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Real Estate for a changing world

Community Infrastructure Levy: Viability Study

Final Report

Warwick District Council

June 2013

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1 Executive Summary

- 1.1 This report tests the ability of a range of development types (including a sample of strategic sites) within Warwick District to yield contributions to infrastructure requirements through the Community Infrastructure Levy ('CIL'). Levels of CIL have been tested in combination with the Council's other planning requirements, including the provision of affordable housing.

Methodology

- 1.2 The study methodology compares the residual land values of a range of hypothetical developments and a sample of five strategic sites to a range of benchmark land values. If a development incorporating a given level of CIL generates a higher value than the benchmark land value, then it can be judged that the proposed level of CIL will be viable.
- 1.3 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.4 The housing and commercial property markets are inherently cyclical and the Council is testing its proposed rates of CIL at a time when values have fallen below their peak but have subsequently recovered to some degree. Despite this recovery, there is some uncertainty as to the likely short term trajectory of house prices. We have allowed for this by running a sensitivity analysis which decreases sales values by 5%, to enable the Council to take a view on the impact of any adverse movements in sales values in the short term. Our commercial appraisals incorporate sensitivity analyses on rent levels and yields.

Key findings

- 1.5 The key findings of the study are as follows:
- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council monitors the viability situation on a regular basis. Should substantial changes in market conditions occur, the Council may then consider it appropriate to undertake a review of its CIL rates¹.
 - The ability of **residential schemes** to make CIL contributions varies between different parts of the District. Having regard to the need to set rates that are not at the margins of viability, our appraisals indicate that the following levels of CIL should not adversely impact on viability of development and delivery of the plan as a whole:
 - Much of Leamington Spa and higher value rural areas: £180 per square metre (Zones B and D on the charging zones map);
 - Kenilworth: £120 per square metre (Zone C on the charging zones map);

¹ The CIL regulations do not require charging authorities to publish specific dates or timescales for reviews of their charging schedules.

- Warwick, East Leamington Spa and lower value rural areas (Zone A on the charging zones map): £50 per square metre.
 - Our appraisals of strategic sites (i.e. larger sites that make up a significant proportion of the Council's housing supply and subsequently of strategic importance) reflect the likely scale of on-site infrastructure requirements. As a result of these requirements, strategic sites will not be able to absorb the same levels of CIL as other residential developments.
 - At current rent levels, **Office development** is unlikely to come forward in the short to medium term as the capital values generated are insufficient to cover development costs. We therefore recommend that the Council sets a **nil rate** for office development.
 - Our appraisals of developments of **industrial and warehousing floorspace** indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a **nil rate** for industrial and warehousing floorspace.
 - Retail developments in Leamington Spa's prime retail area generate sufficient surpluses to absorb a CIL of **£65 per square metre**, after allowing for a discount below the maximum rate.
 - Residual values generated by **retail developments elsewhere** are unlikely to be sufficiently high to absorb a CIL charge. In any case, it is likely that a significant proportion of retail development will involve the re-use of existing retail space, so the differential in value between current and newly developed space is modest in areas where rents are low. We therefore recommend a nil rate on retail development outside the prime Leamington Spa area.
 - **Superstores, supermarket and retail parks²** are capable of generating greater surplus value and could absorb a CIL of £148 per square metre. After allowing for a discount below the maximum rate, we suggest a CIL of **£105 per square metre**.
 - **D1 and D2** uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.
- 1.6 For residential schemes, the application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, CIL will be a modest amount, typically accounting for less than 3% of value. Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes.

² See definition in Table 1.6.1.

Table 1.6.1: Suggested CIL rates for PDCS

Type of development	Zones B and D Much of Leamington Spa and rural higher value	Zone C Kenilworth	Zone A Warwick, East Leamington Spa & rural lower value
Residential	£170-£180	£120	£50
Strategic residential	£90 - £110	£70	£30
Retail development – prime Leamington Spa	£65	Nil	Nil
Convenience based supermarkets ³ and superstores and retail parks ⁴	£105		
Student housing	£80		
Hotels	£100		
Offices	Nil		
Industrial and warehousing	Nil		
D1 and D2 uses	Nil		

³ Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

⁴ Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

2 Introduction

- 2.1 This study has been commissioned to contribute towards an evidence base to inform Warwick District Council's ('the Council') CIL Charging Schedule ('CS'), as required by Regulation 14 of the CIL Regulations April 2010 (as amended in 2011 and 2012). The aims of the study are summarised as follows:
- to test the impact upon the economics of residential development of a range of levels of CIL;
 - for residential schemes, to test CIL alongside the Council's requirements for 40% affordable housing on sites of 10 or more units within urban areas and on sites of 5 or more units in rural areas; as well as other planning obligations; and
 - to test the ability of commercial schemes to make a contribution towards infrastructure through CIL.
- 2.2 Our methodology, adopts a standard residual valuation approach to test the impact on viability of a range of levels of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. As CIL is fixed at the point of adoption, it is essential that levels of CIL are set so as to allow a sufficient margin to allow for these site specific variations.

Policy Context

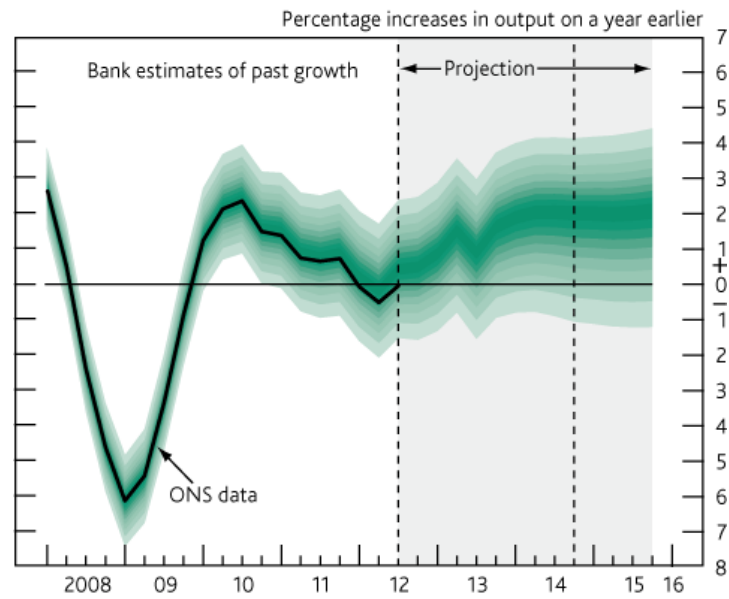
- 2.3 The CIL regulations state that in setting a charge, local authorities must aim to strike "*what appears to the Charging Authority to be an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding.
- 2.4 The December 2012 Statutory Guidance places emphasis on setting rates of CIL that do not threaten "*the ability to develop viably the sites and the scale of development identified in the Local Plan*". This guidance also suggests that charging authorities can treat major strategic sites as separate geographical zones "*where it is supported by robust evidence on economic viability*".
- 2.5 Local authorities must consult relevant stakeholders on the nature and amount of any proposed CIL at two stages; after publication of the Preliminary Draft Charging Schedule ('PDCS') and the Draft Charging Schedule ('DCS'). Following consultation, a charging schedule must be submitted for independent examination.
- 2.6 The regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if controlled by a charity) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement (and the costs of complying with the agreement must exceed the amount of CIL that would have been payable); and that the Authority must be satisfied that granting relief would not constitute state aid.

- 2.7 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. However, there continues to be some debate as to whether the regulations permit charging authorities to levy different rates of CIL on different types of development within the same planning use class⁵. The December 2012 Statutory Guidance indicates that this is permissible.
- 2.8 The 2010 regulations set out clear timescales for payment of CIL, which varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allow local authorities to set their own timescales for the payment of CIL if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.9 Several local authorities have undertaken viability assessments and have drafted CIL charging schedules, which they have submitted for independent examination. To date, a number of charging authorities (including *inter-alia* the Mayor of London, Portsmouth, Newark and Sherwood, Huntingdonshire, Wandsworth, Shropshire, Bristol, Poole, Brent, Barnet, Havant and Redbridge) have been through the examination process and have either adopted or are at various stages of implementation.

Economic and housing market context

- 2.10 The historic highs achieved in the UK housing market by mid 2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US sub prime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.11 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth early 2010 (see May 2012 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2015) has meant that consumer confidence has started to improve to some extent.

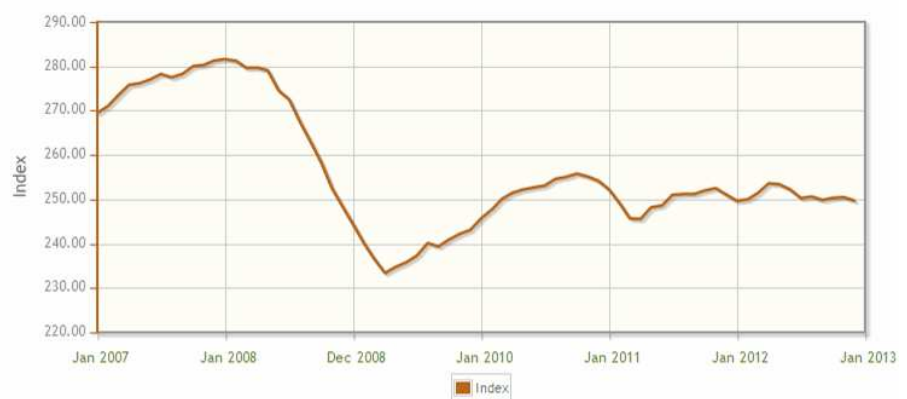
⁵ At Borough of Poole's CIL examination, Sainsbury's argued that the CIL regulations do not permit authorities to charge different rates on different types of retail, even if viability differences have been demonstrated.



Source: Bank of England

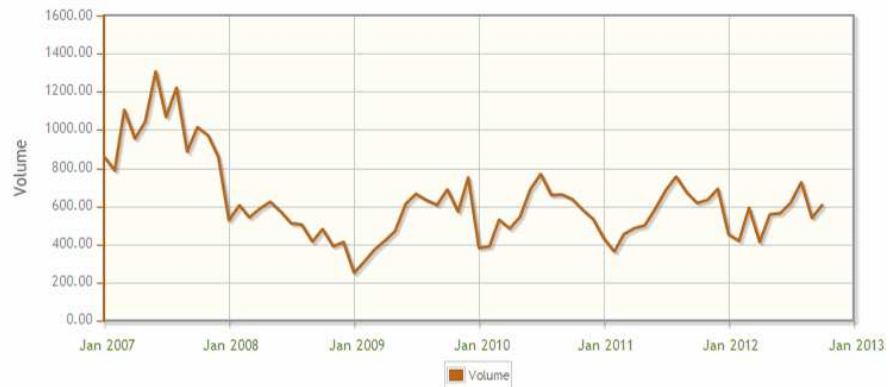
- 2.12 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However it is evident that this brief resurgence has abated, with the Halifax House Price Indices showing a fall of 0.6% in the year to March 2012. The Halifax attributes at least some of the recent recovery in sales values to first time buyers seeking to purchase prior to the reintroduction of Stamp Duty from 1 April 2012.
- 2.13 The balance of opinion is that house prices will remain flat in the short term, with continuing high levels of unemployment likely to result in increased repossessions and increased supply of homes into the market. At the same time, demand is expected to remain subdued, due to the continuing difficulties consumers face in securing mortgages.

Figure 2.12.1: House prices in Warwickshire



Source: Land Registry

Figure 2.12.2: Sales volumes in Warwickshire



Source: Land Registry

- 2.14 According to Land Registry data, residential sales values in Warwickshire have recovered since the lowest point in the cycle in April 2009. Prices increased by 9.6% between May 2009 and October 2010, but fell back by 3.9% in the period to March 2011. Between April 2011 and December 2012, sales values increased modestly by 1.6%. In December 2012, sales values remained 11.3% below their January 2008 peak value.
- 2.15 The future trajectory of house prices is currently uncertain, although Savills' current prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream West Midlands markets will grow over the period between 2013 to 2017⁶. Savills predict that values in mainstream West Midlands markets (i.e. non-prime) will remain unchanged in 2013, increase by 0.5% in 2014, 1% in 2015, 3% in 2016 and 3% in 2017. This equates to cumulative growth of 7.5% between 2013-2017 inclusive, compared to a UK average of 11.5% cumulative growth over the same period.

Local Policy context – affordable housing

- 2.16 In addition to financing infrastructure, the Council expects residential developments to provide a mix of affordable housing tenures, sizes and types to help meet identified housing needs. The Council's Local Plan – Preferred Options document Policy PO5 states its intention to secure 40% of new homes on schemes of 10 or more dwellings in urban areas and 5 or more dwellings in rural areas.
- 2.17 The Local Plan – Preferred Options document does not specify a tenure mix of the affordable housing. For modelling purposes, we have assumed a mix that reflects that adopted Local Plan requirement of 80% rented housing and 20% intermediate housing.

Development context

- 2.18 The District is a predominantly rural area, with three main settlements (Warwick and Royal Leamington Spa to the south and Kenilworth to the north). The District is adjacent to Coventry to the northern boundary. Developments in Warwick District range from small in-fill sites in rural areas to urban

⁶ Savills Research: Residential Property Focus, November 2012

extensions attached mainly to the three main settlements and to Coventry across the District's boundary.

- 2.19 The District is dissected to the south by the M40, which provides road access via junction 15 to Birmingham and London. The A46 provides access into Coventry.
- 2.20 The Council's Strategic Housing Land Availability Assessment ('SHLAA') indicates that most new development will be located in urban extensions adjacent to the three main urban centres within the District, and adjacent to Coventry across the District boundary. The Local Plan – Preferred Options document indicates that the Council will allocate land for 8,300 new homes and circa 25 hectares of employment land. The Council's preferred options are being changed in the Revised Development Strategy which is being issued for consultation in summer 2013. This suggests a total of 12,300 new homes between 2011 and 2029. The Council expects circa 7,000 of the houses to be on newly allocated sites (including proposals for circa 1,000 houses in villages), with the balance being from completions, commitments and windfalls. At present, there are no proposals for sites adjacent to Coventry.
- 2.21 The Local Plan – Preferred Options document does not stipulate a particular density of development. However, viability work undertaken for the Council⁷ in 2011 indicates that development will come forward at a density of 25 to 33 units per hectare in rural areas and between 30 to 40 units per hectare in suburban areas. In town centres, a higher density of 65 units per hectare is anticipated.
- 2.22 Residential sales values for new developments vary significantly between different parts of Warwick District. Our research indicates that there are higher values in some of the rural settlements (e.g. Barford, Norton Lindsey and Shrewley) than in the main settlements of Warwick, Leamington Spa and Kenilworth. Among the three main settlements, properties in Leamington Spa attract higher average sales values than Warwick and Kenilworth.
- 2.23 The District's main employment centre is at Leamington Spa, with some companies located in Warwick. Employers in the District include financial and business services companies, such as Merrill Lynch, Millward Brown and IBM. The University of Warwick is also a major employer in the District.
- 2.24 The retail market in Leamington Spa is understood to be performing reasonably well, with higher levels of expenditure on comparison goods than average retail centres and lower vacancy rates than average levels. The retail offer includes House of Fraser and two Marks and Spencer stores.

Sites in the Strategic Housing Land Availability Assessment

- 2.25 The Council's SHLAA identifies potential sites for development of new housing over the plan period. The sites are, in the main, urban extensions to the three main settlements and extensions adjacent to Coventry, which lies adjacent to the Council's northern boundary.
- 2.26 The sites are predominantly greenfield, with very few readily identifiable opportunities for intensification of previously developed land. However, since the Preferred Options was published, the Council is developing a proactive approach to brownfield sites, which is shifting the emphasis slightly. The bulk of housing will, however, come from greenfield sites.
- 2.27 The SHLAA identifies some substantial urban extensions, including the

⁷ DTZ 'Affordable Housing Viability Assessment' November 2011

following examples, which we appraise as part of this viability study:

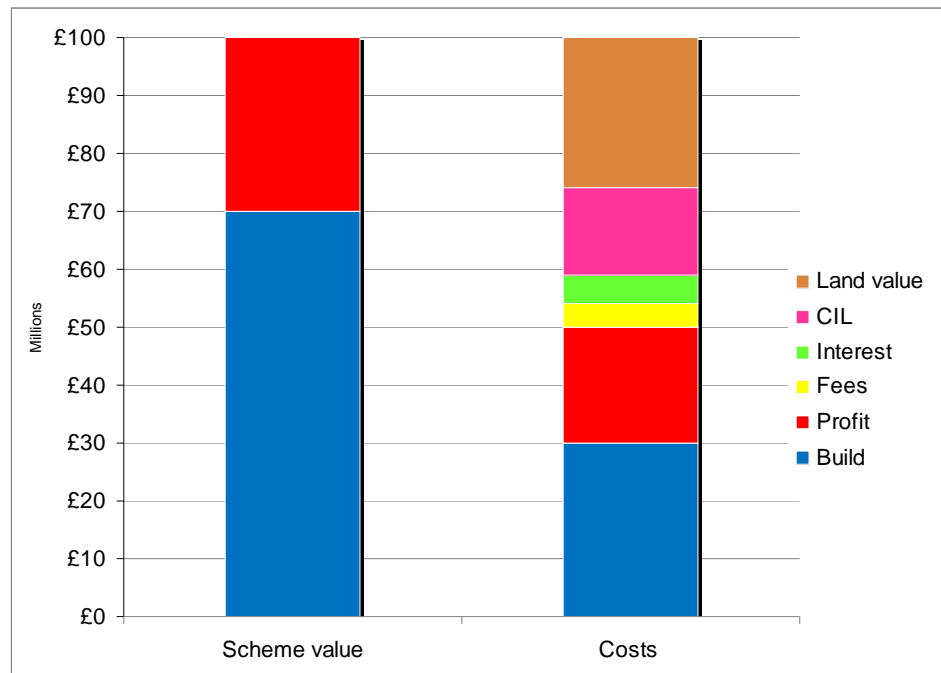
- L09 Land at Grove Farm (extension to Leamington Spa);
- L48 Land at Blackdown (extension to Leamington Spa);
- W26 Gallows Hill/ Europa Way (extension to Warwick);
- K17 Southcrest Farm, Glasshouse Lane (extension to Kenilworth);
- C13 Lodge Farm Westwood Heath (extension to Coventry).

3 Methodology and appraisal inputs

- 3.1 Our methodology follows standard development appraisal conventions, using assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Warwick District and reflects the Council's planning policy requirements.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing and the payment from a Registered Social Landlord ('RSL') for the completed affordable housing units. The model then deducts the build costs, fees, interest, CIL (at varying levels) and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of current use value), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value' or another appropriate benchmark to make development worthwhile. The margin above current use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.

- 3.5 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. CIL will be a cost to the scheme and will impact on the residual land value. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.6 The CIL Regulations provide no specific guidance on how local authorities should test the viability of their proposed charges. However, there is a range of good practice generated by both the Homes and Communities Agency and appeal decisions that assist in guiding planning authorities on how they should approach viability testing for planning policy purposes.
- 3.7 In 2009, the Homes and Communities Agency published a good practice guidance manual 'Investment and Planning Obligations: Responding to the Downturn'. This defines viability as follows: "a viable development will support a residual land value at level sufficiently above the site's existing use value⁸ (EUV) or alternative use value (AUV) to support a land acquisition price acceptable to the landowner".
- 3.8 A number of planning appeal decisions provide guidance on the extent to which the residual land value should exceed existing use value to be considered viable:

Barnet & Chase Farm: APP/Q5300/A/07/2043798/NWF

"the appropriate test is that the value generated by the scheme should exceed the value of the site in its current use. The logic is that, if the converse were the case, then sites would not come forward for development"

Bath Road, Bristol: APP/P0119/A/08/2069226

"The difference between the RLV and the existing site value provides a basis for ascertaining the viability of contributing towards affordable housing."

Beckenham: APP/G5180/A/08/2084559

"without an affordable housing contribution, the scheme will only yield less than 12% above the existing use value, 8% below the generally accepted margin necessary to induce such development to proceed."

Oxford Street, Woodstock: APP/D3125/A/09/2104658

"The main parties' valuations of the current existing value of the land are not dissimilar but the Appellant has sought to add a 10% premium. Though the site is owned by the Appellants it must be assumed, for valuation purposes, that the land is being acquired now. It is unreasonable to assume that an existing owner and user of the land would not require a premium over the actual value of the land to offset inconvenience and assist with relocation. The Appellants addition of the 10% premium is not unreasonable in these circumstances."

⁸ This term should not be confused with the RICS *Red Book* definition. Existing Use Value in this context is taken to mean the value of the site in its current use, disregarding opportunities for redevelopment of the site for other uses.

- 3.9 The guidance issued by the Local Housing Delivery Group⁹ ('LHDG') on 22 June 2012 advocates the use of current use value plus an appropriate premium as a benchmark for testing CIL and local plan policy requirements.
- 3.10 It is clear from the LHDG guidance, planning appeal decisions and HCA good practice publication that the most appropriate test of viability for planning policy purposes is to consider the residual value of schemes compared to the existing or current use value plus a premium. As discussed later in this report, our study adopts a range of benchmark land values, reflecting differing circumstances in which sites are brought forward.
- 3.11 The recent examination on the Mayor of London's CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:
- "The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context." (para 8) and that "I don't believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done" (para 9).*
- 3.12 In his concluding remark, the Examiner points out that
- "the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but a reduction in development land value is an inherent part of the CIL concept. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (para 32 – emphasis added).*
- 3.13 It is important to stress, however, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each individual Charging Authority.
- 3.14 The issue of an appropriate benchmark land value is more complex in regards to greenfield/agricultural sites, where the current use value is low (typically circa £21,000 per hectare) and the uplift arising from planning permission can be very high. An element of judgement is required as to the uplift required, but it will typically be a multiple of the current use value (e.g. ten times current use value).

⁹ This group was led by the Homes and Communities Agency and comprises representatives from the National Home Builders Federation, the Royal Town Planning Institute, local authorities and valuers (including BNP Paribas Real Estate).

4 Development appraisals

Residential development

- 4.1 We have appraised a series of hypothetical developments, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the District. In addition, we have appraised five strategic sites contained with the Strategic Housing Land Availability Assessment. The inputs to the appraisals are based on research on the local housing market and data from other identified sources.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. We have considered comparable evidence of transacted properties in the area and also properties on the market to establish appropriate values for testing purposes. We have also had regard to the values identified in the Council's 2011 Affordable Housing Viability Assessment, which broadly accords with the findings of our own research. This exercise indicates that developments in the District will attract average sales values ranging from circa £214 per sq ft (£2,307 per square metre) to £295 per sq ft (£3,180 per square metre).
- 4.3 We have applied the following average sales values in our appraisals, reflecting the range above (see Table 4.4.3).

Table 4.4.3: Average sales values used in appraisals

Area	Average values £s per sq m	Average values £s per sq ft
Warwick and East Leamington Spa	£2,307	£214
Most of Leamington Spa	£2,981	£277
Kenilworth	£2,691	£250
Rural areas (higher value – Rowington, Leek Wootton, Ashow, Hunningham, Cubbington, Norton Lindsey, Shrewley, Bishop's Tachbrook)	£3,180	£295
Rural areas (lower values)	£2,449	£228

- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term. However, as this growth cannot be relied upon, we recommend that the Council considers appropriate CIL rates based on current values only.

Affordable housing tenure and values

- 4.5 The Council's policy position is set out in Core Strategy – Preferred Options document. Affordable housing is required on sites within built up areas of 10 or more units; and on sites in rural areas of 5 or more units. 40% of units should be provided as affordable housing. The tenure split of the affordable

housing requires the provision of 80% social rented housing and 20% intermediate housing, with the exact split determined to reflect individual site circumstances and local need.

- 4.6 For modelling purposes, we have assumed that 40% of units on qualifying sizes of development are provided as affordable housing, with a tenure split of 80% rented housing and 20% intermediate.
- 4.7 The Council's *Joint Tenancy Strategy* sets out the Council's position with regards to rent levels. Registered Providers are expected to set rents for Affordable Rent properties so that they do not exceed 60% of market rents. For modelling purposes, we have adopted a worst case scenario and assumed that all the rented housing is provided at Target Rents.
- 4.8 The CLG/HCA '2011-2015 Affordable Homes Programme – Framework' (February 2011) document clearly states that RSLs will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We recommend that the Council revisits this assumption when it next reviews its charging schedule, by which time a new funding programme may have been introduced by central government.
- 4.9 For shared ownership units, we have assumed that RSLs will sell 40% initial equity stakes and charge a rent of 2.75% on the retained equity, capitalised at 5%.

Residential development types, density and mix

- 4.10 We have run appraisals using the range of densities that are typically encountered in the District. We have had regard to the density of development indicated by the Council's Local Plan – Preferred Options document. For modelling purposes, we have assumed densities ranging from (30 to 60 dwellings per hectare), although we note that the Council considers it unlikely that densities as high as 60 dwellings per hectare will be achieved.
- 4.11 Table 4.11.1 summarises the different development typologies selected for testing purposes. These are intended to reflect the range of developments across the District. Table 4.11.2 summarises the unit mix we have assumed for each of the development typologies.

Table 4.11.1: Development typologies

	Number of units	Housing type	Location type	Development density units per ha	Site area (ha) ¹⁰
1	4	100% houses	Greenfield	35	0.17
2	8	100% houses	Urban	35	0.23
3	25	90% houses 10% flats	Greenfield	35	1.06
4	35	90% houses 10% flats	Greenfield	30	1.74
5	50	50% houses 50% flats	Urban	50	1.00
6	65	60% houses 40% flats	Urban	40	1.63
7	75	100% houses	Greenfield	20	5.60
8	75	100% houses	Greenfield	35	3.20
9	100	100% flats	Urban	60	1.67

Table 4.11.2: Unit mix

	1B flat	2B flat	3B flat	2B house	3B house	4B house
1	-	-	-	30%	50%	20%
2	-	-	-	40%	45%	15%
3	5%	5%	-	36%	42%	12%
4	7%	3%	-	38%	42%	10%
5	20%	22%	7%	20%	23%	8%
6	16%	18%	6%	24%	27%	9%
7	-	-	-	20%	40%	40%
8	-	-	-	40%	40%	20%
9	40%	40%	20%	-	-	-

Residential build costs

- 4.12 We have sourced build costs for the residential schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. However, adjustments to the base costs are necessary to reflect other factors which are not included in BCIS (external works and sustainability requirements). In addition to the build costs outlined below, our appraisals include a contingency of 5% of build costs. Our approach is set out in the following paragraphs.
- 4.13 **Houses:** we have used the mean average BCIS 'Estate housing – generally' cost, adjusted for Warwick, which is currently £831 per square metre. In addition to this base cost, we have included an allowance which equates to an

¹⁰ The Council's SHLAA assumes that on sites of 10 or more hectares, 50% of the site will be developable for housing, with the remaining space used for supporting facilities (e.g. open space). For sites of less than 10 units, the SHLAA assumes that 67% of the site will be developable for residential. In urban areas, 100% of site is considered as developable area.

additional 15% of the base cost for external works.

- 4.14 Although Code for Sustainable Homes level 4 is not presently mandatory across all tenures, we have incorporated a 6% allowance for this as the standard will become mandatory for affordable housing in 2013. The standard will be applied to private housing shortly afterwards.
- 4.15 **Flats:** we have used the mean average BCIS 'Flats – generally' cost, adjusted for Warwick, which is currently £953 per square metre. In addition to this base cost, we have included an allowance which equates to an additional 15% of the base cost for external works. Our appraisal assumes a gross to net ratio of 85% for flats.
- 4.16 A summary of build costs for each scheme type is provided in Table 4.16.1.

Table 4.16.1: Build costs

Type	BCIS base – quarter 2 2012	Base cost	External works and CSH	All-in cost (gross)	All-in cost (net)
Houses	Estate housing – generally	£831	£125	£956	£956
Flats	Flats – generally	£953	£143	£1,096	£1,289

- 4.17 As noted above, an additional 6% allowance is included across all tenures for meeting Code for Sustainable Homes level 4, which is reflective of the findings of work undertaken by Davis Langdon on behalf of CLG.
- 4.18 On strategic sites, we have included an additional £10,000 per unit allowance for on-site infrastructure (site roads, sewers, utilities etc). This is based on average infrastructure costs on strategic greenfield sites across the south east.

Development programme

- 4.19 The development programme for each development typology is summarised in Figure 4.19.1 (overleaf). This assumes a 6 month period for pre-commencement and varying build and sales periods, depending on the number of units in the scheme. We have assumed a sales rate of 3 private units per month. On the largest strategic sites, we have assumed that the development is undertaken by two developers, which effectively increases the sales rate to 6 per month from both sales outlets.

Professional fees

- 4.20 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants and so on. Our appraisals incorporate an allowance of 10% (strategic sites include an allowance of 12%). This allowance incorporates all professional inputs and planning fees, Energy Performance Certificate and NHBC costs.
- 4.21 Our appraisals incorporate an allowance of 3% of GDV to cover marketing costs. An additional 0.5% of GDV is included for legal costs on sales.

Finance costs

- 4.22 Our appraisals incorporate finance costs on land and build at 7%.

Stamp duty and acquisition costs

- 4.23 We include stamp duty at 4% of land costs, agents fees of 1% and legal fees on acquisition of 0.8%.

Section 278 and residual Section 106 costs

- 4.24 Our appraisals incorporate an allowance of £1,500 per unit to address any Section 278 and residual Section 106 costs. This is an estimate only and actual sums sought will vary according to site specific circumstances.
- 4.25 On strategic sites, we have assumed a higher allowance of £10,000 per unit to reflect the costs of on-site infrastructure that will typically be sought by the Council. This is an estimate only and the actual amount sought on application schemes will be determined by specific needs and through negotiation between the Council and the Applicant.

Developer's profit

- 4.26 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15% of GDV. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.27 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.28 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks may not allow profit levels to decrease much lower than their current level of 20%.
- 4.29 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RSL prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RSL, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance and Homes and Communities Agency's guidelines in its Economic Appraisal Tool.

Figure 4.18.1 – Development Programmes (smaller schemes)

DEVELOPMENT PROGRAMMES		Year 1				Year 2				Year 3				Year 4			
		Quarter															
Site type	Activity	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Type 1 - 4 units, houses, GF	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CIL payment 1																
	CIL payment 2																
	CIL payment 3																
Type 2 - 8 units, houses, UB	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CIL payment 1																
	CIL payment 2																
	CIL payment 3																
Type 3 - 25 units, houses & flats, GF	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CIL payment 1																
	CIL payment 2																
	CIL payment 3																
Type 4 - 35 units, houses & flats, GF	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CIL payment 1																
	CIL payment 2																
	CIL payment 3																
Type 5 - 50 units, houses & flats, UB	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CIL payment 1																
	CIL payment 2																
	CIL payment 3																

Note: GF = Greenfield, UB = Urban

Site type	Activity	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Type 6 - 65 units, houses & flats, UB	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CIL payment 1																
	CIL payment 2																
	CIL payment 3																
Type 7 - 75 units, houses, GF	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CIL payment 1																
	CIL payment 2																
	CIL payment 3																
Type 8 - 75 units, houses, GF	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CIL payment 1																
	CIL payment 2																
	CIL payment 3																
Type 9 - 100 units, flats, UB	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CIL payment 1																
	CIL payment 2																
	CIL payment 3																

Figure 4.18.2 – Development Programmes (strategic sites)

DEVELOPMENT PROGRAMMES		Year																																																					
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				Year 7				Year 8				Year 9				Year 10				Year 11				Year 12									
		Quarter																																																					
Site type	Activity	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48						
K17 - Southcrest Farm, Kenilworth	Pre-construction																																																						
	Construction																																																						
	Sales																																																						
	S106 payment																																																						
	CIL payment 1																																																						
	CIL payment 2																																																						
	CIL payment 3																																																						
L09 - Land at Grove Farm, Leamington Spa	Pre-construction																																																						
	Construction																																																						
	Sales																																																						
	S106 payment																																																						
	CIL payment 1																																																						
	CIL payment 2																																																						
	CIL payment 3																																																						
C13 - Lodge Farm, Coventry	Pre-construction																																																						
	Construction																																																						
	Sales																																																						
	S106 payment																																																						
	CIL payment 1																																																						
	CIL payment 2																																																						
	CIL payment 3																																																						
W26 - Gallows Hill, Warwick	Pre-construction																																																						
	Construction																																																						
	Sales																																																						
	S106 payment																																																						
	CIL payment 1																																																						
	CIL payment 2																																																						
	CIL payment 3																																																						
L48 - Land at Blackdown, Leamington Spa	Pre-construction																																																						
	Construction																																																						
	Sales																																																						
	S106 payment																																																						
	CIL payment 1																																																						
	CIL payment 2																																																						
	CIL payment 3																																																						

Benchmark land values for the residential analysis

- 4.30 Benchmark land values, based on the current use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's current use value. Current use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Current use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.31 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.32 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.33 The benchmark land values used in this study have been selected to provide a broad indication of likely land values across the District, having regard to the predominant types of sites in the Strategic Housing Land Availability Assessment. It is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development, especially in urban areas.
- 4.34 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development¹¹. The premium above current use value would be reflective of specific site circumstances (the primary factors being the occupancy level and strength of demand from alternative occupiers). For policy testing purposes it is not possible to reflect the circumstances of each individual site, so a blanket assumption of a 20% premium has been adopted to reflect the 'average' situation.
- 4.35 The majority of new housing supply will be on greenfield sites, which has a very low existing use value. However, it is recognised that landowners of

¹¹ This approach is therefore consistent with the National Planning Policy Framework, which indicates that development should provide "competitive returns" to landowners. A 20% return above current use value is a competitive return when compared to other forms of investment.

greenfield sites have expectations that exceed current values and adding a percentage premium is unlikely to provide a sufficient land value.

Benchmark land values

- 4.36 A majority of land identified for development in the District is greenfield, with some development in urban areas expected to come forward on former community buildings, car parks and former employment land. Our appraisals compare the value of each scheme to four benchmark land values. These benchmark land value are indicative of the 'threshold values' which will be required for land to be released for development.
- 4.37 Land values will inevitably vary, depending on their location and their existing use, as outlined in the preceding sections. Some sites will be in commercial use and will have a higher value than greenfield sites. This is recognised in the Council's 2011 Affordable Housing Viability Assessment, which adopts a 'threshold land value' of £1.05 million per hectare, using an average of alternative uses. We have taken this as the highest benchmark. Other sites will have lower values, such as those owned by the Council or are in use as community facilities.
- 4.38 Values for greenfield sites are considerably lower if they are currently used as agricultural land; typically £20 - £22,000 per hectare. Landowners are unlikely, however, to trade their land for development at these values. The extent of 'uplift' required is often a matter of debate and has been considered by CLG research on land values. This research indicates a range of £247,000 to £371,000 per hectare¹². The four benchmark land values used in our appraisals are as follows:
- Commercial sites (AHVA benchmark): £1.05 million per hectare;
 - Former community sites: £0.5 million per hectare;
 - Greenfield (CLG high end of range): £0.37 million per hectare;
 - Greenfield (CLG lower end of range): £0.25 million per hectare.
- 4.39 Land values are not fixed and can (and should) flex to accommodate planning requirements. We would draw readers' attention to the comments on land values in Examiner's report on the Mayor of London's CIL¹³, which indicates that owners will need to adjust their expectations to accommodate allowances for infrastructure.

Commercial development

- 4.40 We have appraised a series of hypothetical commercial developments, reflecting a range of use classes at average rent levels achieved on lettings of commercial space in actual developments. In each case, our assessment assumes an intensification of the existing use on the site, based on the same type of commercial development. In each case, the existing use value assumes that the existing building is no more than half the size of the new development, with a lower rent and higher yield reflecting the secondary

¹² CLG 'Cumulative impacts of regulations on house builders and landowners Research paper' 2011

¹³ Para 32: "the price paid for development land may be reduced.... a reduction in development land value is an inherent part of the CIL concept.... in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges."

nature of the existing building.

Commercial rents and yields

- 4.41 Our research on lettings of commercial floorspace indicates a range of rents achieved, as summarised in table 4.40.1. This table also includes our assumptions on appropriate yields to arrive at a capital value of the commercial space. There does not appear to have been substantial development of new retail, offices and industrial/warehousing floorspace over the past few years and given the UK's current macro-economic conditions, we would not anticipate substantial amounts of commercial development in the short term. The rents and yields adopted in our appraisals are summarised in Table 4.40.1.
- 4.42 Our appraisals of commercial floorspace test the viability of developments on existing commercial sites. For these developments, we have assumed that the site currently accommodates the same use class and the development involves intensification of that use. We have assumed lower rents and higher yields for existing space than the planned new floorspace. This reflects the lower quality and lower demand for second hand space, as well as the poorer covenant strength of the likely occupier of second hand space. A modest refurbishment cost of is allowed for to reflect costs that would be incurred to secure a letting of the existing space. A 20% landowner premium is added to the resulting existing use value as an incentive for the site to come forward for development. The actual premium would vary between sites, and be determined by site-specific circumstances, so the 20% premium has been adopted as a 'top of range' scenario for testing purposes.

Commercial build costs

- 4.43 We have sourced build costs for the commercial schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. These costs vary between different uses and exclude external works and fees (our appraisals include separate allowances for these costs). Costs for each type of development are shown in Table 4.40.1.

Profit

- 4.44 In common with residential schemes, commercial schemes need to show a risk adjusted profit to secure funding. Profit levels are typically around 20% of developments costs and we have incorporated this assumption into our appraisals.

Table 4.40.1: Commercial appraisal assumptions for each use

Appraisal input	Source/Commentary	Hotels	Offices (Prime Warwick)	Industrial and warehouses	Retail –Prime Leamington	Retail - elsewhere	Retail – super- stores, retail parks	Student housing
Total floor area (sq ft)	Hypothetical scheme	22,500	30,000	30,000	3,000	3,000	30,000	150,195
Rent (£s per sq ft)	Based on average lettings sourced from EGI and Focus	Cap val £82k per room	£15	£5.50	£46	£25	£25	£120 pw 29 wk term
Rent free/void period (years)	BNPPRE assumption	2	2	2	1	1	1	n/a
Yield	BNPPRE prime yield schedule	6%						
Purchaser's costs (% of GDV)	Stamp duty 4%, plus agent's and legal fees	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%
Demolition costs (£s per sq ft of existing space)	Based on experience from individual schemes	£5	£5	£5	£5	£5	£5	£5
Gross to net (net as % of gross)	Based on experience from individual schemes	75%	82%	90%	82%	82%	82%	75%
Base construction costs (£s per sq ft)	BCIS costs. Offices – 'generally' for air conditioned offices with adjustment for quality. 'Generally' figure for industrial, supermarkets and retail.	£135	£160	£50	£150	£150	£97	£125
External works (% of build costs)	BNPPRE assumption	10%	10%	10%	10%	10%	20%	10%
Contingency (% of build costs)	BNPPRE assumption	5%	5%	5%	5%	5%	5%	5%
Letting agent's fee	(% of first year's rent)	10%	10%	10%	10%	10%	10%	10%
Agent's fees and legal fees	(% of capital value)	1%	1%	1%	1%	1%	1%	1%
Interest rate	BNPPRE assumption	7%	7%	7%	7%	7%	7%	7%
Professional fees (% of build)	BNPPRE assumption, relates to complexity of scheme	10%	10%	10%	10%	10%	10%	10%
Profit (% of costs)	BNPPRE assumption based on schemes submitted for planning	20%	20%	20%	20%	20%	20%	20%

Table 4.40.1 (continued) Commercial appraisal assumptions for each use – existing uses

Appraisal input	Source/Commentary	Hotels	Offices (Prime Warwick)	Industrial and warehouses	Retail –Prime Leamington	Retail - elsewhere	Retail – super- stores, retail parks	Student housing
Existing floorspace (sq ft)	Assumed to be between 25% to 50% of new space	11,250	9,000	15,000	1,500	1,500	15,000	45,000
Rent on existing floorspace	Reflects poor quality second hand space of same use, low optimisation of site etc and ripe for redevelopment	£19 - £21	£5 - £10	£3.50 - £5	£33 - £34	£12 - £22	£17 - £18	£7
Yield on existing floorspace	BNPPRE assumption, reflecting lower covenant strength of potential tenants, poor quality building etc	7%	8% - 8.5%	9% - 10%	6%	6.5% - 7%	7%	8.5%
Rent free on existing space	Years	2	3	3	1.5	1.5	1.5	3
Refurbishment costs (£s per sq ft)	General allowance for bringing existing space up to lettable standard	£50	£30	£30	£50	£50	£50	£50
Fees on refurbishment (% of refurb cost)	BNPPRE assumption	7%	7%	7%	7%	7%	7%	7%
Landowner premium	BNPPRE assumption – in reality the premium is likely to be lower, therefore this is a conservative assumption	20%	15 - 20%	15%	20%	20%	20%	20%

5 Appraisal outputs

Residential appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as Appendix 3 (smaller sites) and Appendix 4 (strategic sites). We have modelled nine hypothetical site types, reflecting different densities and types of development, which are tested in the six broad housing market areas identified in Section 4 and against the typical land value benchmarks for the District. The development typologies are summarised in table 5.1.1 below.

Table 5.1.1: Development typologies

	Number of units	Housing type	Location type	Development density units per ha	Site area (ha) ¹⁴
1	4	100% houses	Greenfield	35	0.17
2	8	100% houses	Urban	35	0.23
3	25	90% houses 10% flats	Greenfield	35	1.06
4	35	90% houses 10% flats	Greenfield	30	1.74
5	50	50% houses 50% flats	Urban	50	1.00
6	65	60% houses 40% flats	Urban	40	1.63
7	75	100% houses	Greenfield	20	5.60
8	75	100% houses	Greenfield	35	3.20
9	100	100% flats	Urban	60	1.67

- 5.2 In addition, we have tested the viability of five strategic sites, summarised in Table 5.2.1.

Table 5.2.1: Strategic sites

SHLAA code	Location	Major settlement	Gross site area (ha)	Estimated no of units @ 35 dph
L09	Land at Grove Farm	Extension to Leamington Spa	62.18	664
L48	Land at Blackdown	Extension to Leamington Spa	66.74	1,165
W26	Gallows Hill/ Europa Way	Extension to Warwick	21.53	377
K17	Southcrest Farm, Glasshouse Lane	Extension to Kenilworth	16.79	319
C13	Lodge Farm, Westwood Heath	Extension to Coventry	30.48	324

¹⁴ The Council's SHLAA assumes that on sites of 10 or more hectares, 50% of the site will be developable for housing, with the remaining space used for supporting facilities (e.g. open space). For sites of less than 10 units, the SHLAA assumes that 67% of the site will be developable for residential. In urban areas, 100% of site is considered as developable area.

- 5.3 For schemes above the affordable housing threshold, we have tested with 40% affordable housing (the Council's strategic target) with a tenure mix of 80% rented and 20% intermediate housing. We have run sensitivities analyses using 30%, 20% and 10% affordable housing.
- 5.4 The base position assumes a Developer's profit of 20% of gross development value on private housing and 6% on affordable housing cost. We have also run two sensitivity analyses, using a higher profit level (22.5%) and a lower profit (17.5%). The former reflects a worsening of market conditions and/or tightening of bank funding criteria; while the latter reflects better market conditions and a reduction in risk associated with development.
- 5.5 We assume that all development types will meet Code for Sustainable Homes level 4. Level 4 is reflected through a 6% adjustment to our base build costs for all tenures. As noted previously, this is not currently a mandatory requirement for private housing, but will become mandatory for affordable housing during 2013.
- 5.6 The residual land values from each of the scenarios above in each housing market areas are then compared to the benchmark land value based on the assumptions set out in paragraphs 4.30 to 4.37. This comparison enables us to determine whether the imposition of CIL would have an impact on development viability. In some cases, the equation RLV less BLV results in a negative number, so the development would not proceed, whether CIL was imposed or not. We therefore focus on situations where the RLV is greater than BLV and where (all other things being equal) the development would proceed. In these situations, CIL has the potential to 'tip the balance' of viability into a negative position.

Commercial appraisals

- 5.7 Our research on rents achieved on commercial lettings indicates a range of rents within each main use class. Our commercial appraisals therefore model base position and test the range of rates (higher and lower than the base level) and changes to yields. This enables us to draw conclusions on maximum potential rates of CIL. For each type of development tested, we have run appraisals of a quantum of floorspace, each with rent levels reflecting the range identified by our research.

