

For: Buckinghamshire Council



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

Appendix 3 – Strategic Scale

Typologies Results

(Tables 3a – 3e)

December 2025

DSP23843

Dixon Searle Partnership

Ash House, Tanshire Park,
Shackleford Road, Elstead, Surrey, GU8 6LB

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Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area
 Appendix 3 Results Analysis: Strategic Scale housing-led development
 Table 3a: 550 Dwellings tests

Site Detail	
Capacity (dwellings)	550
Net Land Area	13.75
Gross Land Area	82
Density (DPH)	40
Affordable Housing %	25%
Typical Site Type	Greenfield
CIL Rate £/sq. m.	£0.00

Section 106 Sensitivity Test	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV at £250,000/ha											Surplus (£/dwelling)										
		VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £5,000	VL11 £5,200	VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £5,000	VL11 £5,200
£0/dwelling s106	-10%	£14,442,078	£14,224,742	£17,992,222	£21,730,733	£25,400,914	£29,023,546	£32,634,425	£36,226,567	£39,801,579	£46,871,655	£53,825,577	£18,986	£25,863	£32,713	£39,510	£46,183	£52,770	£59,335	£65,866	£72,367	£85,221	£97,865
	-7.5%	£7,581,028	£11,375,001	£15,157,665	£18,936,091	£22,646,111	£26,307,513	£29,940,543	£33,532,684	£37,124,825	£44,248,176	£51,239,329	£13,784	£20,682	£27,559	£34,429	£41,175	£47,832	£54,437	£60,969	£67,500	£80,451	£93,162
	-5%	£4,689,900	£8,520,116	£12,307,923	£16,109,944	£19,858,486	£23,559,385	£27,231,743	£30,838,801	£34,430,943	£41,604,337	£48,638,611	£8,527	£15,491	£22,378	£29,291	£36,106	£42,835	£49,512	£56,071	£62,602	£75,644	£88,434
	-2.5%	£1,770,394	£5,637,592	£9,457,069	£13,260,548	£17,039,201	£20,779,009	£24,490,478	£28,135,303	£31,737,060	£38,936,561	£46,021,711	£3,219	£10,250	£17,195	£24,110	£30,980	£37,780	£44,528	£51,155	£57,704	£70,794	£83,676
	0% BASE TEST	£-1,177,638	£2,726,110	£6,583,178	£10,410,806	£14,193,471	£17,967,811	£21,717,573	£25,400,993	£29,038,176	£36,246,169	£43,385,443	£-2,141	£4,957	£11,969	£18,929	£25,806	£32,669	£39,486	£46,184	£52,797	£65,902	£78,883
	2.50%	£-4,145,288	£-211,846	£3,680,731	£7,545,075	£11,343,729	£15,126,394	£18,913,077	£22,634,656	£26,309,934	£33,552,286	£40,726,263	£-7,537	£-385	£6,692	£13,718	£20,625	£27,503	£34,387	£41,154	£47,836	£61,004	£74,048
