



## **Community Infrastructure Levy - Viability Assessment - Update Addendum Report**

Prepared for  
Warwick District Council

November 2014

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# 1 Introduction

In June 2013, BNP Paribas Real Estate issued a 'Community Infrastructure Levy: Viability Study' to Warwick District Council ('the Council'). The Council used this report to inform its Preliminary Draft Charging Schedule ('PDCS') which was published for consultation between 14 June and 29 July 2013.

## 1.1 The purposes of this report

Fifteen months have elapsed since the close of the consultation on the PDCS and the Council have commissioned BNP Paribas Real Estate to update the appraisals underpinning the June 2013 report. This Addendum Report sets out the results of this exercise and should be read in conjunction with the June 2013 Viability Study.

## 1.2 Market changes since publication of the June 2013 report

Since undertaking the research underpinning our June 2013 report, there have been significant changes in the housing market, with prices increasing nationally by 10% to September 2014. The District has also seen growth in the levels of new development over the period, and values achieved on these schemes indicate significant growth in sales values in comparison to values assumed in our June 2013 report. However, the period February 2013 to November 2014 has also seen an increase in build cost inflation. The RICS 'Building Cost Information Service' data for Warwick indicates that costs have increased by 14.9% over this period. This increase in costs will clearly have an adverse impact on development viability, partially offsetting the improvement in sales values.

## 1.3 Methodology

We have adopted the same methodology in this Addendum Report as in our main June 2013 report. This is set out in detail in Section 3 of that report. We have made changes to some of the inputs to the appraisals that were set out in Section 4 of the June 2013 report. These changes reflect movements in values and costs over the intervening period, as well as some additional sensitivity analyses on Section 106 obligations.

## 1.4 The PDCS CIL rates

The Council's PDCS proposes a range of CIL rates for residential development with four zones, shown in the map at Appendix A of the PDCS. The four residential zones cover the following four areas:

- Zone A - Warwick; the south-east area of Leamington Spa and Radford Semple; and Lillington;
- Zone B – Leamington Spa, land to the south of Leamington Spa, Cubbington and Bishop's Tachbrook;
- Zone C – Kenilworth and surrounding areas;
- Zone D – rural areas outside the zones above.

The zones for retail development are 'Prime Leamington Spa' and all other parts of the District. Other rates for convenience based supermarkets and student housing apply across the District as a whole.

For ease of reference, Table 1.1.1 summarises the rates proposed by the Council in its PDCS.

**Table 1.1.1: PDCS CIL rates (per square metre)**

Type of development	Zone A	Zone B	Zone C	Zone D
Residential	£50	£170	£120	£180
Strategic residential	£30	£90	£70	£110
Offices	Nil			
Retail development – prime Leamington Spa	£65			
Convenience based supermarkets <sup>1</sup> and superstores <sup>2</sup> and retail parks <sup>2</sup>	£75			
Retail – other areas	Nil			
Industrial and warehousing	Nil			
Hotel	£80			
Student accommodation	£80			

<sup>1</sup> 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.

<sup>2</sup> 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 Revisions to residential appraisal inputs

In this section, we summarise the revisions we have made to our appraisal inputs in light of changes in market conditions and other relevant factors since the June 2013 report.

### 2.1.1 Residential sales values

In our June 2013 report, we adopted the sales values shown in Table 2.1.1, which we based on our research on the various housing sub-markets in the District. This exercise indicated that values ranged from £214 per square foot (£2,307 per square metre) to £295 per square foot (£3,180 per square metre).

**Table 2.1.1: Sales values in the June 2013 report**

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

Land Registry data (covering all sales, including second hand properties) indicates that values across the County of Warwickshire have increased by circa 9%.

We have reviewed marketing prices for new build developments across the District, which indicate the following values (after allowing for a 5% deduction for negotiations on price):

- Finham Court, Kenilworth (retirement living): average of £347 per square foot;
- Wilton Court, Kenilworth (retirement living): average of £356 per square foot;
- Herbert Bond Drive, Kenilworth: average of £273 per square foot;
- Long Ground, Lowes Lane, Wellesbourne<sup>3</sup>: average of £299 per square foot;
- Peelers Gate, Wellesbourne: average of £258 per square foot;
- Audley Binswood Avenue, Leamington Spa (retirement living): average of £447 per square foot;
- Queensway Court, Leamington Spa (retirement living): average of £324 per square foot

<sup>3</sup> Wellesbourne is located just outside the District boundary, but the new build developments in this settlement provide a good indication of values achievable in the rural areas to the south of Warwick.

- Warwick Gates, Gallagher Way, Warwick: average of £328 per square foot;
- Chase Meadows, Warwick: average of £264 per square foot;
- Beamont Meadow, Warwick: average of £265 per square foot;

Rightmove market analysis indicates that achieved values in the District have increased by an average of 15% between March 2013 and July 2014 (the most recently available analysis by Rightmove). This would therefore indicate that the values in our appraisals should be increased as follows:

**Table 2.1.2: Revised sales values**

Area	Average values £s per sq m (£s per sq ft) – June 2013 report	Revised sales values £s per sq m (£s per sq ft) – November 2013
Warwick and East Leamington Spa	£2,307 (£214)	£2,630 (£244)
Most of Leamington Spa	£2,981 (£277)	£3,398 (£316)
Kenilworth	£2,691 (£250)	£3,068 (£285)
Rural areas (higher value – Rowington, Leek Wootton, Ashow, Hunningham, Cubbington, Norton Lindsey, Shrewley, Bishop's Tachbrook)	£3,180 (£295)	£3,625 (£337)
Rural areas (lower values)	£2,449 (£228)	£2,792 (£259)

### 2.1.2 Affordable housing tenure and values

There has been no change to the Council's policy position or approach to rent setting for affordable rent units since our June 2013 report. Consequently, the values for affordable rent units assumed remain unchanged.

Shared ownership values are linked to market values, so have increased in line with the changes set out in the preceding section.

### 2.1.3 Residential build costs

In the 2013 report, we adopted the following BCIS mean average costs:

- Houses: 'Estate Housing – generally' which were £831 per square metre. On 6 November 2014, the corresponding BCIS cost had increased to £955 per square metre.
- Flats: 'Flats – generally' which were £953 have increased to £1,102 per square metre.

In both cases, we have added allowances for external works (15%) and 6% for Code for Sustainable Homes level 4. For flatted developments, we have assumed a gross to net ratio of 85% (unchanged).

**Table 2.1.3: Revised 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	£955	£143	£1,098	£1,098
Flats	Flats – generally	£1,102	£165	£1,267	£1,491

#### 2.1.4 Section 278 and Section 106 costs

The Council has supplied information on the total Section 106 ‘package’ recently negotiated on five major strategic sites, as follows:

- Lower Heathcote Farm
- Harbury Gardens
- Woodside Farm
- Land north of Harbury Gardens
- EWC, West of Europa Way

The gross amount of financial contributions averages £13,143 per unit (across all tenures). Although it is likely that some of the contributions secured on these sites would be scaled back after CIL is adopted, we have added the full amount to our appraisals.

## 3 Appraisal results with updated inputs

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 also a balance to be struck between infrastructure funding and affordable housing provision. This balance is not new – clearly under the current arrangements with regards to Section 106 obligations, schemes generate a finite amount of value and every pound taken through Section 106 is a pound less for affordable housing.

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 term.

### 3.1 Maximum viable rates of CIL for residential development

As noted in above, 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.

Tables 3.1.1 to 3.1.9 summarise the results of our residential appraisals of smaller sites (the full results are attached as Appendix 1). 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.

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.

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.



**Table 3.1.1: 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	nv	nv	nv	nv	60	nv	0	140	250	250	nv	100	220	250	250	40	180	250	250	250
Leamington Spa	40	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	nv	0	160	250	250	200	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (higher value)	220	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	nv	nv	nv	80	180	nv	140	250	250	250	60	230	250	250	250	160	250	250	250	250	250

**Table 3.1.2: 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	nv	nv	nv	80	180	nv	80	200	250	250	0	140	250	250	250	60	200	250	250	250
Leamington Spa	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	nv	160	250	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	250
Rural areas (lower value)	nv	nv	100	210	250	60	210	250	250	250	120	250	250	250	250	200	250	250	250	250	250

**Table 3.1.3: 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	nv	nv	nv	nv	nv	nv	nv	40	140	240	nv	0	120	230	250	nv	80	210	250
Leamington Spa	nv	80	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	nv	nv	0	160	250	60	240	250	250	250	180	250	250	250	250	250	250	250	250	250
Rural areas (higher value)	40	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	nv	nv	nv	nv	60	nv	20	160	250	250	nv	120	250	250	250	60	220	250	250	250

nv = not viable at zero CIL

**Table 3.1.4: 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	nv	nv	nv	nv	nv	nv	nv	nv	100	200	nv	nv	80	180	250	nv	60	180	250	250	
Leamington Spa	nv	nv	140	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	nv	nv	nv	40	160	0	180	250	250	250	120	250	250	250	250	250	250	250	250	250	250
Rural areas (higher value)	nv	120	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	nv	nv	nv	nv	nv	nv	nv	100	220	250	nv	80	210	250	250	20	180	250	250	250	

**Table 3.1.5: 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	nv	nv	nv	nv	40	nv	nv	0	120	210	nv	nv	40	160	250	nv	nv	100	200	250
Leamington Spa	20	230	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	nv	nv	140	250	250	20	200	250	250	250	80	250	250	250	250	140	250	250	250	250
Rural areas (higher value)	210	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	nv	nv	nv	60	160	nv	nv	120	240	250	nv	40	160	250	250	nv	80	220	250	250

**Table 3.1.6: 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	nv	nv	nv	nv	20	nv	nv	0	120	220	nv	nv	60	180	250	nv	0	120	220	250
Leamington Spa	nv	180	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	nv	nv	100	240	250	20	210	250	250	250	100	250	250	250	250	180	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)	nv	nv	nv	20	140	nv	0	140	240	250	nv	60	180	250	250	nv	120	240	250	250

nv = not viable at zero CIL

**Table 3.1.7: 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	nv	nv	nv	nv	nv	nv	nv	nv	0	80	nv	nv	0	100	180	nv	0	120	210	250	0%	
Leamington Spa	nv	nv	nv	40	180	100	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	nv	nv	nv	nv	nv	nv	40	180	250	250	0	180	250	250	250	160	250	250	250	250	250	250
Rural areas (higher value)	nv	nv	40	210	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	nv	nv	nv	nv	nv	nv	nv	nv	100	200	nv	nv	100	220	250	nv	120	230	250	250	250	250

**Table 3.1.8: 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	nv	nv	nv	nv	nv	nv	nv	20	120	220	nv	nv	100	200	250	nv	80	180	250	250	0%
Leamington Spa	nv	60	240	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Kenilworth	nv	nv	0	120	240	60	220	250	250	250	160	250	250	250	250	250	250	250	250	250	250
Rural areas (higher value)	20	240	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	nv	nv	nv	nv	40	nv	20	140	250	250	nv	100	230	250	250	60	200	250	250	250	250

**Table 3.1.9: 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	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	0%
Leamington Spa	nv	nv	nv	120	250	nv	0	160	250	250	nv	40	220	250	250	nv	100	250	250	250	250
Kenilworth	nv	nv	nv	nv	20	nv	nv	nv	60	180	nv	nv	nv	120	230	nv	nv	20	160	250	250
Rural areas (higher value)	nv	nv	120	250	250	nv	160	250	250	250	0	220	250	250	250	60	250	250	250	250	250
Rural areas (lower value)	nv	nv	nv	nv	nv	nv	nv	nv	nv	0	nv	nv	nv	nv	40	nv	nv	nv	nv	nv	60

nv = not viable at zero CIL

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## 3.2 Strategic sites

Tables 3.2.1 to 3.2.5 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 relevant when considering a rate of CIL for these types of development.

As noted in the June 2013 report, 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 £13,140 to contribute towards on-site community infrastructure through Section 106 (increased from £10,000 in the June 2013 report). 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.

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.

As noted in paragraphs 6.13 and 6.14 of the June 2013 report, sales values are influenced by the main settlement the strategic sites are joined to, but other location factors come into play.

**Table 3.2.1: K17 Southcrest Farm, Kenilworth (35dph)**

	BLV1												BLV2												BLV3												BLV4											
	40%			30%			20%			10%			0%			40%			30%			20%			10%			0%			40%			30%			20%			10%			0%					
Warwick	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv						
Leamington Spa	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv			
Kenilworth	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv			
Rural areas (higher value)	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv
Rural areas (lower value)	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv

**Table 3.2.2: 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%					
Warwick	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv
Leamington Spa	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv
Kenilworth	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv
Rural areas (higher value)	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv
Rural areas (lower value)	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv

**Table 3.2.3: 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%					
Warwick	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv
Leamington Spa	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv
Kenilworth	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv
Rural areas (higher value)	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv
Rural areas (lower value)	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv

nv = not viable at zero CIL

**Table 3.2.4: 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	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	20	nv	nv	nv	20	120	0%
Leamington Spa	nv	nv	nv	nv	nv	nv	20	210	250	250	nv	180	250	250	250	250	120	250	250	250	250	250
Kenilworth	nv	nv	nv	nv	nv	nv	nv	nv	100	230	nv	nv	100	230	250	nv	60	220	250	250	250	250
Rural areas (higher value)	nv	nv	nv	nv	140	nv	200	250	250	250	140	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	nv	nv	nv	nv	nv	nv	nv	nv	nv	20	nv	nv	nv	20	140	nv	nv	nv	20	120	230	230

**Table 3.2.5: 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	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	80	80
Leamington Spa	nv	nv	nv	nv	nv	nv	nv	60	230	250	nv	60	250	250	250	250	60	250	250	250	250	250
Kenilworth	nv	nv	nv	nv	nv	nv	nv	nv	nv	120	nv	nv	0	140	250	nv	20	180	250	250	250	250
Rural areas (higher value)	nv	nv	nv	nv	nv	nv	20	240	250	250	0	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	nv	60	nv	nv	nv	100	210	210	210

nv = not viable at zero CIL

## 4 Conclusions and recommendations

This addendum report tests the impact of changes in sales values and build costs on the viability of residential developments in the District and their ability to make contributions towards infrastructure requirements through CIL. On the strategic sites, we have tested CIL rates alongside on-going contributions to infrastructure through Section 106 (either on-site provision or financial contributions).

