

**For: Buckinghamshire Council**



**Community Infrastructure Levy  
Viability Assessment for the North &  
Central Area**

**Appendix 2 – Residential  
Typologies Results  
(Tables 2a – 2m)**

**December 2025  
DSP23843**

Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area - Appendix 2  
Residential Indications: Table 2a: 5 Houses Greenfield / PDL

Development Scenario	5 Houses
Typical Site Type	Greenfield / PDL
Site Density (dph)*	35.00
Net Land Area (ha)	0.14
Gross Land Area (ha)	0.16

\*based on residential net developable area

0% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£4,000	£4,100	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200
Residual Land Value (£)											
£0	£302,943	£337,496	£372,049	£406,781	£441,334	£475,887	£510,440	£545,172	£579,725	£649,010	£718,116
£25	£291,280	£325,925	£360,571	£395,397	£430,043	£464,645	£499,411	£533,998	£568,584	£637,923	£707,060
£50	£279,616	£314,355	£349,093	£384,013	£418,752	£453,403	£488,203	£522,823	£557,443	£626,835	£696,003
£75	£267,952	£302,784	£337,616	£372,629	£407,461	£442,162	£476,995	£511,648	£546,302	£615,748	£684,947
£100	£256,289	£291,213	£326,138	£361,245	£396,169	£430,920	£465,787	£500,474	£535,160	£604,661	£673,890
£125	£244,625	£279,643	£314,660	£349,860	£384,878	£419,678	£454,579	£489,299	£524,019	£593,573	£662,834
£150	£232,962	£268,072	£303,183	£338,476	£373,587	£408,437	£443,371	£478,125	£512,878	£582,486	£651,778
£175	£221,298	£256,502	£291,705	£327,092	£362,296	£397,195	£432,163	£466,950	£501,737	£571,398	£640,721
£200	£209,634	£244,931	£280,228	£315,708	£351,005	£385,953	£420,955	£455,776	£490,596	£560,311	£629,665
£225	£197,971	£233,360	£268,750	£304,324	£339,713	£374,712	£409,747	£444,601	£479,455	£549,223	£618,609
£250	£186,307	£221,790	£257,272	£292,940	£328,422	£363,470	£398,539	£433,426	£468,314	£538,136	£607,552
£275	£174,644	£210,219	£245,795	£281,555	£317,131	£352,228	£387,331	£422,252	£457,173	£527,048	£596,496
£300	£162,980	£198,648	£234,317	£270,171	£305,840	£340,987	£376,123	£411,077	£446,032	£515,961	£585,440
£325	£151,316	£187,078	£222,839	£258,787	£294,549	£329,745	£364,915	£399,903	£434,890	£504,873	£574,383
£350	£139,653	£175,653	£211,362	£247,403	£283,257	£318,503	£353,707	£388,728	£423,749	£493,786	£563,327
£375	£127,989	£163,937	£199,884	£236,019	£271,966	£307,261	£342,499	£377,553	£412,608	£482,699	£552,271
£400	£116,326	£152,366	£188,406	£224,635	£260,675	£296,020	£331,291	£366,379	£401,467	£471,611	£541,214
£425	£104,662	£140,795	£176,929	£213,250	£249,384	£284,778	£320,083	£355,204	£390,326	£460,524	£530,158
£450	£92,998	£129,225	£165,451	£201,866	£238,093	£273,536	£308,875	£344,030	£379,185	£449,436	£519,102
£475	£81,335	£117,654	£153,974	£190,482	£226,801	£262,295	£297,667	£332,855	£368,044	£438,349	£508,045
£500	£69,671	£106,084	£142,496	£179,098	£215,510	£251,053	£286,458	£321,681	£356,903	£427,261	£496,989
Residual Land Value (£ per hectare)											
£0	£1,844,002	£2,054,323	£2,264,644	£2,476,061	£2,686,381	£2,896,702	£3,108,119	£3,318,440	£3,528,761	£3,950,498	£4,371,140
£25	£1,773,006	£1,983,893	£2,194,780	£2,406,766	£2,617,652	£2,828,275	£3,039,896	£3,250,421	£3,460,945	£3,883,009	£4,303,841
£50	£1,702,011	£1,913,463	£2,124,916	£2,337,471	£2,548,923	£2,759,847	£2,971,673	£3,182,401	£3,393,130	£3,815,520	£4,236,541
£75	£1,631,015	£1,843,034	£2,055,052	£2,268,176	£2,480,194	£2,691,419	£2,903,450	£3,114,382	£3,325,314	£3,748,032	£4,169,242
£100	£1,560,019	£1,772,604	£1,985,189	£2,198,881	£2,411,465	£2,622,992	£2,835,227	£3,046,363	£3,257,499	£3,680,543	£4,101,942
£125	£1,489,023	£1,702,174	£1,915,325	£2,129,586	£2,342,736	£2,554,564	£2,767,004	£2,978,344	£3,189,683	£3,613,054	£4,034,643
£150	£1,418,027	£1,631,744	£1,845,461	£2,060,291	£2,274,007	£2,486,136	£2,698,781	£2,910,324	£3,121,868	£3,545,565	£3,967,343
£175	£1,347,031	£1,561,314	£1,775,597	£1,990,996	£2,205,278	£2,417,709	£2,630,558	£2,842,305	£3,054,052	£3,478,076	£3,900,044
£200	£1,276,035	£1,490,884	£1,705,733	£1,921,701	£2,136,549	£2,349,281	£2,562,335	£2,774,286	£2,986,237	£3,410,587	£3,832,744
£225	£1,205,040	£1,420,454	£1,635,869	£1,852,406	£2,067,820	£2,280,853	£2,494,113	£2,706,267	£2,918,421	£3,343,098	£3,765,445
£250	£1,134,044	£1,350,024	£1,566,005	£1,783,111	£1,999,091	£2,212,426	£2,425,890	£2,638,248	£2,850,606	£3,275,609	£3,698,145
£275	£1,063,048	£1,279,595	£1,496,141	£1,713,816	£1,930,362	£2,143,998	£2,357,667	£2,570,228	£2,782,790	£3,208,121	£3,630,846
£300	£992,052	£1,209,165	£1,426,277	£1,644,521	£1,861,633	£2,075,570	£2,289,444	£2,502,209	£2,714,975	£3,140,632	£3,563,546
£325	£921,056	£1,138,735	£1,356,413	£1,575,226	£1,792,904	£2,007,143	£2,221,221	£2,434,190	£2,647,159	£3,073,143	£3,496,247
£350	£850,060	£1,068,305	£1,286,550	£1,505,931	£1,724,175	£1,938,715	£2,152,998	£2,366,171	£2,579,343	£3,005,654	£3,428,947
£375	£779,065	£997,875	£1,216,686	£1,436,636	£1,655,446	£1,870,287	£2,084,775	£2,298,151	£2,511,528	£2,938,165	£3,361,648
£400	£708,069	£927,445	£1,146,822	£1,367,341	£1,586,717	£1,801,860	£2,016,552	£2,230,132	£2,443,712	£2,870,676	£3,294,348
£425	£637,073	£857,015	£1,076,958	£1,298,046	£1,517,988	£1,733,432	£1,948,329	£2,162,113	£2,375,897	£2,803,187	£3,227,049
£450	£566,077	£786,586	£1,007,094	£1,228,751	£1,449,259	£1,665,004	£1,880,106	£2,094,094	£2,308,081	£2,735,698	£3,159,749
£475	£495,081	£716,156	£937,230	£1,159,456	£1,380,530	£1,596,576	£1,811,883	£2,026,075	£2,240,266	£2,668,210	£3,092,450
£500	£424,085	£645,726	£867,366	£1,090,161	£1,311,801	£1,528,149	£1,743,660	£1,958,055	£2,172,454	£2,600,721	£3,025,150

Key:

Indicative non-viability of typology (by typical measures)	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £850,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £850,000 to £1,300,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £1,300,000 to £1,750,000/ha)
	Viability Test 6 (RLV £1,750,000 to £2,200,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£2,200,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	Range representing garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, low grade former industrial and similar)
£1,300,000	Range representing most PDL - industrial/commercial
£1,750,000	
£2,200,000	Upper PDL/residential land values

Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area - Appendix 2  
Residential Indications: Table 2b: 9 Houses Greenfield / PDL

Development Scenario	9 Houses
Typical Site Type	Greenfield / PDL
Site Density (dph)*	35.00
Net Land Area (ha)	0.26
Gross Land Area (ha)	0.33

\*based on residential net developable area

0% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£4,000	£4,100	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200
Residual Land Value (£)											
£0	£576,150	£637,536	£698,922	£760,308	£821,694	£883,080	£944,466	£1,005,852	£1,067,238	£1,128,624	£1,190,010
£25	£555,417	£616,803	£678,189	£739,575	£800,961	£862,347	£923,733	£985,119	£1,046,505	£1,107,891	£1,169,277
£50	£534,683	£596,069	£657,455	£718,841	£780,227	£841,613	£903,000	£964,386	£1,025,772	£1,087,158	£1,148,544
£75	£513,950	£575,336	£636,722	£698,108	£759,494	£820,880	£882,266	£943,652	£1,005,038	£1,066,424	£1,127,810
£100	£493,217	£554,603	£615,989	£677,375	£738,761	£800,147	£861,533	£922,919	£984,305	£1,045,691	£1,107,077
£125	£472,483	£533,869	£595,255	£656,641	£718,027	£779,413	£840,800	£902,186	£963,572	£1,024,958	£1,086,344
£150	£451,750	£513,136	£574,522	£635,908	£697,294	£758,680	£820,066	£881,452	£942,838	£1,004,224	£1,065,610
£175	£431,017	£492,403	£553,789	£615,175	£676,561	£737,947	£799,333	£860,719	£922,105	£983,491	£1,044,877
£200	£410,283	£471,669	£533,055	£594,441	£655,827	£717,213	£778,600	£840,000	£901,400	£962,800	£1,024,200
£225	£389,550	£450,936	£512,322	£573,708	£635,094	£696,480	£757,866	£819,252	£880,638	£942,024	£1,003,410
£250	£368,816	£430,202	£491,588	£552,974	£614,360	£675,746	£737,132	£798,518	£859,904	£921,290	£982,676
£275	£348,083	£409,469	£470,855	£532,241	£593,627	£655,013	£716,400	£777,786	£839,172	£900,558	£961,944
£300	£327,350	£388,736	£450,122	£511,508	£572,894	£634,280	£695,666	£757,052	£818,438	£879,824	£941,210
£325	£306,616	£368,002	£429,388	£490,774	£552,160	£613,546	£674,932	£736,318	£797,704	£859,090	£920,476
£350	£285,883	£347,269	£408,655	£469,041	£530,427	£591,813	£653,200	£714,586	£775,972	£837,358	£898,744
£375	£265,150	£326,536	£387,922	£449,308	£510,694	£572,080	£633,466	£694,852	£756,238	£817,624	£879,010
£400	£244,416	£305,802	£367,188	£428,574	£489,960	£551,346	£612,732	£674,118	£735,504	£796,890	£858,276
£425	£223,683	£285,069	£346,455	£407,841	£469,227	£530,613	£592,000	£653,386	£714,772	£776,158	£837,544
£450	£202,950	£264,336	£325,722	£387,108	£448,494	£509,880	£571,266	£632,652	£694,038	£755,424	£816,810
£475	£182,216	£243,602	£305,000	£366,386	£427,772	£489,158	£550,544	£611,930	£673,316	£734,702	£796,088
£500	£161,483	£222,869	£284,255	£345,641	£407,027	£468,413	£529,800	£591,186	£652,572	£713,958	£775,344
Residual Land Value (£ per hectare)											
£0	£1,745,909	£1,931,928	£2,117,946	£2,303,965	£2,490,000	£2,676,035	£2,862,070	£3,048,105	£3,234,140	£3,420,175	£3,606,210
£25	£1,683,081	£1,869,100	£2,055,119	£2,241,138	£2,427,157	£2,613,176	£2,800,000	£2,986,825	£3,173,650	£3,360,475	£3,547,300
£50	£1,620,253	£1,806,272	£1,992,291	£2,178,310	£2,364,329	£2,550,348	£2,736,367	£2,922,386	£3,108,405	£3,294,424	£3,480,443
£75	£1,557,424	£1,743,443	£1,929,462	£2,115,481	£2,301,500	£2,487,519	£2,673,538	£2,859,557	£3,045,576	£3,231,595	£3,417,614
£100	£1,494,596	£1,680,615	£1,866,634	£2,052,653	£2,238,672	£2,424,691	£2,610,710	£2,796,729	£2,982,748	£3,168,767	£3,354,786
£125	£1,431,768	£1,617,787	£1,803,806	£1,989,825	£2,175,844	£2,361,863	£2,547,882	£2,733,901	£2,919,920	£3,105,939	£3,291,958
£150	£1,368,939	£1,554,958	£1,740,977	£1,926,996	£2,113,015	£2,299,034	£2,485,053	£2,671,072	£2,857,091	£3,043,110	£3,229,129
£175	£1,306,111	£1,492,130	£1,678,149	£1,864,168	£2,050,187	£2,236,206	£2,422,225	£2,608,244	£2,794,263	£2,980,282	£3,166,301
£200	£1,243,283	£1,429,302	£1,615,321	£1,801,340	£1,987,359	£2,173,378	£2,359,397	£2,545,416	£2,731,435	£2,917,454	£3,103,473
£225	£1,180,454	£1,366,473	£1,552,492	£1,738,511	£1,924,530	£2,110,549	£2,296,568	£2,482,587	£2,668,606	£2,854,625	£3,040,644
£250	£1,117,626	£1,303,645	£1,489,664	£1,675,683	£1,861,702	£2,047,721	£2,233,740	£2,419,759	£2,605,778	£2,791,797	£2,977,816
£275	£1,054,797	£1,240,816	£1,426,835	£1,612,854	£1,798,873	£1,984,892	£2,170,911	£2,356,930	£2,542,949	£2,728,968	£2,914,987
£300	£991,969	£1,177,988	£1,363,997	£1,549,996	£1,735,995	£1,921,994	£2,107,993	£2,293,992	£2,479,991	£2,665,990	£2,851,989
£325	£929,141	£1,115,160	£1,301,169	£1,487,168	£1,673,167	£1,859,166	£2,045,165	£2,231,164	£2,417,163	£2,603,162	£2,789,161
£350	£866,312	£1,052,331	£1,238,330	£1,424,329	£1,610,328	£1,796,327	£1,982,326	£2,168,325	£2,354,324	£2,540,323	£2,726,322
£375	£803,484	£989,503	£1,175,502	£1,361,501	£1,547,500	£1,733,499	£1,919,498	£2,105,497	£2,291,496	£2,477,495	£2,663,494
£400	£740,656	£926,675	£1,112,674	£1,298,673	£1,484,672	£1,670,671	£1,856,670	£2,042,669	£2,228,668	£2,414,667	£2,600,666
£425	£677,827	£863,846	£1,049,845	£1,235,844	£1,421,843	£1,607,842	£1,793,841	£1,979,840	£2,165,839	£2,351,838	£2,537,837
£450	£614,999	£801,018	£987,017	£1,173,016	£1,359,015	£1,545,014	£1,731,013	£1,917,012	£2,103,011	£2,289,010	£2,475,009
£475	£552,170	£738,189	£924,188	£1,110,187	£1,296,186	£1,482,185	£1,668,184	£1,854,183	£2,040,182	£2,226,181	£2,412,180
£500	£489,342	£675,361	£861,360	£1,047,359	£1,233,358	£1,419,357	£1,605,356	£1,791,355	£1,977,354	£2,163,353	£2,349,352

Key:

Indicative non-viability of typology (by typical measures)	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £850,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £850,000 to £1,300,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £1,300,000 to £1,750,000/ha)
	Viability Test 6 (RLV £1,750,000 to £2,200,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£2,200,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£850,000	Range representing garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, low grade former industrial and similar)
£1,300,000	Range representing most PDL - industrial/commercial
£1,750,000	
£2,200,000	Upper PDL/residential land values

Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area - Appendix 2  
Residential Indications: Table 2c: 11 Houses Greenfield

Development Scenario	11 Houses
Typical Site Type	Greenfield
Site Density (dph)*	35.00
Net Land Area (ha)	0.31
Gross Land Area (ha)	0.40