	5%	£-7,135,409	£-3,173,725	£750,317	£4,651,112	£8,486,246	£12,276,652	£16,079,018	£19,837,942	£23,550,845	£30,858,382	£38,042,686	£-12,973	£-5,770	£1,364	£8,457	£15,430	£22,321	£29,235	£36,069	£42,820	£56,106	£69,169
7.5%	£-10,146,721	£-6,154,882	£-2,202,669	£1,730,964	£5,599,983	£9,423,243	£13,229,276	£17,011,200	£20,760,337	£28,142,837	£35,348,803	£-18,449	£-11,191	£-4,005	£3,147	£10,182	£17,133	£24,053	£30,929	£37,746	£51,169	£64,271	
10%	£-13,177,557	£-9,155,879	£-5,177,239	£-1,216,448	£2,686,700	£6,545,569	£10,379,535	£14,162,199	£17,940,458	£25,397,237	£32,654,921	£-23,959	£-16,647	£-9,413	£-2,212	£4,885	£11,901	£18,872	£25,749	£32,619	£46,177	£59,373	
£20,000/dwelling s106	-10%	£-5,054,028	£-1,111,802	£2,791,814	£6,671,474	£10,487,708	£14,271,420	£18,071,044	£21,818,684	£25,527,637	£32,851,296	£40,045,416	£-9,189	£-2,021	£5,076	£12,130	£19,069	£25,948	£32,856	£39,670	£46,414	£59,730	£72,810
	-7.5%	£-8,050,309	£-4,078,696	£-146,010	£3,767,212	£7,615,757	£11,421,678	£15,224,045	£19,000,302	£22,740,695	£30,124,577	£37,351,533	£-14,637	£-7,416	£-2,665	£6,849	£13,847	£20,767	£27,680	£34,546	£41,347	£54,772	£67,912
	-5%	£-11,066,550	£-7,066,182	£-3,107,133	£836,094	£4,717,747	£8,556,928	£12,374,303	£16,156,968	£19,927,805	£27,373,827	£34,654,328	£-20,121	£-12,848	£-5,649	£1,520	£8,578	£15,558	£22,499	£29,376	£36,232	£49,771	£63,008
	-2.5%	£-14,102,315	£-10,075,628	£-6,087,162	£-2,116,404	£1,796,422	£5,668,024	£9,516,928	£13,307,226	£17,089,891	£24,598,487	£31,937,018	£-25,641	£-18,319	£-11,068	£-3,848	£3,266	£10,305	£17,304	£24,195	£31,073	£44,725	£58,067
	0% BASE TEST	£-17,139,286	£-13,104,275	£-9,086,652	£-5,088,863	£-1,150,612	£2,752,404	£6,633,865	£10,453,881	£14,240,149	£21,798,140	£29,196,224	£-31,162	£-23,826	£-16,521	£-9,252	£2,092	£5,004	£12,062	£19,007	£25,891	£39,633	£53,084
	2.50%	£-20,187,065	£-16,141,246	£-12,106,235	£-8,081,751	£-4,115,976	£-184,820	£3,727,802	£7,579,451	£11,390,407	£18,972,301	£26,431,559	£-36,704	£-29,348	£-22,011	£-14,694	£-7,484	£-336	£6,778	£13,781	£20,710	£34,495	£48,057
	5%	£-23,256,451	£-19,181,339	£-15,143,206	£-11,093,672	£-7,099,639	£-3,144,413	£796,664	£4,678,959	£8,520,975	£16,125,696	£23,642,929	£-42,284	£-34,875	£-27,533	£-20,170	£-12,908	£-5,717	£1,448	£8,507	£15,493	£29,319	£42,987
7.5%	£-26,348,432	£-22,241,160	£-18,180,177	£-14,124,151	£-10,102,750	£-6,121,996	£-2,155,214	£1,756,993	£5,629,236	£13,275,954	£20,829,145	£-47,906	£-40,438	£-33,055	£-25,680	£-18,369	£-11,131	£-3,919	£3,195	£10,235	£24,138	£37,871	
