

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 10 - 150 units - greenfield**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	60
Leamington Spa	160	300	300	300
Kenilworth	#N/A	260	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	20	100	200

Site type **Type 11 - 150 units - brownfield**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	200	300	300	300
Kenilworth	#N/A	220	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	#N/A	60	120

Site type **Type 12 - 200 units - greenfield**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	40
Leamington Spa	140	300	300	300
Kenilworth	#N/A	260	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	0	100	200

Site type **Type 13 - 200 units - brownfield**

	BLV1	BLV2	BLV3	BLV4
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	200	300	300	300
Kenilworth	#N/A	220	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	#N/A	40	120

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% houses
No of units 150 units
Density: 35 dph
CSH level: 4

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

Site area	5.71 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 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	1,926,767	337,184	-712,566	-162,816	-33,816	90,184
20	1,735,765	303,759	-745,991	-196,241	-67,241	56,759
40	1,577,902	276,133	-773,617	-223,867	-94,867	29,133
60	1,417,653	248,089	-801,661	-251,911	-122,911	-1,089
80	1,257,207	220,011	-829,739	-279,989	-150,989	-26,989
100	1,096,762	191,933	-857,817	-308,067	-179,067	-55,067
120	936,317	163,855	-885,895	-336,145	-207,145	-83,145
140	775,872	135,778	-913,972	-364,222	-235,222	-111,222
160	615,427	107,700	-942,050	-392,300	-263,300	-139,300
180	454,981	79,622	-970,128	-420,378	-291,378	-167,378
200	294,536	51,544	-998,206	-448,456	-319,456	-195,456
220	134,091	23,466	-1,026,284	-476,534	-347,534	-223,534
240	-26,786	-4,688	-1,054,338	-504,612	-375,612	-251,612
260	-189,855	-33,225	-1,082,375	-532,690	-403,690	-280,690
280	-352,924	-61,762	-1,110,412	-560,768	-431,768	-308,768
300	-515,994	-90,299	-1,140,049	-589,299	-461,299	-337,299

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3971 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	£7,417,104	1,297,993	248,243	797,993	926,993	1,050,993
20	7,136,714	1,248,925	199,175	748,925	877,925	1,001,925
40	6,983,890	1,222,181	172,431	722,181	851,181	975,181
60	6,831,067	1,195,437	145,687	695,437	824,437	948,437
80	6,678,243	1,168,692	118,942	668,692	797,692	921,692
100	6,525,420	1,141,948	92,198	641,948	770,948	894,948
120	6,372,596	1,115,204	65,454	615,204	744,204	868,204
140	6,219,772	1,088,460	38,710	588,460	717,460	841,460
160	6,066,888	1,061,705	11,955	561,705	690,705	814,705
180	5,913,964	1,034,951	-15,226	534,951	663,951	787,951
200	5,761,040	1,008,196	-42,480	508,196	637,196	761,196
220	5,608,116	981,442	-69,734	481,442	610,442	734,442
240	5,455,192	954,687	-96,988	454,687	583,687	707,687
260	5,302,268	927,933	-124,242	427,933	556,933	680,933
280	5,149,344	901,178	-151,496	401,178	530,178	654,178
300	4,996,420	874,424	-178,750	374,424	503,424	627,424

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £3584 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	5,071,281	887,474	-162,276	387,474	516,474	640,474
20	4,828,737	845,029	-204,721	345,029	474,029	598,029
40	4,673,414	817,847	-231,903	317,847	446,847	570,847
60	4,518,091	790,666	-259,084	290,666	419,666	543,666
80	4,362,767	763,484	-286,266	263,484	392,484	516,484
100	4,207,444	736,303	-313,447	236,303	365,303	489,303
120	4,052,122	709,121	-340,629	209,121	338,121	462,121
140	3,896,799	681,940	-367,810	181,940	310,940	434,940
160	3,741,476	654,758	-394,992	154,758	283,758	407,758
180	3,586,153	627,576	-422,174	127,576	256,576	380,576
200	3,430,830	600,394	-449,356	100,394	229,394	353,394
220	3,275,507	573,212	-476,538	73,212	202,192	326,192
240	3,120,184	546,030	-503,720	46,030	175,030	299,030
260	2,964,861	518,848	-530,902	18,848	147,848	271,848
280	2,809,538	491,666	-558,084	-8,334	120,666	244,666
300	2,654,215	464,484	-585,266	-35,516	93,484	217,484

