

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

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

0% Affordable Housing

Site type **Scheme 1 - 30 units**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	300	300	300	300
Kenilworth	220	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	60	80	100

Site type **Scheme 2 - 50 units**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	300	300	300	300
Kenilworth	220	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	60	80	100

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

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

Site type 1

100% flats
No of units 30 units
Density: 120 dph
CSH level: 4

Affordable %	0%
% rented	80%
% intermed	20%

Site area	0.25 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3534 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	-633	-2,531	-1,052,281	-502,531	-373,531	-249,531
20	-31,377	-125,509	-1,175,259	-625,509	-496,509	-372,509
40	-62,132	-248,529	-1,298,279	-748,529	-519,529	-395,529
60	-92,887	-371,550	-1,421,300	-871,550	-542,550	-418,550
80	-123,642	-494,570	-1,544,320	-994,570	-665,570	-541,570
100	-154,396	-617,590	-1,667,340	-1,117,590	-788,590	-664,590
120	-185,153	-740,611	-1,790,361	-1,240,611	-911,611	-787,611
140	-215,908	-863,631	-1,913,381	-1,363,631	-1,034,631	-910,631
160	-246,663	-986,652	-2,036,402	-1,486,652	-1,157,652	-1,033,652
180	-277,418	-1,109,672	-2,159,422	-1,609,672	-1,280,672	-1,156,672
200	-308,173	-1,232,693	-2,282,443	-1,732,693	-1,403,693	-1,279,693
220	-338,928	-1,355,713	-2,405,463	-1,855,713	-1,526,713	-1,402,713
240	-369,683	-1,478,734	-2,528,484	-1,978,734	-1,649,734	-1,525,734
260	-400,438	-1,601,754	-2,651,504	-2,101,754	-1,772,754	-1,644,754
280	-431,194	-1,724,775	-2,774,525	-2,224,775	-1,895,775	-1,767,775
300	-461,950	-1,847,795	-2,897,545	-2,347,795	-2,018,795	-1,890,795

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £4567 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	£1,069,359	4,277,436	3,227,686	3,777,436	3,906,436	4,030,436
20	1,020,707	4,082,828	3,033,078	3,582,828	3,711,828	3,835,828
40	990,447	3,961,788	2,912,038	3,461,788	3,590,788	3,714,788
60	960,186	3,840,744	2,790,994	3,340,744	3,469,744	3,593,744
80	929,926	3,719,703	2,669,953	3,219,703	3,348,703	3,472,703
100	899,666	3,598,663	2,548,913	3,098,663	3,227,663	3,351,663
120	869,406	3,477,623	2,427,873	2,977,623	3,106,623	3,230,623
140	839,146	3,356,582	2,306,832	2,856,582	2,985,582	3,109,582
160	808,885	3,235,542	2,185,792	2,735,542	2,864,542	2,988,542
180	778,624	3,114,497	2,064,747	2,614,497	2,743,497	2,867,497
200	748,364	2,993,457	1,943,707	2,493,457	2,622,457	2,746,457
220	718,104	2,872,417	1,822,667	2,372,417	2,501,417	2,625,417
240	687,844	2,751,376	1,701,626	2,251,376	2,380,376	2,504,376
260	657,584	2,630,336	1,580,586	2,130,336	2,259,336	2,383,336
280	627,324	2,509,296	1,459,546	2,009,296	2,138,296	2,262,296
300	597,063	2,388,255	1,338,505	1,888,255	2,017,255	2,141,255

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £4122 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	608,243	2,432,970	1,383,220	1,932,970	2,061,970	2,185,970
20	567,521	2,270,084	1,220,334	1,770,084	1,899,084	2,023,084
40	537,261	2,149,044	1,099,294	1,649,044	1,778,044	1,902,044
60	507,001	2,028,003	978,253	1,528,003	1,657,003	1,781,003
80	476,740	1,906,959	857,209	1,406,959	1,535,959	1,659,959
100	446,480	1,785,919	736,169	1,285,919	1,414,919	1,538,919
120	416,220	1,664,878	615,128	1,164,878	1,293,878	1,417,878
140	385,959	1,543,838	494,088	1,043,838	1,172,838	1,296,838
160	355,699	1,422,798	373,048	922,798	1,051,798	1,175,798
180	325,439	1,301,757	252,007	801,757	930,757	1,054,757
200	295,178	1,180,717	130,963	680,713	809,713	933,713
220	264,918	1,059,677	9,922	559,672	688,672	812,672
240	234,658	938,637	-111,118	438,632	567,632	691,632
260	204,398	817,597	-232,158	317,592	446,592	570,592
280	174,138	696,557	-353,199	196,551	325,551	449,551
300	143,878	575,517	-474,239	75,511	204,511	328,511

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£220	£300	£300	£300

Rural areas (higher value)

Private values £4871 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	1,382,796	5,531,184	4,481,434	5,031,184	5,160,184	5,284,184
20	1,329,240	5,316,961	4,267,211	4,816,961	4,945,961	5,069,961
40	1,289,467	5,197,867	4,148,117	4,697,867	4,826,867	4,950,867
60	1,269,693	5,078,772	4,029,022	4,578,772	4,707,772	4,831,772
80	1,239,920	4,959,682	3,909,932	4,459,682	4,588,682	4,712,682
100	1,209,987	4,839,949	3,790,199	4,339,949	4,468,949	4,592,949
120	1,179,727	4,719,909	3,669,159	4,219,909	4,347,909	4,471,909
140	1,149,466	4,597,865	3,548,115	4,097,865	4,226,865	4,350,865
160	1,119,206	4,476,824	3,427,074	3,976,824	4,105,824	4,229,824
180	1,088,946	4,355,784	3,306,034	3,855,784	3,984,784	4,108,784
200	1,058,686	4,234,744	3,184,994	3,734,744	3,863,744	3,987,744
220	1,028,426	4,113,703	3,063,953	3,613,703	3,742,703	3,866,703
240	998,165	3,992,659	2,942,909	3,492,659	3,621,659	3,745,659
260	967,905	3,871,618	2,821,868	3,371,618	3,500,618	3,624,618
280	937,645	3,750,578	2,700,828	3,250,578	3,379,578	3,503,578
300	907,384	3,629,538	2,579,788	3,129,538	3,258,538	3,382,538

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (lower value)

Private values £3751 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	224,574	898,298	-151,452	398,298	527,298	651,298
20	190,451	761,804	-287,946	261,804	390,804	514,804
40	160,191	640,764	-408,986	140,764	269,764	393,764
60	129,931	519,723	-530,027	19,723	148,723	272,723
80	99,671	398,683	-651,067	-101,317	27,683	151,683
100	69,411	277,643	-772,107	-222,357	-93,357	30,643
120	39,151	156,602	-893,148	-343,398	-214,398	-90,398
140	8,889	35,558	-1,014,192	-464,442	-335,442	-211,442
160	-21,720	-86,878	-1,136,238	-586,878	-457,878	-333,878
180	-52,475	-209,899	-1,259,899	-709,899	-590,899	-456,899
200	-83,230	-332,919	-1,382,919	-832,919	-703,919	-579,919
220	-113,985	-455,940	-1,505,940	-955,940	-826,940	-702,940
240	-144,741	-578,964	-1,628,964	-1,078,964	-949,964	-825,964
260	-175,496	-701,985	-1,751,985	-1,201,985	-1,072,985	-948,985
280	-206,251	-825,005	-1,874,985	-1,325,005	-1,196,005	-1,072,005
300	-237,006	-948,026	-1,997,976	-1,448,026	-1,319,026	-1,195,026

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£80	£100

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

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

Site type 2

100% flats
No of units 50 units
Density: 120 dph
CSH level: 4

Affordable %	0%
% rented	80%
% intermed	20%

Site area	0.42 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3534 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		-1,054	-2,530	-1,052,280	-502,530	-373,530
20		-52,295	-125,509	-1,175,259	-625,509	-496,509
40		-103,554	-248,529	-1,298,279	-748,529	-599,529
60		-154,812	-371,550	-1,421,300	-871,550	-742,550
80		-206,071	-494,570	-1,544,320	-994,570	-865,570
100		-257,329	-617,590	-1,667,340	-1,117,590	-988,590
120		-308,588	-740,611	-1,790,361	-1,240,611	-1,111,611
140		-359,846	-863,631	-1,913,381	-1,363,631	-1,234,631
160		-411,105	-986,652	-2,036,402	-1,486,652	-1,357,652
180		-462,363	-1,109,672	-2,159,422	-1,609,672	-1,480,672
200		-513,622	-1,232,693	-2,282,443	-1,732,693	-1,603,693
220		-564,881	-1,355,716	-2,405,466	-1,855,716	-1,726,716
240		-616,140	-1,478,736	-2,528,486	-1,978,736	-1,849,736
260		-667,399	-1,601,756	-2,651,506	-2,101,756	-1,972,756
280		-718,657	-1,724,777	-2,774,527	-2,224,777	-2,095,777
300		-769,916	-1,847,797	-2,897,547	-2,347,797	-2,218,797

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £4567 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		1,782,265	4,277,435	3,227,685	3,777,435	3,906,435
20		1,701,179	4,082,828	3,033,078	3,582,828	3,711,828
40		1,650,744	3,961,786	2,912,036	3,461,786	3,590,786
60		1,600,311	3,840,745	2,790,995	3,340,745	3,469,745
80		1,549,877	3,719,705	2,669,955	3,219,705	3,348,705
100		1,499,444	3,598,665	2,548,915	3,098,665	3,227,665
120		1,449,009	3,477,622	2,427,872	2,977,622	3,106,622
140		1,398,576	3,356,581	2,306,831	2,856,581	2,985,581
160		1,348,142	3,235,541	2,185,791	2,735,541	2,864,541
180		1,297,708	3,114,498	2,064,748	2,614,498	2,743,498
200		1,247,274	2,993,458	1,943,708	2,493,458	2,622,458
220		1,196,841	2,872,418	1,822,668	2,372,418	2,501,418
240		1,146,407	2,751,377	1,701,627	2,251,377	2,380,377
260		1,095,973	2,630,334	1,580,584	2,130,334	2,259,334
280		1,045,539	2,509,294	1,459,544	2,009,294	2,138,294
300		995,106	2,388,254	1,338,504	1,888,254	2,017,254

