815	£2,454,022	£2,438,074	£2,398,203	£2,338,397
	Greenfield / PDL			VL8	£7,000	£2,817,228	£2,753,435	£2,737,487	£2,697,616	£2,637,811
				VL9	£7,500	£3,116,641	£3,052,848	£3,036,900	£2,997,030	£2,937,224
Houses 10 0% AH						Residual Land Value (£/Ha)				
	,			VL1	£3,500	£2,133,652	£1,920,283	£1,866,941	£1,733,585	£1,533,551
				VL2	£4,000	£3,087,732	£2,888,089	£2,838,178	£2,713,402	£2,526,237
				VL3	£4,500	£4,017,883	£3,823,731	£3,775,193	£3,650,430	£3,463,265
				VL4	£5,000	£4,929,141	£4,734,989	£4,686,451	£4,565,106	£4,383,088
				VL5	£5,500	£5,840,399	£5,646,247	£5,597,709	£5,476,364	£5,294,346
				VL6	£6,000	£6,751,656	£6,557,504	£6,508,966	£6,387,621	£6,205,604
				VL7	£6,500	£7,662,914	£7,468,762	£7,420,224	£7,298,879	£7,116,861
				VL8	£7,000	£8,574,172	£8,380,020	£8,331,482	£8,210,137	£8,028,119
				VL9	£7,500	£9,485,429	£9,291,277	£9,242,739	£9,121,394	£8,939,377

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



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

						Residual Land Value (£)				
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m²		Residual Land Value - £0/m² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL
				VL1	£3,500	£985,411	£911,437	£892,943	£846,710	£776,618
				VL2	£4,000	£1,330,068	£1,258,129	£1,240,141	£1,193,907	£1,124,557
				VL3	£4,500	£1,667,717	£1,595,778	£1,577,793	£1,532,831	£1,465,388
				VL4	£5,000	£2,005,366	£1,933,427	£1,915,442	£1,870,480	£1,803,037
				VL5	£5,500	£2,343,014	£2,271,075	£2,253,090	£2,208,128	£2,140,685
		1148	35	VL6	£6,000	£2,680,663	£2,608,724	£2,590,739	£2,545,777	£2,478,334
				VL7	£6,500	£3,018,312	£2,946,373	£2,928,388	£2,883,426	£2,815,983
				VL8	£7,000	£3,355,961	£3,284,021	£3,266,037	£3,221,075	£3,153,631
				VL9	£7,500	£3,693,609	£3,621,670	£3,603,685	£3,558,723	£3,491,280
Houses 11 0% AH	Greenfield / PDL					Residual Land Value (£/Ha)				
				VL1	£3,500	£2,726,432	£2,521,762	£2,470,594	£2,342,675	£2,148,745
				VL2	£4,000	£3,680,031	£3,480,990	£3,431,220	£3,303,301	£3,111,422
				VL3	£4,500	£4,614,237	£4,415,196	£4,365,435	£4,241,034	£4,054,433
				VL4	£5,000	£5,548,443	£5,349,401	£5,299,641	£5,175,240	£4,988,639
				VL5	£5,500	£6,482,649	£6,283,607	£6,233,847	£6,109,446	£5,922,845
				VL6	£6,000	£7,416,855	£7,217,813	£7,168,053	£7,043,652	£6,857,051
				VL7	£6,500	£8,351,061	£8,152,019	£8,102,259	£7,977,858	£7,791,257
				VL8	£7,000	£9,285,267	£9,086,225	£9,036,465	£8,912,064	£8,725,463
				VL9	£7,500	£10,219,473	£10,020,431	£9,970,671	£9,846,270	£9,659,668

						Residual Land Value (£)					
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m²		Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m² CIL	
				VL1	£3,500	£630,806	£579,913	£567,190	£535,382	£487,669	
				VL2	£4,000	£882,785	£835,166	£823,262	£793,500	£746,156	
				VL3	£4,500	£1,124,643	£1,077,024	£1,065,119	£1,035,357	£990,714	
				VL4	£5,000	£1,363,028	£1,316,719	£1,305,141	£1,276,198	£1,232,572	
				VL5	£5,500	£1,598,234	£1,551,924	£1,540,347	£1,511,404	£1,467,989	
			35	VL6	£6,000	£1,833,439	£1,787,130	£1,775,553	£1,746,609	£1,703,194	
				VL7	£6,500	£2,068,645	£2,022,336	£2,010,758	£1,981,815	£1,938,400	
				VL8	£7,000	£2,303,851	£2,257,541	£2,245,964	£2,217,021	£2,173,606	
	Greenfield / PDL			VL9	£7,500	£2,539,056	£2,492,747	£2,481,170	£2,452,226	£2,408,811	
Houses 11 40% AH		739					Residual Land Value (£/Ha)				
				VL1	£3,500	£1,745,313	£1,604,502	£1,569,300	£1,481,293	£1,349,283	
				VL2	£4,000	£2,442,489	£2,310,737	£2,277,799	£2,195,454	£2,064,462	
				VL3	£4,500	£3,111,659	£2,979,907	£2,946,969	£2,864,624	£2,741,107	
				VL4	£5,000	£3,771,224	£3,643,096	£3,611,063	£3,530,983	£3,410,277	
				VL5	£5,500	£4,421,991	£4,293,862	£4,261,830	£4,181,750	£4,061,629	
				VL6	£6,000	£5,072,757	£4,944,629	£4,912,597	£4,832,516	£4,712,396	
				VL7	£6,500	£5,723,524	£5,595,395	£5,563,363	£5,483,283	£5,363,162	
				VL8	£7,000	£6,374,290	£6,246,162	£6,214,130	£6,134,049	£6,013,929	
				VL9	£7,500	£7,025,057	£6,896,928	£6,864,896	£6,784,816	£6,664,695	

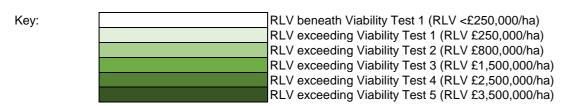




Table 1g: Residual Land Value Results by Value Level & CIL Rate - 15 Unit Scheme - Houses

							R	esidual Land Value	(£)	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		Level m²	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m ² CIL
				VL1	£3,500	£1,267,468	£1,170,268	£1,145,573	£1,083,837	£991,232
				VL2	£4,000	£1,714,151	£1,618,196	£1,594,207	£1,534,235	£1,444,277
				VL3	£4,500	£2,160,835	£2,064,879	£2,040,890	£1,980,918	£1,890,960
				VL4	£5,000	£2,607,518	£2,511,563	£2,487,574	£2,427,602	£2,337,643
				VL5	£5,500	£3,054,201	£2,958,246	£2,934,257	£2,874,285	£2,784,327
				VL6	£6,000	£3,500,885	£3,404,929	£3,380,940	£3,320,968	£3,231,010
				VL7	£6,500	£3,947,568	£3,851,613	£3,827,624	£3,767,652	£3,677,693
				VL8	£7,000	£4,394,251	£4,298,296	£4,274,307	£4,214,335	£4,124,377
				VL9	£7,500	£4,840,935	£4,744,979	£4,720,990	£4,661,018	£4,571,060
Houses 15 0% AH	Greenfield / PDL	1557	35				Res	sidual Land Value (£	/Ha)	
				VL1	£3,500	£2,571,674	£2,374,457	£2,324,352	£2,199,089	£2,011,196
				VL2	£4,000	£3,477,988	£3,283,296	£3,234,623	£3,112,940	£2,930,417
				VL3	£4,500	£4,384,302	£4,189,610	£4,140,937	£4,019,255	£3,836,731
				VL4	£5,000	£5,290,616	£5,095,924	£5,047,251	£4,925,569	£4,743,045
				VL5	£5,500	£6,196,930	£6,002,238	£5,953,565	£5,831,883	£5,649,359
				VL6	£6,000	£7,103,244	£6,908,552	£6,859,879	£6,738,197	£6,555,673
				VL7	£6,500	£8,009,558	£7,814,866	£7,766,193	£7,644,511	£7,461,987
				VL8	£7,000	£8,915,872	£8,721,180	£8,672,507	£8,550,825	£8,368,301
				VL9	£7,500	£9,822,186	£9,627,494	£9,578,821	£9,457,139	£9,274,615

							R	esidual Land Value	(£)	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		e Level ′m²	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m² CIL
				VL1	£3,500	£758,806	£692,939	£676,473	£635,306	£573,556
				VL2	£4,000	£1,063,796	£1,002,322	£986,953	£948,531	£890,899
				VL3	£4,500	£1,363,491	£1,303,773	£1,288,844	£1,251,520	£1,194,997
				VL4	£5,000	£1,658,898	£1,599,180	£1,584,251	£1,546,927	£1,490,942
				VL5	£5,500	£1,954,305	£1,894,588	£1,879,658	£1,842,334	£1,786,349
				VL6	£6,000	£2,249,713	£2,189,995	£2,175,065	£2,137,742	£2,081,756
				VL7	£6,500	£2,545,120	£2,485,402	£2,470,473	£2,433,149	£2,377,163
				VL8	£7,000	£2,840,527	£2,780,809	£2,765,880	£2,728,556	£2,672,571
				VL9	£7,500	£3,135,934	£3,076,216	£3,061,287	£3,023,963	£2,967,978
Houses 15 40% AH	Greenfield / PDL	969	35				Res	idual Land Value (£	(Ha)	
				VL1	£3,500	£1,539,607	£1,405,964	£1,372,553	£1,289,026	£1,163,736
				VL2	£4,000	£2,158,427	£2,033,696	£2,002,513	£1,924,556	£1,807,620
				VL3	£4,500	£2,766,504	£2,645,337	£2,615,045	£2,539,316	£2,424,631
				VL4	£5,000	£3,365,881	£3,244,714	£3,214,422	£3,138,693	£3,025,099
				VL5	£5,500	£3,965,257	£3,844,091	£3,813,799	£3,738,070	£3,624,476
				VL6	£6,000	£4,564,634	£4,443,468	£4,413,176	£4,337,447	£4,223,853
				VL7	£6,500	£5,164,011	£5,042,845	£5,012,553	£4,936,824	£4,823,230
				VL8	£7,000	£5,763,388	£5,642,222	£5,611,930	£5,536,201	£5,422,607
				VL9	£7,500	£6,362,765	£6,241,599	£6,211,307	£6,135,578	£6,021,984

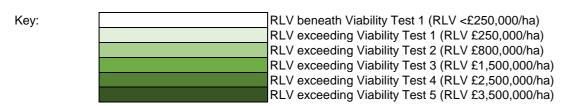




Table 1h: Residual Land Value Results by Value Level & CIL Rate - 15 Unit Scheme - Flats

							Ro	esidual Land Value	(£)	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		e Level /m²	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL
				VL1	£3,500	£523,794	£461,938	£446,474	£407,813	£349,823
				VL2	£4,000	£809,105	£749,887	£734,423	£695,762	£637,772
				VL3	£4,500	£1,077,853	£1,020,121	£1,005,689	£969,606	£915,483
				VL4	£5,000	£1,342,806	£1,286,724	£1,272,704	£1,237,653	£1,184,230
				VL5	£5,500	£1,603,874	£1,547,792	£1,533,771	£1,498,720	£1,446,143
				VL6	£6,000	£1,864,941	£1,808,859	£1,794,839	£1,759,787	£1,707,211
				VL7	£6,500	£2,126,008	£2,069,926	£2,055,906	£2,020,855	£1,968,278
				VL8	£7,000	£2,387,076	£2,330,994	£2,316,973	£2,281,922	£2,229,345
				VL9	£7,500	£2,648,143	£2,592,061	£2,578,041	£2,542,989	£2,490,413
Flats 15 0% AH	Greenfield / PDL	910	75				Res	idual Land Value (£	(Ha)	
				VL1	£3,500	£2,277,366	£2,008,425	£1,941,190	£1,773,102	£1,520,969
				VL2	£4,000	£3,517,849	£3,260,377	£3,193,142	£3,025,053	£2,772,921
				VL3	£4,500	£4,686,318	£4,435,311	£4,372,559	£4,215,679	£3,980,360
				VL4	£5,000	£5,838,288	£5,594,454	£5,533,495	£5,381,099	£5,148,828
				VL5	£5,500	£6,973,363	£6,729,529	£6,668,571	£6,516,174	£6,287,580
				VL6	£6,000	£8,108,439	£7,864,605	£7,803,646	£7,651,250	£7,422,655
				VL7	£6,500	£9,243,514	£8,999,680	£8,938,721	£8,786,325	£8,557,731
				VL8	£7,000	£10,378,589	£10,134,755	£10,073,797	£9,921,401	£9,692,806
				VL9	£7,500	£11,513,665	£11,269,831	£11,208,872	£11,056,476	£10,827,882

							R	esidual Land Value	(£)	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		e Level /m²	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL
				VL1	£3,500	£227,652	£189,208	£179,488	£155,187	£118,735
				VL2	£4,000	£413,843	£376,457	£367,111	£343,745	£308,696
				VL3	£4,500	£600,034	£562,648	£553,302	£529,936	£494,887
				VL4	£5,000	£785,289	£748,839	£739,493	£716,127	£681,078
				VL5	£5,500	£959,065	£924,172	£915,449	£893,641	£860,929
				VL6	£6,000	£1,132,840	£1,097,947	£1,089,224	£1,067,416	£1,034,704
				VL7	£6,500	£1,303,963	£1,270,068	£1,261,594	£1,240,409	£1,208,479
				VL8	£7,000	£1,472,773	£1,438,877	£1,430,403	£1,409,218	£1,377,441
				VL9	£7,500	£1,641,582	£1,607,686	£1,599,212	£1,578,027	£1,546,250
Flats 15 40% AH	Greenfield / PDL	550	75				Res	sidual Land Value (£	E/Ha)	
25 45/6/111	Greenneid / 1 DE			VL1	£3,500	£989,791	£822,644	£780,382	£674,726	£516,241
				VL2	£4,000	£1,799,317	£1,636,771	£1,596,134	£1,494,542	£1,342,155
				VL3	£4,500	£2,608,844	£2,446,297	£2,405,660	£2,304,069	£2,151,681
				VL4	£5,000	£3,414,300	£3,255,824	£3,215,187	£3,113,595	£2,961,208
				VL5	£5,500	£4,169,846	£4,018,138	£3,980,211	£3,885,394	£3,743,167
				VL6	£6,000	£4,925,391	£4,773,683	£4,735,756	£4,640,939	£4,498,713
				VL7	£6,500	£5,669,406	£5,522,034	£5,485,191	£5,393,083	£5,254,258
				VL8	£7,000	£6,403,359	£6,255,987	£6,219,144	£6,127,036	£5,988,875
			<u> </u>	VL9	£7,500	£7,137,312	£6,989,940	£6,953,097	£6,860,989	£6,722,828

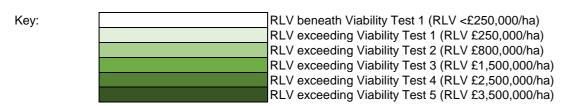




Table 1i: Residual Land Value Results by Value Level & CIL Rate
- 25 Unit Scheme - Mixed