10%	£-29,460,996	£-25,320,709	£-21,229,034	£-17,161,122	£-13,126,112	£-9,118,095	£-5,124,818	£-1,189,422	£2,712,994	£10,420,055	£17,991,542	£-53,565	£-46,038	£-38,598	£-31,202	£-23,866	£-16,578	£-9,318	£-2,163	£4,933	£18,946	£32,712	
£40,000/dwelling s106	-10%	£-21,119,798	£-17,066,003	£-13,030,993	£-8,996,651	£-5,021,142	£-1,084,775	£2,838,318	£6,702,162	£10,527,768	£18,120,464	£25,621,609	£-38,400	£-31,029	£-23,693	£-16,358	£-9,129	£-1,972	£5,161	£12,186	£19,141	£32,946	£46,585
	-7.5%	£-24,196,236	£-20,111,105	£-16,067,964	£-12,013,501	£-8,012,524	£-4,049,384	£-98,554	£3,793,505	£7,647,747	£15,270,722	£22,813,550	£-43,993	£-36,566	£-29,214	£-21,843	£-14,568	£-7,363	£-1,179	£6,897	£13,905	£27,765	£41,479
	-5%	£-27,293,307	£-23,175,935	£-19,105,379	£-15,048,908	£-11,022,579	£-7,031,919	£-3,057,279	£862,122	£4,745,593	£12,420,981	£19,984,536	£-49,624	£-42,138	£-34,737	£-27,362	£-20,041	£-12,785	£-5,559	£1,567	£8,628	£22,584	£36,336
	-2.5%	£-30,410,962	£-26,262,461	£-22,162,201	£-18,085,879	£-14,050,869	£-10,032,994	£-6,033,619	£-2,089,377	£1,822,451	£9,552,727	£17,136,568	£-55,293	£-47,750	£-40,295	£-32,883	£-25,547	£-18,242	£-10,970	£-3,799	£3,314	£17,369	£31,157
	0% BASE TEST	£-33,530,719	£-29,371,014	£-25,238,430	£-21,131,933	£-17,087,840	£-13,052,829	£-9,028,093	£-5,058,226	£-1,123,585	£6,664,552	£14,286,827	£-60,965	£-53,402	£-45,888	£-38,422	£-31,069	£-23,732	£-16,415	£-9,197	£-2,043	£12,117	£25,976
	2.50%	£-36,650,476	£-32,490,771	£-28,334,656	£-24,197,070	£-20,126,207	£-16,089,800	£-12,040,624	£-8,044,396	£-4,086,663	£3,754,095	£11,430,895	£-66,637	£-59,074	£-51,518	£-43,995	£-36,593	£-29,254	£-21,892	£-14,626	£-7,430	£6,826	£20,783
	5%	£-39,770,233	£-35,610,528	£-31,450,823	£-27,282,280	£-23,183,336	£-19,126,771	£-15,070,745	£-11,049,701	£-7,066,753	£822,693	£8,555,705	£-72,310	£-64,746	£-57,183	£-49,604	£-42,152	£-34,776	£-27,401	£-20,090	£-12,849	£1,496	£15,556
7.5%	£-42,889,989	£-38,730,284	£-34,570,579	£-30,389,209	£-26,259,226	£-22,173,902	£-18,107,716	£-14,072,705	£-10,064,437	£-2,128,187	£5,657,082	£-77,982	£-70,419	£-62,856	£-55,253	£-47,744	£-40,316	£-32,923	£-25,587	£-18,299	£-3,869	£10,286	
10%	£-46,009,746	£-41,850,041	£-37,690,336	£-33,508,966	£-29,354,474	£-25,239,473	£-21,147,034	£-17,109,678	£-13,079,563	£-5,095,506	£2,739,287	£-83,854	£-76,091	£-68,528	£-60,925	£-53,372	£-45,890	£-38,449	£-31,109	£-23,781	£-9,265	£4,981	