The updated appraisals show a marginal improvement in viability in comparison to the results in the June 2013 Viability Study. However, this improvement is not of sufficient magnitude in our opinion to warrant any changes to the CIL rates proposed by the Council in its PDCS. We therefore recommend that the currently proposed CIL charging schedule is carried forward to the Draft Charging Schedule consultation.

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## Appendix 1 - Appraisal results – smaller sites



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

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

**40% affordable housing**

**Site type** **Type 1 - 4 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	40
Leamington Spa	40	250	250	250
Kenilworth	#N/A	200	250	250
Rural areas (higher value)	220	250	250	250
Rural areas (lower value)	#N/A	#N/A	60	160

**Site type** **Type 2 - 8 units, houses, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	0	60
Leamington Spa	250	250	250	250
Kenilworth	#N/A	250	250	250
Rural areas (higher value)	250	250	250	250
Rural areas (lower value)	#N/A	60	120	200

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

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
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)	40	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	60

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

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	250	250	250
Kenilworth	#N/A	0	120	250
Rural areas (higher value)	#N/A	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	20

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

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	20	250	250	250
Kenilworth	#N/A	20	80	140
Rural areas (higher value)	210	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.

**40% affordable housing**

**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	20	100	180
Rural areas (higher value)	160	250	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 7 - 75 units, houses, GF**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	100	250	250
Kenilworth	#N/A	#N/A	0	160
Rural areas (higher value)	#N/A	250	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)	20	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	60
	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	60
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 Commercial site £1,049,750	BLV2 Fmr Community/LA £500,000	BLV3 Greenfield higher £371,000	BLV4 Greenfield lower £247,000
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Site type 1

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

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

Site area	0.17 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2630 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	51,861	304,035	-745,715	-195,965	-66,965	57,035
20	46,647	273,468	-776,282	-226,532	-97,532	26,468
40	42,325	248,129	-801,621	-251,871	-122,871	1,129
60	38,002	222,790	-826,960	-277,210	-148,210	-24,210
80	33,680	197,451	-852,299	-302,549	-173,549	-49,549
100	29,358	172,111	-877,639	-327,889	-198,889	-74,889
120	25,036	146,772	-902,978	-353,228	-224,228	-100,228
140	20,715	121,433	-928,317	-378,567	-249,567	-125,567
160	16,392	96,100	-953,656	-403,906	-274,906	-150,906
180	12,070	70,767	-978,995	-429,245	-300,245	-176,245
200	7,748	45,422	-1,004,334	-454,584	-325,584	-201,584
210	5,587	32,752	-1,016,998	-467,248	-338,248	-214,248
220	3,426	20,083	-1,029,662	-479,912	-350,912	-226,912
230	1,265	7,413	-1,042,326	-492,576	-363,576	-239,576
240	-911	-5,341	-1,055,090	-505,240	-376,240	-252,240
250	-3,108	-18,219	-1,067,854	-518,219	-389,219	-265,219

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3398 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	£191,383	1,121,982	72,232	621,982	750,982	874,982
20	183,769	1,077,348	27,598	577,348	706,348	830,348
40	179,447	1,052,009	2,259	552,009	681,009	805,009
60	175,125	1,026,670	-23,080	526,670	655,670	779,670
80	170,803	1,001,331	-48,419	501,331	630,331	754,331
100	166,481	975,997	-73,753	475,997	604,997	728,997
120	162,159	950,658	-99,082	450,658	579,658	703,658
140	157,837	925,319	-124,431	425,319	554,319	678,319
160	153,515	899,980	-149,770	399,980	528,980	652,980
180	149,193	874,641	-175,109	374,641	503,641	627,641
200	144,870	849,302	-200,448	349,302	478,302	602,302
210	142,709	836,633	-213,117	336,633	465,633	589,633
220	140,548	823,963	-225,787	323,963	452,963	576,963
230	138,387	811,294	-238,456	311,294	440,294	564,294
240	136,226	798,624	-251,126	298,624	427,624	551,624
250	134,065	785,955	-263,795	285,955	414,955	538,955

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£250	£250	£250

Kenilworth

Private values £3068 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	131,352	770,050	-279,700	270,050	399,050	523,050
20	124,770	731,466	-318,284	231,466	360,466	484,466
40	120,448	706,127	-343,623	206,127	335,127	459,127
60	116,126	680,788	-368,962	180,788	309,788	433,788
80	111,804	655,449	-394,301	155,449	284,449	408,449
100	107,481	630,110	-419,640	130,110	259,110	383,110
120	103,159	604,771	-444,979	104,771	233,771	357,771
140	98,837	579,432	-470,318	79,432	208,432	332,432
160	94,516	554,093	-495,657	54,093	183,093	307,093
180	90,194	528,754	-520,996	28,754	157,754	281,754
200	85,871	503,415	-546,335	3,415	132,415	256,415
210	83,710	490,751	-558,999	-9,249	119,751	243,751
220	81,549	478,087	-571,663	-21,913	107,087	231,087
230	79,388	465,423	-584,327	-34,577	94,423	218,423
240	77,227	452,759	-597,091	-47,241	81,759	205,759
250	75,066	440,095	-609,855	-59,905	69,095	193,095

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

Rural areas (higher value)

Private values £3625 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	232,577	1,363,486	313,736	863,486	992,486	1,116,486
20	224,255	1,314,694	264,944	814,694	943,694	1,067,694
40	219,933	1,289,355	239,605	789,355	918,355	1,042,355
60	215,611	1,264,016	214,266	764,016	893,016	1,017,016
80	211,289	1,238,677	188,927	738,677	867,677	991,677
100	206,967	1,213,338	163,588	713,338	842,338	966,338
120	202,645	1,187,999	138,249	687,999	817,000	941,000
140	198,323	1,162,660	112,910	662,660	791,660	915,660
160	194,001	1,137,321	87,571	637,321	766,321	890,321
180	189,679	1,111,982	62,232	611,982	740,982	864,982
200	185,357	1,086,643	36,893	586,643	715,643	839,643
210	183,196	1,073,979	24,229	573,979	702,979	826,979
220	181,035	1,061,315	11,565	561,315	690,315	814,315
230	178,873	1,048,646	-1,104	548,646	677,646	801,646
240	176,712	1,035,977	-13,774	535,976	664,976	788,976
250	174,551	1,023,307	-26,443	523,307	652,307	776,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£220	£250	£250	£250

Site type 1

Rural areas (lower value)

Private values £2792 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	81,256	476,362	-573,388	-23,638	105,362	229,362
20	75,536	442,830	-606,920	-57,170	71,830	195,830
40	71,214	417,491	-632,259	-82,509	46,491	170,491
60	66,892	392,152	-657,598	-107,848	21,152	145,152
80	62,570	366,819	-682,931	-133,181	-4,181	119,819
100	58,248	341,480	-708,270	-158,520	-29,520	94,480
120	53,926	316,141	-733,609	-183,859	-54,859	69,141
140	49,604	290,801	-758,949	-209,199	-80,199	43,801
160	45,281	265,462	-784,288	-234,538	-105,538	18,462
180	40,959	240,123	-809,627	-259,877	-130,877	-6,877
200	36,637	214,784	-834,966	-285,216	-156,216	-32,216
210	34,476	202,115	-847,635	-297,885	-168,885	-44,885
220	32,315	189,445	-860,305	-310,555	-181,555	-57,555
230	30,154	176,776	-872,974	-323,224	-194,224	-70,224
240	27,993	164,106	-885,644	-335,894	-206,894	-82,894
250	25,832	151,442	-898,308	-348,558	-219,558	-95,558

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Commercial site £1,049,750	BLV2 Fmr Community/LA £500,000	BLV3 Greenfield higher £371,000	BLV4 Greenfield lower £247,000
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Site type 2

No of units	100% houses	0 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 £2630 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	85,860	375,636	-674,114	-124,364	4,636	128,636
20	76,208	333,411	-716,339	-166,589	-37,589	86,411
40	68,033	297,645	-752,105	-202,355	-73,355	50,645
60	59,858	261,880	-787,870	-238,120	-109,120	14,880
80	51,684	226,114	-823,632	-273,882	-144,882	-20,882
100	43,509	190,353	-859,397	-309,647	-180,647	-56,647
120	35,334	154,587	-895,163	-345,413	-216,413	-92,413
140	27,160	118,826	-930,924	-381,174	-252,174	-128,174
160	18,985	83,060	-966,690	-416,940	-287,940	-163,940
180	10,810	47,295	-1,002,455	-452,705	-323,705	-199,705
200	2,636	11,534	-1,038,216	-488,466	-359,466	-235,466
210	-1,475	-6,453	-1,056,203	-506,453	-377,453	-253,453
220	-5,629	-24,627	-1,074,377	-524,627	-395,627	-271,627
230	-9,784	-42,804	-1,092,554	-542,804	-413,804	-289,804
240	-13,938	-60,978	-1,110,728	-560,978	-431,978	-307,978
250	-18,092	-79,152	-1,128,902	-579,152	-450,152	-326,152

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£60

Leamington Spa

Private values £3398 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	348,601	1,525,128	475,378	1,025,128	1,154,128	1,278,128
20	334,563	1,463,712	413,962	963,712	1,092,712	1,216,712
40	326,413	1,428,057	378,307	928,057	1,057,057	1,181,057
60	318,239	1,392,295	342,545	892,295	1,021,295	1,145,295
80	310,064	1,356,530	306,780	856,530	985,530	1,109,530
100	301,889	1,320,764	271,014	820,764	949,764	1,073,764
120	293,715	1,285,003	235,253	785,003	914,003	1,038,003
140	285,540	1,249,237	199,487	749,237	878,237	1,002,237
160	277,365	1,213,472	163,722	713,472	842,472	966,472
180	269,191	1,177,711	127,961	677,711	806,711	930,711
200	261,016	1,141,945	92,195	641,945	770,945	894,945
210	256,929	1,124,064	74,314	624,064	753,064	877,064
220	252,841	1,106,179	56,429	606,179	735,179	859,179
230	248,754	1,088,299	38,549	588,299	717,299	841,299
240	244,667	1,070,418	20,668	570,418	699,418	823,418
250	240,579	1,052,533	2,783	552,533	681,533	805,533

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £3068 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	235,643	1,030,938	-18,812	530,938	659,938	783,938
20	223,416	977,443	-72,307	477,443	606,443	730,443
40	215,241	941,677	-108,073	441,677	570,677	694,677
60	207,067	905,916	-143,834	405,916	534,916	658,916
80	198,892	870,150	-179,600	370,150	499,150	623,150
100	190,717	834,385	-215,365	334,385	463,385	587,385
120	182,543	798,624	-251,126	298,624	427,624	551,624
140	174,368	762,858	-286,892	262,858	391,858	515,858
160	166,193	727,093	-322,657	227,093	356,093	480,093
180	158,019	691,331	-358,419	191,331	320,331	444,331
200	149,844	655,566	-394,184	155,566	284,566	408,566
210	145,757	637,685	-412,065	137,685	266,685	390,685
220	141,669	619,800	-429,950	119,800	248,800	372,800
230	137,582	601,920	-447,830	101,920	230,920	354,920
240	133,495	584,039	-465,711	84,039	213,039	337,039
250	129,407	566,154	-483,596	66,154	195,154	319,154

Maximum CIL rates (per square metre)

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

Rural areas (higher value)

Private values £3625 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	425,338	1,860,852	811,102	1,360,852	1,489,852	1,613,852
20	409,980	1,793,661	743,911	1,293,661	1,422,661	1,546,661
40	401,936	1,758,471	708,721	1,258,471	1,387,471	1,511,471
60	393,894	1,723,286	673,536	1,223,286	1,352,286	1,476,286
80	385,851	1,688,096	638,346	1,188,096	1,317,096	1,441,096
100	377,807	1,652,906	603,156	1,152,906	1,281,906	1,405,906
120	369,764	1,617,717	567,967	1,117,717	1,246,717	1,370,717
140	361,720	1,582,527	532,777	1,082,527	1,211,527	1,335,527
160	353,676	1,547,337	497,587	1,047,337	1,176,337	1,300,337
180	345,632	1,512,147	462,397	1,012,147	1,141,147	1,265,147
200	337,588	1,476,957	427,207	976,957	1,105,957	1,229,957
210	333,216	1,457,822	408,072	957,822	1,086,822	1,210,822
220	329,128	1,439,937	390,187	939,937	1,068,937	1,192,937
230	325,041	1,422,052	372,302	922,052	1,051,052	1,175,052
240	320,954	1,404,167	354,417	904,167	1,033,167	1,157,167
250	316,866	1,386,282	336,532	886,282	1,015,282	1,139,282

Maximum CIL rates (per square metre)

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

Site type 2

Rural areas (lower value)