							R	esidual Land Value	(£)	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		Level	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m ² CIL
				VL1	£3,500	£1,839,710	£1,690,200	£1,652,822	£1,559,378	£1,419,212
				VL2	£4,000	£2,535,698	£2,386,188	£2,348,810	£2,255,366	£2,115,200
				VL3	£4,500	£3,231,687	£3,082,176	£3,044,799	£2,951,355	£2,811,188
				VL4	£5,000	£3,927,675	£3,778,164	£3,740,787	£3,647,343	£3,507,177
				VL5	£5,500	£4,623,663	£4,474,153	£4,436,775	£4,343,331	£4,203,165
				VL6	£6,000	£5,319,651	£5,170,141	£5,132,763	£5,039,319	£4,899,153
				VL7	£6,500	£6,015,640	£5,866,129	£5,828,752	£5,735,308	£5,595,142
				VL8	£7,000	£6,711,628	£6,562,118	£6,524,740	£6,431,296	£6,291,130
				VL9	£7,500	£7,407,616	£7,258,106	£7,220,728	£7,127,284	£6,987,118
Mixed 25 0% AH	Greenfield / PDL	2426	50				Res	idual Land Value (£	/Ha)	
				VL1	£3,500	£3,199,496	£2,939,477	£2,874,473	£2,711,962	£2,468,195
				VL2	£4,000	£4,409,910	£4,149,892	£4,084,887	£3,922,376	£3,678,609
				VL3	£4,500	£5,620,325	£5,360,306	£5,295,302	£5,132,790	£4,889,023
				VL4	£5,000	£6,830,739	£6,570,721	£6,505,716	£6,343,205	£6,099,438
				VL5	£5,500	£8,041,153	£7,781,135	£7,716,131	£7,553,619	£7,309,852
				VL6	£6,000	£9,251,568	£8,991,550	£8,926,545	£8,764,034	£8,520,267
				VL7	£6,500	£10,461,982	£10,201,964	£10,136,960	£9,974,448	£9,730,681
				VL8	£7,000	£11,672,397	£11,412,378	£11,347,374	£11,184,863	£10,941,096
				VL9	£7,500	£12,882,811	£12,622,793	£12,557,788	£12,395,277	£12,151,510

							R	esidual Land Value	(£)	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		Level	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m² CIL
				VL1	£3,500	£1,066,676	£971,704	£947,961	£888,604	£799,568
				VL2	£4,000	£1,526,802	£1,434,545	£1,411,480	£1,353,819	£1,267,328
				VL3	£4,500	£1,982,723	£1,890,466	£1,867,401	£1,809,740	£1,723,249
				VL4	£5,000	£2,438,644	£2,346,387	£2,323,322	£2,265,661	£2,179,170
			-	VL5	£5,500	£2,894,566	£2,802,308	£2,779,243	£2,721,582	£2,635,091
				VL6	£6,000	£3,350,487	£3,258,229	£3,235,164	£3,177,503	£3,091,012
				VL7	£6,500	£3,806,408	£3,714,150	£3,691,086	£3,633,424	£3,546,933
				VL8	£7,000	£4,262,329	£4,170,071	£4,147,007	£4,089,346	£4,002,854
				VL9	£7,500	£4,718,250	£4,625,992	£4,602,928	£4,545,267	£4,458,775
Mixed 25 40% AH	Greenfield / PDL	1497	50				Res	idual Land Value (£	(Ha)	
	,			VL1	£3,500	£1,855,089	£1,689,921	£1,648,629	£1,545,398	£1,390,553
				VL2	£4,000	£2,655,308	£2,494,860	£2,454,748	£2,354,468	£2,204,048
				VL3	£4,500	£3,448,215	£3,287,767	£3,247,654	£3,147,374	£2,996,954
				VL4	£5,000	£4,241,121	£4,080,673	£4,040,561	£3,940,281	£3,789,860
				VL5	£5,500	£5,034,027	£4,873,579	£4,833,467	£4,733,187	£4,582,767
				VL6	£6,000	£5,826,933	£5,666,485	£5,626,373	£5,526,093	£5,375,673
				VL7	£6,500	£6,619,839	£6,459,391	£6,419,279	£6,318,999	£6,168,579
				VL8	£7,000	£7,412,746	£7,252,297	£7,212,185	£7,111,905	£6,961,485
				VL9	£7,500	£8,205,652	£8,045,204	£8,005,092	£7,904,811	£7,754,391

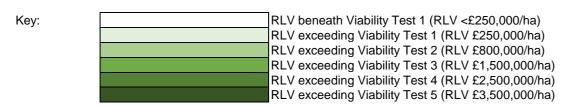




Table 1j: Residual Land Value Results by Value Level & CIL Rate - 30 Unit Scheme - Flats (Sheltered)

							R	esidual Land Value	(£)	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		Level m²	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL
				VL7	£6,500	£4,117,824	£3,931,945	£3,885,475	£3,769,301	£3,595,039
				VL8	£7,000	£4,748,299	£4,562,420	£4,515,950	£4,399,776	£4,225,514
=1 . /al l				VL9	£7,500	£5,378,774	£5,192,895	£5,146,425	£5,030,250	£4,855,989
Flats (Sheltered) 30 0% AH	PDL	1819	125				Res	idual Land Value (£	/Ha)	
				VL7	£6,500	£14,919,652	£14,246,176	£14,077,809	£13,656,888	£13,025,505
				VL8	£7,000	£17,203,981	£16,530,506	£16,362,137	£15,941,216	£15,309,833
				VL9	£7,500	£19,488,312	£18,814,836	£18,646,468	£18,225,545	£17,594,162

							R	esidual Land Value	(£)	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		e Level ′m²	Residual Land Value - £0/m ² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL
				VL7	£6,500	£2,664,886	£2,559,110	£2,532,665	£2,466,555	£2,367,390
				VL8	£7,000	£3,126,533	£3,020,756	£2,994,312	£2,928,202	£2,829,036
=1 . /01 1				VL9	£7,500	£3,588,180	£3,482,403	£3,455,959	£3,389,849	£3,290,683
Flats (Sheltered) 30 40% AH	PDL	1030	125				Res	idual Land Value (£	/Ha)	
				VL7	£6,500	£9,655,384	£9,272,137	£9,176,324	£8,936,794	£8,577,500
				VL8	£7,000	£11,328,019	£10,944,769	£10,848,956	£10,609,427	£10,250,131
				VL9	£7,500	£13,000,651	£12,617,401	£12,521,590	£12,282,062	£11,922,766

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



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

							R	esidual Land Value	(£)			Residual Land	l Value (£) with Base	ment Car Parking	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		e Level /m²	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL
				VL1	£3,500	£1,514,125	£1,332,107	£1,286,602	£1,172,841	£997,139	£552,901	£350,576	£299,994	£172,045	Negative RLV
				VL2	£4,000	£2,347,782	£2,165,764	£2,120,259	£2,006,498	£1,835,856	£1,418,360	£1,236,342	£1,190,837	£1,074,403	£898,322
				VL3	£4,500	£3,181,439	£2,999,421	£2,953,916	£2,840,155	£2,669,513	£2,252,017	£2,069,999	£2,024,494	£1,910,733	£1,740,091
				VL4	£5,000	£4,015,096	£3,833,078	£3,787,573	£3,673,812	£3,503,170	£3,085,674	£2,903,656	£2,858,151	£2,744,390	£2,573,748
				VL5	£5,500	£4,848,753	£4,666,735	£4,621,230	£4,507,469	£4,336,827	£3,919,331	£3,737,313	£3,691,808	£3,578,047	£3,407,405
				VL6	£6,000	£5,682,410	£5,500,392	£5,454,887	£5,341,126	£5,170,484	£4,752,988	£4,570,970	£4,525,465	£4,411,704	£4,241,062
				VL7	£6,500	£6,516,067	£6,334,049	£6,288,544	£6,174,783	£6,004,141	£5,586,645	£5,404,627	£5,359,122	£5,245,361	£5,074,719
				VL8	£7,000	£7,349,724	£7,167,706	£7,122,201	£7,008,440	£6,837,798	£6,420,302	£6,238,284	£6,192,779	£6,079,018	£5,908,376
				VL9	£7,500	£8,183,381	£8,001,363	£7,955,858	£7,842,097	£7,671,455	£7,253,959	£7,071,941	£7,026,436	£6,912,675	£6,742,033
Flats 50 0% AH	Greenfield / PDL	3060	150				Res	idual Land Value (f	E/Ha)			Residual Land V	/alue (£/Ha) with Ba	sement Car Parking	;
0,0,1,	0.0010.4 1.02			VL1	£3,500	£3,949,890	£3,475,061	£3,356,353	£3,059,585	£2,601,233	£1,442,351	£914,545	£782,594	£448,812	Negative RLV
				VL2	£4,000	£6,124,648	£5,649,818	£5,531,111	£5,234,342	£4,789,190	£3,700,069	£3,225,239	£3,106,532	£2,802,791	£2,343,448
				VL3	£4,500	£8,299,405	£7,824,576	£7,705,868	£7,409,100	£6,963,947	£5,874,826	£5,399,997	£5,281,289	£4,984,521	£4,539,368
				VL4	£5,000	£10,474,163	£9,999,333	£9,880,626	£9,583,857	£9,138,704	£8,049,584	£7,574,754	£7,456,047	£7,159,278	£6,714,126
				VL5	£5,500	£12,648,920	£12,174,090	£12,055,383	£11,758,615	£11,313,462	£10,224,341	£9,749,512	£9,630,804	£9,334,036	£8,888,883
				VL6	£6,000	£14,823,677	£14,348,848	£14,230,141	£13,933,372	£13,488,219	£12,399,099	£11,924,269	£11,805,562	£11,508,793	£11,063,640
				VL7	£6,500	£16,998,435	£16,523,605	£16,404,898	£16,108,130	£15,662,977	£14,573,856	£14,099,026	£13,980,319	£13,683,551	£13,238,398
				VL8	£7,000	£19,173,192	£18,698,363	£18,579,655	£18,282,887	£17,837,734	£16,748,613	£16,273,784	£16,155,077	£15,858,308	£15,413,155
				VL9	£7,500	£21,347,950	£20,873,120	£20,754,413	£20,457,644	£20,012,492	£18,923,371	£18,448,541	£18,329,834	£18,033,066	£17,587,913

							R	esidual Land Value	(£)			Residual Land	l Value (£) with Base	ment Car Parking	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		e Level /m²	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m² CIL
				VL1	£3,500	£655,850	£534,190	£503,775	£427,738	£313,682			Negative RLV		
				VL2	£4,000	£1,228,845	£1,118,072	£1,089,838	£1,019,252	£913,373	£235,793	£110,081	£77,610	Nega	tive RLV
				VL3	£4,500	£1,780,371	£1,670,922	£1,643,560	£1,575,154	£1,472,546	£841,068	£727,192	£696,777	£620,740	£506,684
				VL4	£5,000	£2,331,897	£2,222,448	£2,195,086	£2,126,680	£2,024,072	£1,402,475	£1,293,026	£1,265,664	£1,197,259	£1,092,538
				VL5	£5,500	£2,883,423	£2,773,974	£2,746,612	£2,678,207	£2,575,598	£1,954,001	£1,844,552	£1,817,190	£1,748,785	£1,646,176
				VL6	£6,000	£3,434,949	£3,325,500	£3,298,138	£3,229,733	£3,127,125	£2,505,527	£2,396,078	£2,368,716	£2,300,311	£2,197,703
				VL7	£6,500	£3,986,475	£3,877,026	£3,849,664	£3,781,259	£3,678,651	£3,057,053	£2,947,605	£2,920,242	£2,851,837	£2,749,229
				VL8	£7,000	£4,538,001	£4,428,553	£4,401,190	£4,332,785	£4,230,177	£3,608,579	£3,499,131	£3,471,768	£3,403,363	£3,300,755
				VL9	£7,500	£5,089,527	£4,980,079	£4,952,717	£4,884,311	£4,781,703	£4,160,106	£4,050,657	£4,023,295	£3,954,889	£3,852,281
Flats 50 40% AH	Greenfield / PDL	1840	150				Res	idual Land Value (f	(Ha)			Residual Land \	/alue (£/Ha) with Ba	sement Car Parking	
				VL1	£3,500	£1,710,913	£1,393,540	£1,314,196	£1,115,838	£818,300			Negative RLV		
				VL2	£4,000	£3,205,681	£2,916,709	£2,843,054	£2,658,917	£2,382,711	£615,111	£287,169	£202,460	Nega	tive RLV
				VL3	£4,500	£4,644,445	£4,358,927	£4,287,547	£4,109,098	£3,841,425	£2,194,089	£1,897,024	£1,817,680	£1,619,322	£1,321,784
				VL4	£5,000	£6,083,209	£5,797,691	£5,726,311	£5,547,862	£5,280,188	£3,658,630	£3,373,112	£3,301,732	£3,123,283	£2,850,098
				VL5	£5,500	£7,521,973	£7,236,454	£7,165,075	£6,986,626	£6,718,952	£5,097,394	£4,811,875	£4,740,496	£4,562,047	£4,294,373
				VL6	£6,000	£8,960,737	£8,675,218	£8,603,839	£8,425,390	£8,157,716	£6,536,158	£6,250,639	£6,179,260	£6,000,811	£5,733,137
				VL7	£6,500	£10,399,500	£10,113,982	£10,042,602	£9,864,153	£9,596,480	£7,974,922	£7,689,403	£7,618,024	£7,439,575	£7,171,901
				VL8	£7,000	£11,838,264	£11,552,746	£11,481,366	£11,302,917	£11,035,244	£9,413,685	£9,128,167	£9,056,787	£8,878,338	£8,610,665
				VL9	£7,500	£13,277,028	£12,991,510	£12,920,130	£12,741,681	£12,474,008	£10,852,449	£10,566,931	£10,495,551	£10,317,102	£10,049,429





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

							R	esidual Land Value	(£)	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		Level	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m ² CIL
				VL1	£3,500	£3,336,544	£3,046,148	£2,973,549	£2,792,051	£2,519,805
				VL2	£4,000	£4,666,581	£4,376,185	£4,303,586	£4,122,089	£3,849,842
				VL3	£4,500	£5,996,618	£5,706,222	£5,633,623	£5,452,126	£5,179,879
				VL4	£5,000	£7,326,655	£7,036,259	£6,963,660	£6,782,163	£6,509,917
				VL5	£5,500	£8,656,692	£8,366,296	£8,293,697	£8,112,200	£7,839,954
				VL6	£6,000	£9,986,730	£9,696,334	£9,623,735	£9,442,237	£9,169,991
				VL7	£6,500	£11,316,767	£11,026,371	£10,953,772	£10,772,274	£10,500,028
				VL8	£7,000	£12,646,804	£12,356,408	£12,283,809	£12,102,311	£11,830,065
				VL9	£7,500	£13,976,841	£13,686,445	£13,613,846	£13,432,348	£13,160,102
Mixed 50 0% AH	Greenfield / PDL	4882	50				Res	idual Land Value (£	/Ha)	
				VL1	£3,500	£2,901,343	£2,648,824	£2,585,695	£2,427,871	£2,191,135
				VL2	£4,000	£4,057,897	£3,805,378	£3,742,249	£3,584,425	£3,347,689
				VL3	£4,500	£5,214,451	£4,961,932	£4,898,803	£4,740,979	£4,504,243
				VL4	£5,000	£6,371,005	£6,118,486	£6,055,357	£5,897,533	£5,660,797
				VL5	£5,500	£7,527,559	£7,275,040	£7,211,911	£7,054,087	£6,817,351
				VL6	£6,000	£8,684,113	£8,431,594	£8,368,465	£8,210,641	£7,973,905
				VL7	£6,500	£9,840,667	£9,588,148	£9,525,019	£9,367,195	£9,130,459
				VL8	£7,000	£10,997,221	£10,744,702	£10,681,573	£10,523,749	£10,287,013
				VL9	£7,500	£12,153,775	£11,901,256	£11,838,127	£11,680,303	£11,443,567

							R	esidual Land Value	(£)		
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		e Level ′m²	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m² CIL	
				VL1	£3,500	£1,930,007	£1,747,632	£1,702,038	£1,588,054	£1,417,077	
				VL2	£4,000	£2,823,496	£2,641,121	£2,595,527	£2,481,543	£2,310,566	
				VL3	£4,500	£3,716,984	£3,534,610	£3,489,016	£3,375,031	£3,204,055	
				VL4	£5,000	£4,610,473	£4,428,098	£4,382,505	£4,268,520	£4,097,544	
				VL5	£5,500	£5,503,962	£5,321,587	£5,275,993	£5,162,009	£4,991,033	
					VL6	£6,000	£6,397,451	£6,215,076	£6,169,482	£6,055,498	£5,884,522
			VL7	£6,500	£7,290,940	£7,108,565	£7,062,971	£6,948,987	£6,778,010		
					VL8	£7,000	£8,184,429	£8,002,054	£7,956,460	£7,842,476	£7,671,499
	Greenfield / PDL 3066 50		VL9	£7,500	£9,077,917	£8,895,542	£8,849,949	£8,735,964	£8,564,988		
Mixed 50 40% AH		3066	50				Res	idual Land Value (£	(Ha)		
	,				VL1	£3,500	£1,678,267	£1,519,680	£1,480,033	£1,380,916	£1,232,241
				VL2	£4,000	£2,455,214	£2,296,627	£2,256,980	£2,157,863	£2,009,188	
				VL3	£4,500	£3,232,160	£3,073,573	£3,033,927	£2,934,810	£2,786,135	
				VL4	£5,000	£4,009,107	£3,850,520	£3,810,874	£3,711,757	£3,563,082	
				VL5	£5,500	£4,786,054	£4,627,467	£4,587,820	£4,488,704	£4,340,028	
				VL6	£6,000	£5,563,001	£5,404,414	£5,364,767	£5,265,650	£5,116,975	
				VL7	£6,500	£6,339,948	£6,181,361	£6,141,714	£6,042,597	£5,893,922	
				VL8	£7,000	£7,116,894	£6,958,308	£6,918,661	£6,819,544	£6,670,869	
				VL9	£7,500	£7,893,841	£7,735,254	£7,695,608	£7,596,491	£7,447,816	