Presentation of data

Residential appraisals results

- 5.8 The results for each site type are presented in tables showing the CIL rate and the corresponding RLV (which is then converted into a RLV per hectare). The RLV per hectare is then compared to the four benchmark land values, which are also expressed as a per hectare value. Where the RLV exceeds the benchmark, the amount of CIL entered into the appraisal is considered viable.
- 5.9 A sample of the format of the results is provided below. This sample relates to strategic site L09 (Land at Grove Farm).

**Community Infrastructure Levy
Warwick District Council**
Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Greenfield 1	Greenfield 2	Greenfield 3	Greenfield 4
£1,049,750	£500,000	£371,000	£247,000

Site type 2	
Houses	
No of units	664 units
Density:	35 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	37.94 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,328,725	641,194	-408,556	141,194	270,194	394,194
20	23,732,308	625,475	-424,275	125,475	254,475	378,475
40	23,135,890	609,756	-439,994	109,756	238,756	362,756
60	22,539,473	594,037	-455,713	94,037	223,037	347,037
80	21,943,055	578,318	-471,432	78,318	207,318	331,318
100	21,346,637	562,600	-487,150	62,600	191,600	315,600
120	20,749,393	546,859	-502,891	46,859	175,859	299,859
140	20,139,651	530,789	-518,961	30,789	159,789	283,789
160	19,526,027	514,617	-535,133	14,617	143,617	267,617
180	18,912,402	498,444	-551,306	-1,556	127,444	251,444
200	18,290,350	482,050	-567,700	-17,950	111,050	235,050
210	17,976,516	473,779	-575,971	-26,221	102,779	226,779
220	17,659,899	465,434	-584,316	-34,566	94,434	218,434
230	17,340,932	457,028	-592,722	-42,972	86,028	210,028
240	17,021,965	448,621	-601,129	-51,379	77,621	201,621
250	16,701,679	440,180	-609,570	-59,820	69,180	193,180

Commercial appraisal results

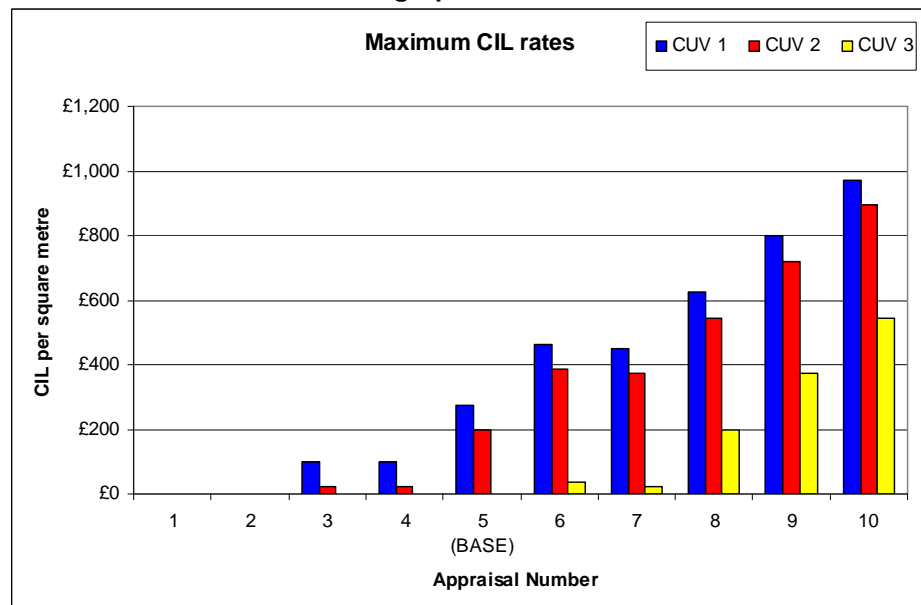
- 5.10 The appraisals include a 'base' rent level, with sensitivity analyses which model rents above and below the base level (an illustration is provided in Chart 5.9.1). The maximum CIL rates are then shown per square metre, against three different current use values (see Table 4.40.1). Chart 5.9.2 provides an **illustration** of the outputs in numerical format, while Chart 5.9.3 shows the data in graph format. In this example, the scheme could viably absorb a CIL of between £0 and £275 per square metre, depending on the current use value. The analysis demonstrates the significant impact of very small changes in yields (see appraisals 4 and 6, which vary the yield by 0.25% up or down) on the viable levels of CIL.

Chart 5.9.1: Illustration of sensitivity analyses

	£s per sqft	Yield	Rent free
Appraisal 1	£21.00	6.50%	2.00 years
Appraisal 2	£22.00	6.50%	2.00 years
Appraisal 3	£23.00	6.50%	2.00 years
Appraisal 4	£24.00	6.75%	2.00 years
Appraisal 5 (base)	£24.00	6.50%	2.00 years
Appraisal 6	£24.00	6.25%	2.00 years
Appraisal 7	£25.00	6.50%	2.00 years
Appraisal 8	£26.00	6.50%	2.00 years
Appraisal 9	£27.00	6.50%	2.00 years
Appraisal 10	£28.00	6.50%	2.00 years

Chart 5.9.2: Maximum CIL rates – numerical format

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-4%	£100	£23	£0
Appraisal 4	0%	£99	£21	£0
Appraisal 5 (base)	-	£275	£197	£0
Appraisal 6	0%	£465	£387	£38
Appraisal 7	4%	£449	£371	£23
Appraisal 8	8%	£624	£546	£197
Appraisal 9	11%	£798	£720	£371
Appraisal 10	14%	£972	£894	£546

Chart 5.9.3: Maximum CIL rates – graph format


6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at Appendix 3 (residential appraisal results – urban areas), Appendix 4 (strategic sites results) and Appendix 5 (commercial appraisal results). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the District. These RLVs are then compared to appropriate benchmark land values.
- 6.2 The CIL regulations state that in setting a charge, local authorities must “*aim to strike what appears to the charging authority to be an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. Our recommendations are that:
- Firstly, the Council should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, the Council should take a balanced view of viability – residual valuations are just one factor influencing a developer’s decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
 - Fifthly, the Council should not set their rates of CIL at the limits of viability. A margin or contingency below the maximum rate should be allowed for to account for market change and site specific viability issues.
- 6.3 The early examinations have seen a debate on how viability evidence should translate into CIL rates. It has now been widely recognised that there is no requirement for a Charging Authority to slavishly follow the outputs of residual valuations. At Shropshire Council’s examination in public, Newark & Sherwood Council argued that rates of CIL should be set at the level dictated by viability evidence which would (if followed literally) have resulted in a Charging Schedule with around thirty different charging zones across the Shropshire area. Clearly this would have resulted in a level of complexity that CIL is intended to avoid. The conclusion of this debate was that CIL rates should not necessarily be determined solely by viability evidence, but *should not be logically contrary* to the evidence. Councils should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool.

Assessment – residential development

- 6.4 As CIL is intended to operate as a fixed charge, the Council will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure on the one hand and the need to *minimise* the impact upon development viability on the other. Secondly, as CIL will effectively take a ‘top-slice’ of development value, there is a potential impact on the percentage or tenure mix of affordable housing that can be secured. This is a change from the current system of negotiated

financial contributions, where the planning authority can weigh the need for contributions against the requirement that schemes need to contribute towards affordable housing provision.

- 6.5 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a factor that comes into play in the developer's/landowner's decision making. We have therefore disregarded the 'unviable' schemes in recommending an appropriate level of CIL. The unviable schemes will only become viable following a degree of real house price inflation, or in the event that the Council agrees to a lower level of affordable housing for particular sites in the short term¹⁵.

Determining maximum viable rates of CIL for residential development

- 6.6 As noted in paragraph 6.5, where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. Other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement. All the results summarised below assume, firstly, that current affordable housing requirements are met in full. Sensitivity analyses which adopt reduced levels of affordable housing are also provided. This shows the relationship between CIL and affordable housing and the amounts that could be secured by changing the other requirement.
- 6.7 Tables 6.7.1 to 6.7.9 summarise the results of our residential appraisals of smaller sites (the full results are attached as Appendix 3). For each development typology, the tables show the highest CIL rate (within the testing range of £0 to £250 per square metre) that is viable against each of the four benchmark land values.
- 6.8 Site typologies 1, 3, 4, 7 and 8 are located on greenfield sites, while site typologies 2, 5, 6 and 9 are developments in urban areas. The relevant parts of the tables are shaded either green or brown to focus on the results that are most pertinent for each particular development typology. For example, for Site typology 1, BLV 3 and BLV 4 are shaded green, as these are the most relevant benchmarks for greenfield sites.
- 6.9 It is also important to note that Site typology 1 is a 4 unit scheme that falls below the Council's affordable housing threshold of 5 units in a rural area. Similarly, Site typology 2 is an 8 unit scheme that falls below the 10 unit threshold for urban areas. Although the tables show the results for a range of affordable housing percentages (up to 40%), the current policy position does not require any contribution from these types of sites. The relevant results for site types 1 and 2 is therefore the '0%' affordable housing column.

¹⁵ However, as shown by the sensitivity analyses (which reduce affordable housing to 30%, 20% and 10%) even a reduction in affordable housing does not *always* remedy viability issues. In these situations, it is not the presence or absence of planning obligations that is the primary viability driver – it is simply that the value generated by residential development is lower than some existing use values. In these situations, sites would remain in their existing use.

Table 6.7.1: Site type 1 – 4 units, 100% houses, greenfield (35 dph)

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	<i>nv</i>	20	120	220	250	<i>nv</i>	100	210	250	250	60	180	250	250	250
Leamington Spa	0	180	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	100	210	250	180	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (higher value)	140	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	120	<i>nv</i>	120	240	250	250	80	220	250	250	250	180	250	250	250	250

Table 6.7.2: Site type 2 – 8 units, 100% houses, urban area (35 dph)

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	60	140	<i>nv</i>	80	180	250	250	20	140	250	250	250	100	210	250	250	250
Leamington Spa	200	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	<i>nv</i>	120	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (higher value)	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	60	160	250	60	200	250	250	250	140	250	250	250	250	220	250	250	250	250

Table 6.7.3: Site type 3 – 25 units, 90% houses and 10% flats, greenfield (35 dph)

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	40	120	210	<i>nv</i>	0	120	210	250	<i>nv</i>	100	200	250	250
Leamington Spa	<i>nv</i>	20	180	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	180	60	220	250	250	250	180	250	250	250	250	250	250	250	250	250
Rural areas (higher value)	<i>nv</i>	180	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	<i>nv</i>	20	140	240	250	<i>nv</i>	120	230	250	250	80	220	250	250	250

nv = not viable at zero CIL

Table 6.7.4: Site type 4: 35 units, 90% houses and 10% flats, greenfield (30 dph)

	BLV1					BLV2					BLV3					BLV4					
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	160	<i>nv</i>	<i>nv</i>	80	160	240	<i>nv</i>	60	160	250	250	
Leamington Spa	<i>nv</i>	<i>nv</i>	60	180	250	220	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	<i>nv</i>	140	250	250	250	120	250	250	250	250	250	250	250	250	250	
Rural areas (higher value)	<i>nv</i>	20	210	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	180	250	<i>nv</i>	60	180	250	250	40	180	250	250	250	

Table 6.7.5: Site type 5: 50 units, 50% houses and 50% flats, urban area (50 dph)

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	<i>nv</i>	<i>nv</i>	20	100	180	<i>nv</i>	<i>nv</i>	60	140	230	<i>nv</i>	0	100	180	250
Leamington Spa	0	180	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	100	220	250	40	180	250	250	250	100	240	250	250	250	160	250	250	250	250
Rural areas (higher value)	160	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	40	120	<i>nv</i>	0	120	220	250	<i>nv</i>	60	160	250	250	<i>nv</i>	100	210	250	250

Table 6.7.6: Site type 6: 65 units, 60% houses and 40% flats, urban area (40 dph)

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	<i>nv</i>	<i>nv</i>	20	100	180	<i>nv</i>	<i>nv</i>	60	160	240	<i>nv</i>	20	120	210	250
Leamington Spa	<i>nv</i>	140	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	60	180	250	40	180	250	250	250	120	250	250	250	250	180	250	250	250	250
Rural areas (higher value)	120	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	100	<i>nv</i>	0	120	220	250	<i>nv</i>	60	180	250	250	0	120	240	250	250

nv = not viable at zero CIL

Table 6.7.7: Site type 7: 75 units, 100% houses, greenfield area (lower density – 20 dph)

	BLV1					BLV2					BLV3					BLV4					
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	60	<i>nv</i>	<i>nv</i>	0	80	160	<i>nv</i>	0	100	180	250	
Leamington Spa	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	60	230	250	250	250	240	250	250	250	250	250	250	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	140	240	250	0	160	250	250	250	160	250	250	250	250	
Rural areas (higher value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	100	230	220	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	60	140	<i>nv</i>	<i>nv</i>	80	180	250	<i>nv</i>	100	210	250	250	

Table 6.7.8: Site type 8: 75 units, 100% houses, greenfield area (standard density – 35 dph)

	BLV1					BLV2					BLV3					BLV4					
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	100	180	<i>nv</i>	0	100	180	250	<i>nv</i>	80	180	250	250	
Leamington Spa	<i>nv</i>	20	160	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	160	60	200	250	250	250	160	250	250	250	250	250	250	250	250	250	250
Rural areas (higher value)	<i>nv</i>	160	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	<i>nv</i>	20	120	210	250	<i>nv</i>	100	210	250	250	80	200	250	250	250	

Table 6.7.9: Site type 9: 100 units, 100% flats, urban area (60 dph)

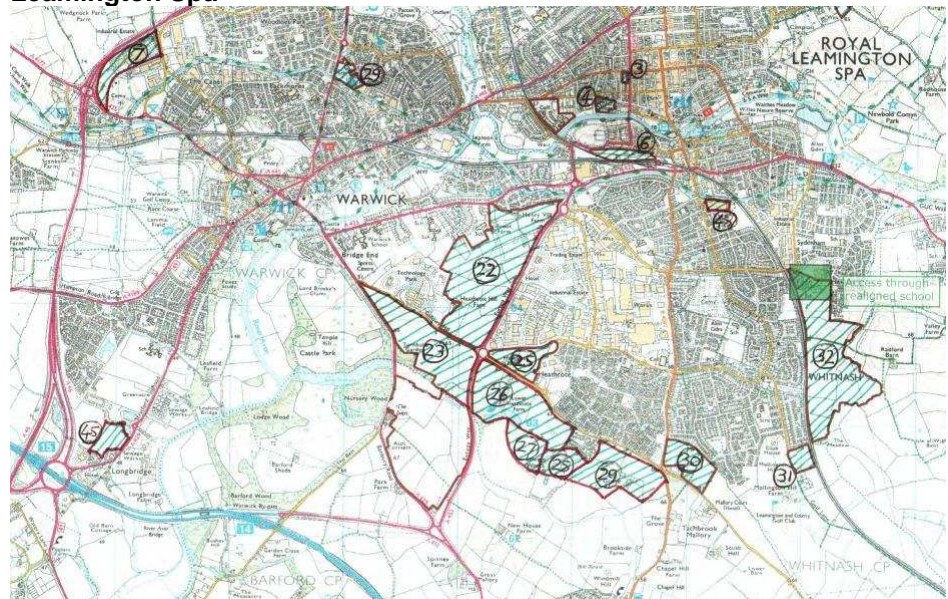
	BLV1					BLV2					BLV3					BLV4					
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>
Leamington Spa	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	180	<i>nv</i>	0	140	250	250	<i>nv</i>	40	200	250	250	<i>nv</i>	100	240	250	250	
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	<i>nv</i>	<i>nv</i>	<i>nv</i>	60	160	<i>nv</i>	<i>nv</i>	<i>nv</i>	100	200	<i>nv</i>	<i>nv</i>	20	140	230	
Rural areas (higher value)	<i>nv</i>	<i>nv</i>	80	220	250	<i>nv</i>	140	250	250	250	0	200	250	250	250	80	250	250	250	250	
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	60	

nv = not viable at zero CIL

Strategic sites

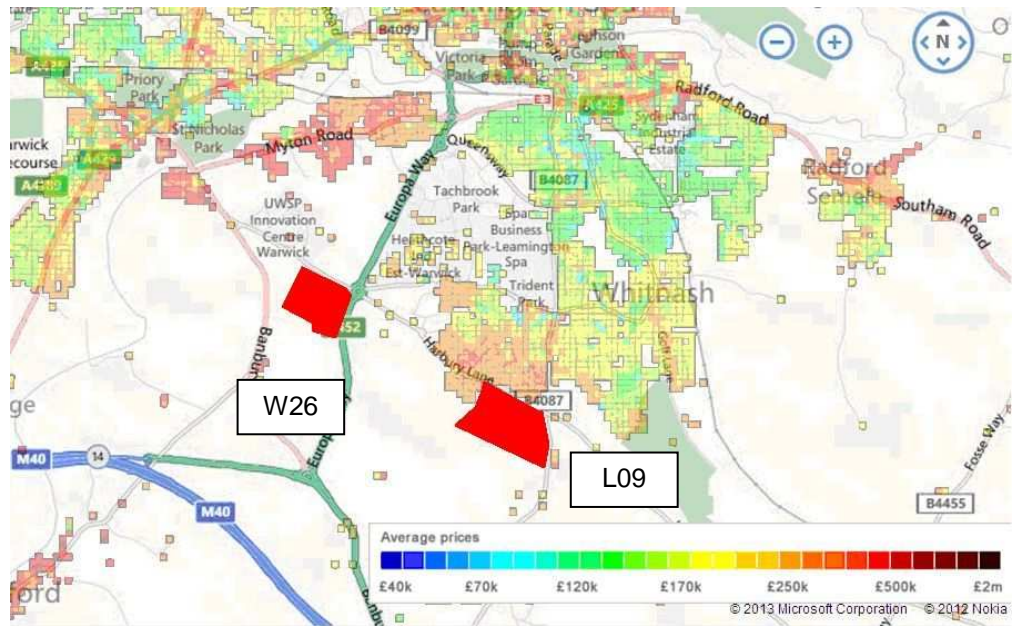
- 6.10 Tables 6.10.1 to 6.10.5 summarise the results from our appraisals of five strategic sites in the District, located adjacent to the three main settlements and neighbouring Coventry. The results are displayed in the same format as the smaller sites, but with all five strategic sites being greenfield, benchmark land values 3 and 4 are the most pertinent when considering a rate of CIL for these types of development.
- 6.11 As noted previously, the strategic sites carry higher costs than other developments, most notably on-site infrastructure (utilities, drainage, site roads etc) and on-site community infrastructure (schools, community facilities etc). For each unit, our appraisals assume a £10,000 allowance for on-site infrastructure (i.e. roads, utilities etc) and a further £10,000 to contribute towards on-site community infrastructure. Other relevant factors to consider are the long build out rate, which means that developers are carrying costs for a much longer period of time than is the case with small schemes. These factors combine to make these types of development more challenging, at least in principle.
- 6.12 Although each of the five strategic sites is clearly located adjacent to a particular settlement, we have also appraised them using sales values from each of the main value areas (i.e. Warwick, Leamington Spa, Kenilworth, higher value rural area and lower value rural area). As well as reflecting the viability conditions in their 'actual' area, the sites also provide an indication of the viability of a development of those characteristics in the other areas. This helps give more depth to the results.
- 6.13 Although strategic site W26 (Gallows Hill) is identified in the SHLAA as being located in Warwick, it actually lies to the south of Myton, which attracts significantly higher values than those in Warwick. There is a cluster of strategic sites in this area, as shown in Figure 6.13.1 below. These sites are more likely to benefit from the higher values in Myton and Heathcote

Figure 6.13.1: Location of strategic sites between Warwick and Leamington Spa



- 6.14 Figure 6.14.1 shows average house prices in 'heat map' format. This shows the location of two sites we have tested in this study (W16 – Gallows Hill and L09 – Land at Grove Farm). This shows that both of these sites (and others adjacent to them) are likely to attract higher values than those found in the urban areas. In the results tables (6.10.1 to 6.10.5), the results for the Leamington Spa area are likely to apply to both sites.

Figure 6.14.1: Average values heat map



Source: Mouseprice

- 6.15 The results of our appraisals for Land at Blackdown, Leamington Spa, show lower residual land values than for the other strategic sites at Leamington. This is because this site is considerably large than the other sites, with a longer build out period. This longer build period means that costs are carried for a longer period of time before sales income is received, resulting in higher finance costs.

Table 6.10.1: K17 Southcrest Farm, Kenilworth (35dph)

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	100
Leamington Spa	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	180	250	250	<i>nv</i>	160	250	250	250	140	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	180	<i>nv</i>	<i>nv</i>	80	200	250	<i>nv</i>	80	210	250	250
Rural areas (higher value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	<i>nv</i>	180	250	250	250	140	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	120	<i>nv</i>	<i>nv</i>	20	120	210

Table 6.10.2: L09 Land at Grove Farm, Leamington Spa (35dph)

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	100
Leamington Spa	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	180	250	250	<i>nv</i>	160	250	250	250	140	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	180	<i>nv</i>	<i>nv</i>	80	200	250	<i>nv</i>	80	210	250	250
Rural areas (higher value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	60	<i>nv</i>	160	250	250	250	140	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	120	<i>nv</i>	<i>nv</i>	20	120	210

Table 6.10.3: C13 Lodge Farm, Coventry border (35 dph)

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	100
Leamington Spa	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	180	250	250	<i>nv</i>	160	250	250	250	140	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	180	<i>nv</i>	<i>nv</i>	80	200	250	<i>nv</i>	80	210	250	250
Rural areas (higher value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	60	<i>nv</i>	160	250	250	250	140	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	120	<i>nv</i>	<i>nv</i>	20	120	210

nv = not viable at zero CIL

Table 6.10.4: W26 Gallows Hill, Warwick

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	100
Leamington Spa	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	140	250	250	<i>nv</i>	140	250	250	250	120	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	60	160	<i>nv</i>	<i>nv</i>	60	180	250	<i>nv</i>	60	180	250	250
Rural areas (higher value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	<i>nv</i>	140	250	250	250	120	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	100	<i>nv</i>	<i>nv</i>	20	120	200

Table 6.10.5: L48 Land at Blackdown, Leamington Spa

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	60
Leamington Spa	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	140	250	<i>nv</i>	20	180	250	250	40	230	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	40	<i>nv</i>	<i>nv</i>	<i>nv</i>	100	210	<i>nv</i>	0	140	250	250
Rural areas (higher value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	140	250	250	<i>nv</i>	180	250	250	250	220	250	250	250	250
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	160

nv = not viable at zero CIL

CIL rate setting considerations

- 6.16 The results indicate that residential development should be able to absorb a CIL payment in all areas across the District, subject to allowing for a buffer or margin to address risks to delivery. There are four key risk factors:
- the first is that individual sites might incur exceptional costs (decontamination, difficult ground conditions etc) and as a result the residual land value could fall. Developers will try and reflect such costs in their offer to the landowner, but the extent of any issues is not always fully apparent until the land value is fixed. Where sites have an existing use, an owner will not be prepared to accept a reduction below the value of the current building to accommodate exceptional costs upon redevelopment;
 - Secondly, current use values on individual sites will inevitably vary and will fall somewhere between the values used in our appraisals. As a result, the ability of schemes to absorb high rates of CIL could be adversely affected;
 - Thirdly, sales values could fall or normal build costs could rise over the life of the Charging Schedule, adversely affecting scheme viability. While the Council could change its rates to adapt to these changes, this cannot be done quickly due to the need to develop a refreshed evidence base and follow the statutory consultation and examination process; and
 - Fourthly, imposing a high rate of CIL (that vastly exceeds the current levels of Section 106 obligations) in the Council's first Charging Schedule could 'shock' the land market with a consequential risk that land supply falls. This factor has led many charging authorities to seek to limit their CIL rates to no more than around 3-5% of development costs, or to set their CIL rates so that they are broadly comparable to existing Section 106 contributions¹⁶.
- 6.17 It is also important to consider that where a scheme is shown as unviable before the application of CIL, it will be other factors such as sales values, build costs and the percentage of affordable housing that will need to adjust for the scheme to become viable.

Suggested CIL rates – smaller (non-strategic) sites

- 6.18 Our appraisals indicate that smaller sites below the affordable housing threshold are viable with high levels of CIL against the relevant benchmark land values. In most situations, the maximum rate within the testing range (£250 per square metre) is achievable. The Council could potentially set a separate rate for these types of scheme, perhaps with a higher CIL rate than schemes which are required to provide on-site affordable housing.
- 6.19 Schemes located in **Warwick** and the surrounding areas are unlikely to be able to make substantial CIL contributions as well as making a meaningful affordable housing contribution. We therefore suggest that the Council considers a relatively modest CIL rate in this area. The maximum rate varies according to the affordable housing percentage secured, but is in the range of £100 to £180 per square metre when secured alongside 20% affordable housing. We therefore suggest a rate of **£50 per square**, which allows some headroom for the factors listed at section 6.13.

¹⁶ For example, Wandsworth Council has adopted this approach in the Vauxhall Nine Elms Opportunity Area, where the existing tariff has been converted into a per square metre CIL rate.

- 6.20 Schemes in the **Kenilworth** area are more viable than those in Warwick, but the trade off between high levels of CIL and affordable housing at levels of around 40% is very clear in our appraisal results. To ensure an optimum balance between maximising affordable housing and infrastructure requirements, we consider that the maximum CIL level is in the region of £160 to £180 per square metre. At this level of CIL, most scheme types can provide 30% affordable housing. After allowing a discount for the factors outlined at section 6.13, this would result in a CIL of around **£120 per square metre**.
- 6.21 Scheme in **Leamington Spa** and the higher value rural area are the most viable in the District, with a maximum CIL in region of £200 - £240 per square metre achievable in most scenarios. After allowing for a discount for the factors outlined in section 6.13, we suggest a CIL of **£170 to 180 per square metre**.

Suggested CIL rates – strategic sites

- 6.22 The results of our strategic site appraisals indicate that major schemes adjacent to Warwick are likely to be challenging to bring forward in the short term if they are required to provide policy levels of affordable housing, on-site infrastructure and CIL. When tested against benchmark land value 3 and 4, all five strategic sites are unviable at policy levels of affordable housing. When affordable housing is provided at 10% of units, CIL starts to become viable. However, it should be noted that all the major sites identified by the Council to the south of Warwick and Leamington Spa are in areas of higher value in comparison to average Warwick values.
- 6.23 Requiring anything but a modest level of CIL (e.g. £20 per square metre) on these sites is likely to reduce opportunities for securing a reasonable affordable housing contribution from major sites adjacent to Warwick. However, given that no major sites are identified in or around the Warwick area, levying a slightly higher CIL would not adversely impact of delivery of the scale of development identified in the Plan.
- 6.24 A similar result emerges for strategic sites that might be located in the 'rural' lower value area. However, we understand that strategic sites adjacent to the main urban settlements are to be prioritised over large sites in rural areas. The Council may therefore decide to place limited weight on these results.
- 6.25 Strategic sites that might be located in the rural higher value area should be able to absorb relatively high levels of CIL as well as meeting the full 40% affordable housing target.
- 6.26 Strategic sites adjacent to Leamington Spa appear to be reasonably viable and able to accommodate CIL contributions as well as affordable housing percentages relatively close to the policy target. We would suggest, however, that the Council adopts a cautious approach, as the affordable housing percentage appears to be very sensitive to the level of CIL. The Council would therefore maximise the potential for securing 40% affordable housing if the rates of CIL are set at a modest level.
- 6.27 We would suggest the following approach for strategic sites that optimises opportunities for securing a meaningful affordable housing contribution alongside a contribution towards infrastructure through CIL:
- **Leamington Spa and Rural higher value area:** 'Maximum' rate - £160 per square metre; suggested rate £90 to 110 per square metre;

- **Kenilworth, Maximum rate - £110 per square metre; suggested rate £70 per square metre**
- **Warwick and rural 'lower' value area: 'Maximum' rate - £80 per square metre; suggested rate £30 per square metre;**

Assessment – commercial development

- 6.28 Our appraisals indicate that the potential for commercial schemes to be viably delivered will be limited in current market conditions. Retail rents vary to some degree, but differences in yields are likely to be a more important factor in determining capital values of completed retail developments. For other types of development, such as offices, there is unlikely to be much, if any, net additional floorspace in the short term.
- 6.29 As noted in section 4, the level of rents that can be achieved for commercial space varies according to exact location; quality of building; and configuration of space. Consequently, our appraisals adopt a 'base' position based on average rents for each type of development and show the results of appraisals with lower and higher rents. This analysis will enable the Council to consider the robustness of potential CIL charges on commercial uses, including the impact that changes in rents might have on viability.

Office development

- 6.30 The results of our office appraisals indicate that new developments are unlikely to be viable, unless rents increase significantly over the life of the Charging Schedule (see Appendix 5). Short term demand for offices is likely to be relatively weak due to changing patterns of working and slower employment growth. It is therefore unlikely that any significant level of new office development will come forward in the District in the short term. In some parts of the District, there is a surplus second hand office buildings that owners may seek to redevelop for other uses
- 6.31 Office rents currently average £12 per sq ft and a considerable increase would be required to make development of new space economically viable. Whilst it is possible that new development might attract higher rents, there is currently insufficient evidence to demonstrate that this might be the case. If any significant schemes do come forward for development, the Council could seek to negotiate Section 106 obligations with developers, although clearly these would be restricted by Regulation 122.
- 6.32 A **nil CIL rate** is recommended for any office development that comes forward.

Industrial and warehouse development

- 6.33 Our appraisals of industrial development indicate that residual values are likely to be too low to absorb any level of CIL (see Appendix 4). A considerable increase in new build industrial rents would be required before any CIL could be absorbed. Rents would need to increase from their current level of around £7.50 per sq ft to over £15 per sq ft before developments would become sufficiently viable to absorb a CIL.
- 6.34 We note that the Council has received applications for logistics parks and other commercial development. It is possible that some or all of the warehouse floorspace will be sold to owner occupiers. In light of this, the Council may wish to consider adopting a modest rate on industrial and warehouse development. This rate would recognise that speculative development for rent is unlikely to come forward, but would capture schemes

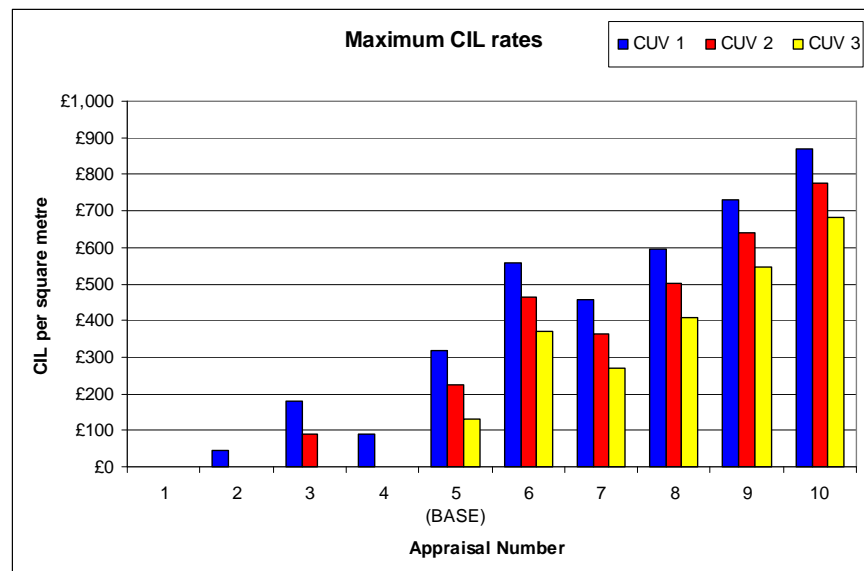
that are occupied by major national owner occupiers.

- 6.35 A **nil CIL rate** is recommended for any industrial and warehousing development that comes forward.
- 6.36 Alternatively, if any significant industrial and distribution schemes do come forward for development, the Council could seek to negotiate Section 106 obligations with developers, subject to the restrictions in CIL Regulation 122¹⁷.

Retail development – Prime Leamington (Central Parade and Royal Priors)

- 6.37 Our appraisals of development in the prime retail areas in Leamington (Central Parade and Royal Priors) indicate that they are sufficiently viable to absorb a CIL. The results vary depending on the current or existing use value selected. When viability is considered against the highest current use value, a CIL of up to £133 per square metre could be absorbed. We would suggest a CIL rate of around 50% of this maximum level (around **£65 per square metre**).

Table 6.37.1: Prime retail development



- 6.38 The existing retail market in the District is predominantly characterised by district centres arranged in traditional high street form. Consequently, a significant proportion of development activity involves recycling existing retail floorspace, rather than the creation of additional space. Consequently, it is unlikely that retail development would generate very substantial amounts of net additional floorspace that would be liable to pay CIL.

Retail elsewhere in Leamington Spa and other settlements

- 6.39 Rents for retail floorspace in other parts of Leamington Spa and the rest of the District are lower than in the prime retail area. Consequently, development of new retail floorspace on existing sites is unlikely to generate significant surpluses that could fund CIL. This is because rents for new build floorspace

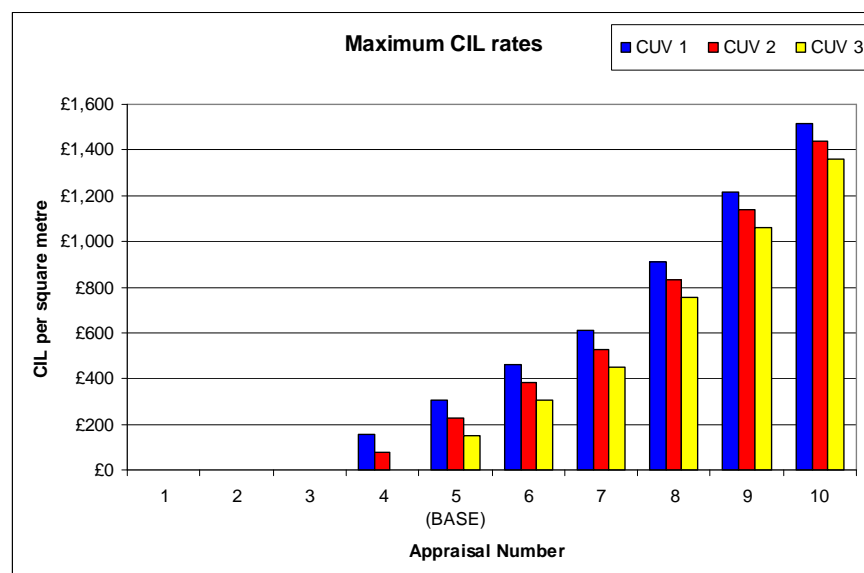
¹⁷ CIL Regulation 122 restricts the use of planning obligations. A planning obligation may only constitute a reason for granting planning permission if the obligation is (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.

are only slightly higher than rents for existing floorspace. Our appraisals indicate that a CIL would not be viable until rents increased substantially from their current levels. We therefore recommend a **nil rate** on retail outside the Leamington Spa prime retail area.

Superstores, supermarkets and retail parks

- 6.40 Our appraisals of superstores, supermarkets and retail parks indicate a greater degree of viability than for other types of retail. This is associated largely with the lower yield attached to floorspace occupied by the large national retail chains, due to their perceived greater covenant strength in comparison to smaller operators. Chart 6.40.1 summarises the rates of CIL that large retail development could absorb. Based on the lowest of the three current use values, large retail development could absorb a CIL of up to £148 per square metre. To allow a sufficient buffer below the maximum rate, we suggest a CIL rate of **£105 per square metre**.

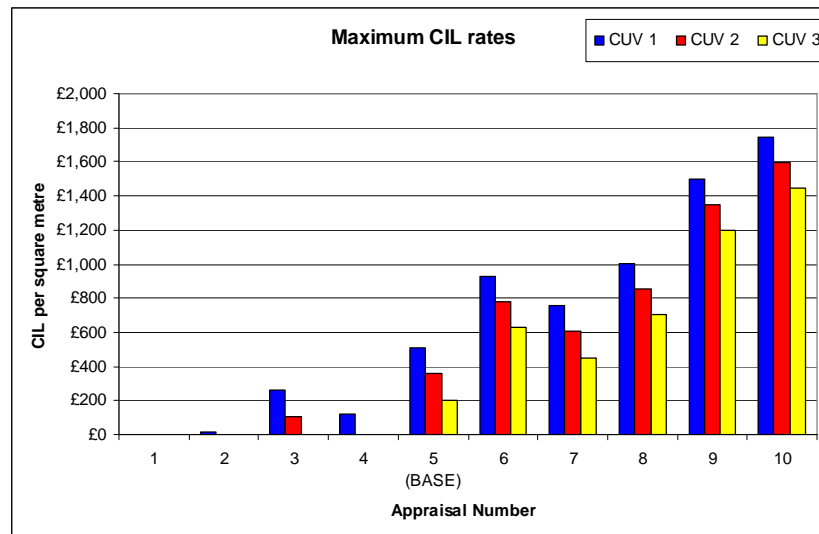
Chart 6. 40.1: Supermarket and retail park development



Hotel development

- 6.41 Capital values for hotels are comparable to other areas and generate a sufficient surplus after development costs to fund a CIL contribution. Our appraisals indicate that a CIL of up to a maximum of £204 per square metre could be levied on hotel developments. After allowing for a discount below the maximum rate, we would suggest a CIL rate of **£100 per square metre**.

Chart 6.41.1: Hotel development



Student housing

- 6.42 Our appraisals of student housing assume a halls of residence type development with ensuite bathrooms and communal kitchens and living space. Assuming rents charged by University of Warwick for its own accommodation, our appraisals indicate that student housing developments could viably absorb a CIL of up to £163 per square metre. After allowing for a discount below the maximum rate, we would suggest a CIL rate of **£80 per square metre**.
- 6.43 If the University continues to develop its own student accommodation, developments would be exempt from CIL under Regulation 43, providing the provision of student accommodation is consistent with the University's charitable objectives.

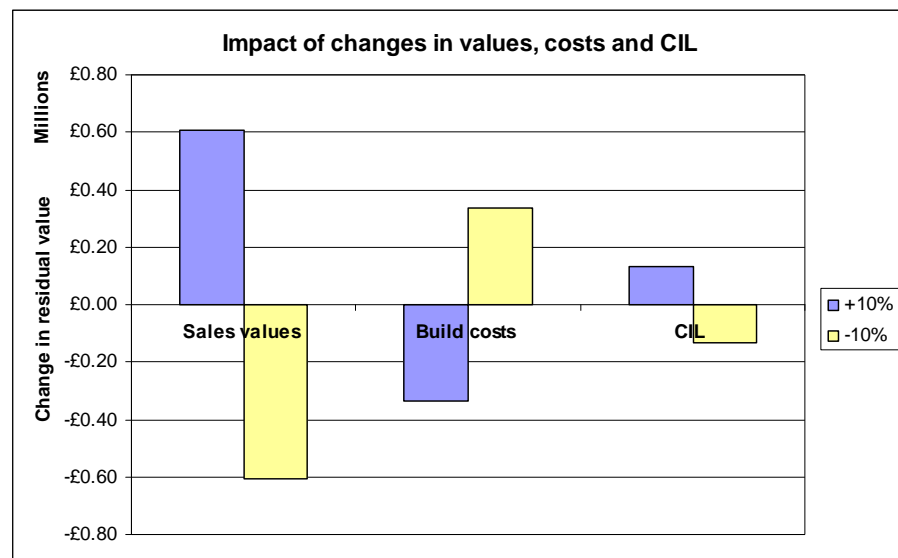
D1 and D2 floorspace development

- 6.44 D1 and D2 floorspace typically includes uses that do not accommodate revenue generating operations, such as schools, health centres, museums and places of worship. Other uses that do generate an income stream (such as swimming pools) have operating costs that are far higher than the income and require public subsidy. Many D1 uses will be infrastructure themselves, which CIL will help to provide. It is therefore unlikely that D1 and D2 uses will be capable of generating any contribution towards CIL. D1 and D2 uses will sometimes include developments that are operated commercially (such as gyms) but with many new operations opening in existing floorspace, very little, if any CIL income could be secured.

7 Conclusions and recommendations

- 7.1 The results of our analysis indicate a degree of variation in viability of development in terms of different uses. In light of these variations, two options are available to the Council under the CIL regulations. Firstly, the Council could set a single CIL rate across the District, having regard to the least viable types of development and least viable locations. This option would suggest the adoption of the ‘lowest common denominator’, with sites that could have provided a greater contribution towards infrastructure requirements not doing so. In other words, the Council could be securing the benefit of simplicity at the expense of potential income foregone that could otherwise have funded infrastructure. Secondly, the Council has the option of setting different rates for different types of development. The results of our study point firmly towards the second option as our recommended route.
- 7.2 We have also referred to the results of development appraisals as being highly dependent upon the inputs, which will vary significantly between individual developments. In the main, the imposition of CIL is not *the* critical factor in determining whether a scheme is viable or not (with the relationship between scheme value, costs and land value benchmarks being far more important). This is evidenced by the very marginal differences between the ‘pre’ and ‘post’ CIL residential appraisals summarised in Section 6. This point is also illustrated in Chart 7.2.1 below, which compares the impact on the residual value of a scheme of a 10% increase and decrease in sales values and a 10% increase and decrease in build costs to a £100 per sq metre change in CIL.

Chart 7.2.1: Impact of changing levels of CIL in context of other factors



- 7.3 Given CIL’s nature as a fixed tariff, it is important that the Council selects rates that are not on the limit of viability. This is particularly important for commercial floorspace, where the Council does not have the ability to ‘flex’ other planning obligations to absorb site-specific viability issues. In contrast, the Council could in principle set higher rates for residential schemes as the level of affordable housing could be adjusted in the case of marginally viable schemes. However, this approach runs the risk of frustrating one of the Council’s other key objectives of delivering affordable housing. Consequently, sensitive CIL rate setting for residential schemes is also vital.

- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council continually monitors the market so that levels of CIL can be adjusted to reflect any future changes.
 - The ability of **residential schemes** to make CIL contributions varies between different parts of the District. Having regard to the need to set rates that are not at the margins of viability, our appraisals indicate that the following levels of CIL should not adversely impact on viability of development and delivery of the plan as a whole:
 - Leamington Spa and higher value rural areas (Zones B and D on the charging zones map): £170-180 per square metre;
 - Kenilworth (Zone C on the charging zones map): £120 per square metre;
 - Warwick, East Leamington Spa and lower value rural areas (Zone A on the charging zones map): £50 per square metre.
 - At current rent levels, **Office development** is unlikely to come forward in the short to medium term as the capital values generated are insufficient to cover development costs. We therefore recommend that the Council sets a **nil rate** for office development.
 - Our appraisals of developments of **industrial and warehousing floorspace** indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a **nil rate** for industrial and warehousing floorspace.
 - Retail developments in Leamington Spa's prime retail area generate sufficient surpluses to absorb a CIL of **£65 per square metre**, after allowing for a discount below the maximum rate.
 - Residual values generated by **retail developments elsewhere** are unlikely to be sufficiently high to absorb a CIL charge. In any case, it is likely that a significant proportion of retail development will involve the re-use of existing retail space, so the differential in value between current and newly developed space is modest in areas where rents are low. We therefore recommend a nil rate on retail development outside the prime Leamington Spa area.
 - **Superstores, supermarket and retail parks** are capable of generating greater surplus value and could absorb a CIL of £148 per square metre. After allowing for a discount below the maximum rate, we suggest a CIL of **£105 per square metre**.
 - **D1 and D2** uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.
- 7.4 For residential schemes, the application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, CIL will be a modest amount, typically accounting for less than 3% of value. Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pay limited regard to these schemes.

Table 7.4.1: Suggested rates for PDCS consultation

Type of development	Zones B and D Much of Leamington Spa and rural higher value zone	Zone C Kenilworth	Zone A Warwick, East Leamington Spa and rural lower value zone
Residential	£170 to £180	£120	£50
Strategic residential	£90 to £110	£70	£30
Retail development – prime Leamington Spa	£65	Nil	Nil
Convenience based Superstores and supermarkets ¹⁸ and retail parks ¹⁹	£105		
Student housing	£80		
Hotels	£100		
Offices	Nil		
Industrial and warehousing	Nil		
D1 and D2 uses	Nil		

- 7.5 While there is no requirement for charging authorities to commit to a formal timescale for reviewing its CIL charging schedule, we recommend that the Council monitors the market on a regular basis. The proposed rates above allow a margin for movements in key variables, but if there are substantial movements in costs and values, a formal review of the CIL rates may be required. The Council may need to amend the rates in the future if significant changes occur.
- 7.6 The Council may also wish to consider developing an instalments policy which makes provision for distributing CIL payments over the development period of a scheme. This would help to minimise the cashflow impact of CIL in comparison to upfront payments.