Private values £2792 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	141,248	617,960	-431,790	117,960	246,960	370,960
20	130,644	571,568	-478,182	71,568	200,568	324,568
40	122,469	535,802	-513,948	35,802	164,802	288,802
60	114,295	500,041	-549,709	41	129,041	253,041
80	106,120	464,275	-585,475	-35,725	93,275	217,275
100	97,945	428,510	-621,240	-71,490	57,510	181,510
120	89,771	392,748	-657,002	-107,252	21,748	145,748
140	81,596	356,983	-692,767	-143,017	-14,017	109,983
160	73,421	321,217	-728,533	-178,783	-49,783	74,217
180	65,247	285,456	-764,294	-214,544	-85,544	38,456
200	57,072	249,690	-800,060	-250,310	-121,310	2,690
210	52,985	231,810	-817,940	-268,190	-139,190	-15,190
220	48,897	213,925	-835,825	-286,075	-157,075	-33,075
230	44,810	196,044	-853,706	-303,956	-174,956	-50,956
240	40,723	178,164	-871,586	-321,836	-192,836	-68,836
250	36,635	160,279	-889,471	-339,721	-210,721	-86,721

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£120	£200

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Commercial site £1,049,750	BLV2 Fmr Community/LA £500,000	BLV3 Greenfield higher £371,000	BLV4 Greenfield lower £247,000
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Site type 3

No of units	90/10% Hse/Flat	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 £2630 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	195,034	182,942	-866,808	-317,058	-188,058	-64,058
20	167,424	157,044	-892,706	-342,956	-213,956	-89,956
40	143,166	134,290	-915,460	-365,710	-236,710	-112,710
60	118,910	111,537	-938,213	-388,463	-259,463	-135,463
80	94,652	88,783	-960,967	-411,217	-282,217	-158,217
100	70,395	66,031	-983,719	-433,969	-304,969	-180,969
120	46,137	43,277	-1,006,473	-456,723	-327,723	-203,723
140	21,881	20,524	-1,029,226	-479,476	-350,476	-226,476
160	-2,415	-2,265	-1,052,015	-502,265	-373,265	-249,265
180	-27,069	-25,391	-1,075,141	-525,391	-396,391	-272,391
200	-51,723	-48,516	-1,098,266	-548,516	-419,516	-295,516
210	-64,050	-60,079	-1,109,829	-560,079	-431,079	-307,079
220	-76,377	-71,641	-1,121,391	-571,641	-442,641	-318,641
230	-88,704	-83,204	-1,132,954	-583,204	-454,204	-330,204
240	-101,030	-94,767	-1,144,517	-594,767	-465,767	-341,767
250	-113,357	-106,329	-1,156,079	-606,329	-477,329	-353,329

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3398 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	966,605	906,676	-143,074	406,676	535,676	659,676
20	925,723	868,328	-181,422	368,328	497,328	621,328
40	901,467	845,576	-204,174	345,576	474,576	598,576
60	877,209	822,822	-226,928	322,822	451,822	575,822
80	852,952	800,069	-249,681	300,069	429,069	553,069
100	828,695	777,316	-272,434	277,316	406,316	530,316
120	804,438	754,563	-295,187	254,563	383,563	507,563
140	780,180	731,809	-317,941	231,809	360,809	484,809
160	755,924	709,056	-340,694	209,056	338,056	462,056
180	731,666	686,303	-363,447	186,303	315,303	439,303
200	707,409	663,550	-386,200	163,550	292,550	416,550
210	695,281	652,173	-397,577	152,173	281,173	405,173
220	683,153	640,797	-408,953	140,797	269,797	393,797
230	671,023	629,420	-420,330	129,420	258,420	382,420
240	658,895	618,043	-431,707	118,043	247,043	371,043
250	646,767	606,667	-443,083	106,667	235,667	359,667

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £3068 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	634,624	595,277	-454,473	95,277	224,277	348,277
20	599,452	562,286	-487,464	62,286	191,286	315,286
40	575,195	539,533	-510,217	39,533	168,533	292,533
60	550,938	516,779	-532,971	16,779	145,779	269,779
80	526,681	494,027	-555,723	-5,973	123,027	247,027
100	502,423	471,273	-578,477	-28,727	100,273	224,273
120	478,166	448,520	-601,230	-51,480	77,520	201,520
140	453,909	425,766	-623,984	-74,234	54,766	178,766
160	429,652	403,014	-646,736	-96,986	32,014	156,014
180	405,394	380,260	-669,490	-119,740	9,260	133,260
200	381,138	357,507	-692,243	-142,493	-13,493	110,507
210	369,009	346,131	-703,619	-153,869	-24,869	99,131
220	356,880	334,754	-714,996	-165,246	-36,246	87,754
230	344,752	323,377	-726,373	-176,623	-47,623	76,377
240	332,623	312,001	-737,749	-187,999	-58,999	65,001
250	320,495	300,624	-749,126	-199,376	-70,376	53,624

Maximum CIL rates (per square metre)

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

Rural areas (higher value)

Private values £3625 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	1,192,273	1,118,352	68,602	618,352	747,352	871,352
20	1,147,900	1,076,730	26,980	576,730	705,730	829,730
40	1,124,034	1,054,344	4,594	554,344	683,344	807,344
60	1,100,167	1,031,956	-17,794	531,956	660,956	784,956
80	1,076,300	1,009,570	-40,180	509,570	638,570	762,570
100	1,052,433	987,182	-62,568	487,182	616,182	740,182
120	1,028,566	964,792	-84,958	464,792	593,792	717,792
140	1,004,699	941,818	-107,332	441,818	570,818	694,818
160	979,814	919,065	-130,685	419,065	548,065	672,065
180	955,929	896,311	-153,439	396,311	525,311	649,311
200	931,044	873,559	-176,191	373,559	502,559	626,559
210	919,171	862,182	-187,568	362,182	491,182	615,182
220	907,041	850,805	-198,945	350,805	479,805	603,805
230	894,913	839,429	-210,321	339,429	468,429	592,429
240	882,785	828,052	-221,698	328,052	457,052	581,052
250	870,656	816,676	-233,074	316,676	445,676	569,676

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£250	£250	£250

Site type 3

Rural areas (lower value)

Private values £2792 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	357,592	335,421	-714,329	-164,579	-35,579	88,421
20	327,184	306,899	-742,851	-193,101	-64,101	59,899
40	302,926	284,145	-765,605	-215,855	-86,855	37,145
60	278,670	261,392	-788,358	-238,608	-109,608	14,392
80	254,413	238,639	-811,111	-261,361	-132,361	-8,361
100	230,155	215,886	-833,864	-284,114	-155,114	-31,114
120	205,899	193,133	-856,617	-306,867	-177,867	-53,867
140	181,641	170,379	-879,371	-329,621	-200,621	-76,621
160	157,384	147,626	-902,124	-352,374	-223,374	-99,374
180	133,127	124,873	-924,877	-375,127	-246,127	-122,127
200	108,870	102,120	-947,630	-397,880	-268,880	-144,880
210	96,742	90,744	-959,006	-409,256	-280,256	-156,256
220	84,612	79,366	-970,384	-420,634	-291,634	-167,634
230	72,484	67,990	-981,760	-432,010	-303,010	-179,010
240	60,356	56,614	-993,136	-443,386	-314,386	-190,386
250	48,227	45,237	-1,004,513	-454,763	-325,763	-201,763

Maximum CIL rates (per square metre)

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



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Commercial site £1,049,750	BLV2 Fmr Community/LA £500,000	BLV3 Greenfield higher £371,000	BLV4 Greenfield lower £247,000
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Site type 4

No of units	90/10% Hse/Flat	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 £2630 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	271,023	155,645	-894,105	-344,355	-215,355	-91,355
20	232,915	133,760	-915,990	-366,240	-237,240	-113,240
40	199,469	114,552	-935,198	-385,448	-256,448	-132,448
60	166,024	95,345	-954,405	-404,655	-275,655	-151,655
80	132,578	76,138	-973,612	-423,862	-294,862	-170,862
100	99,132	56,930	-992,820	-443,070	-314,070	-190,070
120	65,687	37,723	-1,012,027	-462,277	-333,277	-209,277
140	32,241	18,516	-1,031,234	-481,484	-352,484	-228,484
160	-1,225	-703	-1,050,453	-500,703	-371,703	-247,703
180	-35,217	-20,225	-1,069,975	-520,225	-391,225	-267,225
200	-69,210	-39,746	-1,089,496	-539,746	-410,746	-286,746
210	-86,206	-49,507	-1,099,257	-549,507	-420,507	-296,507
220	-103,203	-59,268	-1,109,018	-559,268	-430,268	-306,268
230	-120,199	-69,028	-1,118,778	-569,028	-440,028	-316,028
240	-137,195	-78,789	-1,128,539	-578,789	-449,789	-325,789
250	-154,191	-88,550	-1,138,300	-588,550	-459,550	-335,550

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3398 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	1,334,863	766,593	-283,157	266,593	395,593	519,593
20	1,278,459	734,201	-315,549	234,201	363,201	487,201
40	1,245,013	714,993	-334,757	214,993	343,993	467,993
60	1,211,567	695,786	-353,964	195,786	324,786	448,786
80	1,178,122	676,579	-373,171	176,579	305,579	429,579
100	1,144,676	657,371	-392,379	157,371	286,371	410,371
120	1,111,230	638,164	-411,586	138,164	267,164	391,164
140	1,077,785	618,957	-430,793	118,957	247,957	371,957
160	1,044,339	599,749	-450,001	99,749	228,749	352,749
180	1,010,893	580,542	-469,208	80,542	209,542	333,542
200	977,447	561,334	-488,416	61,334	190,334	314,334
210	960,725	551,730	-498,020	51,730	180,730	304,730
220	944,002	542,127	-507,623	42,127	171,127	295,127
230	927,279	532,523	-517,227	32,523	161,523	285,523
240	910,556	522,919	-526,831	22,919	151,919	275,919
250	893,834	513,316	-536,434	13,316	142,316	266,316

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £3068 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	877,127	503,722	-546,028	3,722	132,722	256,722
20	828,596	475,851	-573,899	-24,149	104,851	228,851
40	795,151	456,644	-593,106	-43,356	85,644	209,644
60	761,705	437,436	-612,314	-62,564	66,436	190,436
80	728,259	418,229	-631,521	-81,771	47,229	171,229
100	694,814	399,022	-650,728	-100,978	28,022	152,022
120	661,368	379,814	-669,936	-120,186	8,814	132,814
140	627,922	360,606	-689,144	-139,394	-10,394	113,606
160	594,476	341,399	-708,351	-158,601	-29,601	94,399
180	561,031	322,192	-727,558	-177,808	-48,808	75,192
200	527,585	302,984	-746,766	-197,016	-68,016	55,984
210	510,862	293,381	-756,369	-206,619	-77,619	46,381
220	494,139	283,777	-765,973	-216,223	-87,223	36,777
230	477,416	274,173	-775,577	-225,827	-96,827	27,173
240	460,694	264,570	-785,180	-235,430	-106,430	17,570
250	443,970	254,966	-794,784	-245,034	-116,034	7,966

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£120	£250

Rural areas (higher value)

Private values £3625 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	1,645,979	945,262	-104,488	445,262	574,262	698,262
20	1,584,762	910,106	-139,644	410,106	539,106	663,106
40	1,551,856	891,208	-158,542	391,208	520,208	644,208
60	1,518,948	872,310	-177,440	372,310	501,310	625,310
80	1,486,040	853,412	-196,338	353,412	482,412	606,412
100	1,453,132	834,513	-215,237	334,513	463,513	587,513
120	1,419,929	815,445	-234,305	315,445	444,445	568,445
140	1,386,484	796,238	-253,512	296,238	425,238	549,238
160	1,353,038	777,031	-272,719	277,031	406,031	530,031
180	1,319,592	757,823	-291,927	257,823	386,823	510,823
200	1,286,146	738,615	-311,135	238,615	367,615	491,615
210	1,269,424	729,012	-320,738	229,012	358,012	482,012
220	1,252,701	719,408	-330,342	219,408	348,408	472,408
230	1,235,978	709,804	-339,946	209,804	338,804	462,804
240	1,219,255	700,201	-349,549	200,201	329,201	453,201
250	1,202,533	690,597	-359,153	190,597	319,597	443,597

Maximum CIL rates (per square metre)

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

Site type 4

Rural areas (lower value)

Private values £2792 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	495,155	284,361	-765,389	-215,639	-86,639	37,361
20	453,193	260,262	-789,488	-239,738	-110,738	13,262
40	419,748	241,055	-808,695	-258,945	-129,945	-5,945
60	386,302	221,848	-827,902	-278,152	-149,152	-25,152
80	352,856	202,640	-847,110	-297,360	-168,360	-44,360
100	319,411	183,433	-866,317	-316,567	-187,567	-63,567
120	285,965	164,226	-885,524	-335,774	-206,774	-82,774
140	252,519	145,018	-904,732	-354,982	-225,982	-101,982
160	219,073	125,810	-923,940	-374,190	-245,190	-121,190
180	185,628	106,603	-943,147	-393,397	-264,397	-140,397
200	152,182	87,396	-962,354	-412,604	-283,604	-159,604
210	135,459	77,792	-971,958	-422,208	-293,208	-169,208
220	118,736	68,188	-981,562	-431,812	-302,812	-178,812
230	102,013	58,585	-991,165	-441,415	-312,415	-188,415
240	85,291	48,981	-1,000,769	-451,019	-322,019	-198,019
250	68,567	39,377	-1,010,373	-460,623	-331,623	-207,623

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Commercial site £1,049,750	BLV2 Fmr Community/LA £500,000	BLV3 Greenfield higher £371,000	BLV4 Greenfield lower £247,000
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Site type 5