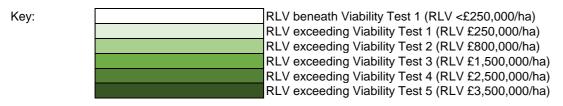




Table 1m: Residual Land Value Results by Value Level & CIL Rate - 50 Unit Scheme - Mixed with M4(3) Access Sensitivity Testing at 5%, 10% and 20%

						M4(3) Access @ 5% Residual Land Value (£)							M4(3) Access @ 109	6				M4(3) Access @ 20	%	
						Residual Land					1	Residual Land Value	(£)			F	Residual Land Value	(£)		
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		e Level /m²	Residual Land Value - £0/m² CIL					Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value £150/m² CIL	Residual Land Value - £225/m ² CIL
				VL1	£3,500	£3,289,592	£2,999,196	£2,926,597	£2,745,100	£2,472,854	£3,242,641	£2,952,245	£2,879,646	£2,698,148	£2,425,902	£3,148,738	£2,858,341	£2,785,742	£2,604,245	£2,331,999
				VL2	£4,000	£4,619,629	£4,329,233	£4,256,634	£4,075,137	£3,802,891	£4,572,678	£4,282,282	£4,209,683	£4,028,185	£3,755,939	£4,478,775	£4,188,379	£4,115,780	£3,934,282	£3,662,036
				VL3	£4,500	£5,949,667	£5,659,271	£5,586,672	£5,405,174	£5,132,928	£5,902,715	£5,612,319	£5,539,720	£5,358,222	£5,085,976	£5,808,812	£5,518,416	£5,445,817	£5,264,319	£4,992,073
				VL4	£5,000	£7,279,704	£6,989,308	£6,916,709	£6,735,211	£6,462,965	£7,232,752	£6,942,356	£6,869,757	£6,688,260	£6,416,013	£7,138,849	£6,848,453	£6,775,854	£6,594,356	£6,322,110
				VL5	£5,500	£8,609,741	£8,319,345	£8,246,746	£8,065,248	£7,793,002	£8,562,789	£8,272,393	£8,199,794	£8,018,297	£7,746,050	£8,468,886	£8,178,490	£8,105,891	£7,924,393	£7,652,147
				VL6 VL7	£6,000 £6,500	£9,939,778 £11.269.815	£9,649,382 £10.979.419	£9,576,783 £10.906.820	£9,395,285 £10.725.323	£9,123,039 £10,453,076	£9,892,826 £11.222.863	£9,602,430 £10.932.467	£9,529,831 £10.859.868	£9,348,334 £10.678.371	£9,076,088 £10,406,125	£9,798,923 £11.128.960	£9,508,527 £10.838.564	£9,435,928 £10.765.965	£9,254,431 £10,584,468	£8,982,184 £10,312,221
				VL7	£7.000	£12.599.852	£12.309.456	£12.236.857	£12.055.360	£11.783.113	£12.552.901	£12.262.505	£10,839,808	£12.008.408	£11.736.162	£12.458.997	£12.168.601	£12.096.002	£11.914.505	£11.642.259
				VL9	£7,500	£13.929.889	£13.639.493	£13.566.894	£13.385.397	£13.113.151	£13.882.938	£13.592.542	£13.519.943	£13.338.445	£13.066.199	£13.789.035	£13,498,639	£13.426.040	£13.244.542	£12.972.296
Mixed 50 0% AH	Greenfield / PDL	4882	50		•		Re	sidual Land Value (£	/Ha)			Re	esidual Land Value (£	/Ha)	, , , ,		Re	sidual Land Value (£	(Ha)	
	,			VL1	£3,500	£2,860,515	£2,607,997	£2,544,867	£2,387,043	£2,150,307	£2,819,688	£2,567,169	£2,504,040	£2,346,216	£2,109,480	£2,738,033	£2,485,514	£2,422,385	£2,264,561	£2,027,825
				VL2	£4,000	£4,017,069	£3,764,551	£3,701,421	£3,543,597	£3,306,861	£3,976,242	£3,723,723	£3,660,594	£3,502,770	£3,266,034	£3,894,587	£3,642,068	£3,578,939	£3,421,115	£3,184,379
				VL3	£4,500	£5,173,623	£4,921,105	£4,857,975	£4,700,151	£4,463,415	£5,132,796	£4,880,277	£4,817,148	£4,659,324	£4,422,588	£5,051,141	£4,798,622	£4,735,493	£4,577,669	£4,340,933
				VL4	£5,000	£6,330,177	£6,077,659	£6,014,529	£5,856,705	£5,619,969	£6,289,350	£6,036,831	£5,973,702	£5,815,878	£5,579,142	£6,207,695	£5,955,176	£5,892,047	£5,734,223	£5,497,487
				VL5	£5,500	£7,486,731	£7.234.213	£7.171.083	£7.013.259	£6.776.524	£7,445,904	£7.193.385	£7.130.256	£6,972,432	£6,735,696	£7,364,249	£7.111.730	£7,048,601	£6,890,777	£6,654,041
				VL6	£6,000	£8.643.285	£8.390.767	£8.327.637	£8.169.813	£7,933,078	£8.602.458	£8.349.939	£8,286,810	£8.128.986	£7,892,250	£8.520.803	£8.268.284	£8.205.155	£8,047,331	£7,810,595
				VL7	£6,500	£9.799.839	£9.547.321	£9.484.191	£9.326.367	£9,089,632	£9.759.012	£9.506.493	£9,443,364	£9.285.540	£9,048,804	£9,677,357	£9,424,838	£9,361,709	£9,203,885	£8,967,149
				VL8	£7,000	£10.956.393	£10.703.875	£10.640.745	£10.482.921	£10.246.186	£10.915.566	£10.663.047	£10.599.918	£10,442,094	£10.205.358	£10.833.911	£10.581.393	£10.518.263	£10,360,439	£10,123,703
				VL9	£7,500	£12.112.947	£11.860.429	£11.797.299	£11.639.475	£11.402.740	£12.072.120	£11.819.601	£11.756.472	£11.598.648	£11.361.912	£11.990.465	£11.737.947	£11.674.817	£11.516.993	£11.280.257
				V L5	17,500	£12,112,547	111,000,425	111,/5/,255	111,059,475	111,402,740	112,0/2,120	111,015,001	111,/30,4/2	111,550,040	£11,301,312	111,550,405	E11,/5/,34/	111,074,017	111,510,555	111,200,257

Scenario Typical Site Type Area Site Density (dph) E/m² Value - £00/m² Ctt Value - £100/m² Ctt Value - £100/m² Ctt Ctt Value - £100/m² Ctt Value -		0%	M4(3) Access @ 20				1%	M4(3) Access @ 10				M4(3) Access @ 5% Residual Land Value (£)									
Part		: (£)	Residual Land Value	1			(£)	Residual Land Value	R			sidual Land Residual Land Residual Land Residual Land Residual La									
VL2 £4,000 £2,776,544 £2,94,169 £2,548,575 £2,434,991 £2,263,615 £2,729,592 £2,547,217 £2,501,624 £2,387,639 £2,216,663 £2,635,689 £2,453,314 £2,407,721 £2,293,73 VL3 £4,000 £3,670,033 £3,487,658 £3,442,066 £3,328,080 £3,157,103 £3,623,081 £3,400,706 £3,355,113 £3,281,128 £3,110,152 £3,229,178 £3,360,032 £3,310,109 £3,107,201 VL4 £5,000 £5,670,003 £5,476,636 £5,229,042 £5,115,058 £4,944,081 £5,410,099 £5,227,684 £5,182,090 £6,887,129 £5,316,156 £6,137,731 £5,088,106 VL5 £5,500 £5,477,00 £5,274,636 £5,229,042 £5,115,058 £4,944,081 £5,410,099 £5,227,684 £5,182,090 £6,887,129 £5,316,156 £5,137,731 £5,088,167 VL6 £6,500 £7,243,988 £7,061,613 £7,016,019 £6,902,035 £6,731,059 £7,197,036 £7,014,662 £6,969,068 £6,881,07 £7,103,133 £6,920,758 £6,875,165 VL7 £6,500 £7,243,988 £7,061,613 £7,016,019 £6,902,035 £6,731,059 £7,197,036 £7,014,662 £6,969,068 £6,855,084 £6,684,107 £7,103,133 £6,920,758 £6,875,165 VL8 £7,000 £8,137,477 £7,955,102 £7,905,508 £7,905,524 £7,624,548 £8,990,525 £7,900,150 £7,862,557 £7,748,572 £7,577,996 £7,996,622 £7,814,247 £7,766,654 £7,684,64 VL9 £7,500 £9,030,966 £8,845,913 £8,818,036 £8,984,014 £1,966,612 £1,438,025 £1,388,338 £1,299,261 £1,150,586 £1,514,957 £1,356,370 £1,316,723 £1,217,60 VL1 £3,500 £1,413,866 £2,255,799 £2,216,152 £2,117,036 £1,968,361 £2,373,559 £2,214,972 £2,175,325 £2,076,208 £1,927,533 £2,291,904 £2,133,317 £2,093,670 £1,994,55 VL3 £4,500 £3,196,200 £3,368,200 £3,366,000 £3,460,939 £4,447,876 £4,299,201 £4,704,399 £4,545,812 £4,506,165 £4,407,049 £4,283,373 £4,262,744 £4,464,157 £4,424,510 £4,325,39	ue - Residual Land Value - £225/m² CIL	Residual Land Value £150/m² CIL				Value - £225/m²					Value - £225/m²		Value - £100/m ²	Value COO/m²				Site Density (dph)		Typical Site Type	
VL3 £4,500 £3,670,033 £3,487,658 £3,442,064 £3,328,080 £3,157,103 £3,623,081 £3,440,706 £3,395,113 £3,281,128 £3,110,152 £3,529,178 £3,346,803 £3,012,099 £3,107,722 VL4 £5,000 £5,547,010 £5,274,636 £5,229,042 £4,515,559 £4,941,059 £5,275,044 £5,165,570 £4,003,641	£1,229,271	£1,400,247	£1,514,232	£1,559,825	£1,742,200	£1,323,174	£1,494,151	£1,608,135	£1,653,729	£1,836,104	£1,370,126	£1,541,102	£1,655,087	£1,700,680	£1,883,055		VL1				
Vi.4	£2,122,760	£2,293,736	, . ,	,,-	, ,	, .,	,,	,,.	,- ,	, .,	,,.	, . ,	,,.	, ,	, .,.	,					
Mixed Freenfield / PDL Wish E5,500 E5,457,010 E5,274,636 E5,229,042 E5,115,058 E4,944,081 E5,410,059 E5,227,684 E5,182,090 E5,068,106 E4,897,129 E5,316,156 E5,133,781 E5,088,187 E4,974,20 VIG E6,000 E6,350,499 E6,168,124 E6,122,531 E6,008,546 E5,837,570 E6,303,548 E6,121,173 E6,075,579 E5,961,595 E5,790,618 E6,920,075 E6,981,066 E6,851,064 E6,027,270 E5,981,676 E5,867,90 VIG E6,500 E7,243,988 E7,061,613 E7,016,019 E6,902,035 E6,731,099 E7,197,036 E7,014,662 E6,989,068 E6,848,010 E7,795,5165 E6,761,18 VIR E7,000 E8,137,477 E7,955,102 E7,909,508 E7,795,524 E7,624,548 E8,090,525 E7,308,150 E7,862,557 E7,748,572 E7,577,596 E7,996,622 E7,814,247 E7,768,654 E7,654,66 VIR E7,500 E9,030,966 E8,848,591 E8,802,997 E8,689,013 E8,518,036 E8,984,014 E8,801,639 E8,756,046 E8,642,061 E8,471,085 E8,890,111 E8,707,736 E8,662,142 E8,548,15 Residual Land Value (E/Ha) VII £3,500 £1,637,439 £1,478,852 £1,439,206 £1,340,089 £1,191,414 £1,596,612 £1,438,025 £1,398,378 £1,299,261 £1,510,586 £1,514,957 £1,356,370 £1,316,723 £1,217,60	£3,016,249	£3,187,225	-,,	-,,	-,,	-, -, -	., . , .	-,,	-, -,	-,,	., . ,	-,,	-, ,	-, - ,	-,,						
Wixed 50 40% AH Greenfield / PDL 3066 50 40% AH Wixed 60 50 50 6 Wixed 60 50 50	£3,909,737							,,													
Mixed 50 40% AH Greenfield / PDL WL7	£4,803,226	, , ,	-,,	-,, -	-,,	, ,	-,,	-, -,	-, ,	-, -,	,- ,	-, -,	-, -,-	-, ,	-, -, -	-,					
Mixed 50 40% AH	£5,696,715 £6.590.204															-,					
Mixed 50 40% AH Freenfield / PDL **Seed that the first of the fir	£7.483.693	-, -,	-,,	-,,	, ,	-,,-	.,,.		, , , , , , ,			.,,	,,	, ,	, .,	,					
Mixed 50 40% AH	£8,377,182	£8.548.158	, ,	, , ,	,,.	, , , ,	, -,-	,,	,,	-,,-	, , , ,	,,-	, ,	,,	-, -,	,					
VL1 £3,500 £1,637,439 £1,478,852 £1,439,206 £1,340,089 £1,191,414 £1,596,612 £1,438,025 £1,398,378 £1,299,261 £1,150,586 £1,514,957 £1,356,370 £1,316,723 £1,217,600 VL2 £4,000 £2,414,386 £2,255,799 £2,216,152 £2,117,036 £1,968,361 £2,373,559 £2,214,972 £2,175,325 £2,076,208 £1,927,533 £2,291,904 £2,133,317 £2,093,670 £1,994,555 VL3 £4,500 £3,191,333 £3,032,746 £2,993,099 £2,893,983 £2,745,307 £3,150,505 £2,991,919 £2,952,272 £2,853,155 £2,704,480 £3,068,850 £2,910,264 £2,870,617 £2,771,500 VL4 £5,000 £3,968,280 £3,809,693 £3,770,046 £3,670,929 £3,522,254 £3,974,452 £3,768,865 £3,729,219 £3,630,102 £3,481,427 £3,845,797 £3,687,210 £3,647,564 £3,548,444 VL5 £5,500 £4,745,226 £4,586,640 £4,546,993 £4,447,876 £4,299,201 £4,704,399 £4,545,812 £4,506,165 £4,407,049 £4,258,373 £4,622,744 £4,464,157 £4,424,510 £4,325,39		£/Ha)	esidual Land Value (Re			E/Ha)		Re			E/Ha)	idual Land Value (£	Res				50	3066	Greenfield / PDL	
VL3 £4,500 £3,191,333 £3,032,746 £2,993,099 £2,893,983 £2,745,307 £3,150,505 £2,991,919 £2,952,272 £2,853,155 £2,704,480 £3,068,850 £2,910,264 £2,870,617 £2,771,50 VL4 £5,000 £3,968,280 £3,809,693 £3,770,046 £3,670,929 £3,522,254 £3,927,452 £3,768,865 £3,729,219 £3,630,102 £3,481,427 £3,845,797 £3,687,210 £3,647,564 £3,548,444 VL5 £5,500 £4,745,226 £4,586,640 £4,546,993 £4,447,876 £4,299,201 £4,704,399 £4,545,812 £4,506,165 £4,407,049 £4,258,373 £4,622,744 £4,464,157 £4,424,510 £4,325,39	£1,068,931	£1,217,606	£1,316,723	£1,356,370	£1,514,957	£1,150,586	£1,299,261	£1,398,378	£1,438,025	£1,596,612	£1,191,414	£1,340,089	£1,439,206	£1,478,852	£1,637,439	£3,500	VL1				
VL4 £5,000 £3,968,280 £3,809,693 £3,770,046 £3,670,929 £3,522,254 £3,927,452 £3,768,865 £3,729,219 £3,630,102 £3,843,427 £3,845,797 £3,687,210 £3,647,564 £3,548,44 VL5 £5,500 £4,745,226 £4,586,640 £4,546,993 £4,447,876 £4,299,201 £4,704,399 £4,545,812 £4,506,165 £4,407,049 £4,258,373 £4,622,744 £4,464,157 £4,424,510 £4,325,39	£1,845,878	£1,994,553	£2,093,670	£2,133,317	£2,291,904	£1,927,533	£2,076,208	£2,175,325	£2,214,972	£2,373,559	£1,968,361	£2,117,036	£2,216,152	£2,255,799	£2,414,386	£4,000	VL2				
VL4 £5,000 £3,968,280 £3,809,693 £3,770,046 £3,670,929 £3,522,254 £3,927,452 £3,768,865 £3,729,219 £3,630,102 £3,481,427 £3,845,797 £3,687,210 £3,647,564 £3,548,44 VL5 £5,500 £4,745,226 £4,586,640 £4,546,993 £4,447,876 £4,299,201 £4,704,399 £4,545,812 £4,506,165 £4,407,049 £4,258,373 £4,622,744 £4,464,157 £4,424,510 £4,325,39	£2,622,825	£2,771,500	£2,870,617	£2,910,264	£3,068,850	£2,704,480	£2,853,155	£2,952,272	£2,991,919	£3,150,505	£2,745,307	£2,893,983	£2,993,099	£3,032,746	£3,191,333	£4,500	VL3				
VL5 £5,500 £4,745,226 £4,586,640 £4,546,993 £4,447,876 £4,299,201 £4,704,399 £4,545,812 £4,506,165 £4,407,049 £4,258,373 £4,622,744 £4,464,157 £4,424,510 £4,325,39	£3,399,772	£3,548,447	£3.647.564	£3.687.210	£3.845.797		£3.630.102	£3.729.219	£3.768.865	£3.927.452	£3.522.254	£3.670.929	£3.770.046	£3.809.693	£3.968.280	£5,000	VL4				
	£4,176,718	£4.325.394					£4,407,049	£4,506,165	£4.545.812		£4,299,201	£4.447.876	£4.546.993	£4.586.640	£4.745.226	£5,500	VL5				
VL6 £6,000 £5,522,173 £5,363,586 £5,323,940 £5,224,823 £5,076,148 £5,481,346 £5,322,759 £5,283,112 £5,183,995 £5,035,320 £5,399,691 £5,241,104 £5,201,457 £5,102,34	£4,953,665	£5.102.340				,		,,	77-		,,	, , , ,	77		, ,	£6,000					
	£5,730,612	£5.879.287	.,.,	-, , ,	-,,	-,,-	-,,	-,,	-,-,-			-7 /	-77			-					
	£6,507,559	£6,656,234				-7- 7					-,,	.,,	.,,		., ,	-					
	£7,284,506	£7.433.181		., . ,		-,,						-, -,	-7- 7								