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £4122 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		1,013,737	2,432,969	1,383,219	1,932,969	2,061,969
20		945,868	2,270,083	1,220,333	1,770,083	1,899,083
40		895,435	2,149,043	1,099,293	1,649,043	1,778,043
60		845,001	2,028,003	978,253	1,528,003	1,657,003
80		794,567	1,906,960	857,210	1,406,960	1,535,960
100		744,133	1,785,920	736,170	1,285,920	1,414,920
120		693,700	1,664,879	615,129	1,164,879	1,293,879
140		643,265	1,543,836	494,086	1,043,836	1,172,836
160		592,832	1,422,796	373,046	922,796	1,051,796
180		542,398	1,301,756	252,006	801,756	930,756
200		491,965	1,180,715	130,965	680,715	809,715
220		441,530	1,059,672	9,922	559,672	688,672
240		391,097	938,632	-111,118	438,632	567,632
260		340,663	817,592	-232,158	317,592	446,592
280		290,229	696,549	-353,201	196,549	325,549
300		239,795	575,509	-474,241	75,509	204,509

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£220	£300	£300	£300

Rural areas (higher value)

Private values £4871 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		2,304,661	5,531,185	4,481,435	5,031,185	5,160,185
20		2,215,400	5,316,960	4,267,210	4,816,960	4,945,960
40		2,165,778	5,197,868	4,148,118	4,697,868	4,826,868
60		2,116,156	5,078,773	4,029,023	4,578,773	4,707,773
80		2,066,534	4,959,681	3,909,931	4,459,681	4,588,681
100		2,016,912	4,839,589	3,790,840	4,339,589	4,468,589
120		1,967,290	4,719,497	3,671,748	4,219,497	4,348,497
140		1,917,668	4,599,405	3,552,656	4,099,405	4,228,405
160		1,868,046	4,479,313	3,433,564	3,979,313	4,108,313
180		1,818,424	4,359,221	3,314,472	3,859,221	3,988,221
200		1,768,802	4,239,129	3,195,380	3,739,129	3,868,129
220		1,719,180	4,119,037	3,076,288	3,619,037	3,748,037
240		1,669,558	3,998,945	2,957,196	3,498,945	3,627,945
260		1,619,936	3,878,853	2,838,104	3,378,853	3,507,853
280		1,570,314	3,758,761	2,719,012	3,258,761	3,387,761
300		1,520,692	3,638,669	2,600,920	3,138,669	3,267,669

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (lower value)

Private values £3751 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		374,290	898,296	-151,454	398,296	527,296
20		317,419	761,807	-287,943	261,807	390,807
40		266,985	640,764	-408,986	140,764	269,764
60		216,551	519,723	-530,027	19,723	148,723
80		166,118	398,683	-651,067	-101,317	27,683
100		115,684	277,643	-772,107	-222,357	-93,357
120		65,250	156,600	-893,150	-343,400	-214,400
140		14,816	35,560	-1,014,190	-464,440	-335,440
160		-36,200	-86,880	-1,136,630	-586,880	-457,880
180		-87,459	-209,901	-1,259,671	-709,901	-580,901
200		-138,717	-332,921	-1,382,711	-832,921	-703,921
220		-189,976	-455,941	-1,505,751	-955,941	-826,941
240		-241,234	-578,962	-1,628,792	-1,078,962	-949,962
260		-292,493	-701,982	-1,751,832	-1,201,982	-1,072,982
280		-343,751	-825,003	-1,874,873	-1,325,003	-1,196,003
300		-395,011	-948,026	-1,997,914	-1,448,026	-1,319,026

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£80	£100

Community Infrastructure Levy Viability
Warwick District Council
Results summary

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

10% Affordable Housing

Site type **Scheme 1 - 30 units**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	300	300	300	300
Kenilworth	60	160	180	200
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Site type **Scheme 2 - 50 units**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
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Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

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

Site type 1

100% flats
No of units 30 units
Density: 120 dph
CSH level: 4

Affordable % 10%
% rented 80%
% intermed 20%

Site area 0.25 ha
Net to gross 100%

Growth
Sales 0%
Build 0%

Warwick

Private values £3534 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	-209,981	-839,923	-1,889,673	-1,339,923	-1,210,923	-1,086,923
20	-234,049	-936,196	-1,985,946	-1,436,196	-1,307,196	-1,183,196
40	-261,729	-1,046,917	-2,096,667	-1,546,917	-1,417,917	-1,293,917
60	-289,408	-1,157,634	-2,207,384	-1,657,634	-1,528,634	-1,404,634
80	-317,089	-1,268,355	-2,318,105	-1,768,355	-1,639,355	-1,515,355
100	-344,768	-1,379,071	-2,428,821	-1,879,071	-1,750,071	-1,626,071
120	-372,448	-1,489,792	-2,539,542	-1,989,792	-1,860,792	-1,736,792
140	-400,127	-1,600,509	-2,650,259	-2,100,509	-1,971,509	-1,847,509
160	-427,807	-1,711,230	-2,760,980	-2,211,230	-2,082,230	-1,958,230
180	-455,487	-1,821,947	-2,871,697	-2,321,947	-2,192,947	-2,068,947
200	-483,167	-1,932,668	-2,982,418	-2,432,668	-2,303,668	-2,179,668
220	-510,846	-2,043,384	-3,093,134	-2,543,384	-2,414,384	-2,290,384
240	-538,525	-2,154,101	-3,203,851	-2,654,101	-2,525,101	-2,401,101
260	-566,205	-2,264,822	-3,314,572	-2,764,822	-2,635,822	-2,511,822
280	-593,885	-2,375,539	-3,425,289	-2,875,539	-2,746,539	-2,622,539
300	-621,565	-2,486,260	-3,536,010	-2,986,260	-2,857,260	-2,733,260

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £4567 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	£777,676	3,110,706	2,060,956	2,610,706	2,739,706	2,863,706
20	737,067	2,948,268	1,898,518	2,448,268	2,577,268	2,701,268
40	709,833	2,839,331	1,789,581	2,339,331	2,468,331	2,592,331
60	682,598	2,730,394	1,680,644	2,230,394	2,359,394	2,483,394
80	655,364	2,621,457	1,571,707	2,121,457	2,250,457	2,374,457
100	628,130	2,512,519	1,462,769	2,012,519	2,141,519	2,265,519
120	600,896	2,403,582	1,353,832	1,903,582	2,032,582	2,156,582
140	573,661	2,294,645	1,244,895	1,794,645	1,923,645	2,047,645
160	546,427	2,185,708	1,135,958	1,685,708	1,814,708	1,938,708
180	519,193	2,076,771	1,027,021	1,576,771	1,705,771	1,829,771
200	491,958	1,967,834	918,084	1,467,834	1,596,834	1,720,834
220	464,724	1,858,897	809,147	1,358,897	1,487,897	1,611,897
240	437,490	1,749,959	700,209	1,249,959	1,378,959	1,502,959
260	410,256	1,641,022	591,272	1,141,022	1,270,022	1,394,022
280	383,021	1,532,085	482,335	1,032,085	1,161,085	1,285,085
300	355,787	1,423,148	373,398	923,148	1,052,148	1,176,148

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £4122 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	353,494	1,413,977	364,227	913,977	1,042,977	1,166,977
20	320,180	1,280,718	230,968	780,718	909,718	1,033,718
40	292,945	1,171,781	122,031	671,781	800,781	924,781
60	265,711	1,062,844	13,094	562,844	691,844	815,844
80	238,477	953,907	-95,843	453,907	582,907	706,907
100	211,242	844,970	-204,780	344,970	473,970	597,970
120	184,008	736,032	-313,718	236,032	365,032	489,032
140	156,775	627,099	-422,651	127,099	256,099	380,099
160	129,541	518,162	-531,588	18,162	147,162	271,162
180	102,306	409,225	-640,525	-90,775	38,225	162,225
200	75,072	300,288	-749,462	-199,712	-70,712	53,288
220	47,838	191,351	-858,399	-308,649	-179,649	-55,649
240	20,603	82,414	-967,336	-417,586	-288,586	-164,586
260	-6,739	-26,957	-1,076,707	-526,957	-397,957	-273,957
280	-34,419	-137,678	-1,187,428	-637,678	-508,678	-384,678
300	-62,099	-248,395	-1,298,145	-748,395	-619,395	-495,395

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£60	£160	£180	£200

Rural areas (higher value)