No of units	50/50% Hse/Flat
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 £2630 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	-193.165	-193.165	-1,242.915	-693.165	-584.165	-440.165
20	-232.356	-232.356	-1,282.106	-732.356	-603.356	-479.356
40	-274.869	-274.869	-1,324.619	-774.869	-645.869	-521.869
60	-317.381	-317.381	-1,367.131	-817.381	-688.381	-564.381
80	-359.895	-359.895	-1,409.645	-859.895	-730.895	-606.895
100	-402.407	-402.407	-1,452.157	-902.407	-773.407	-649.407
120	-444.921	-444.921	-1,494.671	-944.921	-815.921	-691.921
140	-487.434	-487.434	-1,537.184	-987.434	-858.434	-734.434
160	-529.947	-529.947	-1,579.697	-1,029.947	-900.947	-776.947
180	-572.460	-572.460	-1,622.210	-1,072.460	-943.460	-819.460
200	-614.972	-614.972	-1,664.722	-1,114.972	-985.972	-861.972
210	-636.230	-636.230	-1,685.980	-1,136.230	-1,007.230	-883.230
220	-657.486	-657.486	-1,707.236	-1,157.486	-1,028.486	-904.486
230	-678.742	-678.742	-1,728.492	-1,178.742	-1,049.742	-925.742
240	-699.999	-699.999	-1,749.749	-1,199.999	-1,070.999	-946.999
250	-721.255	-721.255	-1,771.005	-1,221.255	-1,092.255	-968.255

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3398 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	1,130.977	1,130.977	81.227	630.977	759.977	883.977
20	1,069.696	1,069.696	19.946	569.696	698.696	822.696
40	1,027.867	1,027.867	-21.883	527.867	656.867	780.867
60	986.038	986.038	-63.712	486.038	615.038	739.038
80	944.209	944.209	-105.541	444.209	573.209	697.209
100	902.380	902.380	-147.370	402.380	531.380	655.380
120	860.551	860.551	-189.199	360.551	489.551	613.551
140	818.722	818.722	-231.028	318.722	447.722	571.722
160	776.894	776.894	-272.856	276.894	405.894	529.894
180	735.064	735.064	-314.686	235.064	364.064	488.064
200	693.236	693.236	-356.514	193.236	322.236	446.236
210	672.321	672.321	-377.429	172.321	301.321	425.321
220	651.406	651.406	-398.344	151.406	280.406	404.406
230	630.492	630.492	-419.258	130.492	259.492	383.492
240	609.578	609.578	-440.172	109.578	238.578	362.578
250	588.663	588.663	-461.087	88.663	217.663	341.663

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£250	£250	£250

Kenilworth

Private values £3068 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	562.579	562.579	-487.171	62.579	191.579	315.579
20	511.075	511.075	-538.675	11.075	140.075	264.075
40	469.246	469.246	-580.504	-30.754	98.246	222.246
60	427.417	427.417	-622.333	-72.583	56.417	180.417
80	385.588	385.588	-664.162	-114.412	14.588	138.588
100	343.759	343.759	-705.991	-156.241	-27.241	96.759
120	301.930	301.930	-747.820	-198.070	-69.070	54.930
140	260.101	260.101	-789.649	-239.899	-110.899	13.101
160	218.273	218.273	-831.477	-281.727	-152.727	-28.727
180	176.443	176.443	-873.307	-323.557	-194.557	-70.557
200	134.615	134.615	-915.135	-365.385	-236.385	-112.385
210	113.700	113.700	-936.050	-386.300	-257.300	-133.300
220	92.786	92.786	-956.964	-407.214	-278.214	-154.214
230	71.871	71.871	-977.879	-428.129	-299.129	-175.129
240	50.957	50.957	-998.793	-449.043	-320.043	-196.043
250	30.042	30.042	-1,019.708	-469.958	-340.958	-216.958

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£80	£140

Rural areas (higher value)

Private values £3625 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	1,518.344	1,518.344	468.594	1,018.344	1,147.344	1,271.344
20	1,451.074	1,451.074	401.324	951.074	1,080.074	1,204.074
40	1,409.918	1,409.918	360.168	909.918	1,038.918	1,162.918
60	1,368.762	1,368.762	319.012	868.762	997.762	1,121.762
80	1,327.539	1,327.539	277.789	827.539	956.539	1,080.539
100	1,285.709	1,285.709	235.959	785.709	914.709	1,038.709
120	1,243.881	1,243.881	194.131	743.881	872.881	996.881
140	1,202.052	1,202.052	152.302	702.052	831.052	955.052
160	1,160.223	1,160.223	110.473	660.223	789.223	913.223
180	1,118.394	1,118.394	68.644	618.394	747.394	871.394
200	1,076.565	1,076.565	26.815	576.565	705.565	829.565
210	1,055.650	1,055.650	5.900	555.650	684.650	808.650
220	1,034.736	1,034.736	-15.014	534.736	663.736	787.736
230	1,013.822	1,013.822	-35.928	513.822	642.822	766.822
240	992.908	992.908	-56.842	492.908	621.908	745.908
250	971.993	971.993	-77.757	471.993	600.993	724.993

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£210	£250	£250	£250

Site type 5

Rural areas (lower value) Private values £2792 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	88,263	88,263	-961,487	-411,737	-282,737	-158,737
20	44,916	44,916	-1,004,834	-455,084	-326,084	-202,084
40	3,086	3,086	-1,046,664	-496,914	-367,914	-243,914
60	-39,377	-39,377	-1,089,127	-539,377	-410,377	-286,377
80	-81,889	-81,889	-1,131,639	-581,889	-452,889	-328,889
100	-124,402	-124,402	-1,174,152	-624,402	-495,402	-371,402
120	-166,916	-166,916	-1,216,666	-666,916	-537,916	-413,916
140	-209,428	-209,428	-1,259,178	-709,428	-580,428	-456,428
160	-251,942	-251,942	-1,301,692	-751,942	-622,942	-498,942
180	-294,454	-294,454	-1,344,204	-794,454	-665,454	-541,454
200	-336,968	-336,968	-1,386,718	-836,968	-707,968	-583,968
210	-358,224	-358,224	-1,407,974	-858,224	-729,224	-605,224
220	-379,481	-379,481	-1,429,231	-879,481	-750,481	-626,481
230	-400,737	-400,737	-1,450,487	-900,737	-771,737	-647,737
240	-421,993	-421,993	-1,471,743	-921,993	-792,993	-668,993
250	-443,250	-443,250	-1,493,000	-943,250	-814,250	-690,250

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 Commercial site £1,049,750	BLV2 Fmr Community/LA £500,000	BLV3 Greenfield higher £371,000	BLV4 Greenfield lower £247,000
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Site type 6

No of units	60/40% Hse/Flat	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 £2630 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	-90,116	-55,456	-1,105,206	-555,456	-426,456	-302,456
20	-145,946	-89,813	-1,139,563	-589,813	-460,813	-336,813
40	-203,325	-125,123	-1,174,873	-625,123	-496,123	-372,123
60	-260,705	-160,434	-1,210,184	-660,434	-531,434	-407,434
80	-318,084	-195,744	-1,245,494	-695,744	-566,744	-442,744
100	-375,463	-231,054	-1,280,804	-731,054	-602,054	-478,054
120	-432,842	-266,364	-1,316,114	-766,364	-637,364	-513,364
140	-490,221	-301,675	-1,351,425	-801,675	-672,675	-548,675
160	-547,601	-336,986	-1,386,736	-836,986	-707,986	-583,986
180	-604,981	-372,296	-1,422,046	-872,296	-743,296	-619,296
200	-662,360	-407,606	-1,457,356	-907,606	-778,606	-654,606
210	-691,049	-425,261	-1,475,011	-925,261	-796,261	-672,261
220	-719,739	-442,916	-1,492,666	-942,916	-813,916	-689,916
230	-748,428	-460,571	-1,510,321	-960,571	-831,571	-707,571
240	-777,118	-478,227	-1,527,977	-978,227	-849,227	-725,227
250	-805,808	-495,882	-1,545,632	-995,882	-866,882	-742,882

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3398 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	1,694,314	1,042,654	-7,096	542,654	671,654	795,654
20	1,608,717	989,980	-59,770	489,980	618,980	742,980
40	1,552,262	955,238	-94,512	455,238	584,238	708,238
60	1,495,806	920,496	-129,254	420,496	549,496	673,496
80	1,439,350	885,754	-163,996	385,754	514,754	638,754
100	1,382,894	851,012	-198,738	351,012	480,012	604,012
120	1,326,438	816,269	-233,481	316,269	445,269	569,269
140	1,269,982	781,527	-268,223	281,527	410,527	534,527
160	1,213,526	746,785	-302,965	246,785	375,785	499,785
180	1,157,070	712,043	-337,707	212,043	341,043	465,043
200	1,100,614	677,301	-372,449	177,301	306,301	430,301
210	1,072,386	659,930	-389,820	159,930	288,930	412,930
220	1,044,158	642,559	-407,191	142,559	271,559	395,559
230	1,015,930	625,188	-424,562	125,188	254,188	378,188
240	987,702	607,817	-441,933	107,817	236,817	360,817
250	959,474	590,445	-459,305	90,445	219,445	343,445

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £3068 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	927,156	570,558	-479,192	70,558	199,558	323,558
20	854,754	528,002	-523,748	26,002	155,002	279,002
40	798,298	491,260	-558,490	-8,740	120,260	244,260
60	741,842	456,518	-593,232	-43,482	85,518	209,518
80	685,386	421,776	-627,974	-78,224	50,776	174,776
100	628,930	387,034	-662,716	-112,966	16,034	140,034
120	572,474	352,292	-697,458	-147,708	-18,708	105,292
140	516,018	317,550	-732,200	-182,450	-53,450	70,550
160	459,562	282,807	-766,943	-217,193	-88,193	35,807
180	403,106	248,065	-801,685	-251,935	-122,935	1,065
200	346,650	213,323	-836,427	-286,677	-157,677	-33,677
210	318,422	195,952	-853,798	-304,048	-175,048	-51,048
220	290,194	178,581	-871,169	-321,419	-192,419	-68,419
230	261,966	161,210	-888,540	-338,790	-209,790	-85,790
240	233,738	143,839	-905,911	-356,161	-227,161	-103,161
250	205,510	126,468	-923,282	-373,532	-244,532	-120,532

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£100	£180

Rural areas (higher value)

Private values £3625 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	2,214,412	1,362,715	312,965	862,715	991,715	1,115,715
20	2,120,779	1,305,095	255,345	805,095	934,095	1,058,095
40	2,065,231	1,270,912	221,162	770,912	899,912	1,023,912
60	2,009,684	1,236,729	186,979	736,729	865,729	989,729
80	1,954,137	1,202,546	152,796	702,546	831,546	955,546
100	1,898,590	1,168,363	118,613	668,363	797,363	921,363
120	1,843,042	1,134,180	84,430	634,180	763,180	887,180
140	1,787,356	1,099,911	50,161	599,911	728,911	852,911
160	1,730,901	1,065,170	15,420	565,170	694,170	818,170
180	1,674,445	1,030,428	-19,322	530,428	659,428	783,428
200	1,617,989	995,686	-54,064	495,686	624,686	748,686
210	1,589,761	978,315	-71,435	478,315	607,315	731,315
220	1,561,533	960,943	-88,807	460,943	589,943	713,943
230	1,533,305	943,572	-106,178	443,572	572,572	696,572
240	1,505,077	926,201	-123,549	426,201	555,201	679,201
250	1,476,849	908,830	-140,920	408,830	537,830	661,830

Maximum CIL rates (per square metre)

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

Site type 6

Rural areas (lower value)

Private values £2792 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	286,977	176,601	-873,149	-323,399	-194,399	-70,399
20	225,585	138,822	-910,928	-361,178	-232,178	-108,178
40	169,129	104,079	-945,671	-395,921	-266,921	-142,921
60	112,673	69,337	-980,413	-430,663	-301,663	-177,663
80	56,217	34,595	-1,015,155	-465,405	-336,405	-212,405
100	-243	-150	-1,049,900	-500,150	-371,150	-247,150
120	-57,622	-35,460	-1,085,210	-535,460	-406,460	-282,460
140	-115,001	-70,770	-1,120,520	-570,770	-441,770	-317,770
160	-172,381	-106,080	-1,155,830	-606,080	-477,080	-353,080
180	-229,760	-141,391	-1,191,141	-641,391	-512,391	-388,391
200	-287,139	-176,701	-1,226,451	-676,701	-547,701	-423,701
210	-315,829	-194,356	-1,244,106	-694,356	-565,356	-441,356
220	-344,519	-212,012	-1,261,762	-712,012	-583,012	-459,012
230	-373,208	-229,667	-1,279,417	-729,667	-600,667	-476,667
240	-401,898	-247,322	-1,297,072	-747,322	-618,322	-494,322
250	-430,588	-264,977	-1,314,727	-764,977	-635,977	-511,977

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 Commercial site £1,049,750	BLV2 Fmr Community/LA £500,000	BLV3 Greenfield higher £371,000	BLV4 Greenfield lower £247,000
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Site type 7

No of units	100% houses
Density:	75 units 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 £2630 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	689,707	123,228	-926,522	-376,772	-247,772	-123,772
20	592,336	105,831	-943,919	-394,169	-265,169	-141,169
40	506,826	90,553	-959,197	-409,447	-280,447	-156,447
60	421,317	75,275	-974,475	-424,725	-295,725	-171,725
80	335,808	59,998	-989,752	-440,002	-311,002	-187,002
100	250,299	44,720	-1,005,030	-455,280	-326,280	-202,280
120	164,789	29,442	-1,020,308	-470,558	-341,558	-217,558
140	79,280	14,165	-1,035,585	-485,835	-356,835	-232,835
160	-6,331	-1,131	-1,050,861	-501,111	-372,111	-248,111
180	-93,239	-16,659	-1,066,409	-516,659	-387,659	-263,659
200	-180,147	-32,186	-1,081,936	-532,186	-403,186	-279,186
210	-223,602	-39,950	-1,089,700	-539,950	-410,950	-286,950
220	-267,055	-47,714	-1,097,464	-547,714	-418,714	-294,714
230	-310,510	-55,478	-1,105,228	-555,478	-426,478	-302,478
240	-353,963	-63,241	-1,112,991	-563,241	-434,241	-310,241
250	-397,417	-71,005	-1,120,755	-571,005	-442,005	-318,005