¹⁸ Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

¹⁹ Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

Appendix 1 - SHLAA sites

SITES WITHIN OR ON THE EDGE OF LEAMINGTON SPA AND WHITNASH

Site Ref	Site Name	Site Area
L01	Lime Avenue	0.36
L02	R/O 22 Llewelyn Road	0.14
L03	R/O Bamburgh Grove	1.79
L04	Former Factory, Clarendon Street	0.10
L05	Trinity Storage Site, Queensway	1.50
L07	Land North of Milverton	83.30
L09	Land at Grove Farm	62.18
L10	Land South of Sydenham	7.56
L11	Golf Lane/ Fieldgate Lane	4.01
L12	Land at Golf Lane	0.26
L13	Soans Site & Land Adjacent	2.49
L14	Land at Woodside Farm	10.99
L15	Court Street/ Cumming Street	0.10
L16	77 Lillington Road	0.13
L17	Cubbington East	11.00
L18	Allotment Land, Rugby Road	2.23
L19	Land at North Cubbington	51.40
L20	Land at South Cubbington	16.00
L21	St Mary's Allotments, Radford Road	7.80
L22	Allotment Gardens, Coventry Road	1.50
L23	Land at Red House Farm, Campion Hills	11.53
L24	Confidential Site	0.27
L25	Confidential Site	0.24
L26	Confidential Site	0.67
L27	R/O Homebase	2.00
L28	Off Princes Drive	1.00
L30	Telephone Exchange	0.32
L31	Garage Site, Russell Street	0.37
L32	Jewsons & Quarry Street Dairy	1.60
L33	Court Street Opportunity Site	0.86
L34	Wise Street Opportunity Site	1.60
L35	Land at Station Approach	4.47
L36	Warwickshire College	5.78
L37	Riverside House	1.75
L38	Glebe Farm	53.20
L39	Land at Campion School/ S. Sydenham	51.49
L40	Leamington Cricket Club	3.19
L41	Castel Froma	1.14
L43	Waverley Equestrian Centre	1.72
L44	Confidential Site	0.40
L45	Leamington Fire Station	0.52
L46	Confidential Site	0.45
L47	Former Bath Place Community Venture	0.14
L48	Land at Blackdown	66.74

SITES WITHIN OR ON THE EDGE OF WARWICK

Site Ref	Site Name	Site Area
W01	Tamlea Building, Nelson Lane 0.48	0.48
W02	2-22 Northgate Street & Offices to Rear 0.54	0.54
W03	Heathcote Sewage Works 13.10	13.10
W04	Former Car Park at IBM 4.35	4.35
W05	Hintons Nursery, Coventry Road 1.61	1.61
W06	Land at Stratford Road 4.44	4.44
W07	Lower Heathcote Farm 122.90	122.90
W08	Land West of Europa Way 38.86	38.86
W09	Ponderosa, Wedgenock Lane 0.72	0.72
W10	Land to the South of Gallows Hill 14.9	14.90
W11	Campbell House, Stratford Road 1.70	1.70
W12	Home Farm, Longbridge 18.42	18.42
W13	Darsons Yard, Miller Road 0.84	0.84
W14	Land at Corner of Cross Street and Priory Road 0.02	0.02
W15	Confidential Site 0.37	0.37
W16	Confidential Site 0.29	0.29
W17	Confidential Site 0.16	0.16
W18	Land at Montague Road 3.49	3.49
W19	Land at Gogbrook Farm 2.50	2.50
W20	Warwick Gates Employment Land 9.77	9.77
W21	County Land Europa Way 24.43	24.43
W23	R/O Cherry Street 0.33	0.33
W24	64 West Street 0.06	0.06
W25	Nelson Club Car Park 0.12	0.12
W26	Gallows Hill/ Europa way 21.53	21.53
W27	The Asps, Europa Way 94.46	94.46
W28	Loes Farm, Guy's Cliffe 28.54	28.54
W29	Heathcote Farmhouse 0.46	0.46
W30	Confidential Site 0.98	0.98
W31	Confidential Site 0.78	0.78
W32	Warwick Fire Station 0.16	0.16
W33	Confidential Site 22.26	22.26
W34	Confidential Site 0.53	0.53
W35	West of Warwick Racecourse	

SITES WITHIN OR ON THE EDGE OF KENILWORTH

Site Ref	Site Name	Site Area
K01	Land at Thickthorn	16.51
K02	Crackley Triangle and east of Kenilworth Road	14.26
K03	North of Highland Road	3.26
K04	East of Inchbrook Road	3.67
K05	Kenilworth RFC Land off Rocky Lane	11.30
K06	Kenilworth Rugby Club	1.76
K07	Kenilworth Golf Club, Dalehouse Lane	4.02
K08	Common Lane Industrial Estate	2.97
K09	Jersey Farm, Glasshouse Lane	15.47
K10	Land to the West of Clinton Lane	1.54
K11	Land at New Street	1.83
K12	Land at Clinton Road	16.54
K13	Land at Crackley Lane/ Coventry Road	9.01
K14	Playing Fields at Coventry Road/ Princes Drive	3.13
K15	Talisman Theatre Site	0.13
K17	Southcrest Farm, Glasshouse lane	16.79
K18	Glasshouse Lane/ Crewe Lane	37.28
K19	Woodside Training Centre	15.01
K20	Kenilworth Wardens Cricket Club	4.75
K21	Oaks Farm	102.26
K22	Former Magistrates Court	0.21
K23	Confidential Site	0.65
K24	Confidential Site	0.34
K25	East of Warwick Road	5.68

SITES ON THE EDGE OF COVENTRY

Site Ref	Site Name	Site Area
C01	Russells Garden Centre Baginton	7.87
C02	Land SW of Westwood Heath Road Burton Green	2.44
C03	Westwood Heath Road/Bockendon Road Westwood Heath	14.40
C04	Land at Oak Lea, Howes Lane Coventry	1.77
C05	Land off Cromwell Lane Burton Green	3.21
C06	King's Hill Lane, Finham Coventry	269.24
C07	Land at Mill Hill Baginton	9.97
C08	Russells Garden Centre East Baginton	2.34
C09	Lodge Farmhouse Westwood Heath	0.13
C10	Land south of Baginton Baginton	62.26
C12	Seven Acre Egg Farm Coventry	3.91
C13	Lodge Farm Westwood Heath	30.48
C14	Land North of Baginton - Junction A45/A46 Baginton	13.59
C15	Land off Church Road Baginton	2.75
C18	Hurst Farm South Burton Green	99.19
C19	Land at Baginton Baginton	363.00

SITES IN THE RURAL AREA

Site Ref	Site Name	Site Area
R01	The Valley, Radford Semele Radford Semele	0.14
R02	Hill Farm Bishops Tachbrook	18.54
R03	Tinkers Close Radford Semele	0.73
R04	Land adjacent to The Meadow House Lapworth	0.11
R06	Land South of Baddesley Clinton Baddesley Clinton	3.49
R07	Adjacent to Oak Gable Cottage Baddesley Clinton	0.38
R08	Land North of Oakley Cottage, Bedlam's End Chadwick End	0.78
R09	Barford House Barford	4.39
R10	South of Barford House Barford	0.83
R11	South of School Bishops Tachbrook	4.11
R12	Land north of Croft Close Bishops Tachbrook	1.84
R13	Shrewley Gate Nursery Shrewley	1.35
R14	Land east of Oakley Wood Road Bishops Tachbrook	2.54
R15	Land west of Wellesbourne Road Barford	0.17
R16	Sherbourne Nursery Barford	2.59
R17	Land at Brickyard Cottage Bishops Tachbrook	3.66
R18	Land NW of Rye Fields Bishops Tachbrook	0.61
R19	Land at Brickyard Farm Bishops Tachbrook	35.34
R20	Land at Brickyard Barn Bishops Tachbrook	0.28
R21	Land South of Radford Semele Radford Semele	2.62
R22	Land West of Bishop's Tachbrook Bishops Tachbrook	2.41
R23	Low Hill, Oakley Wood Road Bishops Tachbrook	0.37
R25	Ward's Hill & Snitterfield Lane Norton Lindsey	0.25
R26	Land West of Old Budbrooke Road Budbrooke	1.50
R27	Land Fronting Ward's Hill Norton Lindsey	0.90
R28	Land adj. Hall Farm Cottages Hunningham	0.20
R29	R/O 65 Lewis Road & Thornley Close Radford Semele	0.17
R30	Land south of Westham Lane Leamington Spa	1.25
R31	Land at Tachbrook Hill Farm Bishops Tachbrook	18.43
R33	South East of Convent Farm Baddesley Clinton	0.76
R34	Land West of Baddesley Clinton Baddesley Clinton	20.66
R35	Land at the Plough Eathorpe	0.20
R39	Land at Hatton Green Hatton	0.34
R40	Land at the Gatehouse Shrewley	0.42
R41	Land at Southam Road Radford Semele	7.78
R42	Land at Village Farm Offchurch	0.67
R43	Sydon's Piece Offchurch	3.84
R44	Canal Field, Offchurch Lane Radford Semele	2.58
R45	Canal Wharf, Offchurch Lane Radford Semele	1.14
R46	Land West of School Lane Radford Semele	14.06
R47	Land R/O Rectory Barford	0.28
R48	West of School Hill Offchurch	0.26
R49	Land off Green Lane, Little Shrewley Shrewley	0.32
R50	Land at Convent Farm Baddesley Clinton	0.28

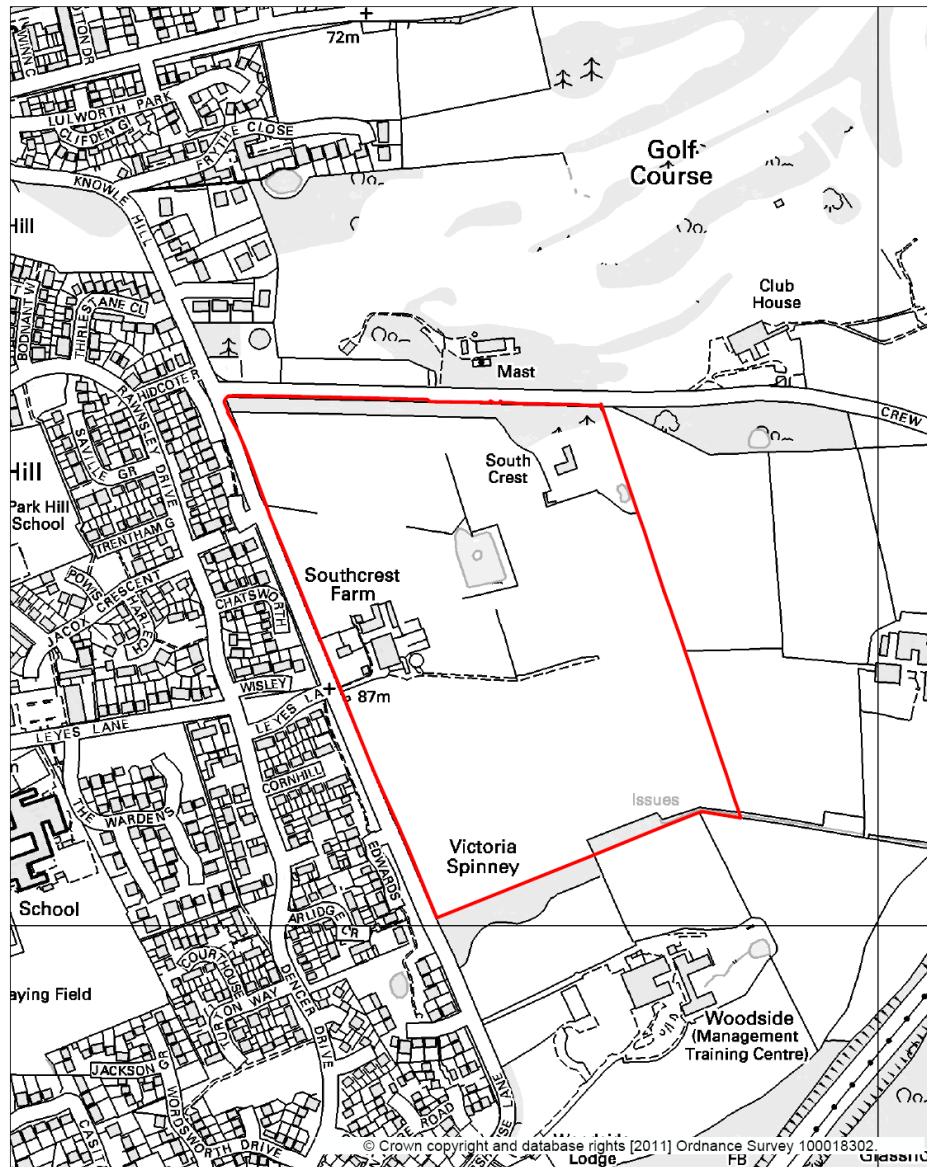
Site Ref	Site Name	Site Area
R51	Land SE of Shrewley Common Shrewley	0.27
R52	New House Farm Bishops Tachbrook	47.60
R53	R/O The Hamlet Leek Wootton	3.36
R54	Land N of Hill Wootton Road Leek Wootton	1.80
R55	West of Mill Lane Barford	0.54
R56	South West Radford Semele Radford Semele	5.94
R57	Land off Moat Close, Bubbenhall Bubbenhall	1.00
R58	Land at Red Lane Burton Green	0.43
R59	Land off Pit Hill/ Church Road Bubbenhall	3.02
R60	Land R/O Lower End Bubbenhall	3.82
R61	Land off Ryton Road Bubbenhall	1.73
R62	Land Off Warwick Road Leek Wootton	4.59
R63	Land NW of Leek Wootton Leek Wootton	25.50
R64	Land NE of Leek Wootton (1&2) Leek Wootton	46.90
R65	R/O Savages Close Bishops Tachbrook	2.44
R66	Land fronting Old Warwick Road Lapworth	0.19
R67	Land Fronting Southam Road Radford Semele	3.38
R68	Sunnyside, Valley Road Radford Semele	2.23
R69	South of Elmdene Close Hatton	1.25
R70	North of Hatton Station Hatton	2.06
R71	West of Station Road Hatton	1.20
R72	Cubbington Wood Yard Cubbington	1.04
R73	Land off Starmer Place Hatton	0.60
R74	Land South of Arras Boulevard Hampton Magna	6.45
R75	407 Birmingham Road & Land to West Hatton	1.15
R76	Confidential Site Kenilworth	19.63
R77	Former Storage Depot Hatton	1.16
R78	Village Field (North) Eathorpe	0.60
R79	Village Field (South) Eathorpe	0.38
R80	Penns Lane Eathorpe	0.72
R81	Confidential Site Pinley Green	0.81

Note: highlighted sites have been tested as the five strategic sites in this study.

Appendix 2 - Strategic sites details from SHLAA

Site Ref	K17	Site Name	Southcrest Farm
Site Size (Hectares)	18.27	Settlement	Kenilworth
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	K18 Glasshouse Lane/ Crewe Lane; K19 Woodside Training Centre & K07 Kenilworth Golf Club		

Suitability for Housing						
Location	Adjacent to Kenilworth urban area					
Policy Restrictions	Green Belt					
Physical Constraints	Site slopes down towards A46. Surface water drainage potentially a problem in eastern part of site. Part of River Avon Local Wildlife Site traverses south eastern corner of the site					
Potential Impacts						
Environmental Conditions	Satisfactory, subject to mitigation against potential noise from A46					
Overall Suitability	Potentially suitable, subject to Green Belt amendment and significant buffer to contain surface water and protect properties from noise.					
Availability						
Available - the site is in the control of a developer						
Achievability						
Achievable with a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	273	40dph	364	50dph	455
Timeframe (in terms of practicality only)	2014/19	200	2019/24	115	2024/29	0



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K17 Southcrest Farm

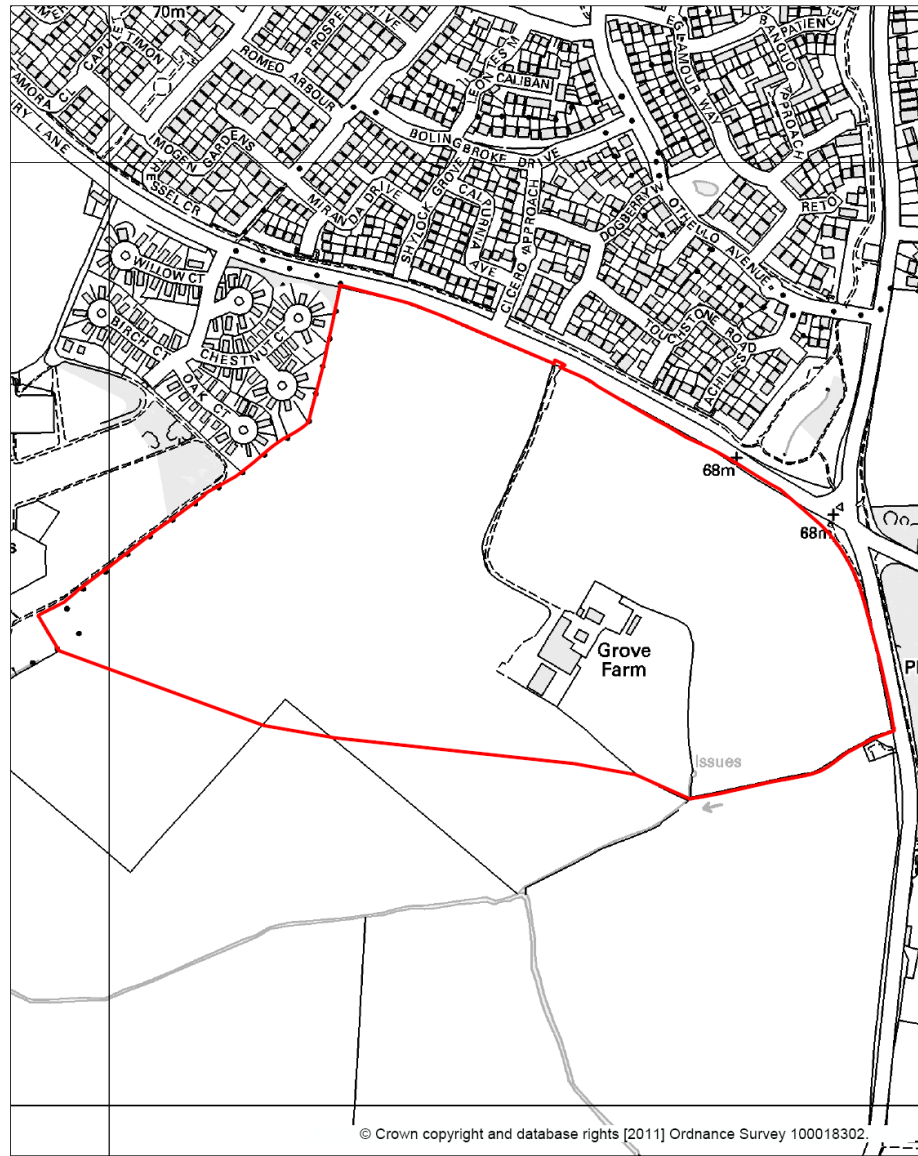
LOCATION PLAN

Scale: 1:5000 Drawn By: CP Date: 21 October 2011 Grid Reference: 430570 E, 272355 N North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	L09	Site Name	Land at Grove Farm
Site Size (Hectares)	62.18*	Settlement	Leamington Spa
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	W07 Lower Heathcote Farm		

Suitability for Housing						
Location	Adjacent to Warwick/Leamington urban area					
Policy Restrictions	Open Countryside					
Physical Constraints	Adjacent to former sewage works – likely to require ground remediation works.					
Potential Impacts	Impact on open countryside of medium/ high landscape value					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable, subject to amendment to open countryside designation, landscaped buffer zone north of the Tach Brook and ground remediation.					
Availability						
*Landowners have expressed willingness to release 28.29ha of land for development with a further 19.93ha for open space.						
Achievability						
This site is understood to be achievable although the scale of development will require significant contributions towards improved infrastructure and services, including transport, education and health, and parks and open spaces. This may require third party land and the agreement of statutory bodies. Employment areas may also be required to provide the opportunity for people to live and work in close proximity.						
Housing Capacity						
Development Mix	Housing	67%	Other Uses	33%		
Potential Capacity	30dph	569	40dph	758	50dph	948
Timescale (in terms of practicality only)	2014/19	200	2019/24	460	2024/29	0



L09 Land at Grove Farm

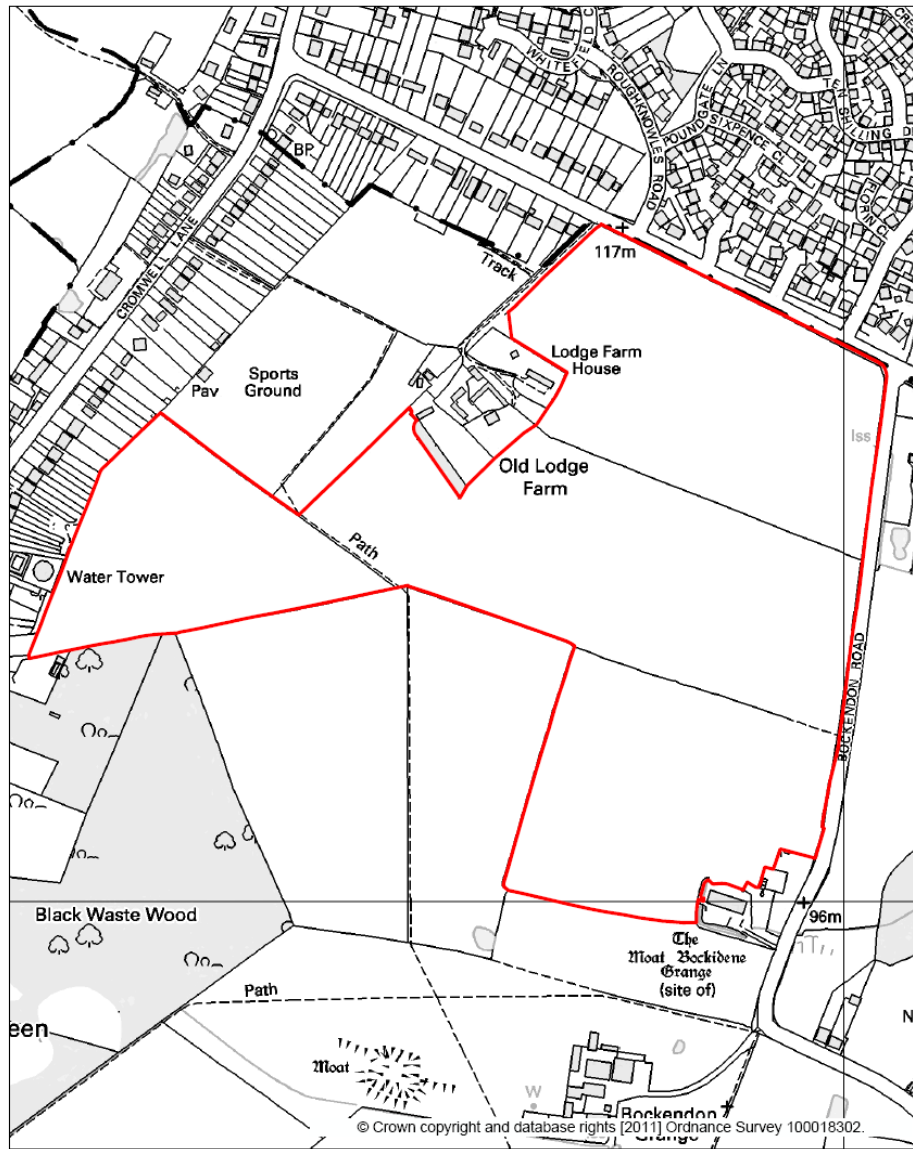
LOCATION PLAN

Scale: 1:5000 Drawn By: CP Date: 20 October 2011 Grid Reference: 431376 E, 262556 N North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	C13	Site Name	Lodge Farm, Westwood Heath Road
Site Size (Hectares)	30.48	Settlement	Coventry
Source	SHLAA08	Land Type	Greenfield
Adjacent/ Overlapping Site	C02, C03, C05, C09		

Suitability for Housing					
Location	Adjacent to Coventry urban area				
Policy Restrictions	Green Belt				
Physical Constraints	Public footpaths through site				
Potential Impacts	Extending development beyond a definable boundary into an area of high landscape value with no strong recognisable boundary to south. Brockendon Grange Pond & Black Waste Wood are potential SINCS Loss of Grade 2 Agricultural Land				
Environmental Conditions	Satisfactory				
Overall Suitability	Potentially suitable in part only (18.5 hectares) excluding southern extensions to site which could impact upon potential SINCS. Any development would be subject to satisfactory measures to mitigate against impact on area of high landscape value				
Availability					
The owners have expressed a willingness to release the site for development					
Achievability					
Housing Capacity					
Development Mix	Housing	50%	Other Uses	50%	
Potential Capacity	30dph	278	40dph	370	50dph 462
Timeframe (in terms of practicality only)	2014/19	0	2019/24	325	2024/29 0



C13 Lodge Farm, Westwood Heath Road



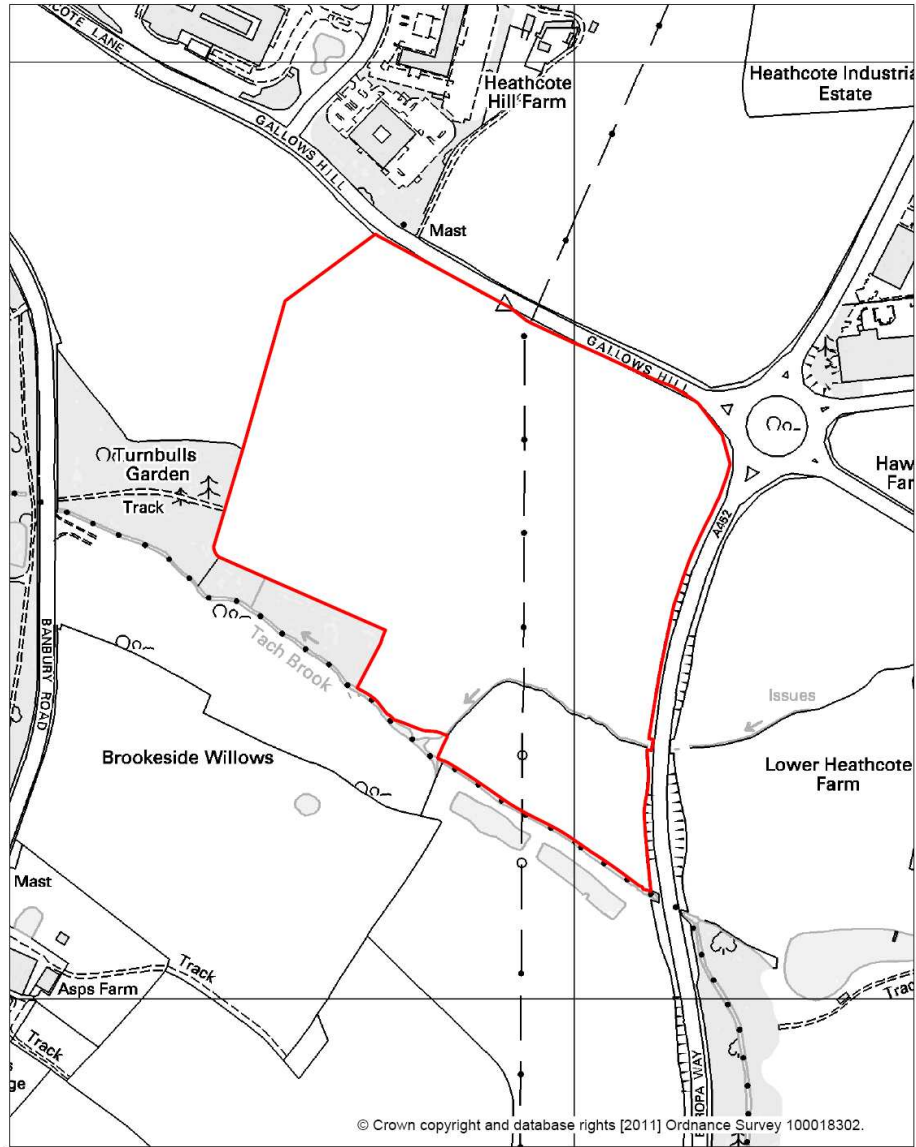
LOCATION PLAN

Scale: 1:5000 Drawn By: CP Date: 27 October 2011 Grid Reference: 427592 E, 276346 N North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	W26	Site Name	Gallows Hill/ Europa Way
Site Size (Hectares)	21.53	Settlement	Warwick
Source	SHLAA 08	Land Type	Greenfield
Adjacent/ Overlapping Site	W10 Land South of Gallows Hill; W27 The Asps		

Suitability for Housing						
Location	Open countryside and not adjacent to built up area					
Policy Restrictions	Open Countryside					
Physical Constraints	Small section of Flood Zones 2 and 3A to south of site. Overhead power lines 33kV and 132kV traverse the site. The site is classified as ALC Grade 2					
Potential Impacts	Impact on nearby Warwick Castle Registered Park and Garden of Special Historic Interest to the west of site. Impact on Potential SINC to south of site (New Waters & Nursery Wood) Impact on area of high landscape value Loss of Grade 2 Agricultural Land					
Environmental Conditions	Landfill to south of site – land remediation may be required					
Overall Suitability	Potentially suitable, subject to mitigation of impact on historic park and open countryside within an area of high landscape value.					
Availability						
Site promoter has expressed willingness to bring the site forward for development						
Achievability						
Achievable within a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	323	40dph	430	50dph	538
Timeframe (in terms of practicality only)	2014/19	0	2019/24	380	2024/29	0



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W26 Gallows Hill/ Europa Way

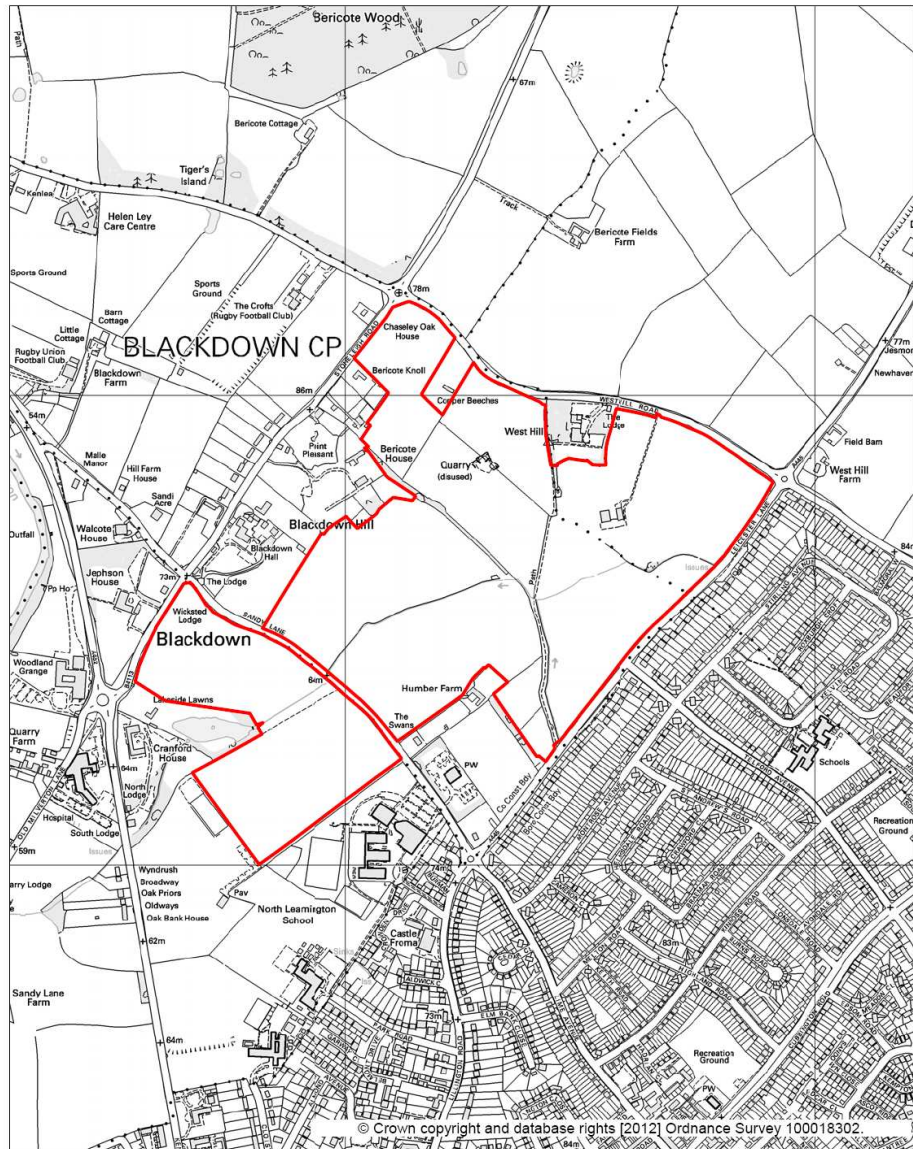
LOCATION PLAN

Scale: 1:5000 Drawn By: CP Date: 21 October 2011 Grid Reference: 429880 E, 263451 N North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Site Ref	L48	Site Name	Land at Blackdown
Site Size (Hectares)	66.74	Settlement	Leamington Spa
Source	SHLAA11	Land Type	Greenfield
Adjacent/ Overlapping Site			

Suitability for Housing						
Location	On the edge of Leamington Spa built up area					
Policy Restrictions	Green Belt					
Physical Constraints	The site is within a Water Source Protection Zone and an Area of Groundwater Vulnerability. A minor watercourse traverses the site. A public footpath traverses the site. Topography – site slopes up to north east.					
Potential Impacts	Loss of Grade 2 agricultural land over large area of site Area of High Landscape Value No recent detailed information on bio-diversity but previous surveys suggest that none of the findings give cause for concern. Further work will be undertaken.					
Environmental Conditions	Satisfactory					
Overall Suitability	Potentially suitable subject to alteration of Green Belt boundary.					
Availability						
Owner of large part of site has expressed willingness to make the site available						
Achievability						
Development is understood to be achievable, subject to the market, although the scale of the development will require significant contributions towards improved infrastructure and services, including transport, education, health, parks and open spaces. Employment areas may also be required to provide the opportunity for people to live and work in close proximity						
Housing Capacity						
Development Mix	Housing	50%	Other Uses	50%		
Potential Capacity	30dph	1,000	40dph	1,330	50dph	1,670
Timeframe (in terms of practicality only)	2014/19	0	2019/24	470	2024/29	700



L48 Land at Blackdown

LOCATION PLAN

Scale: 1:10000 Drawn By: DR Date: 17 May 2012 Grid Reference: 432248 E, 268612 N North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QH.
Telephone: (01926) 450000. Facsimile: (01926) 456542.

Appendix 3 - Residential appraisal results

Appendix 4 - Strategic sites appraisal results

Appendix 5 - Commercial appraisal results

**Community Infrastructure Levy Viability
Warwick District Council
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Site type Type 1 - 4 units, houses, GF

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	60
Leamington Spa	0	250	250	250
Kenilworth	#N/A	180	250	250
Rural areas (higher value)	140	250	250	250
Rural areas (lower value)	#N/A	#N/A	80	180

Site type Type 2 - 8 units, houses, UB

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	20	100
Leamington Spa	200	250	250	250
Kenilworth	#N/A	250	250	250
Rural areas (higher value)	250	250	250	250
Rural areas (lower value)	#N/A	60	140	220

Site type Type 3 - 25 units, houses & flats, GF

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	250	250	250
Kenilworth	#N/A	60	180	250
Rural areas (higher value)	#N/A	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	80

Site type Type 4 - 35 units, houses & flats, GF

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	220	250	250
Kenilworth	#N/A	#N/A	120	250
Rural areas (higher value)	#N/A	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	40

Site type Type 5 - 50 units, houses & flats, UB

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	0	250	250	250
Kenilworth	#N/A	40	100	160
Rural areas (higher value)	160	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Warwick District Council
Results summary

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Site type **Type 6 - 65 units, houses & flats, UB**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	250	250	250
Kenilworth	#N/A	40	120	180
Rural areas (higher value)	120	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	0
	0	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A

Site type **Type 7 - 75 units, houses, GF**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	60	240	250
Kenilworth	#N/A	#N/A	0	160
Rural areas (higher value)	#N/A	220	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A

Site type **Type 8 - 75 units, houses, GF**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	250	250	250
Kenilworth	#N/A	60	160	250
Rural areas (higher value)	#N/A	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	80
	0	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A

Site type **Type 9 - 100 units, flats, UB**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	#N/A	#N/A	#N/A
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	#N/A	#N/A	0	80
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial 1	Commercial 2	Warehousing	Community uses
£1,049,750	£500,000	£371,000	£247,000

Site type 1

100% houses
No of units 4 units
Density: 35 dph
CSH level: 4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	0.17 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2307 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	58,782	344,609	-705,141	-155,391	-26,391	97,609
20	53,448	313,341	-736,409	-186,659	-57,659	66,341
40	49,126	288,002	-761,748	-211,998	-82,998	41,002
60	44,804	262,663	-787,087	-237,337	-108,337	15,663
80	40,482	237,324	-812,426	-262,676	-133,676	-9,676
100	36,161	211,985	-837,765	-288,009	-159,009	-35,009
120	31,838	186,646	-863,098	-313,348	-184,348	-60,348
140	27,516	161,307	-888,437	-338,687	-209,687	-85,687
160	23,194	135,974	-913,776	-364,026	-235,026	-111,026
180	18,872	110,635	-939,115	-389,365	-260,365	-136,365
200	14,549	85,296	-964,454	-414,704	-285,704	-161,704
210	12,388	72,626	-977,124	-427,374	-298,374	-174,374
220	10,227	59,957	-989,793	-440,043	-311,043	-187,043
230	8,066	47,287	-1,002,463	-452,713	-323,713	-199,713
240	5,905	34,618	-1,015,132	-465,382	-336,382	-212,382
250	3,744	21,948	-1,027,802	-478,052	-349,052	-225,052

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£60

Leamington Spa

Private values £2981 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£181,169	1,062,106	12,356	562,106	691,106	815,106
20	173,731	1,018,500	-31,250	518,500	647,500	771,500
40	169,409	993,161	-56,589	493,161	622,161	746,161
60	166,087	967,822	-81,928	467,822	596,822	720,822
80	160,766	942,483	-107,267	442,483	571,483	695,483
100	156,443	917,144	-132,606	417,144	546,144	670,144
120	152,121	891,805	-157,945	391,805	520,805	644,805
140	147,799	866,466	-183,284	366,466	495,466	619,466
160	143,477	841,127	-208,623	341,127	470,127	594,127
180	139,155	815,788	-233,962	315,788	444,788	568,788
200	134,832	790,449	-259,301	290,449	419,449	543,449
210	132,671	777,785	-271,965	277,785	406,785	530,785
220	130,510	765,121	-284,630	265,121	394,121	518,121
230	128,349	752,457	-297,294	252,457	381,457	505,457
240	126,188	739,793	-309,958	239,793	368,793	492,793
250	124,028	727,129	-322,622	227,129	356,129	480,129

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

Kenilworth

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	128,510	753,387	-296,363	253,387	382,387	506,387
20	121,978	715,096	-334,654	215,096	344,096	468,096
40	117,656	689,757	-359,993	189,757	318,757	442,757
60	113,334	664,418	-385,332	164,418	293,418	417,418
80	109,011	639,079	-410,671	139,079	268,079	392,079
100	104,689	613,740	-436,010	113,740	242,740	366,740
120	100,367	588,401	-461,349	88,401	217,401	341,401
140	96,045	563,062	-486,688	63,062	192,062	316,062
160	91,723	537,723	-512,027	37,723	166,723	290,723
180	87,401	512,384	-537,366	12,384	141,384	265,384
200	83,079	487,045	-562,705	-12,949	116,045	240,045
210	80,918	474,381	-575,369	-25,619	103,381	227,381
220	78,757	461,717	-588,039	-38,289	90,717	214,717
230	76,596	449,053	-600,708	-50,958	78,053	202,053
240	74,435	436,389	-613,378	-63,628	65,389	189,389
250	72,273	423,725	-626,047	-76,297	52,725	176,725

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	217,305	1,273,948	224,198	773,948	902,948	1,026,948
20	209,246	1,226,704	176,954	726,704	855,704	979,704
40	204,924	1,201,365	151,615	701,365	830,365	954,365
60	200,601	1,176,026	126,276	676,026	805,026	929,026
80	196,279	1,150,687	100,937	650,687	779,687	903,687
100	191,957	1,125,347	75,597	625,347	754,347	878,347
120	187,635	1,100,008	50,258	600,008	729,008	853,008
140	183,312	1,074,669	24,919	574,669	703,669	827,669
160	178,990	1,049,330	-20	549,330	678,330	802,330
180	174,668	1,023,991	-25,759	523,991	652,991	776,991
200	170,347	998,652	-51,092	498,652	627,652	751,652
210	168,186	985,988	-63,762	485,988	614,988	738,988
220	166,025	973,324	-76,426	473,324	602,324	726,324
230	163,863	960,660	-89,089	460,660	589,660	713,660
240	161,702	947,996	-101,753	447,996	576,996	700,996
250	159,541	935,332	-114,417	435,332	564,332	688,332

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£140	£250	£250	£250

Site type 1

Rural areas (lower value)

Private values £2449 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	84,566	495,771	-553,979	-4,229	124,771	248,771
20	78,790	461,908	-587,842	-38,092	90,908	214,908
40	74,468	436,569	-613,181	-63,431	65,569	189,569
60	70,146	411,230	-638,520	-88,770	40,230	164,230
80	65,824	385,891	-663,859	-114,109	14,891	138,891
100	61,501	360,552	-689,198	-139,448	-10,448	113,552
120	57,179	335,213	-714,537	-164,787	-35,787	88,213
140	52,858	309,879	-739,871	-190,121	-61,121	62,879
160	48,536	284,540	-765,210	-215,460	-86,460	37,540
180	44,213	259,201	-790,549	-240,799	-111,799	12,201
200	39,891	233,862	-815,888	-266,138	-137,138	-13,138
210	37,730	221,193	-828,557	-278,807	-149,807	-25,807
220	35,569	208,523	-841,227	-291,477	-162,477	-38,477
230	33,408	195,854	-853,896	-304,146	-175,146	-51,146
240	31,247	183,184	-866,566	-316,816	-187,816	-63,816
250	29,086	170,515	-879,235	-329,485	-200,485	-76,485

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£180

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-366,024	-2,145,818	-3,195,568	-2,645,818	-2,516,818	-2,392,818
20	-364,122	-2,134,664	-3,184,414	-2,634,664	-2,505,664	-2,381,664
40	-368,514	-2,160,413	-3,210,163	-2,660,413	-2,531,413	-2,407,413
60	-372,907	-2,186,169	-3,235,919	-2,686,169	-2,557,169	-2,433,169
80	-377,300	-2,211,919	-3,261,669	-2,711,919	-2,582,919	-2,458,919
100	-381,693	-2,237,674	-3,287,424	-2,737,674	-2,608,674	-2,484,674
120	-386,085	-2,263,424	-3,313,174	-2,763,424	-2,634,424	-2,510,424
140	-390,478	-2,289,179	-3,338,929	-2,789,179	-2,660,179	-2,536,179
160	-394,871	-2,314,929	-3,364,679	-2,814,929	-2,685,929	-2,561,929
180	-399,264	-2,340,685	-3,390,435	-2,840,685	-2,711,685	-2,587,685
200	-403,656	-2,366,434	-3,416,184	-2,866,434	-2,737,434	-2,613,434
210	-408,049	-2,392,190	-3,441,940	-2,892,190	-2,763,190	-2,639,190
220	-412,442	-2,417,939	-3,467,689	-2,917,939	-2,788,939	-2,664,939
230	-416,835	-2,443,688	-3,493,438	-2,943,688	-2,814,688	-2,690,688
240	-421,228	-2,469,437	-3,519,187	-2,969,437	-2,840,437	-2,716,437
250	-425,621	-2,495,186	-3,544,936	-2,995,186	-2,866,186	-2,742,186