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



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

							R	esidual Land Value	(£)			Residual Land	l Value (£) with Base	ment Car Parking							
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		e Level /m²	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m ² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL						
				VL1	£3,500	£1,409,565	£1,132,287	£1,062,967	£889,668	£629,720	£206,100		Nega	tive RLV							
				VL2	£4,000	£2,402,068	£2,124,790	£2,055,470	£1,882,172	£1,622,223	£1,198,603	£921,326	£852,005	£678,707	£418,759						
				VL3	£4,500	£3,394,571	£3,117,293	£3,047,974	£2,874,675	£2,614,726	£2,191,107	£1,913,829	£1,844,509	£1,671,210	£1,411,263						
				VL4	£5,000	£4,387,075	£4,109,796	£4,040,477	£3,867,178	£3,607,229	£3,183,610	£2,906,332	£2,837,013	£2,663,714	£2,403,766						
				VL5	£5,500	£5,379,578	£5,102,299	£5,032,980	£4,859,682	£4,599,733	£4,176,113	£3,898,835	£3,829,516	£3,656,217	£3,396,269						
				VL6	£6,000	£6,372,082	£6,094,804	£6,025,484	£5,852,184	£5,592,237	£5,168,617	£4,891,339	£4,822,020	£4,648,720	£4,388,772						
				VL7	£6,500	£7,364,585	£7,087,307	£7,017,988	£6,844,688	£6,584,740	£6,161,121	£5,883,843	£5,814,523	£5,641,224	£5,381,276						
				VL8	£7,000	£8,357,089	£8,079,810	£8,010,490	£7,837,192	£7,577,244	£7,153,624	£6,876,345	£6,807,026	£6,633,728	£6,373,779						
Flats with GF				VL9	£7,500	£9,349,592	£9,072,314	£9,002,994	£8,829,695	£8,569,747	£8,146,127	£7,868,850	£7,799,530	£7,626,231	£7,366,283						
50 Retail	Greenfield / PDL	3060	150				Res	sidual Land Value (£	(Ha)			Residual Land \	/alue (£/Ha) with Ba	sement Car Parking	;						
0% AH	0.00			VL1	£3,500	£3,677,126	£2,953,791	£2,772,957	£2,320,874	£1,642,747	£537,653		Nega	tive RLV							
				VL2	£4,000	£6,266,265	£5,542,930	£5,362,096	£4,910,013	£4,231,886	£3,126,792	£2,403,459	£2,222,623	£1,770,540	£1,092,415						
						-	-			VL3	£4,500	£8,855,404	£8,132,068	£7,951,235	£7,499,152	£6,821,025	£5,715,932	£4,992,598	£4,811,762	£4,359,679	£3,681,555
										1 -	VL4	£5,000	£11,444,544	£10,721,207	£10,540,374	£10,088,291	£9,410,164	£8,305,069	£7,581,735	£7,400,903	£6,948,818
				VL5	£5,500	£14,033,682	£13,310,346	£13,129,513	£12,677,430	£11,999,303	£10,894,209	£10,170,875	£9,990,043	£9,537,957	£8,859,832						
				VL6	£6,000	£16,622,822	£15,899,488	£15,718,653	£15,266,568	£14,588,443	£13,483,349	£12,760,015	£12,579,182	£12,127,097	£11,448,970						
				VL7	£6,500																
					<u> </u>	£19,211,962	£18,488,627	£18,307,794	£17,855,708	£17,177,584	£16,072,489	£15,349,155	£15,168,321	£14,716,236	£14,038,110						
				VL8	£7,000	£21,801,101	£21,077,766	£20,896,932	£20,444,849	£19,766,723	£18,661,629	£17,938,292	£17,757,459	£17,305,377	£16,627,251						
				VL9	£7,500	£24,390,239	£23,666,906	£23,486,070	£23,033,987	£22,355,861	£21,250,766	£20,527,434	£20,346,600	£19,894,515	£19,216,390						

					Residual Land Value (£) Residual Land Residual Land Residual Land Residual Land Residual Land							Residual Land	Value (£) with Base	ement Car Parking							
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		e Level /m²	Residual Land Value - £0/m² CIL	V-l coo/2	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m² CIL						
				VL1	£3,500	£537,382	£370,653	£328,971	£224,765	£68,456			Negative RLV								
				VL2	£4,000	£1,204,720	£1,037,991	£996,308	£892,103	£735,793	£1,255		Nega	tive RLV							
				VL3	£4,500	£1,872,058	£1,705,327	£1,663,645	£1,559,439	£1,403,131	£668,593	£501,864	£460,181	£355,976	£199,667						
				VL4	£5,000	£2,539,395	£2,372,665	£2,330,983	£2,226,778	£2,070,468	£1,335,931	£1,169,202	£1,127,519	£1,023,313	£867,004						
				VL5	£5,500	£3,206,732	£3,040,003	£2,998,320	£2,894,115	£2,737,806	£2,003,268	£1,836,538	£1,794,856	£1,690,650	£1,534,342						
				VL6	£6,000	£3,874,070	£3,707,340	£3,665,659	£3,561,452	£3,405,144	£2,670,605	£2,503,876	£2,462,194	£2,357,988	£2,201,679						
				VL7	£6,500	£4,541,407	£4,374,678	£4,332,995	£4,228,790	£4,072,481	£3,337,943	£3,171,214	£3,129,531	£3,025,326	£2,869,016						
				VL8	£7,000	£5,208,745	£5,042,015	£5,000,333	£4,896,127	£4,739,818	£4,005,281	£3,838,551	£3,796,868	£3,692,663	£3,536,355						
Flats with GF				VL9	£7,500	£5,876,083	£5,709,353	£5,667,671	£5,563,465	£5,407,156	£4,672,618	£4,505,888	£4,464,206	£4,360,001	£4,203,691						
50 Retail	Greenfield / PDL	1840	150				Res	sidual Land Value (£	/Ha)			Residual Land V	/alue (£/Ha) with Ba	sement Car Parking	3						
40% AH	0.00			VL1	£3,500	£1,401,867	£966,922	£858,184	£586,343	£178,580			Negative RLV								
			-	VL2	£4,000	£3,142,748	£2,707,802	£2,599,065	£2,327,224	£1,919,461	£3,274		Nega	tive RLV							
				-						VL3	£4,500	£4,883,629	£4,448,680	£4,339,944	£4,068,103	£3,660,342	£1,744,156	£1,309,210	£1,200,473	£928,632	£520,869
									VL4	£5,000	£6,624,508	£6,189,561	£6,080,826	£5,808,985	£5,401,221	£3,485,037	£3,050,091	£2,941,354	£2,669,513	£2,261,750	
				VL5	£5,500	£8,365,389	£7,930,443	£7,821,705	£7,549,864	£7,142,102	£5,225,916	£4,790,969	£4,682,233	£4,410,392	£4,002,632						
			1 F	VL6	£6,000	£10,106,270	£9,671,323	£9,562,588	£9,290,744	£8,882,984	£6,966,796	£6,531,850	£6,423,114	£6,151,274	£5,743,511						
				VL7	£6,500	£11,847,149	£11,412,203	£11,303,466	£11,031,625	£10,623,865	£8,707,678	£8,272,731	£8,163,994	£7,892,154	£7,484,390						
				VL8	£7,000	£13,588,030	£13,153,083	£13,044,348	£12,772,506	£12,364,743	£10,448,559	£10,013,612	£9,904,874	£9,633,035	£9,225,273						
				VL9	£7,500	£15,328,911	£14,893,964	£14,785,229	£14,513,387	£14,105,625	£12,189,438	£11,754,491	£11,645,755	£11,373,915	£10,966,151						

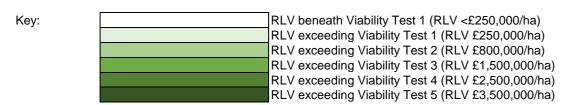




Table 1o: Residual Land Value Results by Value Level & CIL Rate - 100 Unit Scheme - Mixed

							R	esidual Land Value	(£)			
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		Level 'm²	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m ² CIL		
				VL1	£3,500	£8,937,502	£8,174,783	£7,984,103	£7,507,405	£6,792,355		
				VL2	£4,000	£12,328,482	£11,565,764	£11,375,084	£10,898,384	£10,183,335		
				VL3	£4,500	£15,719,463	£14,956,744	£14,766,064	£14,289,364	£13,574,316		
				VL4	£5,000	£19,110,443	£18,347,723	£18,157,044	£17,680,344	£16,965,295		
			40	VL5	£5,500	£22,501,423	£21,738,704	£21,548,024	£21,071,325	£20,356,276		
						VL6	£6,000	£25,892,403	£25,129,684	£24,939,004	£24,462,305	£23,747,256
					VL7	£6,500	£29,283,383	£28,520,664	£28,329,984	£27,853,285	£27,138,236	
					VL8	£7,000	£32,674,363	£31,911,644	£31,720,964	£31,244,265	£30,529,216	
				VL9	£7,500	£36,065,343	£35,302,624	£35,111,944	£34,635,245	£33,920,196		
Mixed 100 0% AH	Greenfield / PDL	9735					Res	idual Land Value (£	(Ha)			
				VL1	£3,500	£3,108,696	£2,843,403	£2,777,079	£2,611,271	£2,362,558		
				VL2	£4,000	£4,288,168	£4,022,874	£3,956,551	£3,790,742	£3,542,030		
				VL3	£4,500	£5,467,639	£5,202,346	£5,136,022	£4,970,214	£4,721,501		
				VL4	£5,000	£6,647,111	£6,381,817	£6,315,494	£6,149,685	£5,900,972		
				VL5	£5,500	£7,826,582	£7,561,288	£7,494,965	£7,329,157	£7,080,444		
				VL6	£6,000	£9,006,053	£8,740,760	£8,674,436	£8,508,628	£8,259,915		
				VL7	£6,500	£10,185,524	£9,920,231	£9,853,908	£9,688,099	£9,439,386		
			1 -	VL8	£7,000	£11,364,996	£11,099,702	£11,033,379	£10,867,571	£10,618,858		
				VL9	£7,500	£12,544,467	£12,279,174	£12,212,850	£12,047,042	£11,798,329		

							R	esidual Land Value	(£)						
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		e Level 'm²	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m² CIL					
				VL1	£3,500	£5,541,347	£5,066,798	£4,948,161	£4,651,568	£4,206,678					
				VL2	£4,000	£7,827,966	£7,353,417	£7,234,779	£6,938,187	£6,493,297					
				VL3	£4,500	£10,114,583	£9,640,035	£9,521,397	£9,224,805	£8,779,915					
				VL4	£5,000	£12,401,202	£11,926,653	£11,808,016	£11,511,423	£11,066,533					
				VL5	£5,500	£14,687,820	£14,213,271	£14,094,634	£13,798,041	£13,353,151					
				VL6	£6,000	£16,974,439	£16,499,890	£16,381,252	£16,084,660	£15,639,770					
				VL7	£6,500	£19,261,057	£18,786,508	£18,667,871	£18,371,278	£17,926,388					
			40		VL8	£7,000	£21,547,675	£21,073,126	£20,954,489	£20,657,896	£20,213,006				
	Greenfield / PDL			VL9	£7,500	£23,834,293	£23,359,744	£23,241,107	£22,944,514	£22,499,624					
Mixed 100 40% AH		6103					Res	sidual Land Value (£	(/Ha)						
	,			VL1	£3,500	£1,927,425	£1,762,365	£1,721,099	£1,617,937	£1,463,192					
				VL2	£4,000	£2,722,771	£2,557,710	£2,516,445	£2,413,282	£2,258,538					
				VL3	£4,500	£3,518,116	£3,353,056	£3,311,790	£3,208,628	£3,053,884					
									VL4	£5,000	£4,313,462	£4,148,401	£4,107,136	£4,003,973	£3,849,229
				VL5	£5,500	£5,108,807	£4,943,747	£4,902,482	£4,799,319	£4,644,574					
				VL6	£6,000	£5,904,153	£5,739,092	£5,697,827	£5,594,664	£5,439,920					
				VL7	£6,500	£6,699,498	£6,534,438	£6,493,172	£6,390,010	£6,235,265					
				VL8	£7,000	£7,494,843	£7,329,783	£7,288,518	£7,185,355	£7,030,611					
				VL9	£7,500	£8,290,189	£8,125,128	£8,083,863	£7,980,700	£7,825,956					