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3398 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	3,295,972	588,880	-460,870	88,880	217,880	341,880
20	3,155,152	563,720	-486,030	63,720	192,720	316,720
40	3,071,018	548,689	-501,061	48,689	177,689	301,689
60	2,986,885	533,657	-516,093	33,657	162,657	286,657
80	2,902,751	518,625	-531,125	18,625	147,625	271,625
100	2,818,618	503,593	-546,157	3,593	132,593	256,593
120	2,734,485	488,561	-561,189	-11,439	117,561	241,561
140	2,650,352	473,530	-576,220	-26,470	102,530	226,530
160	2,566,218	458,498	-591,252	-41,502	87,498	211,498
180	2,482,085	443,466	-606,284	-56,534	72,466	196,466
200	2,397,952	428,435	-621,315	-71,565	57,435	181,435
210	2,354,166	420,611	-629,139	-79,389	49,611	173,611
220	2,311,412	412,972	-636,778	-87,028	41,972	165,972
230	2,268,657	405,333	-644,417	-94,667	34,333	158,333
240	2,225,903	397,695	-652,055	-102,305	26,695	150,695
250	2,183,148	390,056	-659,694	-109,944	19,056	143,056

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Kenilworth

Private values £3068 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	2,181,962	389,844	-659,906	-110,156	18,844	142,844
20	2,058,925	367,861	-681,889	-132,139	-3,139	120,861
40	1,973,416	352,584	-697,166	-147,416	-18,416	105,584
60	1,887,906	337,306	-712,444	-162,694	-33,694	90,306
80	1,802,397	322,028	-727,722	-177,972	-48,972	75,028
100	1,716,887	306,751	-742,999	-193,249	-64,249	59,751
120	1,631,378	291,473	-758,277	-208,527	-79,527	44,473
140	1,545,869	276,195	-773,555	-223,805	-94,805	29,195
160	1,460,360	260,918	-788,832	-239,082	-110,082	13,918
180	1,374,850	245,640	-804,110	-254,360	-125,360	-1,360
200	1,289,341	230,362	-819,388	-269,638	-140,638	-16,638
210	1,246,586	222,723	-827,027	-277,277	-148,277	-24,277
220	1,203,832	215,085	-834,665	-284,915	-155,915	-31,915
230	1,161,077	207,446	-842,304	-292,554	-163,554	-39,554
240	1,118,323	199,807	-849,943	-300,193	-171,193	-47,193
250	1,075,567	192,168	-857,582	-307,832	-178,832	-54,832

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£160

Rural areas (higher value)

Private values £3625 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	4,059,548	725,306	-324,444	225,306	354,306	478,306
20	3,905,594	697,799	-351,951	197,799	326,799	450,799
40	3,821,461	682,768	-366,982	182,768	311,768	435,768
60	3,737,328	667,736	-382,014	167,736	296,736	420,736
80	3,653,195	652,704	-397,046	152,704	281,704	405,704
100	3,569,061	637,672	-412,078	137,672	266,672	390,672
120	3,484,928	622,640	-427,110	122,640	251,640	375,640
140	3,400,794	607,608	-442,141	107,608	236,608	360,608
160	3,316,661	592,577	-457,173	92,577	221,577	345,577
180	3,232,528	577,545	-472,205	77,545	206,545	330,545
200	3,148,394	562,513	-487,237	62,513	191,513	315,513
210	3,106,328	554,997	-494,753	54,997	183,997	307,997
220	3,064,261	547,481	-502,269	47,481	176,481	300,481
230	3,022,194	539,965	-509,785	39,965	168,965	292,965
240	2,980,127	532,449	-517,301	32,449	161,449	285,449
250	2,938,061	524,934	-524,816	24,934	153,934	277,934

Maximum CIL rates (per square metre)

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

Site type 7

Rural areas (lower value)

Private values £2792 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	1,241,531	221,820	-827,930	-278,180	-149,180	-25,180
20	1,134,668	202,727	-847,023	-297,273	-168,273	-44,273
40	1,049,159	187,450	-862,300	-312,550	-183,550	-59,550
60	963,650	172,172	-877,578	-327,828	-198,828	-74,828
80	878,140	156,894	-892,856	-343,106	-214,106	-90,106
100	792,631	141,617	-908,133	-358,383	-229,383	-105,383
120	707,122	126,339	-923,411	-373,661	-244,661	-120,661
140	621,613	111,061	-938,689	-388,939	-259,939	-135,939
160	536,103	95,784	-953,966	-404,216	-275,216	-151,216
180	450,593	80,506	-969,244	-419,494	-290,494	-166,494
200	365,084	65,228	-984,522	-434,772	-305,772	-181,772
210	322,330	57,590	-992,160	-442,410	-313,410	-189,410
220	279,574	49,951	-999,799	-450,049	-321,049	-197,049
230	236,820	42,312	-1,007,438	-457,688	-328,688	-204,688
240	194,065	34,673	-1,015,077	-465,327	-336,327	-212,327
250	151,311	27,034	-1,022,716	-472,966	-343,966	-219,966

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 Commercial site £1,049,750	BLV2 Fmr Community/LA £500,000	BLV3 Greenfield higher £371,000	BLV4 Greenfield lower £247,000
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Site type 8

No of units	100% houses
Density:	75 units 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 £2630 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	553,501	173,061	-876,689	-326,939	-197,939	-73,939
20	467,188	146,074	-903,676	-353,926	-224,926	-100,926
40	390,394	122,063	-927,687	-377,937	-248,937	-124,937
60	313,601	98,052	-951,698	-401,948	-272,948	-148,948
80	236,808	74,042	-975,708	-425,958	-296,958	-172,958
100	160,014	50,031	-999,719	-449,969	-320,969	-196,969
120	83,220	26,020	-1,023,730	-473,980	-344,980	-220,980
140	6,427	2,009	-1,047,741	-497,991	-368,991	-244,991
160	-71,518	-22,361	-1,072,111	-522,361	-393,361	-269,361
180	-149,567	-46,765	-1,096,515	-546,765	-417,765	-293,765
200	-227,616	-71,168	-1,120,918	-571,168	-442,168	-318,168
210	-266,641	-83,370	-1,133,120	-583,370	-454,370	-330,370
220	-305,666	-95,572	-1,145,322	-595,572	-466,572	-342,572
230	-344,690	-107,773	-1,157,523	-607,773	-478,773	-354,773
240	-383,715	-119,975	-1,169,725	-619,975	-490,975	-366,975
250	-422,739	-132,177	-1,181,927	-632,177	-503,177	-379,177

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3398 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	2,871,103	897,698	-152,052	397,698	526,698	650,698
20	2,746,166	858,635	-191,115	358,635	487,635	611,635
40	2,670,608	835,010	-214,740	335,010	464,010	588,010
60	2,595,050	811,386	-238,364	311,386	440,386	564,386
80	2,519,492	787,761	-261,989	287,761	416,761	540,761
100	2,443,934	764,137	-285,613	264,137	393,137	517,137
120	2,368,376	740,512	-309,238	240,512	369,512	493,512
140	2,292,819	716,888	-332,862	216,888	345,888	469,888
160	2,217,262	693,264	-356,486	193,264	322,264	446,264
180	2,141,704	669,639	-380,111	169,639	298,639	422,639
200	2,066,146	646,015	-403,735	146,015	275,015	399,015
210	2,028,367	634,203	-415,547	134,203	263,203	387,203
220	1,990,588	622,391	-427,359	122,391	251,391	375,391
230	1,952,809	610,578	-439,172	110,578	239,578	363,578
240	1,915,030	598,766	-450,984	98,766	227,766	351,766
250	1,877,252	586,954	-462,796	86,954	215,954	339,954

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £3068 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	1,879,568	587,678	-482,072	87,678	216,678	340,678
20	1,771,683	553,946	-495,804	53,946	183,946	306,946
40	1,696,126	530,322	-519,428	30,322	159,322	283,322
60	1,620,568	506,698	-543,052	6,698	135,698	259,698
80	1,544,995	482,943	-566,807	-17,057	111,943	235,943
100	1,467,802	458,933	-590,817	-41,067	87,933	211,933
120	1,391,008	434,922	-614,828	-65,078	63,922	187,922
140	1,314,214	410,911	-638,839	-89,089	39,911	163,911
160	1,237,421	386,900	-662,850	-113,100	15,900	139,900
180	1,160,628	362,890	-686,860	-137,110	-8,110	115,890
200	1,083,834	338,879	-710,871	-161,121	-32,121	91,879
210	1,045,437	326,873	-722,877	-173,127	-44,127	79,873
220	1,007,040	314,868	-734,882	-185,132	-56,132	67,868
230	968,644	302,863	-746,887	-197,137	-68,137	55,863
240	930,248	290,857	-758,893	-209,143	-80,143	43,857
250	891,851	278,852	-770,898	-221,148	-92,148	31,852

Maximum CIL rates (per square metre)

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

Rural areas (higher value)

Private values £3625 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	3,551,502	1,110,436	60,686	610,436	739,436	863,436
20	3,414,862	1,067,713	17,963	567,713	696,713	820,713
40	3,339,304	1,044,089	-5,661	544,089	673,089	797,089
60	3,263,746	1,020,465	-29,285	520,465	649,465	773,465
80	3,188,189	996,840	-52,910	496,840	625,840	749,840
100	3,112,631	973,216	-76,534	473,216	602,216	726,216
120	3,037,073	949,592	-100,158	449,592	578,592	702,592
140	2,961,515	925,967	-123,783	425,967	554,967	678,967
160	2,885,957	902,343	-147,407	402,343	531,343	655,343
180	2,810,400	878,719	-171,031	378,719	507,719	631,719
200	2,734,843	855,094	-194,656	355,094	484,094	608,094
210	2,697,064	843,282	-206,468	343,282	472,282	596,282
220	2,659,285	831,470	-218,280	331,470	460,470	584,470
230	2,621,506	819,657	-230,093	319,657	448,657	572,657
240	2,583,727	807,845	-241,905	307,845	436,845	560,845
250	2,545,948	796,033	-253,717	296,033	425,033	549,033

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£250	£250	£250

Site type 8

Rural areas (lower value)

Private values £2792 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	1,045,573	326,916	-722,834	-173,084	-44,084	79,916
20	950,796	297,282	-752,468	-202,718	-73,718	50,282
40	874,004	273,272	-776,478	-226,728	-97,728	26,272
60	797,210	249,261	-800,489	-250,739	-121,739	2,261
80	720,416	225,250	-824,500	-274,750	-145,750	-21,750
100	643,622	201,239	-848,511	-298,761	-169,761	-45,761
120	566,830	177,229	-872,521	-322,771	-193,771	-69,771
140	490,036	153,218	-896,532	-346,782	-217,782	-93,782
160	413,242	129,207	-920,543	-370,793	-241,793	-117,793
180	336,448	105,196	-944,554	-394,804	-265,804	-141,804
200	259,656	81,186	-968,564	-418,814	-289,814	-165,814
210	221,259	69,180	-980,570	-430,820	-301,820	-177,820
220	182,862	57,175	-992,575	-442,825	-313,825	-189,825
230	144,465	45,169	-1,004,581	-454,831	-325,831	-201,831
240	106,068	33,164	-1,016,586	-466,836	-337,836	-213,836
250	67,671	21,159	-1,028,591	-478,841	-349,841	-225,841

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Commercial site £1,049,750	BLV2 Fmr Community/LA £500,000	BLV3 Greenfield higher £371,000	BLV4 Greenfield lower £247,000
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Site type 9

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

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

Site area	1.67 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2630 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	-1,975,535	-1,185,321	-2,235,071	-1,685,321	-1,556,321	-1,432,321
20	-2,008,458	-1,205,075	-2,254,825	-1,705,075	-1,576,075	-1,452,075
40	-2,075,357	-1,245,214	-2,294,964	-1,745,214	-1,616,214	-1,492,214
60	-2,142,257	-1,285,354	-2,335,104	-1,785,354	-1,656,354	-1,532,354
80	-2,209,156	-1,325,494	-2,375,244	-1,825,494	-1,696,494	-1,572,494
100	-2,276,056	-1,365,634	-2,415,384	-1,865,634	-1,736,634	-1,612,634
120	-2,342,956	-1,405,773	-2,455,523	-1,905,773	-1,776,773	-1,652,773
140	-2,409,855	-1,445,913	-2,495,663	-1,945,913	-1,816,913	-1,692,913
160	-2,476,754	-1,486,052	-2,535,802	-1,986,052	-1,857,052	-1,733,052
180	-2,543,653	-1,526,192	-2,575,942	-2,026,192	-1,897,192	-1,773,192
200	-2,610,553	-1,566,332	-2,616,082	-2,066,332	-1,937,332	-1,813,332
210	-2,644,003	-1,586,402	-2,636,152	-2,086,402	-1,957,402	-1,833,402
220	-2,677,453	-1,606,472	-2,656,222	-2,106,472	-1,977,472	-1,853,472
230	-2,710,903	-1,626,542	-2,676,292	-2,126,542	-1,997,542	-1,873,542
240	-2,744,352	-1,646,611	-2,696,361	-2,146,611	-2,017,611	-1,893,611
250	-2,777,803	-1,666,682	-2,716,432	-2,166,682	-2,037,682	-1,913,682