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£260	£300	£300

Rural areas (higher value)

Private values £4236 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	9,014,128	1,577,472	527,722	1,077,472	1,206,472	1,330,472
20	8,708,729	1,524,028	474,278	1,024,028	1,153,028	1,277,028
40	8,557,121	1,497,496	447,746	997,496	1,126,496	1,250,496
60	8,404,298	1,470,964	421,214	970,964	1,099,964	1,223,964
80	8,251,474	1,444,008	394,258	944,008	1,073,008	1,197,008
100	8,098,651	1,417,264	367,514	917,264	1,046,264	1,170,264
120	7,945,827	1,390,520	340,770	890,520	1,019,520	1,143,520
140	7,793,004	1,363,776	314,026	863,776	992,776	1,116,776
160	7,640,181	1,337,032	287,282	837,032	966,032	1,090,032
180	7,487,357	1,310,288	260,538	810,288	939,288	1,063,288
200	7,334,534	1,283,544	233,794	783,544	912,544	1,036,544
220	7,181,710	1,256,799	207,049	756,799	885,799	1,009,799
240	7,028,886	1,230,055	180,305	730,055	859,055	983,055
260	6,876,062	1,203,311	153,561	703,311	832,311	956,311
280	6,723,239	1,176,567	126,817	676,567	805,567	929,567
300	6,570,415	1,149,823	100,073	649,823	778,823	902,823

Maximum CIL rates (per square metre)

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

Rural areas (lower value)

Private values £3262 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	3,098,001	542,150	-507,600	42,150	171,150	295,150
20	2,886,855	505,200	-544,550	5,200	134,200	258,200
40	2,728,992	477,574	-572,176	-22,426	106,574	230,574
60	2,571,129	449,948	-599,802	-50,052	78,948	202,948
80	2,413,266	422,321	-627,429	-77,679	51,321	175,321
100	2,255,401	394,695	-655,055	-105,305	23,695	147,695
120	2,097,538	367,069	-682,681	-132,931	-3,931	120,069
140	1,939,675	339,443	-710,307	-160,557	-31,557	92,443
160	1,781,812	311,817	-737,933	-188,183	-59,183	64,817
180	1,623,949	284,191	-765,559	-215,809	-86,809	37,191
200	1,466,086	256,565	-793,185	-243,435	-114,435	9,565
220	1,308,223	228,939	-820,811	-271,061	-142,061	-18,939
240	1,150,360	201,313	-848,437	-298,687	-169,687	-47,313
260	992,497	173,687	-876,063	-326,313	-197,313	-75,687
280	834,634	146,061	-903,689	-353,939	-224,939	-104,061
300	676,771	118,435	-931,315	-381,565	-252,565	-132,435