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



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

							R	esidual Land Value	(£)				
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		Level m²	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL			
				VL1	£3,500	£5,709,134	£5,177,625	£5,044,748	£4,712,555	£4,214,267			
				VL2	£4,000	£8,067,153	£7,535,645	£7,402,767	£7,070,575	£6,572,285			
				VL3	£4,500	£10,425,172	£9,893,664	£9,760,786	£9,428,593	£8,930,303			
				VL4	£5,000	£12,783,191	£12,251,682	£12,118,805	£11,786,612	£11,288,322			
					VL5	£5,500	£15,141,210	£14,609,700	£14,476,823	£14,144,630	£13,646,341		
				VL6	£6,000	£17,499,228	£16,967,720	£16,834,842	£16,502,649	£16,004,360			
			40		VL7	£6,500	£19,857,247	£19,325,738	£19,192,861	£18,860,669	£18,362,379		
				VL8	£7,000	£22,215,266	£21,683,757	£21,550,880	£21,218,687	£20,720,397			
	Greenfield / PDL			VL9	£7,500	£24,573,285	£24,041,776	£23,908,899	£23,576,706	£23,078,416			
Mixed 100 40% AH		6103					Res	idual Land Value (£	/Ha)				
		0200	.0	VL1	£3,500	£1,985,786	£1,800,913	£1,754,695	£1,639,150	£1,465,832			
				VL2	£4,000	£2,805,966	£2,621,094	£2,574,875	£2,459,330	£2,286,012			
					VL3	£4,500	£3,626,147	£3,441,274	£3,395,056	£3,279,511	£3,106,192		
						[VL4	£5,000	£4,446,327	£4,261,455	£4,215,236
				VL5	£5,500	£5,266,508	£5,081,635	£5,035,417	£4,919,871	£4,746,553			
				VL6	£6,000	£6,086,688	£5,901,816	£5,855,597	£5,740,052	£5,566,734			
				VL7	£6,500	£6,906,868	£6,721,996	£6,675,778	£6,560,233	£6,386,914			
				VL8	£7,000	£7,727,049	£7,542,176	£7,495,958	£7,380,413	£7,207,095			
				VL9	£7,500	£8,547,229	£8,362,357	£8,316,139	£8,200,593	£8,027,275			

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



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

							R	esidual Land Value	(£)		
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		Level	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL	
				VL1	£3,500	£5,759,612	£5,280,532	£5,160,762	£4,861,337	£4,412,200	
				VL2	£4,000	£8,147,280	£7,668,200	£7,548,430	£7,249,006	£6,799,868	
				VL3	£4,500	£10,534,947	£10,055,867	£9,936,098	£9,636,673	£9,187,536	
				VL4	£5,000	£12,922,615	£12,443,535	£12,323,765	£12,024,340	£11,575,203	
				VL5	£5,500	£15,310,283	£14,831,204	£14,711,433	£14,412,008	£13,962,871	
					VL6	£6,000	£17,697,950	£17,218,871	£17,099,101	£16,799,677	£16,350,540
				VL7	£6,500	£20,085,619	£19,606,539	£19,486,769	£19,187,345	£18,738,208	
				VL8	£7,000	£22,473,286	£21,994,206	£21,874,437	£21,575,012	£21,125,875	
	Greenfield / PDL			VL9	£7,500	£24,860,954	£24,381,875	£24,262,105	£23,962,680	£23,513,543	
Mixed 100 40% AH		6103	40				Res	idual Land Value (£	(/Ha)		
				VL1	£3,500	£2,003,343	£1,836,707	£1,795,048	£1,690,900	£1,534,678	
				VL2	£4,000	£2,833,836	£2,667,200	£2,625,541	£2,521,393	£2,365,171	
				VL3	£4,500	£3,664,329	£3,497,693	£3,456,034	£3,351,886	£3,195,665	
				VL4	£5,000	£4,494,823	£4,328,186	£4,286,527	£4,182,379	£4,026,158	
				VL5	£5,500	£5,325,316	£5,158,680	£5,117,020	£5,012,872	£4,856,651	
				VL6	£6,000	£6,155,809	£5,989,172	£5,947,513	£5,843,366	£5,687,144	
				VL7	£6,500	£6,986,302	£6,819,666	£6,778,006	£6,673,859	£6,517,637	
			l –	VL8	£7,000	£7,816,795	£7,650,159	£7,608,500	£7,504,352	£7,348,131	
				VL9	£7,500	£8,647,288	£8,480,652	£8,438,993	£8,334,845	£8,178,624	

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



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

							R	Base Results esidual Land Value	(£)	
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		Level m²	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £225/m² CIL
				VL1	£3,500	£8,937,502	£8,174,783	£7,984,103	£7,507,405	£6,792,355
				VL2	£4,000	£12,328,482	£11,565,764	£11,375,084	£10,898,384	£10,183,335
				VL3	£4,500	£15,719,463	£14,956,744	£14,766,064	£14,289,364	£13,574,316
				VL4	£5,000	£19,110,443	£18,347,723	£18,157,044	£17,680,344	£16,965,295
				VL5	£5,500	£22,501,423	£21,738,704	£21,548,024	£21,071,325	£20,356,276
				VL6	£6,000	£25,892,403 £25,129,684 £24,939,004	£24,939,004	£24,462,305	£23,747,256	
				VL7	£6,500	£29,283,383	£28,520,664	£28,329,984	£27,853,285	£27,138,236
				VL8	£7,000	£32,674,363		£31,244,265	£30,529,216	
				VL9	£7,500	£36,065,343		£35,111,944	£34,635,245	£33,920,196
Mixed 100 0% AH	Greenfield / PDL	9735	40			Residual Land Value (£/Ha)				
				VL1	£3,500	£1,945,049	£1,779,061	£1,737,563	£1,633,820	£1,478,206
				VL2	£4,000	£2,683,021	£2,517,032	£2,475,535	£2,371,792	£2,216,177
				VL3	£4,500	£3,420,993	£3,255,004	£3,213,507	£3,109,764	£2,954,149
				VL4	£5,000	£4,158,965	£3,992,976	£3,951,479	£3,847,735	£3,692,121
				VL5	£5,500	£4,896,936	£4,730,947	£4,689,450	£4,585,707	£4,430,093
				VL6	£6,000	£5,634,908	£5,468,919	£5,427,422	£5,323,679	£5,168,064
				VL7	£6,500	£6,372,880	£6,206,891	£6,165,394	£6,061,651	£5,906,036
				VL8	£7,000	£7,110,852	£6,944,863	£6,903,365	£6,799,622	£6,644,008
				VL9	£7,500	£7,848,823	£7,682,834	£7,641,337	£7,537,594	£7,381,980

						Residual Land Value (£)				
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m²		Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m² CIL
				VL1	£3,500	£5,541,347	£5,066,798	£4,948,161	£4,651,568	£4,206,678
				VL2	£4,000	£7,827,966	£7,353,417	£7,234,779	£6,938,187	£6,493,297
				VL3	£4,500	£10,114,583	£9,640,035	£9,521,397	£9,224,805	£8,779,915
				VL4	£5,000	£12,401,202	£11,926,653	£11,808,016	£11,511,423	£11,066,533
				VL5	£5,500	£14,687,820	£14,213,271	£14,094,634	£13,798,041	£13,353,151
				VL6	£6,000	£16,974,439			£16,084,660	£15,639,770
				VL7	£6,500	£19,261,057	£18,786,508	£18,667,871	£18,371,278	£17,926,388
				VL8	£7,000	£21,547,675	£21,073,126	£20,954,489	£20,657,896	£20,213,006
				VL9	£7,500	£23,834,293	£23,359,744	£23,241,107	£22,944,514	£22,499,624
Mixed 100 40% AH	Greenfield / PDL	6103	40			Residual Land Value (£/Ha)				
				VL1	£3,500	£1,205,952	£1,102,676	£1,076,858	£1,012,311	£915,490
				VL2	£4,000	£1,703,583	£1,600,308	£1,574,490	£1,509,943	£1,413,122
				VL3	£4,500	£2,201,215	£2,097,940	£2,072,121	£2,007,574	£1,910,754
				VL4	£5,000	£2,698,847	£2,595,572	£2,569,753	£2,505,206	£2,408,386
				VL5	£5,500	£3,196,479	£3,093,204	£3,067,385	£3,002,838	£2,906,018
				VL6	£6,000	£3,694,111	£3,590,836	£3,565,017	£3,500,470	£3,403,650
				VL7	£6,500	£4,191,742	£4,088,468	£4,062,649	£3,998,102	£3,901,281
				VL8	£7,000	£4,689,374	£4,586,099	£4,560,280	£4,495,734	£4,398,913
				VL9	£7,500	£5,187,006	£5,083,731	£5,057,912	£4,993,365	£4,896,545

Key:	RLV beneath Viabilit	y Test 1 (RLV <£250,000/ha)
	RLV exceeding Viab	ility Test 1 (RLV £250,000/ha)
	RLV exceeding Viab	ility Test 2 (RLV £800,000/ha)
	RLV exceeding Viab	ility Test 3 (RLV £1,500,000/ha)
	RLV exceeding Viab	ility Test 4 (RLV £2,500,000/ha)
	RLV exceeding Viab	ility Test 5 (RLV £3,500,000/ha)



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

		Residual Land Value (£)								
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)		Level	Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m ² CIL
				VL1	£3,500	£22,362,525	£20,454,951	£19,978,058	£18,785,823	£16,997,472
				VL2	£4,000	£30,845,026	£28,937,451	£28,460,558	£27,268,324	£25,479,973
				VL3	£4,500	£39,327,527	£37,419,953	£36,943,059	£35,750,825	£33,962,474
				VL4	£5,000	£47,810,028	£45,902,454	£45,425,560	£44,233,326	£42,444,975
				VL5	£5,500	£56,292,529	£54,384,955	£53,908,061	£52,715,827	£50,927,477
			VL7 £6,500 £73, VL8 £7,000 £81, VL9 £7,500 £90,			£64,775,030	£62,867,456	£62,390,562	£61,198,328	£59,409,978
					,	£73,257,531	£71,349,956	£70,873,063	£69,680,829	£67,892,478
					,	£81,740,032	£79,832,458	£79,355,564	£78,163,331	£76,374,980
				£90,222,533	£88,314,959	£87,838,065	£86,645,832	£84,857,481		
Mixed 250 0% AH	Greenfield / PDL	24352				Residual Land Value (£/Ha)				
				VL1	£3,500	£3,111,308	£2,845,906	£2,779,556	£2,613,680	£2,364,866
				VL2	£4,000	£4,291,482	£4,026,080	£3,959,730	£3,793,854	£3,545,040
				VL3	£4,500	£5,471,656	£5,206,254	£5,139,904	£4,974,028	£4,725,214
				VL4	£5,000	£6,651,830	£6,386,428	£6,320,078	£6,154,202	£5,905,388
				VL5	£5,500	£7,832,004	£7,566,602	£7,500,252	£7,334,376	£7,085,562
				VL6	£6,000	£9,012,178	£8,746,776	£8,680,426	£8,514,550	£8,265,736
				VL7	£6,500	£10,192,352	£9,926,950	£9,860,600	£9,694,724	£9,445,910
				VL8	£7,000	£11,372,526	£11,107,125	£11,040,774	£10,874,898	£10,626,084
				VL9	£7,500	£12,552,700	£12,287,299	£12,220,948	£12,055,072	£11,806,258

						Residual Land Value (£)				
Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level £/m²		Residual Land Value - £0/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £225/m² CIL
				VL1	£3,500	£13,724,165	£12,545,670	£12,251,046	£11,514,487	£10,409,646
				VL2	£4,000	£19,387,106	£18,208,611	£17,913,986	£17,177,427	£16,072,587
				VL3	£4,500	£25,050,047	£23,871,551	£23,576,928	£22,840,368	£21,735,528
				VL4	£5,000	£30,712,988	£29,534,492	£29,239,868	£28,503,308	£27,398,468
				VL5	£5,500	£36,375,928	£35,197,433	£34,902,809	£34,166,249	£33,061,409
				VL6	£6,000	£42,038,869			£39,829,190	£38,724,351
				VL7	£6,500	£47,701,810	£46,523,315	£46,228,690	£45,492,131	£44,387,291
				VL8	£7,000		£51,891,632	£51,155,071	£50,050,232	
				VL9	£7,500	£59,027,692	£57,849,196 £57,554	£57,554,572	£56,818,012	£55,713,172
Mixed 250 40% AH	Greenfield / PDL	15142	40			Residual Land Value (£/Ha)				
		13142		VL1	£3,500	£1,909,449	£1,745,484	£1,704,493	£1,602,016	£1,448,299
				VL2	£4,000	£2,697,337	£2,533,372	£2,492,381	£2,389,903	£2,236,186
				VL3	£4,500	£3,485,224	£3,321,259	£3,280,268	£3,177,790	£3,024,073
				VL4	£5,000	£4,273,111	£4,109,147	£4,068,156	£3,965,678	£3,811,961
				VL5	£5,500	£5,060,999	£4,897,034	£4,856,043	£4,753,565	£4,599,848
				VL6	£6,000	£5,848,886	£5,684,922	£5,643,930	£5,541,453	£5,387,736
				VL7	£6,500	£6,636,774	£6,472,809	£6,431,818	£6,329,340	£6,175,623
				VL8	£7,000	£7,424,661	£7,260,696	£7,219,705	£7,117,227	£6,963,510
				VL9	£7,500	£8,212,548	£8,048,584	£8,007,593	£7,905,115	£7,751,398

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



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

	CIL Trial Rates as % GDV									
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	
	£3,500	£4,000	£4,500	£5,000	£5,500	£6,000	£6,500	£7,000	£7,500	
CIL Rate										
£/m²	3500	4000	4500	5000	5500	6000	6500	7000	7500	
0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
10	0.29%	0.25%	0.22%	0.20%	0.18%	0.17%	0.15%	0.14%	0.13%	
20	0.57%	0.50%	0.44%	0.36%	0.36%	0.33%	0.31%	0.29%	0.27%	
30	0.86%	0.75%	0.67%	0.60%	0.55%	0.50%	0.46%	0.43%	0.40%	
40	1.14%	1.00%	0.89%	0.80%	0.73%	0.67%	0.62%	0.57%	0.53%	
50	1.43%	1.25%	1.11%	1.00%	0.91%	0.83%	0.77%	0.71%	0.67%	
60	1.71%	1.50%	1.33%	1.20%	1.09%	1.00%	0.92%	0.86%	0.80%	
70	2.00%	1.75%	1.56%	1.40%	1.27%	1.17%	1.08%	1.00%	0.93%	
80	2.29%	2.00%	1.78%	1.60%	1.45%	1.33%	1.23%	1.14%	1.07%	
90	2.57%	2.25%	2.00%	1.80%	1.64%	1.50%	1.38%	1.29%	1.20%	
100	2.86%	2.50%	2.22%	2.00%	1.82%	1.67%	1.54%	1.43%	1.33%	
110	3.14%	2.75%	2.44%	2.20%	2.00%	1.83%	1.69%	1.57%	1.47%	
120	3.43%	3.00%	2.67%	2.40%	2.18%	2.00%	1.85%	1.71%	1.60%	
130	3.71%	3.25%	2.89%	2.60%	2.36%	2.17%	2.00%	1.86%	1.73%	
140	4.00%	3.50%	3.11%	2.80%	2.55%	2.33%	2.15%	2.00%	1.87%	
150	4.29%	3.75%	3.33%	3.00%	2.73%	2.50%	2.31%	2.14%	2.00%	
160	4.57%	4.00%	3.56%	3.20%	2.91%	2.67%	2.46%	2.29%	2.13%	
170	4.86%	4.25%	3.78%	3.40%	3.09%	2.83%	2.62%	2.43%	2.27%	
180	5.14%	4.50%	4.00%	3.60%	3.27%	3.00%	2.77%	2.57%	2.40%	
190	5.43%	4.75%	4.22%	3.80%	3.45%	3.17%	2.92%	2.71%	2.53%	
200	5.71%	5.00%	4.44%	4.00%	3.64%	3.33%	3.08%	2.86%	2.67%	
210	6.00%	5.25%	4.67%	4.20%	3.82%	3.50%	3.23%	3.00%	2.80%	
220	6.29%	5.50%	4.89%	4.40%	4.00%	3.67%	3.38%	3.14%	2.93%	
225	6.43%	5.63%	5.00%	4.50%	4.09%	3.75%	3.46%	3.21%	3.00%	
230	6.57%	5.75%	5.11%	4.60%	4.18%	3.83%	3.54%	3.29%	3.07%	
240	6.86%	6.00%	5.33%	4.80%	4.36%	4.00%	3.69%	3.43%	3.20%	
250	7.14%	6.25%	5.56%	5.00%	4.55%	4.17%	3.85%	3.57%	3.33%	
	VEV.									