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3398 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	58,206	34,924	-1,014,826	-465,076	-336,076	-212,076
20	-8,759	-5,256	-1,055,006	-505,256	-376,256	-252,256
40	-75,659	-45,395	-1,095,145	-545,395	-416,395	-292,395
60	-142,558	-85,535	-1,135,285	-585,535	-456,535	-332,535
80	-209,457	-125,674	-1,175,424	-625,674	-496,674	-372,674
100	-276,357	-165,814	-1,215,564	-665,814	-536,814	-412,814
120	-343,256	-205,954	-1,255,704	-705,954	-576,954	-452,954
140	-410,156	-246,093	-1,295,843	-746,093	-617,093	-493,093
160	-477,055	-286,233	-1,335,983	-786,233	-657,233	-533,233
180	-543,955	-326,373	-1,376,123	-826,373	-697,373	-573,373
200	-610,855	-366,513	-1,416,263	-866,513	-737,513	-613,513
210	-644,304	-386,582	-1,436,332	-886,582	-757,582	-633,582
220	-677,754	-406,653	-1,456,403	-906,653	-777,653	-653,653
230	-711,203	-426,722	-1,476,472	-926,722	-797,722	-673,722
240	-744,654	-446,792	-1,496,542	-946,792	-817,792	-693,792
250	-778,103	-466,862	-1,516,612	-966,862	-837,862	-713,862

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £3068 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	-816,303	-489,782	-1,539,532	-989,782	-860,782	-736,782
20	-869,184	-521,498	-1,571,248	-1,021,498	-892,498	-768,498
40	-936,063	-561,638	-1,611,388	-1,061,638	-932,638	-808,638
60	-1,002,962	-601,777	-1,651,527	-1,101,777	-972,777	-848,777
80	-1,069,862	-641,917	-1,691,667	-1,141,917	-1,012,917	-888,917
100	-1,136,761	-682,057	-1,731,807	-1,182,057	-1,053,057	-929,057
120	-1,203,661	-722,196	-1,771,946	-1,222,196	-1,093,196	-969,196
140	-1,270,560	-762,336	-1,812,086	-1,262,336	-1,133,336	-1,009,336
160	-1,337,460	-802,476	-1,852,226	-1,302,476	-1,173,476	-1,049,476
180	-1,404,360	-842,616	-1,892,366	-1,342,616	-1,213,616	-1,089,616
200	-1,471,259	-882,756	-1,932,506	-1,382,756	-1,253,756	-1,129,756
210	-1,504,708	-902,825	-1,952,575	-1,402,825	-1,273,825	-1,149,825
220	-1,538,158	-922,895	-1,972,645	-1,422,895	-1,293,895	-1,169,895
230	-1,571,608	-942,965	-1,992,715	-1,442,965	-1,313,965	-1,189,965
240	-1,605,058	-963,035	-2,012,785	-1,463,035	-1,334,035	-1,210,035
250	-1,638,508	-983,105	-2,032,855	-1,483,105	-1,354,105	-1,230,105

Maximum CIL rates (per square metre)

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

Rural areas (higher value)

Private values £3625 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	649,287	389,572	-660,178	-110,428	18,572	142,572
20	572,297	343,378	-706,372	-156,622	-27,622	96,378
40	506,474	303,884	-745,866	-196,116	-67,116	56,884
60	440,651	264,391	-785,359	-235,609	-106,609	17,391
80	374,827	224,896	-824,854	-275,104	-146,104	-22,104
100	309,004	185,403	-864,347	-314,597	-185,597	-61,597
120	243,182	145,909	-903,841	-354,091	-225,091	-101,091
140	177,359	106,415	-943,335	-393,585	-264,585	-140,585
160	111,536	66,922	-982,828	-433,078	-304,078	-180,078
180	45,712	27,427	-1,022,323	-472,573	-343,573	-219,573
200	-20,440	-12,264	-1,062,014	-512,264	-383,264	-259,264
210	-53,889	-32,333	-1,082,083	-532,333	-403,333	-279,333
220	-87,338	-62,403	-1,102,153	-552,403	-423,403	-299,403
230	-120,788	-92,473	-1,122,223	-572,473	-443,473	-319,473
240	-154,238	-122,543	-1,142,293	-592,543	-463,543	-339,543
250	-187,688	-152,613	-1,162,363	-612,613	-483,613	-359,613

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£60

Site type 9

Rural areas (lower value)

Private values £2792 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	-1,546,861	-928,117	-1,977,867	-1,428,117	-1,299,117	-1,175,117
20	-1,587,156	-952,294	-2,002,044	-1,452,294	-1,323,294	-1,199,294
40	-1,654,056	-992,433	-2,042,183	-1,492,433	-1,363,433	-1,239,433
60	-1,720,955	-1,032,573	-2,082,323	-1,532,573	-1,403,573	-1,279,573
80	-1,787,855	-1,072,713	-2,122,463	-1,572,713	-1,443,713	-1,319,713
100	-1,854,755	-1,112,853	-2,162,603	-1,612,853	-1,483,853	-1,359,853
120	-1,921,654	-1,152,992	-2,202,742	-1,652,992	-1,523,992	-1,399,992
140	-1,988,554	-1,193,132	-2,242,882	-1,693,132	-1,564,132	-1,440,132
160	-2,055,452	-1,233,271	-2,283,021	-1,733,271	-1,604,271	-1,480,271
180	-2,122,352	-1,273,411	-2,323,161	-1,773,411	-1,644,411	-1,520,411
200	-2,189,252	-1,313,551	-2,363,301	-1,813,551	-1,684,551	-1,560,551
210	-2,222,702	-1,333,621	-2,383,371	-1,833,621	-1,704,621	-1,580,621
220	-2,256,151	-1,353,691	-2,403,441	-1,853,691	-1,724,691	-1,600,691
230	-2,289,601	-1,373,761	-2,423,511	-1,873,761	-1,744,761	-1,620,761
240	-2,323,051	-1,393,830	-2,443,580	-1,893,830	-1,764,830	-1,640,830
250	-2,356,501	-1,413,901	-2,463,651	-1,913,901	-1,784,901	-1,660,901

Maximum CIL rates (per square metre)

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

## Appendix 2 - Appraisal results – strategic sites

**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	0	180	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	160	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	160	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	140	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	60
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	#N/A	#N/A	0	250
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 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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Site type 1

Houses	
No of units	319 units
Density:	35 dph
CSH level:	4

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

Site area	18.23 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2653 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	-2,508,479	-137,612	-1,187,362	-637,612	-508,612	-394,612
20	-2,818,092	-154,598	-1,204,348	-654,598	-525,598	-401,598
40	-3,127,705	-171,583	-1,221,333	-671,583	-542,583	-418,583
60	-3,437,317	-188,568	-1,238,318	-688,568	-559,568	-435,568
80	-3,746,930	-205,553	-1,255,303	-705,553	-576,553	-452,553
100	-4,056,543	-222,538	-1,272,288	-722,538	-593,538	-469,538
120	-4,366,156	-239,523	-1,289,273	-739,523	-610,523	-486,523
140	-4,675,769	-256,508	-1,306,258	-756,508	-627,508	-503,508
160	-4,985,381	-273,493	-1,323,243	-773,493	-644,493	-520,493
180	-5,294,994	-290,478	-1,340,228	-790,478	-661,478	-537,478
200	-5,604,607	-307,463	-1,357,213	-807,463	-678,463	-554,463
210	-5,759,414	-315,955	-1,365,705	-815,955	-686,955	-562,955
220	-5,914,221	-324,448	-1,374,198	-824,448	-695,448	-571,448
230	-6,069,027	-332,940	-1,382,690	-832,940	-703,940	-579,940
240	-6,223,834	-341,433	-1,391,183	-841,433	-712,433	-588,433
250	-6,378,640	-349,925	-1,399,675	-849,925	-720,925	-596,925

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3428 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	£6,728,159	369,100	-680,650	-130,900	-1,900	122,100
20	6,447,262	353,690	-696,060	-146,310	-17,310	106,690
40	6,162,215	338,053	-711,697	-161,947	-32,947	91,053
60	5,875,536	322,326	-727,424	-177,674	-48,674	75,326
80	5,585,376	306,408	-743,342	-193,592	-64,592	59,408
100	5,295,217	290,490	-759,260	-209,510	-80,510	43,490
120	5,005,057	274,572	-775,178	-225,428	-96,428	27,572
140	4,714,897	258,654	-791,096	-241,346	-112,346	11,654
160	4,424,127	242,703	-807,047	-257,297	-128,297	-4,297
180	4,129,222	226,525	-823,225	-273,475	-144,475	-20,475
200	3,834,317	210,347	-839,403	-289,653	-160,653	-36,653
210	3,686,865	202,257	-847,493	-297,743	-168,743	-44,743
220	3,539,411	194,168	-855,582	-305,832	-176,832	-52,832
230	3,391,959	186,079	-863,671	-313,921	-184,921	-60,921
240	3,244,507	177,990	-871,760	-322,010	-193,010	-69,010
250	3,097,054	169,901	-879,849	-330,099	-201,099	-77,099

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £3095 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	2,860,445	156,921	-892,829	-343,079	-214,079	-90,079
20	2,563,581	140,635	-908,115	-359,365	-230,365	-106,365
40	2,263,853	124,193	-925,557	-375,807	-246,807	-122,807
60	1,964,124	107,750	-942,000	-392,250	-263,250	-139,250
80	1,664,395	91,307	-958,443	-408,693	-279,693	-155,693
100	1,364,667	74,864	-974,886	-425,136	-296,136	-172,136
120	1,060,397	58,172	-991,578	-441,828	-312,828	-188,828
140	755,767	41,461	-1,008,289	-458,539	-329,539	-205,539
160	451,136	24,749	-1,025,001	-475,251	-346,251	-222,251
180	146,596	8,037	-1,041,713	-491,963	-362,963	-238,963
200	-160,712	-8,816	-1,058,565	-508,816	-379,816	-255,816
210	-315,518	-17,309	-1,067,059	-517,309	-388,309	-264,309
220	-470,325	-25,802	-1,075,552	-525,802	-396,802	-272,802
230	-625,131	-34,294	-1,084,044	-534,294	-405,294	-281,294
240	-779,937	-42,787	-1,092,537	-542,787	-413,787	-289,787
250	-934,744	-51,279	-1,101,029	-551,279	-422,279	-298,279

Maximum CIL rates (per square metre)

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

Rural areas (higher value)

Private values £3657 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	9,235,386	506,643	-543,107	6,643	135,643	259,643
20	8,972,638	492,229	-557,521	-7,771	121,229	245,229
40	8,708,000	477,712	-572,038	-22,288	106,712	230,712
60	8,442,241	463,132	-586,618	-36,868	92,132	216,132
80	8,173,493	448,389	-601,361	-51,611	77,389	201,389
100	7,900,464	433,411	-616,339	-66,589	62,411	186,411
120	7,624,087	418,249	-631,501	-81,751	47,249	171,249
140	7,345,053	402,942	-646,808	-97,058	31,942	155,942
160	7,064,157	387,532	-662,218	-112,468	16,532	140,532
180	6,780,887	371,992	-677,758	-128,008	992	124,992
200	6,495,396	356,331	-693,419	-143,669	-14,669	109,331
210	6,352,651	348,500	-701,250	-151,500	-22,500	101,500
220	6,207,672	340,546	-709,204	-159,454	-30,454	93,546
230	6,062,591	332,587	-717,163	-167,413	-38,413	85,587
240	5,917,512	324,628	-725,122	-175,372	-46,372	77,628
250	5,772,432	316,669	-733,081	-183,331	-54,331	69,669

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£180	£250

Rural areas (lower value)

Private values £2816 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	-495,371	-27,176	-1,076,926	-527,176	-398,176	-274,176
20	-804,985	-44,161	-1,093,911	-544,161	-415,161	-291,161
40	-1,114,598	-61,146	-1,110,896	-561,146	-432,146	-308,146
60	-1,424,211	-78,131	-1,127,881	-578,131	-449,131	-325,131
80	-1,733,824	-95,116	-1,144,866	-595,116	-466,116	-342,116
100	-2,043,436	-112,101	-1,161,851	-612,101	-483,101	-359,101
120	-2,353,049	-129,086	-1,178,836	-629,086	-500,086	-376,086
140	-2,662,662	-146,071	-1,195,821	-646,071	-517,071	-393,071
160	-2,972,275	-163,056	-1,212,806	-663,056	-534,056	-410,056
180	-3,281,888	-180,041	-1,229,791	-680,041	-551,041	-427,041
200	-3,591,500	-197,026	-1,246,776	-697,026	-568,026	-444,026
210	-3,746,307	-205,518	-1,255,268	-705,518	-576,518	-452,518
220	-3,901,113	-214,011	-1,263,761	-714,011	-585,011	-461,011
230	-4,055,919	-222,503	-1,272,253	-722,503	-593,503	-469,503
240	-4,210,726	-230,996	-1,280,746	-730,996	-601,996	-477,996
250	-4,365,532	-239,488	-1,289,238	-739,488	-610,488	-486,488

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 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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Site type 2

Houses	Affordable %	40%	Site area	37.94 ha
No of units	% rented	80%	Net to gross	50%
Density:	% intermed	20%	Growth	
CSH level:			Sales	0%
			Build	0%

Warwick

Private values £2653 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	-5,121.007	-134,966	-1,184,718	-634,966	-505,966	-381,966
20	-5,757,972	-151,754	-1,201,504	-651,754	-522,754	-398,754
40	-6,394,938	-168,541	-1,218,291	-668,541	-539,541	-415,541
60	-7,031,903	-185,329	-1,235,079	-685,329	-556,329	-432,329
80	-7,668,867	-202,116	-1,251,866	-702,116	-573,116	-449,116
100	-8,305,833	-218,904	-1,268,654	-718,904	-589,904	-465,904
120	-8,942,798	-235,691	-1,285,441	-735,691	-606,691	-482,691
140	-9,579,763	-252,479	-1,302,229	-752,479	-623,479	-499,479
160	-10,216,729	-269,266	-1,319,016	-769,266	-640,266	-516,266
180	-10,853,693	-286,054	-1,335,804	-786,054	-657,054	-533,054
200	-11,490,658	-302,841	-1,352,591	-802,841	-673,841	-549,841
210	-11,809,141	-311,235	-1,360,985	-811,235	-682,235	-558,235
220	-12,127,624	-319,629	-1,369,379	-819,629	-690,629	-566,629
230	-12,446,106	-328,022	-1,377,772	-828,022	-699,022	-575,022
240	-12,764,589	-336,416	-1,386,166	-836,416	-707,416	-583,416
250	-13,083,072	-344,810	-1,394,560	-844,810	-715,810	-591,810