\*based on residential net developable area

25% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£4,000	£4,100	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200
	Residual Land Value (£)										
£0	£289,758	£348,827	£407,897	£467,275	£526,345	£585,414	£644,792	£703,862	£762,932	£881,377	£999,521
£25	£270,701	£329,939	£389,168	£448,706	£507,934	£567,163	£626,700	£685,929	£745,077	£863,632	£981,830
£50	£251,645	£311,050	£370,439	£430,136	£489,524	£548,912	£608,609	£667,997	£727,223	£845,887	£964,140
£75	£232,589	£292,162	£351,710	£411,567	£471,114	£530,660	£590,517	£650,064	£709,368	£828,142	£946,450
£100	£213,532	£273,273	£332,981	£392,998	£452,703	£512,409	£572,426	£632,131	£691,514	£810,397	£928,760
£125	£194,476	£254,385	£314,252	£374,429	£434,293	£494,158	£554,334	£614,199	£673,659	£792,652	£911,070
£150	£175,420	£235,496	£295,523	£355,859	£415,883	£475,906	£536,243	£596,266	£655,805	£774,908	£893,379
£175	£156,363	£216,607	£276,794	£337,290	£397,473	£457,655	£518,151	£578,334	£637,950	£757,163	£875,689
£200	£137,307	£197,719	£258,065	£318,721	£379,062	£439,404	£500,060	£560,401	£620,096	£739,418	£857,999
£225	£118,251	£178,830	£239,336	£300,151	£360,652	£421,152	£481,968	£542,468	£602,241	£721,673	£840,309
£250	£99,194	£159,942	£220,607	£281,582	£342,242	£402,901	£463,876	£524,536	£584,387	£703,928	£822,619
£275	£80,138	£141,053	£201,878	£263,013	£323,831	£384,650	£445,785	£506,603	£566,532	£686,183	£804,928
£300	£61,081	£122,165	£183,149	£244,444	£305,421	£366,398	£427,693	£488,671	£548,678	£668,438	£787,238
£325	£42,025	£103,276	£164,420	£225,874	£287,011	£348,147	£409,602	£470,738	£530,823	£650,693	£769,548
£350	£22,969	£84,387	£145,691	£207,305	£268,600	£329,896	£391,510	£452,805	£512,969	£632,948	£751,858
£375	£3,912	£65,499	£126,962	£188,736	£250,190	£311,644	£373,419	£434,873	£495,114	£615,203	£734,168
£400	£-15,144	£46,610	£108,233	£170,167	£231,780	£293,393	£355,327	£416,940	£477,260	£597,458	£716,477
£425	£-34,200	£27,722	£89,504	£151,597	£213,370	£275,142	£337,235	£399,008	£459,405	£579,713	£698,787
£450	£-53,257	£8,833	£70,775	£133,028	£194,959	£256,890	£319,144	£381,075	£441,551	£561,968	£681,097
£475	£-72,313	£-10,055	£52,046	£114,459	£176,549	£238,639	£301,052	£363,142	£423,696	£544,223	£663,407
£500	£-91,369	£-28,944	£33,316	£95,890	£158,139	£220,388	£282,961	£345,210	£405,842	£526,478	£645,717
	Residual Land Value (£ per hectare)										
£0	£724,394	£872,069	£1,019,743	£1,168,187	£1,315,862	£1,463,536	£1,611,980	£1,759,655	£1,907,329	£2,203,443	£2,498,802
£25	£676,753	£824,847	£972,921	£1,121,764	£1,269,836	£1,417,908	£1,566,751	£1,714,823	£1,862,693	£2,159,081	£2,454,576
£50	£629,112	£777,626	£926,098	£1,075,341	£1,223,810	£1,372,280	£1,521,522	£1,669,992	£1,818,057	£2,114,718	£2,410,351
£75	£581,471	£730,404	£879,275	£1,028,918	£1,177,784	£1,326,651	£1,476,293	£1,625,160	£1,773,421	£2,070,356	£2,366,125
£100	£533,831	£683,183	£832,453	£982,494	£1,131,759	£1,281,023	£1,431,064	£1,580,329	£1,728,784	£2,025,994	£2,321,900
£125	£486,190	£635,961	£785,630	£936,071	£1,085,733	£1,235,394	£1,385,835	£1,535,497	£1,684,148	£1,981,631	£2,277,674
£150	£438,549	£588,740	£738,808	£889,648	£1,039,707	£1,189,766	£1,340,607	£1,490,666	£1,639,512	£1,937,269	£2,233,449
£175	£390,908	£541,519	£691,985	£843,225	£993,681	£1,144,138	£1,295,378	£1,445,834	£1,594,876	£1,892,906	£2,189,223
£200	£343,267	£494,297	£645,162	£796,802	£947,656	£1,098,509	£1,250,149	£1,401,003	£1,550,239	£1,848,544	£2,144,998
£225	£295,626	£447,076	£598,340	£750,379	£901,630	£1,052,881	£1,204,920	£1,356,171	£1,505,603	£1,804,182	£2,100,772
£250	£247,985	£399,854	£551,517	£703,956	£855,604	£1,007,253	£1,159,691	£1,311,340	£1,460,967	£1,759,819	£2,056,547
£275	£200,345	£352,633	£504,695	£657,532	£809,578	£961,624	£1,114,462	£1,266,508	£1,416,331	£1,715,457	£2,012,321
£300	£152,704	£305,411	£457,872	£611,109	£763,553	£915,996	£1,069,233	£1,221,677	£1,371,695	£1,671,095	£1,968,096
£325	£105,063	£258,190	£411,049	£564,686	£717,527	£870,368	£1,024,004	£1,176,845	£1,327,058	£1,626,732	£1,923,870
£350	£57,422	£210,969	£364,227	£518,263	£671,501	£824,739	£978,775	£1,132,013	£1,282,422	£1,582,370	£1,879,645
£375	£9,781	£163,747	£317,404	£471,840	£625,475	£779,111	£933,547	£1,087,182	£1,237,786	£1,538,007	£1,835,419
£400	£-37,860	£116,526	£270,582	£425,417	£579,450	£733,482	£888,318	£1,042,350	£1,193,150	£1,493,645	£1,791,194
£425	£-85,501	£69,304	£223,759	£378,994	£533,424	£687,854	£843,089	£997,519	£1,148,513	£1,449,283	£1,746,968
£450	£-133,141	£22,083	£176,936	£332,570	£487,398	£642,226	£797,860	£952,687	£1,103,877	£1,404,920	£1,702,743
£475	£-180,782	£-25,139	£130,114	£286,147	£441,372	£596,597	£752,631	£907,856	£1,059,241	£1,360,558	£1,658,517
£500	£-228,423	£-72,360	£83,291	£239,724	£395,347	£550,969	£707,402	£863,024	£1,014,605	£1,316,196	£1,614,292

Key:

Indicative non-viability of typology (by typical measures)	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 3 (RLV >£500,000)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area - Appendix 2  
Residential Indications: Table 2d: 11 Houses PDL

Development Scenario	11 Houses
Typical Site Type	PDL
Site Density (dph)*	35.00
Net Land Area (ha)	0.31
Gross Land Area (ha)	0.40

\*based on residential net developable area

25% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£4,000	£4,100	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200
	Residual Land Value (£)										
£0	£336,768	£395,838	£454,908	£514,286	£573,355	£632,425	£691,803	£750,873	£809,942	£928,390	£1,046,532
£25	£317,843	£377,077	£436,306	£495,843	£555,072	£614,300	£673,838	£733,006	£792,133	£910,679	£1,028,841
£50	£298,917	£358,315	£417,703	£477,400	£536,788	£596,176	£655,873	£715,140	£774,324	£892,967	£1,011,151
£75	£279,991	£339,554	£399,100	£458,957	£518,504	£578,051	£637,908	£697,274	£756,515	£875,256	£993,461
£100	£261,066	£320,792	£380,498	£440,515	£500,220	£559,926	£619,943	£679,408	£738,706	£857,545	£975,771
£125	£242,140	£302,031	£361,895	£422,072	£481,936	£541,801	£601,978	£661,542	£720,897	£839,834	£958,081
£150	£223,214	£283,269	£343,293	£403,629	£463,653	£523,676	£584,012	£643,676	£703,088	£822,123	£940,390
£175	£204,289	£264,508	£324,690	£385,186	£445,369	£505,551	£565,047	£625,809	£685,279	£804,412	£922,700
£200	£185,363	£245,746	£306,088	£366,744	£427,085	£487,427	£548,082	£607,943	£667,470	£786,700	£905,010
£225	£166,438	£226,985	£287,485	£348,301	£408,801	£469,302	£530,117	£590,777	£649,662	£768,989	£887,320
£250	£147,512	£208,223	£268,883	£329,858	£390,517	£451,177	£512,152	£572,211	£631,853	£751,278	£869,629
£275	£128,586	£189,462	£250,280	£311,415	£372,234	£433,052	£494,187	£554,345	£614,044	£733,567	£851,939
£300	£109,661	£170,700	£231,678	£292,973	£353,950	£414,927	£476,222	£536,479	£596,235	£715,856	£834,249
£325	£90,735	£151,939	£213,075	£274,530	£335,666	£396,802	£458,257	£518,612	£578,426	£698,145	£816,559
£350	£71,809	£133,177	£194,473	£256,087	£317,382	£378,678	£440,292	£500,746	£560,617	£680,433	£798,869
£375	£52,884	£114,416	£175,870	£237,644	£299,099	£360,553	£422,327	£482,880	£542,808	£662,722	£781,178
£400	£33,958	£95,654	£157,268	£219,202	£280,815	£342,428	£404,362	£465,014	£524,999	£645,011	£763,488
£425	£15,032	£76,893	£138,665	£200,759	£262,531	£324,303	£386,397	£447,148	£507,190	£627,300	£745,798
£450	£-3,893	£58,131	£120,062	£182,316	£244,247	£306,178	£368,432	£429,282	£489,381	£609,589	£728,108
£475	£-22,819	£39,370	£101,460	£163,873	£225,963	£288,053	£350,467	£411,415	£471,572	£591,878	£710,418
£500	£-41,745	£20,608	£82,857	£145,431	£207,680	£269,929	£332,502	£393,549	£453,763	£574,166	£692,727
	Residual Land Value (£ per hectare)										
£0	£841,921	£989,596	£1,137,270	£1,285,714	£1,433,389	£1,581,063	£1,729,507	£1,877,182	£2,024,855	£2,320,975	£2,616,329
£25	£794,607	£942,692	£1,090,764	£1,239,607	£1,387,679	£1,535,751	£1,684,594	£1,832,516	£1,980,333	£2,276,697	£2,572,103
£50	£747,293	£895,788	£1,044,258	£1,193,500	£1,341,970	£1,490,439	£1,639,682	£1,787,851	£1,935,810	£2,232,419	£2,527,878
£75	£699,979	£848,884	£997,751	£1,147,393	£1,296,260	£1,445,127	£1,594,769	£1,743,185	£1,891,288	£2,188,141	£2,483,652
£100	£652,664	£801,981	£951,245	£1,101,286	£1,250,551	£1,399,815	£1,549,856	£1,698,520	£1,846,766	£2,143,863	£2,439,427
£125	£605,350	£755,077	£904,738	£1,055,180	£1,204,841	£1,354,503	£1,504,944	£1,653,854	£1,802,243	£2,099,585	£2,395,201
£150	£558,036	£708,173	£858,232	£1,009,073	£1,159,132	£1,309,191	£1,460,031	£1,609,189	£1,757,721	£2,055,307	£2,350,976
£175	£510,722	£661,269	£811,726	£962,966	£1,113,422	£1,263,879	£1,415,119	£1,564,524	£1,713,199	£2,011,029	£2,306,750
£200	£463,408	£614,366	£765,219	£916,859	£1,067,713	£1,218,566	£1,370,206	£1,519,858	£1,668,676	£1,966,751	£2,262,525
£225	£416,094	£567,462	£718,713	£870,752	£1,022,003	£1,173,254	£1,325,293	£1,475,193	£1,624,154	£1,922,473	£2,218,299
£250	£368,780	£520,558	£672,207	£824,645	£976,294	£1,127,942	£1,280,381	£1,430,527	£1,579,631	£1,878,195	£2,174,074
£275	£321,466	£473,655	£625,700	£778,538	£930,584	£1,082,630	£1,235,468	£1,385,862	£1,535,109	£1,833,917	£2,129,848
£300	£274,151	£426,751	£579,194	£732,431	£884,875	£1,037,318	£1,190,555	£1,341,197	£1,490,587	£1,789,639	£2,085,623
£325	£226,837	£379,847	£532,688	£686,325	£839,165	£992,006	£1,145,643	£1,296,531	£1,446,064	£1,745,361	£2,041,397
£350	£179,523	£332,943	£486,181	£640,218	£793,456	£946,694	£1,100,730	£1,251,866	£1,401,542	£1,701,083	£1,997,172
£375	£132,209	£286,040	£439,675	£594,111	£747,746	£901,382	£1,055,817	£1,207,200	£1,357,020	£1,656,806	£1,952,946
£400	£84,895	£239,136	£393,169	£548,004	£702,037	£856,070	£1,010,905	£1,162,535	£1,312,497	£1,612,528	£1,908,721
£425	£37,581	£192,232	£346,662	£501,897	£656,327	£810,758	£965,992	£1,117,869	£1,267,975	£1,568,250	£1,864,495
£450	£-9,733	£145,328	£300,156	£455,790	£610,618	£765,445	£921,080	£1,073,204	£1,223,452	£1,523,972	£1,820,270
£475	£-57,047	£98,425	£253,650	£409,683	£564,908	£720,133	£876,167	£1,028,539	£1,178,930	£1,479,694	£1,776,044
£500	£-104,362	£51,521	£207,143	£363,576	£519,199	£674,821	£831,254	£983,873	£1,134,408	£1,435,416	£1,731,819

Key:

Indicative non-viability of typology (by typical measures)	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL	Viability Test 2 (RLV £500,000 to £850,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £850,000 to £1,300,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £1,300,000 to £1,750,000/ha)
	Viability Test 5 (RLV £1,750,000 to £2,200,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,200,000/ha)

BLV Notes:

EUW+ £/ha	Notes
£500,000	Range representing garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, low grade former industrial and similar)
£850,000	
£850,000	
£1,300,000	Range representing most PDL - industrial/commercial
£1,750,000	
£2,200,000+	Upper PDL/residential land values

Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central - Appendix 2  
Residential Indications: Table 2e: 20 Flats PDL

Development Scenario	20 Flats
Typical Site Type	PDL
Site Density (dph)*	135.00
Net Land Area (ha)	0.15
Gross Land Area (ha)	0.24