Private values £4871 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,068,137	4,272,546	3,222,796	3,772,546	3,901,546	4,025,546
20	1,022,532	4,090,128	3,040,378	3,590,128	3,719,128	3,843,128
40	985,298	3,981,191	2,931,441	3,481,191	3,610,191	3,734,191
60	968,063	3,872,254	2,822,504	3,372,254	3,501,254	3,625,254
80	940,829	3,763,317	2,713,567	3,263,317	3,392,317	3,516,317
100	913,595	3,654,380	2,604,630	3,154,380	3,283,380	3,407,380
120	886,361	3,545,442	2,495,692	3,045,442	3,174,442	3,298,442
140	859,126	3,436,505	2,386,755	2,936,505	3,065,505	3,189,505
160	831,892	3,327,568	2,277,818	2,827,568	2,956,568	3,080,568
180	804,658	3,218,631	2,168,881	2,718,631	2,847,631	2,971,631
200	777,423	3,109,694	2,059,944	2,609,694	2,738,694	2,862,694
220	750,189	3,000,757	1,951,007	2,500,757	2,629,757	2,753,757
240	722,955	2,891,820	1,842,070	2,391,820	2,520,820	2,644,820
260	695,721	2,782,883	1,733,133	2,282,883	2,411,883	2,535,883
280	668,486	2,673,945	1,624,195	2,173,945	2,302,945	2,426,945
300	641,252	2,565,008	1,515,258	2,065,008	2,194,008	2,318,008

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (lower value)

Private values £3751 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	556	2,225	-1,047,525	-497,775	-368,775	-244,775
20	-27,124	-108,495	-1,158,245	-608,495	-479,495	-355,495
40	-54,803	-219,212	-1,268,962	-719,212	-590,212	-466,212
60	-82,483	-329,933	-1,379,683	-829,933	-700,933	-576,933
80	-110,162	-440,649	-1,490,399	-940,649	-811,649	-687,649
100	-137,843	-551,370	-1,601,120	-1,051,370	-922,370	-798,370
120	-165,522	-662,087	-1,711,837	-1,162,087	-1,033,087	-909,087
140	-193,202	-772,808	-1,822,558	-1,272,808	-1,143,808	-1,019,808
160	-220,881	-883,525	-1,933,275	-1,383,525	-1,254,525	-1,130,525
180	-248,561	-994,245	-2,043,995	-1,494,245	-1,365,245	-1,241,245
200	-276,241	-1,104,962	-2,154,712	-1,604,962	-1,475,962	-1,351,962
220	-303,921	-1,215,683	-2,265,433	-1,715,683	-1,586,683	-1,462,683
240	-331,600	-1,326,400	-2,376,150	-1,826,400	-1,697,400	-1,573,400
260	-359,279	-1,437,117	-2,486,867	-1,937,117	-1,808,117	-1,684,117
280	-386,959	-1,547,838	-2,597,588	-2,047,838	-1,918,838	-1,794,838
300	-414,639	-1,658,554	-2,708,304	-2,158,554	-2,029,554	-1,905,554

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

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

Site type 2

100% flats
No of units 50 units
Density: 120 dph
CSH level: 4

Affordable %	10%
% rented	80%
% intermed	20%

Site area	0.42 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick Private values £3534 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						
20	-349,969	-839,926	-1,889,676	-1,339,926	-1,210,926	-1,086,926
40	-436,215	-1,046,916	-2,096,666	-1,546,916	-1,417,916	-1,293,916
60	-482,348	-1,157,635	-2,207,385	-1,657,635	-1,528,635	-1,404,635
80	-528,480	-1,268,353	-2,318,103	-1,768,353	-1,639,353	-1,515,353
100	-574,613	-1,379,071	-2,428,821	-1,879,071	-1,750,071	-1,626,071
120	-620,746	-1,489,790	-2,539,540	-1,989,790	-1,860,790	-1,736,790
140	-666,879	-1,600,511	-2,650,261	-2,100,511	-1,971,511	-1,847,511
160	-713,012	-1,711,229	-2,760,979	-2,211,229	-2,082,229	-1,958,229
180	-759,145	-1,821,947	-2,871,697	-2,321,947	-2,192,947	-2,068,947
200	-805,277	-1,932,666	-2,982,416	-2,432,666	-2,303,666	-2,179,666
220	-851,410	-2,043,384	-3,093,134	-2,543,384	-2,414,384	-2,290,384
240	-897,543	-2,154,103	-3,203,853	-2,654,103	-2,525,103	-2,401,103
260	-943,675	-2,264,821	-3,314,571	-2,764,821	-2,635,821	-2,511,821
280	-989,808	-2,375,540	-3,425,290	-2,875,540	-2,746,540	-2,622,540
300	-1,035,941	-2,486,258	-3,536,008	-2,986,258	-2,857,258	-2,733,258

Maximum CIL rates (per square metre)

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

Leamington Spa Private values £4567 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	1,296,127	3,110,705	2,060,955	2,610,705	2,739,705	2,863,705
20	1,228,444	2,948,266	1,898,516	2,448,266	2,577,266	2,701,266
40	1,183,054	2,839,330	1,789,580	2,339,330	2,468,330	2,592,330
60	1,137,664	2,730,394	1,680,644	2,230,394	2,359,394	2,483,394
80	1,092,273	2,621,455	1,571,705	2,121,455	2,250,455	2,374,455
100	1,046,883	2,512,519	1,462,769	2,012,519	2,141,519	2,265,519
120	1,001,493	2,403,582	1,353,832	1,903,582	2,032,582	2,156,582
140	956,101	2,294,643	1,244,893	1,794,643	1,923,643	2,047,643
160	910,711	2,185,707	1,135,957	1,685,707	1,814,707	1,938,707
180	865,321	2,076,771	1,027,021	1,576,771	1,705,771	1,829,771
200	819,931	1,967,834	918,084	1,467,834	1,596,834	1,720,834
220	774,540	1,858,896	809,146	1,358,896	1,487,896	1,611,896
240	729,150	1,749,959	700,209	1,249,959	1,378,959	1,502,959
260	683,760	1,641,023	591,273	1,141,023	1,270,023	1,394,023
280	638,369	1,532,087	482,337	1,032,087	1,161,087	1,285,087
300	592,978	1,423,148	373,398	923,148	1,052,148	1,176,148

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth Private values £4122 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	589,156	1,413,974	364,224	913,974	1,042,974	1,166,974
20	533,633	1,280,718	230,968	780,718	909,718	1,033,718
40	488,242	1,171,782	122,032	671,782	800,782	924,782
60	442,852	1,062,845	13,095	562,845	691,845	815,845
80	397,462	953,909	-95,841	453,909	582,909	706,909
100	352,071	844,970	-204,780	344,970	473,970	597,970
120	306,681	736,034	-313,716	236,034	365,034	489,034
140	261,291	627,098	-422,652	127,098	256,098	380,098
160	215,901	518,161	-531,589	18,161	147,161	271,161
180	170,509	409,223	-640,527	-90,777	38,223	162,223
200	125,119	300,286	-749,464	-199,714	-70,714	53,286
220	79,729	191,350	-858,400	-308,650	-179,650	-65,350
240	34,339	82,414	-967,336	-417,586	-288,586	-164,586
260	-11,232	-26,957	-1,076,707	-526,957	-397,957	-273,957
280	-57,365	-137,678	-1,187,428	-637,678	-508,678	-384,678
300	-103,498	-248,396	-1,298,146	-748,396	-619,396	-495,396

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£60	£160	£180	£200

Rural areas (higher value) Private values £4871 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	1,780,228	4,272,547	3,222,797	3,772,547	3,901,547	4,025,547
20	1,704,220	4,090,127	3,040,377	3,590,127	3,719,127	3,843,127
40	1,658,830	3,981,191	2,931,441	3,481,191	3,610,191	3,734,191
60	1,613,438	3,872,252	2,822,502	3,372,252	3,501,252	3,625,252
80	1,568,048	3,763,316	2,713,566	3,263,316	3,392,316	3,516,316
100	1,522,658	3,654,380	2,604,630	3,154,380	3,283,380	3,407,380
120	1,477,268	3,545,443	2,495,693	3,045,443	3,174,443	3,298,443
140	1,431,877	3,436,505	2,386,755	2,936,505	3,065,505	3,189,505
160	1,386,487	3,327,568	2,277,818	2,827,568	2,956,568	3,080,568
180	1,341,097	3,218,632	2,168,882	2,718,632	2,847,632	2,971,632
200	1,295,706	3,109,696	2,059,946	2,609,696	2,738,696	2,862,696
220	1,250,315	3,000,757	1,951,007	2,500,757	2,629,757	2,753,757
240	1,204,925	2,891,820	1,842,070	2,391,820	2,520,820	2,644,820
260	1,159,535	2,782,884	1,733,134	2,282,884	2,411,884	2,535,884
280	1,114,144	2,673,945	1,624,195	2,173,945	2,302,945	2,426,945
300	1,068,754	2,565,009	1,515,259	2,065,009	2,194,009	2,318,009

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (lower value) Private values £3751 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	2,225	-1,047,525	-497,775	-368,775	-244,775
20	-45,207	-108,496	-1,158,246	-608,496	-479,496	-355,496
40	-91,339	-219,214	-1,268,964	-719,214	-590,214	-466,214
60	-137,472	-329,933	-1,379,683	-829,933	-700,933	-576,933
80	-183,605	-440,651	-1,490,401	-940,651	-811,651	-687,651
100	-229,737	-551,369	-1,601,119	-1,051,369	-922,369	-798,369
120	-275,870	-662,088	-1,711,838	-1,162,088	-1,033,088	-909,088
140	-322,003	-772,806	-1,822,556	-1,272,806	-1,143,806	-1,019,806
160	-368,135	-883,525	-1,933,275	-1,383,525	-1,254,525	-1,130,525
180	-414,268	-994,243	-2,043,993	-1,494,243	-1,365,243	-1,241,243
200	-460,402	-1,104,964	-2,154,714	-1,604,964	-1,475,964	-1,351,964
220	-506,534	-1,215,682	-2,265,432	-1,715,682	-1,586,682	-1,462,682
240	-552,667	-1,326,401	-2,376,151	-1,826,401	-1,697,401	-1,573,401
260	-598,800	-1,437,119	-2,486,869	-1,937,119	-1,808,119	-1,684,119
280	-644,932	-1,547,838	-2,597,588	-2,047,838	-1,918,838	-1,794,838
300	-691,065	-1,658,556	-2,708,306	-2,158,556	-2,029,556	-1,905,556

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#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.