KEY:

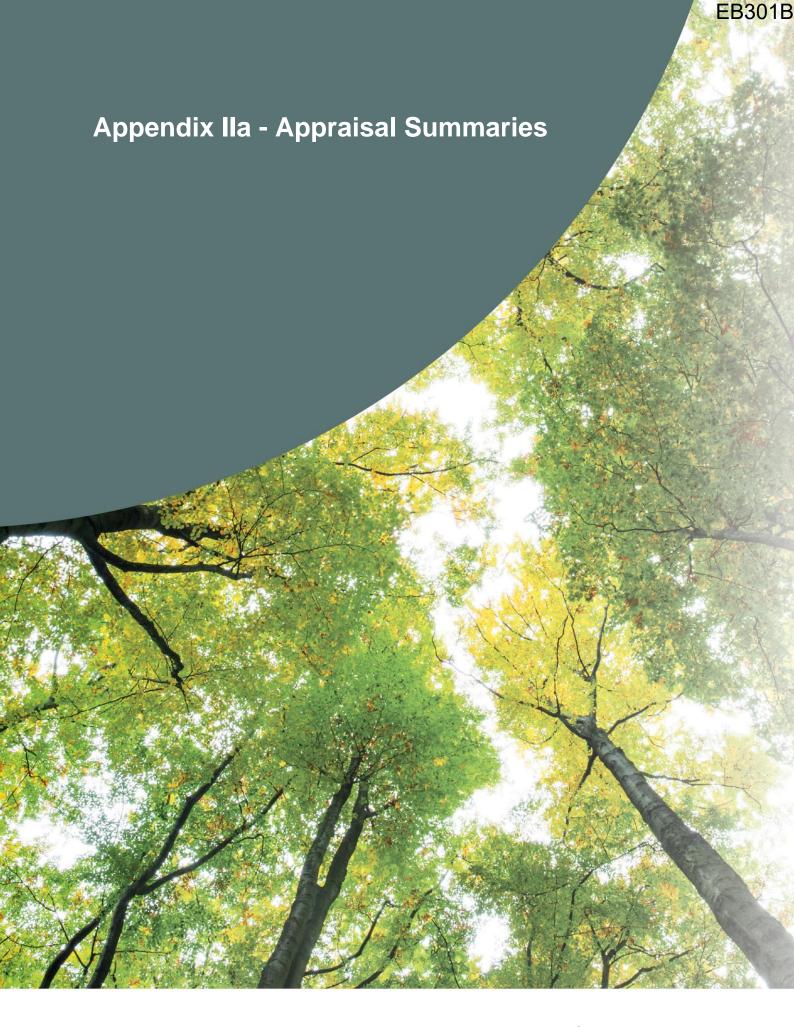
DSP background / secondary guide - potential CIL rates usually not exceeding 3-5% GDV max.

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

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

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

DSP 2017







					Tr artiforomp
Residual 1	Land Value D	ata Summ	ary & Results	Net RLV:	£149,755
DEVELOPMENT TYPE	Residential		J		
DEVELOPMENT DESCRIPTION	1 House 0% AH	I £100 CIL @	VI4		
DEVELOPMENT SIZE (TOTAL m²) - GIA	150				
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	1	1	0	0%	
DINDGINATOA CIE DAVIDRATIIDE	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	100%	0%	0%	0%	0%
SITE SIZE (HA)			0.03		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£750,000		
<u>Total Value of Scheme</u>			£750,000		
DECEMPANTAL DUMBING A A DUMBING O CLOO					
RESIDENTIAL BUILDING, MARKETING & S106 (<u> </u>				
Puril I Conta			0001 075		
Build Costs	1 . 0	. •	£321,275		
Fees, Contingencies, Planning Costs, sustainable	e design & const	ruction,	0.00.44.00		
site prep / survey costs etc.			£59,117		
		n 41 n			
SAC Mitigation Contribution, Electric Car Cl	narging Points,	Build Regs	£6,087		
Access Compliance etc.			,		
<u>Total Build Costs</u>			£386,479		
C 100 / CH C .			010 000		
Section 106 / CIL Costs			£18,000		
Marketing Costs & Legal Fees			£23,250		
Total c106 & Marketing Costs			£41 950		
Total s106 & Marketing Costs			£41,250		
Finance on Build Costs			£6,951		
rmance on bund costs			20,331		
TOTAL DEVELOPMENT COSTS			£434,679		
TOTAL DEVELOTIVIENT COSTS			2101,070		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
DIVIDOTING WILL CONTROL OF THE PROPERTY OF THE					
Open Market Housing Profit			£150,000		
Affordable Housing Profit			£0		
0					
Total Operating Profit			£150,000		
GROSS RESIDUAL IAND VALUE			£165,321		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), a	igents fees, legal	fees,			
stamp duty, interest etc.			£15,566		
Total Finance & Acquisition Costs			£15,566		
NET RESIDUAL IAND VALUE			£149,755 (ig	nores finance & acquisi	tion



					r aranoromp
Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£132,801
DEVELOPMENT TYPE	Residential		.		
DEVELOPMENT DESCRIPTION	1 House 0% AF	H £225 CIL @	VI4		
DEVELOPMENT SIZE (TOTAL m²) - GIA	150				
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	1	1	0	0%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
FERCENTAGE DI TENUICE	100%	0%	0%	0%	0%
SITE SIZE (HA)			0.03		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£750,000		
Total Value of Scheme			C750 000		
Total value of Scheme			£750,000		
RESIDENTIAL BUILDING, MARKETING & S106	27201				
MEDIDENTIFIC DELIVER, WITHOUT & DIOC	<u> </u>				
Build Costs			£321,275		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction.	,		
site prep / survey costs etc.			£59,117		
From the control of t			200,117		
SAC Mitigation Contribution, Electric Car C	harging Points	Ruild Regs			
Access Compliance etc.	nuiging Tollius,	bund Regs	£6,087		
necess companies etc.					
Total Build Costs			£386,479		
Total Bana costs			2000,170		
Section 106 / CIL Costs			£36,750		
Marketing Costs & Legal Fees			£23,250		
0			·		
Total s106 & Marketing Costs			£60,000		
<u>-</u>					
Finance on Build Costs			£7,255		
TOTAL DEVELOPMENT COSTS			£453,734		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
0 M I . H . D . O.			0450 000		
Open Market Housing Profit			£150,000		
Affordable Housing Profit			£0		
Total On anoting Duesit			C150 000		
Total Operating Profit			£150,000		
GROSS RESIDUALIAND VALUE			£146,266		
GROSS RESIDENCE TRANSPORTER			2140,200		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents fees, legal	l fees,	010 407		
stamp duty, interest etc.	3		£13,465		
Total Finance & Acquisition Costs			£13,465		
NET RESIDUAL IAND VALUE			£132,801 (ig	mores finance & acquisi	tion



					and the second s
Residual :	Land Value D	ata Summ	ary & Results	Net RLV:	£827,859
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA	Residential 5 Houses 0% A 509	H £100 CIL @	9 VI.4		
TOTAL NUMBER OF UNITS	Total 5	Private 5	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE			0.14		
Affordable Housing Revenue Open Market Housing Revenue			£0 £2,545,000		
Total Value of Scheme			£2,545,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs	. d		£741,688		
Fees, Contingencies, Planning Costs, sustainable site prep / survey costs etc.	e design & const	ruction,	£148,587		
SAC Mitigation Contribution, Electric Car Cl Access Compliance etc.	narging Points,	Build Regs	£27,905		
<u>Total Build Costs</u>			£918,180		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£65,900 £80,100		
Total s106 & Marketing Costs			£146,000		
Finance on Build Costs			£17,293		
TOTAL DEVELOPMENT COSTS			£1,081,473		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit Affordable Housing Profit			£509,000 £0		
Total Operating Profit			£509,000		
GROSS RESIDUALIAND VALUE			£954,527		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), a stamp duty, interest etc.	ngents fees, legal	fees,	£126,668		
<u>Total Finance & Acquisition Costs</u>			£126,668		
NET RESIDUALIAND VALUE			£827,859 (ign	nores finance & acquis	ition



				N · DIV	0770 007
Residual	Land Value D	ata Sumn	ary & Results	Net RLV:	£773,967
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	5 Houses 0% A	H £225 CIL @	2 VI.4		
DEVELOPMENT SIZE (TOTAL m²) - GIA	509				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	5 % Private	5 % SR	0 %AR	0% % Int 1	% Int 2
PERCENTAGE BY TENURE	% Private 100%	% SK 0%	%AK 0%	% IIIC 1 0%	% III
SITE SIZE (HA)	10070	070	0.14	070	070
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£2,545,000		
Total Value of Scheme			C9 E4E 000		
Total value of Scheme			£2,545,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£741,688		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,			
site prep / survey costs etc.			£148,587		
SAC Mitigation Contribution, Electric Car C	harging Points, 1	Build Regs	£27,905		
Access Compliance etc.			221,000		
Total Duild Conta			0010 100		
Total Build Costs			£918,180		
Section 106 / CIL Costs			£129,525		
Marketing Costs & Legal Fees			£80,100		
8			•		
Total s106 & Marketing Costs			£209,625		
<u>Finance on Build Costs</u>			£18,327		
TOTAL DEVELOPMENT COCTO			01 140 199		
TOTAL DEVELOPMENT COSTS			£1,146,132		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£509,000		
Affordable Housing Profit			£0		
<u>Total Operating Profit</u>			£509,000		
CDOSC DESIDITAL LAND WATTE			£889,868		
GROSS RESIDUAL IAND VALUE			1009,000		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	agents fees, legal	fees,	0115 001		
stamp duty, interest etc.			£115,901		
Total Finance & Acquisition Costs			£115,901		
NIEVE TRECUENT AT IF A NUMBER AND			OMMO DOM	_	
NET RESIDUAL IAND VALUE			£7/3,967 (ig	nores finance & acquis	ition



					Tr ar aroronip
Residual 1	Land Value D	ata Sumn	ary & Results	Net RLV:	£1,539,834
DEVELOPMENT TYPE	Residential		•		
DEVELOPMENT DESCRIPTION	10 Houses 0%	AH £100 CIL	@ VI.4		
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,018	2200 022			
TOTAL NUMBER OF UNIIS	Total 10	Private 10	Affordable 0	% AH 0%	
PERCENTAGE BY TENURE	% Private 100%	% SR 0%	%AR 0%	% Int 1 0%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE			0.29		
Affordable Housing Revenue Open Market Housing Revenue			£0 £5,090,000		
<u>Total Value of Scheme</u>			£5,090,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£1,483,377		
Fees, Contingencies, Planning Costs, sustainabl site prep / survey costs etc.	e design & const	ruction,	£297,174		
SAC Mitigation Contribution, Electric Car Cl Access Compliance etc.	narging Points,	Build Regs	£55,810		
<u>Total Build Costs</u>			£1,836,361		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£131,800 £160,200		
Total s106 & Marketing Costs			£292,000		
Finance on Build Costs			£51,879		
TOTAL DEVELOPMENT COSTS			£2,180,239		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit Affordable Housing Profit			£1,018,000 £0		
Total Operating Profit			£1,018,000		
GROSS RESIDUALIAND VALUE			£1,891,761		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), a stamp duty, interest etc.	ngents fees, legal	fees,	£351,927		
<u>Total Finance & Acquisition Costs</u>			£351,927		
NET RESIDUALIAND VALUE			£1,539,834 (ig	gnores finance & acquis	ition



Residual l	Land Value Da	ata Summ	ary & Results	Net RLV:	£1,440,158
DEVELOPMENT TYPE	Residential		J		
DEVELOPMENT DESCRIPTION	10 Houses 0%	ΔН £225 СП	@ VI 4		
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,018	III LLLO CIL	CVIII		
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	10	10	0	0%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	100%	0%	0%	0%	0%
SITE SIZE (HA)	10070	070	0.29	070	070
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£5,090,000		
Total Value of Scheme			£5,090,000		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£1,483,377		
Fees, Contingencies, Planning Costs, sustainabl	e design & const	ruction.			
site prep / survey costs etc.	8	,	£297,174		
Fire Francisco			2201,114		
SAC Mitigation Contribution, Electric Car Cl	parging Points	Ruild Rogs			
Access Compliance etc.	larging Tollits, 1	bunu negs	£55,810		
Access compliance etc.					
Total Puild Costs			C1 00C 0C1		
<u>Total Build Costs</u>			£1,836,361		
Section 106 / CIL Costs			£259,050		
Marketing Costs & Legal Fees			£160,200		
Total s106 & Marketing Costs			2410.950		
Total \$100 & Marketing Costs			£419,250		
Eineman on Build Coats			CE 4 001		
Finance on Build Costs			£54,981		
TOTAL DEVELOPMENT COSTS			£2,310,591		
TOTAL DEVELOPMENT COSTS			12,310,391		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
DEVELOTER 5 RETURN FOR MSR AND I ROTH					
Open Market Housing Profit			£1,018,000		
Affordable Housing Profit			£1,010,000 £0		
Anordable nousing from			10		
Total Operating Profit			£1,018,000		
Total Operating Front			21,010,000		
GROSS RESIDUALIAND VALUE			£1,761,409		
dioss asiron that			21,701,403		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), a	gents fees, legal	fees.			
stamp duty, interest etc.	-5-1100 1000, 105di		£321,251		
simily may, meeting too.					
Total Finance & Acquisition Costs			£321,251		
Total fillalite & Atquisition Costs			2321,231		
NET RESIDUALIAND VALUE			£1 //n 150 //.	noros financo º '	vition
NEI RESIDUALIAND VALUE			11,440,138 (ig	nores finance & acquis	SIUOfi



					Transformp
Residual I	and Value D	ata Summ	ary & Results	Net RLV:	£1,305,141
DEVELOPMENT TYPE	Residential		v		
DEVELOPMENT DESCRIPTION	11 Houses 40%	AH £100 CI	L @ VI .4		
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,116				
TOTAL NUMBER OF UNITS	Total 11	Private 7	Affordable 4	% AH 36%	
PERCENTAGE BY TENURE	% Private 64 %	% SR 0%	%AR 27%	% Int 1 9%	% Int 2 0%
SITE SIZE (HA)			0.31		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£748,461		
Open Market Housing Revenue			£3,695,000		
<u>Total Value of Scheme</u>			£4,443,461		
RESIDENTIAL BUILDING, MARKETING & S106 C	OSTS				
Build Costs			£1,426,471		
Fees, Contingencies, Planning Costs, sustainable	a design & const	ruction	11,420,471		
site prep / survey costs etc.	e design & const	ruction,	£292,000		
site prop / survey costs etc.			1232,000		
SAC Mitigation Contribution, Electric Car Ch	arging Points.	Build Regs			
Access Compliance etc.			£58,419		
r					
Total Build Costs			£1,776,890		
Section 106 / CIL Costs			£106,900		
Marketing Costs & Legal Fees			£141,554		
T . 1 400 0 M 1			0040 454		
Total s106 & Marketing Costs			£248,454		
Finance on Build Costs			£49,368		
Thance on build costs			243,300		
TOTAL DEVELOPMENT COSTS			£2,074,712		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£739,000		
Affordable Housing Profit			£44,908		
Total Operating Profit			£783,908		
Total Operating Front			2100,000		
GROSS RESIDUAL IAND VALUE			£1,584,841		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Miss Fees (Currentee etc.)	gonte foos logal	foos			
Arrangement Fee / Misc Fees (Surveyors etc), a stamp duty, interest etc.	gents rees, legal	rees,	£279,700		
stamp duty, interest etc.					
Total Finance & Acquisition Costs			£279,700		
·			, -		
NET RESIDUAL IAND VALUE			£1,305,141 (i	gnores finance & acquis	ition