Key:

Deficit outcomes - Indicative non-viable scenarios
Additional surplus outcomes - indicated viable scenarios

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 Appendix 3 Results Analysis: Strategic Scale housing-led development
 Table 3b: 600 Dwellings tests

Site Detail	
Capacity (dwellings)	600
Net Land Area	15
Gross Land Area	40
Density (DPH)	40
Affordable Housing %	25%
Typical Site Type	Greenfield
CIL Rate £/sq. m.	£0.00

Section 106 Sensitivity Test	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV at £250,000/ha											Surplus (£/dwelling)										
		VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £5,000	VL11 £5,200	VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £5,000	VL11 £5,200
£0/dwelling s106	-10%	£28,240,924	£32,140,484	£36,032,073	£39,877,876	£43,651,313	£47,417,771	£51,203,846	£54,968,962	£58,708,938	£66,145,651	£73,535,249	£47,068	£53,567	£60,053	£66,463	£72,752	£79,030	£85,340	£91,615	£97,848	£110,243	£122,559
	-7.5%	£25,313,938	£29,223,534	£33,123,094	£37,027,961	£40,842,598	£44,612,313	£48,398,388	£52,164,845	£55,927,852	£63,393,793	£70,791,155	£42,190	£48,706	£55,205	£61,713	£68,071	£74,354	£80,664	£86,941	£93,213	£105,656	£117,985
	-5%	£22,321,970	£26,302,871	£30,206,145	£34,126,015	£38,001,772	£41,805,890	£45,592,930	£49,359,387	£53,125,845	£60,635,510	£68,044,278	£37,203	£43,838	£50,344	£56,877	£63,336	£69,676	£75,988	£82,266	£88,543	£101,059	£113,407
	-2.5%	£19,268,254	£23,325,188	£27,288,835	£31,209,066	£35,108,625	£38,973,635	£42,787,471	£46,553,929	£50,320,387	£57,862,072	£65,294,281	£32,114	£38,875	£45,481	£52,015	£58,514	£64,956	£71,312	£77,590	£83,867	£96,437	£108,824
	0% BASE TEST	£16,193,321	£20,284,159	£24,325,671	£28,292,116	£32,191,676	£36,091,236	£39,963,443	£43,748,471	£47,514,929	£55,067,461	£62,539,994	£26,989	£33,807	£40,543	£47,154	£53,653	£60,152	£66,606	£72,914	£79,192	£91,779	£104,233
	2.50%	£13,115,303	£17,209,226	£21,297,028	£25,344,158	£29,274,727	£33,174,287	£37,092,062	£40,931,505	£44,709,471	£52,262,003	£59,773,143	£21,859	£28,682	£35,495	£42,240	£48,791	£55,290	£61,820	£68,219	£74,516	£87,103	£99,622
	5%	£9,997,908	£14,134,293	£18,225,130	£22,328,492	£26,338,851	£30,257,337	£34,177,207	£38,070,486	£41,897,802	£49,456,545	£56,988,347	£16,663	£23,557	£30,375	£37,214	£43,898	£50,429	£56,962	£63,451	£69,830	£82,428	£94,981
£20,000/dwelling s106	-10%	£14,911,109	£19,001,946	£23,066,627	£27,062,548	£30,964,068	£34,863,627	£38,756,591	£42,556,029	£46,322,552	£53,875,084	£61,360,631	£24,852	£31,670	£38,444	£45,104	£51,607	£58,106	£64,594	£70,927	£77,204	£89,792	£102,268
	-7.5%	£11,823,308	£15,927,013	£20,017,851	£24,089,836	£28,047,118	£31,946,678	£35,866,548	£39,727,749	£43,517,094	£51,069,626	£58,589,696	£19,706	£26,545	£33,363	£40,150	£46,745	£53,244	£59,778	£66,213	£72,528	£85,116	£97,649
	-5%	£8,687,698	£12,846,762	£16,942,918	£21,053,888	£25,089,310	£29,029,729	£32,949,599	£36,848,638	£40,696,827	£48,264,168	£55,797,084	£14,479	£21,411	£28,238	£35,090	£41,816	£48,383	£54,916	£61,414	£67,828	£80,440	£92,995