20% Affordable Housing

Site type **Scheme 1 - 30 units**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	160	280	300	300
Kenilworth	#N/A	#N/A	0	20
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Site type **Scheme 2 - 50 units**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	160	280	300	300
Kenilworth	#N/A	#N/A	0	20
Rural areas (higher value)	300	300	300	300
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 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

100% flats
No of units 30 units
Density: 120 dph
CSH level: 4

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

Site area 0.25 ha
Net to gross 100%

Growth	
Sales 0%	
Build 0%	

Warwick

Private values £3534 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	-419,330	-1,677,320	-2,727,070	-2,177,320	-2,048,320	-1,924,320
20	-436,722	-1,746,888	-2,796,638	-2,246,888	-2,117,888	-1,993,888
40	-461,326	-1,845,305	-2,895,055	-2,345,305	-2,216,305	-2,092,305
60	-485,931	-1,943,722	-2,993,472	-2,443,722	-2,314,722	-2,190,722
80	-510,535	-2,042,139	-3,091,889	-2,542,139	-2,413,139	-2,289,139
100	-535,139	-2,140,556	-3,190,306	-2,640,556	-2,511,556	-2,387,556
120	-559,742	-2,238,970	-3,288,720	-2,738,970	-2,609,970	-2,485,970
140	-584,347	-2,337,387	-3,387,137	-2,837,387	-2,708,387	-2,584,387
160	-608,951	-2,435,804	-3,485,554	-2,935,804	-2,806,804	-2,682,804
180	-633,555	-2,534,221	-3,583,971	-3,034,221	-2,905,221	-2,781,221
200	-658,160	-2,632,638	-3,682,388	-3,132,638	-3,003,638	-2,879,638
220	-682,764	-2,731,055	-3,780,805	-3,231,055	-3,102,055	-2,978,055
240	-707,367	-2,829,469	-3,879,219	-3,329,469	-3,200,469	-3,076,469
260	-731,971	-2,927,886	-3,977,636	-3,427,886	-3,298,886	-3,174,886
280	-756,576	-3,026,303	-4,076,053	-3,526,303	-3,397,303	-3,273,303
300	-781,180	-3,124,720	-4,174,470	-3,624,720	-3,495,720	-3,371,720

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £4567 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	£485,993	1,943,971	894,221	1,443,971	1,572,971	1,696,971
20	453,426	1,813,703	763,953	1,313,703	1,442,703	1,566,703
40	429,218	1,716,873	667,123	1,216,873	1,345,873	1,469,873
60	405,010	1,620,040	570,290	1,120,040	1,249,040	1,373,040
80	380,801	1,523,206	473,456	1,023,206	1,152,206	1,276,206
100	356,593	1,426,372	376,622	926,372	1,055,372	1,179,372
120	332,385	1,329,542	279,792	829,542	958,542	1,082,542
140	308,177	1,232,708	182,958	732,708	861,708	985,708
160	283,969	1,135,874	86,124	635,874	764,874	888,874
180	259,761	1,039,044	-10,706	539,044	668,044	792,044
200	235,553	942,210	-107,540	442,210	571,210	695,210
220	211,344	845,376	-204,374	345,376	474,376	598,376
240	187,136	748,542	-301,208	248,542	377,542	501,542
260	162,928	651,713	-398,037	151,713	280,713	404,713
280	138,720	554,879	-494,871	54,879	183,879	307,879
300	114,511	458,045	-591,705	-41,955	87,045	211,045

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£160	£280	£300	£300

Kenilworth

Private values £4122 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	98,745	394,979	-654,771	-105,021	23,979	147,979
20	72,839	291,356	-758,394	-208,644	-79,644	44,356
40	48,631	194,522	-855,228	-305,478	-176,478	-52,478
60	24,422	97,688	-952,062	-402,312	-273,312	-149,312
80	214	854	-1,048,896	-499,146	-370,146	-246,146
100	-24,387	-97,548	-1,147,298	-597,548	-468,548	-344,548
120	-48,991	-195,965	-1,245,715	-695,965	-566,965	-442,965
140	-73,595	-294,378	-1,344,128	-794,378	-665,378	-541,378
160	-98,199	-392,795	-1,442,545	-892,795	-763,795	-639,795
180	-122,803	-491,212	-1,540,962	-991,212	-862,212	-738,212
200	-147,407	-589,630	-1,639,380	-1,089,630	-960,630	-836,630
220	-172,012	-688,047	-1,737,797	-1,188,047	-1,059,047	-935,047
240	-196,616	-786,464	-1,836,214	-1,286,464	-1,157,464	-1,033,464
260	-221,220	-884,881	-1,934,631	-1,384,881	-1,255,881	-1,131,881
280	-245,824	-983,294	-2,033,044	-1,483,294	-1,354,294	-1,230,294
300	-270,428	-1,081,711	-2,131,461	-1,581,711	-1,452,711	-1,328,711

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£20

Rural areas (higher value)

Private values £4871 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	751,163	3,004,651	1,954,901	2,504,651	2,633,651	2,757,651
20	714,035	2,856,141	1,806,391	2,356,141	2,485,141	2,609,141
40	689,827	2,759,307	1,709,557	2,259,307	2,386,307	2,512,307
60	665,619	2,662,478	1,612,728	2,162,478	2,291,478	2,415,478
80	641,411	2,565,644	1,515,894	2,065,644	2,194,644	2,318,644
100	617,202	2,468,810	1,419,060	1,968,810	2,097,810	2,221,810
120	592,994	2,371,976	1,322,226	1,871,976	2,000,976	2,124,976
140	568,786	2,275,146	1,225,396	1,775,146	1,904,146	2,028,146
160	544,578	2,178,312	1,128,562	1,678,312	1,807,312	1,931,312
180	520,370	2,081,478	1,031,728	1,581,478	1,710,478	1,834,478
200	496,161	1,984,644	934,894	1,484,644	1,613,644	1,737,644
220	471,954	1,887,814	838,064	1,387,814	1,516,814	1,640,814
240	447,745	1,790,980	741,230	1,290,980	1,419,980	1,543,980
260	423,537	1,694,147	644,397	1,194,147	1,323,147	1,447,147
280	399,328	1,597,313	547,563	1,097,313	1,226,313	1,350,313
300	375,121	1,500,483	450,733	1,000,483	1,129,483	1,253,483

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (lower value)

Private values £3751 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	-227,116	-908,462	-1,958,212	-1,408,462	-1,279,462	-1,155,462
20	-247,814	-991,255	-2,041,005	-1,491,255	-1,362,255	-1,238,255
40	-272,418	-1,089,672	-2,139,422	-1,589,672	-1,460,672	-1,336,672
60	-297,022	-1,188,089	-2,237,839	-1,688,089	-1,559,089	-1,435,089
80	-321,627	-1,286,506	-2,336,256	-1,786,506	-1,657,506	-1,533,506
100	-346,231	-1,384,923	-2,434,673	-1,884,923	-1,755,923	-1,631,923
120	-370,834	-1,483,337	-2,533,087	-1,983,337	-1,854,337	-1,730,337
140	-395,438	-1,581,754	-2,631,504	-2,081,754	-1,952,754	-1,828,754
160	-420,043	-1,680,171	-2,729,921	-2,180,171	-2,051,171	-1,927,171
180	-444,647	-1,778,588	-2,828,338	-2,278,588	-2,149,588	-2,025,588
200	-469,251	-1,877,005	-2,926,755	-2,377,005	-2,248,005	-2,124,005
220	-493,856	-1,975,422	-3,025,172	-2,475,422	-2,346,422	-2,222,422
240	-518,460	-2,073,839	-3,123,589	-2,573,839	-2,444,839	-2,320,839
260	-543,064	-2,172,253	-3,222,003	-2,672,253	-2,543,253	-2,419,253
280	-567,667	-2,270,670	-3,320,420	-2,770,670	-2,641,670	-2,517,670
300	-592,272	-2,369,087	-3,418,837	-2,869,087	-2,740,087	-2,616,087

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

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

Site type 2

100% flats
No of units 50 units
Density: 120 dph
CSH level: 4

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

Site area	0.42 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3534 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	-698,884	-1,677,321	-2,727,071	-2,177,321	-2,048,321	-1,924,321
20	-727,871	-1,746,889	-2,796,639	-2,246,889	-2,117,889	-1,993,889
40	-768,877	-1,845,306	-2,895,056	-2,345,306	-2,216,306	-2,092,306
60	-809,884	-1,943,722	-2,993,472	-2,443,722	-2,314,722	-2,190,722
80	-850,891	-2,042,139	-3,091,889	-2,542,139	-2,413,139	-2,289,139
100	-891,898	-2,140,555	-3,190,305	-2,640,555	-2,511,555	-2,387,555
120	-932,905	-2,238,971	-3,288,721	-2,738,971	-2,609,971	-2,485,971
140	-973,912	-2,337,388	-3,387,138	-2,837,388	-2,708,388	-2,584,388
160	-1,014,918	-2,435,804	-3,485,554	-2,935,804	-2,806,804	-2,682,804
180	-1,055,925	-2,534,220	-3,583,970	-3,034,220	-2,905,220	-2,781,220
200	-1,096,932	-2,632,637	-3,682,387	-3,132,637	-3,003,637	-2,879,637
220	-1,137,939	-2,731,053	-3,780,803	-3,231,053	-3,102,053	-2,978,053
240	-1,178,946	-2,829,469	-3,879,219	-3,329,469	-3,200,469	-3,076,469
260	-1,219,953	-2,927,886	-3,977,636	-3,427,886	-3,298,886	-3,174,886
280	-1,260,960	-3,026,302	-4,076,052	-3,526,302	-3,397,302	-3,273,302
300	-1,301,967	-3,124,718	-4,174,468	-3,624,718	-3,495,718	-3,371,718