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-366,024	-2,145,818	-3,195,568	-2,645,818	-2,516,818	-2,392,818
20	-364,122	-2,134,664	-3,184,414	-2,634,664	-2,505,664	-2,381,664
40	-368,514	-2,160,413	-3,210,163	-2,660,413	-2,531,413	-2,407,413
60	-372,907	-2,186,169	-3,235,919	-2,686,169	-2,557,169	-2,433,169
80	-377,300	-2,211,919	-3,261,669	-2,711,919	-2,582,919	-2,458,919
100	-381,693	-2,237,674	-3,287,424	-2,737,674	-2,608,674	-2,484,674
120	-386,085	-2,263,424	-3,313,174	-2,763,424	-2,634,424	-2,510,424
140	-390,478	-2,289,179	-3,338,929	-2,789,179	-2,660,179	-2,536,179
160	-394,871	-2,314,929	-3,364,679	-2,814,929	-2,685,929	-2,561,929
180	-399,264	-2,340,685	-3,390,435	-2,840,685	-2,711,685	-2,587,685
200	-403,656	-2,366,434	-3,416,184	-2,866,434	-2,737,434	-2,613,434
210	-408,049	-2,392,190	-3,441,940	-2,892,190	-2,763,190	-2,639,190
220	-412,442	-2,417,939	-3,467,689	-2,917,939	-2,788,939	-2,664,939
230	-416,835	-2,443,688	-3,493,438	-2,943,688	-2,814,688	-2,690,688
240	-421,228	-2,469,437	-3,519,187	-2,969,437	-2,840,437	-2,716,437
250	-425,621	-2,495,186	-3,544,936	-2,995,186	-2,866,186	-2,742,186

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial 1 £1,049,750	Commercial 2 £500,000	Warehousing £371,000	Community uses £247,000

Site type	2
	100% houses
No of units	8 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	0.23 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2307 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	100,686	440,501	-609,249	-59,499	69,501	193,501
20	90,780	397,161	-652,589	-102,839	26,161	150,161
40	82,605	361,396	-688,354	-138,604	-9,604	114,396
60	74,430	325,630	-724,120	-174,370	-45,370	78,630
80	66,256	289,869	-759,881	-210,131	-81,131	42,869
100	58,081	254,103	-795,647	-245,897	-116,897	7,103
120	49,906	218,338	-831,412	-281,662	-152,662	-28,662
140	41,732	182,577	-867,173	-317,423	-188,423	-64,423
160	33,557	146,811	-902,939	-353,189	-224,189	-100,189
180	25,382	111,045	-938,705	-388,955	-259,955	-135,955
200	17,208	75,284	-974,466	-424,716	-295,716	-171,716
210	13,120	57,399	-992,351	-442,601	-313,601	-189,601
220	9,033	39,519	-1,010,231	-460,481	-331,481	-207,481
230	4,946	21,638	-1,028,112	-478,362	-349,362	-225,362
240	858	3,753	-1,045,997	-496,247	-367,247	-243,247
250	-3,282	-14,360	-1,064,110	-514,360	-385,360	-261,360

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£100

Leamington Spa

Private values £2981 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	330,752	1,447,042	397,292	947,042	1,076,042	1,200,042
20	317,021	1,386,968	337,218	886,968	1,015,968	1,139,968
40	308,978	1,351,778	302,028	851,778	980,778	1,104,778
60	300,934	1,316,588	266,838	816,588	945,588	1,069,588
80	292,891	1,281,399	231,649	781,399	910,399	1,034,399
100	284,730	1,245,694	195,944	745,694	874,694	998,694
120	276,555	1,209,928	160,178	709,928	838,928	962,928
140	268,381	1,174,167	124,417	674,167	803,167	927,167
160	260,206	1,138,401	88,651	638,401	767,401	891,401
180	252,031	1,102,636	52,886	602,636	731,636	855,636
200	243,856	1,066,870	17,120	566,870	695,870	819,870
210	235,769	1,048,989	-761	548,989	677,989	801,989
220	236,682	1,031,109	-18,641	531,109	660,109	784,109
230	231,594	1,013,224	-36,526	513,224	642,224	766,224
240	227,507	995,343	-54,407	495,343	624,343	748,343
250	223,420	977,463	-72,287	477,463	606,463	730,463

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£250	£250	£250

Kenilworth

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	232,075	1,015,328	-34,422	515,328	644,328	768,328
20	219,909	962,101	-87,649	462,101	591,101	715,101
40	211,734	926,336	-123,414	426,336	555,336	679,336
60	203,560	890,574	-159,178	390,574	519,574	643,574
80	195,385	854,809	-194,941	354,809	483,809	607,809
100	187,210	819,043	-230,707	319,043	448,043	572,043
120	179,036	783,282	-266,468	283,282	412,282	536,282
140	170,861	747,516	-302,234	247,516	376,516	500,516
160	162,686	711,751	-337,999	211,751	340,751	464,751
180	154,512	675,990	-373,760	175,990	304,990	428,990
200	146,337	640,224	-409,526	140,224	269,224	393,224
210	142,250	622,344	-427,406	122,344	251,344	375,344
220	138,162	604,459	-445,291	104,459	233,459	357,459
230	134,075	586,578	-463,172	86,578	215,578	339,578
240	129,988	568,697	-481,053	68,697	197,697	321,697
250	125,900	550,812	-498,938	50,812	179,812	303,812

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	398,066	1,741,540	691,790	1,241,540	1,370,540	1,494,540
20	383,176	1,676,395	626,645	1,176,395	1,305,395	1,429,395
40	375,134	1,641,210	591,460	1,141,210	1,270,210	1,394,210
60	367,090	1,606,020	556,270	1,106,020	1,235,020	1,359,020
80	359,047	1,570,831	521,081	1,070,831	1,199,831	1,323,831
100	351,004	1,535,641	485,891	1,035,641	1,164,641	1,288,641
120	342,961	1,500,456	450,706	1,000,456	1,129,456	1,253,456
140	334,918	1,465,266	415,516	965,266	1,094,266	1,218,266
160	326,875	1,430,076	380,326	930,076	1,059,076	1,183,076
180	318,831	1,394,887	345,137	894,887	1,023,887	1,147,887
200	310,775	1,359,640	309,890	859,640	988,640	1,112,640
210	306,688	1,341,760	292,010	841,760	970,760	1,094,760
220	302,601	1,323,879	274,129	823,879	952,879	1,076,879
230	298,513	1,305,994	256,244	805,994	934,994	1,058,994
240	294,426	1,288,113	238,363	788,113	917,113	1,041,113
250	290,339	1,270,233	220,483	770,233	899,233	1,023,233

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Site type 2

Rural areas (lower value)

Private values £2449 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	149,272	653,066	-396,684	153,066	282,066	406,066
20	138,531	606,072	-443,678	106,072	235,072	359,072
40	130,356	570,307	-479,443	70,307	199,307	323,307
60	122,181	534,541	-515,209	34,541	163,541	287,541
80	114,007	498,780	-550,970	-1,220	127,780	251,780
100	105,832	463,014	-586,736	-36,986	92,014	216,014
120	97,657	427,249	-622,501	-72,751	56,249	180,249
140	89,482	391,483	-658,267	-108,517	20,483	144,483
160	81,308	355,722	-694,028	-144,278	-15,278	108,722
180	73,133	319,956	-729,794	-180,044	-51,044	72,956
200	64,958	284,191	-765,559	-215,809	-86,809	37,191
210	60,871	266,310	-783,440	-233,690	-104,690	19,310
220	56,784	248,430	-801,320	-251,570	-122,570	1,430
230	52,696	230,545	-819,205	-269,455	-140,455	-16,455
240	48,609	212,664	-837,086	-287,336	-158,336	-34,336
250	44,522	194,783	-854,967	-305,217	-176,217	-52,217

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£140	£220

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-712,991	-3,119,333	-4,169,083	-3,619,333	-3,490,333	-3,366,333
20	-696,994	-3,049,347	-4,099,097	-3,549,347	-3,420,347	-3,296,347
40	-705,312	-3,085,738	-4,135,488	-3,585,738	-3,456,738	-3,332,738
60	-713,629	-3,122,129	-4,171,879	-3,622,129	-3,493,129	-3,369,129
80	-721,947	-3,158,519	-4,208,269	-3,658,519	-3,529,519	-3,405,519
100	-730,265	-3,194,910	-4,244,660	-3,694,910	-3,565,910	-3,441,910
120	-738,583	-3,231,301	-4,281,051	-3,731,301	-3,602,301	-3,478,301
140	-746,901	-3,267,691	-4,317,441	-3,767,691	-3,638,691	-3,514,691
160	-755,218	-3,304,077	-4,353,827	-3,804,077	-3,675,077	-3,551,077
180	-763,536	-3,340,468	-4,390,218	-3,840,468	-3,711,468	-3,587,468
200	-771,853	-3,376,859	-4,426,609	-3,876,859	-3,747,859	-3,623,859
210	-776,012	-3,395,054	-4,444,804	-3,895,054	-3,766,054	-3,642,054
220	-780,171	-3,413,249	-4,462,999	-3,913,249	-3,784,249	-3,660,249
230	-784,330	-3,431,445	-4,481,195	-3,931,445	-3,802,445	-3,678,445
240	-788,489	-3,449,640	-4,499,390	-3,949,640	-3,820,640	-3,696,640
250	-792,648	-3,467,835	-4,517,585	-3,967,835	-3,838,835	-3,714,835

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-712,991	-3,119,333	-4,169,083	-3,619,333	-3,490,333	-3,366,333
20	-696,994	-3,049,347	-4,099,097	-3,549,347	-3,420,347	-3,296,347
40	-705,312	-3,085,738	-4,135,488	-3,585,738	-3,456,738	-3,332,738
60	-713,629	-3,122,129	-4,171,879	-3,622,129	-3,493,129	-3,369,129
80	-721,947	-3,158,519	-4,208,269	-3,658,519	-3,529,519	-3,405,519
100	-730,265	-3,194,910	-4,244,660	-3,694,910	-3,565,910	-3,441,910
120	-738,583	-3,231,301	-4,281,051	-3,731,301	-3,602,301	-3,478,301
140	-746,901	-3,267,691	-4,317,441	-3,767,691	-3,638,691	-3,514,691
160	-755,218	-3,304,077	-4,353,827	-3,804,077	-3,675,077	-3,551,077
180	-763,536	-3,340,468	-4,390,218	-3,840,468	-3,711,468	-3,587,468
200	-771,853	-3,376,859	-4,426,609	-3,876,859	-3,747,859	-3,623,859
210	-776,012	-3,395,054	-4,444,804	-3,895,054	-3,766,054	-3,642,054
220	-780,171	-3,413,249	-4,462,999	-3,913,249	-3,784,249	-3,660,249
230	-784,330	-3,431,445	-4,481,195	-3,931,445	-3,802,445	-3,678,445
240	-788,489	-3,449,640	-4,499,390	-3,949,640	-3,820,640	-3,696,640
250	-792,648	-3,467,835	-4,517,585	-3,967,835	-3,838,835	-3,714,835

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial 1 £1,049,750	Commercial 2 £500,000	Warehousing £371,000	Community uses £247,000

Site type 3

90/10% Hse/Flat	
No of units	25 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	1.07 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2307 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	243,738	228,626	-821,124	-271,374	-142,374	-18,374
20	215,288	201,940	-847,810	-298,060	-169,060	-45,060
40	191,031	179,187	-870,563	-320,813	-191,813	-67,813
60	166,775	156,434	-893,316	-343,566	-214,566	-90,566
80	142,517	133,681	-916,069	-366,319	-237,319	-113,319
100	118,260	110,928	-938,822	-389,072	-260,072	-136,072
120	94,002	88,174	-961,576	-411,826	-282,826	-158,826
140	69,746	65,422	-984,328	-434,578	-305,578	-181,578
160	45,488	42,668	-1,007,082	-457,332	-328,332	-204,332
180	21,231	19,915	-1,029,835	-480,085	-351,085	-227,085
200	-3,076	-2,885	-1,052,635	-502,885	-373,885	-249,885
210	-15,403	-14,448	-1,064,198	-514,448	-385,448	-261,448
220	-27,730	-26,010	-1,075,760	-526,010	-397,010	-273,010
230	-40,057	-37,573	-1,087,323	-537,573	-408,573	-284,573
240	-52,383	-49,136	-1,098,886	-549,136	-420,136	-296,136
250	-64,710	-60,698	-1,110,448	-560,698	-431,698	-307,698

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £2981 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	919,788	862,761	-186,989	362,761	491,761	615,761
20	880,101	825,535	-224,215	325,535	454,535	578,535
40	856,206	803,122	-246,628	303,122	432,122	556,122
60	831,950	780,369	-269,381	280,369	409,369	533,369
80	807,692	757,615	-292,135	257,615	386,615	510,615
100	783,435	734,862	-314,888	234,862	363,862	487,862
120	759,179	712,110	-337,640	212,110	341,110	465,110
140	734,921	689,356	-360,394	189,356	318,356	442,356
160	710,664	666,603	-383,147	166,603	295,603	419,603
180	686,407	643,849	-405,901	143,849	272,849	396,849
200	662,150	621,097	-428,653	121,097	250,097	374,097
210	650,021	609,719	-440,031	109,719	238,719	362,719
220	637,892	598,343	-451,407	98,343	227,343	351,343
230	625,764	586,967	-462,783	86,967	215,967	339,967
240	613,636	575,590	-474,160	75,590	204,590	328,590
250	601,507	564,214	-485,536	64,214	193,214	317,214

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Kenilworth

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	629,342	590,323	-459,427	90,323	219,323	343,323
20	594,261	557,417	-492,333	57,417	186,417	310,417
40	570,003	534,663	-515,087	34,663	163,663	287,663
60	545,747	511,910	-537,840	11,910	140,910	264,910
80	521,489	489,157	-560,593	-10,843	118,157	242,157
100	497,232	466,404	-583,346	-33,596	95,404	219,404
120	472,975	443,650	-606,100	-56,350	72,650	196,650
140	448,718	420,897	-628,853	-79,103	49,897	173,897
160	424,460	398,144	-651,606	-101,856	27,144	151,144
180	400,204	375,391	-674,359	-124,609	4,391	128,391
200	375,947	352,638	-697,112	-147,362	-18,362	105,638
210	363,818	341,261	-708,489	-158,739	-29,739	94,261
220	351,689	329,885	-719,865	-170,115	-41,115	82,885
230	339,561	318,508	-731,242	-181,492	-52,492	71,508
240	327,433	307,132	-742,618	-192,868	-63,868	60,132
250	315,303	295,754	-753,996	-204,246	-75,246	48,754

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£180	£250

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,117,340	1,048,065	-1,685	548,065	677,065	801,065
20	1,074,257	1,007,653	-42,097	507,653	636,653	760,653
40	1,050,389	985,265	-64,485	485,265	614,265	738,265
60	1,026,523	962,879	-86,871	462,879	591,879	715,879
80	1,002,656	940,491	-109,259	440,491	569,491	693,491
100	978,789	918,104	-131,646	418,104	547,104	671,104
120	954,922	895,717	-154,033	395,717	524,717	648,717
140	931,056	873,330	-176,420	373,330	502,330	626,330
160	907,058	850,820	-198,930	350,820	479,820	603,820
180	882,801	828,068	-221,682	328,068	457,068	581,068
200	858,544	805,314	-244,436	305,314	434,314	558,314
210	846,415	793,938	-255,812	293,938	422,938	546,938
220	834,287	782,561	-267,189	282,561	411,561	535,561
230	822,159	771,185	-278,565	271,185	400,185	524,185
240	810,030	759,808	-289,942	259,808	388,808	512,808
250	797,901	748,431	-301,319	248,431	377,431	501,431

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Site type 3

Rural areas (lower value)

Private values £2449 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	386,331	362,378	-687,372	-137,622	-8,622	115,378
20	355,429	333,393	-716,357	-166,607	-37,607	86,393
40	331,172	310,639	-739,111	-189,361	-60,361	63,639
60	306,915	287,886	-761,864	-212,114	-83,114	40,886
80	282,657	265,133	-784,617	-234,867	-105,867	18,133
100	258,401	242,380	-807,370	-257,620	-128,620	-4,620
120	234,144	219,627	-830,123	-280,373	-151,373	-27,373
140	209,886	196,873	-852,877	-303,127	-174,127	-50,127
160	185,630	174,121	-875,629	-325,879	-196,879	-72,879
180	161,372	151,367	-898,383	-348,633	-219,633	-95,633
200	137,115	128,614	-921,136	-371,386	-242,386	-118,386
210	124,986	117,237	-932,513	-382,763	-253,763	-129,763
220	112,858	105,860	-943,890	-394,140	-265,140	-141,140
230	100,729	94,484	-955,266	-405,516	-276,516	-152,516
240	88,601	83,108	-966,642	-416,892	-287,892	-163,892
250	76,473	71,731	-978,019	-428,269	-299,269	-175,269

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,106,804	-1,976,183	-3,025,933	-2,476,183	-2,347,183	-2,223,183
20	-2,095,223	-1,965,319	-3,015,069	-2,465,319	-2,336,319	-2,212,319
40	-2,119,877	-1,988,445	-3,038,195	-2,488,445	-2,359,445	-2,235,445
60	-2,144,531	-2,011,570	-3,061,320	-2,511,570	-2,382,570	-2,258,570
80	-2,169,185	-2,034,695	-3,084,445	-2,534,695	-2,405,695	-2,281,695
100	-2,193,839	-2,057,821	-3,107,571	-2,557,821	-2,428,821	-2,304,821
120	-2,218,492	-2,080,946	-3,130,696	-2,580,946	-2,451,946	-2,327,946
140	-2,243,146	-2,104,071	-3,153,821	-2,604,071	-2,475,071	-2,351,071
160	-2,267,800	-2,127,197	-3,176,947	-2,627,197	-2,498,197	-2,374,197
180	-2,292,454	-2,150,322	-3,200,072	-2,650,322	-2,521,322	-2,397,322
200	-2,317,108	-2,173,447	-3,223,197	-2,673,447	-2,544,447	-2,420,447
210	-2,329,435	-2,185,010	-3,234,760	-2,685,010	-2,556,010	-2,432,010
220	-2,341,762	-2,196,572	-3,246,322	-2,696,572	-2,567,572	-2,443,572
230	-2,354,089	-2,208,135	-3,257,885	-2,708,135	-2,579,135	-2,455,135
240	-2,366,415	-2,219,698	-3,269,448	-2,719,698	-2,590,698	-2,466,698
250	-2,378,742	-2,231,260	-3,281,010	-2,731,260	-2,602,260	-2,478,260

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,106,804	-1,976,183	-3,025,933	-2,476,183	-2,347,183	-2,223,183
20	-2,095,223	-1,965,319	-3,015,069	-2,465,319	-2,336,319	-2,212,319
40	-2,119,877	-1,988,445	-3,038,195	-2,488,445	-2,359,445	-2,235,445
60	-2,144,531	-2,011,570	-3,061,320	-2,511,570	-2,382,570	-2,258,570
80	-2,169,185	-2,034,695	-3,084,445	-2,534,695	-2,405,695	-2,281,695
100	-2,193,839	-2,057,821	-3,107,571	-2,557,821	-2,428,821	-2,304,821
120	-2,218,492	-2,080,946	-3,130,696	-2,580,946	-2,451,946	-2,327,946
140	-2,243,146	-2,104,071	-3,153,821	-2,604,071	-2,475,071	-2,351,071
160	-2,267,800	-2,127,197	-3,176,947	-2,627,197	-2,498,197	-2,374,197
180	-2,292,454	-2,150,322	-3,200,072	-2,650,322	-2,521,322	-2,397,322
200	-2,317,108	-2,173,447	-3,223,197	-2,673,447	-2,544,447	-2,420,447
210	-2,329,435	-2,185,010	-3,234,760	-2,685,010	-2,556,010	-2,432,010
220	-2,341,762	-2,196,572	-3,246,322	-2,696,572	-2,567,572	-2,443,572
230	-2,354,089	-2,208,135	-3,257,885	-2,708,135	-2,579,135	-2,455,135
240	-2,366,415	-2,219,698	-3,269,448	-2,719,698	-2,590,698	-2,466,698
250	-2,378,742	-2,231,260	-3,281,010	-2,731,260	-2,602,260	-2,478,260

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial 1 £1,049,750	Commercial 2 £500,000	Warehousing £371,000	Community uses £247,000

Site type 4

90/10% Hse/Flat	
No of units	35 units
Density:	30 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	1.74 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2307 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	337,909	194,056	-855,694	-305,944	-176,944	-52,944
20	298,651	171,511	-878,239	-328,489	-199,489	-75,489
40	265,205	152,304	-897,446	-347,696	-218,696	-94,696
60	231,759	133,096	-916,654	-366,904	-237,904	-113,904
80	198,314	113,889	-935,861	-386,111	-257,111	-133,111
100	164,868	94,681	-955,069	-405,319	-276,319	-152,319
120	131,422	75,474	-974,276	-424,526	-295,526	-171,526
140	97,976	56,266	-993,484	-443,734	-314,734	-190,734
160	64,531	37,059	-1,012,691	-462,941	-333,941	-209,941
180	31,085	17,852	-1,031,898	-482,148	-353,148	-229,148
200	-2,399	-1,378	-1,051,128	-501,378	-372,378	-248,378
210	-19,396	-11,139	-1,060,889	-511,139	-382,139	-258,139
220	-36,392	-20,899	-1,070,649	-520,899	-391,899	-267,899
230	-53,389	-30,660	-1,080,410	-530,660	-401,660	-277,660
240	-70,384	-40,421	-1,090,171	-540,421	-411,421	-287,421
250	-87,381	-50,182	-1,099,932	-550,182	-421,182	-297,182

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £2981 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,270,015	729,352	-320,398	229,352	358,352	482,352
20	1,215,265	697,909	-351,841	197,909	326,909	450,909
40	1,182,348	679,006	-370,744	179,006	308,006	432,006
60	1,148,903	659,799	-389,951	159,799	288,799	412,799
80	1,115,457	640,591	-409,159	140,591	269,591	393,591
100	1,082,011	621,384	-428,366	121,384	250,384	374,384
120	1,048,566	602,177	-447,573	102,177	231,177	355,177
140	1,015,120	582,969	-466,781	82,969	211,969	335,969
160	981,674	563,761	-485,989	63,761	192,761	316,761
180	948,228	544,554	-505,196	44,554	173,554	297,554
200	914,783	525,347	-524,403	25,347	154,347	278,347
210	898,060	515,743	-534,007	15,743	144,743	268,743
220	881,337	506,139	-543,611	6,139	135,139	259,139
230	864,615	496,536	-553,214	-3,464	125,536	249,536
240	847,891	486,932	-562,818	-13,068	115,932	239,932
250	831,169	477,328	-572,422	-22,672	106,328	230,328

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£250	£250

Kenilworth

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	869,579	499,387	-550,363	-613	128,387	252,387
20	821,178	471,591	-578,159	-28,409	100,591	224,591
40	787,732	452,383	-597,367	-47,617	81,383	205,383
60	754,287	433,176	-616,574	-66,824	62,176	186,176
80	720,841	413,968	-635,782	-86,032	42,968	166,968
100	687,395	394,761	-654,989	-105,239	23,761	147,761
120	653,950	375,554	-674,196	-124,446	4,554	128,554
140	620,504	356,346	-693,404	-143,654	-14,654	109,346
160	587,057	337,139	-712,611	-162,861	-33,861	90,139
180	553,611	317,931	-731,819	-182,069	-53,069	70,931
200	520,166	298,724	-751,026	-201,276	-72,276	51,724
210	503,443	289,120	-760,630	-210,880	-81,880	42,120
220	486,720	279,517	-770,233	-220,483	-91,483	32,517
230	469,998	269,913	-779,837	-230,087	-101,087	22,913
240	453,274	260,309	-789,441	-239,691	-110,691	13,309
250	436,552	250,706	-799,044	-249,294	-120,294	3,706

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£250

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,542,401	885,779	-163,971	385,779	514,779	638,779
20	1,482,965	851,646	-198,104	351,646	480,646	604,646
40	1,450,057	832,747	-217,003	332,747	461,747	585,747
60	1,417,150	813,849	-235,901	313,849	442,849	566,849
80	1,384,243	794,951	-254,799	294,951	423,951	547,951
100	1,351,335	776,053	-273,697	276,053	405,053	529,053
120	1,318,428	757,154	-292,596	257,154	386,154	510,154
140	1,285,520	738,256	-311,494	238,256	367,256	491,256
160	1,252,613	719,357	-330,393	219,357	348,357	472,357
180	1,219,705	700,459	-349,291	200,459	329,459	453,459
200	1,186,798	681,560	-368,189	181,560	310,560	434,560
210	1,168,849	671,253	-378,497	171,253	300,253	424,253
220	1,152,126	661,649	-388,101	161,649	290,649	414,649
230	1,135,403	652,046	-397,704	152,046	281,046	405,046
240	1,118,681	642,442	-407,308	142,442	271,442	395,442
250	1,101,957	632,838	-416,912	132,838	261,838	385,838

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Site type 4

Rural areas (lower value)

Private values £2449 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	534,516	306,965	-742,785	-193,035	-64,035	59,965
20	491,877	282,478	-767,272	-217,522	-88,522	35,478
40	458,431	263,271	-786,479	-236,729	-107,729	16,271
60	424,985	244,063	-805,687	-255,937	-126,937	-2,937
80	391,539	224,855	-824,895	-275,145	-146,145	-22,145
100	358,094	205,648	-844,102	-294,352	-165,352	-41,352
120	324,648	186,441	-863,309	-313,559	-184,559	-60,559
140	291,202	167,233	-882,517	-332,767	-203,767	-79,767
160	257,757	148,026	-901,724	-351,974	-222,974	-98,974
180	224,311	128,819	-920,931	-371,181	-242,181	-118,181
200	190,865	109,611	-940,139	-390,389	-261,389	-137,389
210	174,143	100,008	-949,742	-399,992	-270,992	-146,992
220	157,419	90,404	-959,346	-409,596	-280,596	-156,596
230	140,697	80,800	-968,950	-419,200	-290,200	-166,200
240	123,974	71,197	-978,553	-428,803	-299,803	-175,803
250	107,251	61,593	-988,157	-438,407	-309,407	-185,407

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,902,987	-1,667,144	-2,716,894	-2,167,144	-2,038,144	-1,914,144
20	-2,887,051	-1,657,992	-2,707,742	-2,157,992	-2,028,992	-1,904,992
40	-2,921,044	-1,677,514	-2,727,264	-2,177,514	-2,048,514	-1,924,514
60	-2,955,036	-1,697,035	-2,746,785	-2,197,035	-2,068,035	-1,944,035
80	-2,989,029	-1,716,557	-2,766,307	-2,216,557	-2,087,557	-1,963,557
100	-3,023,022	-1,736,078	-2,785,828	-2,236,078	-2,107,078	-1,983,078
120	-3,057,015	-1,755,600	-2,805,350	-2,255,600	-2,126,600	-2,002,600
140	-3,091,007	-1,775,121	-2,824,871	-2,275,121	-2,146,121	-2,022,121
160	-3,125,000	-1,794,643	-2,844,393	-2,294,643	-2,165,643	-2,041,643
180	-3,158,993	-1,814,164	-2,863,914	-2,314,164	-2,185,164	-2,061,164
200	-3,192,985	-1,833,686	-2,883,436	-2,333,686	-2,204,686	-2,080,686
210	-3,209,982	-1,843,447	-2,893,197	-2,343,447	-2,214,447	-2,090,447
220	-3,226,978	-1,853,207	-2,902,957	-2,353,207	-2,224,207	-2,100,207
230	-3,243,975	-1,862,968	-2,912,718	-2,362,968	-2,233,968	-2,109,968
240	-3,260,971	-1,872,729	-2,922,479	-2,372,729	-2,243,729	-2,119,729
250	-3,277,968	-1,882,490	-2,932,240	-2,382,490	-2,253,490	-2,129,490

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,902,987	-1,667,144	-2,716,894	-2,167,144	-2,038,144	-1,914,144
20	-2,887,051	-1,657,992	-2,707,742	-2,157,992	-2,028,992	-1,904,992
40	-2,921,044	-1,677,514	-2,727,264	-2,177,514	-2,048,514	-1,924,514
60	-2,955,036	-1,697,035	-2,746,785	-2,197,035	-2,068,035	-1,944,035
80	-2,989,029	-1,716,557	-2,766,307	-2,216,557	-2,087,557	-1,963,557
100	-3,023,022	-1,736,078	-2,785,828	-2,236,078	-2,107,078	-1,983,078
120	-3,057,015	-1,755,600	-2,805,350	-2,255,600	-2,126,600	-2,002,600
140	-3,091,007	-1,775,121	-2,824,871	-2,275,121	-2,146,121	-2,022,121
160	-3,125,000	-1,794,643	-2,844,393	-2,294,643	-2,165,643	-2,041,643
180	-3,158,993	-1,814,164	-2,863,914	-2,314,164	-2,185,164	-2,061,164
200	-3,192,985	-1,833,686	-2,883,436	-2,333,686	-2,204,686	-2,080,686
210	-3,209,982	-1,843,447	-2,893,197	-2,343,447	-2,214,447	-2,090,447
220	-3,226,978	-1,853,207	-2,902,957	-2,353,207	-2,224,207	-2,100,207
230	-3,243,975	-1,862,968	-2,912,718	-2,362,968	-2,233,968	-2,109,968
240	-3,260,971	-1,872,729	-2,922,479	-2,372,729	-2,243,729	-2,119,729
250	-3,277,968	-1,882,490	-2,932,240	-2,382,490	-2,253,490	-2,129,490

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial 1 £1,049,750	Commercial 2 £500,000	Warehousing £371,000	Community uses £247,000

Site type 5

50/50% Hse/Flat
No of units 50 units
Density: 50 dph
CSH level: 4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2307 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-58,068	-58,068	-1,107,818	-558,068	-429,068	-305,068
20	-99,582	-99,582	-1,149,332	-599,582	-470,582	-346,582
40	-142,095	-142,095	-1,191,845	-642,095	-513,095	-389,095
60	-184,607	-184,607	-1,234,357	-684,607	-555,607	-431,607
80	-227,121	-227,121	-1,276,871	-727,121	-598,121	-474,121
100	-269,633	-269,633	-1,319,383	-769,633	-640,633	-516,633
120	-312,147	-312,147	-1,361,897	-812,147	-683,147	-559,147
140	-354,660	-354,660	-1,404,410	-854,660	-725,660	-601,660
160	-397,173	-397,173	-1,446,923	-897,173	-768,173	-644,173
180	-439,686	-439,686	-1,489,436	-939,686	-810,686	-686,686
200	-482,199	-482,199	-1,531,949	-982,199	-853,199	-729,199
210	-503,456	-503,456	-1,553,206	-1,003,456	-874,456	-750,456
220	-524,712	-524,712	-1,574,462	-1,024,712	-895,712	-771,712
230	-545,968	-545,968	-1,595,718	-1,045,968	-916,968	-792,968
240	-567,225	-567,225	-1,616,975	-1,067,225	-938,225	-814,225
250	-588,482	-588,482	-1,638,232	-1,088,482	-959,482	-835,482

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £2981 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,101,668	1,101,668	51,918	601,668	730,668	854,668
20	1,040,891	1,040,891	-8,859	540,891	669,891	793,891
40	999,063	999,063	-50,687	499,063	628,063	752,063
60	957,233	957,233	-92,517	457,233	586,233	710,233
80	915,405	915,405	-134,345	415,405	544,405	668,405
100	873,576	873,576	-176,174	373,576	502,576	626,576
120	831,746	831,746	-218,004	331,746	460,746	584,746
140	789,918	789,918	-259,832	289,918	418,918	542,918
160	748,088	748,088	-301,662	248,088	377,088	501,088
180	706,260	706,260	-343,490	206,260	335,260	459,260
200	664,431	664,431	-385,319	164,431	293,431	417,431
210	643,516	643,516	-406,234	143,516	272,516	396,516
220	622,602	622,602	-427,148	122,602	251,602	375,602
230	601,687	601,687	-448,063	101,687	230,687	354,687
240	580,773	580,773	-468,977	80,773	209,773	333,773
250	559,859	559,859	-489,891	59,859	188,859	312,859

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

Kenilworth

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	603,074	603,074	-446,676	103,074	232,074	356,074
20	559,873	559,873	-498,877	50,873	179,873	303,873
40	509,044	509,044	-540,706	9,044	138,044	262,044
60	467,215	467,215	-582,535	-32,785	96,215	220,215
80	425,386	425,386	-624,364	-74,614	54,386	178,386
100	383,557	383,557	-666,193	-116,443	12,557	136,557
120	341,728	341,728	-708,022	-158,272	-29,272	94,728
140	299,899	299,899	-749,851	-200,101	-71,101	52,899
160	258,070	258,070	-791,680	-241,930	-112,930	11,070
180	216,242	216,242	-833,508	-283,758	-154,758	-30,758
200	174,412	174,412	-875,338	-325,588	-196,588	-72,588
210	153,498	153,498	-896,252	-346,502	-217,502	-93,502
220	132,584	132,584	-917,166	-367,416	-238,416	-114,416
230	111,669	111,669	-938,081	-388,331	-259,331	-135,331
240	90,755	90,755	-958,995	-409,245	-280,245	-156,245
250	69,840	69,840	-979,910	-430,160	-301,160	-177,160

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£100	£160

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,439,710	1,439,710	389,960	939,710	1,068,710	1,197,710
20	1,373,793	1,373,793	324,043	873,793	1,002,793	1,126,793
40	1,332,637	1,332,637	282,887	832,637	961,637	1,085,637
60	1,291,481	1,291,481	241,731	791,481	920,481	1,044,481
80	1,250,325	1,250,325	200,575	750,325	879,325	1,003,325
100	1,209,170	1,209,170	159,420	709,170	838,170	962,170
120	1,168,001	1,168,001	118,251	668,001	797,001	921,001
140	1,126,171	1,126,171	76,421	626,171	755,171	879,171
160	1,084,343	1,084,343	34,593	584,343	713,343	837,343
180	1,042,514	1,042,514	-7,236	542,514	671,514	795,514
200	1,000,685	1,000,685	-49,065	500,685	629,685	753,685
210	979,770	979,770	-69,980	479,770	608,770	732,770
220	958,856	958,856	-90,894	458,856	587,856	711,856
230	937,942	937,942	-111,808	437,942	566,942	690,942
240	917,027	917,027	-132,723	417,027	546,027	670,027
250	896,112	896,112	-153,638	396,112	525,112	649,112

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£160	£250	£250	£250

Site type 5

Rural areas (lower value)

Private values £2449 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	187,006	187,006	-862,744	-312,994	-183,994	-59,994
20	141,961	141,961	-907,789	-358,039	-229,039	-105,039
40	100,132	100,132	-949,618	-399,868	-270,868	-146,868
60	58,303	58,303	-991,447	-441,697	-312,697	-188,697
80	16,474	16,474	-1,033,276	-483,526	-354,526	-230,526
100	-25,769	-25,769	-1,075,119	-525,356	-396,356	-272,356
120	-68,283	-68,283	-1,118,033	-568,283	-439,283	-315,283
140	-110,795	-110,795	-1,160,545	-610,795	-481,795	-357,795
160	-153,309	-153,309	-1,203,059	-653,309	-524,309	-400,309
180	-195,822	-195,822	-1,245,572	-695,822	-566,822	-442,822
200	-238,334	-238,334	-1,288,084	-738,334	-609,334	-485,334
210	-259,592	-259,592	-1,309,342	-759,592	-630,592	-506,592
220	-280,848	-280,848	-1,330,598	-780,848	-651,848	-527,848
230	-302,104	-302,104	-1,351,854	-802,104	-673,104	-549,104
240	-323,360	-323,360	-1,373,110	-823,360	-694,360	-570,360
250	-344,618	-344,618	-1,394,368	-844,618	-715,618	-591,618

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,089,338	-4,089,338	-5,139,088	-4,589,338	-4,460,338	-4,336,338
20	-4,061,518	-4,061,518	-5,111,268	-4,561,518	-4,432,518	-4,308,518
40	-4,104,031	-4,104,031	-5,153,781	-4,604,031	-4,475,031	-4,351,031
60	-4,146,544	-4,146,544	-5,196,294	-4,646,544	-4,517,544	-4,393,544
80	-4,189,057	-4,189,057	-5,238,807	-4,689,057	-4,560,057	-4,436,057
100	-4,231,570	-4,231,570	-5,281,320	-4,731,570	-4,602,570	-4,478,570
120	-4,274,083	-4,274,083	-5,323,833	-4,774,083	-4,645,083	-4,521,083
140	-4,316,596	-4,316,596	-5,366,346	-4,816,596	-4,687,596	-4,563,596
160	-4,359,109	-4,359,109	-5,408,859	-4,859,109	-4,730,109	-4,606,109
180	-4,401,622	-4,401,622	-5,451,372	-4,901,622	-4,772,622	-4,648,622
200	-4,444,136	-4,444,136	-5,493,886	-4,944,136	-4,815,136	-4,691,136
210	-4,465,392	-4,465,392	-5,515,142	-4,965,392	-4,836,392	-4,712,392
220	-4,486,648	-4,486,648	-5,536,398	-4,986,648	-4,857,648	-4,733,648
230	-4,507,905	-4,507,905	-5,557,655	-5,007,905	-4,878,905	-4,754,905
240	-4,529,161	-4,529,161	-5,578,911	-5,029,161	-4,900,161	-4,776,161
250	-4,550,418	-4,550,418	-5,600,168	-5,050,418	-4,921,418	-4,797,418

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,089,338	-4,089,338	-5,139,088	-4,589,338	-4,460,338	-4,336,338
20	-4,061,518	-4,061,518	-5,111,268	-4,561,518	-4,432,518	-4,308,518
40	-4,104,031	-4,104,031	-5,153,781	-4,604,031	-4,475,031	-4,351,031
60	-4,146,544	-4,146,544	-5,196,294	-4,646,544	-4,517,544	-4,393,544
80	-4,189,057	-4,189,057	-5,238,807	-4,689,057	-4,560,057	-4,436,057
100	-4,231,570	-4,231,570	-5,281,320	-4,731,570	-4,602,570	-4,478,570
120	-4,274,083	-4,274,083	-5,323,833	-4,774,083	-4,645,083	-4,521,083
140	-4,316,596	-4,316,596	-5,366,346	-4,816,596	-4,687,596	-4,563,596
160	-4,359,109	-4,359,109	-5,408,859	-4,859,109	-4,730,109	-4,606,109
180	-4,401,622	-4,401,622	-5,451,372	-4,901,622	-4,772,622	-4,648,622
200	-4,444,136	-4,444,136	-5,493,886	-4,944,136	-4,815,136	-4,691,136
210	-4,465,392	-4,465,392	-5,515,142	-4,965,392	-4,836,392	-4,712,392
220	-4,486,648	-4,486,648	-5,536,398	-4,986,648	-4,857,648	-4,733,648
230	-4,507,905	-4,507,905	-5,557,655	-5,007,905	-4,878,905	-4,754,905
240	-4,529,161	-4,529,161	-5,578,911	-5,029,161	-4,900,161	-4,776,161
250	-4,550,418	-4,550,418	-5,600,168	-5,050,418	-4,921,418	-4,797,418

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial 1 £1,049,750	Commercial 2 £500,000	Warehousing £371,000	Community uses £247,000

Site type 6

60/40% Hse/Flat	
No of units	65 units
Density:	40 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	1.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2307 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	75,467	46,441	-1,003,309	-453,559	-324,559	-200,559
20	17,713	10,900	-1,038,850	-489,100	-360,100	-236,100
40	-39,377	-24,232	-1,073,982	-524,232	-395,232	-271,232
60	-96,756	-59,542	-1,109,292	-559,542	-430,542	-306,542
80	-154,135	-94,852	-1,144,602	-594,852	-465,852	-341,852
100	-211,514	-130,163	-1,179,913	-630,163	-501,163	-377,163
120	-268,893	-165,473	-1,215,223	-665,473	-536,473	-412,473
140	-326,273	-200,783	-1,250,533	-700,783	-571,783	-447,783
160	-383,652	-236,093	-1,285,843	-736,093	-607,093	-483,093
180	-441,031	-271,404	-1,321,154	-771,404	-642,404	-518,404
200	-498,410	-306,714	-1,356,464	-806,714	-677,714	-553,714
210	-527,100	-324,369	-1,374,119	-824,369	-695,369	-571,369
220	-555,789	-342,024	-1,391,774	-842,024	-713,024	-589,024
230	-584,479	-359,680	-1,409,430	-859,680	-730,680	-606,680
240	-613,168	-377,334	-1,427,084	-877,334	-748,334	-624,334
250	-641,859	-394,990	-1,444,740	-894,990	-765,990	-641,990

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £2981 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,637,300	1,007,569	-42,181	507,569	636,569	760,569
20	1,553,592	956,057	-93,693	456,057	585,057	709,057
40	1,498,045	921,874	-127,874	421,874	550,874	674,874
60	1,441,919	887,335	-162,415	387,335	516,335	640,335
80	1,388,463	852,593	-197,157	352,593	481,593	605,593
100	1,329,007	817,851	-231,899	317,851	446,851	570,851
120	1,272,552	783,109	-266,641	283,109	412,109	536,109
140	1,216,096	748,367	-301,383	248,367	377,367	501,367
160	1,159,640	713,625	-336,125	213,625	342,625	466,625
180	1,103,184	678,883	-370,867	178,883	307,883	431,883
200	1,046,728	644,141	-405,609	144,141	273,141	397,141
210	1,018,500	626,770	-422,980	126,770	255,770	379,770
220	990,273	609,398	-440,352	109,398	238,398	362,398
230	962,045	592,027	-457,723	92,027	221,027	345,027
240	933,817	574,656	-475,094	74,656	203,656	327,656
250	905,589	557,285	-492,465	57,285	186,285	310,285

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Kenilworth

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	966,540	594,794	-454,956	94,794	223,794	347,794
20	893,461	549,822	-499,928	49,822	178,822	302,822
40	837,005	515,080	-534,670	15,080	144,080	268,080
60	780,549	480,338	-569,412	-19,662	109,338	233,338
80	724,093	445,596	-604,154	-54,404	74,596	198,596
100	667,637	410,853	-638,897	-89,147	39,853	163,853
120	611,181	376,111	-673,639	-123,889	5,111	129,111
140	554,725	341,369	-708,381	-158,631	-29,631	94,369
160	498,269	306,627	-743,123	-193,373	-64,373	59,627
180	441,813	271,885	-777,865	-228,115	-99,115	24,885
200	385,357	237,143	-812,607	-262,857	-133,857	-9,857
210	357,129	219,772	-829,978	-280,228	-151,228	-27,228
220	328,901	202,400	-847,350	-297,600	-168,600	-44,600
230	300,673	185,029	-864,721	-314,971	-185,971	-61,971
240	272,445	167,658	-882,092	-332,342	-203,342	-79,342
250	244,217	150,287	-899,463	-349,713	-220,713	-96,713

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£120	£180

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,093,257	1,288,158	238,408	788,158	917,158	1,041,158
20	2,001,708	1,231,820	182,070	731,820	860,820	984,820
40	1,946,161	1,197,637	147,887	697,637	826,637	950,637
60	1,890,613	1,163,454	113,704	663,454	792,454	916,454
80	1,835,065	1,129,271	79,521	629,271	758,271	882,271
100	1,779,518	1,095,088	45,338	595,088	724,088	848,088
120	1,723,970	1,060,905	11,155	560,905	689,905	813,905
140	1,668,423	1,026,722	-23,028	526,722	655,722	779,722
160	1,612,875	992,539	-57,211	492,539	621,539	745,539
180	1,557,327	958,356	-91,394	458,356	587,356	711,356
200	1,501,780	924,173	-125,577	424,173	553,173	677,173
210	1,472,338	906,054	-143,696	406,054	535,054	659,054
220	1,444,110	888,683	-161,067	388,683	517,683	641,683
230	1,415,882	871,312	-178,438	371,312	500,312	624,312
240	1,387,654	853,941	-195,809	353,941	482,941	606,941
250	1,359,426	836,570	-213,180	336,570	465,570	589,570

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£120	£250	£250	£250

Site type 6

Rural areas (lower value)