\*based on residential net developable area

25% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£4,000	£4,100	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200
	Residual Land Value (£)										
£0	-£451,903	-£387,461	-£323,144	-£258,493	-£194,176	-£129,859	-£65,208	-£891	£60,062	£182,191	£304,003
£25	-£476,213	-£411,739	-£347,387	-£282,701	-£218,349	-£153,997	-£89,311	-£24,959	£36,113	£158,467	£280,494
£50	-£500,522	-£436,017	-£371,630	-£306,908	-£242,522	-£178,135	-£113,413	-£49,027	£12,165	£134,742	£256,985
£75	-£524,832	-£460,295	-£395,873	-£331,116	-£266,695	-£202,273	-£137,516	-£73,095	£11,784	£111,017	£233,475
£100	-£549,142	-£484,573	-£420,116	-£355,324	-£290,868	-£226,411	-£161,619	-£97,162	£35,733	£87,292	£209,966
£125	-£573,451	-£508,851	-£444,358	-£379,532	-£315,040	-£250,549	-£185,722	-£121,230	£59,682	£63,568	£186,457
£150	-£597,761	-£533,128	-£468,601	-£403,740	-£339,213	-£274,687	-£209,825	-£145,298	£83,631	£39,843	£162,947
£175	-£622,071	-£557,406	-£492,844	-£427,947	-£363,386	-£298,825	-£233,927	-£169,366	£107,580	£16,118	£139,438
£200	-£646,380	-£581,684	-£517,087	-£452,155	-£387,559	-£322,963	-£258,030	-£193,434	£131,529	£7,606	£115,929
£225	-£670,690	-£605,962	-£541,330	-£476,363	-£411,732	-£347,101	-£282,133	-£217,502	£155,478	£31,331	£92,419
£250	-£694,999	-£630,240	-£565,573	-£500,571	-£435,905	-£371,239	-£306,236	-£241,570	£179,426	£55,056	£88,910
£275	-£719,309	-£654,518	-£589,816	-£524,779	-£460,078	-£395,377	-£330,339	-£265,638	£203,375	£78,781	£45,401
£300	-£743,619	-£678,795	-£614,059	-£548,986	-£484,251	-£419,515	-£354,442	-£289,706	£227,324	£102,505	£21,891
£325	-£767,928	-£703,073	-£638,302	-£573,194	-£508,423	-£443,653	-£378,544	-£313,773	£251,273	£126,230	£1,618
£350	-£792,238	-£727,351	-£662,545	-£597,402	-£532,596	-£467,791	-£402,647	-£337,841	£275,222	£149,955	£25,127
£375	-£816,548	-£751,629	-£686,788	-£621,610	-£556,769	-£491,928	-£426,750	-£361,909	£299,171	£173,679	£48,637
£400	-£840,857	-£775,907	-£711,031	-£645,818	-£580,942	-£516,066	-£450,853	-£385,977	£323,120	£197,404	£72,146
£425	-£865,167	-£800,185	-£735,274	-£670,025	-£605,115	-£540,204	-£474,956	-£410,045	£347,068	£221,129	£95,655
£450	-£889,477	-£824,462	-£759,517	-£694,233	-£629,288	-£564,342	-£499,059	-£434,113	£371,017	£244,854	£119,165
£475	-£913,786	-£848,740	-£783,759	-£718,441	-£653,461	-£588,480	-£523,161	-£458,181	£394,966	£268,578	£142,674
£500	-£938,096	-£873,018	-£808,002	-£742,649	-£677,633	-£612,618	-£547,264	-£482,249	£418,915	£292,303	£166,183
	Residual Land Value (£ per hectare)										
£0	-£1,882,929	-£1,614,422	-£1,346,432	-£1,077,054	-£809,067	-£541,081	-£271,699	£3,712	£250,259	£759,130	£1,266,680
£25	-£1,984,219	-£1,715,580	-£1,447,445	-£1,177,920	-£909,788	-£641,656	-£372,127	£103,995	£150,472	£660,277	£1,168,724
£50	-£2,085,509	-£1,816,738	-£1,548,457	-£1,278,785	-£1,010,508	-£742,230	-£472,556	£204,278	£50,685	£561,424	£1,070,769
£75	-£2,186,800	-£1,917,895	-£1,649,469	-£1,379,651	-£1,111,228	-£842,805	-£572,984	£304,561	£49,101	£462,571	£972,813
£100	-£2,288,090	-£2,019,053	-£1,750,481	-£1,480,517	-£1,211,948	-£943,380	-£673,412	£404,844	£148,888	£363,718	£874,858
£125	-£2,389,380	-£2,120,211	-£1,851,494	-£1,581,383	-£1,312,669	-£1,043,955	-£773,841	£505,127	£248,675	£264,865	£776,902
£150	-£2,490,670	-£2,221,368	-£1,952,506	-£1,682,249	-£1,413,389	-£1,144,529	-£874,269	£605,409	£348,462	£166,012	£678,947
£175	-£2,591,961	-£2,322,526	-£2,053,518	-£1,783,114	-£1,514,109	-£1,245,104	-£974,698	£705,692	£448,249	£67,159	£580,991
£200	-£2,693,251	-£2,423,684	-£2,154,530	-£1,883,980	-£1,614,830	-£1,345,679	-£1,075,126	£805,975	£548,036	£31,694	£483,036
£225	-£2,794,541	-£2,524,841	-£2,255,542	-£1,984,846	-£1,715,550	-£1,446,253	-£1,175,555	£906,258	£647,823	£130,547	£385,080
£250	-£2,895,831	-£2,625,999	-£2,356,555	-£2,085,712	-£1,816,270	-£1,546,828	-£1,275,983	£1,006,541	£747,610	£229,400	£287,125
£275	-£2,997,121	-£2,727,157	-£2,457,567	-£2,186,578	-£1,916,990	-£1,647,403	-£1,376,411	£1,106,824	£847,397	£328,253	£189,169
£300	-£3,098,412	-£2,828,314	-£2,558,579	-£2,287,444	-£2,017,711	-£1,747,978	-£1,476,840	£1,207,107	£947,184	£427,106	£91,214
£325	-£3,199,702	-£2,929,472	-£2,659,591	-£2,388,309	-£2,118,431	-£1,848,552	-£1,577,268	£1,307,389	£1,046,971	£525,959	£6,742
£350	-£3,300,992	-£3,030,630	-£2,760,603	-£2,489,175	-£2,219,151	-£1,949,127	-£1,677,697	£1,407,672	£1,146,758	£624,812	£104,697
£375	-£3,402,282	-£3,131,787	-£2,861,616	-£2,590,041	-£2,319,871	-£2,049,702	-£1,778,125	£1,507,955	£1,246,544	£723,665	£202,653
£400	-£3,503,572	-£3,232,945	-£2,962,628	-£2,690,907	-£2,420,592	-£2,150,277	-£1,878,554	£1,608,238	£1,346,331	£822,518	£300,608
£425	-£3,604,863	-£3,334,103	-£3,063,640	-£2,791,773	-£2,521,312	-£2,250,851	-£1,978,982	£1,708,521	£1,446,118	£921,371	£398,564
£450	-£3,706,153	-£3,435,260	-£3,164,652	-£2,892,639	-£2,622,032	-£2,351,426	-£2,079,410	£1,808,804	£1,545,905	£1,020,223	£496,519
£475	-£3,807,443	-£3,536,418	-£3,265,664	-£2,993,504	-£2,722,753	-£2,452,001	-£2,179,839	£1,909,087	£1,645,692	£1,119,076	£594,475
£500	-£3,908,733	-£3,637,576	-£3,366,677	-£3,094,370	-£2,823,473	-£2,552,576	-£2,280,267	£2,009,370	£1,745,479	£1,217,929	£692,430

Key:

Indicative non-viability of typology (by typical measures)	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL	Viability Test 2 (RLV £500,000 to £850,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £850,000 to £1,300,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £1,300,000 to £1,750,000/ha)
	Viability Test 5 (RLV £1,750,000 to £2,200,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,200,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Range representing garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, low grade former industrial and similar)
£850,000	
£850,000	
£1,300,000	Range representing most PDL - industrial/commercial
£1,750,000	
£2,200,000+	Upper PDL/residential land values

Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central - Appendix 2  
Residential Indications: Table 2f: 30 Mixed (Houses / Flats) PDL

Development Scenario	30 Mixed (Houses / Flats)
Typical Site Type	PDL
Site Density (dph)*	55.00
Net Land Area (ha)	0.55
Gross Land Area (ha)	0.73

\*based on residential net developable area

25% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£4,000	£4,100	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200
Residual Land Value (£)											
£0	£866,693	£1,020,588	£1,174,484	£1,329,181	£1,483,073	£1,636,973	£1,791,670	£1,945,565	£2,099,460	£2,408,053	£2,715,844
£25	£815,534	£969,890	£1,124,226	£1,279,341	£1,433,647	£1,587,961	£1,743,074	£1,897,355	£2,051,393	£2,360,037	£2,667,828
£50	£764,375	£919,192	£1,073,968	£1,229,501	£1,384,221	£1,538,949	£1,694,479	£1,849,145	£2,003,326	£2,312,021	£2,619,812
£75	£713,217	£868,493	£1,023,710	£1,179,661	£1,334,795	£1,489,937	£1,645,883	£1,800,935	£1,955,258	£2,264,005	£2,571,796
£100	£662,058	£817,795	£973,452	£1,129,820	£1,285,370	£1,440,925	£1,597,288	£1,752,725	£1,907,191	£2,215,989	£2,523,780
£125	£610,900	£767,097	£923,194	£1,079,980	£1,235,944	£1,391,913	£1,548,692	£1,704,515	£1,859,124	£2,167,973	£2,475,764
£150	£559,741	£716,398	£872,936	£1,030,140	£1,186,518	£1,342,902	£1,500,096	£1,656,305	£1,811,056	£2,119,956	£2,427,748
£175	£508,582	£665,700	£822,678	£980,300	£1,137,092	£1,293,890	£1,451,501	£1,608,095	£1,762,989	£2,071,940	£2,379,731
£200	£457,424	£615,002	£772,420	£930,460	£1,087,666	£1,244,878	£1,402,905	£1,559,886	£1,714,922	£2,023,924	£2,331,715
£225	£406,265	£564,303	£722,162	£880,620	£1,038,240	£1,195,866	£1,354,310	£1,511,676	£1,666,854	£1,975,908	£2,283,699
£250	£355,106	£513,605	£671,904	£830,780	£988,814	£1,146,854	£1,305,714	£1,463,466	£1,618,787	£1,927,892	£2,235,683
£275	£303,948	£462,907	£621,646	£780,940	£939,388	£1,097,842	£1,257,118	£1,415,256	£1,570,720	£1,879,876	£2,187,667
£300	£252,789	£412,208	£571,388	£731,099	£889,962	£1,048,830	£1,208,523	£1,367,046	£1,522,652	£1,831,860	£2,139,651
£325	£201,631	£361,510	£521,130	£681,259	£840,536	£999,818	£1,159,927	£1,318,836	£1,474,585	£1,783,843	£2,091,635
£350	£150,472	£310,812	£470,872	£631,419	£791,110	£950,806	£1,111,332	£1,270,626	£1,426,518	£1,735,827	£2,043,619
£375	£99,313	£260,113	£420,614	£581,579	£741,684	£901,795	£1,062,736	£1,222,416	£1,378,450	£1,687,811	£1,995,602
£400	£48,155	£209,415	£370,356	£531,739	£692,259	£852,783	£1,014,140	£1,174,206	£1,330,383	£1,639,795	£1,947,586
£425	£-3,004	£158,717	£320,098	£481,899	£642,833	£803,771	£965,545	£1,125,996	£1,282,316	£1,591,779	£1,899,570
£450	£-54,162	£108,019	£269,840	£432,059	£593,407	£754,759	£916,949	£1,077,786	£1,234,248	£1,543,763	£1,851,554
£475	£-105,321	£57,320	£219,582	£382,219	£543,981	£705,747	£868,354	£1,029,576	£1,186,181	£1,495,747	£1,803,538
£500	£-156,480	£6,622	£169,324	£332,378	£494,555	£656,735	£819,758	£981,367	£1,138,114	£1,447,731	£1,755,522
Residual Land Value (£ per hectare)											
£0	£1,187,250	£1,398,066	£1,608,882	£1,820,796	£2,031,607	£2,242,429	£2,454,342	£2,665,157	£2,875,973	£3,298,703	£3,720,335
£25	£1,117,170	£1,328,616	£1,540,035	£1,752,522	£1,963,900	£2,175,289	£2,387,773	£2,599,116	£2,810,128	£3,232,928	£3,654,559
£50	£1,047,090	£1,259,167	£1,471,189	£1,684,248	£1,896,194	£2,108,149	£2,321,204	£2,533,075	£2,744,282	£3,167,152	£3,588,784
£75	£977,009	£1,189,717	£1,402,342	£1,615,973	£1,828,487	£2,041,010	£2,254,634	£2,467,034	£2,678,436	£3,101,376	£3,523,008
£100	£906,929	£1,120,267	£1,333,496	£1,547,699	£1,760,780	£1,973,870	£2,188,065	£2,400,993	£2,612,591	£3,035,601	£3,457,233
£125	£836,849	£1,050,817	£1,264,649	£1,479,425	£1,693,073	£1,906,731	£2,121,496	£2,334,952	£2,546,745	£2,969,825	£3,391,457
£150	£766,768	£981,368	£1,195,802	£1,411,151	£1,625,367	£1,839,591	£2,054,926	£2,268,911	£2,480,899	£2,904,050	£3,325,682
£175	£696,688	£911,918	£1,126,956	£1,342,877	£1,557,660	£1,772,452	£1,988,357	£2,202,871	£2,415,054	£2,838,274	£3,259,906
£200	£626,608	£842,468	£1,058,109	£1,274,603	£1,489,953	£1,705,312	£1,921,788	£2,136,830	£2,349,208	£2,772,499	£3,194,131
£225	£556,528	£773,018	£989,263	£1,206,329	£1,422,247	£1,638,172	£1,855,219	£2,070,789	£2,283,362	£2,706,723	£3,128,355
£250	£486,447	£703,569	£920,416	£1,138,054	£1,354,540	£1,571,033	£1,788,649	£2,004,748	£2,217,516	£2,640,948	£3,062,580
£275	£416,367	£634,119	£851,570	£1,069,780	£1,286,833	£1,503,893	£1,722,080	£1,938,707	£2,151,671	£2,575,172	£2,996,804
£300	£346,287	£564,669	£782,723	£1,001,506	£1,219,126	£1,436,754	£1,655,511	£1,872,666	£2,085,825	£2,509,397	£2,931,028
£325	£276,206	£495,219	£713,876	£933,232	£1,151,420	£1,369,614	£1,588,941	£1,806,625	£2,019,979	£2,443,621	£2,865,253
£350	£206,126	£425,770	£645,030	£864,958	£1,083,713	£1,302,475	£1,522,372	£1,740,584	£1,954,134	£2,377,846	£2,799,477
£375	£136,046	£356,320	£576,183	£796,684	£1,016,006	£1,235,335	£1,455,803	£1,674,543	£1,888,288	£2,312,070	£2,733,702
£400	£65,965	£286,870	£507,337	£728,409	£948,299	£1,168,195	£1,389,233	£1,608,502	£1,822,442	£2,246,295	£2,667,926
£425	£-4,115	£217,420	£438,490	£660,135	£880,593	£1,101,056	£1,322,664	£1,542,461	£1,756,597	£2,180,519	£2,602,151
£450	£-74,195	£147,971	£369,643	£591,861	£812,886	£1,033,916	£1,256,095	£1,476,420	£1,690,751	£2,114,744	£2,536,375
£475	£-144,275	£78,521	£300,797	£523,587	£745,179	£966,777	£1,189,525	£1,410,379	£1,624,905	£2,048,968	£2,470,600
£500	£-214,356	£9,071	£231,950	£455,313	£677,472	£899,637	£1,122,956	£1,344,338	£1,559,060	£1,983,193	£2,404,824

Key:

Indicative non-viability of typology (by typical measures)	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL	Viability Test 2 (RLV £500,000 to £850,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £850,000 to £1,300,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £1,300,000 to £1,750,000/ha)
	Viability Test 5 (RLV £1,750,000 to £2,200,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,200,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Range representing garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, low grade former industrial and similar)
£850,000	
£850,000	
£1,300,000	Range representing most PDL - industrial/commercial
£1,750,000	
£2,200,000+	Upper PDL/residential land values

Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area - Appendix 2  
Residential Indications: Table 2g: 50 Mixed (Houses / Flats) Greenfield

Development Scenario	50 Mixed (Houses / Flats)
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	1.25
Gross Land Area (ha)	1.61