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £4567 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	809,988	1,943,972	894,222	1,443,972	1,572,972	1,696,972
20	755,710	1,813,704	763,954	1,313,704	1,442,704	1,566,704
40	715,363	1,716,872	667,122	1,216,872	1,345,872	1,469,872
60	675,016	1,620,040	570,290	1,120,040	1,249,040	1,373,040
80	634,670	1,523,207	473,457	1,023,207	1,152,207	1,276,207
100	594,322	1,426,375	376,623	926,373	1,055,373	1,179,373
120	553,975	1,329,542	279,790	829,540	958,540	1,082,540
140	513,628	1,232,708	182,958	732,708	861,708	985,708
160	473,282	1,135,876	86,126	635,876	764,876	888,876
180	432,935	1,039,043	-10,707	539,043	668,043	792,043
200	392,587	942,209	-107,541	442,209	571,209	695,209
220	352,240	845,376	-204,374	345,376	474,376	598,376
240	311,893	748,544	-301,206	248,544	377,544	501,544
260	271,547	651,712	-398,038	151,712	280,712	404,712
280	231,199	554,877	-494,873	54,877	183,877	307,877
300	190,852	458,045	-591,705	-41,955	87,045	211,045

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£160	£280	£300	£300

Kenilworth

Private values £4122 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	164,575	394,980	-654,770	-105,200	23,980	147,980
20	121,398	291,355	-758,395	-208,645	-79,645	44,355
40	81,050	194,521	-855,229	-305,479	-176,479	-52,479
60	40,703	97,688	-952,062	-402,312	-273,312	-149,312
80	357	856	-1,048,894	-499,144	-370,144	-246,144
100	-40,645	-97,548	-1,147,298	-597,548	-468,548	-344,548
120	-81,652	-195,964	-1,245,714	-695,964	-566,964	-442,964
140	-122,659	-294,381	-1,344,131	-794,381	-665,381	-541,381
160	-163,665	-392,797	-1,442,547	-892,797	-763,797	-639,797
180	-204,672	-491,213	-1,540,963	-991,213	-862,213	-738,213
200	-245,679	-589,630	-1,639,380	-1,089,630	-960,630	-836,630
220	-286,686	-688,046	-1,737,796	-1,188,046	-1,059,046	-935,046
240	-327,693	-786,462	-1,836,212	-1,286,462	-1,157,462	-1,033,462
260	-368,699	-884,879	-1,934,629	-1,384,879	-1,255,879	-1,131,879
280	-409,706	-983,295	-2,033,045	-1,483,295	-1,354,295	-1,230,295
300	-450,713	-1,081,711	-2,131,461	-1,581,711	-1,452,711	-1,328,711

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£20

Rural areas (higher value)

Private values £4871 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	1,251,938	3,004,651	1,954,901	2,504,651	2,633,651	2,757,651
20	1,190,059	2,856,142	1,806,392	2,356,142	2,485,142	2,609,142
40	1,149,711	2,759,307	1,709,557	2,259,307	2,388,307	2,512,307
60	1,109,363	2,662,472	1,612,722	2,162,472	2,291,472	2,415,472
80	1,069,015	2,565,637	1,515,887	2,065,637	2,194,637	2,318,637
100	1,028,667	2,468,802	1,419,052	1,968,802	2,097,802	2,221,802
120	988,319	2,371,967	1,322,217	1,871,967	2,000,967	2,124,967
140	947,971	2,275,132	1,225,382	1,775,132	1,904,132	2,028,132
160	907,623	2,178,297	1,128,547	1,678,297	1,807,297	1,931,297
180	867,275	2,081,462	1,031,712	1,581,462	1,710,462	1,834,462
200	826,927	1,984,627	934,877	1,484,627	1,613,627	1,737,627
220	786,579	1,887,792	838,042	1,387,792	1,516,792	1,640,792
240	746,231	1,790,957	741,207	1,290,957	1,419,957	1,543,957
260	705,883	1,694,122	644,372	1,194,122	1,323,122	1,447,122
280	665,535	1,597,287	547,537	1,097,287	1,226,287	1,350,287
300	625,187	1,500,452	450,702	1,000,452	1,129,452	1,253,452

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (lower value)

Private values £3751 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	-378,526	-908,463	-1,958,213	-1,408,463	-1,279,463	-1,155,463
20	-413,023	-991,255	-2,041,005	-1,491,255	-1,362,255	-1,238,255
40	-454,030	-1,089,671	-2,139,421	-1,589,671	-1,460,671	-1,336,671
60	-495,036	-1,188,087	-2,237,837	-1,688,087	-1,559,087	-1,435,087
80	-536,044	-1,286,503	-2,336,253	-1,786,503	-1,657,503	-1,533,503
100	-577,051	-1,384,919	-2,434,669	-1,884,919	-1,755,919	-1,631,919
120	-618,058	-1,483,335	-2,533,085	-1,983,335	-1,854,335	-1,730,335
140	-659,065	-1,581,751	-2,631,501	-2,081,751	-1,952,751	-1,828,751
160	-700,072	-1,680,167	-2,729,917	-2,180,167	-2,051,167	-1,927,167
180	-741,079	-1,778,583	-2,828,333	-2,278,583	-2,149,583	-2,025,583
200	-782,086	-1,877,000	-2,926,750	-2,377,000	-2,248,000	-2,124,000
220	-823,092	-1,975,416	-3,025,166	-2,475,416	-2,346,416	-2,222,416
240	-864,099	-2,073,832	-3,123,582	-2,573,832	-2,444,832	-2,320,832
260	-905,106	-2,172,248	-3,222,000	-2,672,248	-2,543,248	-2,419,248
280	-946,112	-2,270,664	-3,320,416	-2,770,664	-2,641,664	-2,517,664
300	-987,119	-2,369,080	-3,418,832	-2,869,080	-2,740,080	-2,616,080

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#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.

30% Affordable Housing

Site type **Scheme 1 - 30 units**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	60	80	120
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	140	280	300	300
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Site type **Scheme 2 - 50 units**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	60	80	120
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	140	280	300	300
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

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

Site type 1

100% flats
No of units 30 units
Density: 120 dph
CSH level: 4

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

Site area	0.25 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3534 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	-628,679	-2,514,716	-3,564,466	-3,014,716	-2,885,716	-2,761,716
20	-639,395	-2,557,579	-3,607,329	-3,057,579	-2,928,579	-2,804,579
40	-660,923	-2,643,693	-3,693,443	-3,143,693	-3,014,693	-2,890,693
60	-682,452	-2,729,806	-3,779,556	-3,229,806	-3,100,806	-2,976,806
80	-703,981	-2,815,924	-3,865,674	-3,315,924	-3,186,924	-3,062,924
100	-725,509	-2,902,038	-3,951,788	-3,402,038	-3,273,038	-3,149,038
120	-747,038	-2,988,151	-4,037,901	-3,488,151	-3,359,151	-3,235,151
140	-768,566	-3,074,265	-4,124,015	-3,574,265	-3,445,265	-3,321,265
160	-790,096	-3,160,382	-4,210,132	-3,660,382	-3,531,382	-3,407,382
180	-811,624	-3,246,496	-4,296,246	-3,746,496	-3,617,496	-3,493,496
200	-833,152	-3,332,609	-4,382,359	-3,832,609	-3,703,609	-3,579,609
220	-854,681	-3,418,723	-4,468,473	-3,918,723	-3,789,723	-3,665,723
240	-876,210	-3,504,840	-4,554,590	-4,004,840	-3,875,840	-3,751,840
260	-897,738	-3,590,954	-4,640,704	-4,090,954	-3,961,954	-3,837,954
280	-919,267	-3,677,067	-4,726,817	-4,177,067	-4,048,067	-3,924,067
300	-940,795	-3,763,181	-4,812,931	-4,263,181	-4,134,181	-4,010,181

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £4567 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	£194,310	777,241	-272,509	277,241	406,241	530,241
20	169,786	679,143	-370,607	179,143	308,143	432,143
40	148,604	594,416	-465,334	94,416	223,416	347,416
60	127,421	509,685	-560,065	9,685	138,685	262,685
80	106,240	424,959	-654,791	-75,041	53,959	177,959
100	85,057	340,228	-749,522	-169,772	-30,772	93,228
120	63,875	255,501	-844,253	-264,501	-115,499	8,501
140	42,693	170,771	-938,984	-359,229	-200,229	-76,229
160	21,511	86,044	-1,033,715	-453,966	-284,966	-160,966
180	328	1,313	-1,128,446	-548,707	-369,707	-245,707
200	-21,195	-84,781	-1,223,177	-643,438	-454,438	-331,438
220	-42,724	-170,895	-1,317,908	-738,169	-549,169	-417,169
240	-64,252	-257,008	-1,412,639	-832,900	-643,900	-502,900
260	-85,780	-343,122	-1,507,370	-927,631	-738,631	-587,631
280	-107,308	-429,235	-1,602,101	-1,022,362	-833,362	-672,362
300	-128,836	-515,349	-1,696,832	-1,117,093	-928,093	-757,093