	-2.5%	£5,507,445	£9,723,770	£13,866,769	£17,980,129	£22,066,092	£26,085,918	£30,032,650	£33,932,209	£37,828,629	£45,458,710	£52,991,626	£9,179	£16,206	£23,111	£29,967	£36,777	£43,477	£50,054	£56,554	£63,048	£75,765	£88,319
	0% BASE TEST	£2,287,514	£6,555,662	£10,755,953	£14,905,196	£18,996,034	£23,075,372	£27,100,324	£31,015,260	£34,914,820	£42,649,230	£50,186,168	£3,813	£10,926	£17,927	£24,842	£31,660	£38,459	£45,167	£51,692	£58,191	£71,082	£83,644
	2.50%	£-968,488	£3,348,401	£7,600,878	£11,806,880	£15,921,101	£20,011,938	£24,102,900	£28,091,175	£31,997,871	£39,802,265	£47,380,710	£-1,614	£5,581	£12,668	£19,678	£26,535	£33,353	£40,172	£46,819	£53,330	£66,337	£78,968
	5%	£-4,239,585	£1,033,827	£4,404,147	£8,663,448	£12,833,221	£16,937,006	£21,049,150	£25,106,779	£29,079,097	£36,900,351	£44,575,252	£-7,066	£173	£7,340	£14,439	£21,389	£28,228	£35,082	£41,845	£48,465	£61,501	£74,292
£40,000/dwelling s106	-10%	£938,818	£5,226,984	£9,448,346	£13,620,033	£17,713,821	£21,802,067	£25,852,700	£29,787,652	£33,687,211	£41,449,458	£48,993,791	£1,565	£8,712	£15,747	£22,700	£29,523	£36,337	£43,088	£49,646	£56,145	£69,082	£81,656
	-7.5%	£-2,327,315	£2,004,147	£6,276,808	£10,504,031	£14,638,888	£18,729,726	£22,834,092	£26,848,331	£30,770,262	£38,585,370	£46,188,332	£-3,879	£3,340	£10,461	£17,507	£24,398	£31,216	£38,057	£44,747	£51,284	£64,309	£76,981
	-5%	£-5,598,412	£-1,254,246	£3,065,432	£7,344,322	£11,535,077	£15,654,793	£19,766,937	£23,842,443	£27,841,189	£35,672,742	£43,380,519	£-9,331	£-2,090	£5,109	£12,241	£19,225	£26,091	£32,945	£39,737	£46,402	£59,455	£72,301
	-2.5%	£-8,881,430	£-4,525,344	£-181,178	£4,144,451	£8,386,288	£12,562,532	£16,692,004	£20,782,842	£24,848,218	£32,755,793	£40,537,704	£-14,802	£-7,542	£-3,302	£6,907	£13,977	£20,938	£27,820	£34,638	£41,414	£54,593	£67,563
	0% BASE TEST	£-12,190,923	£-7,801,846	£-3,452,276	£908,753	£5,198,277	£9,425,514	£13,608,203	£17,707,909	£21,798,746	£29,837,998	£37,637,963	£-20,318	£-13,003	£-5,754	£1,515	£8,664	£15,709	£22,680	£29,513	£36,331	£49,730	£62,730
	2.50%	£-15,524,495	£-11,100,596	£-6,723,374	£-2,356,582	£1,973,961	£6,248,784	£10,483,404	£14,629,784	£18,723,814	£26,872,598	£34,721,014	£-25,874	£-18,501	£-11,206	£-3,928	£3,290	£10,415	£17,472	£24,383	£31,206	£44,788	£57,868
	5%	£-18,882,804	£-14,423,320	£-10,014,174	£-5,627,680	£-1,283,514	£3,035,246	£7,317,130	£11,515,647	£15,648,881	£23,846,642	£31,804,065	£-31,471	£-24,039	£-16,690	£-9,379	£-2,139	£5,059	£12,195	£19,193	£26,081	£39,744	£53,007
7.5%	£-22,268,336	£-17,772,123	£-13,328,013	£-8,908,742	£-4,554,612	£-210,867	£4,114,740	£8,361,082	£12,545,597	£20,776,929	£28,865,537	£-37,114	£-29,620	£-22,213	£-14,848	£-7,591	£-351	£6,858	£13,935	£20,909	£34,628	£48,109	
10%	£-25,677,800	£-21,143,750	£-16,664,405	£-12,211,422	£-7,829,158	£-3,481,544	£878,688	£5,169,569	£9,401,727	£17,701,996	£25,862,802	£-42,796	£-35,240	£-27,774	£-20,352	£-13,049	£-5,803	£1,464	£8,616	£15,670	£29,503	£43,105	

