

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

Development Scenario	Typical Site Type	Market Floor Area	Value Level	Value £/m ²	Residual Land Value (£)																				
					Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual and Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	Residual Land Value - £325/m ² CIL	Residual Land Value - £350/m ² CIL						
100 Mixed 30% AH	PDL	5610	1	£2,750	£3,204,127	£3,072,799	£2,941,470	£2,810,141	£2,678,813	£2,547,485	£2,416,157	£2,284,827	£2,153,499	£2,022,170	£1,890,842	£1,759,514	£1,628,186	£1,496,857	£1,365,529						
			100 Mixed 40% AH	PDL	4900	1	£2,750	£3,009,390	£2,895,086	£2,780,781	£2,666,477	£2,552,173	£2,437,868	£2,323,564	£2,209,259	£2,094,955	£1,980,651	£1,866,346	£1,752,042	£1,637,738	£1,523,433	£1,409,128			
						100 Mixed 50% AH	PDL	4520	1	£2,750	£2,782,171	£2,676,530	£2,570,890	£2,465,250	£2,359,609	£2,253,969	£2,148,328	£2,042,689	£1,937,048	£1,831,408	£1,725,767	£1,620,127	£1,514,487	£1,408,846	£1,303,206

¹ Based on information provided by the Council

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Settlements mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- White areas denote negative RLVs
- Positive RLV beneath Viability Test 1 (RLV <£800,000/ha)
- RLV exceeding Viability Test 1 (RLV £800,000 - £1,500,000/ha)
- RLV exceeding Viability Test 2 (RLV £1,500,000 - £2,500,000/ha)
- RLV exceeding Viability Test 3 (RLV £2,500,000 - £3,500,000/ha)
- RLV exceeding Viability Test 4 (RLV £3,500,000/ha)