\*based on residential net developable area

25% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£4,000	£4,100	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200
Residual Land Value (£)											
£0	£1,074,678	£1,331,939	£1,589,200	£1,847,801	£2,105,062	£2,362,322	£2,620,920	£2,878,185	£3,135,446	£3,651,307	£4,165,829
£25	£987,710	£1,245,753	£1,503,772	£1,763,094	£2,021,047	£2,279,000	£2,538,294	£2,796,251	£3,054,204	£3,570,553	£4,085,075
£50	£900,742	£1,159,566	£1,418,344	£1,678,388	£1,937,033	£2,195,678	£2,455,667	£2,714,317	£2,972,962	£3,489,798	£4,004,320
£75	£813,774	£1,073,379	£1,332,916	£1,593,681	£1,853,019	£2,112,356	£2,373,041	£2,632,383	£2,891,720	£3,409,044	£3,923,566
£100	£726,805	£987,193	£1,247,488	£1,508,974	£1,769,004	£2,029,034	£2,290,415	£2,550,449	£2,810,479	£3,328,290	£3,842,812
£125	£639,837	£901,006	£1,162,060	£1,424,267	£1,684,990	£1,945,711	£2,207,789	£2,468,515	£2,729,237	£3,247,535	£3,762,057
£150	£552,869	£814,819	£1,076,632	£1,339,561	£1,600,975	£1,862,389	£2,125,163	£2,386,581	£2,647,995	£3,166,781	£3,681,303
£175	£465,901	£728,633	£991,205	£1,254,854	£1,516,961	£1,779,067	£2,042,537	£2,304,647	£2,566,754	£3,086,026	£3,600,548
£200	£378,932	£642,446	£905,777	£1,170,147	£1,432,946	£1,695,745	£1,959,910	£2,222,713	£2,485,512	£3,005,272	£3,519,794
£225	£291,964	£556,260	£820,349	£1,085,440	£1,348,932	£1,612,423	£1,877,284	£2,140,779	£2,404,270	£2,924,518	£3,439,040
£250	£204,996	£470,073	£734,921	£1,000,734	£1,264,917	£1,529,101	£1,794,658	£2,058,845	£2,323,029	£2,843,763	£3,358,285
£275	£118,028	£383,886	£649,493	£916,027	£1,180,903	£1,445,779	£1,712,032	£1,976,911	£2,241,787	£2,763,009	£3,277,531
£300	£31,060	£297,700	£564,065	£831,320	£1,096,889	£1,362,456	£1,629,406	£1,894,977	£2,160,545	£2,682,254	£3,196,776
£325	£-55,909	£211,513	£478,637	£746,613	£1,012,874	£1,279,134	£1,546,780	£1,813,043	£2,079,303	£2,601,500	£3,116,022
£350	£-142,877	£125,326	£393,209	£661,907	£928,860	£1,195,812	£1,464,153	£1,731,109	£1,998,062	£2,520,746	£3,035,267
£375	£-229,845	£39,140	£307,781	£577,200	£844,845	£1,112,490	£1,381,527	£1,649,175	£1,916,820	£2,439,991	£2,954,513
£400	£-316,813	£-47,047	£222,353	£492,493	£760,831	£1,029,168	£1,298,901	£1,567,241	£1,835,578	£2,359,237	£2,873,759
£425	£-403,782	£-133,233	£136,925	£407,787	£676,816	£945,846	£1,216,275	£1,485,307	£1,754,337	£2,278,482	£2,793,004
£450	£-490,750	£-219,420	£51,497	£323,080	£592,802	£862,524	£1,133,649	£1,403,373	£1,673,095	£2,197,728	£2,712,250
£475	£-577,718	£-305,607	£-33,931	£238,373	£508,787	£779,201	£1,051,023	£1,321,439	£1,591,853	£2,116,974	£2,631,495
£500	£-664,686	£-391,793	£-119,359	£153,666	£424,773	£695,879	£968,396	£1,239,505	£1,510,612	£2,036,219	£2,550,741
Residual Land Value (£ per hectare)											
£0	£667,502	£827,291	£987,081	£1,147,702	£1,307,492	£1,467,281	£1,627,901	£1,787,692	£1,947,482	£2,267,893	£2,587,472
£25	£613,485	£773,759	£934,020	£1,095,090	£1,255,309	£1,415,528	£1,576,580	£1,736,802	£1,897,021	£2,217,735	£2,537,314
£50	£559,467	£720,227	£880,959	£1,042,477	£1,203,126	£1,363,775	£1,525,259	£1,685,911	£1,846,560	£2,167,577	£2,487,155
£75	£505,449	£666,695	£827,898	£989,864	£1,150,943	£1,312,022	£1,473,939	£1,635,020	£1,796,100	£2,117,419	£2,436,997
£100	£451,432	£613,163	£774,837	£937,251	£1,098,760	£1,260,269	£1,422,618	£1,584,130	£1,745,639	£2,067,261	£2,386,839
£125	£397,414	£559,631	£721,777	£884,638	£1,046,577	£1,208,516	£1,371,298	£1,533,239	£1,695,178	£2,017,103	£2,336,681
£150	£343,397	£506,099	£668,716	£832,025	£994,395	£1,156,763	£1,319,977	£1,482,348	£1,644,718	£1,966,945	£2,286,523
£175	£289,379	£452,567	£615,655	£779,412	£942,212	£1,105,011	£1,268,656	£1,431,458	£1,594,257	£1,916,787	£2,236,365
£200	£235,362	£399,035	£562,594	£726,799	£890,029	£1,053,258	£1,217,336	£1,380,567	£1,543,796	£1,866,629	£2,186,207
£225	£181,344	£345,503	£509,533	£674,187	£837,846	£1,001,505	£1,166,015	£1,329,676	£1,493,336	£1,816,471	£2,136,049
£250	£127,327	£291,971	£456,472	£621,574	£785,663	£949,752	£1,114,694	£1,278,786	£1,442,875	£1,766,313	£2,085,891
£275	£73,309	£238,439	£403,412	£568,961	£733,480	£897,999	£1,063,374	£1,227,895	£1,392,414	£1,716,155	£2,035,733
£300	£19,292	£184,907	£350,351	£516,348	£681,297	£846,246	£1,012,053	£1,177,004	£1,341,954	£1,665,997	£1,985,575
£325	£-34,726	£131,375	£297,290	£463,735	£629,114	£794,493	£960,733	£1,126,114	£1,291,493	£1,615,839	£1,935,417
£350	£-88,743	£77,843	£244,229	£411,122	£576,931	£742,740	£909,412	£1,075,223	£1,241,032	£1,565,681	£1,885,259
£375	£-142,761	£24,310	£191,168	£358,509	£524,749	£690,988	£858,091	£1,024,332	£1,190,571	£1,515,522	£1,835,101
£400	£-196,778	£-29,222	£138,107	£305,896	£472,566	£639,235	£806,771	£973,442	£1,140,111	£1,465,364	£1,784,943
£425	£-250,796	£-82,754	£85,047	£253,284	£420,383	£587,482	£755,450	£922,551	£1,089,650	£1,415,206	£1,734,785
£450	£-304,814	£-136,286	£31,986	£200,671	£368,200	£535,729	£704,130	£871,660	£1,039,189	£1,365,048	£1,684,627
£475	£-358,831	£-189,818	£-21,075	£148,058	£316,017	£483,976	£652,809	£820,770	£988,729	£1,314,890	£1,634,469
£500	£-412,849	£-243,350	£-74,136	£95,445	£263,834	£432,223	£601,488	£769,879	£938,268	£1,264,732	£1,584,311

Key:

Indicative non-viability of typology (by typical measures)	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 3 (RLV >£500,000)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

**Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area - Appendix 2**  
**Residential Indications: Table 2h: 50 Mixed (Houses/ Flats) Greenfield - With CBSAC cost assumption included (Earlier stage additional sensitivity testing)**

Development Scenario	50 Mixed (Houses / Flats)
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	1.25
Gross Land Area (ha)	1.61

\*based on residential net developable area

25% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£4,000	£4,100	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200
	Residual Land Value (£)										
£0	£821,620	£1,078,881	£1,336,142	£1,594,743	£1,852,004	£2,109,265	£2,367,865	£2,625,123	£2,882,388	£3,398,249	£3,912,771
£25	£733,862	£991,931	£1,249,970	£1,509,331	£1,767,309	£2,025,262	£2,284,558	£2,542,508	£2,800,465	£3,317,436	£3,832,017
£50	£646,104	£904,981	£1,163,798	£1,423,919	£1,682,613	£1,941,259	£2,201,251	£2,459,894	£2,718,542	£3,236,623	£3,751,262
£75	£558,345	£818,030	£1,077,626	£1,338,508	£1,597,918	£1,857,256	£2,117,944	£2,377,279	£2,636,620	£3,155,809	£3,670,508
£100	£470,587	£731,080	£991,453	£1,253,096	£1,513,222	£1,773,252	£2,034,636	£2,294,664	£2,554,697	£3,074,996	£3,589,754
£125	£382,829	£644,130	£905,281	£1,167,684	£1,428,527	£1,689,249	£1,951,329	£2,212,049	£2,472,774	£2,994,183	£3,508,999
£150	£295,070	£557,180	£819,109	£1,082,272	£1,343,831	£1,605,246	£1,868,022	£2,129,434	£2,390,852	£2,913,369	£3,428,245
£175	£207,312	£470,229	£732,937	£996,860	£1,259,136	£1,521,243	£1,784,715	£2,046,819	£2,308,929	£2,832,556	£3,347,490
£200	£119,554	£383,279	£646,765	£911,448	£1,174,441	£1,437,240	£1,701,407	£1,964,204	£2,227,006	£2,751,743	£3,266,736
£225	£31,795	£296,329	£560,592	£826,037	£1,089,745	£1,353,237	£1,618,100	£1,881,589	£2,145,084	£2,670,929	£3,185,982
£250	£-55,963	£209,378	£474,420	£740,625	£1,005,050	£1,269,234	£1,534,793	£1,798,975	£2,063,161	£2,590,116	£3,105,227
£275	£-143,721	£122,428	£388,248	£655,213	£920,354	£1,185,230	£1,451,486	£1,716,360	£1,981,238	£2,509,303	£3,024,473
£300	£-231,480	£35,478	£302,076	£569,801	£835,659	£1,101,227	£1,368,179	£1,633,745	£1,899,316	£2,428,489	£2,943,718
£325	£-319,238	£-51,473	£215,904	£484,389	£750,964	£1,017,224	£1,284,871	£1,551,130	£1,817,393	£2,347,676	£2,862,964
£350	£-406,997	£-138,423	£129,731	£398,977	£666,268	£933,221	£1,201,564	£1,468,515	£1,735,470	£2,266,863	£2,782,210
£375	£-494,755	£-225,373	£43,559	£313,566	£581,573	£849,218	£1,118,257	£1,385,900	£1,653,548	£2,186,049	£2,701,455
£400	£-582,513	£-312,323	£-42,613	£228,154	£496,877	£765,215	£1,034,950	£1,303,285	£1,571,625	£2,105,236	£2,620,701
£425	£-670,272	£-399,274	£-128,785	£142,742	£412,182	£681,212	£951,642	£1,220,670	£1,489,702	£2,024,422	£2,539,946
£450	£-758,030	£-486,224	£-214,957	£57,330	£327,486	£597,208	£868,335	£1,138,056	£1,407,779	£1,943,609	£2,459,192
£475	£-845,788	£-573,174	£-301,130	£-28,082	£242,791	£513,205	£785,028	£1,055,441	£1,325,857	£1,862,796	£2,378,438
£500	£-933,547	£-660,125	£-387,302	£-113,494	£158,096	£429,202	£701,721	£972,826	£1,243,934	£1,781,982	£2,297,683
	Residual Land Value (£ per hectare)										
£0	£510,323	£670,113	£829,902	£990,524	£1,150,313	£1,310,102	£1,470,724	£1,630,511	£1,790,303	£2,110,714	£2,430,293
£25	£455,815	£616,106	£776,379	£937,473	£1,097,707	£1,257,927	£1,418,980	£1,579,198	£1,739,419	£2,060,519	£2,380,135
£50	£401,307	£562,100	£722,856	£884,422	£1,045,101	£1,205,751	£1,367,237	£1,527,884	£1,688,536	£2,010,325	£2,329,977
£75	£346,798	£508,093	£669,333	£831,371	£992,495	£1,153,575	£1,315,493	£1,476,571	£1,637,652	£1,960,130	£2,279,819
£100	£292,290	£454,087	£615,810	£778,320	£939,890	£1,101,399	£1,263,749	£1,425,257	£1,586,768	£1,909,935	£2,229,661
£125	£237,782	£400,081	£562,286	£725,269	£887,284	£1,049,223	£1,212,006	£1,373,943	£1,535,885	£1,859,741	£2,179,503
£150	£183,273	£346,074	£508,763	£672,219	£834,678	£997,047	£1,160,262	£1,322,630	£1,485,001	£1,809,546	£2,129,345
£175	£128,765	£292,068	£455,240	£619,168	£782,072	£944,871	£1,108,518	£1,271,316	£1,434,117	£1,759,352	£2,079,187
£200	£74,257	£238,061	£401,717	£566,117	£729,466	£892,696	£1,056,775	£1,220,003	£1,383,234	£1,709,157	£2,029,029
£225	£19,749	£184,055	£348,194	£513,066	£676,860	£840,520	£1,005,031	£1,168,689	£1,332,350	£1,658,962	£1,978,871
£250	£-34,760	£130,049	£294,671	£460,015	£624,255	£788,344	£953,288	£1,117,375	£1,281,466	£1,608,768	£1,928,713
£275	£-89,268	£76,042	£241,148	£406,965	£571,649	£736,168	£901,544	£1,066,062	£1,230,583	£1,558,573	£1,878,555
£300	£-143,776	£22,036	£187,625	£353,914	£519,043	£683,992	£849,800	£1,014,748	£1,179,699	£1,508,378	£1,828,397
£325	£-198,285	£-31,971	£134,102	£300,863	£466,437	£631,816	£798,057	£963,435	£1,128,815	£1,458,184	£1,778,238
£350	£-252,793	£-85,977	£80,579	£247,812	£413,831	£579,640	£746,313	£912,121	£1,077,932	£1,407,989	£1,728,080
£375	£-307,301	£-139,983	£27,055	£194,761	£361,225	£527,465	£694,569	£860,808	£1,027,048	£1,357,795	£1,677,922
£400	£-361,809	£-193,990	£-26,468	£141,710	£308,619	£475,289	£642,826	£809,494	£976,165	£1,307,600	£1,627,764
£425	£-416,318	£-247,996	£-79,991	£88,660	£256,014	£423,113	£591,082	£758,180	£925,281	£1,257,405	£1,577,606
£450	£-470,826	£-302,002	£-133,514	£35,609	£203,408	£370,937	£539,339	£706,867	£874,397	£1,207,211	£1,527,448
£475	£-525,334	£-356,009	£-187,037	£-17,442	£150,802	£318,761	£487,595	£655,553	£823,514	£1,157,016	£1,477,290
£500	£-579,843	£-410,015	£-240,560	£-70,493	£98,196	£266,585	£435,851	£604,240	£772,630	£1,106,821	£1,427,132

Key:

Indicative non-viability of typology (by typical measures)	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 3 (RLV >£500,000)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area - Appendix 2  
Residential Indications: Table 2i: 50 Mixed (Houses/ Flats) PDL

Development Scenario	50 Mixed (Houses/ Flats)
Typical Site Type	PDL
Site Density (dph)*	55.00
Net Land Area (ha)	0.91
Gross Land Area (ha)	1.22