Key:

Deficit outcomes - Indicative non-viable scenarios
Additional surplus outcomes - indicated viable scenarios

Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area
 Appendix 3 Results Analysis: Strategic Scale housing-led development
 Table 3c: 800 Dwellings tests

Site Detail	
Capacity (dwellings)	800
Net Land Area	20
Gross Land Area	55
Density (DPH)	40
Affordable Housing %	25%
Typical Site Type	Greenfield
CIL Rate £/sq. m.	£0.00

Section 106 Sensitivity Test	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV at £250,000/ha											Surplus (£/dwelling)										
		VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £5,000	VL11 £5,200	VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £5,000	VL11 £5,200
£0/dwelling s106	-10%	£36,163,347	£41,486,282	£46,795,483	£51,500,011	£57,157,094	£62,276,813	£67,395,496	£72,428,701	£77,425,549	£82,424,755	£87,389,819	£45,204	£51,858	£58,494	£64,375	£71,446	£77,846	£84,244	£90,536	£96,782	£109,281	£121,737
	-7.5%	£32,093,083	£37,512,440	£42,827,276	£47,609,039	£53,346,151	£58,465,870	£63,612,254	£68,692,453	£73,716,974	£78,722,027	£83,695,261	£40,116	£46,891	£53,534	£59,511	£66,683	£73,082	£79,515	£85,866	£92,146	£104,653	£117,119
	-5%	£27,933,750	£33,463,786	£38,857,272	£43,642,702	£49,489,136	£54,654,926	£59,801,310	£64,919,601	£69,987,492	£75,019,299	£80,019,299	£34,917	£41,830	£48,572	£54,553	£61,861	£68,319	£74,752	£81,150	£87,484	£100,024	£112,491
	-2.5%	£23,755,793	£29,320,118	£34,829,957	£39,672,699	£45,536,924	£50,816,130	£55,990,367	£61,110,086	£66,224,489	£71,316,019	£76,316,019	£29,695	£36,650	£43,537	£49,591	£56,921	£63,520	£69,988	£76,388	£82,781	£95,395	£107,862
	0% BASE TEST	£19,538,748	£25,142,161	£30,706,107	£35,654,342	£41,566,921	£46,877,918	£52,165,781	£57,299,143	£62,418,862	£67,598,640	£72,587,077	£24,423	£31,428	£38,383	£44,568	£51,959	£58,597	£65,207	£71,624	£78,024	£90,748	£103,234
	2.50%	£15,235,022	£20,943,016	£26,528,529	£31,539,727	£37,575,820	£42,907,915	£48,246,573	£53,483,578	£58,607,919	£63,853,375	£68,853,375	£19,044	£26,179	£33,161	£39,425	£46,970	£53,635	£60,308	£66,854	£73,260	£86,067	£98,605
	5%	£10,845,967	£16,662,309	£22,341,610	£27,364,260	£33,493,848	£38,928,217	£44,276,570	£49,585,808	£54,796,655	£59,063,079	£63,176,490	£13,557	£20,828	£27,927	£34,205	£41,867	£48,660	£55,346	£61,982	£68,496	£81,329	£93,971
	7.5%	£6,417,038	£12,297,519	£18,083,211	£23,181,929	£29,330,245	£34,866,401	£40,304,184	£45,617,564	£50,921,153	£56,125,135	£61,252,135	£8,021	£15,372	£22,604	£28,977	£36,663	£43,583	£50,380	£57,022	£63,651	£76,565	£89,308
	10%	£1,958,878	£7,871,947	£13,741,941	£18,934,915	£25,152,288	£30,716,613	£36,262,993	£41,647,561	£46,958,558	£52,441,192	£57,678,795	£2,449	£9,840	£17,177	£23,669	£31,440	£38,396	£45,329	£52,059	£58,698	£71,801	£84,598
	£20,000/dwelling s106	-10%	£17,999,444	£23,620,429	£29,184,754	£34,145,783	£40,062,627	£45,373,624	£50,657,399	£55,786,122	£60,905,841	£71,072,979	£81,057,115	£22,499	£29,526	£36,481	£42,682	£50,078	£56,717	£63,322	£69,733	£76,132	£88,841
-7.5%		£13,674,739	£19,408,628	£25,006,797	£30,020,485	£36,069,606	£41,403,621	£46,742,279	£51,973,267	£57,094,898	£67,333,531	£77,354,388	£17,093	£24,261	£31,258	£37,526	£45,087	£51,755	£58,428	£64,967	£71,369	£84,167	£96,693
-5%		£9,266,014	£15,108,112	£20,811,794	£25,842,528	£31,978,089	£37,422,826	£42,772,276	£48,081,485	£53,283,955	£63,550,058	£73,649,144	£11,583	£18,885	£26,015	£32,303	£39,973	£46,779	£53,465	£60,102	£66,605	£79,438	£92,061