Private values £2449 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	404,978	249,218	-800,532	-250,782	-121,782	2,218
20	341,557	210,189	-839,561	-289,811	-160,811	-36,811
40	285,101	175,447	-874,303	-324,553	-195,553	-71,553
60	228,645	140,705	-909,045	-359,295	-230,295	-106,295
80	172,189	105,963	-943,787	-394,037	-265,037	-141,037
100	115,733	71,221	-978,529	-428,779	-299,779	-175,779
120	59,277	36,478	-1,013,272	-463,522	-334,522	-210,522
140	2,821	1,736	-1,048,014	-498,264	-369,264	-245,264
160	-54,512	-33,546	-1,083,296	-533,546	-404,546	-280,546
180	-111,891	-68,856	-1,118,606	-568,856	-439,856	-315,856
200	-169,270	-104,166	-1,153,916	-604,166	-475,166	-351,166
210	-197,959	-121,821	-1,171,571	-621,821	-492,821	-368,821
220	-226,649	-139,476	-1,189,226	-639,476	-510,476	-386,476
230	-255,338	-157,131	-1,206,881	-657,131	-528,131	-404,131
240	-284,028	-174,787	-1,224,537	-674,787	-545,787	-421,787
250	-312,719	-192,442	-1,242,192	-692,442	-563,442	-439,442

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,364,250	-3,301,077	-4,350,827	-3,801,077	-3,672,077	-3,548,077
20	-5,329,370	-3,279,612	-4,329,362	-3,779,612	-3,650,612	-3,526,612
40	-5,386,749	-3,314,923	-4,364,673	-3,814,923	-3,685,923	-3,561,923
60	-5,444,128	-3,350,233	-4,399,983	-3,850,233	-3,721,233	-3,597,233
80	-5,501,508	-3,385,543	-4,435,293	-3,885,543	-3,756,543	-3,632,543
100	-5,558,887	-3,420,853	-4,470,603	-3,920,853	-3,791,853	-3,667,853
120	-5,616,266	-3,456,164	-4,505,914	-3,956,164	-3,827,164	-3,703,164
140	-5,673,645	-3,491,474	-4,541,224	-3,991,474	-3,862,474	-3,738,474
160	-5,731,024	-3,526,784	-4,576,534	-4,026,784	-3,897,784	-3,773,784
180	-5,788,403	-3,562,094	-4,611,844	-4,062,094	-3,933,094	-3,809,094
200	-5,845,784	-3,597,405	-4,647,155	-4,097,405	-3,968,405	-3,844,405
210	-5,874,473	-3,615,060	-4,664,810	-4,115,060	-3,986,060	-3,862,060
220	-5,903,163	-3,632,716	-4,682,466	-4,132,716	-4,003,716	-3,879,716
230	-5,931,852	-3,650,370	-4,700,120	-4,150,370	-4,021,370	-3,897,370
240	-5,960,542	-3,668,026	-4,717,776	-4,168,026	-4,039,026	-3,915,026
250	-5,989,231	-3,685,681	-4,735,431	-4,185,681	-4,056,681	-3,932,681

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,364,250	-3,301,077	-4,350,827	-3,801,077	-3,672,077	-3,548,077
20	-5,329,370	-3,279,612	-4,329,362	-3,779,612	-3,650,612	-3,526,612
40	-5,386,749	-3,314,923	-4,364,673	-3,814,923	-3,685,923	-3,561,923
60	-5,444,128	-3,350,233	-4,399,983	-3,850,233	-3,721,233	-3,597,233
80	-5,501,508	-3,385,543	-4,435,293	-3,885,543	-3,756,543	-3,632,543
100	-5,558,887	-3,420,853	-4,470,603	-3,920,853	-3,791,853	-3,667,853
120	-5,616,266	-3,456,164	-4,505,914	-3,956,164	-3,827,164	-3,703,164
140	-5,673,645	-3,491,474	-4,541,224	-3,991,474	-3,862,474	-3,738,474
160	-5,731,024	-3,526,784	-4,576,534	-4,026,784	-3,897,784	-3,773,784
180	-5,788,403	-3,562,094	-4,611,844	-4,062,094	-3,933,094	-3,809,094
200	-5,845,784	-3,597,405	-4,647,155	-4,097,405	-3,968,405	-3,844,405
210	-5,874,473	-3,615,060	-4,664,810	-4,115,060	-3,986,060	-3,862,060
220	-5,903,163	-3,632,716	-4,682,466	-4,132,716	-4,003,716	-3,879,716
230	-5,931,852	-3,650,370	-4,700,120	-4,150,370	-4,021,370	-3,897,370
240	-5,960,542	-3,668,026	-4,717,776	-4,168,026	-4,039,026	-3,915,026
250	-5,989,231	-3,685,681	-4,735,431	-4,185,681	-4,056,681	-3,932,681

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial 1 £1,049,750	Commercial 2 £500,000	Warehousing £371,000	Community uses £247,000

Site type	7
100% houses	
No of units	75 units
Density:	20 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	5.60 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2307 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	865,183	154,579	-895,171	-345,421	-216,421	-92,421
20	764,793	136,643	-913,107	-363,357	-234,357	-110,357
40	679,284	121,365	-928,385	-378,635	-249,635	-125,635
60	593,775	106,088	-943,662	-393,912	-264,912	-140,912
80	508,265	90,810	-958,940	-409,190	-280,190	-156,190
100	422,755	75,532	-974,218	-424,468	-295,468	-171,468
120	337,246	60,255	-989,495	-439,745	-310,745	-186,745
140	251,736	44,977	-1,004,773	-455,023	-326,023	-202,023
160	166,227	29,699	-1,020,051	-470,301	-341,301	-217,301
180	80,718	14,422	-1,035,328	-485,578	-356,578	-232,578
200	-4,869	-870	-1,050,620	-500,870	-371,870	-247,870
210	-48,324	-8,634	-1,058,384	-508,634	-379,634	-255,634
220	-91,777	-16,398	-1,066,148	-516,398	-387,398	-263,398
230	-135,232	-24,161	-1,073,911	-524,161	-395,161	-271,161
240	-178,685	-31,925	-1,081,675	-531,925	-402,925	-278,925
250	-222,140	-39,689	-1,089,439	-539,689	-410,689	-286,689

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £2981 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,147,193	562,299	-487,451	62,299	191,299	315,299
20	3,008,932	537,596	-512,154	37,596	166,596	290,596
40	2,924,798	522,564	-527,186	22,564	151,564	275,564
60	2,840,665	507,532	-542,218	7,532	136,532	260,532
80	2,756,531	492,500	-557,250	-7,500	121,500	245,500
100	2,672,397	477,468	-572,282	-22,532	106,468	230,468
120	2,588,265	462,437	-587,313	-37,563	91,437	215,437
140	2,504,131	447,405	-602,345	-52,595	76,405	200,405
160	2,419,998	432,373	-617,377	-67,627	61,373	185,373
180	2,335,864	417,341	-632,409	-82,659	46,341	170,341
200	2,251,731	402,309	-647,441	-97,691	31,309	155,309
210	2,209,664	394,793	-654,957	-105,207	23,793	147,793
220	2,167,598	387,278	-662,472	-112,722	16,278	140,278
230	2,124,988	379,665	-670,085	-120,335	8,665	132,665
240	2,082,234	372,026	-677,724	-127,974	1,026	125,026
250	2,039,479	364,387	-685,363	-135,613	-6,613	117,387

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£240	£250

Kenilworth

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,171,098	387,903	-661,847	-112,097	16,903	140,903
20	2,049,624	366,199	-683,551	-133,801	-4,801	119,199
40	1,965,492	351,168	-698,582	-148,832	-19,832	104,168
60	1,880,257	335,939	-713,811	-164,061	-35,061	88,939
80	1,794,746	320,661	-729,089	-179,339	-50,339	73,661
100	1,709,237	305,384	-744,366	-194,616	-65,616	58,384
120	1,623,728	290,106	-759,644	-209,894	-80,894	43,106
140	1,538,219	274,828	-774,922	-225,172	-96,172	27,828
160	1,452,709	259,551	-790,199	-240,449	-111,449	12,551
180	1,367,200	244,273	-805,477	-255,727	-126,727	-2,277
200	1,281,691	228,995	-820,755	-271,005	-142,005	-18,005
210	1,238,936	221,356	-828,394	-278,644	-149,644	-25,644
220	1,196,181	213,718	-836,032	-286,282	-157,282	-33,282
230	1,153,426	206,079	-843,671	-293,921	-164,921	-40,921
240	1,110,672	198,440	-851,310	-301,560	-172,560	-48,560
250	1,067,917	190,801	-858,949	-309,199	-180,199	-56,199

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£160

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,816,996	681,970	-367,780	181,970	310,970	434,970
20	3,667,214	655,209	-394,541	155,209	284,209	408,209
40	3,583,081	640,177	-409,573	140,177	269,177	393,177
60	3,498,948	625,145	-424,605	125,145	254,145	378,145
80	3,414,814	610,113	-439,637	110,113	239,113	363,113
100	3,330,681	595,082	-454,668	95,082	224,082	348,082
120	3,246,547	580,050	-469,700	80,050	209,050	333,050
140	3,162,415	565,018	-484,732	65,018	194,018	318,018
160	3,078,281	549,986	-499,764	49,986	178,986	302,986
180	2,994,148	534,954	-514,796	34,954	163,954	287,954
200	2,910,014	519,923	-529,827	19,923	148,923	272,923
210	2,867,947	512,407	-537,343	12,407	141,407	265,407
220	2,825,881	504,891	-544,859	4,891	133,891	257,891
230	2,783,814	497,375	-552,375	-2,625	126,375	250,375
240	2,741,748	489,859	-559,891	-10,141	118,859	242,859
250	2,699,681	482,343	-567,407	-17,657	111,343	235,343

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£250	£250

Site type 7

Rural areas (lower value)

Private values £2449 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,349,238	241,064	-808,686	-258,936	-129,936	-5,936
20	1,240,524	221,640	-828,110	-278,360	-149,360	-25,360
40	1,155,013	206,362	-843,388	-293,638	-164,638	-40,638
60	1,069,504	191,085	-858,665	-308,915	-179,915	-55,915
80	983,995	175,807	-873,943	-324,193	-195,193	-71,193
100	898,486	160,529	-889,221	-339,471	-210,471	-86,471
120	812,976	145,252	-904,498	-354,748	-225,748	-101,748
140	727,467	129,974	-919,776	-370,026	-241,026	-117,026
160	641,958	114,696	-935,054	-385,304	-256,304	-132,304
180	556,448	99,419	-950,331	-400,581	-271,581	-147,581
200	470,939	84,141	-965,609	-415,859	-286,859	-162,859
210	428,184	76,502	-973,248	-423,498	-294,498	-170,498
220	385,430	68,863	-980,887	-431,137	-302,137	-178,137
230	342,675	61,225	-988,525	-438,775	-309,775	-185,775
240	299,921	53,586	-996,164	-446,414	-317,414	-193,414
250	257,166	45,947	-1,003,803	-454,053	-325,053	-201,053

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,246,125	-1,294,641	-2,344,391	-1,794,641	-1,665,641	-1,541,641
20	-7,210,028	-1,288,192	-2,337,942	-1,788,192	-1,659,192	-1,535,192
40	-7,298,556	-1,304,009	-2,353,759	-1,804,009	-1,675,009	-1,551,009
60	-7,387,084	-1,319,826	-2,369,576	-1,819,826	-1,690,826	-1,566,826
80	-7,475,612	-1,335,643	-2,385,393	-1,835,643	-1,706,643	-1,582,643
100	-7,564,140	-1,351,460	-2,401,210	-1,851,460	-1,722,460	-1,598,460
120	-7,652,669	-1,367,277	-2,417,027	-1,867,277	-1,738,277	-1,614,277
140	-7,741,197	-1,383,094	-2,432,844	-1,883,094	-1,754,094	-1,630,094
160	-7,829,726	-1,398,911	-2,448,661	-1,898,911	-1,769,911	-1,645,911
180	-7,918,254	-1,414,728	-2,464,478	-1,914,728	-1,785,728	-1,661,728
200	-8,006,782	-1,430,545	-2,480,295	-1,930,545	-1,801,545	-1,677,545
210	-8,051,047	-1,438,454	-2,488,204	-1,938,454	-1,809,454	-1,685,454
220	-8,095,311	-1,446,362	-2,496,112	-1,946,362	-1,817,362	-1,693,362
230	-8,139,575	-1,454,271	-2,504,021	-1,954,271	-1,825,271	-1,701,271
240	-8,183,839	-1,462,179	-2,511,929	-1,962,179	-1,833,179	-1,709,179
250	-8,228,103	-1,470,088	-2,519,838	-1,970,088	-1,841,088	-1,717,088

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,246,125	-1,294,641	-2,344,391	-1,794,641	-1,665,641	-1,541,641
20	-7,210,028	-1,288,192	-2,337,942	-1,788,192	-1,659,192	-1,535,192
40	-7,298,556	-1,304,009	-2,353,759	-1,804,009	-1,675,009	-1,551,009
60	-7,387,084	-1,319,826	-2,369,576	-1,819,826	-1,690,826	-1,566,826
80	-7,475,612	-1,335,643	-2,385,393	-1,835,643	-1,706,643	-1,582,643
100	-7,564,140	-1,351,460	-2,401,210	-1,851,460	-1,722,460	-1,598,460
120	-7,652,669	-1,367,277	-2,417,027	-1,867,277	-1,738,277	-1,614,277
140	-7,741,197	-1,383,094	-2,432,844	-1,883,094	-1,754,094	-1,630,094
160	-7,829,726	-1,398,911	-2,448,661	-1,898,911	-1,769,911	-1,645,911
180	-7,918,254	-1,414,728	-2,464,478	-1,914,728	-1,785,728	-1,661,728
200	-8,006,782	-1,430,545	-2,480,295	-1,930,545	-1,801,545	-1,677,545
210	-8,051,047	-1,438,454	-2,488,204	-1,938,454	-1,809,454	-1,685,454
220	-8,095,311	-1,446,362	-2,496,112	-1,946,362	-1,817,362	-1,693,362
230	-8,139,575	-1,454,271	-2,504,021	-1,954,271	-1,825,271	-1,701,271
240	-8,183,839	-1,462,179	-2,511,929	-1,962,179	-1,833,179	-1,709,179
250	-8,228,103	-1,470,088	-2,519,838	-1,970,088	-1,841,088	-1,717,088

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial 1 £1,049,750	Commercial 2 £500,000	Warehousing £371,000	Community uses £247,000

Site type	8
	100% houses
No of units	75 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	3.20 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2307 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	718,082	224,520	-825,230	-275,480	-146,480	-22,480
20	628,939	196,648	-853,102	-303,352	-174,352	-50,352
40	552,145	172,637	-877,113	-327,363	-198,363	-74,363
60	475,351	148,626	-901,124	-351,374	-222,374	-98,374
80	398,557	124,616	-925,134	-375,384	-246,384	-122,384
100	321,765	100,605	-949,145	-399,395	-270,395	-146,395
120	244,971	76,594	-973,156	-423,406	-294,406	-170,406
140	168,177	52,583	-997,167	-447,417	-318,417	-194,417
160	91,383	28,573	-1,021,177	-471,427	-342,427	-218,427
180	14,591	4,562	-1,045,188	-495,438	-366,438	-242,438
200	-63,220	-19,767	-1,069,517	-519,767	-390,767	-266,767
210	-102,246	-31,969	-1,081,719	-531,969	-402,969	-278,969
220	-141,270	-44,170	-1,093,920	-544,170	-415,170	-291,170
230	-180,295	-56,372	-1,106,122	-556,372	-427,372	-303,372
240	-219,319	-68,574	-1,118,324	-568,574	-439,574	-315,574
250	-258,344	-80,775	-1,130,525	-580,775	-451,775	-327,775

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £2981 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,747,324	858,997	-190,753	358,997	487,997	611,997
20	2,624,515	820,598	-229,152	320,598	449,598	573,598
40	2,548,958	796,974	-252,776	296,974	425,974	549,974
60	2,473,400	773,350	-276,400	273,350	402,350	526,350
80	2,397,842	749,725	-300,025	249,725	378,725	502,725
100	2,322,284	726,101	-323,649	226,101	355,101	479,101
120	2,246,727	702,477	-347,273	202,477	331,477	455,477
140	2,171,169	678,852	-370,898	178,852	307,852	431,852
160	2,095,611	655,228	-394,522	155,228	284,228	408,228
180	2,020,053	631,603	-418,147	131,603	260,603	384,603
200	1,944,496	607,979	-441,771	107,979	236,979	360,979
210	1,909,717	596,167	-453,583	96,167	225,167	349,167
220	1,868,938	584,354	-465,396	84,354	213,354	337,354
230	1,831,159	572,542	-477,208	72,542	201,542	325,542
240	1,793,381	560,730	-489,020	60,730	189,730	313,730
250	1,755,602	548,918	-500,832	48,918	177,918	301,918

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Kenilworth

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,877,556	587,049	-462,701	87,049	216,049	340,049
20	1,769,706	553,328	-496,422	53,328	182,328	306,328
40	1,694,148	529,704	-520,046	29,704	158,704	282,704
60	1,618,591	506,080	-543,670	6,080	135,080	259,080
80	1,543,033	482,455	-567,295	-17,545	111,455	235,455
100	1,467,475	458,831	-590,919	-41,169	87,831	211,831
120	1,391,918	435,206	-614,544	-64,794	64,206	188,206
140	1,316,360	411,582	-638,168	-88,731	40,582	164,582
160	1,238,566	387,957	-662,492	-112,742	16,957	140,957
180	1,161,772	364,332	-686,503	-136,753	-7,753	116,247
200	1,084,979	339,707	-710,513	-160,763	-31,763	92,237
210	1,046,583	327,231	-722,519	-172,769	-43,769	80,231
220	1,008,187	314,755	-734,524	-184,774	-55,774	68,226
230	969,791	302,279	-746,529	-196,779	-67,779	56,221
240	931,395	291,215	-758,535	-208,785	-79,785	44,215
250	892,999	279,210	-770,540	-220,790	-91,790	32,210

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£160	£250

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,343,658	1,045,450	-4,300	545,450	674,450	798,450
20	3,211,091	1,004,001	-45,749	504,001	633,001	757,001
40	3,136,533	980,377	-69,373	480,377	609,377	733,377
60	3,059,976	956,752	-92,998	456,752	585,752	709,752
80	2,984,418	933,128	-116,622	433,128	562,128	686,128
100	2,908,860	909,504	-140,246	409,504	538,504	662,504
120	2,833,302	885,879	-163,871	385,879	514,879	638,879
140	2,757,745	862,255	-187,495	362,255	491,255	615,255
160	2,682,187	838,631	-211,119	338,631	467,631	591,631
180	2,606,629	815,006	-234,744	315,006	444,006	568,006
200	2,531,071	791,382	-258,368	291,382	420,382	544,382
210	2,493,292	779,569	-270,181	279,569	408,569	532,569
220	2,455,514	767,757	-281,993	267,757	396,757	520,757
230	2,417,735	755,945	-293,805	255,945	384,945	508,945
240	2,379,956	744,133	-305,617	244,133	373,133	497,133
250	2,342,178	732,321	-317,429	232,321	361,321	485,321

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Site type 8

Rural areas (lower value)

Private values £2449 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,149,724	359,480	-690,270	-140,520	-11,520	112,480
20	1,053,157	329,287	-720,463	-170,713	-41,713	82,287
40	976,363	305,276	-744,474	-194,724	-65,724	56,276
60	899,569	281,265	-768,485	-218,735	-89,735	34,265
80	822,776	257,255	-792,495	-242,745	-113,745	10,255
100	745,983	233,244	-816,506	-266,756	-137,756	-13,756
120	669,189	209,233	-840,517	-290,767	-161,767	-37,767
140	592,396	185,223	-864,527	-314,777	-185,777	-61,777
160	515,602	161,212	-888,538	-338,788	-209,788	-85,788
180	438,809	137,201	-912,549	-362,799	-233,799	-109,799
200	362,015	113,190	-936,560	-386,810	-257,810	-133,810
210	323,618	101,185	-948,565	-398,815	-269,815	-145,815
220	285,222	89,179	-960,571	-410,821	-281,821	-157,821
230	246,825	77,174	-972,576	-422,826	-293,826	-169,826
240	208,429	65,169	-984,581	-434,831	-305,831	-181,831
250	170,032	53,163	-996,587	-446,837	-317,837	-193,837

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,524,163	-2,039,888	-3,089,638	-2,539,888	-2,410,888	-2,286,888
20	-6,491,548	-2,029,691	-3,079,441	-2,529,691	-2,400,691	-2,276,691
40	-6,571,142	-2,054,577	-3,104,327	-2,554,577	-2,425,577	-2,301,577
60	-6,650,737	-2,079,464	-3,129,214	-2,579,464	-2,450,464	-2,326,464
80	-6,730,331	-2,104,350	-3,154,100	-2,604,350	-2,475,350	-2,351,350
100	-6,809,925	-2,129,237	-3,178,987	-2,629,237	-2,500,237	-2,376,237
120	-6,889,520	-2,154,123	-3,203,873	-2,654,123	-2,525,123	-2,401,123
140	-6,969,114	-2,179,010	-3,228,760	-2,679,010	-2,550,010	-2,426,010
160	-7,048,708	-2,203,896	-3,253,646	-2,703,896	-2,574,896	-2,450,896
180	-7,128,302	-2,228,782	-3,278,532	-2,728,782	-2,599,782	-2,475,782
200	-7,207,897	-2,253,669	-3,303,419	-2,753,669	-2,624,669	-2,500,669
210	-7,247,694	-2,266,112	-3,315,862	-2,766,112	-2,637,112	-2,513,112
220	-7,287,491	-2,278,556	-3,328,306	-2,778,556	-2,649,556	-2,525,556
230	-7,327,289	-2,290,999	-3,340,749	-2,790,999	-2,661,999	-2,537,999
240	-7,367,085	-2,303,442	-3,353,192	-2,803,442	-2,674,442	-2,550,442
250	-7,406,883	-2,315,885	-3,365,635	-2,815,885	-2,686,885	-2,562,885

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,524,163	-2,039,888	-3,089,638	-2,539,888	-2,410,888	-2,286,888
20	-6,491,548	-2,029,691	-3,079,441	-2,529,691	-2,400,691	-2,276,691
40	-6,571,142	-2,054,577	-3,104,327	-2,554,577	-2,425,577	-2,301,577
60	-6,650,737	-2,079,464	-3,129,214	-2,579,464	-2,450,464	-2,326,464
80	-6,730,331	-2,104,350	-3,154,100	-2,604,350	-2,475,350	-2,351,350
100	-6,809,925	-2,129,237	-3,178,987	-2,629,237	-2,500,237	-2,376,237
120	-6,889,520	-2,154,123	-3,203,873	-2,654,123	-2,525,123	-2,401,123
140	-6,969,114	-2,179,010	-3,228,760	-2,679,010	-2,550,010	-2,426,010
160	-7,048,708	-2,203,896	-3,253,646	-2,703,896	-2,574,896	-2,450,896
180	-7,128,302	-2,228,782	-3,278,532	-2,728,782	-2,599,782	-2,475,782
200	-7,207,897	-2,253,669	-3,303,419	-2,753,669	-2,624,669	-2,500,669
210	-7,247,694	-2,266,112	-3,315,862	-2,766,112	-2,637,112	-2,513,112
220	-7,287,491	-2,278,556	-3,328,306	-2,778,556	-2,649,556	-2,525,556
230	-7,327,289	-2,290,999	-3,340,749	-2,790,999	-2,661,999	-2,537,999
240	-7,367,085	-2,303,442	-3,353,192	-2,803,442	-2,674,442	-2,550,442
250	-7,406,883	-2,315,885	-3,365,635	-2,815,885	-2,686,885	-2,562,885

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial 1	Commercial 2	Warehousing	Community uses
£1,049,750	£500,000	£371,000	£247,000

Site type	9
	100% houses
No of units	100 units
Density:	60 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	1.67 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2307 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,608,796	-965,278	-2,015,028	-1,465,278	-1,336,278	-1,212,278
20	-1,648,025	-988,815	-2,038,565	-1,488,815	-1,359,815	-1,235,815
40	-1,714,925	-1,028,955	-2,078,705	-1,528,955	-1,399,955	-1,275,955
60	-1,781,824	-1,069,095	-2,118,845	-1,569,095	-1,440,095	-1,316,095
80	-1,848,724	-1,109,234	-2,158,984	-1,609,234	-1,480,234	-1,356,234
100	-1,915,624	-1,149,374	-2,199,124	-1,649,374	-1,520,374	-1,396,374
120	-1,982,523	-1,189,514	-2,239,264	-1,689,514	-1,560,514	-1,436,514
140	-2,049,423	-1,229,654	-2,279,404	-1,729,654	-1,600,654	-1,476,654
160	-2,116,322	-1,269,793	-2,319,543	-1,769,793	-1,640,793	-1,516,793
180	-2,183,222	-1,309,933	-2,359,683	-1,809,933	-1,680,933	-1,556,933
200	-2,250,122	-1,350,073	-2,399,823	-1,850,073	-1,721,073	-1,597,073
210	-2,283,571	-1,370,143	-2,419,893	-1,870,143	-1,741,143	-1,617,143
220	-2,317,020	-1,390,212	-2,439,962	-1,890,212	-1,761,212	-1,637,212
230	-2,350,471	-1,410,282	-2,460,032	-1,910,282	-1,781,282	-1,657,282
240	-2,383,920	-1,430,352	-2,480,102	-1,930,352	-1,801,352	-1,677,352
250	-2,417,370	-1,450,422	-2,500,172	-1,950,422	-1,821,422	-1,697,422

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £2981 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	173,190	103,914	-945,836	-396,086	-267,086	-143,086
20	104,389	62,634	-987,116	-437,366	-308,366	-184,366
40	38,566	23,139	-1,026,611	-476,861	-347,861	-223,861
60	-27,703	-16,622	-1,066,372	-516,622	-387,622	-263,622
80	-94,602	-56,761	-1,106,511	-556,761	-427,761	-303,761
100	-161,502	-96,901	-1,146,651	-596,901	-467,901	-343,901
120	-228,401	-137,041	-1,186,791	-637,041	-508,041	-384,041
140	-295,301	-177,181	-1,226,931	-677,181	-548,181	-424,181
160	-362,200	-217,320	-1,267,070	-717,320	-588,320	-464,320
180	-429,100	-257,460	-1,307,210	-757,460	-628,460	-504,460
200	-496,000	-297,600	-1,347,350	-797,600	-668,600	-544,600
210	-529,449	-317,669	-1,367,419	-817,669	-688,669	-564,669
220	-562,899	-337,740	-1,387,490	-837,740	-708,740	-584,740
230	-596,349	-357,809	-1,407,559	-857,809	-728,809	-604,809
240	-629,799	-377,879	-1,427,629	-877,879	-748,879	-624,879
250	-663,248	-397,949	-1,447,699	-897,949	-768,949	-644,949

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Kenilworth

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-591,925	-355,155	-1,404,905	-855,155	-726,155	-602,155
20	-648,644	-389,187	-1,438,937	-889,187	-760,187	-636,187
40	-715,544	-429,326	-1,479,076	-929,326	-800,326	-676,326
60	-782,444	-469,466	-1,519,216	-969,466	-840,466	-716,466
80	-849,343	-509,606	-1,559,356	-1,009,606	-880,606	-756,606
100	-916,243	-549,746	-1,599,496	-1,049,746	-920,746	-796,746
120	-983,142	-589,885	-1,639,635	-1,089,885	-960,885	-836,885
140	-1,050,042	-630,025	-1,679,775	-1,130,025	-1,001,025	-877,025
160	-1,116,942	-670,165	-1,719,915	-1,170,165	-1,041,165	-917,165
180	-1,183,841	-710,305	-1,760,055	-1,210,305	-1,081,305	-957,305
200	-1,250,741	-750,444	-1,800,194	-1,250,444	-1,121,444	-997,444
210	-1,284,190	-770,514	-1,820,264	-1,270,514	-1,141,514	-1,017,514
220	-1,317,639	-790,584	-1,840,334	-1,290,584	-1,161,584	-1,037,584
230	-1,351,089	-810,654	-1,860,404	-1,310,654	-1,181,654	-1,057,654
240	-1,384,539	-830,723	-1,880,473	-1,330,723	-1,201,723	-1,077,723
250	-1,417,989	-850,794	-1,900,544	-1,350,794	-1,221,794	-1,097,794

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	691,682	415,009	-634,741	-84,991	44,009	168,009
20	613,964	368,378	-681,372	-131,622	-2,622	121,378
40	548,140	328,884	-720,866	-171,116	-42,116	81,884
60	482,317	289,390	-760,360	-210,610	-81,610	42,390
80	416,494	249,897	-799,853	-250,103	-121,103	2,897
100	350,671	210,403	-839,347	-289,597	-160,597	-36,597
120	284,849	170,909	-878,841	-329,091	-200,091	-76,091
140	219,025	131,415	-918,335	-368,585	-239,585	-115,585
160	153,202	91,921	-957,829	-408,079	-279,079	-155,079
180	87,379	52,428	-997,322	-447,572	-318,572	-194,572
200	21,557	12,934	-1,036,816	-487,066	-358,066	-234,066
210	-11,540	-6,924	-1,056,674	-506,924	-377,924	-253,924
220	-44,991	-26,994	-1,076,744	-526,994	-397,994	-273,994
230	-78,440	-47,064	-1,096,814	-547,064	-418,064	-294,064
240	-111,890	-67,134	-1,116,884	-567,134	-438,134	-314,134
250	-145,340	-87,204	-1,136,954	-587,204	-458,204	-334,204

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£80

Site type 9

Rural areas (lower value)

Private values £2449 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,232,765	-739,659	-1,789,409	-1,239,659	-1,110,659	-986,659
20	-1,278,463	-767,078	-1,816,828	-1,267,078	-1,138,078	-1,014,078
40	-1,345,363	-807,218	-1,856,968	-1,307,218	-1,178,218	-1,054,218
60	-1,412,261	-847,357	-1,897,107	-1,347,357	-1,218,357	-1,094,357
80	-1,479,161	-887,497	-1,937,247	-1,387,497	-1,258,497	-1,134,497
100	-1,546,061	-927,636	-1,977,386	-1,427,636	-1,298,636	-1,174,636
120	-1,612,960	-967,776	-2,017,526	-1,467,776	-1,338,776	-1,214,776
140	-1,679,860	-1,007,916	-2,057,666	-1,507,916	-1,378,916	-1,254,916
160	-1,746,759	-1,048,056	-2,097,806	-1,548,056	-1,419,056	-1,295,056
180	-1,813,659	-1,088,195	-2,137,945	-1,588,195	-1,459,195	-1,335,195
200	-1,880,559	-1,128,335	-2,178,085	-1,628,335	-1,499,335	-1,375,335
210	-1,914,008	-1,148,405	-2,198,155	-1,648,405	-1,519,405	-1,395,405
220	-1,947,458	-1,168,475	-2,218,225	-1,668,475	-1,539,475	-1,415,475
230	-1,980,907	-1,188,544	-2,238,294	-1,688,544	-1,559,544	-1,435,544
240	-2,014,358	-1,208,615	-2,258,365	-1,708,615	-1,579,615	-1,455,615
250	-2,047,807	-1,228,684	-2,278,434	-1,728,684	-1,599,684	-1,475,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,717,960	-4,630,776	-5,680,526	-5,130,776	-5,001,776	-4,877,776
20	-7,652,118	-4,591,271	-5,641,021	-5,091,271	-4,962,271	-4,838,271
40	-7,719,018	-4,631,411	-5,681,161	-5,131,411	-5,002,411	-4,878,411
60	-7,785,917	-4,671,550	-5,721,300	-5,171,550	-5,042,550	-4,918,550
80	-7,852,817	-4,711,690	-5,761,440	-5,211,690	-5,082,690	-4,958,690
100	-7,919,717	-4,751,830	-5,801,580	-5,251,830	-5,122,830	-4,998,830
120	-7,986,616	-4,791,970	-5,841,720	-5,291,970	-5,162,970	-5,038,970
140	-8,053,516	-4,832,110	-5,881,860	-5,332,110	-5,203,110	-5,079,110
160	-8,120,415	-4,872,249	-5,921,999	-5,372,249	-5,243,249	-5,119,249
180	-8,187,315	-4,912,389	-5,962,139	-5,412,389	-5,283,389	-5,159,389
200	-8,254,215	-4,952,529	-6,002,279	-5,452,529	-5,323,529	-5,199,529
210	-8,287,664	-4,972,598	-6,022,348	-5,472,598	-5,343,598	-5,219,598
220	-8,321,114	-4,992,669	-6,042,419	-5,492,669	-5,363,669	-5,239,669
230	-8,354,564	-5,012,738	-6,062,488	-5,512,738	-5,383,738	-5,259,738
240	-8,388,014	-5,032,808	-6,082,558	-5,532,808	-5,403,808	-5,279,808
250	-8,421,463	-5,052,878	-6,102,628	-5,552,878	-5,423,878	-5,299,878

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

0

Private values £ psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,717,960	-4,630,776	-5,680,526	-5,130,776	-5,001,776	-4,877,776
20	-7,652,118	-4,591,271	-5,641,021	-5,091,271	-4,962,271	-4,838,271
40	-7,719,018	-4,631,411	-5,681,161	-5,131,411	-5,002,411	-4,878,411
60	-7,785,917	-4,671,550	-5,721,300	-5,171,550	-5,042,550	-4,918,550
80	-7,852,817	-4,711,690	-5,761,440	-5,211,690	-5,082,690	-4,958,690
100	-7,919,717	-4,751,830	-5,801,580	-5,251,830	-5,122,830	-4,998,830
120	-7,986,616	-4,791,970	-5,841,720	-5,291,970	-5,162,970	-5,038,970
140	-8,053,516	-4,832,110	-5,881,860	-5,332,110	-5,203,110	-5,079,110
160	-8,120,415	-4,872,249	-5,921,999	-5,372,249	-5,243,249	-5,119,249
180	-8,187,315	-4,912,389	-5,962,139	-5,412,389	-5,283,389	-5,159,389
200	-8,254,215	-4,952,529	-6,002,279	-5,452,529	-5,323,529	-5,199,529
210	-8,287,664	-4,972,598	-6,022,348	-5,472,598	-5,343,598	-5,219,598
220	-8,321,114	-4,992,669	-6,042,419	-5,492,669	-5,363,669	-5,239,669
230	-8,354,564	-5,012,738	-6,062,488	-5,512,738	-5,383,738	-5,259,738
240	-8,388,014	-5,032,808	-6,082,558	-5,532,808	-5,403,808	-5,279,808
250	-8,421,463	-5,052,878	-6,102,628	-5,552,878	-5,423,878	-5,299,878

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	Warwick District Council
Area(s)	Warwick District (Warwick, Leamington Spa, Kenilworth and rural areas)
Author	BNPPRE
Date	01 February 2013
Reference	130372

Values:

Sales values	a
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2,307 psm

Affordable housing percentage	40%
of which social rented	80%
of which intermediate	20%

Code for Sustainable Homes

Cost allowance - all tenures (% of base costs)	6%
--	----

Level

4

Grant available	<input type="checkbox"/> check box
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CIL rate	16
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CIL rates	Rate per sqm
1	£0
2	£20
3	£40
4	£60
5	£80
6	£100
7	£120
8	£140
9	£160
10	£180
11	£200
12	£210
13	£220
14	£230
15	£240
16	£250

Typology description	Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
Type 1 - 4 units, houses, GF	£3,744	4	404	242	101	3.6%
Type 2 - 8 units, houses, UB	-£3,282	8	774	464	97	3.6%
Type 3 - 25 units, houses & flats, GF	-£64,710	25	2,311	1,387	92	3.6%
Type 4 - 35 units, houses & flats, GF	-£87,381	35	3,187	1,912	91	3.6%
Type 5 - 50 units, houses & flats, UB	-£588,482	50	3,990	2,394	80	3.6%
Type 6 - 65 units, houses & flats, UB	-£641,859	65	5,385	3,231	83	3.6%
Type 7 - 75 units, houses, GF	-£222,140	75	8,175	4,905	109	3.6%
Type 8 - 75 units, houses, GF	-£258,344	75	7,350	4,410	98	3.6%
Type 9 - 100 units, flats, UB	-£2,417,370	100	6,300	3,780	63	3.6%

802

Benchmark Land Values

BLV no	Description	£s per ha
BLV1	Commercial 1	£1,049,750
BLV2	Commercial 2	£500,000
BLV3	Greenfield 1	£371,000
BLV4	Greenfield 2	£247,000

Growth	
Value growth	
Cost growth	

LOCAL PLAN AND CIL VIABILITY MODEL

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Author	BNPPRE
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SITE TYPOLOGIES

Total number of units identified from Site Details

Typology descriptions and total units	
Description	No of units
Type 1 - 4 units, houses, GF	4
Type 2 - 8 units, houses, UB	8
Type 3 - 25 units, houses & flats, GF	25
Type 4 - 35 units, houses & flats, GF	35
Type 5 - 50 units, houses & flats, UB	50
Type 6 - 65 units, houses & flats, UB	65
Type 7 - 75 units, houses, GF	75
Type 8 - 75 units, houses, GF	75
Type 9 - 100 units, flats, UB	100
Total number of units identified	437

UNIT MIX enter for each typology identified

1 bed flat	Flats (percent of units)				Houses (percent of units)			Totals
	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house		
				30%	50%	20%	100%	
				40%	45%	15%	100%	
5.00%	5.00%			36%	42%	12%	100%	
7.00%	3.00%			38%	42%	10%	100%	
20.00%	22.00%	7.00%		20%	23%	8%	100%	
16.00%	18.00%	6.00%		24%	27%	9%	100%	
				20%	40%	40%	100%	
				40%	40%	20%	100%	
40.00%	40.00%	20.00%					100%	

UNIT SIZES enter for each unit type (net sellable area) - square metres

	Flats				Houses		
	1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
Private	50.0 sqm	65.0 sqm	85.0 sqm	105.0 sqm	75.0 sqm	105.0 sqm	130.0 sqm
Affordable	50.0 sqm	65.0 sqm	85.0 sqm	105.0 sqm	75.0 sqm	105.0 sqm	130.0 sqm

DESCRIPTION

(for results sheet)

100% houses
100% houses
90/10% Hse/Flat
90/10% Hse/Flat
50/50% Hse/Flat
60/40% Hse/Flat
100% houses
100% houses
100% houses

DENSITY AND NET SITE AREA

Units per ha	Gross to net
35	67%
35	100%
35	67%
30	67%
50	100%
40	100%
20	67%
35	67%
60	100%

LOCAL PLAN AND CIL VIABILITY MODEL

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SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

Sub Market	£ per sq metre
Warwick	£2,307
Leamington Spa	£2,981
Kenilworth	£2,691
Rural areas (higher value)	£3,180
Rural areas (lower value)	£2,449
F	
G	
H	
I	

GROUND RENTS from flats (£s per annum)

	Private	Affordable
One bed	£100	£0
Two beds	£150	£0
Three beds	£200	£0
Four beds	£250	£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed	£1,818	£0
Two beds	£2,727	£0
Three beds	£3,636	£0
Four beds	£4,545	£0

Select affordable value option from drop down box

Option 2: Capital values calculated from net rents & yields

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats		£0	£0			£0
Two bed flats		£0	£0			£0
Three bed flats		£0	£0			£0
Four bed flats		£0	£0			£0
Two bed house		£0	£0			£0
Three bed house		£0	£0			£0
Four bed house		£0	£0			£0

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent				NBHB								
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity	
One bed flats	£2,757	6.50%	£42,411	£0	£42,411	£115,350	40%	£46,140	2.75%	£1,903	5.00%	£38,066	
Two bed flats	£3,181	6.50%	£48,941	£0	£48,941	£149,955	40%	£59,982	2.75%	£2,474	5.00%	£49,485	
Three bed flats	£3,702	6.50%	£56,956	£0	£56,956	£196,095	40%	£78,438	2.75%	£3,236	5.00%	£64,711	
Four bed flats	£4,223	6.50%	£64,972	£0	£64,972	£242,235	40%	£96,894	2.75%	£3,997	5.00%	£79,938	
Two bed house	£3,181	6.50%	£48,941	£0	£48,941	£173,025	40%	£69,210	2.75%	£2,855	5.00%	£57,098	
Three bed house	£3,606	6.50%	£55,470	£0	£55,470	£242,235	40%	£96,894	2.75%	£3,997	5.00%	£79,938	
Four bed house	£4,223	6.50%	£64,972	£0	£64,972	£299,910	40%	£119,964	2.75%	£4,949	5.00%	£98,970	

LOCAL PLAN AND CIL VIABILITY MODEL

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BUILD COSTS

TIMINGS for cash flow **PLANNING OBLIGATIONS / CIL**

Typology	Build costs (flats) per gross sq m	Build costs (houses) per gross sq m	External works and other costs	Gross to net adjustment for flats	Build start	Build period	Sales period	Sales period start	S106 payments		CIL Charges			Fees	
					Quarters	Quarters	Quarters	Quarters from start on site	£s per unit all tenures	Quarter paid	£s p sq m private sales only	Instal-ment 1 - Qtr paid	Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid	% of build cost
Type 1 - 4 units, houses, GF	£953	£810	£149	85%	2	4	1	6	£1,500	6	£250	1	3	5	10%
Type 2 - 8 units, houses, UB	£953	£810	£149	85%	2	4	3	6	£1,500	7	£250	1	4	6	10%
Type 3 - 25 units, houses & flats, GF	£953	£810	£149	85%	2	6	3	7	£1,500	8	£250	1	4	7	10%
Type 4 - 35 units, houses & flats, GF	£953	£810	£149	85%	2	6	3	7	£1,500	8	£250	1	4	7	10%
Type 5 - 50 units, houses & flats, UB	£953	£810	£149	85%	2	6	4	7	£1,500	8	£250	1	4	7	10%
Type 6 - 65 units, houses & flats, UB	£953	£810	£149	85%	2	6	4	7	£1,500	8	£250	1	4	7	10%
Type 7 - 75 units, houses, GF	£953	£810	£149	85%	2	8	4	9	£1,500	11	£250	1	4	7	10%
Type 8 - 75 units, houses, GF	£953	£810	£149	85%	2	8	5	9	£1,500	11	£250	1	4	7	10%
Type 9 - 100 units, flats, UB	£953	£810	£149	85%	2	8	5	9	£1,500	11	£250	1	4	7	10%

OTHER COSTS

Developer return % GDV	Private	20.00%	
	Affordable	6.00%	
Code for Sustainable Homes	All tenures	6%	From test variables
Contingency		5%	
Marketing costs % of sales values		3.00%	
Legal Fees % of GDV		0.50%	
Site acquisition costs % land value		5.80%	
Development Finance		7.00%	

Site prep 500 per unit
 Externals 14,445 per unit
 14,945
 149

Type	PD units	months			quarters
		@ 3pcm	years		
Type 1	4	2	1	0	0
Type 2	8	5	1	0	0
Type 3	25	15	5	0	2
Type 4	35	21	7	1	2
Type 5	50	30	5	0	2
Type 6	65	39	7	1	2
Type 7	75	45	8	1	3
Type 8	75	45	8	1	3
Type 9	100	60	10	1	3

INFLATION

Inflation	Sales	Build
Year 1	0.0%	0.0%
Year 2	0.0%	0.0%
Year 3	0.0%	0.0%
Year 4	0.0%	0.0%
Year 5	0.0%	0.0%
Year 6	0.0%	0.0%
Year 7	0.0%	0.0%
Year 8	0.0%	0.0%
Year 9	0.0%	0.0%
Year 10	0.0%	0.0%
Year 11	0.0%	0.0%
Year 12	0.0%	0.0%
Year 13	0.0%	0.0%
Year 14	0.0%	0.0%
Year 15	0.0%	0.0%
Year 16	0.0%	0.0%
Year 17	0.0%	0.0%
Year 18	0.0%	0.0%
Year 19	0.0%	0.0%
Year 20	0.0%	0.0%
Year 21	0.0%	0.0%
Year 22	0.0%	0.0%
Year 23	0.0%	0.0%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Warwick District Council
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Author	INPPRE
Date	01 February 2013
Reference	130372