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3428 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	13,882,216	365,872	-683,878	-134,128	-5,128	118,872
20	13,317,251	350,982	-698,768	-149,018	-20,018	103,982
40	12,739,364	335,751	-713,999	-164,249	-35,249	88,751
60	12,155,339	320,359	-729,391	-179,641	-50,641	73,359
80	11,567,192	304,858	-744,892	-195,142	-66,142	57,858
100	10,970,247	289,125	-760,625	-210,875	-81,875	42,125
120	10,373,304	273,393	-776,357	-226,607	-97,607	26,393
140	9,776,360	257,660	-792,090	-242,340	-113,340	10,660
160	9,179,415	241,927	-807,823	-258,073	-129,073	-5,073
180	8,582,470	226,194	-823,556	-273,806	-144,806	-20,806
200	7,973,628	210,148	-839,602	-289,852	-160,852	-36,852
210	7,670,274	202,153	-847,597	-297,847	-168,847	-44,847
220	7,366,920	194,158	-855,592	-305,842	-176,842	-52,842
230	7,063,567	186,163	-863,587	-313,837	-184,837	-60,837
240	6,760,213	178,168	-871,582	-321,832	-192,832	-68,832
250	6,456,860	170,173	-879,577	-329,827	-200,827	-76,827

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £3095 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	5,947,155	156,740	-893,010	-343,260	-214,260	-90,260
20	5,340,448	140,750	-908,000	-359,250	-230,250	-106,250
40	4,725,401	124,540	-925,210	-375,460	-246,460	-122,460
60	4,108,770	108,288	-941,462	-391,712	-262,712	-138,712
80	3,492,141	92,037	-957,713	-407,963	-278,963	-154,963
100	2,875,511	75,785	-973,965	-424,215	-295,215	-171,215
120	2,252,945	59,377	-990,373	-440,623	-311,623	-187,623
140	1,626,229	42,860	-1,006,890	-457,140	-328,140	-204,140
160	999,515	26,343	-1,023,407	-473,657	-344,657	-220,657
180	372,799	9,825	-1,039,925	-490,175	-361,175	-237,175
200	-258,068	-6,801	-1,056,551	-506,801	-377,801	-253,801
210	-578,551	-15,195	-1,064,945	-515,195	-386,195	-262,195
220	-895,034	-23,589	-1,073,339	-523,589	-394,589	-270,589
230	-1,213,516	-31,983	-1,081,733	-531,983	-402,983	-278,983
240	-1,531,999	-40,376	-1,090,126	-540,376	-411,376	-287,376
250	-1,850,482	-48,770	-1,098,520	-548,770	-419,770	-295,770

Maximum CIL rates (per square metre)

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

Rural areas (higher value)

Private values £3657 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	18,962,565	499,766	-549,984	-234	128,766	252,766
20	18,436,602	485,904	-563,846	-14,096	114,904	238,904
40	17,906,637	471,937	-577,813	-28,063	100,937	224,937
60	17,371,164	457,824	-591,926	-42,176	86,824	210,824
80	16,831,451	443,600	-606,150	-56,400	72,600	196,600
100	16,281,477	429,105	-620,645	-70,895	58,105	182,105
120	15,727,212	414,497	-635,253	-85,503	43,497	167,497
140	15,165,099	399,683	-650,067	-100,317	28,683	152,683
160	14,599,375	384,773	-664,977	-115,227	13,773	137,773
180	14,021,488	369,542	-680,208	-130,458	-1,458	122,542
200	13,442,202	354,275	-695,475	-145,725	-16,725	107,275
210	13,148,532	346,535	-703,215	-153,465	-24,465	99,535
220	12,854,864	338,795	-710,955	-161,205	-32,205	91,795
230	12,561,194	331,056	-718,694	-168,944	-39,944	84,056
240	12,265,473	323,262	-726,488	-176,738	-47,738	76,262
250	11,967,001	315,395	-734,355	-184,605	-55,605	68,395

Maximum CIL rates (per square metre)

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

Rural areas (lower value)

Private values £2816 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	-967,289	-25,493	-1,075,243	-525,493	-396,493	-272,493
20	-1,604,254	-42,281	-1,092,031	-542,281	-413,281	-289,281
40	-2,241,220	-59,068	-1,108,818	-559,068	-430,068	-306,068
60	-2,878,184	-75,856	-1,125,606	-575,856	-446,856	-322,856
80	-3,515,149	-92,643	-1,142,393	-592,643	-463,643	-339,643
100	-4,152,115	-109,431	-1,159,181	-609,431	-480,431	-356,431
120	-4,789,080	-126,218	-1,175,968	-626,218	-497,218	-373,218
140	-5,426,045	-143,006	-1,192,756	-643,006	-514,006	-390,006
160	-6,063,010	-159,793	-1,209,543	-659,793	-530,793	-406,793
180	-6,699,975	-176,581	-1,226,331	-676,581	-547,581	-423,581
200	-7,336,940	-193,368	-1,243,118	-693,368	-564,368	-440,368
210	-7,655,423	-201,762	-1,251,512	-701,762	-572,762	-448,762
220	-7,973,906	-210,156	-1,259,906	-710,156	-581,156	-457,156
230	-8,292,388	-218,549	-1,268,299	-718,549	-589,549	-465,549
240	-8,610,870	-226,943	-1,276,693	-726,943	-597,943	-473,943
250	-8,929,353	-235,337	-1,285,087	-735,337	-606,337	-482,337

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 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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Site type 3

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

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

Site area	18.51 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2653 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	-2,498,805	-134,966	-1,184,718	-634,966	-505,966	-381,966
10	-2,812,917	-151,932	-1,201,682	-651,932	-522,932	-398,932
20	-3,127,028	-168,898	-1,218,648	-668,898	-539,898	-415,898
30	-3,441,140	-185,864	-1,235,614	-685,864	-556,864	-432,864
40	-3,755,252	-202,830	-1,252,580	-702,830	-573,830	-449,830
50	-4,069,364	-219,796	-1,269,546	-719,796	-590,796	-466,796
60	-4,383,475	-236,762	-1,286,512	-736,762	-607,762	-483,762
70	-4,697,588	-253,728	-1,303,478	-753,728	-624,728	-500,728
80	-5,011,700	-270,694	-1,320,444	-770,694	-641,694	-517,694
90	-5,325,812	-287,660	-1,337,410	-787,660	-658,660	-534,660
100	-5,639,924	-304,626	-1,354,376	-804,626	-675,626	-551,626
110	-5,954,036	-321,592	-1,371,342	-821,592	-692,592	-568,592
120	-6,268,148	-338,558	-1,388,308	-838,558	-709,558	-585,558
130	-6,582,260	-355,524	-1,405,274	-855,524	-726,524	-602,524
140	-6,896,372	-372,490	-1,422,240	-872,490	-743,490	-619,490
150	-7,210,484	-389,456	-1,439,206	-889,456	-760,456	-636,456
160	-7,524,596	-406,422	-1,456,172	-906,422	-777,422	-653,422
170	-7,838,708	-423,388	-1,473,138	-923,388	-794,388	-670,388
180	-8,152,820	-440,354	-1,490,104	-940,354	-811,354	-687,354
190	-8,466,932	-457,320	-1,507,070	-957,320	-828,320	-704,320
200	-8,781,044	-474,286	-1,524,036	-974,286	-845,286	-721,286
210	-9,095,156	-491,252	-1,541,002	-991,252	-862,252	-738,252
220	-9,409,268	-508,218	-1,557,968	-1,008,218	-879,218	-755,218
230	-9,723,380	-525,184	-1,574,934	-1,025,184	-896,184	-772,184
240	-10,037,492	-542,150	-1,591,900	-1,042,150	-913,150	-789,150
250	-10,351,604	-559,116	-1,608,866	-1,059,116	-930,116	-806,116

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3428 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	6,773,852	365,872	-683,878	-134,128	-5,128	118,872
10	6,459,179	350,820	-698,930	-149,180	-20,180	103,820
20	6,210,202	335,428	-714,322	-164,572	-35,572	88,428
30	5,922,081	319,866	-729,884	-180,134	-51,134	72,866
40	5,631,848	304,189	-745,561	-195,811	-66,811	57,189
50	5,337,472	288,289	-761,461	-211,711	-82,711	41,289
60	5,043,096	272,389	-777,361	-227,611	-98,611	25,389
70	4,748,720	256,490	-793,260	-243,510	-114,510	9,490
80	4,454,344	240,590	-809,160	-259,410	-130,410	-8,410
90	4,159,970	224,690	-825,141	-275,391	-146,391	-22,391
100	3,859,280	208,448	-841,301	-291,551	-162,551	-38,551
110	3,709,685	200,369	-849,381	-299,631	-170,631	-46,631
120	3,560,089	192,289	-857,461	-307,711	-178,711	-54,711
130	3,410,494	184,209	-865,541	-315,791	-186,791	-62,791
140	3,260,899	176,129	-873,621	-323,871	-194,871	-70,871
150	3,111,303	168,049	-881,701	-331,951	-202,951	-78,951

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £3095 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	2,901,925	156,740	-893,010	-343,260	-214,260	-90,260
10	2,602,735	140,590	-908,170	-359,420	-230,420	-106,420
20	2,299,371	124,194	-925,556	-376,806	-246,806	-122,806
30	1,995,288	107,770	-941,980	-392,230	-263,230	-139,230
40	1,691,204	91,346	-958,404	-408,654	-279,654	-155,654
50	1,387,120	74,922	-974,828	-425,078	-296,078	-172,078
60	1,079,826	58,324	-991,426	-441,676	-312,676	-188,676
70	770,769	41,631	-1,008,119	-458,369	-329,369	-205,369
80	461,712	24,938	-1,024,812	-475,062	-346,062	-222,062
90	152,654	8,245	-1,041,505	-491,755	-362,755	-238,755
100	-158,961	-8,596	-1,058,336	-508,586	-379,586	-255,586
110	-316,016	-17,069	-1,068,819	-517,069	-388,069	-264,069
120	-473,072	-25,552	-1,075,302	-525,552	-396,552	-272,552
130	-630,128	-34,035	-1,083,785	-534,035	-405,035	-281,035
140	-787,185	-42,518	-1,092,268	-542,518	-413,518	-289,518
150	-944,241	-51,001	-1,100,751	-551,001	-422,001	-298,001

Maximum CIL rates (per square metre)

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

Rural areas (higher value)

Private values £3657 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	9,252,819	499,766	-549,984	-234	128,766	252,766
10	8,993,497	485,760	-563,990	-14,240	114,760	238,760
20	8,732,137	471,843	-578,107	-28,357	100,843	224,843
30	8,469,000	457,377	-592,373	-42,623	86,377	210,377
40	8,201,701	442,993	-606,757	-57,007	71,993	195,993
50	7,930,302	428,334	-621,416	-71,666	57,334	181,334
60	7,656,713	413,557	-636,193	-86,443	42,557	166,557
70	7,379,527	398,586	-651,164	-101,414	27,586	151,586
80	7,099,814	383,478	-666,272	-116,522	12,478	136,478
90	6,814,836	368,085	-681,665	-131,915	-2,915	121,085
100	6,528,685	352,630	-697,120	-147,370	-18,370	105,630
110	6,239,865	344,808	-704,942	-155,192	-26,192	89,808
120	5,949,046	336,985	-712,765	-163,015	-34,015	73,985
130	5,656,227	329,163	-720,587	-170,837	-41,837	58,163
140	5,361,808	321,255	-728,495	-178,745	-49,745	42,255
150	5,066,619	313,305	-736,445	-186,695	-57,695	26,305

Maximum CIL rates (per square metre)

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

Rural areas (lower value)

Private values £2816 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	-471,990	-25,493	-1,075,243	-525,493	-396,493	-272,493
10	-786,103	-42,459	-1,092,209	-542,459	-413,459	-289,459
20	-1,100,215	-59,425	-1,109,175	-559,425	-430,425	-306,425
30	-1,414,326	-76,391	-1,126,141	-576,391	-447,391	-323,391
40	-1,728,438	-93,357	-1,143,107	-593,357	-464,357	-340,357
50	-2,042,550	-110,323	-1,160,073	-610,323	-481,323	-357,323
60	-2,356,662	-127,289	-1,177,039	-627,289	-498,289	-374,289
70	-2,670,773	-144,255	-1,194,005	-644,255	-515,255	-391,255
80	-2,984,885	-161,221	-1,210,971	-661,221	-532,221	-408,221
90	-3,298,997	-178,187	-1,227,937	-678,187	-549,187	-425,187
100	-3,613,109	-195,153	-1,244,903	-695,153	-566,153	-442,153
110	-3,927,221	-212,118	-1,261,868	-712,118	-583,118	-459,118
120	-4,241,333	-229,084	-1,278,834	-729,084	-600,084	-476,084
130	-4,555,445	-246,050	-1,295,800	-746,050	-617,050	-493,050
140	-4,869,557	-263,016	-1,312,766	-763,016	-634,016	-510,016
150	-5,183,669	-280,000	-1,329,732	-780,000	-651,000	-527,000

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 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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Site type 4

Houses	Affordable %	40%	Site area	21.54 ha
No of units	% rented	80%	Net to gross	50%
Density	% intermed.	20%		
CSH level			Growth	0%
			Sales	0%
			Build	0%