\*based on residential net developable area

25% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£4,000	£4,100	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200
	Residual Land Value (£)										
£0	£1,461,228	£1,718,489	£1,975,750	£2,234,351	£2,491,609	£2,748,880	£3,007,474	£3,264,734	£3,521,995	£4,037,857	£4,552,379
£25	£1,375,356	£1,633,386	£1,891,384	£2,150,684	£2,408,635	£2,666,598	£2,925,887	£3,183,796	£3,441,241	£3,957,103	£4,471,625
£50	£1,289,484	£1,548,284	£1,807,018	£2,067,018	£2,325,660	£2,584,316	£2,844,301	£3,102,857	£3,360,487	£3,876,348	£4,390,870
£75	£1,203,612	£1,463,181	£1,722,653	£1,983,351	£2,242,686	£2,502,033	£2,762,715	£3,021,918	£3,279,732	£3,795,594	£4,310,116
£100	£1,117,739	£1,378,078	£1,638,287	£1,899,685	£2,159,712	£2,419,751	£2,681,129	£2,940,979	£3,198,978	£3,714,840	£4,229,361
£125	£1,031,867	£1,292,976	£1,553,921	£1,816,018	£2,076,738	£2,337,469	£2,599,543	£2,860,040	£3,118,223	£3,634,085	£4,148,607
£150	£945,995	£1,207,873	£1,469,555	£1,732,352	£1,993,764	£2,255,187	£2,517,957	£2,779,101	£3,037,469	£3,553,331	£4,067,853
£175	£860,123	£1,122,770	£1,385,189	£1,648,685	£1,910,790	£2,172,905	£2,436,371	£2,698,163	£2,956,715	£3,472,576	£3,987,098
£200	£774,251	£1,037,667	£1,300,823	£1,565,019	£1,827,815	£2,090,623	£2,354,785	£2,617,224	£2,875,960	£3,391,822	£3,906,344
£225	£688,379	£952,565	£1,216,458	£1,481,352	£1,744,841	£2,008,341	£2,273,199	£2,536,285	£2,795,206	£3,311,068	£3,825,589
£250	£602,506	£867,462	£1,132,092	£1,397,686	£1,661,867	£1,926,058	£2,191,613	£2,455,346	£2,714,451	£3,230,313	£3,744,835
£275	£516,634	£782,359	£1,047,726	£1,314,019	£1,578,893	£1,843,776	£2,110,027	£2,374,407	£2,633,697	£3,149,559	£3,664,081
£300	£430,762	£697,257	£963,360	£1,230,352	£1,495,919	£1,761,494	£2,028,441	£2,293,468	£2,552,943	£3,068,804	£3,583,326
£325	£344,890	£612,154	£878,994	£1,146,686	£1,412,945	£1,679,212	£1,946,855	£2,212,529	£2,472,188	£2,988,050	£3,502,572
£350	£259,018	£527,051	£794,628	£1,063,019	£1,329,970	£1,596,930	£1,865,269	£2,131,591	£2,391,434	£2,907,295	£3,421,817
£375	£173,146	£441,949	£710,263	£979,353	£1,246,996	£1,514,648	£1,783,683	£2,050,652	£2,310,679	£2,826,541	£3,341,063
£400	£87,273	£356,846	£625,897	£895,686	£1,164,022	£1,432,366	£1,702,096	£1,969,713	£2,229,925	£2,745,787	£3,260,309
£425	£1,401	£271,743	£541,531	£812,020	£1,081,048	£1,350,083	£1,620,510	£1,888,774	£2,149,171	£2,665,032	£3,179,554
£450	£-84,471	£186,640	£457,165	£728,353	£998,074	£1,267,801	£1,538,924	£1,807,835	£2,068,416	£2,584,278	£3,098,800
£475	£-170,343	£101,538	£372,799	£644,687	£915,100	£1,185,519	£1,457,338	£1,726,896	£1,987,662	£2,503,523	£3,018,045
£500	£-256,215	£16,435	£288,433	£561,020	£832,125	£1,103,237	£1,375,752	£1,645,957	£1,906,907	£2,422,769	£2,937,291
	Residual Land Value (£ per hectare)										
£0	£1,197,728	£1,408,598	£1,619,467	£1,831,435	£2,042,302	£2,253,180	£2,465,142	£2,676,012	£2,886,881	£3,309,719	£3,731,458
£25	£1,127,341	£1,338,841	£1,550,315	£1,762,856	£1,974,291	£2,185,736	£2,398,268	£2,609,669	£2,820,689	£3,243,527	£3,665,266
£50	£1,056,954	£1,269,085	£1,481,163	£1,694,277	£1,906,279	£2,118,291	£2,331,395	£2,543,325	£2,754,497	£3,177,335	£3,599,074
£75	£986,567	£1,199,329	£1,412,010	£1,625,698	£1,838,267	£2,050,847	£2,264,521	£2,476,982	£2,688,305	£3,111,143	£3,532,882
£100	£916,180	£1,129,572	£1,342,858	£1,557,119	£1,770,256	£1,983,403	£2,197,647	£2,410,639	£2,622,113	£3,044,950	£3,466,690
£125	£845,793	£1,059,816	£1,273,706	£1,488,540	£1,702,244	£1,915,958	£2,130,773	£2,344,295	£2,555,921	£2,978,758	£3,400,498
£150	£775,406	£990,060	£1,204,553	£1,419,960	£1,634,233	£1,848,514	£2,063,899	£2,277,952	£2,489,729	£2,912,566	£3,334,305
£175	£705,019	£920,303	£1,135,401	£1,351,381	£1,566,221	£1,781,070	£1,997,025	£2,211,609	£2,423,537	£2,846,374	£3,268,113
£200	£634,632	£850,547	£1,066,249	£1,282,802	£1,498,209	£1,713,625	£1,930,152	£2,145,265	£2,357,344	£2,780,182	£3,201,921
£225	£564,245	£780,791	£997,096	£1,214,223	£1,430,198	£1,646,181	£1,863,278	£2,078,922	£2,291,152	£2,713,990	£3,135,729
£250	£493,858	£711,034	£927,944	£1,145,644	£1,362,186	£1,578,736	£1,796,404	£2,012,579	£2,224,960	£2,647,798	£3,069,537
£275	£423,471	£641,278	£858,792	£1,077,065	£1,294,174	£1,511,292	£1,729,530	£1,946,235	£2,158,768	£2,581,606	£3,003,345
£300	£353,084	£571,522	£789,639	£1,008,486	£1,226,163	£1,443,848	£1,662,656	£1,879,892	£2,092,576	£2,515,413	£2,937,153
£325	£282,697	£501,766	£720,487	£939,907	£1,158,151	£1,376,403	£1,595,783	£1,813,549	£2,026,384	£2,449,221	£2,870,960
£350	£212,310	£432,009	£651,335	£871,327	£1,090,140	£1,308,959	£1,528,909	£1,747,205	£1,960,192	£2,383,029	£2,804,768
£375	£141,923	£362,253	£582,182	£802,748	£1,022,128	£1,241,515	£1,462,035	£1,680,862	£1,893,999	£2,316,837	£2,738,576
£400	£71,536	£292,497	£513,030	£734,169	£954,116	£1,174,070	£1,395,161	£1,614,519	£1,827,807	£2,250,645	£2,672,384
£425	£1,149	£222,740	£443,878	£665,590	£886,105	£1,106,626	£1,328,287	£1,548,175	£1,761,615	£2,184,453	£2,606,192
£450	£-69,238	£152,984	£374,726	£597,011	£818,093	£1,039,181	£1,261,413	£1,481,832	£1,695,423	£2,118,261	£2,540,000
£475	£-139,625	£83,228	£305,573	£528,432	£750,082	£971,737	£1,194,540	£1,415,489	£1,629,231	£2,052,068	£2,473,808
£500	£-210,012	£13,471	£236,421	£459,853	£682,070	£904,293	£1,127,666	£1,349,145	£1,563,039	£1,985,876	£2,407,616

Key:

Indicative non-viability of typology (by typical measures)	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL	Viability Test 2 (RLV £500,000 to £850,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £850,000 to £1,300,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £1,300,000 to £1,750,000/ha)
	Viability Test 5 (RLV £1,750,000 to £2,200,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,200,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Range representing garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, low grade former industrial and similar)
£850,000	
£850,000	
£1,300,000	Range representing most PDL - industrial/commercial
£1,750,000	
£2,200,000+	Upper PDL/residential land values

Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area - Appendix 2  
Residential Indications: Table 2j: 50 Mixed (Houses/ Flats) PDL - Sensitivity Test

Development Scenario	50 Mixed (Houses/ Flats)
Typical Site Type	PDL
Site Density (dph)*	55.00
Net Land Area (ha)	0.91
Gross Land Area (ha)	1.22

\*based on residential net developable area

25% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£4,000	£4,100	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200
	Residual Land Value (£)										
£0	£1,208,170	£1,465,431	£1,722,692	£1,981,293	£2,238,554	£2,495,812	£2,754,423	£3,011,677	£3,268,937	£3,784,799	£4,299,321
£25	£1,121,517	£1,379,573	£1,637,604	£1,896,943	£2,154,899	£2,412,849	£2,672,156	£2,930,102	£3,188,003	£3,704,045	£4,218,567
£50	£1,034,863	£1,293,716	£1,552,516	£1,812,594	£2,071,243	£2,329,886	£2,589,888	£2,848,527	£3,107,068	£3,623,290	£4,137,812
£75	£948,209	£1,207,858	£1,467,427	£1,728,244	£1,987,588	£2,246,924	£2,507,621	£2,766,952	£3,026,133	£3,542,536	£4,057,058
£100	£861,555	£1,122,000	£1,382,339	£1,643,894	£1,903,933	£2,163,961	£2,425,354	£2,685,378	£2,945,198	£3,461,782	£3,976,303
£125	£774,902	£1,036,142	£1,297,251	£1,559,545	£1,820,278	£2,080,998	£2,343,087	£2,603,803	£2,864,264	£3,381,027	£3,895,549
£150	£688,248	£950,285	£1,212,162	£1,475,195	£1,736,623	£1,998,035	£2,260,820	£2,522,228	£2,783,329	£3,300,273	£3,814,795
£175	£601,594	£864,427	£1,127,074	£1,390,845	£1,652,967	£1,915,072	£2,178,552	£2,440,653	£2,702,394	£3,219,518	£3,734,040
£200	£514,940	£778,569	£1,041,986	£1,306,496	£1,569,312	£1,832,109	£2,096,285	£2,359,078	£2,621,459	£3,138,764	£3,653,286
£225	£428,287	£692,711	£956,898	£1,222,146	£1,485,657	£1,749,146	£2,014,018	£2,277,504	£2,540,524	£3,058,010	£3,572,531
£250	£341,633	£606,854	£871,809	£1,137,796	£1,402,002	£1,666,183	£1,931,751	£2,195,929	£2,459,590	£2,977,255	£3,491,777
£275	£254,979	£520,996	£786,721	£1,053,447	£1,318,346	£1,583,221	£1,849,483	£2,114,354	£2,378,655	£2,896,501	£3,411,023
£300	£168,326	£435,138	£701,633	£969,097	£1,234,691	£1,500,258	£1,767,216	£2,032,779	£2,297,720	£2,815,746	£3,330,268
£325	£81,672	£349,280	£616,544	£884,747	£1,151,036	£1,417,295	£1,684,949	£1,951,205	£2,216,785	£2,734,992	£3,249,514
£350	-\$4,982	£263,423	£531,456	£800,398	£1,067,381	£1,334,332	£1,602,682	£1,869,630	£2,135,851	£2,654,238	£3,168,759
£375	-\$91,636	£177,565	£446,368	£716,048	£983,726	£1,251,369	£1,520,415	£1,788,055	£2,054,916	£2,573,483	£3,088,005
£400	-\$178,289	£91,707	£361,280	£631,698	£900,070	£1,168,406	£1,438,147	£1,706,480	£1,973,981	£2,492,729	£3,007,251
£425	-\$264,943	£5,849	£276,191	£547,349	£816,415	£1,085,443	£1,355,880	£1,624,906	£1,893,046	£2,411,974	£2,926,496
£450	-\$351,597	-\$80,008	£191,103	£462,999	£732,760	£1,002,481	£1,273,613	£1,543,331	£1,812,111	£2,331,220	£2,845,742
£475	-\$438,251	-\$165,866	£106,015	£378,649	£649,105	£919,518	£1,191,346	£1,461,756	£1,731,177	£2,250,466	£2,764,987
£500	-\$524,904	-\$251,724	£20,926	£294,300	£565,449	£836,555	£1,109,078	£1,380,181	£1,650,242	£2,169,711	£2,684,233
	Residual Land Value (£ per hectare)										
£0	£990,303	£1,201,173	£1,412,043	£1,624,011	£1,834,880	£2,045,748	£2,257,724	£2,468,587	£2,679,457	£3,102,294	£3,524,034
£25	£919,276	£1,130,798	£1,342,298	£1,554,872	£1,766,310	£1,977,745	£2,190,292	£2,401,723	£2,613,117	£3,036,102	£3,457,842
£50	£848,248	£1,060,423	£1,272,554	£1,485,732	£1,697,741	£1,909,743	£2,122,859	£2,334,858	£2,546,777	£2,969,910	£3,391,649
£75	£777,221	£990,047	£1,202,809	£1,416,593	£1,629,171	£1,841,741	£2,055,427	£2,267,994	£2,480,437	£2,903,718	£3,325,457
£100	£706,193	£919,672	£1,133,065	£1,347,454	£1,560,601	£1,773,738	£1,987,995	£2,201,129	£2,414,097	£2,837,526	£3,259,265
£125	£635,165	£849,297	£1,063,320	£1,278,315	£1,492,031	£1,705,736	£1,920,563	£2,134,265	£2,347,757	£2,771,334	£3,193,073
£150	£564,138	£778,922	£993,576	£1,209,176	£1,423,461	£1,637,734	£1,853,131	£2,067,400	£2,281,417	£2,705,142	£3,126,881
£175	£493,110	£708,547	£923,831	£1,140,037	£1,354,891	£1,569,321	£1,785,699	£2,000,535	£2,215,077	£2,638,950	£3,060,689
£200	£422,082	£638,171	£854,087	£1,070,898	£1,286,321	£1,501,729	£1,718,266	£1,933,671	£2,148,737	£2,572,757	£2,994,497
£225	£351,055	£567,796	£784,342	£1,001,759	£1,217,752	£1,433,727	£1,650,834	£1,868,806	£2,082,397	£2,506,565	£2,928,304
£250	£280,027	£497,421	£714,598	£932,620	£1,149,182	£1,365,724	£1,583,402	£1,799,942	£2,016,057	£2,440,373	£2,862,112
£275	£208,999	£427,046	£644,853	£863,481	£1,080,612	£1,297,722	£1,515,970	£1,733,077	£1,949,717	£2,374,181	£2,795,920
£300	£137,972	£356,671	£575,109	£794,342	£1,012,042	£1,229,719	£1,448,538	£1,666,213	£1,883,377	£2,307,989	£2,729,728
£325	£66,944	£286,295	£505,364	£725,203	£943,472	£1,161,717	£1,381,106	£1,599,348	£1,817,037	£2,241,797	£2,663,536
£350	-\$4,084	£215,920	£435,620	£656,064	£874,902	£1,093,715	£1,313,674	£1,532,484	£1,750,697	£2,175,605	£2,597,344
£375	-\$75,111	£145,545	£365,875	£586,925	£806,332	£1,025,712	£1,246,241	£1,465,619	£1,684,357	£2,109,412	£2,531,152
£400	-\$146,139	£75,170	£296,131	£517,786	£737,763	£957,710	£1,178,809	£1,398,754	£1,618,017	£2,043,220	£2,464,960
£425	-\$217,166	£4,795	£226,386	£448,647	£669,193	£889,708	£1,111,377	£1,331,890	£1,551,677	£1,977,028	£2,398,767
£450	-\$288,194	-\$65,581	£156,642	£379,508	£600,623	£821,705	£1,043,945	£1,265,025	£1,485,337	£1,910,836	£2,332,575
£475	-\$359,222	-\$135,956	£86,897	£310,368	£532,053	£753,703	£976,513	£1,198,161	£1,418,997	£1,844,644	£2,266,383
£500	-\$430,249	-\$206,331	£17,153	£241,229	£463,483	£685,701	£909,081	£1,131,296	£1,352,657	£1,778,452	£2,200,191

Key:

Indicative non-viability of typology (by typical measures)	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL	Viability Test 2 (RLV £500,000 to £850,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £850,000 to £1,300,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £1,300,000 to £1,750,000/ha)
	Viability Test 5 (RLV £1,750,000 to £2,200,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,200,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Range representing garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, low grade former industrial and similar)
£850,000	
£850,000	
£1,300,000	Range representing most PDL - industrial/commercial
£1,750,000	
£2,200,000+	Upper PDL/residential land values

Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area - Appendix 2  
Residential Indications: Table 2k: 100 Mixed (Houses/ Flats) Greenfield

Development Scenario	100 Mixed (Houses/ Flats)
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	2.50
Gross Land Area (ha)	3.60