-2.5%		£4,837,085	£10,720,922	£16,534,750	£21,653,700	£27,808,513	£33,353,358	£38,799,497	£44,113,270	£49,416,290	£59,739,115	£69,923,911	£6,046	£13,401	£20,668	£27,067	£34,761	£41,692	£48,499	£55,142	£61,770	£74,674	£87,405
0% BASE TEST		£354,214	£6,291,994	£12,172,093	£17,389,282	£23,630,247	£29,194,881	£34,752,437	£40,143,267	£45,454,264	£55,928,172	£66,163,155	£443	£7,865	£15,215	£21,737	£29,538	£36,494	£43,441	£50,179	£56,818	£69,910	£82,704
2.50%		£-4,208,088	£1,835,279	£7,746,902	£13,039,545	£19,398,421	£25,016,924	£30,610,230	£36,118,221	£41,484,261	£52,099,517	£62,356,666	£-5,260	£2,294	£9,684	£16,299	£24,248	£31,271	£38,263	£45,148	£51,855	£65,124	£77,946
5%		£-8,846,275	£-2,700,272	£3,307,574	£8,619,556	£15,083,352	£20,806,333	£26,432,273	£31,995,695	£37,479,031	£48,163,913	£58,545,723	£-11,058	£-3,375	£4,134	£10,774	£18,854	£26,008	£33,040	£39,995	£46,849	£60,205	£73,182
7.5%		£-13,550,397	£-7,311,371	£-1,201,925	£4,186,433	£10,687,364	£16,513,591	£22,237,999	£27,818,640	£33,377,173	£44,193,909	£54,734,213	£-16,938	£-9,139	£-1,502	£5,233	£13,359	£20,642	£27,797	£34,773	£41,721	£55,242	£68,418
10%		£-18,270,995	£-11,993,305	£-5,786,629	£-306,765	£6,258,435	£12,140,467	£17,967,501	£23,634,763	£29,205,008	£40,215,658	£50,844,244	£-22,839	£-14,992	£-7,233	£-383	£7,823	£15,176	£22,459	£29,543	£36,506	£50,270	£63,555
£40,000/dwelling s106		-10%	£-1,258,495	£4,712,041	£10,595,877	£15,838,898	£22,105,282	£27,673,149	£33,240,536	£38,638,973	£43,949,970	£54,415,151	£64,646,522	£-1,573	£5,890	£13,245	£19,799	£27,632	£34,591	£41,551	£48,299	£54,937	£68,019
	-7.5%	£-5,846,392	£231,100	£6,166,949	£11,467,286	£17,856,366	£23,495,192	£29,088,498	£34,608,287	£39,979,967	£50,592,120	£60,843,646	£-7,308	£289	£7,709	£14,334	£22,320	£29,369	£36,361	£43,260	£49,975	£63,240	£76,055
	-5%	£-10,509,700	£-4,329,538	£1,711,680	£7,039,603	£13,520,571	£19,269,268	£24,910,540	£30,474,865	£35,971,344	£46,659,618	£57,032,702	£-13,137	£-5,412	£2,140	£8,800	£16,901	£24,087	£31,138	£38,094	£44,964	£58,325	£71,291
	-2.5%	£-15,224,427	£-8,965,383	£-2,822,331	£2,595,286	£9,107,411	£14,957,001	£20,705,683	£26,296,908	£31,858,792	£42,689,615	£53,221,759	£-19,031	£-11,207	£-3,528	£3,244	£11,384	£18,696	£25,882	£32,871	£39,823	£53,362	£66,527
	0% BASE TEST	£-19,954,093	£-13,667,335	£-7,431,368	£-1,922,034	£4,677,909	£10,562,319	£16,416,733	£22,106,269	£27,683,276	£38,710,267	£49,339,921	£-24,943	£-17,084	£-9,289	£-2,403	£5,847	£13,203	£20,521	£27,633	£34,604	£48,388	£61,675
	2.50%	£-24,734,810	£-18,386,452	£-12,110,244	£-6,514,620	£195,763	£6,133,391	£12,045,535	£17,839,708	£23,501,538	£34,642,254	£45,371,603	£-30,919	£-22,983	£-15,138	£-8,143	£245	£7,667	£15,057	£22,300	£29,377	£43,303	£56,715
	5%	£-29,567,969	£-23,144,921	£-16,827,091	£-11,177,532	£-4,361,007	£1,676,098	£7,618,944	£13,491,270	£19,256,473	£26,484,993	£41,401,600	£-36,960	£-28,931	£-21,034	£-13,972	£-5,451	£2,095	£9,524	£16,864	£24,071	£38,106	£51,752
	7.5%	£-34,454,797	£-27,954,142	£-21,564,966	£-15,890,857	£-8,987,696	£-2,855,644	£3,179,107	£9,073,852	£14,930,393	£26,307,035	£37,378,171	£-43,068	£-34,943	£-26,956	£-19,864	£-11,235	£-3,570	£3,974	£11,342	£18,663	£32,884	£46,723
	10%	£-39,396,156	£-32,814,911	£-26,351,476	£-20,617,997	£-13,680,230	£-7,457,384	£-1,327,673	£4,643,235	£10,528,761	£22,102,523	£33,256,424	£-49,245	£-41,019	£-32,939	£-25,772	£-17,100	£-9,322	£-1,660	£5,804	£13,161	£27,628	£41,571