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£100	£200

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

90% Hse/10% flat
No of units 200 units
Density: 40 dph
CSH level: 4

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

Site area 5.00 ha
Net to gross 100%

Growth	0%
Sales	0%
Build	0%

Warwick

Private values £3073 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	1,135,044	227,009	-822,741	-272,991	-143,991	-19,991
20	941,052	188,210	-861,540	-311,790	-182,790	-58,790
40	766,583	153,317	-896,433	-346,683	-217,683	-93,683
60	592,112	118,422	-931,328	-381,578	-252,578	-128,578
80	417,642	83,528	-966,222	-416,472	-287,472	-163,472
100	243,172	48,634	-1,001,116	-451,366	-322,366	-198,366
120	68,702	13,740	-1,036,010	-486,260	-357,260	-233,260
140	-107,498	-21,500	-1,071,250	-521,500	-392,500	-268,500
160	-284,821	-56,964	-1,106,714	-556,964	-427,964	-303,964
180	-462,145	-92,429	-1,142,179	-592,429	-463,429	-339,429
200	-639,468	-127,894	-1,177,644	-627,894	-498,894	-374,894
220	-816,792	-163,358	-1,213,108	-663,358	-534,358	-410,358
240	-994,115	-198,823	-1,248,573	-698,823	-569,823	-445,823
260	-1,171,439	-234,288	-1,284,038	-734,288	-605,288	-481,288
280	-1,348,762	-269,752	-1,319,502	-769,752	-640,752	-516,752
300	-1,526,086	-305,217	-1,354,967	-805,217	-676,217	-552,217

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3971 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	7,210,179	1,442,036	392,286	942,036	1,071,036	1,195,036
20	6,919,989	1,383,998	334,248	883,998	1,012,998	1,136,998
40	6,753,807	1,350,761	301,011	850,761	979,761	1,103,761
60	6,586,130	1,317,226	267,476	817,226	946,226	1,070,226
80	6,417,229	1,283,446	233,696	783,446	912,446	1,036,446
100	6,248,329	1,249,666	199,916	749,666	878,666	1,002,666
120	6,079,429	1,215,886	166,136	715,886	844,886	968,886
140	5,910,529	1,182,106	132,356	682,106	811,106	935,106
160	5,741,628	1,148,326	98,576	648,326	777,326	901,326
180	5,572,729	1,114,546	64,796	614,546	743,546	867,546
200	5,403,828	1,080,766	31,016	580,766	709,766	833,766
220	5,234,929	1,046,986	-2,764	546,986	675,986	799,986
240	5,066,028	1,013,206	-36,544	513,206	642,206	766,206
260	4,897,128	979,426	-70,324	479,426	608,426	732,426
280	4,728,229	945,646	-104,104	445,646	574,646	698,646
300	4,559,328	911,866	-137,884	411,866	540,866	664,866

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£300	£300	£300

Kenilworth

Private values £3584 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	4,616,580	923,316	-126,434	423,316	552,316	676,316
20	4,368,279	873,656	-176,094	373,656	502,656	626,656
40	4,199,379	839,876	-209,874	339,876	468,876	592,876
60	4,030,479	806,096	-243,654	306,096	435,096	559,096
80	3,859,000	771,800	-277,950	271,800	400,800	524,800
100	3,687,337	737,467	-312,283	237,467	366,467	490,467
120	3,515,675	703,135	-346,615	203,135	332,135	456,135
140	3,344,012	668,802	-380,948	168,802	297,802	421,802
160	3,172,350	634,470	-415,280	134,470	263,470	387,470
180	3,000,687	600,137	-449,613	100,137	229,137	353,137
200	2,829,025	565,805	-483,945	65,805	194,805	318,805
220	2,657,362	531,472	-518,278	31,472	160,472	284,472
240	2,485,700	497,140	-552,610	-2,860	126,140	250,140
260	2,314,038	462,808	-586,942	-37,192	91,808	215,808
280	2,142,376	428,475	-621,275	-71,525	57,475	181,475
300	1,970,714	394,143	-655,607	-105,857	23,143	147,143