DEVELOPMENT PERIOD CASHFLOW

dev hectareage	
dev acreage	
Revenue	
Type 1 - 4 units, houses, GF	£ 559,217
Investment value of ground rents	£ -
GDV before costs of sale	Sub Total
Costs of Sale	
Marketing costs	3.00%
Legal fees	0.50%
Sub Total	
Speculative NDV	£ 539,644
Affordable Housing Revenue	
No fees on sale	
Type 1 - 4 units, houses, GF	£ 134,871
NDV	Total
Standard Costs	
Type 1 - 4 units, houses, GF	£ 407,070
Contingency	
Sub Total	
Other Costs	
Professional fees	10.00%
Sub Total	
CIL	
CIL Payment 1	£ 20,200
Payment 2	£ 20,200
Payment 3	£ 20,200
Sub Total	
Section 106 Costs	
Type 1 - 4 units, houses, GF	£ 6,000
Sub Total	
Total Abnormal Costs	Sub Total
Total Costs	
Developer's profit on GDV	% of GDV 20.00%
	% of GDV affordable 6%
Residual Sum before interest	
Cumulative residual balance for interest calculation	
Interest	7.00%
Residual Sum for quarter after interest	

Revenue per Qtr
559,217

Revenue per Qtr
33,718

Cost per Qtr
101,768

Project Totals	
£ 559,217	
£ -	
£559,217	
£ 16,777	
£ 2,796	
-£19,573	
£ 539,644	
£ -	
£ 134,871	
£ -	
£ 674,515	
£ 407,070	
£ 20,364	
£ 427,424	
£ 42,742	
£ 42,742	
£ 20,200	
£ 20,200	
£ 20,200	
£ 60,600	
£ 6,000	
£ 6,000	
£ 66,600	
£ 536,766	
£ -	
£ 107,929	
£ 8,092	
£ 21,727	
-£ 17,317	
£ 4,411	

£ 3,975

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	£ 3,975
Site acquisition costs	£ 231
MV (Residual Sum available to offer for Development Opportunity)	£ 3,744

	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10
Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3
1	2	3	4	1	2	3	4	1	2	2
0	0	0	0	0	559,217	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	559,217	0	0	0	0	0
0	0	0	0	0	16,777	0	0	0	0	0
0	0	0	0	0	2,796	0	0	0	0	0
0	0	0	0	0	19,573	0	0	0	0	0
0	0	0	0	0	539,644	0	0	0	0	0
0	33,718	33,718	33,718	33,718	0	0	0	0	0	0
0	33,718	33,718	33,718	33,718	539,644	0	0	0	0	0
0	101,768	101,768	101,768	101,768	0	0	0	0	0	0
0	5,088	5,088	5,088	5,088	0	0	0	0	0	0
0	106,856	106,856	106,856	106,856	0	0	0	0	0	0
0	10,686	10,686	10,686	10,686	0	0	0	0	0	0
0	10,686	10,686	10,686	10,686	0	0	0	0	0	0
20,200	0	0	0	0	0	0	0	0	0	0
0	0	20,200	0	0	0	0	0	0	0	0
0	0	0	0	20,200	0	0	0	0	0	0
20,200	0	20,200	0	20,200	0	0	0	0	0	0
0	0	0	0	0	6,000	0	0	0	0	0
0	0	0	0	0	6,000	0	0	0	0	0
20,200	0	20,200	0	20,200	6,000	0	0	0	0	0
20,200	117,542	137,742	117,542	137,742	6,000	0	0	0	0	0
0	0	0	0	0	107,929	0	0	0	0	0
0	2,023	2,023	2,023	2,023	0	0	0	0	0	0
-20,200	-85,847	-106,047	-85,847	-106,047	425,715	0	0	0	0	0
-20,200	-106,377	-214,164	-303,514	-414,525	4,411	0	0	0	0	0
-330	-1,740	-3,503	-4,964	-6,780	0	0	0	0	0	0
-20,530	-87,587	-109,550	-90,811	-112,827	425,715	0	0	0	0	0

£ 3,975
£ 231
£ 3,744

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Warwick District Council
Area(s)	Warwick District (Warwick, Leamington Spa, Kenilworth and rural areas)
Author	BNPPRE
Date	01 February 2013
Reference	130372

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
Type 2 - 8 units, houses, UB	£ 1,071,371	£	357,124
Investment value of ground rents	£ -	£	-
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
Type 2 - 8 units, houses, UB	£ 258,391	£	64,598
NDV	Total		
Standard Costs			
Type 2 - 8 units, houses, UB	£ 779,882	£	194,971
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2
£ 1,071,371	0	0	0	0	0	357,124	357,124	357,124	0	0
£ -	0	0	0	0	0	0	0	0	0	0
£1,071,371	0	0	0	0	0	357,124	357,124	357,124	0	0
£ 32,141	0	0	0	0	0	10,714	10,714	10,714	0	0
£ 5,357	0	0	0	0	0	1,786	1,786	1,786	0	0
£-37,498	0	0	0	0	0	12,499	12,499	12,499	0	0
£ 1,033,873	0	0	0	0	0	344,624	344,624	344,624	0	0
£ -										
£ 258,391	0	64,598	64,598	64,598	64,598	0	0	0	0	0
£ -										
£ 1,292,263	0	64,598	64,598	64,598	64,598	344,624	344,624	344,624	0	0
£ 779,882	0	194,971	194,971	194,971	194,971	0	0	0	0	0
£ 38,994	0	9,749	9,749	9,749	9,749	0	0	0	0	0
£ 818,877	0	204,719	204,719	204,719	204,719	0	0	0	0	0
£ 81,888	0	20,472	20,472	20,472	20,472	0	0	0	0	0
£ 81,888	0	20,472	20,472	20,472	20,472	0	0	0	0	0

		Revenue per Qtr
CIL		
	CIL Payment 1	£ 38,700
	CIL Payment 2	£ 38,700
	CIL Payment 3	£ 38,700
	Sub Total	
	Section 106 Costs Type 2 - 8 units, houses, UB	£ 12,000
	Sub Total	
	Total Abnormal Costs	Sub Total
	Total Costs	
	Developer's profit on GDV % of GDV	20.00%
	% of GDV affordable	6%
	Residual Sum before interest	
	Cumulative residual balance for interest calculation	
	Interest	7.00%
	Residual Sum for quarter after interest	

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2
£ 38,700	38,700	0	0	0	0	0	0	0	0	0
£ 38,700	0	0	0	38,700	0	0	0	0	0	0
£ 38,700	0	0	0	0	0	38,700	0	0	0	0
£ 116,100	38,700	0	0	38,700	0	38,700	0	0	0	0
£ 12,000	0	0	0	0	0	0	12,000	0	0	0
£ 12,000	0	0	0	0	0	0	12,000	0	0	0
£ 128,100	38,700	0	0	38,700	0	38,700	12,000	0	0	0
£ 1,028,864	38,700	225,191	225,191	263,891	225,191	38,700	12,000	0	0	0
£ -										
£ 206,775	0	0	0	0	0	68,925	68,925	68,925	0	0
£ 15,503	0	3,876	3,876	3,876	3,876	0	0	0	0	0
£ 41,121	-38,700	-164,469	-164,469	-203,169	-164,469	236,999	263,699	275,699	0	0
	-38,700	-203,802	-371,605	-580,852	-754,821	-530,167	-275,138	-3,939	0	0
-£ 45,124	-633	-3,333	-6,078	-9,500	-12,345	-8,671	-4,500	-64	0	0
-£ 4,003	-39,333	-167,802	-170,547	-212,669	-176,814	228,328	259,199	275,635	0	0

-£ 3,484

-£ 3,484

-£ 202

-£ 3,282

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Warwick District Council
Area(s)	Warwick District (Warwick, Leamington Spa, Kenilworth and rural areas)
Author	BNPPRE
Date	01 February 2013
Reference	130372

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr
Revenue		
Type 3 - 25 units, houses & flats, GF	£ 3,199,232	£ 1,066,411
Investment value of ground rents	£ 3,409	£ 1,136
GDV before costs of sale	Sub Total	
Costs of Sale		
Marketing costs	3.00%	
Legal fees	0.50%	
	Sub Total	
Speculative NDV		
Affordable Housing Revenue		Revenue per Qtr
No fees on sale		128,597
Type 3 - 25 units, houses & flats, GF	£ 771,583	
NDV	Total	
Standard Costs		Cost per Qtr
Type 3 - 25 units, houses & flats, GF	£ 2,380,011	396,668
Contingency		
	Sub Total	
Other Costs		
Professional fees	10.00%	
	Sub Total	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3
	1	2	3	4	1	2	3	4	1	2	3
£ 3,199,232	0	0	0	0	0	0	1,066,411	1,066,411	1,066,411	0	0
£ 3,409	0	0	0	0	0	0	1,136	1,136	1,136	0	0
£3,202,641	0	0	0	0	0	0	1,067,547	1,067,547	1,067,547	0	0
£ 96,079	0	0	0	0	0	0	32,026	32,026	32,026	0	0
£ 16,013	0	0	0	0	0	0	5,338	5,338	5,338	0	0
-£112,092	0	0	0	0	0	0	37,364	37,364	37,364	0	0
£ 3,090,549	0	0	0	0	0	0	1,030,183	1,030,183	1,030,183	0	0
£ -											
£ 771,583	0	128,597	128,597	128,597	128,597	128,597	128,597	0	0	0	0
£ -											
£ 3,862,132	0	128,597	128,597	128,597	128,597	128,597	1,158,780	1,030,183	1,030,183	0	0
£ 2,380,011	0	396,668	396,668	396,668	396,668	396,668	396,668	0	0	0	0
£ 119,001	0	19,833	19,833	19,833	19,833	19,833	19,833	0	0	0	0
£ 2,499,011	0	416,502	416,502	416,502	416,502	416,502	416,502	0	0	0	0
£ 249,901	0	41,650	41,650	41,650	41,650	41,650	41,650	0	0	0	0
£ 249,901	0	41,650	41,650	41,650	41,650	41,650	41,650	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL Type 3 - 25 units, houses & flats, GF	£	115,563
		£	115,563
		£	115,563
			Sub Total
	Section 106 Costs Type 3 - 25 units, houses & flats, GF	£	37,500
			Sub Total
Total Abnormal Costs			Sub Total
Total Costs			
Developer's profit on GDV	% of GDV		20.00%
	% of GDV affordable		6%
Residual Sum before interest			
Cumulative residual balance for interest calculation			
Interest			7.00%
Residual Sum for quarter after interest			

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3
£ 115,563	115,563	0	0	0	0	0	0	0	0	0	0
£ 115,563	0	0	0	115,563	0	0	0	0	0	0	0
£ 115,563	0	0	0	0	0	0	115,563	0	0	0	0
£ 346,688	115,563	0	0	115,563	0	0	115,563	0	0	0	0
£ 37,500	0	0	0	0	0	0	0	37,500	0	0	0
£ 37,500	0	0	0	0	0	0	0	37,500	0	0	0
£ 384,188	115,563	0	0	115,563	0	0	115,563	37,500	0	0	0
£ 3,133,100	115,563	458,152	458,152	573,715	458,152	458,152	573,715	37,500	0	0	0
£ -											
£ 618,110	0	0	0	0	0	0	206,037	206,037	206,037	0	0
£ 46,295	0	7,716	7,716	7,716	7,716	7,716	7,716	0	0	0	0
£ 64,627	-115,563	-337,271	-337,271	-452,833	-337,271	-337,271	371,313	786,646	824,146	0	0
	-115,563	-454,723	-799,431	-1,265,339	-1,623,305	-1,987,125	-1,648,311	-888,623	-79,011	0	0
-£ 144,930	-1,890	-7,437	-13,075	-20,695	-26,549	-32,500	-26,958	-14,534	-1,292	0	0
-£ 80,303	-117,453	-344,708	-350,346	-473,528	-363,820	-369,770	344,355	772,113	822,854	0	0

-£ 68,694

-£ 68,694
-£ 3,984
-£ 64,710

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Warwick District Council
Area(s)	Warwick District (Warwick, Leamington Spa, Kenilworth and rural areas)
Author	BNPPRE
Date	01 February 2013
Reference	130372

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
Type 4 - 35 units, houses & flats, GF	£ 4,411,099	£	1,470,366
Investment value of ground rents	£ 4,391	£	1,464
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
Type 4 - 35 units, houses & flats, GF	£ 1,063,858	£	177,310
NDV	Total		
Standard Costs			
Type 4 - 35 units, houses & flats, GF	£ 3,278,903	£	546,484
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3
	1	2	3	4	1	2	3	4	1	2	3	4
£ 4,411,099	0	0	0	0	0	0	1,470,366	1,470,366	1,470,366	0	0	0
£ 4,391	0	0	0	0	0	0	1,464	1,464	1,464	0	0	0
£4,415,490	0	0	0	0	0	0	1,471,830	1,471,830	1,471,830	0	0	0
£ 132,465	0	0	0	0	0	0	44,155	44,155	44,155	0	0	0
£ 22,077	0	0	0	0	0	0	7,359	7,359	7,359	0	0	0
-£154,542	0	0	0	0	0	0	51,514	51,514	51,514	0	0	0
£ 4,260,948	0	0	0	0	0	0	1,420,316	1,420,316	1,420,316	0	0	0
£ -												
£ 1,063,858	0	177,310	177,310	177,310	177,310	177,310	177,310	0	0	0	0	0
£ -												
£ 5,324,806	0	177,310	177,310	177,310	177,310	177,310	1,597,626	1,420,316	1,420,316	0	0	0
£ 3,278,903	0	546,484	546,484	546,484	546,484	546,484	546,484	0	0	0	0	0
£ 163,945	0	27,324	27,324	27,324	27,324	27,324	27,324	0	0	0	0	0
£ 3,442,848	0	573,808	573,808	573,808	573,808	573,808	573,808	0	0	0	0	0
£ 344,285	0	57,381	57,381	57,381	57,381	57,381	57,381	0	0	0	0	0
£ 344,285	0	57,381	57,381	57,381	57,381	57,381	57,381	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL Type 4 - 35 units, houses & flats, GF	£	159,338
		£	159,338
		£	159,338
		Sub Total	
	Section 106 Costs Type 4 - 35 units, houses & flats, GF	£	52,500
		Sub Total	
	Total Abnormal Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4
£ 159,338	159,338	0	0	0	0	0	0	0	0	0	0	0
£ 159,338	0	0	0	159,338	0	0	0	0	0	0	0	0
£ 159,338	0	0	0	0	0	0	159,338	0	0	0	0	0
£ 478,013	159,338	0	0	159,338	0	0	159,338	0	0	0	0	0
£ 52,500	0	0	0	0	0	0	0	52,500	0	0	0	0
£ 52,500	0	0	0	0	0	0	0	52,500	0	0	0	0
£ 530,513	159,338	0	0	159,338	0	0	159,338	52,500	0	0	0	0
£ 4,317,646	159,338	631,189	631,189	790,526	631,189	631,189	790,526	52,500	0	0	0	0
£ -												
£ 852,190	0	0	0	0	0	0	284,063	284,063	284,063	0	0	0
£ 63,831	0	10,639	10,639	10,639	10,639	10,639	10,639	0	0	0	0	0
£ 91,139	-159,338	-464,518	-464,518	-623,855	-464,518	-464,518	512,398	1,083,753	1,136,253	0	0	0
	-159,338	-626,461	-1,101,225	-1,743,091	-2,236,117	-2,737,207	-2,269,577	-1,222,943	-106,692	0	0	0
-£ 199,576	-2,606	-10,246	-18,011	-28,508	-36,572	-44,767	-37,119	-20,001	-1,745	0	0	0
-£ 108,437	-161,943	-474,764	-482,528	-652,364	-501,090	-509,285	475,278	1,063,751	1,134,508	0	0	0

-£ 92,761

-£ 92,761
-£ 5,380
-£ 87,381

		Revenue per Qtr	
CIL			
	CIL Type 4 - 35 units, houses & flats, GF	£	159,338
		£	159,338
		£	159,338
		Sub Total	
	Section 106 Costs Type 4 - 35 units, houses & flats, GF	£	52,500
		Sub Total	
	Total Abnormal Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4 1	Year 4 2	Year 4 3	Year 4 4	Year 5 1	Year 5 2	Year 5 3	Year 5 4
£	159,338	0	0	0	0	0	0	0
£	159,338	0	0	0	0	0	0	0
£	159,338	0	0	0	0	0	0	0
£	478,013	0	0	0	0	0	0	0
£	52,500	0	0	0	0	0	0	0
£	52,500	0	0	0	0	0	0	0
£	530,513	0	0	0	0	0	0	0
£	4,317,646	0	0	0	0	0	0	0
£	-							
£	852,190	0	0	0	0	0	0	0
£	63,831	0	0	0	0	0	0	0
£	91,139	0	0	0	0	0	0	0
		0	0	0	0	0	0	0
-£	199,576	0	0	0	0	0	0	0
-£	108,437	0	0	0	0	0	0	0

-£ 92,761

-£	92,761
-£	5,380
-£	87,381

		Revenue per Qtr
CIL		
	CIL Type 5 - 50 units, houses & flats, UB	£ 199,500
		£ 199,500
		£ 199,500
	Sub Total	
	Section 106 Costs Type 5 - 50 units, houses & flats, UB	£ 75,000
		£ 75,000
	Sub Total	
	Total Abnormal Costs	Sub Total
	Total Costs	
	Developer's profit on GDV	% of GDV 20.00%
		£ 1,072,493
		£ 79,921
	Residual Sum before interest	% of GDV affordable 6%
		£ 397,066
	Cumulative residual balance for interest calculation	
	Interest	7.00%
		£ 345,997
	Residual Sum for quarter after interest	
		£ 743,064

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 199,500	199,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 199,500	0	0	0	199,500	0	0	0	0	0	0	0	0	0	0	0
£ 199,500	0	0	0	0	0	0	199,500	0	0	0	0	0	0	0	0
£ 598,500	199,500	0	0	199,500	0	0	199,500	0	0	0	0	0	0	0	0
£ 75,000	0	0	0	0	0	0	0	75,000	0	0	0	0	0	0	0
£ 75,000	0	0	0	0	0	0	0	75,000	0	0	0	0	0	0	0
£ 673,500	199,500	0	0	199,500	0	0	199,500	75,000	0	0	0	0	0	0	0
£ 5,939,131	199,500	877,605	877,605	1,077,105	877,605	877,605	1,077,105	75,000	0	0	0	0	0	0	0
£ -															
£ 1,072,493	0	0	0	0	0	0	268,123	268,123	268,123	268,123	0	0	0	0	0
£ 79,921	0	13,320	13,320	13,320	13,320	13,320	13,320	0	0	0	0	0	0	0	0
-£ 397,066	-199,500	-668,923	-668,923	-868,423	-668,923	-668,923	204,070	997,493	1,072,493	1,072,493	0	0	0	0	0
	-199,500	-871,686	-1,554,865	-2,448,718	-3,157,691	-3,878,258	-3,737,618	-2,801,254	-1,774,576	-731,107	0	0	0	0	0
-£ 345,997	-3,263	-14,257	-25,430	-40,049	-51,644	-63,429	-61,129	-45,815	-29,023	-11,957	0	0	0	0	0
-£ 743,064	-202,763	-683,180	-694,353	-908,472	-720,567	-732,352	142,941	951,678	1,043,469	1,060,536	0	0	0	0	0

-£ 624,715

-£ 624,715
-£ 36,233
-£ 588,482

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Warwick District Council
Area(s)	Warwick District (Warwick, Leamington Spa, Kenilworth and rural areas)
Author	BNPPRE
Date	01 February 2013
Reference	130372

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
Type 6 - 65 units, houses & flats, UB	£ 7,454,263	£	1,863,566
Investment value of ground rents	£ 36,164	£	9,041
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
Type 6 - 65 units, houses & flats, UB	£ 1,797,801	£	299,633
NDV	Total		
Standard Costs			
Type 6 - 65 units, houses & flats, UB	£ 6,000,277	£	1,000,046
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3
	1	2	3	4	1	2	3	4	1	2	3	4
£ 7,454,263	0	0	0	0	0	0	1,863,566	1,863,566	1,863,566	1,863,566	0	0
£ 36,164	0	0	0	0	0	0	9,041	9,041	9,041	9,041	0	0
£7,490,427	0	0	0	0	0	0	1,872,607	1,872,607	1,872,607	1,872,607	0	0
£ 224,713	0	0	0	0	0	0	56,178	56,178	56,178	56,178	0	0
£ 37,452	0	0	0	0	0	0	9,363	9,363	9,363	9,363	0	0
-£262,165	0	0	0	0	0	0	65,541	65,541	65,541	65,541	0	0
£ 7,228,262	0	0	0	0	0	0	1,807,065	1,807,065	1,807,065	1,807,065	0	0
£ -												
£ 1,797,801	0	299,633	299,633	299,633	299,633	299,633	299,633	0	0	0	0	0
£ -												
£ 9,026,063	0	299,633	299,633	299,633	299,633	299,633	2,106,699	1,807,065	1,807,065	1,807,065	0	0
£ 6,000,277	0	1,000,046	1,000,046	1,000,046	1,000,046	1,000,046	1,000,046	0	0	0	0	0
£ 300,014	0	50,002	50,002	50,002	50,002	50,002	50,002	0	0	0	0	0
£ 6,300,291	0	1,050,049	1,050,049	1,050,049	1,050,049	1,050,049	1,050,049	0	0	0	0	0
£ 630,029	0	105,005	105,005	105,005	105,005	105,005	105,005	0	0	0	0	0
£ 630,029	0	105,005	105,005	105,005	105,005	105,005	105,005	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL Type 6 - 65 units, houses & flats, UB	£	269,263
		£	269,263
		£	269,263
	Sub Total		
	Section 106 Costs Type 6 - 65 units, houses & flats, UB	£	97,500
	Sub Total		
	Total Abnormal Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4
£ 269,263	269,263	0	0	0	0	0	0	0	0	0	0	0
£ 269,263	0	0	0	269,263	0	0	0	0	0	0	0	0
£ 269,263	0	0	0	0	0	0	269,263	0	0	0	0	0
£ 807,788	269,263	0	0	269,263	0	0	269,263	0	0	0	0	0
£ 97,500	0	0	0	0	0	0	0	97,500	0	0	0	0
£ 97,500	0	0	0	0	0	0	0	97,500	0	0	0	0
£ 905,288	269,263	0	0	269,263	0	0	269,263	97,500	0	0	0	0
£ 7,835,608	269,263	1,155,053	1,155,053	1,424,316	1,155,053	1,155,053	1,424,316	97,500	0	0	0	0
£ -												
£ 1,445,652	0	0	0	0	0	0	361,413	361,413	361,413	361,413	0	0
£ 107,868	0	17,978	17,978	17,978	17,978	17,978	17,978	0	0	0	0	0
-£ 363,066	-269,263	-873,398	-873,398	-1,142,660	-873,398	-873,398	302,992	1,348,152	1,445,652	1,445,652	0	0
	-269,263	-1,147,064	-2,039,223	-3,215,235	-4,141,218	-5,082,347	-4,862,477	-3,593,851	-2,206,977	-797,420	0	0
-£ 447,396	-4,404	-18,760	-33,352	-52,586	-67,730	-83,122	-79,526	-58,778	-36,095	-13,042	0	0
-£ 810,462	-273,666	-892,158	-906,750	-1,195,246	-941,128	-956,520	223,465	1,289,374	1,409,557	1,432,610	0	0

-£ 681,379

-£ 681,379
-£ 39,520
-£ 641,859

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Warwick District Council
Area(s)	Warwick District (Warwick, Leamington Spa, Kenilworth and rural areas)
Author	BNPPRE
Date	01 February 2013
Reference	130372

DEVELOPMENT PERIOD CASHFLOW

dev hcartage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
Type 7 - 75 units, houses, GF	£ 11,315,835	£	2,828,959
Investment value of ground rents	£ -	£	-
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
Type 7 - 75 units, houses, GF	£ 2,729,125	£	341,141
NDV	Total		
Standard Costs			
Type 7 - 75 units, houses, GF	£ 8,237,130	£	1,029,641
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4
	1	2	3	4	1	2	3	4	1	2	3	4	1	2
£ 11,315,835	0	0	0	0	0	0	0	0	2,828,959	2,828,959	2,828,959	2,828,959	0	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£11,315,835	0	0	0	0	0	0	0	0	2,828,959	2,828,959	2,828,959	2,828,959	0	0
£ 339,475	0	0	0	0	0	0	0	0	84,869	84,869	84,869	84,869	0	0
£ 56,579	0	0	0	0	0	0	0	0	14,145	14,145	14,145	14,145	0	0
-£396,054	0	0	0	0	0	0	0	0	99,014	99,014	99,014	99,014	0	0
£ 10,919,781	0	0	0	0	0	0	0	0	2,729,945	2,729,945	2,729,945	2,729,945	0	0
£ -														
£ 2,729,125	0	341,141	341,141	341,141	341,141	341,141	341,141	341,141	341,141	0	0	0	0	0
£ -														
£ 13,648,906	0	341,141	341,141	341,141	341,141	341,141	341,141	341,141	3,071,086	2,729,945	2,729,945	2,729,945	0	0
£ 8,237,130	0	1,029,641	1,029,641	1,029,641	1,029,641	1,029,641	1,029,641	1,029,641	1,029,641	0	0	0	0	0
£ 411,857	0	51,482	51,482	51,482	51,482	51,482	51,482	51,482	51,482	0	0	0	0	0
£ 8,648,987	0	1,081,123	1,081,123	1,081,123	1,081,123	1,081,123	1,081,123	1,081,123	1,081,123	0	0	0	0	0
£ 864,899	0	108,112	108,112	108,112	108,112	108,112	108,112	108,112	108,112	0	0	0	0	0
£ 864,899	0	108,112	108,112	108,112	108,112	108,112	108,112	108,112	108,112	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL Type 7 - 75 units, houses, GF	£	408,750
		£	408,750
		£	408,750
	Sub Total		
	Section 106 Costs Type 7 - 75 units, houses, GF	£	112,500
	Sub Total		
Total Abnormal Costs		Sub Total	
Total Costs			
Developer's profit on GDV	% of GDV		20.00%
	% of GDV affordable		6%
Residual Sum before interest			
Cumulative residual balance for interest calculation			
Interest			7.00%
Residual Sum for quarter after interest			

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2
£ 408,750	408,750	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 408,750	0	0	0	408,750	0	0	0	0	0	0	0	0	0	0
£ 408,750	0	0	0	0	0	0	408,750	0	0	0	0	0	0	0
£ 1,226,250	408,750	0	0	408,750	0	0	408,750	0	0	0	0	0	0	0
£ 112,500	0	0	0	0	0	0	0	0	0	0	112,500	0	0	0
£ 112,500	0	0	0	0	0	0	0	0	0	0	112,500	0	0	0
£ 1,338,750	408,750	0	0	408,750	0	0	408,750	0	0	0	112,500	0	0	0
£ 10,852,635	408,750	1,189,236	1,189,236	1,597,986	1,189,236	1,189,236	1,597,986	1,189,236	1,189,236	0	112,500	0	0	0
£ -														
£ 2,183,956	0	0	0	0	0	0	0	0	545,989	545,989	545,989	545,989	0	0
£ 163,748	0	20,468	20,468	20,468	20,468	20,468	20,468	20,468	20,468	0	0	0	0	0
£ 448,567	-408,750	-868,563	-868,563	-1,277,313	-868,563	-868,563	-1,277,313	-868,563	1,315,393	2,183,956	2,071,456	2,183,956	0	0
	-408,750	-1,283,999	-2,173,562	-3,486,424	-4,412,009	-5,352,731	-6,717,589	-7,696,020	-6,506,497	-4,428,955	-2,429,935	-285,721	0	0
-£ 738,961	-6,685	-21,000	-35,549	-57,021	-72,159	-87,545	-109,867	-125,869	-106,415	-72,436	-39,742	-4,673	0	0
-£ 290,394	-415,435	-889,563	-904,112	-1,334,334	-940,722	-956,108	-1,387,181	-994,433	1,208,978	2,111,520	2,031,714	2,179,283	0	0

-£ 235,817

-£ 235,817
-£ 13,677
-£ 222,140

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Warwick District Council
Area(s)	Warwick District (Warwick, Leamington Spa, Kenilworth and rural areas)
Author	BNPPRE
Date	01 February 2013
Reference	130372

DEVELOPMENT PERIOD CASHFLOW

dev hactarage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
Type 8 - 75 units, houses, GF	£ 10,173,870	£	2,034,774
Investment value of ground rents	£ -	£	-
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
Type 8 - 75 units, houses, GF	£ 2,453,709	£	306,714
NDV	Total		
Standard Costs			
Type 8 - 75 units, houses, GF	£ 7,405,860	£	925,733
Contingency	370,293		
	Sub Total		
Other Costs			
Professional fees	10.00%		
	777,615		
	Sub Total		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4
	1	2	3	4	1	2	3	4	1	2	3	4	1	2
£ 10,173,870	0	0	0	0	0	0	0	0	2,034,774	2,034,774	2,034,774	2,034,774	2,034,774	0
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£10,173,870	0	0	0	0	0	0	0	0	2,034,774	2,034,774	2,034,774	2,034,774	2,034,774	0
£ 305,216	0	0	0	0	0	0	0	0	61,043	61,043	61,043	61,043	61,043	0
£ 50,869	0	0	0	0	0	0	0	0	10,174	10,174	10,174	10,174	10,174	0
-£356,085	0	0	0	0	0	0	0	0	71,217	71,217	71,217	71,217	71,217	0
£ 9,817,785	0	0	0	0	0	0	0	0	1,963,557	1,963,557	1,963,557	1,963,557	1,963,557	0
£ -														
£ 2,453,709	0	306,714	306,714	306,714	306,714	306,714	306,714	306,714	306,714	0	0	0	0	0
£ -														
£ 12,271,493	0	306,714	306,714	306,714	306,714	306,714	306,714	306,714	2,270,271	1,963,557	1,963,557	1,963,557	1,963,557	0
£ 7,405,860	0	925,733	925,733	925,733	925,733	925,733	925,733	925,733	925,733	0	0	0	0	0
£ 370,293	0	46,287	46,287	46,287	46,287	46,287	46,287	46,287	46,287	0	0	0	0	0
£ 7,776,153	0	972,019	972,019	972,019	972,019	972,019	972,019	972,019	972,019	0	0	0	0	0
£ 777,615	0	97,202	97,202	97,202	97,202	97,202	97,202	97,202	97,202	0	0	0	0	0
£ 777,615	0	97,202	97,202	97,202	97,202	97,202	97,202	97,202	97,202	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL Type 8 - 75 units, houses, GF	£	367,500
		£	367,500
		£	367,500
	Sub Total		
	Section 106 Costs Type 8 - 75 units, houses, GF	£	112,500
	Sub Total		
Total Abnormal Costs		Sub Total	
Total Costs			
Developer's profit on GDV	% of GDV		20.00%
	% of GDV affordable		6%
Residual Sum before interest			
Cumulative residual balance for interest calculation			
Interest			7.00%
Residual Sum for quarter after interest			

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2
£ 367,500	367,500	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 367,500	0	0	0	367,500	0	0	0	0	0	0	0	0	0	0
£ 367,500	0	0	0	0	0	0	367,500	0	0	0	0	0	0	0
£ 1,102,500	367,500	0	0	367,500	0	0	367,500	0	0	0	0	0	0	0
£ 112,500	0	0	0	0	0	0	0	0	0	0	112,500	0	0	0
£ 112,500	0	0	0	0	0	0	0	0	0	0	112,500	0	0	0
£ 1,215,000	367,500	0	0	367,500	0	0	367,500	0	0	0	112,500	0	0	0
£ 9,768,768	367,500	1,069,221	1,069,221	1,436,721	1,069,221	1,069,221	1,436,721	1,069,221	1,069,221	0	112,500	0	0	0
£ -														
£ 1,963,557	0	0	0	0	0	0	0	0	392,711	392,711	392,711	392,711	392,711	0
£ 147,223	0	18,403	18,403	18,403	18,403	18,403	18,403	18,403	18,403	0	0	0	0	0
£ 391,946	-367,500	-780,910	-780,910	-1,148,410	-780,910	-780,910	-1,148,410	-780,910	789,935	1,570,846	1,458,346	1,570,846	1,570,846	0
	-367,500	-1,154,421	-1,954,212	-3,134,583	-3,966,760	-4,812,547	-6,039,667	-6,919,357	-6,242,589	-4,773,842	-3,393,573	-1,878,230	-338,103	0
-£ 735,579	-6,011	-18,881	-31,961	-51,267	-64,877	-78,710	-98,780	-113,167	-102,098	-78,077	-55,502	-30,719	-5,530	0
-£ 343,633	-373,511	-799,791	-812,872	-1,199,677	-845,787	-859,620	-1,247,190	-894,077	687,837	1,492,769	1,402,843	1,540,127	1,565,316	0

-£ 274,251

-£ 274,251

-£ 15,907

-£ 258,344

		Revenue per Qtr	
CIL			
	CIL Type 9 - 100 units, flats, UB	£	315,000
		£	315,000
		£	315,000
		Sub Total	
	Section 106 Costs Type 9 - 100 units, flats, UB	£	150,000
		Sub Total	
	Total Abnormal Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 315,000	315,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 315,000	0	0	0	315,000	0	0	0	0	0	0	0	0	0	0	0
£ 315,000	0	0	0	0	0	0	315,000	0	0	0	0	0	0	0	0
£ 945,000	315,000	0	0	315,000	0	0	315,000	0	0	0	0	0	0	0	0
£ 150,000	0	0	0	0	0	0	0	0	0	0	150,000	0	0	0	0
£ 150,000	0	0	0	0	0	0	0	0	0	0	150,000	0	0	0	0
£ 1,095,000	315,000	0	0	315,000	0	0	315,000	0	0	0	150,000	0	0	0	0
£ 11,018,263	315,000	1,240,408	1,240,408	1,555,408	1,240,408	1,240,408	1,555,408	1,240,408	1,240,408	0	150,000	0	0	0	0
£ -															
£ 1,709,718	0	0	0	0	0	0	0	0	341,944	341,944	341,944	341,944	341,944	0	0
£ 126,191	0	15,774	15,774	15,774	15,774	15,774	15,774	15,774	15,774	0	0	0	0	0	0
-£ 2,202,403	-315,000	-993,284	-993,284	-1,308,284	-993,284	-993,284	-1,308,284	-993,284	374,490	1,367,774	1,217,774	1,367,774	1,367,774	0	0
	-315,000	-1,313,436	-2,328,202	-3,674,564	-4,727,947	-5,798,557	-7,201,678	-8,312,746	-8,074,212	-6,838,493	-5,732,563	-4,458,546	-3,163,692	0	0
-£ 1,013,031	-5,152	-21,481	-38,078	-60,098	-77,326	-94,836	-117,784	-135,956	-132,055	-111,845	-93,757	-72,920	-51,743	0	0
-£ 3,215,434	-320,152	-1,014,766	-1,031,362	-1,368,382	-1,070,611	-1,088,121	-1,426,069	-1,129,240	242,435	1,255,930	1,124,017	1,294,854	1,316,032	0	0

-£ 2,566,210

-£ 2,566,210
-£ 148,840
-£ 2,417,370

**Community Infrastructure Levy Viability
Warwick District Council
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Site type K17 - Southcrest Farm, Kenilworth

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	#N/A	#N/A	140
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	#N/A	#N/A	140	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Site type L09 - Land at Grove Farm, Leamington Spa

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	#N/A	#N/A	140
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	#N/A	#N/A	140	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Site type C13 - Lodge Farm, Coventry

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	#N/A	#N/A	140
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	#N/A	#N/A	140	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Site type W26 - Gallows Hill, Warwick

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	#N/A	#N/A	120
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	#N/A	#N/A	120	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Site type L48 - Land at Blackdown, Leamington Spa

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	#N/A	#N/A	40
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	#N/A	#N/A	#N/A	220
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Greenfield 1 £1,049,750	Greenfield 2 £500,000	Warehousing £371,000	Community uses £247,000

Site type 2

Houses	664 units
No of units	35 dph
Density:	4
CSH level:	

Affordable %	40%
% rented	80%
% intermed	20%

Site area	37.94 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2307 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,526,364	-66,583	-1,116,333	-566,583	-437,583	-313,583
20	-3,163,329	-83,371	-1,133,121	-583,371	-454,371	-330,371
40	-3,800,295	-100,158	-1,149,908	-600,158	-471,158	-347,158
60	-4,437,260	-116,946	-1,166,696	-616,946	-487,946	-363,946
80	-5,074,224	-133,733	-1,183,483	-633,733	-504,733	-380,733
100	-5,711,190	-150,521	-1,200,271	-650,521	-521,521	-397,521
120	-6,348,155	-167,308	-1,217,058	-667,308	-538,308	-414,308
140	-6,985,120	-184,096	-1,233,846	-684,096	-555,096	-431,096
160	-7,622,086	-200,883	-1,250,633	-700,883	-571,883	-447,883
180	-8,259,050	-217,671	-1,267,421	-717,671	-588,671	-464,671
200	-8,896,015	-234,458	-1,284,208	-734,458	-605,458	-481,458
210	-9,214,498	-242,852	-1,292,602	-742,852	-613,852	-489,852
220	-9,532,981	-251,246	-1,300,996	-751,246	-622,246	-498,246
230	-9,851,463	-259,639	-1,309,389	-759,639	-630,639	-506,639
240	-10,169,946	-268,033	-1,317,783	-768,033	-639,033	-515,033
250	-10,488,429	-276,427	-1,326,177	-776,427	-647,427	-523,427

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £2981 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,756,201	362,550	-687,200	-137,450	-8,450	115,550
20	13,209,840	348,151	-701,599	-151,849	-22,849	101,151
40	12,656,772	333,575	-716,175	-166,425	-37,425	86,575
60	12,092,766	318,710	-731,040	-181,290	-52,290	71,710
80	11,519,666	303,611	-746,139	-196,389	-67,389	56,611
100	10,941,930	288,379	-761,371	-211,621	-82,621	41,379
120	10,354,592	272,900	-776,850	-227,100	-98,100	25,900
140	9,761,776	257,276	-792,474	-242,724	-113,724	10,276
160	9,164,833	241,543	-808,207	-258,457	-129,457	-5,457
180	8,567,888	225,810	-823,940	-274,190	-145,190	-21,190
200	7,970,944	210,078	-839,672	-289,922	-160,922	-36,922
210	7,672,472	202,211	-847,539	-297,789	-168,789	-44,789
220	7,370,687	194,258	-855,492	-305,742	-176,742	-52,742
230	7,067,333	186,263	-863,487	-313,737	-184,737	-60,737
240	6,763,979	178,268	-871,482	-321,732	-192,732	-68,732
250	6,460,626	170,273	-879,477	-329,727	-200,727	-76,727

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£140

Kenilworth

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,003,912	184,591	-865,159	-315,409	-186,409	-62,409
20	6,399,893	168,672	-881,078	-331,328	-202,328	-78,328
40	5,793,186	152,682	-897,068	-347,318	-218,318	-94,318
60	5,186,479	136,692	-913,058	-363,308	-234,308	-110,308
80	4,579,771	120,702	-929,048	-379,298	-250,298	-126,298
100	3,963,470	104,459	-945,291	-395,541	-266,541	-142,541
120	3,346,840	88,207	-961,543	-411,793	-282,793	-158,793
140	2,730,210	71,956	-977,794	-428,044	-299,044	-175,044
160	2,110,861	55,633	-994,117	-444,367	-315,367	-191,367
180	1,484,145	39,115	-1,010,635	-460,885	-331,885	-207,885
200	857,431	22,598	-1,027,152	-477,402	-348,402	-224,402
210	540,073	14,339	-1,038,411	-488,961	-359,961	-232,961
220	230,716	6,081	-1,043,669	-493,919	-364,919	-240,919
230	-83,993	-2,214	-1,051,964	-502,214	-373,214	-249,214
240	-402,476	-10,607	-1,060,357	-510,607	-381,607	-257,607
250	-720,959	-19,001	-1,068,751	-519,001	-390,001	-266,001

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,086,169	476,669	-573,081	-23,331	105,669	229,669
20	17,567,545	463,000	-586,750	-37,000	92,000	216,000
40	17,047,454	449,293	-600,457	-50,707	78,293	202,293
60	16,526,021	435,550	-614,200	-64,450	64,550	188,550
80	15,994,804	421,550	-628,200	-78,450	50,550	174,550
100	15,462,870	407,530	-642,220	-92,470	36,530	160,530
120	14,928,132	393,437	-656,313	-106,563	22,437	146,437
140	14,375,488	378,872	-670,878	-121,128	7,872	131,872
160	13,821,629	364,275	-685,475	-135,725	-6,725	117,275
180	13,256,079	349,370	-700,380	-150,630	-21,630	102,370
200	12,685,008	334,319	-715,431	-165,681	-36,681	87,319
210	12,396,064	326,703	-723,047	-173,297	-44,297	79,703
220	12,107,121	319,088	-730,662	-180,912	-51,912	72,088
230	11,818,178	311,473	-738,277	-188,527	-59,527	64,473
240	11,524,676	303,738	-746,012	-196,262	-67,262	56,738
250	11,231,006	295,998	-753,752	-204,002	-75,002	48,998

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£250

Rural areas (lower value)

Private values £2449 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,068,096	28,150	-1,021,600	-471,850	-342,850	-218,850
20	441,381	11,633	-1,038,117	-488,367	-359,367	-235,367
40	-188,366	-4,964	-1,054,714	-504,964	-375,964	-251,964
60	-625,330	-21,752	-1,071,502	-521,752	-392,752	-268,752
80	-1,462,296	-38,539	-1,088,289	-538,539	-409,539	-285,539
100	-2,099,261	-55,327	-1,105,077	-555,327	-426,327	-302,327
120	-2,736,226	-72,114	-1,121,864	-572,114	-443,114	-319,114
140	-3,373,191	-88,902	-1,138,652	-588,902	-459,902	-335,902
160	-4,010,156	-105,689	-1,155,439	-605,689	-476,689	-352,689
180	-4,647,121	-122,477	-1,172,227	-622,477	-493,477	-369,477
200	-5,284,087	-139,264	-1,189,014	-639,264	-510,264	-386,264
210	-5,602,570	-147,658	-1,197,408	-647,658	-518,658	-394,658
220	-5,921,052	-156,052	-1,205,802	-656,052	-527,052	-403,052
230	-6,239,534	-164,446	-1,214,196	-664,446	-535,446	-411,446
240	-6,558,017	-172,839	-1,222,589	-672,839	-543,839	-419,839
250	-6,876,499	-181,233	-1,230,983	-681,233	-552,233	-428,233

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Warehousing £371,000	BLV4 Community uses £247,000
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Site type 3

Houses	324 units
No of units	35 dph
Density:	4
CSH level:	

Affordable %	40%
% rented	80%
% intermed	20%

Site area	18.51 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2307 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,232,744	-66,583	-1,116,333	-566,583	-437,583	-313,583
20	-1,546,855	-83,549	-1,133,299	-583,549	-454,549	-330,549
40	-1,860,968	-100,515	-1,150,265	-600,515	-471,515	-347,515
60	-2,175,080	-117,481	-1,167,231	-617,481	-488,481	-364,481
80	-2,489,192	-134,447	-1,184,197	-634,447	-505,447	-381,447
100	-2,803,303	-151,413	-1,201,163	-651,413	-522,413	-398,413
120	-3,117,415	-168,379	-1,218,129	-668,379	-539,379	-415,379
140	-3,431,527	-185,345	-1,235,095	-685,345	-556,345	-432,345
160	-3,745,639	-202,311	-1,252,061	-702,311	-573,311	-449,311
180	-4,059,751	-219,277	-1,269,027	-719,277	-590,277	-466,277
200	-4,373,862	-236,243	-1,285,993	-736,243	-607,243	-483,243
210	-4,530,918	-244,726	-1,294,476	-744,726	-615,726	-491,726
220	-4,687,974	-253,208	-1,302,958	-753,208	-624,208	-500,208
230	-4,845,030	-261,691	-1,311,441	-761,691	-632,691	-508,691
240	-5,002,087	-270,174	-1,319,924	-770,174	-641,174	-517,174
250	-5,159,143	-278,657	-1,328,407	-778,657	-649,657	-525,657