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£80	£120

Kenilworth

Private values £4122 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	-158,555	-634,221	-1,683,971	-1,134,221	-1,005,221	-881,221
20	-177,357	-709,427	-1,759,177	-1,209,427	-1,080,427	-956,427
40	-198,885	-795,541	-1,845,291	-1,295,541	-1,166,541	-1,042,541
60	-220,414	-881,654	-1,931,404	-1,381,654	-1,252,654	-1,128,654
80	-241,943	-967,772	-2,017,522	-1,467,772	-1,338,772	-1,214,772
100	-263,471	-1,053,885	-2,103,635	-1,553,885	-1,424,885	-1,300,885
120	-285,000	-1,139,999	-2,189,749	-1,639,999	-1,510,999	-1,386,999
140	-306,528	-1,226,112	-2,275,862	-1,726,112	-1,597,112	-1,473,112
160	-328,057	-1,312,230	-2,361,980	-1,812,230	-1,683,230	-1,559,230
180	-349,586	-1,398,343	-2,448,093	-1,898,343	-1,769,343	-1,645,343
200	-371,114	-1,484,457	-2,534,207	-1,984,457	-1,855,457	-1,731,457
220	-392,643	-1,570,570	-2,620,320	-2,070,570	-1,941,570	-1,817,570
240	-414,171	-1,656,684	-2,706,434	-2,156,684	-2,027,684	-1,903,684
260	-435,700	-1,742,801	-2,792,551	-2,242,801	-2,113,801	-1,989,801
280	-457,229	-1,828,915	-2,878,665	-2,328,915	-2,199,915	-2,075,915
300	-478,757	-1,915,028	-2,964,778	-2,415,028	-2,286,028	-2,162,028

Maximum CIL rates (per square metre)

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

Rural areas (higher value)

Private values £4871 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	434,189	1,736,755	687,005	1,236,755	1,365,755	1,489,755
20	405,539	1,622,155	572,405	1,122,155	1,251,155	1,375,155
40	384,357	1,537,428	487,678	1,037,428	1,166,428	1,280,428
60	363,174	1,452,697	402,947	952,697	1,081,697	1,205,697
80	341,993	1,367,971	318,221	867,971	996,971	1,120,971
100	320,810	1,283,240	233,490	783,240	912,240	1,036,240
120	299,628	1,198,513	148,763	698,513	827,513	951,513
140	278,446	1,113,783	64,033	613,783	742,783	866,783
160	257,264	1,029,056	-20,694	529,056	658,056	782,056
180	236,081	944,325	-105,425	444,325	573,325	697,325
200	214,900	859,599	-190,151	359,599	488,599	612,599
220	193,717	774,868	-274,882	274,868	403,868	527,868
240	172,535	690,141	-359,609	190,141	319,141	443,141
260	151,353	605,411	-444,339	105,411	234,411	358,411
280	130,171	520,684	-529,066	20,684	149,684	273,684
300	108,988	435,953	-613,797	-64,047	64,953	188,953

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£140	£280	£300	£300

Rural areas (lower value)

Private values £3751 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	-454,797	-1,819,188	-2,868,938	-2,319,188	-2,190,188	-2,066,188
20	-468,504	-1,874,014	-2,923,764	-2,374,014	-2,245,014	-2,121,014
40	-490,033	-1,960,132	-3,009,882	-2,460,132	-2,331,132	-2,207,132
60	-511,561	-2,046,245	-3,095,995	-2,546,245	-2,417,245	-2,293,245
80	-533,090	-2,132,359	-3,182,109	-2,632,359	-2,503,359	-2,379,359
100	-554,618	-2,218,472	-3,268,222	-2,718,472	-2,589,472	-2,465,472
120	-576,147	-2,304,586	-3,354,336	-2,804,586	-2,675,586	-2,551,586
140	-597,676	-2,390,704	-3,440,454	-2,890,704	-2,761,704	-2,637,704
160	-619,204	-2,476,817	-3,526,567	-2,976,817	-2,847,817	-2,723,817
180	-640,733	-2,562,931	-3,612,681	-3,062,931	-2,933,931	-2,809,931
200	-662,261	-2,649,044	-3,698,794	-3,149,044	-3,020,044	-2,896,044
220	-683,790	-2,735,162	-3,784,912	-3,235,162	-3,106,162	-2,982,162
240	-705,319	-2,821,275	-3,871,025	-3,321,275	-3,192,275	-3,068,275
260	-726,847	-2,907,389	-3,957,139	-3,407,389	-3,278,389	-3,154,389
280	-748,376	-2,993,502	-4,043,252	-3,493,502	-3,364,502	-3,240,502
300	-769,905	-3,079,620	-4,129,370	-3,579,620	-3,450,620	-3,326,620

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

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

Site type 2

100% flats
No of units 50 units
Density: 120 dph
CSH level: 4

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

Site area	0.42 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3534 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	-1,047,798	-2,514,715	-3,564,465	-3,014,715	-2,885,715	-2,761,715
20	-1,065,658	-2,557,579	-3,607,329	-3,057,579	-2,928,579	-2,804,579
40	-1,101,539	-2,643,693	-3,693,443	-3,143,693	-3,014,693	-2,890,693
60	-1,137,420	-2,729,807	-3,779,557	-3,229,807	-3,100,807	-2,976,807
80	-1,173,301	-2,815,922	-3,865,672	-3,315,922	-3,186,922	-3,062,922
100	-1,209,182	-2,902,036	-3,951,786	-3,402,036	-3,273,036	-3,149,036
120	-1,245,063	-2,988,150	-4,037,900	-3,488,150	-3,359,150	-3,235,150
140	-1,280,945	-3,074,267	-4,124,017	-3,574,267	-3,445,267	-3,321,267
160	-1,316,826	-3,160,381	-4,210,131	-3,660,381	-3,531,381	-3,407,381
180	-1,352,707	-3,246,496	-4,296,246	-3,746,496	-3,617,496	-3,493,496
200	-1,388,587	-3,332,610	-4,382,360	-3,832,610	-3,703,610	-3,579,610
220	-1,424,468	-3,418,724	-4,468,474	-3,918,724	-3,789,724	-3,665,724
240	-1,460,349	-3,504,839	-4,554,589	-4,004,839	-3,875,839	-3,751,839
260	-1,496,230	-3,590,953	-4,640,703	-4,090,953	-3,961,953	-3,837,953
280	-1,532,111	-3,677,067	-4,726,817	-4,177,067	-4,048,067	-3,924,067
300	-1,567,992	-3,763,182	-4,812,932	-4,263,182	-4,134,182	-4,010,182

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £4567 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	323,850	777,239	-272,511	277,239	406,239	530,239
20	282,977	679,144	-370,606	179,144	308,144	432,144
40	247,672	594,414	-465,336	94,414	223,414	347,414
60	212,369	509,685	-560,065	9,685	138,685	262,685
80	177,065	424,957	-654,793	-75,043	53,957	177,957
100	141,762	340,229	-749,521	-159,771	-30,771	93,229
120	106,459	255,501	-844,249	-244,499	-115,499	8,501
140	71,154	170,770	-938,978	-329,230	-200,230	-76,230
160	35,851	86,042	-1,033,706	-413,958	-284,958	-160,958
180	547	1,313	-1,128,434	-498,687	-369,687	-245,687
200	-35,325	-84,780	-1,223,162	-583,416	-454,416	-331,416
220	-71,206	-170,895	-1,317,887	-668,141	-539,141	-416,141
240	-107,087	-257,009	-1,412,612	-752,866	-623,866	-500,866
260	-142,968	-343,123	-1,507,337	-837,591	-708,591	-585,591
280	-178,849	-429,237	-1,602,062	-922,316	-793,316	-670,316
300	-214,730	-515,352	-1,696,787	-1,007,041	-878,041	-755,041

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£80	£120

Kenilworth

Private values £4122 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	-264,258	-634,219	-1,683,969	-1,134,219	-1,005,219	-881,219
20	-295,594	-709,426	-1,759,176	-1,209,426	-1,080,426	-956,426
40	-331,475	-795,541	-1,845,291	-1,295,541	-1,166,541	-1,042,541
60	-367,356	-881,655	-1,931,405	-1,381,655	-1,252,655	-1,128,655
80	-403,237	-967,769	-2,017,519	-1,467,769	-1,338,769	-1,214,769
100	-439,118	-1,053,883	-2,103,633	-1,553,883	-1,424,883	-1,300,883
120	-474,999	-1,139,998	-2,189,748	-1,639,998	-1,510,998	-1,386,998
140	-510,880	-1,226,112	-2,275,862	-1,726,112	-1,597,112	-1,473,112
160	-546,762	-1,312,226	-2,361,976	-1,812,226	-1,683,226	-1,559,226
180	-582,643	-1,398,340	-2,448,090	-1,898,340	-1,769,340	-1,645,340
200	-618,524	-1,484,454	-2,534,204	-1,984,454	-1,855,454	-1,731,454
220	-654,405	-1,570,568	-2,620,318	-2,070,568	-1,941,568	-1,817,568
240	-690,286	-1,656,682	-2,706,432	-2,156,682	-2,027,682	-1,903,682
260	-726,167	-1,742,796	-2,792,546	-2,242,796	-2,113,796	-1,989,796
280	-762,048	-1,828,910	-2,878,660	-2,328,910	-2,199,910	-2,075,910
300	-797,929	-1,915,024	-2,964,774	-2,415,024	-2,286,024	-2,162,024

Maximum CIL rates (per square metre)

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

Rural areas (higher value)