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,969,434	1,793,887	744,137	1,293,887	1,422,887	1,546,887
20	8,648,986	1,729,797	680,047	1,229,797	1,358,797	1,482,797
40	8,482,804	1,696,561	646,811	1,196,561	1,325,561	1,449,561
60	8,316,622	1,663,324	613,574	1,163,324	1,292,324	1,416,324
80	8,150,440	1,630,088	580,338	1,130,088	1,259,088	1,383,088
100	7,984,257	1,596,851	547,101	1,096,851	1,225,851	1,349,851
120	7,818,075	1,563,615	513,865	1,063,615	1,192,615	1,316,615
140	7,651,893	1,530,379	480,629	1,030,379	1,159,379	1,283,379
160	7,485,711	1,497,142	447,392	997,142	1,126,142	1,250,142
180	7,319,529	1,463,906	414,156	963,906	1,092,906	1,216,906
200	7,153,346	1,430,669	380,919	930,669	1,059,669	1,183,669
220	6,987,164	1,397,433	347,682	897,433	1,026,433	1,150,433
240	6,820,982	1,364,196	314,446	864,196	993,196	1,117,196
260	6,654,800	1,330,960	281,210	830,960	959,960	1,084,960
280	6,488,618	1,297,723	247,974	797,723	926,723	1,051,723
300	6,322,436	1,264,487	214,737	764,487	893,487	1,018,487

Maximum CIL rates (per square metre)

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

Rural areas (lower value)

Private values £3262 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	2,432,195	486,439	-563,311	-13,561	115,439	239,439
20	2,218,701	443,740	-606,010	-56,260	72,740	196,740
40	2,047,040	409,408	-640,342	-90,592	38,408	162,408
60	1,875,377	375,075	-674,675	-124,925	4,075	128,075
80	1,703,714	340,743	-709,008	-159,258	-30,668	93,743
100	1,532,051	306,410	-743,341	-193,591	-65,000	58,410
120	1,360,388	272,077	-777,674	-227,924	-100,332	23,077
140	1,188,725	237,744	-812,007	-262,257	-135,064	-11,744
160	1,017,062	203,411	-846,340	-296,590	-170,396	-46,411
180	845,399	169,078	-880,673	-330,923	-205,728	-81,078
200	673,736	134,745	-915,006	-365,256	-241,060	-116,399
220	502,073	100,412	-949,339	-399,589	-276,392	-151,720
240	330,410	66,079	-983,672	-433,922	-311,724	-187,051
260	158,747	31,746	-1,018,005	-468,255	-347,056	-222,382
280	-13,084	-3,592	-1,052,338	-502,588	-382,388	-257,713
300	-264,421	-44,214	-1,086,671	-536,921	-417,720	-293,044

Maximum CIL rates (per square metre)

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

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	100% houses
Density:	150 units
CSH level:	35 dph
	4

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

Site area	5.71 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 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	1,884,916	329,860	-719,890	-170,140	-41,140	82,860
20	1,697,456	297,055	-752,695	-202,945	-73,945	50,055
40	1,542,414	269,922	-779,828	-230,078	-101,078	22,922
60	1,387,372	242,790	-806,960	-257,210	-128,210	-4,210
80	1,231,870	215,577	-834,173	-284,423	-155,423	-31,423
100	1,074,294	188,001	-861,749	-311,999	-182,999	-58,999
120	916,716	160,425	-889,325	-339,575	-210,575	-86,575
140	759,139	132,849	-916,901	-367,151	-238,151	-114,151
160	601,561	105,273	-944,477	-394,727	-265,727	-141,727
180	443,983	77,697	-972,053	-422,303	-293,303	-169,303
200	286,407	50,121	-999,629	-449,879	-320,879	-196,879
220	128,829	22,545	-1,027,205	-477,455	-348,455	-224,455
240	-29,218	-5,113	-1,054,863	-505,113	-376,113	-252,113
260	-189,373	-33,140	-1,082,490	-533,140	-404,140	-280,140
280	-349,527	-61,167	-1,110,917	-561,167	-432,167	-308,167
300	-509,682	-89,194	-1,139,944	-589,194	-460,194	-336,194