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £2981 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,712,363	362,550	-687,200	-137,450	-8,450	115,550
20	6,442,911	347,997	-701,753	-152,003	-23,003	100,997
40	6,170,186	333,266	-716,484	-166,734	-37,734	86,266
60	5,891,840	318,232	-731,518	-181,768	-52,768	71,232
80	5,609,151	302,963	-746,787	-197,037	-68,037	55,963
100	5,323,903	287,557	-762,193	-212,443	-83,443	40,557
120	5,034,265	271,912	-777,838	-228,088	-99,088	24,912
140	4,741,604	256,105	-793,645	-243,895	-114,895	9,105
160	4,447,228	240,205	-809,545	-259,795	-130,795	-6,795
180	4,152,852	224,305	-825,445	-275,695	-146,695	-22,695
200	3,858,476	208,405	-841,345	-291,595	-162,595	-38,595
210	3,711,289	200,455	-849,295	-299,545	-170,545	-46,545
220	3,561,926	192,388	-857,362	-307,612	-178,612	-54,612
230	3,412,331	184,308	-865,442	-315,692	-186,692	-62,692
240	3,262,736	176,228	-873,522	-323,772	-194,772	-70,772
250	3,113,140	168,148	-881,602	-331,852	-202,852	-78,852

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£140

Kenilworth

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,417,571	184,591	-865,159	-315,409	-186,409	-62,409
20	3,119,693	168,502	-881,248	-331,498	-202,498	-78,498
40	2,820,502	152,342	-897,408	-347,658	-218,658	-94,658
60	2,521,312	136,182	-913,568	-363,818	-234,818	-110,818
80	2,222,075	120,020	-929,730	-379,980	-250,980	-126,980
100	1,917,992	103,595	-946,155	-396,405	-267,405	-143,405
120	1,613,908	87,171	-962,579	-412,829	-283,829	-159,829
140	1,309,824	70,747	-979,003	-429,253	-300,253	-176,253
160	1,005,739	54,228	-995,522	-445,772	-316,772	-192,772
180	694,938	37,535	-1,012,215	-462,465	-333,465	-209,465
200	385,881	20,842	-1,028,908	-479,158	-350,158	-226,158
210	231,352	12,496	-1,037,254	-487,504	-358,504	-234,504
220	76,823	4,149	-1,045,601	-495,851	-366,851	-242,851
230	-78,976	-4,266	-1,054,016	-504,266	-375,266	-251,266
240	-236,032	-12,749	-1,062,499	-512,749	-383,749	-259,749
250	-393,088	-21,232	-1,070,982	-521,232	-392,232	-268,232

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,825,179	476,669	-573,081	-23,331	105,669	229,669
20	8,569,482	462,858	-586,892	-37,142	91,858	215,858
40	8,313,071	449,008	-600,742	-50,992	78,008	202,008
60	8,055,876	435,117	-614,633	-64,883	64,117	188,117
80	7,793,817	420,962	-628,788	-79,038	49,962	173,962
100	7,531,540	406,796	-642,954	-93,204	35,796	159,796
120	7,267,287	392,523	-657,227	-107,477	21,523	145,523
140	6,994,562	377,793	-671,957	-122,207	6,793	130,793
160	6,721,077	363,021	-686,729	-136,979	-7,979	116,021
180	6,447,787	347,936	-701,814	-152,064	-23,064	100,936
200	6,159,700	332,700	-717,050	-167,300	-38,300	85,700
210	6,017,212	325,004	-724,746	-174,996	-45,996	78,004
220	5,874,723	317,308	-732,442	-182,692	-53,692	70,308
230	5,731,752	309,585	-740,165	-190,415	-61,415	62,585
240	5,586,932	301,763	-747,987	-198,237	-69,237	54,763
250	5,442,112	293,941	-755,809	-206,059	-77,059	46,941

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£250

Rural areas (lower value)

Private values £2449 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	521,179	28,150	-1,021,600	-471,850	-427,850	-218,850
20	212,122	11,457	-1,038,293	-488,543	-359,543	-235,543
40	-98,521	-5,321	-1,055,071	-505,321	-376,321	-252,321
60	-412,633	-22,287	-1,072,037	-522,287	-393,287	-269,287
80	-726,745	-39,253	-1,089,003	-539,253	-410,253	-286,253
100	-1,040,856	-56,219	-1,105,969	-556,219	-427,219	-303,219
120	-1,354,968	-73,185	-1,122,935	-573,185	-444,185	-320,185
140	-1,669,080	-90,151	-1,139,901	-590,151	-461,151	-337,151
160	-1,983,192	-107,117	-1,156,867	-607,117	-478,117	-354,117
180	-2,297,303	-124,083	-1,173,833	-624,083	-495,083	-371,083
200	-2,611,415	-141,049	-1,190,799	-641,049	-512,049	-388,049
210	-2,768,471	-149,532	-1,199,282	-649,532	-520,532	-396,532
220	-2,925,527	-158,015	-1,207,765	-658,015	-529,015	-405,015
230	-3,082,583	-166,498	-1,216,248	-666,498	-537,498	-413,498
240	-3,239,639	-174,981	-1,224,731	-674,981	-545,981	-421,981
250	-3,396,696	-183,463	-1,233,213	-683,463	-554,463	-430,463

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Greenfield 1 £1,049,750	Greenfield 2 £500,000	Warehousing £371,000	Community uses £247,000

Site type 4

Houses	377 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	21.54 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2307 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,414,990	-65,683	-1,115,433	-565,683	-436,683	-312,683
20	-1,779,252	-82,591	-1,132,341	-582,591	-453,591	-329,591
40	-2,143,514	-99,500	-1,149,250	-599,500	-470,500	-346,500
60	-2,507,776	-116,409	-1,166,159	-616,409	-487,409	-363,409
80	-2,872,038	-133,317	-1,183,067	-633,317	-504,317	-380,317
100	-3,236,300	-150,226	-1,199,976	-650,226	-521,226	-397,226
120	-3,600,563	-167,135	-1,216,885	-667,135	-538,135	-414,135
140	-3,964,825	-184,044	-1,233,794	-684,044	-555,044	-431,044
160	-4,329,087	-200,952	-1,250,702	-700,952	-571,952	-447,952
180	-4,693,349	-217,861	-1,267,611	-717,861	-588,861	-464,861
200	-5,057,611	-234,770	-1,284,520	-734,770	-605,770	-481,770
210	-5,239,742	-243,224	-1,292,974	-743,224	-614,224	-490,224
220	-5,421,873	-251,678	-1,301,428	-751,678	-622,678	-498,678
230	-5,604,004	-260,133	-1,309,883	-760,133	-631,133	-507,133
240	-5,786,135	-268,587	-1,318,337	-768,587	-639,587	-515,587
250	-5,968,266	-277,042	-1,326,792	-777,042	-648,042	-524,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £2981 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,473,273	346,903	-702,847	-153,097	-24,097	99,903
20	7,176,208	333,113	-716,637	-166,887	-37,887	86,113
40	6,879,143	319,063	-730,427	-180,677	-51,677	72,063
60	6,582,078	304,729	-744,217	-194,467	-65,467	57,729
80	6,285,013	290,180	-757,970	-208,220	-79,220	43,180
100	5,987,948	275,330	-771,720	-221,970	-93,020	28,330
120	5,690,883	260,236	-785,470	-235,720	-106,764	13,236
140	5,393,818	244,907	-799,220	-249,470	-120,509	-2,093
160	5,096,753	229,380	-812,970	-263,220	-134,254	-17,620
180	4,799,688	213,648	-826,720	-276,970	-148,000	-33,352
200	4,502,623	197,801	-840,470	-290,720	-161,745	-49,199
210	4,205,558	181,878	-854,220	-304,470	-175,491	-65,122
220	3,908,493	165,905	-867,970	-318,220	-189,236	-81,045
230	3,611,428	149,932	-881,720	-331,970	-202,982	-96,968
240	3,314,363	133,959	-895,470	-345,720	-216,727	-112,891
250	3,017,298	117,986	-909,220	-359,470	-230,473	-128,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£120

Kenilworth

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,840,206	178,259	-871,491	-321,741	-192,741	-68,741
20	3,498,831	162,413	-887,337	-337,587	-208,587	-84,587
40	3,157,456	146,501	-903,249	-353,499	-224,499	-100,499
60	2,816,081	130,395	-919,355	-369,605	-240,605	-116,605
80	2,474,706	114,290	-935,460	-385,710	-256,710	-132,710
100	2,133,331	98,148	-951,602	-401,852	-272,852	-148,852
120	1,791,956	81,779	-967,771	-418,221	-289,221	-165,221
140	1,450,581	65,410	-984,340	-434,590	-305,590	-181,590
160	1,109,206	49,022	-1,000,728	-450,978	-321,978	-197,978
180	767,831	32,386	-1,017,364	-467,614	-338,614	-214,614
200	426,456	15,749	-1,034,001	-484,251	-355,251	-231,251
210	81,081	7,431	-1,050,637	-500,887	-371,887	-247,887
220	-140,294	-902	-1,067,273	-517,523	-388,523	-264,523
230	-481,469	-3,556	-1,083,909	-534,160	-405,160	-281,160
240	-822,644	-17,811	-1,100,545	-550,796	-421,796	-297,796
250	-1,163,819	-32,066	-1,117,181	-567,432	-438,432	-314,432

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,788,213	454,360	-595,390	-45,640	83,360	207,360
20	9,508,150	441,360	-608,390	-58,640	70,360	194,360
40	9,228,087	428,274	-621,476	-71,726	57,274	181,274
60	8,948,024	415,098	-634,712	-84,962	44,098	168,098
80	8,667,961	401,724	-648,026	-98,276	30,724	154,724
100	8,387,898	388,130	-661,620	-111,870	17,130	141,130
120	8,107,835	374,305	-675,445	-125,695	3,305	127,305
140	7,827,772	360,268	-689,482	-139,732	-10,732	113,268
160	7,547,709	346,034	-703,716	-153,966	-24,966	99,034
180	7,267,646	331,590	-718,160	-168,410	-39,410	84,590
200	6,987,583	316,924	-732,826	-183,076	-54,076	69,924
210	6,707,520	302,019	-747,731	-197,981	-68,981	55,019
220	6,427,457	286,972	-762,826	-213,076	-84,076	40,019
230	6,147,394	271,827	-778,160	-228,410	-99,410	25,019
240	5,867,331	256,642	-793,754	-243,904	-114,904	10,019
250	5,587,268	241,457	-809,548	-259,598	-130,598	-4,981

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£250

Rural areas (lower value)

Private values £2449 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	573,410	26,617	-1,023,133	-473,383	-344,383	-220,383
20	215,010	9,981	-1,039,769	-490,019	-361,019	-237,019
40	-145,737	-6,765	-1,056,515	-506,765	-377,765	-253,765
60	-509,999	-23,674	-1,073,424	-523,674	-394,674	-270,674
80	-874,261	-40,582	-1,090,332	-540,582	-411,582	-287,582
100	-1,238,523	-57,491	-1,107,241	-557,491	-428,491	-304,491
120	-1,602,785	-74,400	-1,124,150	-574,400	-445,400	-321,400
140	-1,967,047	-91,309	-1,141,059	-591,309	-462,309	-338,309
160	-2,331,309	-108,217	-1,157,967	-608,217	-479,217	-355,217
180	-2,695,571	-125,126	-1,174,876	-625,126	-496,126	-372,126
200	-3,059,833	-142,035	-1,191,785	-642,035	-513,035	-389,035
210	-3,241,964	-150,489	-1,200,239	-650,489	-521,489	-397,489
220	-3,424,095	-158,943	-1,208,693	-659,943	-529,943	-405,943
230	-3,606,226	-167,398	-1,217,148	-667,398	-538,398	-414,398
240	-3,788,357	-175,852	-1,225,602	-675,852	-546,852	-422,852
250	-3,970,488	-184,306	-1,234,056	-684,306	-555,306	-431,306

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Greenfield 1 £1,049,750	Greenfield 2 £500,000	Warehousing £371,000	Community uses £247,000

Site type 5

Houses	165 units
No of units	35 dph
Density:	4
CSH level:	

Affordable %	40%
% rented	80%
% intermed	20%

Site area	66.57 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2307 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,917,383	-43,823	-1,093,573	-543,823	-414,823	-290,823
20	-3,932,979	-59,079	-1,108,829	-559,079	-430,079	-306,079
40	-4,948,575	-74,335	-1,124,085	-574,335	-445,335	-321,335
60	-5,964,170	-89,591	-1,139,341	-589,591	-460,591	-336,591
80	-6,979,766	-104,846	-1,154,596	-604,846	-475,846	-351,846
100	-7,995,362	-120,102	-1,169,852	-620,102	-491,102	-367,102
120	-9,010,957	-135,358	-1,185,108	-635,358	-506,358	-382,358
140	-10,026,553	-150,613	-1,200,363	-650,613	-521,613	-397,613
160	-11,042,149	-165,869	-1,215,619	-665,869	-536,869	-412,869
180	-12,057,744	-181,125	-1,230,875	-681,125	-552,125	-428,125
200	-13,073,340	-196,381	-1,246,131	-696,381	-567,381	-443,381
210	-13,581,137	-204,008	-1,253,758	-704,008	-575,008	-451,008
220	-14,088,935	-211,636	-1,261,386	-711,636	-582,636	-458,636
230	-14,596,733	-219,264	-1,269,014	-719,264	-590,264	-466,264
240	-15,104,531	-226,892	-1,276,642	-726,892	-597,892	-473,892
250	-15,612,328	-234,520	-1,284,270	-734,520	-605,520	-481,520

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £2981 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,477,476	277,559	-772,191	-222,441	-93,441	30,559
20	17,798,736	267,363	-782,387	-232,637	-103,637	20,363
40	17,118,556	257,146	-792,604	-242,854	-113,854	10,146
60	16,437,259	246,912	-802,838	-253,088	-124,088	88
80	15,752,833	236,631	-813,119	-263,369	-134,369	-10,369
100	15,068,407	226,349	-823,401	-273,651	-144,651	-20,651
120	14,380,057	216,009	-833,741	-283,991	-154,991	-30,991
140	13,689,343	205,634	-844,116	-294,366	-165,366	-41,366
160	12,990,130	195,131	-854,619	-304,869	-175,869	-51,869
180	12,279,069	184,450	-865,300	-315,550	-186,550	-62,550
200	11,546,875	173,451	-876,299	-326,549	-197,549	-73,549
210	11,173,879	167,848	-881,902	-332,152	-203,152	-79,152
220	10,790,580	162,090	-887,660	-337,910	-208,910	-84,910
230	10,404,902	156,297	-893,453	-343,703	-214,703	-90,703
240	10,012,365	150,400	-899,350	-349,600	-220,600	-96,600
250	9,613,134	144,403	-905,347	-355,597	-226,597	-102,597

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

Kenilworth

Private values £2691 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,343,405	155,373	-894,377	-344,627	-215,627	-91,627
20	9,630,420	144,663	-905,087	-355,337	-226,337	-102,337
40	8,885,543	133,474	-916,276	-366,526	-237,526	-113,526
60	8,107,981	121,794	-927,956	-378,206	-249,206	-125,206
80	7,295,144	109,584	-940,166	-390,416	-261,416	-137,416
100	6,443,374	96,789	-952,961	-403,211	-274,211	-150,211
120	5,562,235	83,553	-966,197	-416,447	-287,447	-163,447
140	4,637,854	69,667	-980,083	-430,333	-301,333	-177,333
160	3,672,900	55,172	-994,578	-444,828	-315,828	-191,828
180	2,694,842	40,480	-1,009,270	-459,520	-330,520	-206,520
200	1,711,669	25,712	-1,024,038	-474,288	-345,288	-221,288
210	1,212,558	14,214	-1,039,536	-489,786	-352,786	-228,786
220	712,933	10,709	-1,039,041	-489,291	-360,291	-236,291
230	213,307	3,204	-1,046,546	-496,796	-367,796	-243,796
240	-291,003	-4,371	-1,054,121	-504,371	-375,371	-251,371
250	-798,801	-11,999	-1,061,749	-511,999	-382,999	-258,999

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,981,423	360,236	-689,514	-139,764	-10,764	113,236
20	23,309,533	350,143	-699,607	-149,857	-20,857	103,143
40	22,637,642	340,050	-709,700	-159,950	-30,950	93,050
60	21,965,223	329,957	-719,800	-170,050	-41,050	82,950
80	21,289,221	319,795	-729,955	-180,205	-51,205	72,795
100	20,613,219	309,641	-740,109	-190,359	-61,359	62,641
120	19,936,678	299,476	-750,274	-200,524	-71,524	52,476
140	19,256,398	289,259	-760,491	-210,741	-81,741	42,259
160	18,576,218	279,042	-770,708	-220,958	-91,958	32,042
180	17,895,080	268,810	-780,940	-231,190	-102,190	21,810
200	17,210,654	258,529	-791,221	-241,471	-112,471	11,529
210	16,668,441	253,389	-796,361	-246,611	-117,611	6,389
220	16,126,228	248,248	-801,502	-251,752	-122,752	1,248
230	15,612,429	243,084	-806,666	-256,916	-127,916	-3,916
240	15,134,824	237,862	-811,888	-262,138	-133,138	-9,138
250	14,686,540	232,630	-817,120	-267,370	-138,370	-14,370

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£220

Rural areas (lower value)

Private values £2449 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,503,162	37,601	-1,012,149	-462,399	-333,399	-209,399
20	1,520,079	22,834	-1,026,916	-477,166	-348,166	-224,166
40	520,826	7,824	-1,041,926	-492,176	-363,176	-239,176
60	-486,251	-7,304	-1,057,054	-507,304	-378,304	-254,304
80	-1,501,847	-22,560	-1,072,310	-522,560	-393,560	-269,560
100	-2,517,442	-37,816	-1,087,566	-537,816	-408,816	-284,816
120	-3,533,038	-53,071	-1,102,821	-553,071	-424,071	-300,071
140	-4,548,634	-68,327	-1,118,077	-568,327	-439,327	-315,327
160	-5,564,229	-83,583	-1,133,333	-583,583	-454,583	-330,583
180	-6,579,825	-98,839	-1,148,589	-598,839	-469,839	-345,839
200	-7,595,420	-114,094	-1,163,844	-614,094	-485,094	-361,094
210	-8,103,218	-121,722	-1,171,472	-621,722	-492,722	-368,722
220	-8,611,016	-129,350	-1,179,100	-629,350	-500,350	-376,350
230	-9,118,813	-136,978	-1,186,728	-636,978	-507,978	-383,978
240	-9,626,612	-144,606	-1,194,356	-644,606	-515,606	-391,606
250	-10,134,410	-152,234	-1,201,984	-652,234	-523,234	-399,234

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	Warwick District Council
Area(s)	Warwick District (Warwick, Leamington Spa, Kenilworth and rural areas)
Author	BNPPRE
Date	01 February 2013
Reference	130372

Values:

Sales values	1
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- psm

Affordable housing percentage	40%
of which social rented	80%
of which intermediate	20%

Code for Sustainable Homes

Cost allowance - all tenures (% of base costs)	6%
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Level

4

Grant available	<input type="checkbox"/> check box
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CIL rate	16
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CIL rates	Rate per sqm
1	£0
2	£20
3	£40
4	£60
5	£80
6	£100
7	£120
8	£140
9	£160
10	£180
11	£200
12	£210
13	£220
14	£230
15	£240
16	£250

Typology description	Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
K17 - Southcrest Farm, Kenilworth	-£33,706,149	319	32,219	19,331	101	26.7%
L09 - Land at Grove Farm, Leamington Spa	-£69,481,740	664	67,064	40,238	101	26.7%
C13 - Lodge Farm, Coventry	-£33,945,221	324	32,724	19,634	101	26.7%
W26 - Gallows Hill, Warwick	-£38,598,556	377	38,077	22,846	101	26.7%
L48 - Land at Blackdown, Leamington Spa	-£105,081,365	1165	117,665	70,599	101	26.7%
0	£0	0	-	-	#DIV/0!	#DIV/0!
0	£0	0	-	-	#DIV/0!	#DIV/0!
0	£0	0	-	-	#DIV/0!	#DIV/0!
0	£0	0	-	-	#DIV/0!	#DIV/0!

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Benchmark Land Values

BLV no	Description	£s per ha
BLV1	Greenfield 1	£1,049,750
BLV2	Greenfield 2	£500,000
BLV3	Greenfield 3	£371,000
BLV4	Greenfield 4	£247,000

Growth	
Value growth	
Cost growth	

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Warwick District Council
Area(s)	Warwick District (Warwick, Leamington Spa)
Author	BNPPRE
Date	01 February 2013
Reference	130372

SITE TYPOLOGIES

Total number of units identified from Site Details

Typology descriptions and total units	
Description	No of units
K17 - Southcrest Farm, Kenilworth	319
L09 - Land at Grove Farm, Leamington Spa	664
C13 - Lodge Farm, Coventry	324
W26 - Gallows Hill, Warwick	377
L48 - Land at Blackdown, Leamington Spa	1,165
Total number of units identified	2,849

UNIT MIX enter for each typology identified

1 bed flat	Flats (percent of units)				Houses (percent of units)			Totals
	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house		
				30%	50%	20%	100%	
				30%	50%	20%	100%	
				30%	50%	20%	100%	
				30%	50%	20%	100%	
				30%	50%	20%	100%	
							0%	
							0%	
							0%	
							0%	

DESCRIPTION
(for results sheet)

DENSITY AND NET SITE AREA

DESCRIPTION	DENSITY AND NET SITE AREA	
	Units per ha	Gross to net
Houses	35	50%
Houses	35	50%
Houses	35	50%
Houses	35	50%
Houses	35	50%

UNIT SIZES enter for each unit type (net sellable area) - square metres

	Flats				Houses		
	1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
Private	50.0 sqm	65.0 sqm	85.0 sqm	105.0 sqm	75.0 sqm	105.0 sqm	130.0 sqm
Affordable	50.0 sqm	65.0 sqm	85.0 sqm	105.0 sqm	75.0 sqm	105.0 sqm	130.0 sqm

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Warwick District Council
Area(s)	Warwick District (Warwick, Leamington Spa, Kenilworth)
Author	BNPPRE
Date	01 February 2013
Reference	130372

SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

Sub Market	£ per sq metre
A Warwick	£2,307
B Leamington Spa	£2,981
C Kenilworth	£2,691
D Rural areas (higher value)	£3,180
E Rural areas (lower value)	£2,449
F	
G	
H	
I	

GROUND RENTS from flats (£s per annum)

	Private	Affordable
One bed	£100	£0
Two beds	£150	£0
Three beds	£200	£0
Four beds	£250	£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed	£1,818	£0
Two beds	£2,727	£0
Three beds	£3,636	£0
Four beds	£4,545	£0

Select affordable value option from drop down box Option 2: Capital values calculated from net rents & yields ▼

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats		£0	£0			£0
Two bed flats		£0	£0			£0
Three bed flats		£0	£0			£0
Four bed flats		£0	£0			£0
Two bed house		£0	£0			£0
Three bed house		£0	£0			£0
Four bed house		£0	£0			£0

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent				NBHB							
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity
One bed flats	£2,757	6.50%	£42,411	£0	£42,411	£0	40%	£0	2.75%	£0	5.00%	£0
Two bed flats	£3,181	6.50%	£48,941	£0	£48,941	£0	40%	£0	2.75%	£0	5.00%	£0
Three bed flats	£3,702	6.50%	£56,956	£0	£56,956	£0	40%	£0	2.75%	£0	5.00%	£0
Four bed flats	£4,223	6.50%	£64,972	£0	£64,972	£0	40%	£0	2.75%	£0	5.00%	£0
Two bed house	£3,181	6.50%	£48,941	£0	£48,941	£0	40%	£0	2.75%	£0	5.00%	£0
Three bed house	£3,606	6.50%	£55,470	£0	£55,470	£0	40%	£0	2.75%	£0	5.00%	£0
Four bed house	£4,223	6.50%	£64,972	£0	£64,972	£0	40%	£0	2.75%	£0	5.00%	£0

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	Warwick District Council
Area(s)	Warwick District (Warwick, Leamington Spa, Kenilworth and rural areas)
Author	BNPPRE
Date	01 February 2013
Reference	130372

BUILD COSTS

TIMINGS for cash flow **PLANNING OBLIGATIONS / CIL**

Typology	Build costs (flats) per gross sq m	Build costs (houses) per gross sq m	External works and other costs	Gross to net adjustment for flats	Build start	Build period	Sales period	Sales period start	S106 payments		CIL Charges				Fees
					Quarters	Quarters	Quarters	Quarters from start on site	£s per unit all tenures	Quarter paid	£s p sq m private sales only	Instal-ment 1 - Qtr paid	Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid	% of build cost
K17 - Southcrest Farm, Kenilworth	£953	£810	£222	85.0%	3	21	21	7	£10,000	16	£250	3	12	20	12%
L09 - Land at Grove Farm, Leamington Spa	£953	£810	£222	85.0%	3	22	22	7	£10,000	17	£250	3	14	20	12%
C13 - Lodge Farm, Coventry	£953	£810	£222	85.0%	3	22	22	7	£10,000	17	£250	3	12	20	12%
W26 - Gallows Hill, Warwick	£953	£810	£222	85.0%	3	25	25	7	£10,000	18	£250	3	12	20	12%
L48 - Land at Blackdown, Leamington Spa	£953	£810	£222	85.0%	3	39	39	7	£10,000	33	£250	3	20	30	12%
0	£953	£810	£222	85.0%	3	8	8	7	£10,000	6	£250	3	4	8	12%
0	£953	£810	£222	85.0%	3	9	9	7	£10,000	11	£250	3	4	8	12%
0	£953	£810	£222	85.0%	3	10	10	10	£10,000	11	£250	3	6	10	12%
0	£953	£810	£222	85.0%	3	12	15	12	£10,000	17	£250	3	7	10	12%

OTHER COSTS

Developer return % GDV	Private	20.00%	
	Affordable	6.00%	
Code for Sustainable Homes	All tenures	6%	From test variables
Contingency		5%	
Marketing costs % of sales values		3.00%	
Legal Fees % of GDV		0.50%	
Site acquisition costs % land value		5.80%	
Development Finance		7.00%	

Site prep and infrastructure	10,000	per unit
Externals	12150	per unit
	22,150	
	221.50	

	PD units	months		years	quarters	
		@ 3pcm				
K17	319	191	64	5	21	
L09	664	398	66	6	22	Assume 2 developers
C13	324	194	65	5	22	
W26	377	226	75	6	25	
L48	1165	699	117	10	39	Assume 2 developers

INFLATION

Inflation	Sales	Build
Year 1	0.0%	0.0%
Year 2	0.0%	0.0%
Year 3	0.0%	0.0%
Year 4	0.0%	0.0%
Year 5	0.0%	0.0%
Year 6	0.0%	0.0%
Year 7	0.0%	0.0%
Year 8	0.0%	0.0%
Year 9	0.0%	0.0%
Year 10	0.0%	0.0%
Year 11	0.0%	0.0%
Year 12	0.0%	0.0%
Year 13	0.0%	0.0%
Year 14	0.0%	0.0%
Year 15	0.0%	0.0%
Year 16	0.0%	0.0%
Year 17	0.0%	0.0%
Year 18	0.0%	0.0%
Year 19	0.0%	0.0%
Year 20	0.0%	0.0%
Year 21	0.0%	0.0%
Year 22	0.0%	0.0%
Year 23	0.0%	0.0%

		<i>Revenue per Qtr</i>	
CIL			
CIL L48 - Land at Blackdown, Leamington Spa	£	5,883,250	
	£	5,883,250	
	£	5,883,250	
		Sub Total	
Section 106 Costs L48 - Land at Blackdown, Leamington Spa	£	11,650,000	
		Sub Total	
Total Abnormal Costs		Sub Total	
Total Costs			
Developer's profit on GDV	% of GDV	20.00%	
	% of GDV affordable	6%	
Residual Sum before interest			
Cumulative residual balance for interest calculation			
Interest		7.00%	
Residual Sum for quarter after interest			

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 5,883,250	0	0	5,883,250	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,883,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 5,883,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 17,649,750	0	0	5,883,250	0	0	0	0	0	0	0	0	0	0	0	0
£ 11,650,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 11,650,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 29,299,750	0	0	5,883,250	0	0	0	0	0	0	0	0	0	0	0	0
£ 178,826,738	0	0	9,717,275	3,834,025	3,834,025	3,834,025	3,834,025	3,834,025	3,834,025	3,834,025	3,834,025	3,834,025	3,834,025	3,834,025	3,834,025
£ -															
£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,405,691	0	0	36,043	36,043	36,043	36,043	36,043	36,043	36,043	36,043	36,043	36,043	36,043	36,043	36,043
-£ 156,804,251	0	0	-9,152,596	-3,269,346	-3,269,346	-3,269,346	-3,269,346	-3,269,346	-3,269,346	-3,269,346	-3,269,346	-3,269,346	-3,269,346	-3,269,346	-3,269,346
0	0	0	-9,152,596	-12,571,634	-16,046,591	-19,578,382	-23,167,935	-26,816,196	-30,524,125	-34,292,698	-38,122,906	-42,015,757	-45,972,277	-49,993,506	-54,080,503
-£ 62,636,409	0	0	-149,692	-205,611	-262,444	-320,207	-378,915	-438,583	-499,226	-560,862	-623,505	-687,174	-751,883	-817,651	-884,494
-£ 219,440,660	0	0	-9,302,288	-3,474,957	-3,531,790	-3,589,553	-3,648,261	-3,707,929	-3,768,573	-3,830,208	-3,892,852	-3,956,520	-4,021,229	-4,086,997	-4,153,840

-£ 111,551,343

-£ 111,551,343
-£ 6,469,978
-£ 105,081,365

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	OFFICE
Location:	Warwick - Prime - out of town tech parks

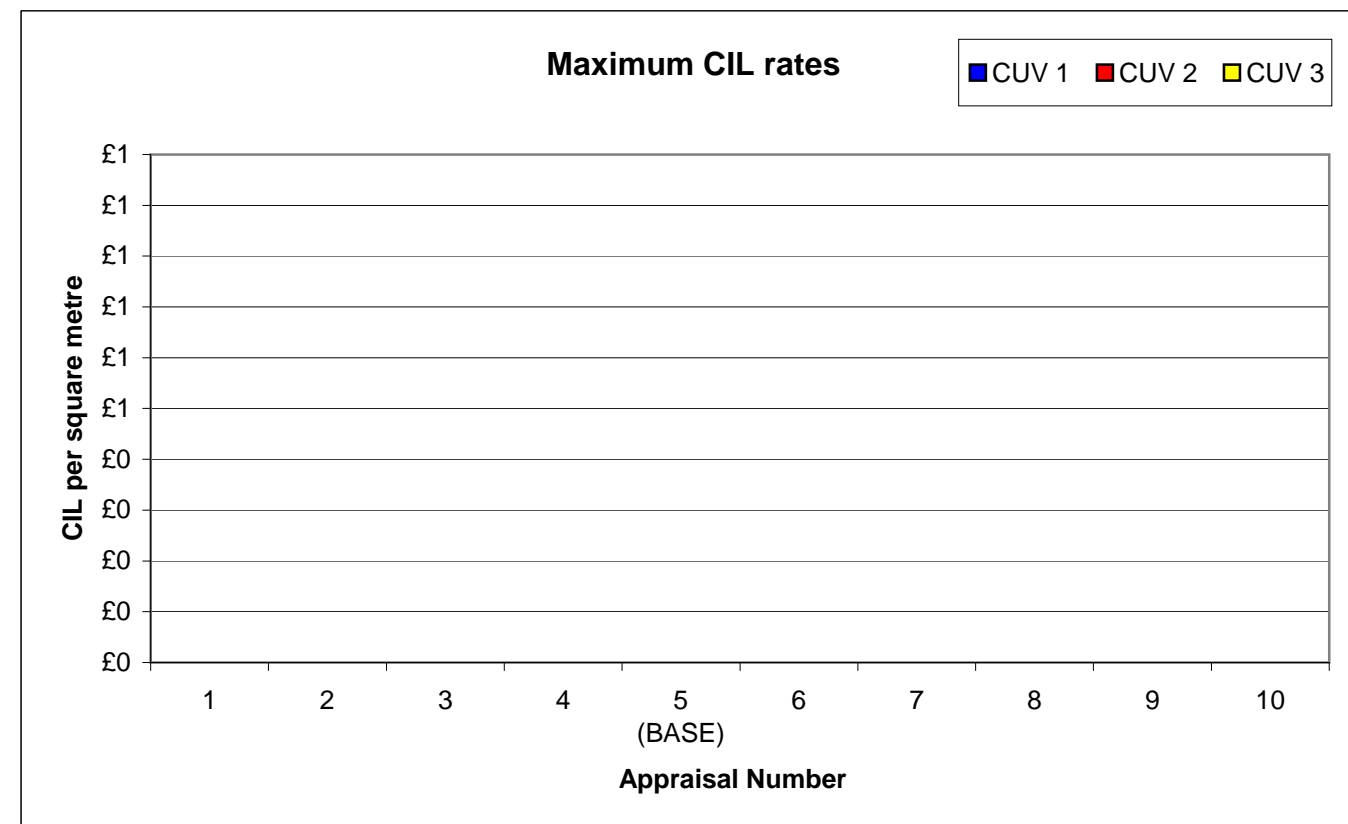
	£s per sqft	Yield	Rent free
Appraisal 1	£12.00	6.75%	2.00 years
Appraisal 2	£13.00	6.75%	2.00 years
Appraisal 3	£14.00	6.75%	2.00 years
Appraisal 4	£15.00	7.00%	2.00 years
Appraisal 5 (base)	£15.00	6.75%	2.00 years
Appraisal 6	£15.00	6.50%	2.00 years
Appraisal 7	£16.00	6.75%	2.00 years
Appraisal 8	£17.00	6.75%	2.00 years
Appraisal 9	£18.00	6.75%	2.00 years
Appraisal 10	£19.00	6.75%	2.00 years

Existing floorspace as % of new
30%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	8.50%	3.00 years	15.00%
Current use value 2	£7.00	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-25%	£0	£0	£0
Appraisal 2	-15%	£0	£0	£0
Appraisal 3	-7%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	6%	£0	£0	£0
Appraisal 8	12%	£0	£0	£0
Appraisal 9	17%	£0	£0	£0
Appraisal 10	21%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class:	OFFICE
------------	--------

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£5 psf		£7 psf		£10 psf	
Rental income per annum		£45,000		£63,000		£90,000	
Rent free/voids (years)		3.0	0.7829	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.50%		8.00%		8.00%	
Refurbishment costs	£30 psf	£270,000		£270,000		£270,000	
Fees	7%	£18,900		£18,900		£18,900	
Capitalised rent, net of refurb and fees		£125,581		£336,243		£604,161	
Purchaser's costs	5.75%	-£7,221		-£19,334		-£34,739	
Current use value		£118,360		£316,909		£569,422	
CUV including Landowner premium		15%	£136,114	20.00%	£380,291	20.00%	£683,306

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	OFFICE
Location:	Rest of District

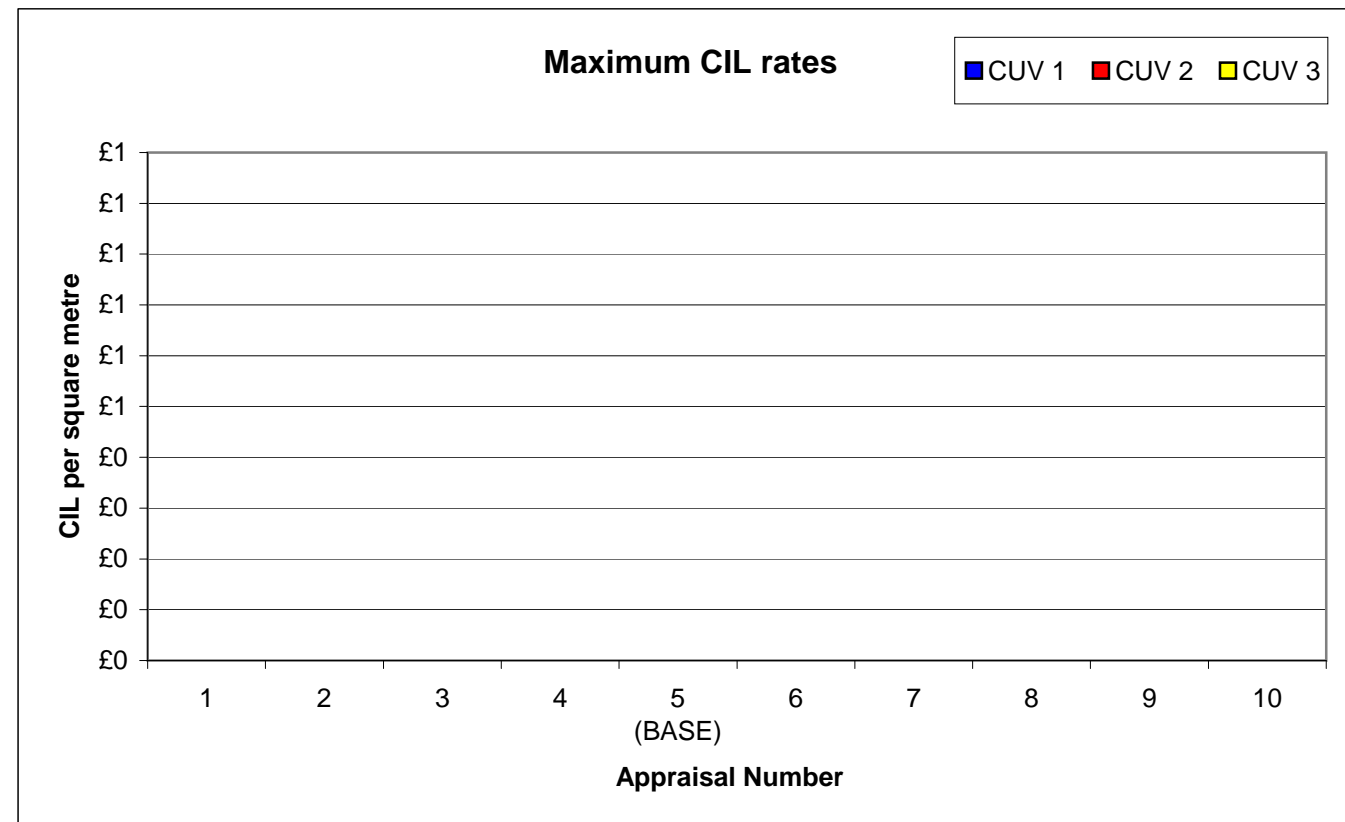
	£s per sqft	Yield	Rent free
Appraisal 1	£7.00	8.00%	2.00 years
Appraisal 2	£8.00	8.00%	2.00 years
Appraisal 3	£9.00	8.00%	2.00 years
Appraisal 4	£10.00	8.25%	2.00 years
Appraisal 5 (base)	£10.00	8.00%	2.00 years
Appraisal 6	£10.00	7.75%	2.00 years
Appraisal 7	£11.00	8.00%	2.00 years
Appraisal 8	£12.00	8.00%	2.00 years
Appraisal 9	£13.00	8.00%	2.00 years
Appraisal 10	£14.00	8.00%	2.00 years

Existing floorspace as % of new
30%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£3.00	9.00%	3.00 years	15.00%
Current use value 2	£5.50	8.50%	3.00 years	20.00%
Current use value 3	£7.00	8.50%	3.00 years	20.00%

Maximum CIL rates

■ CUV 1 ■ CUV 2 ■ CUV 3



Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-43%	£0	£0	£0
Appraisal 2	-25%	£0	£0	£0
Appraisal 3	-11%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	9%	£0	£0	£0
Appraisal 8	17%	£0	£0	£0
Appraisal 9	23%	£0	£0	£0
Appraisal 10	29%	£0	£0	£0

CURRENT USE VALUE
Commercial Development

Use class:	OFFICE
------------	--------

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£3 psf		£6 psf		£7 psf	
Rental income per annum		£27,000		£49,500		£63,000	
Rent free/voids (years)		3.0	0.7722	3.0	0.7829	3.0	0.7829
Total revenue, capitalised (including all costs)		9.00%		8.50%		8.50%	
Refurbishment costs	£30 psf	£270,000		£270,000		£270,000	
Fees	7%	£18,900		£18,900		£18,900	
Capitalised rent, net of refurb and fees			-£57,245		£167,029		£291,373
Purchaser's costs	5.75%		£3,292		-£9,604		-£16,754
Current use value			-£53,953		£157,425		£274,619
CUV including Landowner premium		15%	-£62,046	20.00%	£188,910	20.00%	£329,543

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	INDUSTRIAL
Location:	Whole District

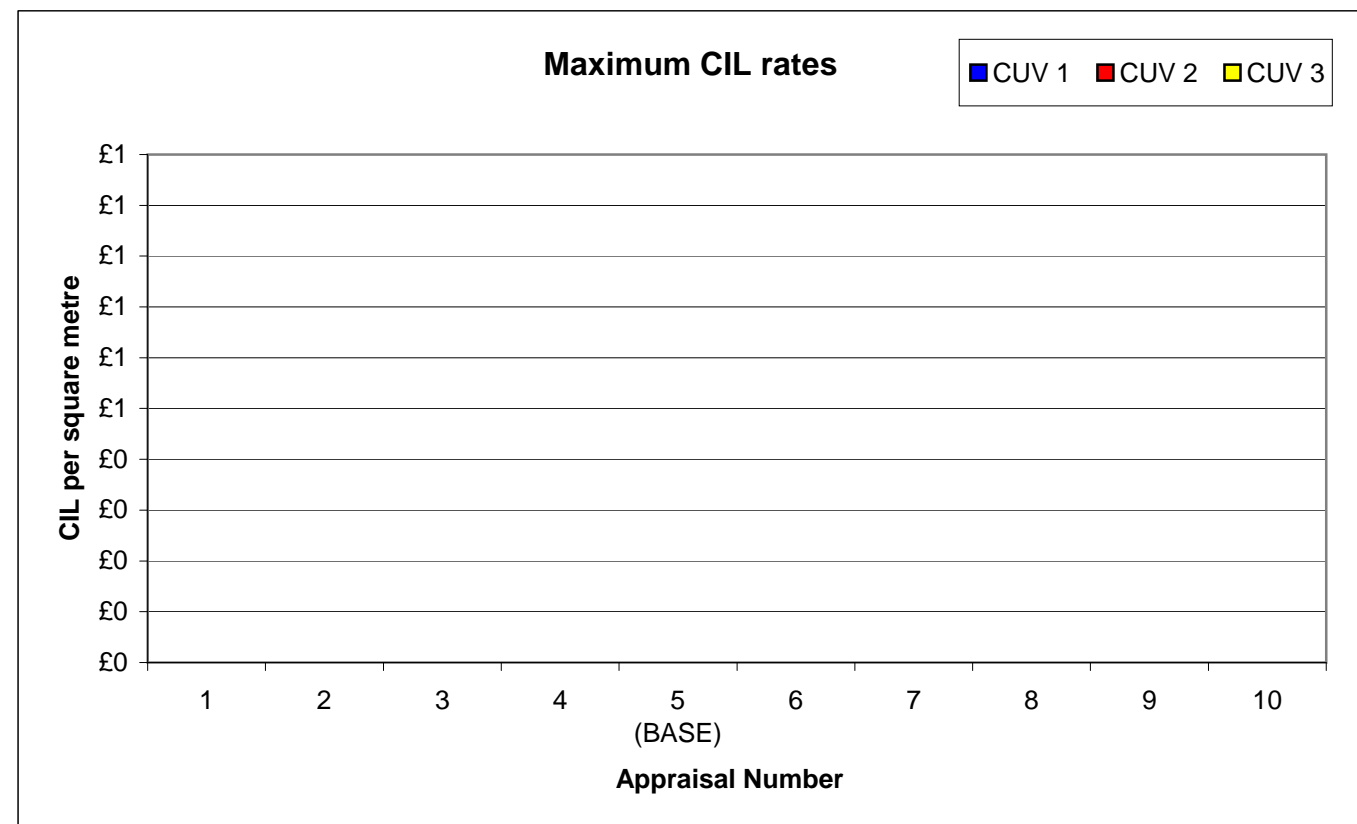
	£s per sqft	Yield	Rent free
Appraisal 1	£4.00	8.50%	2.00 years
Appraisal 2	£4.50	8.50%	2.00 years
Appraisal 3	£5.00	8.50%	2.00 years
Appraisal 4	£5.50	8.75%	2.00 years
Appraisal 5 (base)	£5.50	8.50%	2.00 years
Appraisal 6	£5.50	8.25%	2.00 years
Appraisal 7	£6.00	8.50%	2.00 years
Appraisal 8	£6.50	8.50%	2.00 years
Appraisal 9	£7.00	8.50%	2.00 years
Appraisal 10	£7.50	8.50%	2.00 years