Private values £4871 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	723,648	1,736,756	687,006	1,236,756	1,365,756	1,489,756
20	675,899	1,622,157	572,407	1,122,157	1,251,157	1,375,157
40	640,594	1,537,426	487,676	1,037,426	1,166,426	1,280,426
60	605,291	1,452,695	402,945	952,695	1,081,695	1,205,695
80	569,987	1,367,964	318,214	867,964	996,964	1,120,964
100	534,684	1,283,233	233,483	783,233	912,233	1,036,233
120	499,380	1,198,502	148,752	698,502	827,502	951,502
140	464,076	1,113,771	64,021	613,771	742,771	866,771
160	428,773	1,029,040	-20,690	529,040	658,040	782,040
180	393,469	944,309	-105,421	444,309	573,309	697,309
200	358,166	859,578	-190,690	359,578	488,578	612,578
220	322,862	774,847	-275,959	274,847	403,847	527,847
240	287,559	690,116	-361,228	190,116	319,116	443,116
260	252,255	605,385	-446,497	105,385	234,385	358,385
280	216,951	520,654	-531,766	20,654	149,654	273,654
300	181,648	435,923	-617,035	-64,035	64,954	188,954

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£140	£280	£300	£300

Rural areas (lower value)

Private values £3751 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	-757,996	-1,819,190	-2,868,940	-2,319,190	-2,190,190	-2,066,190
20	-780,840	-1,874,016	-2,923,766	-2,374,016	-2,245,016	-2,121,016
40	-816,721	-1,960,130	-3,009,880	-2,460,130	-2,331,130	-2,207,130
60	-852,602	-2,046,244	-3,095,994	-2,546,244	-2,417,244	-2,293,244
80	-888,483	-2,132,358	-3,182,108	-2,632,358	-2,503,358	-2,379,358
100	-924,364	-2,218,472	-3,268,222	-2,718,472	-2,589,472	-2,465,472
120	-960,245	-2,304,586	-3,354,336	-2,804,586	-2,675,586	-2,551,586
140	-996,126	-2,390,700	-3,440,450	-2,890,700	-2,761,700	-2,637,700
160	-1,032,007	-2,476,814	-3,526,564	-2,976,814	-2,847,814	-2,723,814
180	-1,067,888	-2,562,928	-3,612,678	-3,062,928	-2,933,928	-2,809,928
200	-1,103,769	-2,649,042	-3,698,792	-3,149,042	-3,020,042	-2,896,042
220	-1,139,650	-2,735,156	-3,784,906	-3,235,156	-3,106,156	-2,982,156
240	-1,175,531	-2,821,270	-3,871,020	-3,321,270	-3,192,270	-3,068,270
260	-1,211,412	-2,907,384	-3,957,134	-3,407,384	-3,278,384	-3,154,384
280	-1,247,293	-2,993,498	-4,043,248	-3,493,498	-3,364,498	-3,240,498
300	-1,283,174	-3,079,612	-4,129,362	-3,579,612	-3,450,612	-3,326,612

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#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 **Scheme 1 - 30 units**

	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	20	40
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Site type **Scheme 2 - 50 units**

	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	20	40
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

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

Site type 1

100% flats
No of units 30 units
Density: 120 dph
CSH level: 4

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

Site area 0.25 ha
Net to gross 100%

Growth
Sales 0%
Build 0%

Warwick

Private values £3534 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	-838,027	-3,352,109	-4,401,859	-3,852,109	-3,723,109	-3,599,109
20	-842,068	-3,368,271	-4,418,021	-3,868,271	-3,739,271	-3,615,271
40	-860,520	-3,442,081	-4,491,831	-3,942,081	-3,813,081	-3,689,081
60	-878,974	-3,515,895	-4,565,645	-4,015,895	-3,886,895	-3,762,895
80	-897,427	-3,589,709	-4,639,459	-4,089,709	-3,960,709	-3,836,709
100	-915,880	-3,663,519	-4,713,269	-4,163,519	-4,034,519	-3,910,519
120	-934,333	-3,737,332	-4,787,082	-4,237,332	-4,108,332	-3,984,332
140	-952,786	-3,811,142	-4,860,892	-4,311,142	-4,182,142	-4,058,142
160	-971,239	-3,884,956	-4,934,706	-4,384,956	-4,255,956	-4,131,956
180	-989,693	-3,958,770	-5,008,520	-4,458,770	-4,329,770	-4,205,770
200	-1,008,145	-4,032,580	-5,082,330	-4,532,580	-4,403,580	-4,279,580
220	-1,026,598	-4,106,394	-5,156,144	-4,606,394	-4,477,394	-4,353,394
240	-1,045,052	-4,180,208	-5,229,958	-4,680,208	-4,551,208	-4,427,208
260	-1,063,504	-4,254,018	-5,303,768	-4,754,018	-4,625,018	-4,501,018
280	-1,081,958	-4,327,831	-5,377,581	-4,827,831	-4,698,831	-4,574,831
300	-1,100,411	-4,401,645	-5,451,395	-4,901,645	-4,772,645	-4,648,645

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £4567 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	-£98,965	-395,861	-1,445,611	-895,861	-766,861	-642,861
20	-115,716	-462,866	-1,512,616	-962,866	-833,866	-709,866
40	-134,170	-536,680	-1,586,430	-1,036,680	-907,680	-783,680
60	-152,622	-610,489	-1,660,239	-1,110,489	-981,489	-857,489
80	-171,076	-684,303	-1,734,053	-1,184,303	-1,055,303	-931,303
100	-189,529	-758,117	-1,807,867	-1,258,117	-1,129,117	-1,005,117
120	-207,982	-831,927	-1,881,677	-1,331,927	-1,202,927	-1,078,927
140	-226,435	-905,741	-1,955,491	-1,405,741	-1,276,741	-1,152,741
160	-244,889	-979,555	-2,029,305	-1,479,555	-1,350,555	-1,226,555
180	-263,341	-1,053,365	-2,103,115	-1,553,365	-1,424,365	-1,300,365
200	-281,795	-1,127,179	-2,176,929	-1,627,179	-1,498,179	-1,374,179
220	-300,248	-1,200,992	-2,250,742	-1,700,992	-1,571,992	-1,447,992
240	-318,701	-1,274,802	-2,324,552	-1,774,802	-1,645,802	-1,521,802
260	-337,154	-1,348,616	-2,398,366	-1,848,616	-1,719,616	-1,595,616
280	-355,607	-1,422,426	-2,472,176	-1,922,426	-1,793,426	-1,669,426
300	-374,060	-1,496,240	-2,545,990	-1,996,240	-1,867,240	-1,743,240

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £4122 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	-417,470	-1,669,881	-2,719,631	-2,169,881	-2,040,881	-1,916,881
20	-428,743	-1,714,971	-2,764,721	-2,214,971	-2,085,971	-1,961,971
40	-447,196	-1,788,785	-2,838,535	-2,288,785	-2,159,785	-2,035,785
60	-465,650	-1,862,599	-2,912,349	-2,362,599	-2,233,599	-2,109,599
80	-484,102	-1,936,408	-2,986,158	-2,436,408	-2,307,408	-2,183,408
100	-502,556	-2,010,222	-3,059,972	-2,510,222	-2,381,222	-2,257,222
120	-521,009	-2,084,036	-3,133,786	-2,584,036	-2,455,036	-2,331,036
140	-539,462	-2,157,846	-3,207,596	-2,657,846	-2,528,846	-2,404,846
160	-557,915	-2,231,660	-3,281,410	-2,731,660	-2,602,660	-2,478,660
180	-576,367	-2,305,470	-3,355,220	-2,805,470	-2,676,470	-2,552,470
200	-594,821	-2,379,284	-3,429,034	-2,879,284	-2,750,284	-2,626,284
220	-613,274	-2,453,098	-3,502,848	-2,953,098	-2,824,098	-2,700,098
240	-631,727	-2,526,907	-3,576,657	-3,026,907	-2,897,907	-2,773,907
260	-650,180	-2,600,721	-3,650,471	-3,100,721	-2,971,721	-2,847,721
280	-668,634	-2,674,535	-3,724,285	-3,174,535	-3,045,535	-2,921,535
300	-687,086	-2,748,345	-3,798,095	-3,248,345	-3,119,345	-2,995,345

Maximum CIL rates (per square metre)

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

Rural areas (higher value)

Private values £4871 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	117,215	468,859	-580,891	-31,141	97,859	221,859
20	97,043	388,172	-661,578	-111,828	17,172	141,172
40	78,896	315,544	-742,266	-194,456	-55,456	68,544
60	60,750	242,921	-822,953	-277,079	-128,079	-4,079
80	42,574	170,297	-903,640	-359,703	-200,703	-76,703
100	24,417	97,670	-984,327	-442,327	-273,327	-149,327
120	6,262	25,047	-1,065,014	-525,953	-345,953	-221,953
140	-12,089	-48,356	-1,146,701	-608,581	-419,581	-295,581
160	-30,542	-122,170	-1,228,388	-691,209	-493,209	-369,209
180	-48,995	-195,980	-1,310,075	-773,832	-566,832	-442,832
200	-67,448	-269,793	-1,391,762	-856,455	-640,455	-516,455
220	-85,902	-343,607	-1,473,449	-939,078	-714,078	-590,078
240	-104,354	-417,417	-1,555,136	-1,021,701	-787,701	-663,701
260	-122,808	-491,231	-1,636,823	-1,104,324	-861,324	-737,324
280	-141,260	-565,041	-1,718,510	-1,186,947	-934,947	-810,947
300	-159,714	-638,855	-1,799,197	-1,269,570	-1,008,570	-884,570

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£40

Rural areas (lower value)