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3971 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	7,237,187	1,266,508	216,758	766,508	895,508	1,019,508
20	6,965,038	1,218,882	169,132	718,882	847,882	971,882
40	6,817,361	1,193,038	143,288	693,038	822,038	946,038
60	6,669,684	1,167,195	117,445	667,195	796,195	920,195
80	6,522,008	1,141,351	91,601	641,351	770,351	894,351
100	6,372,027	1,115,105	65,355	615,105	744,105	868,105
120	6,221,935	1,088,839	39,089	588,839	717,839	841,839
140	6,071,844	1,062,573	12,823	562,573	691,573	815,573
160	5,921,752	1,036,307	-13,443	536,307	665,307	789,307
180	5,771,659	1,010,040	-39,710	510,040	639,040	763,040
200	5,621,568	983,774	-65,976	483,774	612,774	736,774
220	5,471,476	957,508	-92,242	457,508	586,508	710,508
240	5,321,384	931,242	-118,508	431,242	560,242	684,242
260	5,171,292	904,976	-144,774	404,976	533,976	657,976
280	5,021,200	878,710	-171,040	378,710	507,710	631,710
300	4,870,859	852,400	-197,350	352,400	481,400	605,400

Maximum CIL rates (per square metre)

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

Kenilworth

Private values £3584 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	4,954,494	867,037	-182,713	367,037	496,037	620,037
20	4,719,190	825,858	-223,892	325,858	454,858	578,858
40	4,569,098	799,592	-250,158	299,592	428,592	552,592
60	4,419,006	773,326	-276,424	273,326	402,326	526,326
80	4,268,914	747,060	-302,690	247,060	376,060	499,060
100	4,118,822	720,794	-328,956	220,794	349,794	472,794
120	3,968,730	694,528	-355,222	194,528	323,528	446,528
140	3,818,638	668,262	-381,488	168,262	297,262	419,262
160	3,668,546	642,000	-407,754	142,000	271,000	392,000
180	3,518,454	615,734	-434,020	115,734	244,734	365,734
200	3,368,362	589,468	-460,286	89,468	218,468	339,468
220	3,218,270	563,202	-486,552	63,202	192,202	313,202
240	3,068,178	536,936	-512,818	36,936	165,936	286,936
260	2,918,086	510,670	-539,084	10,670	139,670	260,670
280	2,767,994	484,404	-565,350	-15,600	113,404	234,404
300	2,617,902	458,138	-591,616	-41,866	87,138	208,138

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£260	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,771,193	1,534,959	485,209	1,034,959	1,163,959	1,287,959
20	8,477,375	1,483,541	433,791	983,541	1,112,541	1,236,541
40	8,332,228	1,458,140	408,380	958,140	1,087,140	1,211,140
60	8,186,028	1,432,712	382,962	932,712	1,061,712	1,185,712
80	8,041,828	1,407,285	357,535	907,285	1,036,285	1,160,285
100	7,896,327	1,381,857	332,107	881,857	1,010,857	1,134,857
120	7,751,028	1,356,430	306,680	856,430	985,430	1,109,430
140	7,604,039	1,330,707	280,957	830,707	959,707	1,083,707
160	7,456,361	1,304,863	255,113	804,863	933,863	1,057,863
180	7,308,685	1,279,020	229,270	779,020	908,020	1,032,020
200	7,161,009	1,253,177	203,427	753,177	882,177	1,006,177
220	7,013,331	1,227,333	177,583	727,333	856,333	980,333
240	6,864,277	1,201,248	151,498	701,248	830,248	954,248
260	6,714,184	1,174,982	125,232	674,982	803,982	927,982
280	6,564,092	1,148,716	98,966	648,716	777,716	901,716
300	6,414,001	1,122,450	72,700	622,450	751,450	875,450

Maximum CIL rates (per square metre)

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

Rural areas (lower value)