\*based on residential net developable area

25% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£4,000	£4,100	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£5,000	£5,200
Residual Land Value (£)											
£0	£2,208,909	£2,719,025	£3,229,141	£3,741,917	£4,252,030	£4,762,146	£5,274,919	£5,785,034	£6,295,150	£7,318,039	£8,338,271
£25	£2,032,816	£2,544,541	£3,056,205	£3,570,443	£4,081,929	£4,593,417	£5,107,570	£5,619,059	£6,130,547	£7,154,348	£8,174,579
£50	£1,856,723	£2,370,056	£2,883,268	£3,398,969	£3,911,827	£4,424,689	£4,940,221	£5,453,083	£5,965,944	£6,990,656	£8,010,888
£75	£1,680,630	£2,195,572	£2,710,332	£3,227,495	£3,741,726	£4,255,960	£4,772,873	£5,287,107	£5,801,341	£6,826,965	£7,847,196
£100	£1,504,537	£2,021,087	£2,537,395	£3,056,021	£3,571,625	£4,087,232	£4,605,524	£5,121,131	£5,636,738	£6,663,274	£7,683,505
£125	£1,328,443	£1,846,603	£2,364,459	£2,884,547	£3,401,524	£3,918,503	£4,438,175	£4,955,155	£5,472,134	£6,499,582	£7,519,814
£150	£1,152,350	£1,672,118	£2,191,522	£2,713,073	£3,231,422	£3,749,775	£4,270,827	£4,789,179	£5,307,531	£6,335,891	£7,356,122
£175	£976,257	£1,497,634	£2,018,586	£2,541,599	£3,061,321	£3,581,046	£4,103,478	£4,623,203	£5,142,928	£6,172,200	£7,192,431
£200	£800,164	£1,323,149	£1,845,649	£2,370,125	£2,891,220	£3,412,318	£3,936,129	£4,457,227	£4,978,325	£6,008,508	£7,028,740
£225	£624,071	£1,148,665	£1,672,713	£2,198,651	£2,721,119	£3,243,589	£3,768,781	£4,291,251	£4,813,721	£5,844,817	£6,865,048
£250	£447,978	£974,180	£1,499,777	£2,027,177	£2,551,018	£3,074,861	£3,601,432	£4,125,275	£4,649,118	£5,681,125	£6,701,357
£275	£271,884	£799,696	£1,326,840	£1,855,703	£2,380,916	£2,906,132	£3,434,083	£3,959,299	£4,484,515	£5,517,434	£6,537,666
£300	£95,791	£625,211	£1,153,904	£1,684,229	£2,210,815	£2,737,404	£3,266,735	£3,793,323	£4,319,912	£5,353,743	£6,373,974
£325	£-80,302	£450,727	£980,967	£1,512,755	£2,040,714	£2,568,675	£3,099,386	£3,627,347	£4,155,309	£5,190,051	£6,210,283
£350	£-256,395	£276,242	£808,031	£1,341,280	£1,870,613	£2,399,947	£2,932,037	£3,461,371	£3,990,705	£5,026,360	£6,046,592
£375	£-432,488	£101,758	£635,094	£1,169,806	£1,700,511	£2,231,218	£2,764,689	£3,295,395	£3,826,102	£4,862,669	£5,882,900
£400	£-608,581	£-72,727	£462,158	£998,332	£1,530,410	£2,062,490	£2,597,340	£3,129,419	£3,661,499	£4,698,977	£5,719,209
£425	£-784,675	£-247,211	£289,221	£826,858	£1,360,309	£1,893,761	£2,429,991	£2,963,444	£3,496,896	£4,535,286	£5,555,518
£450	£-960,768	£-421,696	£116,285	£655,384	£1,190,208	£1,725,032	£2,262,643	£2,797,468	£3,332,292	£4,371,595	£5,391,826
£475	£-1,136,861	£-596,180	£-56,652	£483,910	£1,020,106	£1,556,304	£2,095,294	£2,631,492	£3,167,689	£4,207,903	£5,228,135
£500	£-1,312,954	£-770,665	£-229,588	£312,436	£850,005	£1,387,575	£1,927,946	£2,465,516	£3,003,086	£4,044,212	£5,064,443
Residual Land Value (£ per hectare)											
£0	£613,586	£755,285	£896,984	£1,039,421	£1,181,119	£1,322,818	£1,465,255	£1,606,954	£1,748,653	£2,032,789	£2,316,186
£25	£564,671	£706,817	£848,946	£991,790	£1,133,869	£1,275,949	£1,418,769	£1,560,850	£1,702,930	£1,987,319	£2,270,716
£50	£515,756	£658,349	£800,908	£944,158	£1,086,619	£1,229,080	£1,372,284	£1,514,745	£1,657,207	£1,941,849	£2,225,247
£75	£466,842	£609,881	£752,870	£896,526	£1,039,368	£1,182,211	£1,325,798	£1,468,641	£1,611,484	£1,896,379	£2,179,777
£100	£417,927	£561,413	£704,832	£848,895	£992,118	£1,135,342	£1,279,312	£1,422,536	£1,565,760	£1,850,909	£2,134,307
£125	£369,012	£512,945	£656,794	£801,263	£944,868	£1,088,473	£1,232,826	£1,376,432	£1,520,037	£1,805,440	£2,088,837
£150	£320,097	£464,477	£608,756	£753,631	£897,617	£1,041,604	£1,186,341	£1,330,327	£1,474,314	£1,759,970	£2,043,367
£175	£271,183	£416,009	£560,718	£706,000	£850,367	£994,735	£1,139,855	£1,284,223	£1,428,591	£1,714,500	£1,997,898
£200	£222,268	£367,541	£512,680	£658,368	£803,117	£947,866	£1,093,369	£1,238,119	£1,382,868	£1,669,030	£1,952,428
£225	£173,353	£319,074	£464,642	£610,736	£755,866	£900,997	£1,046,884	£1,192,014	£1,337,145	£1,623,560	£1,906,958
£250	£124,438	£270,606	£416,605	£563,105	£708,616	£854,128	£1,000,398	£1,145,910	£1,291,422	£1,578,090	£1,861,488
£275	£75,523	£222,138	£368,567	£515,473	£661,366	£807,259	£953,912	£1,099,805	£1,245,699	£1,532,621	£1,816,018
£300	£26,609	£173,670	£320,529	£467,841	£614,115	£760,390	£907,426	£1,053,701	£1,199,975	£1,487,151	£1,770,548
£325	£-22,306	£125,202	£272,491	£420,210	£566,865	£713,521	£860,941	£1,007,596	£1,154,252	£1,441,681	£1,725,079
£350	£-71,221	£76,734	£224,453	£372,578	£519,615	£666,652	£814,455	£961,492	£1,108,529	£1,396,211	£1,679,609
£375	£-120,136	£28,266	£176,415	£324,946	£472,364	£619,783	£767,969	£915,388	£1,062,806	£1,350,741	£1,634,139
£400	£-169,050	£-20,202	£128,377	£277,315	£425,114	£572,914	£721,483	£869,283	£1,017,083	£1,305,271	£1,588,669
£425	£-217,965	£-68,670	£80,339	£229,683	£377,864	£526,045	£674,998	£823,179	£971,360	£1,259,802	£1,543,199
£450	£-266,880	£-117,138	£32,301	£182,051	£330,613	£479,176	£628,512	£777,074	£925,637	£1,214,332	£1,497,729
£475	£-315,795	£-165,606	£-15,737	£134,420	£283,363	£432,307	£582,026	£730,970	£879,914	£1,168,862	£1,452,260
£500	£-364,709	£-214,074	£-63,774	£86,788	£236,113	£385,438	£535,540	£684,865	£834,191	£1,123,392	£1,406,790

Key:

Indicative non-viability of typology (by typical measures)	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 3 (RLV >£500,000)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

**Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area - Appendix 2**  
**Residential Indications: Table 2I: 30 Flats (Sheltered/Retirement Living)**

Development Scenario	<b>30 Flats (Sheltered/Retirement Living)</b>
Typical Site Type	<b>PDL</b>
Site Density (dph)*	<b>150.00</b>
Net Land Area (ha)	<b>0.20</b>
Gross Land Area (ha)	<b>0.34</b>

\*based on residential net developable area

25% AH	Value Level 10	Value Level 11	Value Level 12	Value Level 13	Value Level 14
CIL Test £ per sq. m.	<b>£5,400</b>	<b>£5,600</b>	<b>£5,800</b>	<b>£6,000</b>	<b>£6,500</b>
	Residual Land Value (£)				
£0				£172,439	£639,381
£25				£129,297	£597,123
£50				£86,155	£554,864
£75				£43,014	£512,605
£100					£470,346
£125					£428,087
£150					£385,829
£175					£343,570
£200					£301,311
£225					£259,052
£250			Negative RLV		£216,793
£275					£174,535
£300					£132,276
£325					£90,017
£350					£47,758
£375					£5,499
£400					
£425					
£450					
£475					
£500					
	Residual Land Value (£)				
£0				<b>£507,172</b>	<b>£1,880,533</b>
£25				<b>£380,285</b>	<b>£1,756,243</b>
£50				<b>£253,398</b>	<b>£1,631,952</b>
£75				<b>£126,511</b>	<b>£1,507,662</b>
£100					<b>£1,383,371</b>
£125					<b>£1,259,080</b>
£150					<b>£1,134,790</b>
£175					<b>£1,010,499</b>
£200					<b>£886,209</b>
£225					<b>£761,918</b>
£250			Negative RLV		<b>£637,628</b>
£275					<b>£513,337</b>
£300					<b>£389,047</b>
£325					<b>£264,756</b>
£350					<b>£140,465</b>
£375					<b>£16,175</b>
£400					
£425					
£450					
£475					
£500					

**Key:**

<b>Indicative non-viability of typology (by typical measures)</b>	RLV beneath Viability Test 1 (RLV <£500,000/ha)
<b>Potential viability on lower value PDL</b>	Viability Test 2 (RLV £500,000 to £850,000/ha)
<b>Viable indications - Medium value PDL</b>	Viability Test 3 (RLV £850,000 to £1,300,000/ha)
<b>Viability indications - Medium to higher value PDL</b>	Viability Test 4 (RLV £1,300,000 to £1,750,000/ha)
	Viability Test 5 (RLV £1,750,000 to £2,200,000/ha)
<b>Viability indications - higher value PDL</b>	Viability Test 6 (RLV >£2,200,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
<b>£500,000</b>	Range representing garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, low grade former industrial and similar)
<b>£850,000</b>	
<b>£850,000</b>	Range representing most PDL - industrial/commercial
<b>£1,300,000</b>	
<b>£1,750,000</b>	
<b>£2,200,000+</b>	Upper PDL/residential land values

**Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area - Appendix 2**  
**Residential Indications: Table 2m: 60 Flats (Extra Care)**

Development Scenario	60 Flats (Extra Care)
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.40
Gross Land Area (ha)	0.67

\*based on residential net developable area

0% AH	Value Level 10	Value Level 11	Value Level 12	Value Level 13	Value Level 14
CIL Test £ per sq. m.	£5,400	£5,600	£5,800	£6,000	£6,500
	Residual Land Value (£)				
£0				£60,246	£1,429,144
£25					£1,269,364
£50					£1,109,584
£75					£949,804
£100					£790,024
£125					£630,244
£150					£470,464
£175					£310,684
£200					£150,904
£225					
£250					
£275					
£300					
£325					
£350					
£375					
£400					
£425					
£450					
£475					
£500					
	Residual Land Value (£)				
£0				£89,919	£2,133,051
£25					£1,894,573
£50					£1,656,096
£75					£1,417,618
£100					£1,179,140
£125					£940,662
£150					£702,185
£175					£463,707
£200					£225,229
£225					
£250					
£275					
£300					
£325					
£350					
£375					
£400					
£425					
£450					
£475					
£500					

Key:

Indicative non-viability of typology (by typical measures)	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL	Viability Test 2 (RLV £500,000 to £850,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £850,000 to £1,300,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £1,300,000 to £1,750,000/ha)
	Viability Test 5 (RLV £1,750,000 to £2,200,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,200,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Range representing garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, low grade former industrial and similar)
£850,000	
£850,000	
£1,300,000	Range representing most PDL - industrial/commercial
£1,750,000	
£2,200,000+	Upper PDL/residential land values

**For: Buckinghamshire Council**



**Community Infrastructure Levy (CIL)  
Viability Assessment for North &  
Central Area**

**Appendix 2a: Residential Typologies  
- Appraisals Summaries**

**DSP23843**

## Residential Typologies

- 9 houses PDL VL2 £50/m<sup>2</sup> CIL (Zone A)
- 9 houses PDL VL6 £180/m<sup>2</sup> CIL (Zone B)
  
- 9 houses GF VL6 £250/m<sup>2</sup> CIL (Zone A&B)
  
- 11 houses PDL VL2 £0/m<sup>2</sup> CIL (Zone A)
- 11 houses PDL VL6 £100/m<sup>2</sup> CIL (Zone B)
- 11 houses GF VL2 £80/m<sup>2</sup> CIL (Zone A)
- 11 houses GF VL6 £200/m<sup>2</sup> CIL (Zone A)
  
- 30 mixed PDL VL2 £0/m<sup>2</sup> CIL (Zone A)
- 30 mixed PDL VL6 £100/m<sup>2</sup> CIL (Zone B)
  
- 50 mixed PDL VL2 £0/m<sup>2</sup> CIL (Zone A)
- 50 mixed PDL VL6 £100/m<sup>2</sup> CIL (Zone B)
- 50 mixed GF VL2 £80/m<sup>2</sup> CIL (Zone A)
- 50 mixed GF VL6 £200/m<sup>2</sup> CIL (Zone B)
  
- 100 mixed GF VL2 £80/m<sup>2</sup> CIL (Zone A)
- 100 mixed GF VL6 £200/m<sup>2</sup> CIL (Zone B)

9 Houses  
Buckinghamshire Council (North & Central Area)

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9 Houses  
PDL  
0% AH @ CIL £50/m<sup>2</sup> (Zone A)

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**9 Houses  
Buckinghamshire Council (North & Central Area)**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	9	900.90	5,200.00	520,520	4,684,680

**NET REALISATION 4,684,680**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.33 Ha @ 3,860,418.35 /Hect)			1,273,938		
Stamp Duty			54,697		1,273,938
Effective Stamp Duty Rate		4.29%			
Agent Fee		1.50%	19,109		
Legal Fee		0.75%	9,555		
					83,360

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	900.90	1,610.00	1,450,449	
Contingency		5.00%	91,280	
Site Works & Infrastructure	9.00 un	14,286.00 /un	128,574	
CIL		1.00%	45,045	
S106	9.00 un	1,000.00 /un	9,000	
BSL - PDL	900.90 m <sup>2</sup>	19.39	17,468	
				1,741,816

**Other Construction**

Externals		15.00%	217,567	
Sustainability/Carbon Reduction		2.00%	29,009	
Electric Vehicle Charging (market)	9.00 un	865.00 /un	7,785	
M4(2) 100%	900.90 m <sup>2</sup>	15.50	13,964	
BNG		0.50%	7,252	
				275,578

**PROFESSIONAL FEES**

Professional Fees		10.00%	182,560		182,560
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	140,540		
Sales Legal Fee	9.00 un	750.00 /un	6,750		
					147,290

**MISCELLANEOUS FEES**

Market Profit		17.50%	819,819		819,819
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**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Land			128,396		
Construction			22,225		
Other			9,697		
Total Finance Cost					160,318

**TOTAL COSTS 4,684,680**

**PROFIT**

**0**

**Performance Measures**

9 Houses  
Buckinghamshire Council (North & Central Area)

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9 Houses  
PDL  
0% AH @ CIL £180/m2 CIL (Zone B)

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**9 Houses  
Buckinghamshire Council (North & Central Area)**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	9	900.90	5,200.00	520,520	4,684,680

**NET REALISATION** **4,684,680**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.33 Ha @ 3,546,820.16 /Hect)			1,170,451		
Stamp Duty			49,522		1,170,451
Effective Stamp Duty Rate		4.23%			
Agent Fee		1.50%	17,557		
Legal Fee		0.75%	8,778		
					75,858

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	900.90	1,610.00	1,450,449	
Contingency		5.00%	91,280	
Site Works & Infrastructure	9.00 un	14,286.00 /un	128,574	
CIL		1.00%	162,162	
S106	9.00 un	1,000.00 /un	9,000	
BSL - PDL	900.90 m <sup>2</sup>	19.39	17,468	
				1,858,933
<b>Other Construction</b>				
Externals		15.00%	217,567	
Sustainability/Carbon Reduction		2.00%	29,009	
Electric Vehicle Charging (market)	9.00 un	865.00 /un	7,785	
M4(2) 100%	900.90 m <sup>2</sup>	15.50	13,964	
BNG		0.50%	7,252	
				275,578

**PROFESSIONAL FEES**

Professional Fees		10.00%	182,560		182,560
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	140,540		
Sales Legal Fee	9.00 un	750.00 /un	6,750		
					147,290

**MISCELLANEOUS FEES**

Market Profit		17.50%	819,819		819,819
---------------	--	--------	---------	--	---------

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Land			118,518		
Construction			25,976		
Other			9,697		
Total Finance Cost					154,191

**TOTAL COSTS** **4,684,680**

**PROFIT**

**0**

**Performance Measures**

9 Houses  
Buckinghamshire Council (North & Central Area)

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9 Houses  
PDL  
0% AH @ CIL £250/m<sup>2</sup> CIL (Zone A&B)

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**9 Houses  
Buckinghamshire Council (North & Central Area)**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	9	900.90	5,200.00	520,520	4,684,680

**NET REALISATION 4,684,680**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.33 Ha @ 3,377,959.58 /Hect)			1,114,727		
Stamp Duty			46,736		1,114,727
Effective Stamp Duty Rate		4.19%			
Agent Fee		1.50%	16,721		
Legal Fee		0.75%	8,360		
					71,818