Private values £3751 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	-682,478	-2,729,914	-3,779,664	-3,229,914	-3,100,914	-2,976,914
20	-689,194	-2,756,774	-3,806,524	-3,256,774	-3,127,774	-3,003,774
40	-707,647	-2,830,588	-3,880,338	-3,330,588	-3,201,588	-3,077,588
60	-726,100	-2,904,402	-3,954,152	-3,404,402	-3,275,402	-3,151,402
80	-744,553	-2,978,212	-4,027,962	-3,478,212	-3,349,212	-3,225,212
100	-763,006	-3,052,026	-4,101,776	-3,552,026	-3,423,026	-3,299,026
120	-781,460	-3,125,839	-4,175,589	-3,625,839	-3,496,839	-3,372,839
140	-799,912	-3,199,649	-4,249,399	-3,699,649	-3,570,649	-3,446,649
160	-818,366	-3,273,463	-4,323,213	-3,773,463	-3,644,463	-3,520,463
180	-836,819	-3,347,277	-4,397,027	-3,847,277	-3,718,277	-3,594,277
200	-855,272	-3,421,087	-4,470,837	-3,921,087	-3,792,087	-3,668,087
220	-873,725	-3,494,901	-4,544,651	-4,000,901	-3,865,901	-3,741,901
240	-892,178	-3,568,711	-4,618,461	-4,079,711	-3,939,711	-3,815,711
260	-910,631	-3,642,525	-4,692,275	-4,158,525	-4,013,525	-3,889,525
280	-929,084	-3,716,338	-4,766,088	-4,237,338	-4,087,338	-3,963,338
300	-947,537	-3,790,148	-4,839,898	-4,316,148	-4,161,148	-4,037,148

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Warwick District Council

Benchmark Land Values (per gross ha)

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

Site type 2

100% flats
No of units 50 units
Density: 120 dph
CSH level: 4

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

Site area 0.42 ha
Net to gross 100%

Growth
Sales 0%
Build 0%

Warwick

Private values £3534 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	-1,396,713	-3,352,110	-4,401,860	-3,852,110	-3,723,110	-3,599,110
20	-1,403,446	-3,368,270	-4,418,020	-3,868,270	-3,739,270	-3,615,270
40	-1,434,201	-3,442,083	-4,491,833	-3,942,083	-3,813,083	-3,689,083
60	-1,464,956	-3,515,895	-4,565,645	-4,015,895	-3,886,895	-3,762,895
80	-1,495,711	-3,589,707	-4,639,457	-4,089,707	-3,960,707	-3,836,707
100	-1,526,466	-3,663,519	-4,713,269	-4,163,519	-4,034,519	-3,910,519
120	-1,557,222	-3,737,332	-4,787,082	-4,237,332	-4,108,332	-3,984,332
140	-1,587,977	-3,811,144	-4,860,894	-4,311,144	-4,182,144	-4,058,144
160	-1,618,732	-3,884,956	-4,934,706	-4,384,956	-4,255,956	-4,131,956
180	-1,649,487	-3,958,768	-5,008,518	-4,458,768	-4,329,768	-4,205,768
200	-1,680,242	-4,032,581	-5,082,331	-4,532,581	-4,403,581	-4,279,581
220	-1,710,997	-4,106,393	-5,156,143	-4,606,393	-4,477,393	-4,353,393
240	-1,741,752	-4,180,205	-5,229,955	-4,680,205	-4,551,205	-4,427,205
260	-1,772,507	-4,254,018	-5,303,768	-4,754,018	-4,625,018	-4,501,018
280	-1,803,262	-4,327,830	-5,377,580	-4,827,830	-4,698,830	-4,574,830
300	-1,834,019	-4,401,644	-5,451,394	-4,901,644	-4,772,644	-4,648,644

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £4567 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	-164,943	-395,863	-1,445,613	-895,863	-766,863	-642,863
20	-192,861	-462,867	-1,512,617	-962,867	-833,867	-709,867
40	-223,616	-536,680	-1,586,430	-1,036,680	-907,680	-783,680
60	-254,372	-610,492	-1,660,242	-1,110,492	-981,492	-857,492
80	-285,127	-684,304	-1,734,054	-1,184,304	-1,055,304	-931,304
100	-315,882	-758,116	-1,807,866	-1,258,116	-1,129,116	-1,005,116
120	-346,637	-831,929	-1,881,679	-1,331,929	-1,202,929	-1,078,929
140	-377,392	-905,741	-1,955,491	-1,405,741	-1,276,741	-1,152,741
160	-408,147	-979,553	-2,029,303	-1,479,553	-1,350,553	-1,226,553
180	-438,902	-1,053,365	-2,103,115	-1,553,365	-1,424,365	-1,300,365
200	-469,657	-1,127,178	-2,176,928	-1,627,178	-1,498,178	-1,374,178
220	-500,412	-1,200,990	-2,250,740	-1,700,990	-1,571,990	-1,447,990
240	-531,168	-1,274,802	-2,324,552	-1,774,802	-1,645,802	-1,521,802
260	-561,923	-1,348,615	-2,398,365	-1,848,615	-1,719,615	-1,595,615
280	-592,678	-1,422,427	-2,472,177	-1,922,427	-1,793,427	-1,669,427
300	-623,433	-1,496,239	-2,545,989	-1,996,239	-1,867,239	-1,743,239

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £4122 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	-695,784	-1,669,881	-2,719,631	-2,169,881	-2,040,881	-1,916,881
20	-714,572	-1,714,972	-2,764,722	-2,214,972	-2,085,972	-1,961,972
40	-745,327	-1,788,785	-2,838,535	-2,288,785	-2,159,785	-2,035,785
60	-776,082	-1,862,597	-2,912,347	-2,362,597	-2,233,597	-2,109,597
80	-806,837	-1,936,409	-2,986,159	-2,436,409	-2,307,409	-2,183,409
100	-837,592	-2,010,222	-3,059,972	-2,510,222	-2,381,222	-2,257,222
120	-868,347	-2,084,034	-3,133,784	-2,584,034	-2,455,034	-2,331,034
140	-899,102	-2,157,846	-3,207,596	-2,657,846	-2,528,846	-2,404,846
160	-929,858	-2,231,658	-3,281,408	-2,731,658	-2,602,658	-2,478,658
180	-960,613	-2,305,471	-3,355,221	-2,805,471	-2,676,471	-2,552,471
200	-991,368	-2,379,283	-3,429,033	-2,879,283	-2,750,283	-2,626,283
220	-1,022,123	-2,453,095	-3,502,845	-2,953,095	-2,824,095	-2,700,095
240	-1,052,878	-2,526,907	-3,576,657	-3,026,907	-2,897,907	-2,773,907
260	-1,083,633	-2,600,720	-3,650,470	-3,100,720	-2,971,720	-2,847,720
280	-1,114,388	-2,674,532	-3,724,282	-3,174,532	-3,045,532	-2,921,532
300	-1,145,143	-2,748,344	-3,798,094	-3,248,344	-3,119,344	-2,995,344

Maximum CIL rates (per square metre)

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

Rural areas (higher value)

Private values £4871 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	195,357	468,858	-580,892	-31,142	97,858	221,858
20	161,737	388,169	-661,581	-111,831	17,169	141,169
40	131,477	315,545	-742,270	-202,520	-55,455	68,545
60	101,217	242,921	-822,959	-293,209	-128,079	-4,079
80	70,957	170,297	-903,648	-383,898	-200,703	-76,703
100	40,697	97,672	-984,337	-474,587	-273,328	-149,328
120	10,437	25,048	-1,065,026	-565,276	-345,952	-221,952
140	-20,148	-48,356	-1,145,715	-655,965	-418,576	-295,576
160	-50,903	-122,168	-1,226,404	-746,654	-491,196	-369,196
180	-81,658	-195,980	-1,306,993	-837,343	-563,816	-442,816
200	-112,413	-269,792	-1,387,582	-928,032	-636,436	-516,436
220	-143,168	-343,604	-1,468,171	-1,018,721	-709,056	-590,056
240	-173,923	-417,416	-1,548,760	-1,109,410	-781,676	-663,676
260	-204,678	-491,228	-1,629,349	-1,200,099	-854,296	-737,296
280	-235,433	-565,040	-1,709,938	-1,290,788	-926,916	-810,916
300	-266,188	-638,852	-1,790,527	-1,381,477	-999,536	-884,536

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£40

Rural areas (lower value)

Private values £3751 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	-1,137,465	-2,729,915	-3,779,665	-3,229,915	-3,100,915	-2,976,915
20	-1,148,656	-2,756,775	-3,806,525	-3,256,775	-3,127,775	-3,003,775
40	-1,179,411	-2,830,587	-3,880,337	-3,330,587	-3,201,587	-3,077,587
60	-1,210,166	-2,904,400	-3,954,150	-3,404,400	-3,275,400	-3,151,400
80	-1,240,921	-2,978,212	-4,027,962	-3,478,212	-3,349,212	-3,225,212
100	-1,271,676	-3,052,024	-4,101,774	-3,552,024	-3,423,024	-3,299,024
120	-1,302,431	-3,125,836	-4,175,586	-3,625,836	-3,496,836	-3,372,836
140	-1,333,186	-3,199,648	-4,249,398	-3,699,648	-3,570,648	-3,446,648
160	-1,363,941	-3,273,460	-4,323,210	-3,773,460	-3,644,460	-3,520,460
180	-1,394,696	-3,347,272	-4,397,022	-3,847,272	-3,718,272	-3,594,272
200	-1,425,451	-3,421,084	-4,470,834	-3,921,084	-3,792,084	-3,668,084
220	-1,456,206	-3,494,896	-4,544,646	-3,994,896	-3,865,896	-3,741,896
240	-1,486,961	-3,568,708	-4,618,458	-4,068,708	-3,939,708	-3,815,708
260	-1,517,716	-3,642,520	-4,692,270	-4,142,520	-4,013,520	-3,889,520
280	-1,548,471	-3,716,332	-4,766,082	-4,216,332	-4,087,332	-3,963,332
300	-1,579,226	-3,790,144	-4,839,894	-4,290,144	-4,161,144	-4,037,144

Maximum CIL rates (per square metre)

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