Private values £3262 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	3,029,962	530,243	-519,507	30,243	159,243	283,243
20	2,825,303	494,428	-555,322	-5,572	123,428	247,428
40	2,672,704	467,723	-582,027	-32,277	96,723	220,723
60	2,517,662	440,591	-609,159	-59,409	69,591	193,591
80	2,362,621	413,459	-636,291	-86,541	42,459	166,459
100	2,207,579	386,326	-663,424	-113,674	15,326	139,326
120	2,052,537	359,194	-690,556	-140,806	-11,806	112,194
140	1,897,495	332,062	-717,688	-167,938	-38,938	85,062
160	1,742,454	304,929	-744,821	-195,071	-66,071	57,929
180	1,587,412	277,797	-771,953	-222,203	-93,203	30,797
200	1,432,370	250,665	-799,085	-249,335	-120,335	3,665
220	1,276,328	223,533	-826,391	-276,467	-147,467	-23,641
240	1,118,786	195,783	-853,967	-304,217	-175,217	-51,217
260	961,182	168,207	-881,543	-331,793	-202,793	-78,793
280	803,605	140,631	-909,119	-359,369	-230,369	-106,369
300	646,027	113,055	-936,695	-386,945	-257,945	-133,945

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£100	£200

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 4

90% Hse/10% flat
No of units 200 units
Density: 40 dph
CSH level: 4

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

Site area 5.00 ha
Net to gross 100%

Growth
Sales 0%
Build 0%

Warwick

Private values £3073 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	1,110,807	222,161	-827,589	-277,839	-148,839	-24,839
20	918,523	183,705	-866,045	-316,295	-187,295	-63,295
40	745,344	149,069	-900,681	-350,931	-221,931	-97,931
60	572,165	114,433	-935,317	-385,567	-256,567	-132,567
80	398,987	79,797	-969,953	-420,203	-291,203	-167,203
100	225,808	45,162	-1,004,588	-454,838	-325,838	-201,838
120	52,629	10,526	-1,039,224	-489,474	-360,474	-236,474
140	-122,522	-24,504	-1,074,254	-524,504	-395,504	-271,504
160	-298,534	-59,707	-1,109,457	-559,707	-430,707	-306,707
180	-474,546	-94,909	-1,144,659	-594,909	-465,909	-341,909
200	-650,556	-130,111	-1,179,861	-630,111	-501,111	-377,111
220	-826,568	-165,314	-1,215,064	-665,314	-536,314	-412,314
240	-1,002,580	-200,516	-1,250,266	-700,516	-571,516	-447,516
260	-1,178,591	-235,718	-1,285,468	-735,718	-606,718	-482,718
280	-1,354,603	-270,921	-1,320,671	-770,921	-641,921	-517,921
300	-1,530,614	-306,123	-1,355,873	-806,123	-677,123	-553,123

Maximum CIL rates (per square metre)

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

Leamington Spa

Private values £3971 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	7,039,450	1,407,890	358,140	907,890	1,036,890	1,160,890
20	6,753,426	1,350,685	300,935	850,685	979,685	1,103,685
40	6,588,474	1,317,695	267,945	817,695	946,695	1,070,695
60	6,423,522	1,284,704	234,954	784,704	913,704	1,037,704
80	6,258,569	1,251,714	201,964	751,714	880,714	1,004,714
100	6,093,616	1,218,723	168,973	718,723	847,723	971,723
120	5,928,664	1,185,733	135,983	685,733	814,733	938,733
140	5,763,711	1,152,742	102,992	652,742	781,742	905,742
160	5,598,759	1,119,752	70,002	619,752	748,752	872,752
180	5,433,806	1,086,761	37,011	586,761	715,761	839,761
200	5,267,100	1,053,420	3,670	553,420	682,420	806,420
220	5,099,449	1,019,890	-29,860	519,890	648,890	772,890
240	4,931,800	986,360	-63,390	486,360	615,360	739,360
260	4,764,149	952,830	-96,920	452,830	581,830	705,830
280	4,596,498	919,300	-130,450	419,300	548,300	672,300
300	4,428,848	885,770	-163,980	385,770	514,770	638,770