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	900.90	1,610.00	1,450,449	
Contingency		5.00%	91,280	
Site Works & Infrastructure	9.00 un	14,286.00 /un	128,574	
CIL		1.00%	225,225	
S106	9.00 un	1,000.00 /un	9,000	
BSL - PDL	900.90 m <sup>2</sup>	19.39	17,468	
				1,921,996
<b>Other Construction</b>				
Externals		15.00%	217,567	
Sustainability/Carbon Reduction		2.00%	29,009	
Electric Vehicle Charging (market)	9.00 un	865.00 /un	7,785	
M4(2) 100%	900.90 m <sup>2</sup>	15.50	13,964	
BNG		0.50%	7,252	
				275,578

**PROFESSIONAL FEES**

Professional Fees		10.00%	182,560		182,560
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	140,540		
Sales Legal Fee	9.00 un	750.00 /un	6,750		
					147,290

**MISCELLANEOUS FEES**

Market Profit		17.50%	819,819		819,819
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**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Land			113,149		
Construction			28,046		
Other			9,697		
Total Finance Cost					150,892

**TOTAL COSTS 4,684,680**

**PROFIT**

**0**

**Performance Measures**

11 Houses  
Buckinghamshire Council (North & Central Area)

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11 Houses  
PDL  
25% AH @ CIL £0/m2 CIL (Zone A)

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**11 Houses  
Buckinghamshire Council (North & Central Area)**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	8	800.80	5,200.00	520,520	4,164,160
AH - AR	2	174.60	2,310.00	201,663	403,326
AH - SO	1	<u>86.30</u>	3,380.00	291,694	<u>291,694</u>
<b>Totals</b>	<b>11</b>	<b>1,061.70</b>			<b>4,859,180</b>

**NET REALISATION** **4,859,180**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.49 Ha @ 2,135,778.62 /Hect)		1,046,532		1,046,532
Stamp Duty		43,327		
Effective Stamp Duty Rate	4.14%			
Agent Fee	1.50%	15,698		
Legal Fee	0.75%	7,849		
				<b>66,873</b>

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	800.80	1,610.00	1,289,288
AH - AR	174.60	1,610.00	281,106
AH - SO	<u>86.30</u>	1,610.00	<u>138,943</u>
<b>Totals</b>	<b>1,061.70 m<sup>2</sup></b>		<b>1,709,337</b>
Contingency		5.00%	107,854
Site Works & Infrastructure	11.00 un	14,286.00 /un	157,146
S106	11.00 un	14,200.00 /un	156,200
BSL - PDL	1,061.70 m <sup>2</sup>	19.39	20,586
			<b>2,151,123</b>

**Other Construction**

Externals		15.00%	256,401
Sustainability/Carbon Reduction		2.00%	34,187
Electric Vehicle Charging (market)	8.00 un	865.00 /un	6,920
Electric Vehicle Charging (AH)	3.00 un	865.00 /un	2,595
M4(2) 100%	1,061.70 m <sup>2</sup>	15.50	16,456
M4(3) 15% AH only	260.90 m <sup>2</sup>	23.25	6,066
BNG		0.50%	8,547
			<b>331,171</b>

**PROFESSIONAL FEES**

Professional Fees		10.00%	215,707
			<b>215,707</b>

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	124,925
Sales Legal Fee	11.00 un	750.00 /un	8,250
			<b>133,175</b>

**MISCELLANEOUS FEES**

AH Profit		6.00%	41,701
Market Profit		17.50%	728,728
			<b>770,429</b>

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			106,097
Construction			28,926
Other			9,149
Total Finance Cost			<b>144,172</b>

**TOTAL COSTS** **4,859,182**

**PROFIT**

**(2)**

**Performance Measures**

11 Houses  
Buckinghamshire Council (North & Central Area)

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11 Houses  
PDL  
25% AH @ CIL £100/m2 CIL (Zone B)

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**11 Houses**  
**Buckinghamshire Council (North & Central Area)**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	8	800.80	5,200.00	520,520	4,164,160
AH - AR	2	174.60	2,310.00	201,663	403,326
AH - SO	1	<u>86.30</u>	3,380.00	291,694	<u>291,694</u>
<b>Totals</b>	<b>11</b>	<b>1,061.70</b>			<b>4,859,180</b>

**NET REALISATION** **4,859,180**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.49 Ha @ 1,991,365.14 /Hect)		975,769		975,769
Stamp Duty		39,788		
Effective Stamp Duty Rate	4.08%			
Agent Fee	1.50%	14,637		
Legal Fee	0.75%	7,318		
				<b>61,743</b>

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	800.80	1,610.00	1,289,288
AH - AR	174.60	1,610.00	281,106
AH - SO	<u>86.30</u>	1,610.00	<u>138,943</u>
<b>Totals</b>	<b>1,061.70 m<sup>2</sup></b>		<b>1,709,337</b>
Contingency		5.00%	107,854
Site Works & Infrastructure	11.00 un	14,286.00 /un	157,146
CIL		1.00%	80,080
S106	11.00 un	14,200.00 /un	156,200
BSL - PDL	1,061.70 m <sup>2</sup>	19.39	20,586
			<b>2,231,203</b>
<b>Other Construction</b>			
Externals		15.00%	256,401
Sustainability/Carbon Reduction		2.00%	34,187
Electric Vehicle Charging (market)	8.00 un	865.00 /un	6,920
Electric Vehicle Charging (AH)	3.00 un	865.00 /un	2,595
M4(2) 100%	1,061.70 m <sup>2</sup>	15.50	16,456
M4(3) 15% AH only	260.90 m <sup>2</sup>	23.25	6,066
BNG		0.50%	8,547
			<b>331,171</b>

**PROFESSIONAL FEES**

Professional Fees	10.00%	215,707		215,707
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	124,925	
Sales Legal Fee	11.00 un	750.00 /un	8,250	
				<b>133,175</b>

**MISCELLANEOUS FEES**

AH Profit		6.00%	41,701	
Market Profit		17.50%	728,728	
				<b>770,429</b>

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			99,266	
Construction			31,568	
Other			9,149	
Total Finance Cost				<b>139,983</b>

**TOTAL COSTS** **4,859,180**

**PROFIT**

**0**

**Performance Measures**

11 Houses  
Buckinghamshire Council (North & Central Area)

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11 Houses  
GF  
25% AH @ CIL £80/m2 CIL (Zone A)

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**11 Houses**  
**Buckinghamshire Council (North & Central Area)**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	8	800.80	5,200.00	520,520	4,164,160
AH - AR	2	174.60	2,310.00	201,663	403,326
AH - SO	1	<u>86.30</u>	3,380.00	291,694	<u>291,694</u>
<b>Totals</b>	<b>11</b>	<b>1,061.70</b>			<b>4,859,180</b>

**NET REALISATION** **4,859,180**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.49 Ha @ 1,924,306.63 /Hect)		942,910		942,910
Stamp Duty		38,145		
Effective Stamp Duty Rate	4.05%			
Agent Fee	1.50%	14,144		
Legal Fee	0.75%	7,072		
				59,361

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	800.80	1,610.00	1,289,288
AH - AR	174.60	1,610.00	281,106
AH - SO	<u>86.30</u>	1,610.00	<u>138,943</u>
<b>Totals</b>	<b>1,061.70 m<sup>2</sup></b>		<b>1,709,337</b>
Contingency		5.00%	107,854
Site Works & Infrastructure	11.00 un	14,286.00 /un	157,146
CIL		1.00%	64,064
S106	11.00 un	14,200.00 /un	156,200
BSL - GF	1,061.70 m <sup>2</sup>	38.78	41,173
			2,235,773
<b>Other Construction</b>			
Externals		15.00%	256,401
Sustainability/Carbon Reduction		2.00%	34,187
Electric Vehicle Charging (market)	8.00 un	865.00 /un	6,920
Electric Vehicle Charging (AH)	3.00 un	865.00 /un	2,595
M4(2) 100%	1,061.70 m <sup>2</sup>	15.50	16,456
M4(3) 15% AH only	260.90 m <sup>2</sup>	23.25	6,066
BNG		2.40%	41,024
			363,649

**PROFESSIONAL FEES**

Professional Fees	10.00%	215,707		215,707
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	124,925	
Sales Legal Fee	11.00 un	750.00 /un	8,250	
				133,175

**MISCELLANEOUS FEES**

AH Profit		6.00%	41,701	
Market Profit		17.50%	728,728	
				770,429

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			95,894	
Construction			33,133	
Other			9,149	
Total Finance Cost				138,176

**TOTAL COSTS** **4,859,180**

**PROFIT**

**0**

**Performance Measures**

11 Houses  
Buckinghamshire Council (North & Central Area)

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11 Houses  
GF  
25% AH @ CIL £200/m2 CIL (Zone A)

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11 Houses  
Buckinghamshire Council (North & Central Area)

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	8	800.80	5,200.00	520,520	4,164,160
AH - AR	2	174.60	2,310.00	201,663	403,326
AH - SO	1	<u>86.30</u>	3,380.00	291,694	<u>291,694</u>
<b>Totals</b>	<b>11</b>	<b>1,061.70</b>			<b>4,859,180</b>

**NET REALISATION** **4,859,180**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.49 Ha @ 1,751,013.19 /Hect)		857,996		857,996
Stamp Duty		33,900		
Effective Stamp Duty Rate	3.95%			
Agent Fee	1.50%	12,870		
Legal Fee	0.75%	6,435		
				53,205

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	800.80	1,610.00	1,289,288
AH - AR	174.60	1,610.00	281,106
AH - SO	<u>86.30</u>	1,610.00	<u>138,943</u>
<b>Totals</b>	<b>1,061.70 m<sup>2</sup></b>		<b>1,709,337</b>
Contingency		5.00%	107,854
Site Works & Infrastructure	11.00 un	14,286.00 /un	157,146
CIL		1.00%	160,160
S106	11.00 un	14,200.00 /un	156,200
BSL - GF	1,061.70 m <sup>2</sup>	38.78	41,173
			2,331,869
<b>Other Construction</b>			
Externals		15.00%	256,401
Sustainability/Carbon Reduction		2.00%	34,187
Electric Vehicle Charging (market)	8.00 un	865.00 /un	6,920
Electric Vehicle Charging (AH)	3.00 un	865.00 /un	2,595
M4(2) 100%	1,061.70 m <sup>2</sup>	15.50	16,456
M4(3) 15% AH only	260.90 m <sup>2</sup>	23.25	6,066
BNG		2.40%	41,024
			363,649

**PROFESSIONAL FEES**

Professional Fees	10.00%	215,707	215,707
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**DISPOSAL FEES**

Marketing & Sales Agent Fees	3.00%	124,925	
Sales Legal Fee	11.00 un	750.00 /un	8,250
			133,175

**MISCELLANEOUS FEES**

AH Profit	6.00%	41,701	
Market Profit	17.50%	728,728	
			770,429

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land		87,181	
Construction		36,819	
Other		9,149	
Total Finance Cost			133,149

**TOTAL COSTS** **4,859,179**

**PROFIT**

1

**Performance Measures**

30 Mixed (Flats & Houses)  
Buckinghamshire Council (North & Central Area)

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30 Mixed (Flats & Houses)  
PDL  
25% AH @ CIL £0/m2 CIL (Zone A)

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**30 Mixed (Flats & Houses)  
Buckinghamshire Council (North & Central Area)**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	22	2,160.40	5,200.00	510,640	11,234,080	0	11,234,080
AH - AR	6	501.60	2,310.00	193,116	1,158,696	0	1,158,696
AH - SO	<u>2</u>	<u>167.20</u>	3,380.00	282,568	<u>565,136</u>	<u>0</u>	<u>565,136</u>
<b>Totals</b>	<b>30</b>	<b>2,829.20</b>			<b>12,957,912</b>	<b>0</b>	<b>12,957,912</b>

**NET REALISATION** **12,957,912**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.97 Ha @ 2,799,839.59 /Hect)			2,715,844		2,715,844		
Stamp Duty			126,792				
Effective Stamp Duty Rate		4.67%					
Agent Fee		1.50%	40,738				
Legal Fee		0.75%	20,369				
						187,899	

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	2,173.60	1,637.00	3,558,183
AH - AR	508.80	1,637.00	832,906
AH - SO	<u>169.60</u>	1,637.00	<u>277,635</u>
<b>Totals</b>	<b>2,852.00 m<sup>2</sup></b>		<b>4,668,724</b>
Contingency		5.00%	286,757
Site Works & Infrastructure	30.00 un	9,091.00 /un	272,730
S106	30.00 un	14,200.00 /un	426,000
BSL - PDL	2,852.00 m <sup>2</sup>	19.39	55,300
			5,709,511

**Other Construction**

Externals		15.00%	700,309
Sustainability/Carbon Reduction		2.00%	93,374
Electric Vehicle Charging (market)	22.00 un	953.00 /un	20,966
Electric Vehicle Charging (AH)	8.00 un	986.00 /un	7,888
M4(2) 100%	2,852.00 m <sup>2</sup>	15.50	44,206
M4(3) 15% AH only	678.40 m <sup>2</sup>	23.25	15,773
BNG		0.50%	23,344
			905,859

**PROFESSIONAL FEES**

Professional Fees		10.00%	573,514
			573,514

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	337,022
Sales Legal Fee	30.00 un	750.00 /un	22,500
			359,522

**MISCELLANEOUS FEES**

AH Profit		6.00%	103,430
Market Profit		17.50%	1,965,964
			2,069,394

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			368,325
Construction			59,785
Other			8,258
Total Finance Cost			436,368

**TOTAL COSTS** **12,957,912**

**PROFIT**

**0**

**Performance Measures**

30 Mixed (Flats & Houses)  
Buckinghamshire Council (North & Central Area)

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30 Mixed (Flats & Houses)  
PDL  
25% AH @ CIL £100/m<sup>2</sup> CIL (Zone B)

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**30 Mixed (Flats & Houses)  
Buckinghamshire Council (North & Central Area)**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	22	2,160.40	5,200.00	510,640	11,234,080	0	11,234,080
AH - AR	6	501.60	2,310.00	193,116	1,158,696	0	1,158,696
AH - SO	<u>2</u>	<u>167.20</u>	3,380.00	282,568	<u>565,136</u>	<u>0</u>	<u>565,136</u>
<b>Totals</b>	<b>30</b>	<b>2,829.20</b>			<b>12,957,912</b>	<b>0</b>	<b>12,957,912</b>

**NET REALISATION** **12,957,912**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.97 Ha @ 2,601,834.91 /Hect)			2,523,780				
				2,523,780			
Stamp Duty			117,189				
Effective Stamp Duty Rate		4.64%					
Agent Fee		1.50%	37,857				
Legal Fee		0.75%	18,928				
					173,974		

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	2,173.60	1,637.00	3,558,183	
AH - AR	508.80	1,637.00	832,906	
AH - SO	<u>169.60</u>	1,637.00	<u>277,635</u>	
<b>Totals</b>	<b>2,852.00 m<sup>2</sup></b>		<b>4,668,724</b>	
Contingency		5.00%	286,757	
Site Works & Infrastructure	30.00 un	9,091.00 /un	272,730	
CIL		1.00%	217,360	
S106	30.00 un	14,200.00 /un	426,000	
BSL - PDL	2,852.00 m <sup>2</sup>	19.39	55,300	
				5,926,871
<b>Other Construction</b>				
Externals		15.00%	700,309	
Sustainability/Carbon Reduction		2.00%	93,374	
Electric Vehicle Charging (market)	22.00 un	953.00 /un	20,966	
Electric Vehicle Charging (AH)	8.00 un	986.00 /un	7,888	
M4(2) 100%	2,852.00 m <sup>2</sup>	15.50	44,206	
M4(3) 15% AH only	678.40 m <sup>2</sup>	23.25	15,773	
BNG		0.50%	23,344	
				905,859

**PROFESSIONAL FEES**

Professional Fees		10.00%	573,514	
				573,514

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	337,022	
Sales Legal Fee	30.00 un	750.00 /un	22,500	
				359,522

**MISCELLANEOUS FEES**

AH Profit		6.00%	103,430	
Market Profit		17.50%	1,965,964	
				2,069,394

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			345,928	
Construction			70,811	
Other			8,258	
Total Finance Cost				424,997

**TOTAL COSTS** **12,957,912**

**PROFIT**

**0**

**Performance Measures**

50 Mixed (Flats & Houses)  
Buckinghamshire Council (North & Central Area)

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50 Mixed (Flats & Houses)  
PDL  
25% AH @ CIL £0/m2 CIL (Zone A)