				Net RLV:	£1,232,572
Residual I	Land Value Da	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA	11 Houses 40% 1,116	6 AH £225 CI	L @ VL4		
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
TOTAL NOWIDER OF UNITS	11	7	4	36%	
PERCENTAGE BY TENURE	% Private 64%	% SR 0%	%AR 27%	% Int 1 9%	% Int 2 0%
SITE SIZE (HA)	0 170	070	0.31	370	0,0
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£748,461		
Open Market Housing Revenue			£3,695,000		
<u>Total Value of Scheme</u>			£4,443,461		
RESIDENTIAL BUILDING, MARKETING & S106 C	COSTS				
Build Costs			£1,426,471		
Fees, Contingencies, Planning Costs, sustainabl	e design & const	ruction,	11,420,471		
site prep / survey costs etc.	Ü		£292,000		
		_			
SAC Mitigation Contribution, Electric Car Charg Access Compliance etc.	ing Points, Build	Regs	£58,419		
Access compliance etc.					
Total Build Costs			£1,776,890		
Section 106 / CIL Costs			£199,275		
Marketing Costs & Legal Fees			£141,554		
Total s106 & Marketing Costs			£340,829		
Finance on Build Costs			£51,619		
TOTAL DEVELOPMENT COSTS			£2,169,339		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£739,000		
Affordable Housing Profit			£44,908		
Total Operating Profit			£783,908		
GROSS RESIDUAL LAND VALUE			£1,490,215		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), a	ngents fees legal	fees.			
stamp duty, interest etc.	1000, 10801	,	£257,643		
Total Finance & Acquisition Costs			C2E7 C42		
Total Finance & Acquisition Costs			£257,643		
NET RESIDUAL LAND VALUE			£1,232,572 (ig	nores finance & acquis	ition



				Net RLV:	£739,492
Residual I	and Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION	Residential 15 Flats 40% A	H £100 CIL @	9 VL4		
DEVELOPMENT SIZE (TOTAL m²) - GIA	910	D		0/ 411	
TOTAL NUMBER OF UNITS	Total 15	Private 9	Affordable 6	% AH 40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 33%	% Int 1 7%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE			0.20 4		
Affordable Housing Revenue Open Market Housing Revenue			£714,828 £2,750,000		
<u>Total Value of Scheme</u>			£3,464,828		
RESIDENTIAL BUILDING, MARKETING & S106 C	COSTS				
Build Costs Fees, Contingencies, Planning Costs, sustainabl	e design & const	ruction,	£1,355,354		
site prep / survey costs etc.	J		£297,910		
SAC Mitigation Contribution, Electric Car Charg Access Compliance etc.	ing Points, Build	Regs	£55,673		
Total Build Costs			£1,708,937		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£100,000 £115,195		
Total s106 & Marketing Costs			£215,195		
Finance on Build Costs			£62,534		
TOTAL DEVELOPMENT COSTS			£1,986,666		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit Affordable Housing Profit			£550,000 £42,890		
Total Operating Profit			£592,890		
GROSS RESIDUAL LAND VALUE			£885,272		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), a stamp duty, interest etc.	igents fees, legal	fees,	£145,780		
Total Finance & Acquisition Costs			£145,780		
NET RESIDUAL LAND VALUE			£739,492 (ign	nores finance & acquisi	tion



					1
Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£681,079
DEVELOPMENT TYPE	Residential		•		
DEVELOPMENT DESCRIPTION	15 Flats 40% A	H f225 CII @	0 VI 4		
DEVELOPMENT SIZE (TOTAL m²) - GIA	910		, , , ,		
DEVELOT WELL SIZE (TOTAL III) OIA	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	15	9	6	40%	
					0/ ln+ 3
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
0.77 0.77 (1.4)	60%	0%	33%	7%	0%
SITE SIZE (HA)			0.20		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£714,828		
Open Market Housing Revenue			£2,750,000		
Total Value of Scheme			£3,464,828		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£1,355,354		
	la dasign 9 canst	ruction	11,555,554		
Fees, Contingencies, Planning Costs, sustainab	ie design & const	ruction,			
site prep / survey costs etc.			£297,910		
SAC Mitigation Contribution, Electric Car Charg	ging Points, Build	Regs	CEE 672		
Access Compliance etc.			£55,673		
Total Build Costs			£1,708,937		
Section 106 / CIL Costs			£168,750		
Marketing Costs & Legal Fees			£115,195		
Total s106 & Marketing Costs			£283,945		
Finance on Build Costs			£64,769		
TOTAL DEVELOPMENT COSTS			£2,057,651		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£550,000		
Affordable Housing Profit			£42,890		
Andrable nousing Front			142,630		
T-t-l Oti Do-fit			CEO2 000		
Total Operating Profit			£592,890		
GROSS RESIDUAL LAND VALUE			£814,288		
FINANCE & ACQUISITION COSTS					
	_				
Arrangement Fee / Misc Fees (Surveyors etc),	agents fees, legal	tees,			
stamp duty, interest etc.			£133,209		
Total Finance & Acquisition Costs			£133,209		
NET RESIDUAL LAND VALUE			£681,079 (ig	nores finance & acquis	ition



				Net RLV:	£1,584,251
Residual I	Land Value Da	ata Summ	ary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA	Residential 15 Houses 40% 1,518	S AH £100 CI	L @ VL4		
TOTAL NUMBER OF UNITS	Total 15	Private 9	Affordable 6	% AH 40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 33%	% Int 1 7%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE	00%	070	0.43	770	070
Affordable Housing Revenue Open Market Housing Revenue			£1,016,550 £4,845,000		
<u>Total Value of Scheme</u>			£5,861,550		
RESIDENTIAL BUILDING, MARKETING & S106 (COSTS				
Build Costs Fees, Contingencies, Planning Costs, sustainabl	e design & const	ruction	£1,940,308		
site prep / survey costs etc.	e design a const	raction,	£397,352		
SAC Mitigation Contribution, Electric Car Charg Access Compliance etc.	ing Points, Build	Regs	£79,174		
<u>Total Build Costs</u>			£2,416,834		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£141,900 £187,097		
Total s106 & Marketing Costs			£328,997		
Finance on Build Costs			£89,239		
TOTAL DEVELOPMENT COSTS			£2,835,070		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit Affordable Housing Profit			£969,000 £60,993		
Total Operating Profit			£1,029,993		
GROSS RESIDUAL LAND VALUE			£1,996,487		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), a stamp duty, interest etc.	agents fees, legal	fees,	£412,236		
Total Finance & Acquisition Costs			£412,236		
NET RESIDUAL LAND VALUE			£1,584,251 (ign	nores finance & acquis	ition



				Net RLV:	£1,490,942
Residual I	and Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Houses 40%	AH £225 CII	L @ VL4		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,518	Duiverte	A ffl - l - l -	0/ 411	
TOTAL NUMBER OF UNITS	Total 15	Private 9	Affordable 6	% AH 40%	
	% Private	% SR	%AR	40% % Int 1	% Int 2
PERCENTAGE BY TENURE	60%	0%	33%	7%	0%
SITE SIZE (HA)			0.43		
VALUE / AREA			4		
<u>REVENUE</u>					
Affordable Housing Revenue			£1,016,550		
Open Market Housing Revenue			£4,845,000		
Total Value of Scheme			£5,861,550		
			23,002,000		
RESIDENTIAL BUILDING, MARKETING & S106 (COSTS				
Build Costs			£1,940,308		
Fees, Contingencies, Planning Costs, sustainabl	e design & const	ruction,			
site prep / survey costs etc.			£397,352		
SAC Mitigation Contribution, Electric Car Charg	ing Points, Build	Regs	£79,174		
Access Compliance etc.			-,		
Table N.C.			62 446 624		
Total Build Costs			£2,416,834		
Section 106 / CIL Costs			£263,025		
Marketing Costs & Legal Fees			£187,097		
			2207,007		
Total s106 & Marketing Costs			£450,122		
Finance on Build Costs			£93,176		
TOTAL DEVELOPMENT COSTS			£2,960,131		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
DEVELOPER'S RETORN FOR RISK AND PROFIT					
Open Market Housing Profit			£969,000		
Affordable Housing Profit			£60,993		
Ü					
Total Operating Profit			£1,029,993		
GROSS RESIDUAL LAND VALUE			£1,871,426		
FINANCE & ACQUISITION COSTS					
THATCE & ACCOUNT COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), a	gents fees, legal	fees,			
stamp duty, interest etc.	, 3	•	£380,484		
			,		
Total Finance & Acquisition Costs			£380,484		
NET RESIDUAL LAND VALUE			£1,490,942 (igr	nores finance & acquis	ition



				Net RLV:	£2,323,322
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential	ALL 6400 CIL	@ VII 4		
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m ²) - GIA	25 Mixed 40% 2,362	AH £100 CIL	@ VL4		
TOTAL NUMBER OF UNITS	Total 25	Private 15	Affordable 10	% AH 40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
SITE SIZE (HA)	60%	0%	32% 0.50	8%	0%
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£1,613,494		
Open Market Housing Revenue			£7,485,000		
Total Value of Scheme			£9,098,494		
RESIDENTIAL BUILDING, MARKETING & \$106 (COSTS				
Build Costs	la dasian O sanat	w. ation	£3,094,456		
Fees, Contingencies, Planning Costs, sustainables site prep / survey costs etc.	ie design & const	ruction,	£638,558		
, , ,			1030,330		
SAC Mitigation Contribution, Electric Car Charg	ging Points, Build	Regs	£126,006		
Access Compliance etc.					
<u>Total Build Costs</u>			£3,859,020		
Section 106 / CIL Costs			£224,700		
Marketing Costs & Legal Fees			£291,705		
Total s106 & Marketing Costs			£516,405		
Finance on Build Costs			£142,201		
TOTAL DEVELOPMENT COSTS			£4,517,626		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Out on Manhat Haveing Duefit			64 407 000		
Open Market Housing Profit Affordable Housing Profit			£1,497,000 £96,810		
Total Operating Profit					
			£1,593,810		
GROSS RESIDUAL LAND VALUE			£2,987,058		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), a stamp duty, interest etc.	agents fees, legal	fees,	£663,736		
Total Finance & Acquisition Costs			£663,736		
NET RESIDUAL LAND VALUE			£2,323,322 (igr	nores finance & acquis	ition



				Net RLV:	£2,179,170
Residual I	and Value Da	ata Summ	ary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA	Residential 25 Mixed 40% 2,362	AH £225 CIL	@ VL4		
TOTAL NUMBER OF UNITS	Total 25	Private 15	Affordable 10	% AH 40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 32%	% Int 1 8%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA REVENUE	00%	078	0.50	0,0	070
Affordable Housing Revenue Open Market Housing Revenue			£1,613,494 £7,485,000		
Total Value of Scheme			£9,098,494		
RESIDENTIAL BUILDING, MARKETING & S106 C	COSTS				
Build Costs	o docian & const	ruction	£3,094,456		
Fees, Contingencies, Planning Costs, sustainabl site prep / survey costs etc.	e design & consti	ruction,	£638,558		
SAC Mitigation Contribution, Electric Car Charg Access Compliance etc.	ing Points, Build	Regs	£126,006		
<u>Total Build Costs</u>			£3,859,020		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£411,825 £291,705		
Total s106 & Marketing Costs			£703,530		
<u>Finance on Build Costs</u>			£148,283		
TOTAL DEVELOPMENT COSTS			£4,710,832		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit Affordable Housing Profit			£1,497,000 £96,810		
Total Operating Profit			£1,593,810		
GROSS RESIDUAL LAND VALUE			£2,793,852		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), a stamp duty, interest etc.	gents fees, legal	fees,	£614,682		
Total Finance & Acquisition Costs			£614,682		
NET RESIDUAL LAND VALUE			£2,179,170 (igr	nores finance & acquis	ition



				Net RLV:	£2,994,312
Residual	Land Value D	ata Summ	ary & Results	NECKLY.	12,334,312
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30 Flats Shelte	red 40% AH	£100 CIL @ VL8		
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,670				
TOTAL NUMBER OF UNITS	Total 30	Private 18	Affordable 12	% AH 40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 81%	% Int 1 19%	% Int 2 0%
SITE SIZE (HA)	0070	0,0	0.24	23,0	0,0
VALUE / AREA REVENUE			8		
Affordable Housing Revenue			£2,193,086		
Open Market Housing Revenue			£7,291,818		
Total Value of Scheme			£9,484,904		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£3,513,079		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,			
site prep / survey costs, Voids etc.		_	£599,841		
SAC Mitigation Contribution, Electric Car Char	ging Points, Build	Regs			
Access Compliance etc.			£54,042		
Total Build Costs			£4,166,962		
Section 106 / CIL Costs			£227,333		
Marketing Costs & Legal Fees			£229,800		
Total s106 & Marketing Costs			£457,133		
TOTAL DEVELOPMENT COSTS			£4,624,095		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£1,442,000		
Affordable Housing Profit			£76,933		
Total Operating Profit			£1,518,933		
GROSS RESIDUAL LAND VALUE			£3,341,876		
			13,341,070		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), Stamp Duty, Interest etc.	Agents Fees, Lega	al Fees,	£347,564		
Total Finance & Acquisition Costs			£347,564		
NET RESIDUAL LAND VALUE			£2,994,312 (ig	nores finance & acqui	sition



				Net RLV:	£2,829,036
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION		red 40% AH:	£100 CIL @ VL8		
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,670	D :	A (() . . .	0/ 411	
TOTAL NUMBER OF UNITS	Total 30	Private 18	Affordable 12	% AH 40%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	60%	0%	81%	19%	0%
SITE SIZE (HA)			0.24		
VALUE / AREA			8		
REVENUE					
Affordable Housing Revenue			£2,193,086		
Open Market Housing Revenue			£7,291,818		
			, ,		
<u>Total Value of Scheme</u>			£9,484,904		
DECIDENTIAL DUILDING MADVETING 9 CAGG	COSTS				
RESIDENTIAL BUILDING, MARKETING & \$106	<u>COS13</u>				
Build Costs			£3,513,079		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,	, ,		
site prep / survey costs, Voids etc.			£599,841		
SAC Mitigation Contribution, Electric Car Charg	ging Points, Build	Regs			
Access Compliance etc.			£54,042		
Total Build Costs			£4,166,962		
Section 106 / CIL Costs			£399,000		
Marketing Costs & Legal Fees			£229,800		
			,		
Total s106 & Marketing Costs			£628,800		
TOTAL DELICIONA (SALT 000T)			64 705 769		
TOTAL DEVELOPMENT COSTS			£4,795,762		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£1,442,000		
Affordable Housing Profit			£76,933		
Table Committee Bookin			C4 E40 022		
Total Operating Profit			£1,518,933		
GROSS RESIDUAL LAND VALUE			£3,170,209		
			, ,		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees Legs	al Fees			
Stamp Duty, Interest etc.	, , ₅ emo i ees, Lege		£341,173		
,,					
Total Finance & Acquisition Costs			£341,173		
NET DECIDINAL LAND VALUE			£2.020.222		
NET RESIDUAL LAND VALUE			±2,829,036 (ig	nores finance & acquis	sition



				Net RLV:	£2,195,086
Residual		ata Summ	ary & Results		
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION	Residential 50 Flats 40% A	H £100 CII <i>@</i>	0 VI 4		
DEVELOPMENT SIZE (TOTAL m²) - GIA	3,060	11 1100 611 6	, VL-1		
TOTAL NUMBER OF UNITS	Total 50	Private 30	Affordable 20	% AH 40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 32%	% Int 1 8%	% Int 2 0%
SITE SIZE (HA)	0070	0,0	0.33	0,0	070
VALUE / AREA <u>REVENUE</u>			4		
Affordable Housing Revenue Open Market Housing Revenue			£2,533,094 £9,200,000		
Open Market Housing Nevenue			19,200,000		
<u>Total Value of Scheme</u>			£11,733,094		
RESIDENTIAL BUILDING, MARKETING & \$106	COSTS				
Build Costs			£4,557,564		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,			
site prep / survey costs etc.			£999,786		
SAC Mitigation Contribution, Electric Car Charge Access Compliance etc.	ging Points, Build	Regs	£186,321		
<u>Total Build Costs</u>			£5,743,671		
Section 106 / CIL Costs			£334,000		
Marketing Costs & Legal Fees			£389,493		
Total s106 & Marketing Costs			£723,493		
Finance on Build Costs			£315,274		
TOTAL DEVELOPMENT COSTS			£6,782,438		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£1,840,000		
Affordable Housing Profit			£151,986		
Total Operating Profit			£1,991,986		
GROSS RESIDUAL LAND VALUE			£2,958,670		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), a stamp duty, interest etc.	agents fees, legal	fees,	£763,584		
Total Finance & Acquisition Costs			£763,584		
NET RESIDUAL LAND VALUE			£2,195,086 (igr	nores finance & acquis	ition