Warwick

Private values £2653 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	-2,855,648	-132,557	-1,182,307	-632,557	-503,557	-379,557
20	-3,219,910	-149,465	-1,199,215	-649,465	-520,465	-396,465
40	-3,584,172	-166,374	-1,216,124	-666,374	-537,374	-413,374
60	-3,948,434	-183,283	-1,233,033	-683,283	-554,283	-430,283
80	-4,312,696	-200,191	-1,249,941	-700,191	-571,191	-447,191
100	-4,676,958	-217,100	-1,266,850	-717,100	-588,100	-464,100
120	-5,041,220	-234,009	-1,283,759	-734,009	-605,009	-481,009
140	-5,405,482	-250,918	-1,300,668	-750,918	-621,918	-497,918
160	-5,769,744	-267,826	-1,317,576	-767,826	-638,826	-514,826
180	-6,134,006	-284,735	-1,334,485	-784,735	-655,735	-531,735
200	-6,498,268	-301,644	-1,351,394	-801,644	-672,644	-548,644
210	-6,680,399	-310,098	-1,359,848	-810,098	-681,098	-557,098
220	-6,862,530	-318,552	-1,368,302	-818,552	-689,552	-565,552
230	-7,044,661	-327,007	-1,376,757	-827,007	-698,007	-574,007
240	-7,226,792	-335,461	-1,385,211	-835,461	-706,461	-582,461
250	-7,408,923	-343,916	-1,393,666	-843,916	-714,916	-590,916

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3428 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	7,562,024	351,022	-698,728	-148,978	-19,978	104,022
20	7,253,612	336,706	-713,044	-163,294	-34,294	89,706
40	6,937,345	322,025	-727,725	-177,975	-49,975	75,025
60	6,617,602	307,183	-742,567	-192,817	-63,817	60,183
80	6,290,975	292,021	-757,729	-207,979	-78,979	45,021
100	5,960,497	276,681	-773,069	-223,319	-94,319	29,681
120	5,624,850	261,100	-788,650	-238,900	-109,900	14,100
140	5,285,351	245,341	-804,409	-254,659	-125,659	-1,659
160	4,943,975	229,495	-820,255	-270,595	-141,595	-17,595
180	4,600,600	213,649	-836,101	-286,511	-157,511	-33,351
200	4,261,225	197,802	-851,948	-302,198	-173,198	-49,198
210	4,089,849	189,847	-859,903	-310,153	-181,153	-57,153
220	3,916,370	181,794	-867,958	-318,206	-189,206	-65,206
230	3,742,891	173,742	-876,008	-326,258	-197,258	-73,258
240	3,569,411	165,689	-884,061	-334,311	-205,311	-81,311
250	3,395,933	157,636	-892,114	-342,364	-213,364	-89,364

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £3095 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	3,257,395	151,205	-898,545	-348,795	-219,795	-95,795
20	2,910,437	135,100	-914,650	-364,900	-235,900	-111,900
40	2,563,479	118,994	-930,756	-381,006	-252,006	-128,006
60	2,212,096	102,684	-947,068	-397,316	-268,316	-144,316
80	1,859,463	86,315	-963,435	-413,685	-284,685	-160,685
100	1,506,830	69,946	-979,804	-430,054	-301,054	-177,054
120	1,152,736	53,509	-996,241	-446,491	-317,491	-193,491
140	794,336	36,872	-1,012,878	-463,128	-334,128	-210,128
160	435,935	20,236	-1,029,514	-479,764	-350,764	-226,764
180	77,535	3,599	-1,046,151	-496,401	-367,401	-243,401
200	-285,459	-13,251	-1,063,001	-513,251	-384,251	-260,251
210	-467,590	-21,705	-1,071,455	-521,705	-392,705	-268,705
220	-649,721	-30,159	-1,079,909	-530,159	-401,159	-277,159
230	-831,852	-38,614	-1,088,364	-538,614	-409,614	-285,614
240	-1,013,983	-47,068	-1,096,818	-547,068	-418,068	-294,068
250	-1,196,114	-55,523	-1,105,273	-555,523	-426,523	-302,523

Maximum CIL rates (per square metre)

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

Rural areas (higher value)

Private values £3657 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	10,277,142	477,056	-672,694	-22,944	106,056	230,056
20	9,992,143	463,826	-685,924	-36,174	92,826	216,826
40	9,702,938	450,402	-699,348	-49,598	79,402	203,402
60	9,409,357	436,774	-712,976	-63,226	65,774	189,774
80	9,114,565	423,090	-726,660	-76,910	52,090	176,090
100	8,819,931	409,042	-740,706	-90,958	38,042	162,042
120	8,508,210	394,943	-754,807	-105,057	23,943	147,943
140	8,199,138	380,597	-769,153	-119,403	9,597	133,597
160	7,885,577	366,041	-783,709	-133,959	-4,959	119,041
180	7,569,310	351,361	-798,389	-148,639	-19,639	104,361
200	7,246,301	336,367	-813,383	-163,633	-34,633	89,367
210	7,083,721	328,620	-820,930	-171,180	-42,180	81,620
220	6,920,575	321,247	-828,503	-178,753	-49,753	74,247
230	6,755,336	313,577	-836,173	-186,423	-57,423	66,577
240	6,590,098	305,906	-843,844	-194,094	-65,094	58,906
250	6,424,860	298,236	-851,514	-201,764	-72,764	51,236

Maximum CIL rates (per square metre)

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

Rural areas (lower value)

Private values £2816 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	-558,203	-25,911	-1,075,661	-525,911	-396,911	-272,911
20	-922,465	-42,820	-1,092,570	-542,820	-413,820	-289,820
40	-1,286,727	-59,729	-1,109,479	-559,729	-430,729	-306,729
60	-1,650,989	-76,637	-1,126,387	-576,637	-447,637	-323,637
80	-2,015,251	-93,546	-1,143,296	-593,546	-464,546	-340,546
100	-2,379,513	-110,455	-1,160,205	-610,455	-481,455	-357,455
120	-2,743,775	-127,364	-1,177,114	-627,364	-498,364	-374,364
140	-3,108,037	-144,272	-1,194,022	-644,272	-515,272	-391,272
160	-3,472,299	-161,181	-1,210,931	-661,181	-532,181	-408,181
180	-3,836,562	-178,090	-1,227,840	-678,090	-549,090	-425,090
200	-4,200,824	-194,998	-1,244,748	-694,998	-565,998	-441,998
210	-4,382,955	-203,453	-1,253,203	-703,453	-574,453	-450,453
220	-4,565,086	-211,907	-1,261,657	-711,907	-582,907	-458,907
230	-4,747,217	-220,362	-1,270,112	-720,362	-591,362	-467,362
240	-4,929,348	-228,816	-1,278,566	-728,816	-599,816	-475,816
250	-5,111,479	-237,270	-1,287,020	-737,270	-608,270	-484,270

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 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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Site type 5

Houses	
No of units	1165 units
Density:	35 dph
CSH level:	4

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

Site area	66.57 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2653 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	-6,565,150	-98,618	-1,148,368	-598,618	-469,618	-345,618
20	-7,580,746	-113,874	-1,163,624	-613,874	-484,874	-360,874
40	-8,596,342	-129,130	-1,178,880	-629,130	-500,130	-376,130
60	-9,611,937	-144,385	-1,194,135	-644,385	-515,385	-391,385
80	-10,627,533	-159,641	-1,209,391	-659,641	-530,641	-406,641
100	-11,643,128	-174,897	-1,224,647	-674,897	-545,897	-421,897
120	-12,658,724	-190,153	-1,239,903	-690,153	-561,153	-437,153
140	-13,674,320	-205,408	-1,255,158	-705,408	-576,408	-452,408
160	-14,689,915	-220,664	-1,270,414	-720,664	-591,664	-467,664
180	-15,705,511	-235,920	-1,285,670	-735,920	-606,920	-482,920
200	-16,721,107	-251,175	-1,300,925	-751,175	-622,175	-498,175
210	-17,228,905	-258,803	-1,308,553	-758,803	-629,803	-505,803
220	-17,736,702	-266,431	-1,316,181	-766,431	-637,431	-513,431
230	-18,244,501	-274,059	-1,323,809	-774,059	-645,059	-521,059
240	-18,752,298	-281,687	-1,331,437	-781,687	-652,687	-528,687
250	-19,260,096	-289,315	-1,339,065	-789,315	-660,315	-536,315

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3428 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	18,901,631	283,930	-765,820	-216,070	-87,070	36,930
20	18,221,186	273,709	-776,041	-226,291	-97,291	26,709
40	17,536,760	263,428	-786,322	-236,572	-107,572	16,428
60	16,852,334	253,147	-796,603	-246,853	-117,853	6,147
80	16,165,770	242,833	-806,917	-257,167	-128,167	-4,167
100	15,477,028	232,488	-817,262	-267,512	-138,512	-14,512
120	14,788,287	222,142	-827,608	-277,858	-148,858	-24,858
140	14,089,061	211,838	-838,112	-288,362	-159,362	-35,362
160	13,374,997	200,912	-848,838	-299,088	-170,088	-46,088
180	12,648,963	189,886	-859,864	-310,114	-181,114	-57,114
200	11,882,238	178,489	-871,261	-321,511	-192,511	-68,511
210	11,495,040	172,672	-877,078	-327,328	-198,328	-74,328
220	11,102,717	166,779	-882,971	-333,221	-204,221	-80,221
230	10,706,737	160,831	-888,919	-339,169	-210,169	-86,169
240	10,302,123	154,753	-894,997	-345,247	-216,247	-92,247
250	9,894,630	148,632	-901,118	-351,368	-222,368	-98,368

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £3095 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	9,409,150	141,339	-908,411	-358,661	-229,661	-105,661
20	8,621,869	129,513	-920,237	-370,487	-241,487	-117,487
40	7,789,445	117,169	-932,591	-382,841	-253,841	-129,841
60	6,944,628	104,318	-945,432	-395,682	-266,682	-142,682
80	6,076,622	91,280	-958,470	-408,720	-279,720	-155,720
100	5,186,673	77,911	-971,839	-422,089	-293,089	-169,089
120	4,258,453	63,968	-985,782	-436,032	-307,032	-183,032
140	3,285,022	49,346	-1,000,404	-450,654	-321,654	-197,654
160	2,301,849	34,577	-1,015,173	-465,423	-336,423	-212,423
180	1,308,642	19,658	-1,030,092	-480,342	-351,342	-227,342
200	309,390	4,647	-1,045,103	-495,353	-366,353	-242,353
210	-193,348	-2,904	-1,052,654	-502,904	-373,904	-249,904
220	-701,146	-10,532	-1,060,282	-510,532	-381,532	-257,532
230	-1,208,944	-18,160	-1,067,910	-518,160	-389,160	-265,160
240	-1,716,741	-25,788	-1,075,538	-525,788	-396,788	-272,788
250	-2,224,540	-33,416	-1,083,166	-533,416	-404,416	-280,416

Maximum CIL rates (per square metre)

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

Rural areas (higher value)

Private values £3657 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	25,246,067	379,233	-670,517	-120,767	8,233	132,233
20	24,574,176	369,140	-680,610	-130,860	-1,860	122,140
40	23,899,728	359,009	-690,741	-140,991	-11,991	112,009
60	23,223,727	348,854	-700,896	-151,146	-22,146	101,854
80	22,547,725	338,700	-711,050	-161,300	-32,300	91,700
100	21,870,284	328,524	-721,226	-171,476	-42,476	81,524
120	21,190,104	318,306	-731,444	-181,694	-52,694	71,306
140	20,509,925	308,089	-741,661	-191,911	-62,911	61,089
160	19,829,237	297,864	-751,886	-202,136	-73,136	50,864
180	19,144,810	287,583	-762,167	-212,417	-83,417	40,583
200	18,460,384	277,302	-772,448	-222,698	-93,698	30,302
210	18,118,172	272,161	-777,589	-227,839	-98,839	25,161
220	17,775,958	267,021	-782,729	-232,979	-103,979	20,021
230	17,431,393	261,845	-787,905	-238,155	-109,155	14,845
240	17,083,110	256,613	-793,137	-243,387	-114,387	9,613
250	16,734,826	251,382	-798,368	-248,618	-119,618	4,382

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£250

Rural areas (lower value)

Private values £2816 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	-265,543	-3,989	-1,053,739	-503,989	-374,989	-250,989
20	-1,281,139	-19,245	-1,068,995	-519,245	-390,245	-266,245
40	-2,296,734	-34,500	-1,084,250	-534,500	-405,500	-281,500
60	-3,312,330	-49,756	-1,099,506	-549,756	-420,756	-296,756
80	-4,327,926	-65,012	-1,114,762	-565,012	-436,012	-312,012
100	-5,343,521	-80,267	-1,130,017	-580,267	-451,267	-327,267
120	-6,359,117	-95,523	-1,145,273	-595,523	-466,523	-342,523
140	-7,374,713	-110,779	-1,160,529	-610,779	-481,779	-357,779
160	-8,390,308	-126,035	-1,175,785	-626,035	-497,035	-373,035
180	-9,405,904	-141,290	-1,191,040	-641,290	-512,290	-388,290
200	-10,421,500	-156,546	-1,206,296	-656,546	-527,546	-403,546
210	-10,929,298	-164,174	-1,213,924	-664,174	-535,174	-411,174
220	-11,437,095	-171,802	-1,221,552	-671,802	-542,802	-418,802
230	-11,944,893	-179,430	-1,229,180	-679,430	-550,430	-426,430
240	-12,452,691	-187,058	-1,236,808	-687,058	-558,058	-434,058
250	-12,960,489	-194,685	-1,244,435	-694,685	-565,685	-441,685

Maximum CIL rates (per square metre)

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