Existing floorspace as % of new	50%
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£3.50	10.00%	3.00 years	15.00%
Current use value 2	£4.00	9.00%	3.00 years	15.00%
Current use value 3	£5.00	9.00%	3.00 years	15.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-38%	£0	£0	£0
Appraisal 2	-22%	£0	£0	£0
Appraisal 3	-10%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	8%	£0	£0	£0
Appraisal 8	15%	£0	£0	£0
Appraisal 9	21%	£0	£0	£0
Appraisal 10	27%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class: **INDUSTRIAL**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	15,000					
Rent per sq ft		£4 psf		£4 psf		£5 psf	
Rental income per annum		£52,500		£60,000		£75,000	
Rent free/voids (years)		3.0	0.7513	3.0	0.7722	3.0	0.7722
Total revenue, capitalised (including all costs)		10.00%		9.00%		9.00%	
Refurbishment costs	£30 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees			-£87,060		£33,289		£161,986
Purchaser's costs	5.75%		£5,006		-£1,914		-£9,314
Current use value			-£82,054		£31,375		£152,672
CUV including Landowner premium		15%	-£94,362	15.00%	£36,081	15.00%	£175,573

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	HOTEL
Location:	Warwick District

	£s per sqft	Yield	Rent free
Appraisal 1	£32.00	6.00%	2.00 years
Appraisal 2	£33.00	6.00%	2.00 years
Appraisal 3	£34.00	6.00%	2.00 years
Appraisal 4	£35.00	6.25%	2.00 years
Appraisal 5 (base)	£35.00	6.00%	2.00 years
Appraisal 6	£35.00	5.75%	2.00 years
Appraisal 7	£36.00	6.00%	2.00 years
Appraisal 8	£37.00	6.00%	2.00 years
Appraisal 9	£39.00	6.00%	2.00 years
Appraisal 10	£40.00	6.00%	2.00 years

Existing floorspace as % of new	50%
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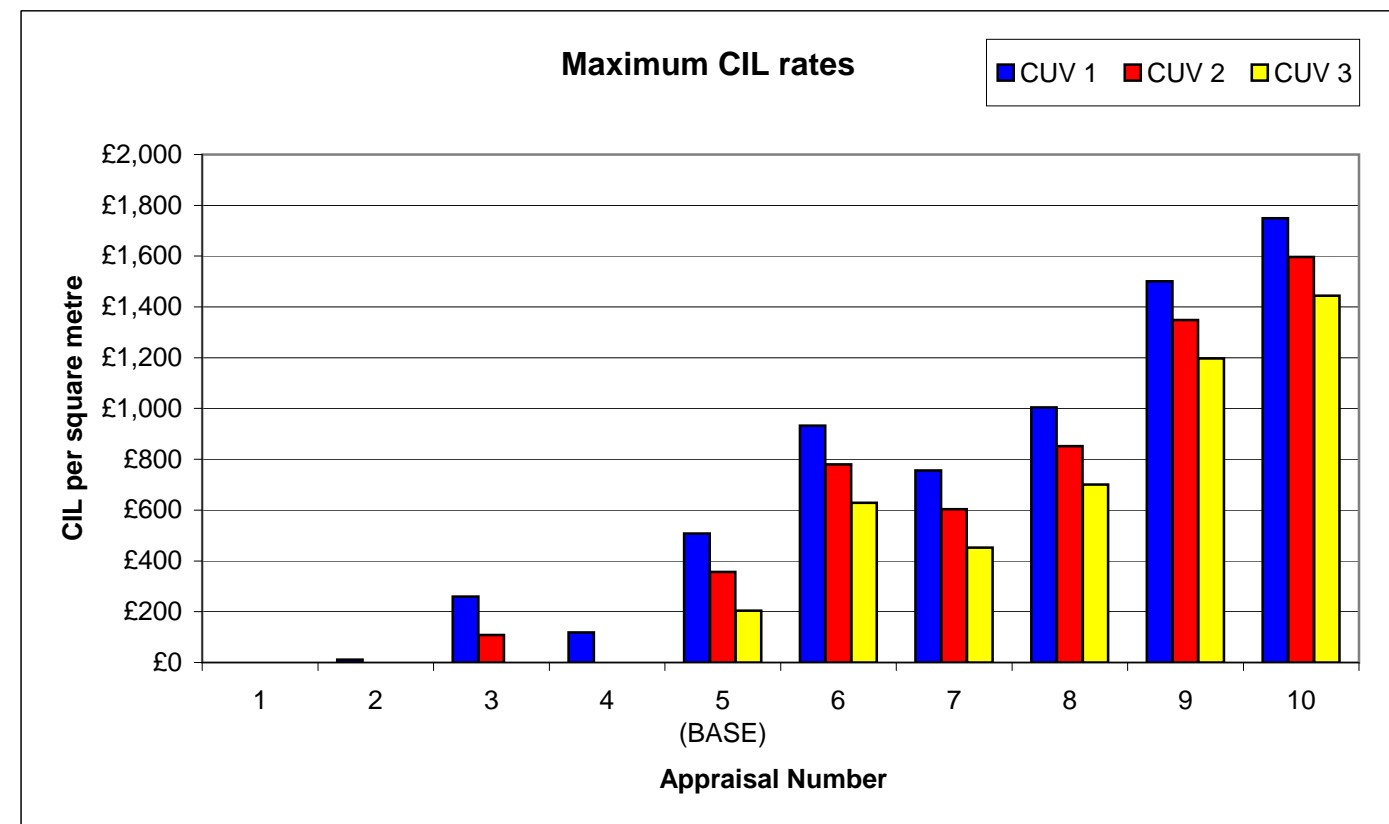
Typical capital values:
Assume 225 sq ft net area per room
Value per room

£81,846 Based on The Waterways, Stratford, Warwick
225
£364
£367

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£19.00	7.00%	2.00 years	20.00%
Current use value 2	£20.00	7.00%	2.00 years	20.00%
Current use value 3	£21.00	7.00%	2.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-9%	£0	£0	£0
Appraisal 2	-6%	£12	£0	£0
Appraisal 3	-3%	£260	£108	£0
Appraisal 4	0%	£118	£0	£0
Appraisal 5 (base)	-	£508	£356	£204
Appraisal 6	0%	£932	£780	£628
Appraisal 7	3%	£756	£604	£452
Appraisal 8	5%	£1,004	£852	£700
Appraisal 9	10%	£1,500	£1,349	£1,197
Appraisal 10	13%	£1,749	£1,597	£1,445



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	HOTEL
Location:	Warwick District

DEVELOPMENT VALUE

Common assumptions	Appraisal 1	Appraisal 2	Appraisal 3	Appraisal 4	Appraisal 5	Appraisal 6	Appraisal 7	Appraisal 8	Appraisal 9	Appraisal 10
Rental Income										
Rooms	22,500									
Rent - area 1	£32.00 £720,000	£33 £742,500	£34.00 £765,000	£35.00 £787,500	£35.00 £787,500	£35.00 £787,500	£36.00 £810,000	£37.00 £832,500	£39.00 £877,500	£40.00 £900,000
Rent - area 2	£32.00 £0	£33 £0	£34.00 £0	£35.00 £0	£35.00 £0	£35.00 £0	£36.00 £0	£37.00 £0	£39.00 £0	£40.00 £0
Rent - area 3	£32.00 £0	£33 £0	£34.00 £0	£35.00 £0	£35.00 £0	£35.00 £0	£36.00 £0	£37.00 £0	£39.00 £0	£40.00 £0
Total floor area / rent	22,500	£720,000	£742,500	£765,000	£787,500	£787,500	£810,000	£832,500	£877,500	£900,000
Rent free/voids (years)	2.0 0.8900	2.0 0.8900	2.0 0.8900	2.0 0.8858	2.0 0.8900	2.0 0.8942	2.0 0.8900	2.0 0.8900	2.0 0.8900	2.0 0.8900
Yield	6.00%	6.00%	6.00%	6.25%	6.00%	5.75%	6.00%	6.00%	6.00%	6.00%
Capitalised rent	£10,679,957	£11,013,706	£11,347,455	£11,161,246	£11,681,203	£12,246,781	£12,014,952	£12,348,701	£13,016,198	£13,349,947
GROSS DEVELOPMENT VALUE										
Purchaser's costs	5.75%	£614,098	£633,288	£652,479	£641,772	£671,669	£704,190	£690,860	£710,050	£748,431
		£10,065,860	£10,380,418	£10,694,976	£10,519,474	£11,009,534	£11,542,591	£11,324,092	£11,638,650	£12,267,767

DEVELOPMENT COSTS

Development Costs										
Existing floor area	50% 11,250									
Demolition costs	£5 psf	£56,250	£56,250	£56,250	£56,250	£56,250	£56,250	£56,250	£56,250	£56,250
Building costs	£149 psf	£4,455,000	£4,455,000	£4,455,000	£4,455,000	£4,455,000	£4,455,000	£4,455,000	£4,455,000	£4,455,000
Area	75% grs to net 30,000									
External works	10.00%	£445,500	£445,500	£445,500	£445,500	£445,500	£445,500	£445,500	£445,500	£445,500
Professional fees	10.00%	£495,675	£495,675	£495,675	£495,675	£495,675	£495,675	£495,675	£495,675	£495,675
Contingency	5.00%	£272,621	£272,621	£272,621	£272,621	£272,621	£272,621	£272,621	£272,621	£272,621
CIL	1	-	0	£0	£0	£0	£0	£0	£0	£0
Disposal Costs										
Letting Agent's fee (% of rent)	10.00%	£72,000	£74,250	£76,500	£78,750	£78,750	£81,000	£83,250	£87,750	£90,000
Agent's fees (on capital value)	1.00%	£106,800	£110,137	£113,475	£111,612	£116,812	£122,468	£120,150	£123,487	£133,499
Legal fees (% of capital value)	0.75%	£80,100	£82,603	£85,106	£83,709	£87,609	£91,851	£90,112	£92,615	£97,621
Finance on construction										
Loan arrangement fee	1.00%	£57,250	£57,250	£57,250	£57,250	£57,250	£57,250	£57,250	£57,250	£57,250
Interest rate	7.00%									
Interest on Construction Costs	18 months	£300,565	£300,565	£300,565	£300,565	£300,565	£300,565	£300,565	£300,565	£300,565
Profit										
Developer's profit on cost	20.00%	£1,268,352	£1,269,970	£1,271,588	£1,271,387	£1,273,207	£1,275,186	£1,274,825	£1,276,443	£1,279,679
TOTAL DEVELOPMENT COSTS		£7,610,113	£7,619,822	£7,629,531	£7,628,320	£7,639,239	£7,651,116	£7,648,948	£7,658,657	£7,678,074

LAND VALUE

Land surplus		£2,455,747	2,760,596	£3,065,445	£2,891,154	£3,370,295	£3,891,475	£3,675,144	£3,979,994	£4,589,692
Stamp duty	4.00%	-£98,230	-£110,424	-£122,618	-£115,646	-£134,812	-£155,659	-£147,006	-£159,200	-£183,588
Agent's fees	1.25%	-£30,697	-£34,507	-£38,318	-£36,139	-£42,129	-£48,643	-£45,939	-£49,750	-£57,371
Legal fees	0.50%	-£12,279	-£13,803	-£15,327	-£14,456	-£16,851	-£19,457	-£18,376	-£19,900	-£22,948
Interest rate	6.50%	-£225,668	-£253,682	-£281,695	-£265,679	-£309,709	-£357,602	-£337,723	-£365,737	-£421,764
Finance period	18 months									
RESIDUAL LAND VALUE		£2,088,873	£2,348,180	£2,607,487	£2,459,234	£2,866,794	£3,310,113	£3,126,101	£3,385,407	£3,904,021

Less CUV 1		(246,905)	12,402	271,709	123,456	531,016	974,335	790,323	1,049,629	1,568,243
Less CUV 2		(405,668)	(146,361)	112,946	(35,308)	372,253	815,572	631,560	890,866	1,409,480
Less CUV 3		(564,431)	(305,124)	(45,817)	(194,071)	213,490	656,809	472,796	732,103	1,250,717
Net additional floorspace (sq ft)	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250
Net additional floorspace (sq m)	1,045	1,045	1,045	1,045	1,045	1,045	1,045	1,045	1,045	1,045
Maximum CIL per sqm										
Against CUV 1		-	12	260	118	508	932	756	1,004	1,500
Against CUV 2		-	-	108	-	356	780	604	852	1,349
Against CUV 3		-	-	-	-	204	628	452	700	1,197

CURRENT USE VALUE
Commercial Development

Use class:	HOTEL
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	11,250					
Rent per sq ft		£19 psf		£20 psf		£21 psf	
Rental income per annum		£213,750		£225,000		£236,250	
Rent free/voids (years)		2.0	0.8734	2.0	0.8734	2.0	0.8734
Total revenue, capitalised (including all costs)		7.00%		7.00%		7.00%	
Refurbishment costs	£50 psf	£562,500		£562,500		£562,500	
Fees	7%	£39,375		£39,375		£39,375	
Capitalised rent, net of refurb and fees		£2,065,233		£2,205,607		£2,345,981	
Purchaser's costs	5.75%	-£118,751		-£126,822		-£134,894	
Current use value		£1,946,482		£2,078,784		£2,211,087	
CUV including Landowner premium		20% £2,335,778		20.00% £2,494,541		20.00% £2,653,304	

DEVELOPMENT APPRAISAL

Commercial Development

Use class: **STUDENT HSG**

DEVELOPMENT VALUE		Term rent	£120 per week	
		Vacation rent	£210 per week	
Rental Income				
Annual rent per unit - term time (95% occupancy)	39 weeks	98% occupancy	61,975	2,417,033
Annual rent per unit - summer (50% occupancy)	13 weeks	50% occupancy	55,335	719,355
Operating costs	527 units		£1800 per unit	(948,600)
Net annual rents				2,187,788
Total revenue, capitalised (including all costs)			6.25%	35,004,605
GROSS DEVELOPMENT VALUE				35,004,605

DEVELOPMENT COSTS				
Development Costs				
Demolition costs	£5 psf	45,059 sqt		225,293
Building costs	£125.40 psf			18,834,453
Area per unit (incl common areas)	285 sqft pu	150,195		
External works			10.00%	1,883,445
Professional fees			10.00%	2,094,319
				-
Disposal Costs				
Letting Agent's fee (% of rent)			0.00%	-
Agent's fees (on capital value)			1.00%	350,046
Legal fees (% of capital value)			0.75%	262,535
Interest on Finance				
Total development duration	24 months			
Loan arrangement fee			1.00%	230,375
Interest on Construction Costs	24 months		6.50%	1,497,438
Profit				
Developer's profit on total revenue			20.00%	7,000,921
TOTAL DEVELOPMENT COSTS				32,378,825

LAND VALUE				
Land surplus				2,625,780
Stamp duty			4.00%	(105,031)
Agent's fees			1.25%	(32,822)
Legal fees			0.50%	(13,129)
Interest on land finance	24 months		6.50%	(321,724)
RESIDUAL LAND VALUE				2,153,074

Existing use value				
Existing space as % of new	30%	45,059		
Rent per sq ft		£7.00 psf		
Rental income per annum		315,410		
Rent free/voids (years)		3.0	0.7829	
Total revenue, capitalised (including all costs)			8.50%	2,905,137
Refurbishment costs		£50 psf	2,252,925	
Fees		7%	157,705	
Purchaser's costs		5.75%		28,434
Existing use value				466,073
EUV including Landowner premium	20%			559,288
Residual Land Value less EUV plus premium				1,593,786
Per sqm (net additional floorspace)				163

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Retail
Location:	Lmtn Spa - Prime (Ctrl Parade & Royal Priors)

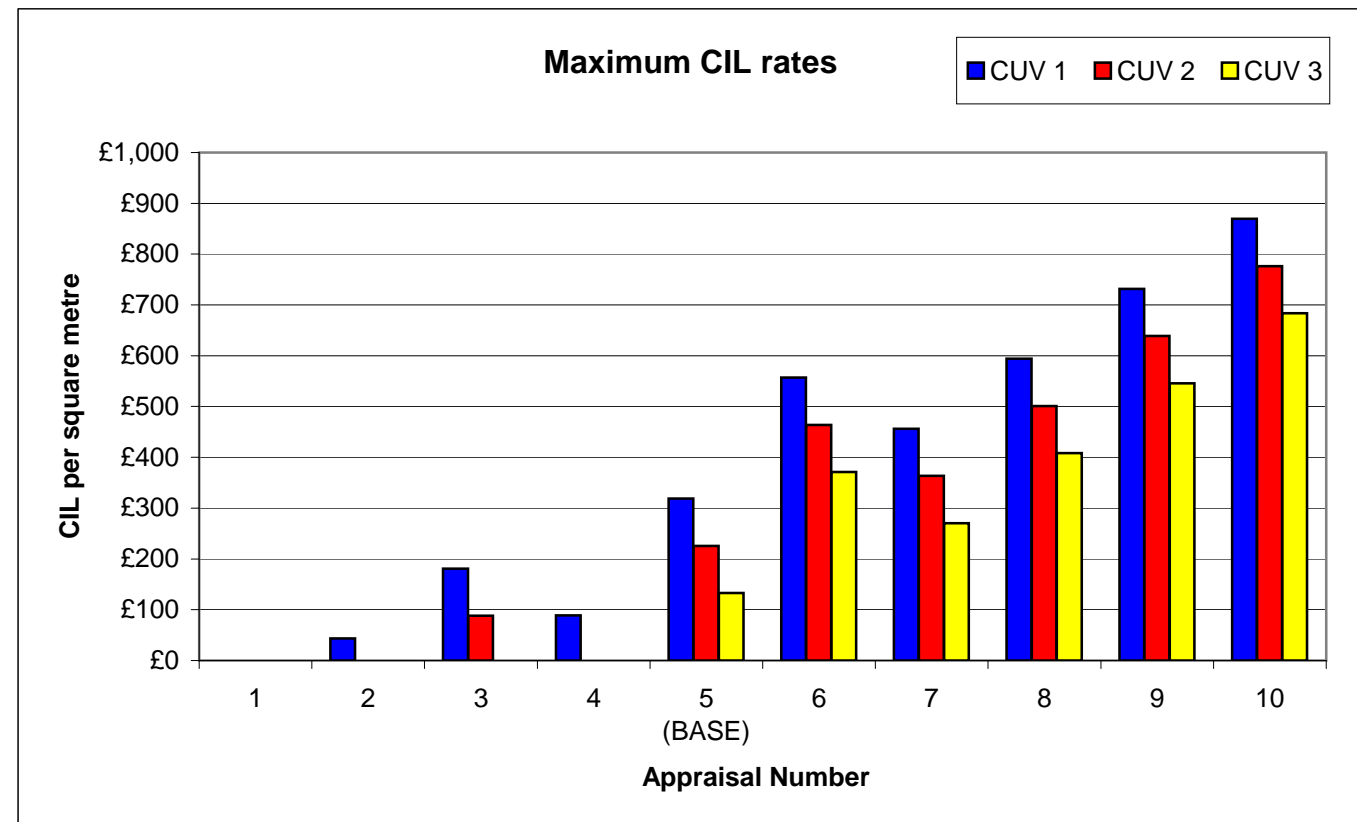
	£s per sqft	Yield	Rent free
Appraisal 1	£44.50	5.75%	1.00 years
Appraisal 2	£45.00	5.75%	1.00 years
Appraisal 3	£45.50	5.75%	1.00 years
Appraisal 4	£46.00	5.85%	1.00 years
Appraisal 5 (base)	£46.00	5.75%	1.00 years
Appraisal 6	£46.00	5.65%	1.00 years
Appraisal 7	£46.50	5.75%	1.00 years
Appraisal 8	£47.00	5.75%	1.00 years
Appraisal 9	£47.50	5.75%	1.00 years
Appraisal 10	£48.00	5.75%	1.00 years

Existing floorspace as % of new
50%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£33.00	6.00%	1.50 years	20.00%
Current use value 2	£33.50	6.00%	1.50 years	20.00%
Current use value 3	£34.00	6.00%	1.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-3%	£0	£0	£0
Appraisal 2	-2%	£43	£0	£0
Appraisal 3	-1%	£181	£88	£0
Appraisal 4	0%	£89	£0	£0
Appraisal 5 (base)	-	£319	£226	£133
Appraisal 6	0%	£557	£464	£371
Appraisal 7	1%	£456	£363	£270
Appraisal 8	2%	£594	£501	£408
Appraisal 9	3%	£732	£639	£546
Appraisal 10	4%	£869	£776	£683



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	Retail
Location:	Spa - Prime (Ctrl Parade & Royal P

DEVELOPMENT VALUE

Common assumptions	Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10		
	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	
Rental Income																					
Rent - area 1	1,000	£44,500	£45	£45,000	£45.50	£45,500	£46.00	£46,000	£46.00	£46,000	£46.00	£46,000	£46.50	£46,500	£47.00	£47,000	£47.50	£47,500	£48.00	£48,000	
Rent - area 2	1,000	£44,500	£45	£45,000	£45.50	£45,500	£46.00	£46,000	£46.00	£46,000	£46.00	£46,000	£46.50	£46,500	£47.00	£47,000	£47.50	£47,500	£48.00	£48,000	
Rent - area 3	1,000	£44,500	£45	£45,000	£45.50	£45,500	£46.00	£46,000	£46.00	£46,000	£46.00	£46,000	£46.50	£46,500	£47.00	£47,000	£47.50	£47,500	£48.00	£48,000	
Total floor area / rent	3,000	£133,500		£135,000		£136,500		£138,000		£138,000		£138,000		£139,500		£141,000		£142,500		£144,000	
Rent free/voids (years)		1.0	0.9456	1.0	0.9456	1.0	0.9456	1.0	0.9447	1.0	0.9456	1.0	0.9465	1.0	0.9456	1.0	0.9456	1.0	0.9456	1.0	0.9456
Yield	5.75%	5.75%		5.75%		5.75%		5.85%		5.75%		5.65%		5.75%		5.75%		5.75%		5.75%	
Capitalised rent		£2,195,498		£2,220,167		£2,244,835		£2,228,601		£2,269,504		£2,311,858		£2,294,172		£2,318,841		£2,343,509		£2,368,178	
GROSS DEVELOPMENT VALUE																					
Purchaser's costs	5.75%	£126,241		£127,660		£129,078		£128,145		£130,496		£132,932		£131,915		£133,333		£134,752		£136,170	
		£2,069,257		£2,092,507		£2,115,757		£2,100,457		£2,139,007		£2,178,926		£2,162,257		£2,185,507		£2,208,757		£2,232,007	

DEVELOPMENT COSTS

Development Costs																				
Existing floor area	50%	1,500																		
Demolition costs	£5 psf	£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500
Building costs	£150 psf	£545,460		£545,460		£545,460		£545,460		£545,460		£545,460		£545,460		£545,460		£545,460		£545,460
Area	82% grs to net	3,636																		
External works	10.00%	£54,546		£54,546		£54,546		£54,546		£54,546		£54,546		£54,546		£54,546		£54,546		£54,546
Professional fees	10.00%	£60,751		£60,751		£60,751		£60,751		£60,751		£60,751		£60,751		£60,751		£60,751		£60,751
Contingency	5.00%	£33,413		£33,413		£33,413		£33,413		£33,413		£33,413		£33,413		£33,413		£33,413		£33,413
CIL	1	-		0		£0		£0		£0		£0		£0		£0		£0		£0
S106	£60 psf	3,000	180,000	£180,000		£180,000		£180,000		£180,000		£180,000		£180,000		£180,000		£180,000		£180,000
Disposal Costs																				
Letting Agent's fee (% of rent)	10.00%	£13,350		£13,500		£13,650		£13,800		£13,800		£13,800		£13,950		£14,100		£14,250		£14,400
Agent's fees (on capital value)	1.00%	£21,955		£22,202		£22,448		£22,286		£22,695		£23,119		£22,942		£23,188		£23,435		£23,682
Legal fees (% of capital value)	0.75%	£16,466		£16,651		£16,836		£16,715		£17,021		£17,339		£17,206		£17,391		£17,576		£17,761
Finance on construction																				
Loan arrangement fee	1.00%	£8,817		£8,817		£8,817		£8,817		£8,817		£8,817		£8,817		£8,817		£8,817		£8,817
Interest rate	7.00%																			
Interest on Construction Costs	18 months	£46,288		£46,288		£46,288		£46,288		£46,288		£46,288		£46,288		£46,288		£46,288		£46,288
Profit																				
Developer's profit on cost	20.00%	£197,709		£197,825		£197,942		£197,915		£198,058		£198,206		£198,174		£198,291		£198,407		£198,523
TOTAL DEVELOPMENT COSTS		£1,186,254		£1,186,952		£1,187,650		£1,187,489		£1,188,348		£1,189,238		£1,189,046		£1,189,744		£1,190,442		£1,191,140

LAND VALUE

Land surplus		£883,003		905,555		£928,107		£912,967		£950,659		£989,689		£973,211		£995,763		£1,018,315		£1,040,867
Stamp duty	4.00%	-£35,320		-£36,222		-£37,124		-£36,519		-£38,026		-£39,588		-£38,928		-£39,831		-£40,733		-£41,635
Agent's fees	1.25%	-£11,038		-£11,319		-£11,601		-£11,412		-£11,883		-£12,371		-£12,165		-£12,447		-£12,729		-£13,011
Legal fees	0.50%	-£4,415		-£4,528		-£4,641		-£4,565		-£4,753		-£4,948		-£4,866		-£4,979		-£5,092		-£5,204
Interest rate	6.50%	-£81,142		-£83,215		-£85,287		-£83,896		-£87,360		-£90,946		-£89,432		-£91,504		-£93,577		-£95,649
Finance period	18 months																			
RESIDUAL LAND VALUE		£751,088		£770,271		£789,454		£776,576		£808,636		£841,835		£827,819		£847,002		£866,185		£885,368
Less CUV 1		(13,133)		6,050		25,233		12,355		44,416		77,614		63,599		82,781		101,964		121,147
Less CUV 2		(26,087)		(6,904)		12,278		(599)		31,461		64,660		50,644		69,827		89,010		108,193
Less CUV 3		(39,042)		(19,859)		(676)		(13,554)		18,507		51,706		37,690		56,873		76,056		95,239
Net additional floorspace (sq ft)	1,500	1,500		1,500		1,500		1,500		1,500		1,500		1,500		1,500		1,500		1,500
Net additional floorspace (sq m)	139	139		139		139		139		139		139		139		139		139		139
Maximum CIL per sqm																				
Against CUV 1		-		43		181		89		319		557		456		594		732		869
Against CUV 2		-		-		88		-		226		464		363		501		639		776
Against CUV 3		-		-		-		-		133		371		270		408		546		683

CURRENT USE VALUE
Commercial Development

Use class:	Retail
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	1,500					
Rent per sq ft		£33 psf		£34 psf		£34 psf	
Rental income per annum		£49,500		£50,250		£51,000	
Rent free/voids (years)		1.5	0.9163	1.5	0.9163	1.5	0.9163
Total revenue, capitalised (including all costs)		6.00%		6.00%		6.00%	
Refurbishment costs	£50 psf	£75,000		£75,000		£75,000	
Fees	7%	£5,250		£5,250		£5,250	
Capitalised rent, net of refurb and fees		£675,704		£687,157		£698,611	
Purchaser's costs	5.75%	-£38,853		-£39,512		-£40,170	
Current use value		£636,851		£647,646		£658,441	
CUV including Landowner premium		20%	£764,221	20.00%	£777,175	20.00%	£790,129

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Retail
Location:	Rest of L'ton Spa, Warwick, Rest of District

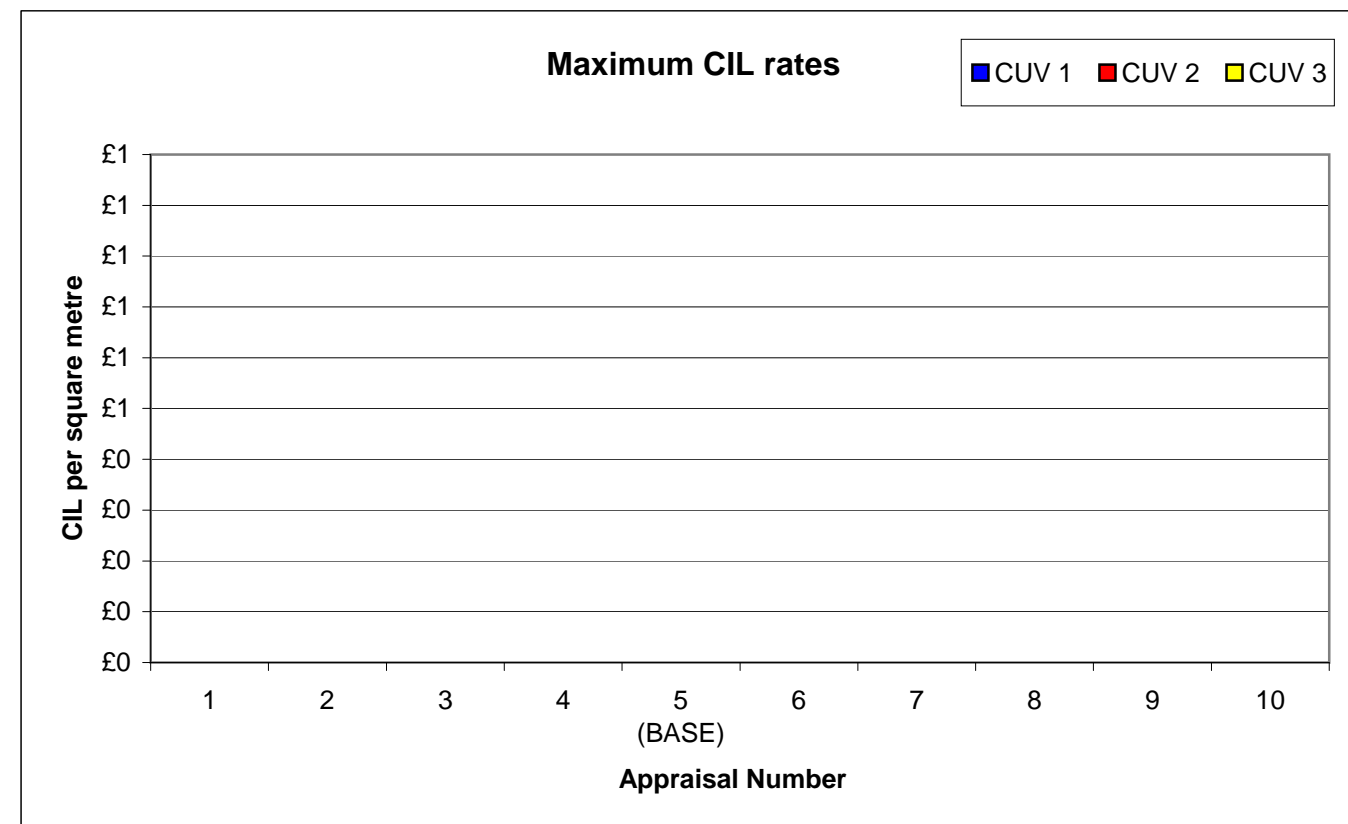
	£s per sqft	Yield	Rent free
Appraisal 1	£22.00	6.50%	1.00 years
Appraisal 2	£23.00	6.50%	1.00 years
Appraisal 3	£24.00	6.50%	1.00 years
Appraisal 4	£25.00	6.25%	1.00 years
Appraisal 5 (base)	£25.00	6.50%	1.00 years
Appraisal 6	£25.00	6.75%	1.00 years
Appraisal 7	£26.00	6.50%	1.00 years
Appraisal 8	£27.00	6.50%	1.00 years
Appraisal 9	£28.00	6.50%	1.00 years
Appraisal 10	£29.00	6.50%	1.00 years

Existing floorspace as % of new	50%
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£12.00	7.00%	1.50 years	20.00%
Current use value 2	£15.00	7.00%	1.50 years	20.00%
Current use value 3	£22.00	6.50%	1.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-4%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	4%	£0	£0	£0
Appraisal 8	7%	£0	£0	£0
Appraisal 9	11%	£0	£0	£0
Appraisal 10	14%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class:	Retail
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	1,500					
Rent per sq ft		£12 psf		£15 psf		£22 psf	
Rental income per annum		£18,000		£22,500		£33,000	
Rent free/voids (years)		1.5	0.9035	1.5	0.9035	1.5	0.9099
Total revenue, capitalised (including all costs)		7.00%		7.00%		6.50%	
Refurbishment costs	£50 psf	£75,000		£75,000		£75,000	
Fees	7%	£5,250		£5,250		£5,250	
Capitalised rent, net of refurb and fees		£152,077		£210,158		£381,680	
Purchaser's costs	5.75%	-£8,744		-£12,084		-£21,947	
Current use value		£143,332		£198,074		£359,733	
CUV including Landowner premium		20%	£171,999	20.00%	£237,689	20.00%	£431,680

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Retail
Location:	Supermarkets, Superstores, Retail Parks

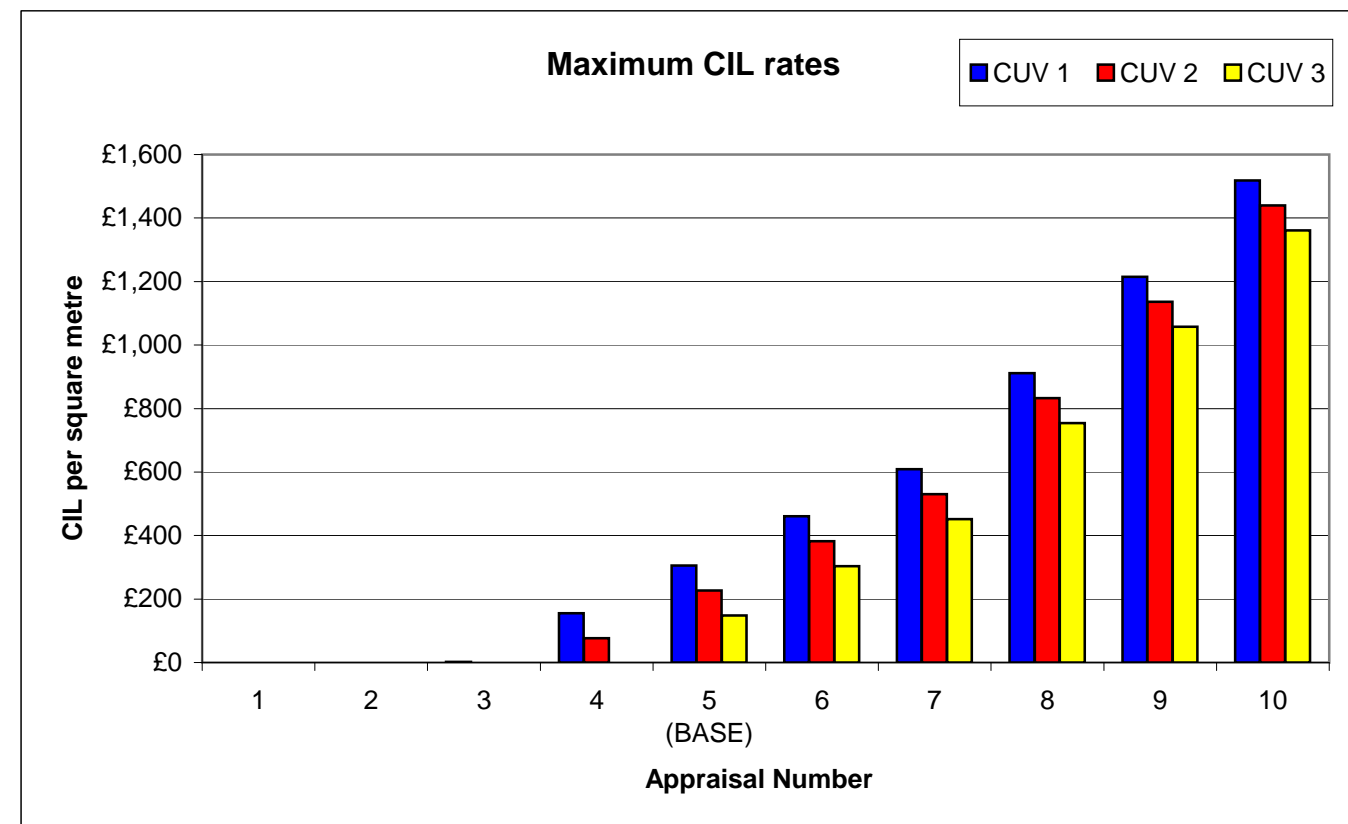
	£s per sqft	Yield	Rent free
Appraisal 1	£22.00	5.25%	1.00 years
Appraisal 2	£23.00	5.25%	1.00 years
Appraisal 3	£24.00	5.25%	1.00 years
Appraisal 4	£25.00	5.35%	1.00 years
Appraisal 5 (base)	£25.00	5.25%	1.00 years
Appraisal 6	£25.00	5.15%	1.00 years
Appraisal 7	£26.00	5.25%	1.00 years
Appraisal 8	£27.00	5.25%	1.00 years
Appraisal 9	£28.00	5.25%	1.00 years
Appraisal 10	£29.00	5.25%	1.00 years

Existing floorspace as % of new
50%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£17.00	7.00%	1.50 years	20.00%
Current use value 2	£17.50	7.00%	1.50 years	20.00%
Current use value 3	£18.00	7.00%	1.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-4%	£2	£0	£0
Appraisal 4	0%	£156	£77	£0
Appraisal 5 (base)	-	£305	£227	£148
Appraisal 6	0%	£461	£382	£304
Appraisal 7	4%	£609	£530	£451
Appraisal 8	7%	£912	£833	£755
Appraisal 9	11%	£1,215	£1,136	£1,058
Appraisal 10	14%	£1,518	£1,440	£1,361



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	Retail
Location:	permarkets, Superstores, Retail Pa

DEVELOPMENT VALUE

Common assumptions	Appraisal 1	Appraisal 2	Appraisal 3	Appraisal 4	Appraisal 5	Appraisal 6	Appraisal 7	Appraisal 8	Appraisal 9	Appraisal 10
Rental Income										
Floor area	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum
Rent - area 1	30,000	£22.00 £660,000	£23 £690,000	£24.00 £720,000	£25.00 £750,000	£25.00 £750,000	£25.00 £750,000	£26.00 £780,000	£27.00 £810,000	£28.00 £840,000
Rent - area 2		£22.00 £0	£23 £0	£24.00 £0	£25.00 £0	£25.00 £0	£25.00 £0	£26.00 £0	£27.00 £0	£28.00 £0
Rent - area 3		£22.00 £0	£23 £0	£24.00 £0	£25.00 £0	£25.00 £0	£25.00 £0	£26.00 £0	£27.00 £0	£28.00 £0
Total floor area / rent	30,000	£660,000	£690,000	£720,000	£750,000	£750,000	£750,000	£780,000	£810,000	£840,000
Rent free/voids (years)	1.0	0.9501	1.0	0.9501	1.0	0.9492	1.0	0.9510	1.0	0.9501
Yield	5.25%	5.25%	5.25%	5.25%	5.35%	5.25%	5.15%	5.25%	5.25%	5.25%
Capitalised rent		£11,944,350	£12,487,275	£13,030,200	£13,306,779	£13,573,125	£13,849,840	£14,116,050	£14,658,975	£15,201,900
GROSS DEVELOPMENT VALUE										
Purchaser's costs	5.75%	£686,800	£718,018	£749,237	£765,140	£780,455	£796,366	£811,673	£842,891	£874,109
		£11,257,550	£11,769,257	£12,280,964	£12,541,639	£12,792,671	£13,053,474	£13,304,377	£13,816,084	£14,327,791

DEVELOPMENT COSTS

Development Costs										
Existing floor area	50%	15,000								
Demolition costs	£5 psf	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Building costs	£97 psf	£3,510,052	£3,510,052	£3,510,052	£3,510,052	£3,510,052	£3,510,052	£3,510,052	£3,510,052	£3,510,052
Area	82% grs to net	36,364								
External works	20.00%	£702,010	£702,010	£702,010	£702,010	£702,010	£702,010	£702,010	£702,010	£702,010
Professional fees	10.00%	£428,706	£428,706	£428,706	£428,706	£428,706	£428,706	£428,706	£428,706	£428,706
Contingency	5.00%	£235,788	£235,788	£235,788	£235,788	£235,788	£235,788	£235,788	£235,788	£235,788
CIL	1	-	0	£0	£0	£0	£0	£0	£0	£0
S106	£60 psf	30,000	1,800,000	£1,800,000	£1,800,000	£1,800,000	£1,800,000	£1,800,000	£1,800,000	£1,800,000
Disposal Costs										
Letting Agent's fee (% of rent)	10.00%	£66,000	£69,000	£72,000	£75,000	£75,000	£75,000	£78,000	£81,000	£84,000
Agent's fees (on capital value)	1.00%	£119,444	£124,873	£130,302	£133,068	£135,731	£138,498	£141,161	£146,590	£152,019
Legal fees (% of capital value)	0.75%	£89,583	£93,655	£97,727	£99,801	£101,798	£103,874	£105,870	£109,942	£114,014
Finance on construction										
Loan arrangement fee	1.00%	£67,516	£67,516	£67,516	£67,516	£67,516	£67,516	£67,516	£67,516	£67,516
Interest rate	7.00%									
Interest on Construction Costs	18 months	£354,457	£354,457	£354,457	£354,457	£354,457	£354,457	£354,457	£354,457	£354,457
Profit										
Developer's profit on cost	20.00%	£1,489,711	£1,492,211	£1,494,711	£1,496,280	£1,497,212	£1,498,180	£1,499,712	£1,502,212	£1,504,712
TOTAL DEVELOPMENT COSTS		£8,938,266	£8,953,267	£8,968,269	£8,977,677	£8,983,270	£8,989,081	£8,998,272	£9,013,273	£9,028,275

LAND VALUE

Land surplus		£2,319,284	2,815,989	£3,312,695	£3,563,962	£3,809,400	£4,064,393	£4,306,106	£4,802,811	£5,299,516
Stamp duty	4.00%	£92,771	£112,640	£132,508	£142,558	£152,376	£162,576	£172,244	£192,112	£211,981
Agent's fees	1.25%	£28,991	£35,200	£41,409	£44,550	£47,618	£50,805	£53,826	£60,035	£66,244
Legal fees	0.50%	£11,596	£14,080	£16,563	£17,820	£19,047	£20,322	£21,531	£24,014	£26,498
Interest rate	6.50%	£213,128	£258,772	£304,416	£327,506	£350,060	£373,492	£395,704	£441,348	£486,992
Finance period	18 months									
RESIDUAL LAND VALUE		£1,972,798	£2,395,298	£2,817,799	£3,031,528	£3,240,300	£3,457,198	£3,662,800	£4,085,301	£4,507,802

Less CUV

Less CUV 1		(842,027)	(419,526)	2,975	216,704	425,475	642,374	847,976	1,270,477	1,692,978
Less CUV 2		(951,511)	(529,010)	(106,509)	107,220	315,992	532,890	738,492	1,160,993	1,583,494
Less CUV 3		(1,060,995)	(638,494)	(215,993)	(2,264)	206,508	423,406	629,008	1,051,509	1,474,010
Net additional floorspace (sq ft)		15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Net additional floorspace (sq m)		1,394	1,394	1,394	1,394	1,394	1,394	1,394	1,394	1,394
Maximum CIL per sqm										
Against CUV 1		-	-	2	156	305	461	609	912	1,215
Against CUV 2		-	-	-	77	227	382	530	833	1,136
Against CUV 3		-	-	-	-	148	304	451	755	1,058

CURRENT USE VALUE
Commercial Development

Use class:	Retail
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	15,000					
Rent per sq ft		£17 psf		£18 psf		£18 psf	
Rental income per annum		£255,000		£262,500		£270,000	
Rent free/voids (years)		1.5	0.9035	1.5	0.9035	1.5	0.9035
Total revenue, capitalised (including all costs)		7.00%		7.00%		7.00%	
Refurbishment costs	£50 psf	£750,000		£750,000		£750,000	
Fees	7%	£52,500		£52,500		£52,500	
Capitalised rent, net of refurb and fees		£2,488,792		£2,585,595		£2,682,398	
Purchaser's costs	5.75%	-£143,106		-£148,672		-£154,238	
Current use value		£2,345,687		£2,436,923		£2,528,160	
CUV including Landowner premium		20%	£2,814,824	20.00%	£2,924,308	20.00%	£3,033,792