				Net RLV:	£2,024,072
Residual L	and Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m ²) - GIA	50 Flats 40% A 3,060	H £225 CIL @	VL4		
	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	50	30	20	40%	
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 32%	% Int 1 8%	% Int 2 0%
SITE SIZE (HA)			0.33		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£2,533,094		
Open Market Housing Revenue			£9,200,000		
Total Value of Scheme			£11,733,094		
			,		
RESIDENTIAL BUILDING, MARKETING & S106 C	<u>OSTS</u>				
Build Costs			£4,557,564		
Fees, Contingencies, Planning Costs, sustainable	e design & const	ruction,			
site prep / survey costs etc.			£999,786		
		_			
SAC Mitigation Contribution, Electric Car Chargi Access Compliance etc.	ng Points, Build	Regs	£186,321		
Access compliance etc.					
Total Build Costs			£5,743,671		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£564,000 £389,493		
Marketing Costs & Legal Fees			1369,493		
Total s106 & Marketing Costs			£953,493		
Finance on Build Costs			£326,487		
TOTAL DEVELOPMENT COSTS			£7,023,650		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
DEVELOPER'S REPORT FOR NISK AND FROM					
Open Market Housing Profit			£1,840,000		
Affordable Housing Profit			£151,986		
Total Operating Profit			£1,991,986		
- Total Operating From			11,331,300		
GROSS RESIDUAL LAND VALUE			£2,717,458		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), a	gents fees legal	fees.			
stamp duty, interest etc.	J	/	£693,386		
Total Finance & Acquisition Costs			£693,386		
NET RESIDUAL LAND VALUE			£2,024,072 (igr	nores finance & acquis	sition



				Net RLV:	£2,330,983
Residual	Land Value D	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA		Use 40% AH	£100 CIL @ VL4		
	3,060 Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	50	30	20	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	81%	19%	0%
SITE SIZE (HA)			0.38		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£2,533,094		
Open Market Housing Revenue			£9,336,364		
Non-residential Revenue			£2,659,574		
Total Value of Scheme			£14,529,032		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£7,055,157		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction	17,033,137		
site prep / survey costs etc.	ine design & const	raction,	£898,327		
SAC Mitigation Contribution, Electric Car Char	ging Points, Build	Regs	1030,327		
Access Compliance etc.	56 : 0		£186,321		
			,-		
Total Build Costs			£8,139,805		
Santian 406 / CH Canta			6266 474		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£366,471 £298,500		
Marketing Costs & Legarrees			1238,300		
Total s106 & Marketing Costs			£664,971		
TOTAL DEVELOPMENT COSTS			£8,804,776		
DEVELOPED'S DETLIBNIFOR DISK AND DROFT					
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£1,840,000		
Affordable Housing Profit			£127,316		
Non-residential Profit			£531,915		
Total Operating Profit			£2,499,231		
GROSS RESIDUAL LAND VALUE			£3,225,025		
			_3,3,023		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees, Lega	al Fees,	£004 043		
Stamp Duty, Interest etc.			£894,042		
Total Finance O. Ass. 1911 - C.			0004.040		
Total Finance & Acquisition Costs			£894,042		
NET RESIDUAL LAND VALUE			£2,330,983 (ig	nores finance & acqui	sition
			, ,	·	



					T ar ar or or inp
Residua	l Land Value D	ata Summ	ary & Results	Net RLV:	£2,070,468
DEVELOPMENT TYPE	Residential		•		
DEVELOPMENT DESCRIPTION		LICO 400/ AL	C22E CII @ VII 4		
		USE 40% An	£225 CIL @ VL4		
DEVELOPMENT SIZE (TOTAL m²) - GIA	3,060				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
TOTAL HOMBER OF CHILD	50	30	20	40%	
DEDCEMACE BY TENLINE	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	60%	0%	81%	19%	0%
SITE SIZE (HA)			0.38		
VALUE / AREA			4		
			4		
REVENUE					
Affordable Housing Revenue			£2,533,094		
Open Market Housing Revenue			£9,336,364		
Non-residential Revenue			£2,659,574		
			,,-		
Total Value of Scheme			£14,529,032		
Total value of Scheme			114,329,032		
RESIDENTIAL BUILDING, MARKETING & S106	S COSTS				
Build Costs			£7,055,157		
Fees, Contingencies, Planning Costs, sustaina	ble design & const	ruction.			
site prep / survey costs etc.	ore design a const		COOO 227		
			£898,327		
SAC Mitigation Contribution, Electric Car Cha	rging Points, Build	Regs			
Access Compliance etc.			£186,321		
Total Build Costs			£8,139,805		
Total Balla Costs			10,133,003		
S - 1 - 405 / 611 C - 1			6627.050		
Section 106 / CIL Costs			£637,059		
Marketing Costs & Legal Fees			£298,500		
Total s106 & Marketing Costs			£935,559		
TOTAL DEVELOPMENT COSTS			£9,075,364		
TO THE BEVELOT WILLIAM COSTS			13,073,301		
DEVELOPEDIS DETLIDALEOD DISK AND DOORIT					
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£1,840,000		
Affordable Housing Profit			£127,316		
Non-residential Profit			£531,915		
			,		
Total Operating Profit			£2,499,231		
Total Operating Front			12,433,231		
GROSS RESIDUAL LAND VALUE			£2,954,437		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc)	, Agents Fees, Lega	al Fees,			
Stamp Duty, Interest etc.	_ , 0	•	£883,969		
F					
Total Finance & Acquisition Costs			£002 0€0		
Total Finance & Acquisition Costs			£883,969		
NET RESIDUAL LAND VALUE			£2,070,468 (ig	gnores finance & acqui	sition



				Net RLV:	£4,382,505
Residual I	Land Value Da	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential	ALL C100 CII	@ \/! <i>4</i>		
DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m ²) - GIA	50 Mixed 40% 4,772	AH £100 CIL	@ VL4		
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
TOTAL NOMBLE OF ORTIS	50	30	20	40%	0/ 1 - 1 - 2
PERCENTAGE BY TENURE	% Private 60%	% SR 0%	%AR 32%	% Int 1 8%	% Int 2 0%
SITE SIZE (HA)			1.00		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£3,250,993		
Open Market Housing Revenue			£15,330,000		
Total Value of Scheme			£18,580,993		
RESIDENTIAL BUILDING, MARKETING & S106 C	COSTS				
Build Costs			£6,251,797		
Fees, Contingencies, Planning Costs, sustainabl	e design & const	ruction,			
site prep / survey costs etc.			£1,287,806		
SAC Mitigation Contribution, Electric Car Charg	ing Points Build	Pogs			
Access Compliance etc.	ing roints, build	iveg3	£253,623		
Total Build Costs			£7,793,226		
Section 106 / CIL Costs			£456,600		
Marketing Costs & Legal Fees			£594,930		
Total s106 & Marketing Costs			£1,051,530		
Total \$100 & Marketing Costs			11,031,330		
Finance on Build Costs			£431,182		
TOTAL DEVELOPMENT COSTS			£9,275,937		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£3,066,000		
Affordable Housing Profit			£195,060		
-					
Total Operating Profit			£3,261,060		
GROSS RESIDUAL LAND VALUE			£6,043,996		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), a	ngents fees, legal	fees,			
stamp duty, interest etc.			£1,661,491		
Total Finance & Acquisition Costs			£1,661,491		
Total Finance & Acquisition Costs					
NET RESIDUAL LAND VALUE			£4,382,505 (ign	nores finance & acquis	sition



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



				Net RLV:	£11,808,016
Residual	Land Value Da	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	100 Mixed 40%	6 AH £100 CI	L @ VL4		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	9,515				
TOTAL NUMBER OF UNITS	Total 100	Private 60	Affordable 40	% AH 40%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	60%	0%	81%	19%	0%
SITE SIZE (HA)			2.50		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£6,472,736		
Open Market Housing Revenue			£30,537,727		
0			/ /		
<u>Total Value of Scheme</u>			£37,010,463		
RESIDENTIAL BUILDING, MARKETING & \$106 (COSTS				
Build Costs			£13,319,498		
Fees, Contingencies, Planning Costs, sustainable	e design & const	ruction.	,,		
site prep / survey costs etc.	Ö	,	£1,984,914		
SAC Mitigation Contribution, Electric Car Charg	ing Points, Build	Regs	, ,		
Access Compliance etc.			£273,018		
Total Build Costs			£15,577,430		
Section 106 / CII Costs			CO16 134		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£916,124 £960,450		
Warketing costs a regar rees			2300, 130		
Total s106 & Marketing Costs			£1,876,574		
TOTAL DEVELOPMENT COSTS			£17,454,004		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
DEVELOPER'S REPORTED FOR RISK AND FROTT					
Open Market Housing Profit			£6,103,000		
Affordable Housing Profit			£276,804		
Total Operating Profit			£6,379,804		
GROSS RESIDUAL LAND VALUE			£13,176,655		
GROSS RESIDUAL LARD VALUE			113,170,033		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), A	Agents Fees legs	al Fees			
Stamp Duty, Interest etc.	bellis i ees, Lego		£1,368,639		
Total Finance & Acquisition Costs			£1,368,639		
NET DECIDIAL LAND VIVIE			644 000 045		
NET RESIDUAL LAND VALUE			£11,808,016 (ig	nores finance & acqui	sition



Residual	Land Value D	ata Summ	ary & Results	Net RLV:	£11,066,533
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	100 Mixed 409	6 ΔH £225 CI	I @ VI 4		
DEVELOPMENT SIZE (TOTAL m²) - GIA	9,515	07(II LZZ3 CI	L @ VL4		
DEVELOPMENT SIZE (TOTAL III) - GIA	Total	Private	Affordable	% AH	
TOTAL NUMBER OF UNITS	100	60	40	40%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE					
CITE CITE (IIA)	60%	0%	81%	19%	0%
SITE SIZE (HA)			2.50		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£6,472,736		
Open Market Housing Revenue			£30,537,727		
<u>Total Value of Scheme</u>			£37,010,463		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
Build Costs			£13,319,498		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,			
site prep / survey costs etc.	Ü	,	£1,984,914		
SAC Mitigation Contribution, Electric Car Charg	ring Doints Duild	Pogs	11,504,514		
Access Compliance etc.	ging Foints, build	ivegs	6070.040		
Access compliance etc.			£273,018		
T . I D . II D			645 577 400		
Total Build Costs			£15,577,430		
Section 106 / CIL Costs			£1,686,278		
Marketing Costs & Legal Fees			£960,450		
Total s106 & Marketing Costs			£2,646,728		
TOTAL DEVELOPMENT COSTS			£18,224,158		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£6,103,000		
Affordable Housing Profit			£276,804		
-					
Total Operating Profit			£6,379,804		
			, ,		
GROSS RESIDUAL LAND VALUE			£12,406,501		
			,,		
FINANCE & ACQUISITION COSTS					
THATTEL & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc),	Agents Fees Tegs	al Fees.			
Stamp Duty, Interest etc.			£1,339,968		
Stamp Daty, interest etc.					
Total Finance & Acquisition Costs			£1 220 060		
Total Finance & Acquisition Costs			£1,339,968		
NET DECIDIAL LAND VALUE			614 066 533		
NET RESIDUAL LAND VALUE			±11,066,533 (ig	gnores finance & acqui	sition



				Net RLV:	£29,239,868
Residual	Land Value Da	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	250 Mixed 40%	6 AH £100 CI	L @ VL4		
DEVELOPMENT SIZE (TOTAL m²) - GIA	23,777	D. i i.	A CC . .	0/ 411	
TOTAL NUMBER OF UNITS	Total 250	Private 150	Affordable 100	% AH 40%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	60%	0%	81%	19%	0%
SITE SIZE (HA)			6.25		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£16,281,513		
Open Market Housing Revenue			£75,773,636		
Total Value of Scheme			£92,055,149		
DECIDENTIAL DINIDING MADVETING 9 C106	27202				
RESIDENTIAL BUILDING, MARKETING & S106	<u> </u>				
Build Costs			£33,278,232		
Fees, Contingencies, Planning Costs, sustainab	le design & const	ruction,	, ,		
site prep / survey costs etc.			£4,959,920		
SAC Mitigation Contribution, Electric Car Charg	ging Points, Build	Regs			
Access Compliance etc.			£681,939		
<u>Total Build Costs</u>			£38,920,091		
Section 106 / CIL Costs			£2,280,082		
Marketing Costs & Legal Fees			£2,383,800		
a			,555,555		
Total s106 & Marketing Costs			£4,663,882		
TOTAL DEVELOPMENT COSTS			£43,583,973		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
DEVELOPER'S REPORTED FOR MISK AND TROTT					
Open Market Housing Profit			£15,142,000		
Affordable Housing Profit			£698,877		
Total Operating Profit			£15,840,877		
GROSS RESIDUAL LAND VALUE			£32,630,299		
GROSS RESIDONE LARID VALUE			132,030,233		
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), A	Agents Fees Teas	l Fees			
Stamp Duty, Interest etc.	,501113 1 CC3, LC80		£3,390,431		
• •					
Total Finance & Acquisition Costs			£3,390,431		
NET DECIDIAL LAND VALUE			C20 220 8C8	6 0	
NET RESIDUAL LAND VALUE			123,233,868 (ig	nores finance & acqui	sition



				Net RLV:	£27,398,468
Residual	Land Value Da	ata Summ	ary & Results		
DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	250 Mixed 40%	6 AH £225 CI	L @ VL4		
DEVELOPMENT SIZE (TOTAL m ²) - GIA	23,777	D. i i.	A CC . . .	0/ 411	
TOTAL NUMBER OF UNITS	Total 250	Private 150	Affordable 100	% AH 40%	
	% Private	% SR	%AR	% Int 1	% Int 2
PERCENTAGE BY TENURE	60%	0%	81%	19%	0%
SITE SIZE (HA)			6.25		
VALUE / AREA			4		
REVENUE					
Affordable Housing Revenue			£16,281,513		
Open Market Housing Revenue			£75,773,636		
Total Value of Scheme			£92,055,149		
RESIDENTIAL BUILDING, MARKETING & S106	COSTS				
RESIDENTIAL BUILDING, WARKETING & 3100 (<u> </u>				
Build Costs			£33,278,232		
Fees, Contingencies, Planning Costs, sustainable	le design & const	ruction,			
site prep / survey costs etc.			£4,959,920		
SAC Mitigation Contribution, Electric Car Charg	ging Points, Build	Regs			
Access Compliance etc.			£681,939		
Total Build Costs			C28 020 001		
Total Build Costs			£38,920,091		
Section 106 / CIL Costs			£4,192,685		
Marketing Costs & Legal Fees			£2,383,800		
Total s106 & Marketing Costs			£6,576,485		
TOTAL DEVELOPMENT COSTS			£45,496,576		
TOTAL DEVELOT MENT COSTS			143,430,370		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit			£15,142,000		
Affordable Housing Profit			£698,877		
Total Operating Profit			£15,840,877		
GROSS RESIDUAL LAND VALUE			£30,717,696		
FINANCE & ACCURATION COSTS					
FINANCE & ACQUISITION COSTS					
Arrangement Fee / Misc Fees (Surveyors etc), A	Agents Fees, Lega	l Fees,	62.240.226		
Stamp Duty, Interest etc.			£3,319,228		
Total Finance & Acquisition Costs			£3,319,228		
NET RESIDUAL LAND VALUE			£27,398.468 (ig	nores finance & acqui	sition
					