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£300	£300	£300

Kenilworth

Private values £3584 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	4,512,987	902,597	-147,153	402,597	531,597	655,597
20	4,267,718	853,544	-196,206	353,544	482,544	606,544
40	4,100,067	820,013	-229,737	320,013	449,013	573,013
60	3,932,417	786,483	-263,267	286,483	415,483	539,483
80	3,764,767	752,953	-296,797	252,953	381,953	505,953
100	3,597,116	719,423	-330,327	219,423	348,423	472,423
120	3,429,466	685,893	-363,857	185,893	314,893	438,893
140	3,261,815	652,363	-397,387	152,363	281,363	405,363
160	3,094,165	618,832	-430,917	118,832	247,832	371,832
180	2,926,514	585,302	-464,447	84,302	214,302	337,302
200	2,758,864	551,771	-497,977	50,771	179,771	302,771
220	2,591,213	518,241	-531,507	16,241	145,241	268,241
240	2,423,562	484,711	-565,037	-17,289	110,711	233,711
260	2,255,911	451,181	-598,567	-50,819	75,181	199,181
280	2,088,260	417,651	-632,097	-84,349	40,651	164,651
300	1,920,609	384,121	-665,627	-117,879	5,121	130,121

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,745,928	1,749,186	699,436	1,249,186	1,378,186	1,502,186
20	8,435,821	1,687,164	637,414	1,187,164	1,316,164	1,440,164
40	8,273,858	1,654,772	605,022	1,154,772	1,283,772	1,407,772
60	8,111,895	1,622,380	572,630	1,122,380	1,251,380	1,375,380
80	7,949,932	1,589,988	540,238	1,089,988	1,218,988	1,342,988
100	7,787,969	1,557,596	507,846	1,057,596	1,186,596	1,310,596
120	7,626,006	1,525,204	475,454	1,025,204	1,154,204	1,278,204
140	7,464,043	1,492,812	443,062	992,812	1,121,812	1,245,812
160	7,302,080	1,460,420	410,670	960,420	1,089,420	1,213,420
180	7,140,117	1,428,028	378,278	928,028	1,057,028	1,181,028
200	6,978,154	1,395,636	345,886	895,636	1,024,636	1,148,636
220	6,816,191	1,363,244	313,494	863,244	992,244	1,116,244
240	6,654,228	1,330,852	281,102	830,852	959,852	1,083,852
260	6,492,265	1,298,460	248,710	798,460	927,460	1,051,460
280	6,330,302	1,266,068	216,318	766,068	895,068	1,019,068
300	6,168,339	1,233,676	183,926	733,676	862,676	986,676

Maximum CIL rates (per square metre)

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

Rural areas (lower value)

Private values £3262 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	2,379,584	475,917	-573,833	-24,083	104,917	228,917
20	2,168,265	433,653	-616,097	-66,347	62,653	186,653
40	1,997,874	399,575	-650,175	-100,425	28,575	152,575
60	1,827,481	365,496	-684,254	-134,504	-5,504	118,496
80	1,657,089	331,418	-718,332	-168,582	-39,582	84,418
100	1,486,696	297,339	-752,411	-202,661	-73,661	50,339
120	1,316,303	263,261	-786,490	-236,740	-107,740	15,261
140	1,145,910	229,182	-820,569	-270,819	-141,819	-18,182
160	975,517	195,104	-854,648	-304,898	-175,898	-52,104
180	805,124	161,025	-888,727	-338,977	-210,977	-86,124
200	634,731	126,946	-922,806	-373,056	-245,056	-120,146
220	464,338	92,867	-956,885	-407,135	-279,135	-154,167
240	293,945	58,788	-990,964	-441,214	-313,214	-188,188
260	123,552	24,709	-1,025,043	-475,293	-347,293	-222,209
280	-43,841	-9,370	-1,059,122	-509,372	-381,372	-256,230
300	-208,448	-35,291	-1,093,201	-543,451	-415,451	-290,251

Maximum CIL rates (per square metre)

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