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**APPRAISAL SUMMARY****LICENSED COPY**

**50 Mixed (Flats & Houses)**  
**Buckinghamshire Council (North & Central Area)**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	37	3,633.40	5,200.00	510,640	18,893,680	0	18,893,680
AH - AR	10	836.00	2,310.00	193,116	1,931,160	0	1,931,160
AH - SO	<u>3</u>	<u>250.80</u>	3,380.00	282,568	<u>847,704</u>	<u>0</u>	<u>847,704</u>
<b>Totals</b>	<b>50</b>	<b>4,720.20</b>			<b>21,672,544</b>	<b>0</b>	<b>21,672,544</b>

**NET REALISATION** **21,672,544**

**OUTLAY****ACQUISITION COSTS**

Residualised Price (1.62 Ha @ 2,653,901.93 /Hect)			4,299,321				
Stamp Duty			205,966				
Effective Stamp Duty Rate		4.79%					
Agent Fee		1.50%	64,490				
Legal Fee		0.75%	32,245				
							302,701

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	3,655.60	1,637.00	5,984,217	
AH - AR	848.00	1,637.00	1,388,176	
AH - SO	<u>254.40</u>	1,637.00	<u>416,453</u>	
<b>Totals</b>	<b>4,758.00 m<sup>2</sup></b>		<b>7,788,846</b>	
Contingency		5.00%	478,375	
Site Works & Infrastructure	50.00 un	9,091.00 /un	454,550	
S106	50.00 un	14,200.00 /un	710,000	
BSL - PDL	4,758.00 m <sup>2</sup>	19.39	92,258	
				9,524,029

**Other Construction**

Externals		15.00%	1,168,327	
Sustainability/Carbon Reduction		2.00%	155,777	
Electric Vehicle Charging (market)	37.00 un	953.00 /un	35,261	
Electric Vehicle Charging (AH)	13.00 un	986.00 /un	12,818	
M4(2) 100%	4,758.00 m <sup>2</sup>	15.50	73,749	
M4(3) 15% AH only	1,102.40 m <sup>2</sup>	23.25	25,631	
BNG		0.50%	38,944	
SANG	50.00 un	5,314.57 /un	265,728	
SAMM	50.00 un	566.00 /un	28,300	
				1,804,535

**PROFESSIONAL FEES**

Professional Fees		10.00%	956,750	
				956,750

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	566,810	
Sales Legal Fee	50.00 un	750.00 /un	37,500	
				604,310

**MISCELLANEOUS FEES**

AH Profit		6.00%	166,732	
Market Profit		17.50%	3,306,394	
				3,473,126

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			587,827	
Construction			106,252	
Other			13,692	
Total Finance Cost				707,772

**TOTAL COSTS** **21,672,544**

**PROFIT**

**0**

**Performance Measures**

50 Mixed (Flats & Houses)  
Buckinghamshire Council (North & Central Area)

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50 Mixed (Flats & Houses)  
PDL  
25% AH @ CIL £100/m<sup>2</sup> CIL (Zone B)

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**50 Mixed (Flats & Houses)  
Buckinghamshire Council (North & Central Area)**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	37	3,633.40	5,200.00	510,640	18,893,680	0	18,893,680
AH - AR	10	836.00	2,310.00	193,116	1,931,160	0	1,931,160
AH - SO	<u>3</u>	<u>250.80</u>	3,380.00	282,568	<u>847,704</u>	<u>0</u>	<u>847,704</u>
<b>Totals</b>	<b>50</b>	<b>4,720.20</b>			<b>21,672,544</b>	<b>0</b>	<b>21,672,544</b>

**NET REALISATION** **21,672,544**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (1.62 Ha @ 2,454,508.33 /Hect)			3,976,303				
Stamp Duty			189,815				
Effective Stamp Duty Rate		4.77%					
Agent Fee		1.50%	59,645				
Legal Fee		0.75%	29,822				
							279,282

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	3,655.60	1,637.00	5,984,217	
AH - AR	848.00	1,637.00	1,388,176	
AH - SO	<u>254.40</u>	1,637.00	<u>416,453</u>	
<b>Totals</b>	<b>4,758.00 m<sup>2</sup></b>		<b>7,788,846</b>	
Contingency		5.00%	478,375	
Site Works & Infrastructure	50.00 un	9,091.00 /un	454,550	
CIL		1.00%	365,560	
S106	50.00 un	14,200.00 /un	710,000	
BSL - PDL	4,758.00 m <sup>2</sup>	19.39	92,258	
				9,889,589

**Other Construction**

Externals		15.00%	1,168,327	
Sustainability/Carbon Reduction		2.00%	155,777	
Electric Vehicle Charging (market)	37.00 un	953.00 /un	35,261	
Electric Vehicle Charging (AH)	13.00 un	986.00 /un	12,818	
M4(2) 100%	4,758.00 m <sup>2</sup>	15.50	73,749	
M4(3) 15% AH only	1,102.40 m <sup>2</sup>	23.25	25,631	
BNG		0.50%	38,944	
SANG	50.00 un	5,314.57 /un	265,728	
SAMM	50.00 un	566.00 /un	28,300	
				1,804,535

**PROFESSIONAL FEES**

Professional Fees		10.00%	956,750	
				956,750

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	566,810	
Sales Legal Fee	50.00 un	750.00 /un	37,500	
				604,310

**MISCELLANEOUS FEES**

AH Profit		6.00%	166,732	
Market Profit		17.50%	3,306,394	
				3,473,126

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			548,953	
Construction			126,003	
Other			13,692	
Total Finance Cost				688,648

**TOTAL COSTS** **21,672,544**

**PROFIT**

**0**

**Performance Measures**

50 Mixed (Flats & Houses)  
Buckinghamshire Council (North & Central Area)

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50 Mixed (Flats & Houses)  
GF  
25% AH @ CIL £80/m2 CIL (Zone A)

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**APPRAISAL SUMMARY****LICENSED COPY**

**50 Mixed (Flats & Houses)**  
**Buckinghamshire Council (North & Central Area)**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	37	3,633.40	5,200.00	510,640	18,893,680	0	18,893,680
AH - AR	10	836.00	2,310.00	193,116	1,931,160	0	1,931,160
AH - SO	<u>3</u>	<u>250.80</u>	3,380.00	282,568	<u>847,704</u>	<u>0</u>	<u>847,704</u>
<b>Totals</b>	<b>50</b>	<b>4,720.20</b>			<b>21,672,544</b>	<b>0</b>	<b>21,672,544</b>

**NET REALISATION** **21,672,544**

**OUTLAY****ACQUISITION COSTS**

Residualised Price (2.01 Ha @ 1,818,088.13 /Hect)			3,654,357				
Stamp Duty			173,718				
Effective Stamp Duty Rate		4.75%					
Agent Fee		1.50%	54,815				
Legal Fee		0.75%	27,408				
						255,941	

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	3,655.60	1,637.00	5,984,217
AH - AR	848.00	1,637.00	1,388,176
AH - SO	<u>254.40</u>	1,637.00	<u>416,453</u>
<b>Totals</b>	<b>4,758.00 m<sup>2</sup></b>		<b>7,788,846</b>
Contingency		5.00%	486,897
Site Works & Infrastructure	50.00 un	12,500.00 /un	625,000
CIL		1.00%	292,448
S106	50.00 un	14,200.00 /un	710,000
BSL - GF	4,758.00 m <sup>2</sup>	38.78	184,515
			10,087,707

**Other Construction**

Externals		15.00%	1,168,327
Sustainability/Carbon Reduction		2.00%	155,777
Electric Vehicle Charging (market)	37.00 un	953.00 /un	35,261
Electric Vehicle Charging (AH)	13.00 un	986.00 /un	12,818
M4(2) 100%	4,758.00 m <sup>2</sup>	15.50	73,749
M4(3) 15% AH only	1,102.40 m <sup>2</sup>	23.25	25,631
BNG		2.40%	186,932
SANG	50.00 un	5,314.57 /un	265,728
SAMM	50.00 un	566.00 /un	28,300
			1,952,523

**PROFESSIONAL FEES**

Professional Fees		10.00%	973,795
			973,795

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	566,810
Sales Legal Fee	50.00 un	750.00 /un	37,500
			604,310

**MISCELLANEOUS FEES**

AH Profit		6.00%	166,732
Market Profit		17.50%	3,306,394
			3,473,126

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			508,229
Construction			148,864
Other			13,692
Total Finance Cost			670,785

**TOTAL COSTS** **21,672,544**

**PROFIT**

**0**

**Performance Measures**

50 Mixed (Flats & Houses)  
Buckinghamshire Council (North & Central Area)

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50 Mixed (Flats & Houses)  
GF  
25% AH @ CIL £200/m2 CIL (Zone B)

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**APPRAISAL SUMMARY****LICENSED COPY**

**50 Mixed (Flats & Houses)**  
**Buckinghamshire Council (North & Central Area)**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	37	3,633.40	5,200.00	510,640	18,893,680	0	18,893,680
AH - AR	10	836.00	2,310.00	193,116	1,931,160	0	1,931,160
AH - SO	<u>3</u>	<u>250.80</u>	3,380.00	282,568	<u>847,704</u>	<u>0</u>	<u>847,704</u>
<b>Totals</b>	<b>50</b>	<b>4,720.20</b>			<b>21,672,544</b>	<b>0</b>	<b>21,672,544</b>

**NET REALISATION** **21,672,544**

**OUTLAY****ACQUISITION COSTS**

Residualised Price (2.01 Ha @ 1,625,241.79 /Hect)			3,266,736				
Stamp Duty			154,337				
Effective Stamp Duty Rate		4.72%					
Agent Fee		1.50%	49,001				
Legal Fee		0.75%	24,501				
						227,838	

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	3,655.60	1,637.00	5,984,217
AH - AR	848.00	1,637.00	1,388,176
AH - SO	<u>254.40</u>	1,637.00	<u>416,453</u>
<b>Totals</b>	<b>4,758.00 m<sup>2</sup></b>		<b>7,788,846</b>
Contingency		5.00%	486,897
Site Works & Infrastructure	50.00 un	12,500.00 /un	625,000
CIL		1.00%	731,120
S106	50.00 un	14,200.00 /un	710,000
BSL - GF	4,758.00 m <sup>2</sup>	38.78	184,515
			10,526,379

**Other Construction**

Externals		15.00%	1,168,327
Sustainability/Carbon Reduction		2.00%	155,777
Electric Vehicle Charging (market)	37.00 un	953.00 /un	35,261
Electric Vehicle Charging (AH)	13.00 un	986.00 /un	12,818
M4(2) 100%	4,758.00 m <sup>2</sup>	15.50	73,749
M4(3) 15% AH only	1,102.40 m <sup>2</sup>	23.25	25,631
BNG		2.40%	186,932
SANG	50.00 un	5,314.57 /un	265,728
SAMM	50.00 un	566.00 /un	28,300
			1,952,523

**PROFESSIONAL FEES**

Professional Fees		10.00%	973,795
			973,795

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	566,810
Sales Legal Fee	50.00 un	750.00 /un	37,500
			604,310

**MISCELLANEOUS FEES**

AH Profit		6.00%	166,732
Market Profit		17.50%	3,306,394
			3,473,126

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			457,466
Construction			176,678
Other			13,692
Total Finance Cost			647,836

**TOTAL COSTS** **21,672,544**

**PROFIT**

**0**

**Performance Measures**

100 Mixed (Flats & Houses)  
Buckinghamshire Council (North & Central Area)

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100 Mixed (Flats & Houses)  
GF  
25% AH @ CIL £80/m2 CIL (Zone A)

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**100 Mixed (Flats & Houses)  
Buckinghamshire Council (North & Central Area)**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	75	7,365.00	5,200.00	510,640	38,298,000
AH - AR	20	1,672.00	2,310.00	193,116	3,862,320
AH - SO	<u>5</u>	<u>418.00</u>	3,380.00	282,568	<u>1,412,840</u>
<b>Totals</b>	<b>100</b>	<b>9,455.00</b>			<b>43,573,160</b>

**NET REALISATION** **43,573,160**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (4.40 Ha @ 1,776,013.30 /Hect)		7,814,459		7,814,459
Stamp Duty		381,723		
Effective Stamp Duty Rate	4.88%			
Agent Fee	1.50%	117,217		
Legal Fee	0.75%	58,608		
				557,548

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	7,410.00	1,637.00	12,130,170	
AH - AR	1,696.00	1,637.00	2,776,352	
AH - SO	<u>424.00</u>	1,637.00	<u>694,088</u>	
<b>Totals</b>	<b>9,530.00 m<sup>2</sup></b>		<b>15,600,610</b>	
Contingency		5.00%	975,136	
Site Works & Infrastructure	100.00 un	12,500.00 /un	1,250,000	
CIL		1.00%	592,800	
S106	100.00 un	14,200.00 /un	1,420,000	
BSL - GF	9,530.00 m <sup>2</sup>	38.78	369,573	
				20,208,119

**Other Construction**

Externals		15.00%	2,340,091	
Sustainability/Carbon Reduction		2.00%	312,012	
Electric Vehicle Charging (market)	75.00 un	953.00 /un	71,475	
Electric Vehicle Charging (AH)	25.00 un	986.00 /un	24,650	
M4(2) 100%	9,530.00 m <sup>2</sup>	15.50	147,715	
M4(3) 15% AH only	2,120.00 m <sup>2</sup>	23.25	49,290	
BNG		2.40%	374,415	
				3,319,648

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,950,271	
				1,950,271

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	1,148,940	
Sales Legal Fee	100.00 un	750.00 /un	75,000	
				1,223,940

**MISCELLANEOUS FEES**

AH Profit		6.00%	316,510	
Market Profit		17.50%	6,702,150	
				7,018,660

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			1,247,777	
Construction			227,628	
Other			5,110	
Total Finance Cost				1,480,515

**TOTAL COSTS** **43,573,160**

**PROFIT**

**0**

**Performance Measures**

100 Mixed (Flats & Houses)  
Buckinghamshire Council (North & Central Area)

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100 Mixed (Flats & Houses)  
GF  
25% AH @ CIL £200/m2 CIL (Zone B)

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**100 Mixed (Flats & Houses)  
Buckinghamshire Council (North & Central Area)**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	75	7,365.00	5,200.00	510,640	38,298,000
AH - AR	20	1,672.00	2,310.00	193,116	3,862,320
AH - SO	<u>5</u>	<u>418.00</u>	3,380.00	282,568	<u>1,412,840</u>
<b>Totals</b>	<b>100</b>	<b>9,455.00</b>			<b>43,573,160</b>

**NET REALISATION** **43,573,160**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (4.40 Ha @ 1,597,440.92 /Hect)			7,028,740		
				7,028,740	
Stamp Duty			342,437		
Effective Stamp Duty Rate		4.87%			
Agent Fee		1.50%	105,431		
Legal Fee		0.75%	52,716		
				500,584	

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	7,410.00	1,637.00	12,130,170
AH - AR	1,696.00	1,637.00	2,776,352
AH - SO	<u>424.00</u>	1,637.00	<u>694,088</u>
<b>Totals</b>	<b>9,530.00 m<sup>2</sup></b>		<b>15,600,610</b>
Contingency		5.00%	975,136
Site Works & Infrastructure	100.00 un	12,500.00 /un	1,250,000
CIL		1.00%	1,482,000
S106	100.00 un	14,200.00 /un	1,420,000
BSL - GF	9,530.00 m <sup>2</sup>	38.78	369,573
			21,097,319

**Other Construction**

Externals		15.00%	2,340,091
Sustainability/Carbon Reduction		2.00%	312,012
Electric Vehicle Charging (market)	75.00 un	953.00 /un	71,475
Electric Vehicle Charging (AH)	25.00 un	986.00 /un	24,650
M4(2) 100%	9,530.00 m <sup>2</sup>	15.50	147,715
M4(3) 15% AH only	2,120.00 m <sup>2</sup>	23.25	49,290
BNG		2.40%	374,415
			3,319,648

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,950,271
			1,950,271

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	1,148,940
Sales Legal Fee	100.00 un	750.00 /un	75,000
			1,223,940

**MISCELLANEOUS FEES**

AH Profit		6.00%	316,510
Market Profit		17.50%	6,702,150
			7,018,660

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			1,138,697
Construction			290,191
Other			5,110
Total Finance Cost			1,433,998

**TOTAL COSTS** **43,573,160**

**PROFIT**

**0**

**Performance Measures**