Deficit outcomes - Indicative non-viable scenarios
 Additional surplus outcomes - indicated viable scenarios

Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area
 Appendix 3 Results Analysis: Strategic Scale housing-led development
 Table 3d: 875 Dwellings tests

Site Detail	
Capacity (dwellings)	875
Net Land Area	21.88
Gross Land Area	85
Density (DPH)	40
Affordable Housing %	25%
Typical Site Type	Greenfield
CIL Rate £/sq. m.	£0.00

Section 106 Sensitivity Test	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV at £250,000/ha											Surplus (£/dwelling)											
		VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £5,000	VL11 £5,200	VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £5,000	VL11 £5,200	
£0/dwelling s106	-10%	£29,567,643	£35,667,717	£41,688,021	£47,699,793	£53,558,500	£59,330,482	£65,124,100	£70,814,086	£76,418,979	£82,000,555	£87,568,720	£93,122,392	£98,672,063	£104,217,734	£109,763,405	£115,309,076	£120,854,747	£126,400,418	£131,946,089	£137,491,760	£143,037,431	£148,583,102	£154,128,773
	-7.5%	£24,883,047	£31,098,960	£37,172,736	£43,224,395	£49,185,051	£55,023,372	£60,821,473	£66,579,140	£72,253,345	£77,935,085	£83,623,360	£89,317,070	£95,016,315	£100,721,100	£106,431,425	£112,147,290	£117,868,695	£123,594,640	£129,325,125	£135,060,150	£140,799,715	£146,543,820	£152,292,465
	-5%	£20,119,247	£26,438,816	£32,624,719	£38,709,109	£44,727,444	£50,666,585	£56,515,129	£62,282,426	£68,031,380	£73,790,314	£79,549,227	£85,308,120	£91,067,000	£96,825,875	£102,584,745	£108,343,610	£114,102,470	£119,861,325	£125,620,185	£131,379,040	£137,137,890	£142,896,740	£148,655,590
	-2.5%	£15,335,912	£21,688,590	£27,987,935	£34,176,911	£40,214,127	£46,227,045	£52,175,014	£57,976,082	£63,743,379	£69,485,905	£75,213,660	£80,926,645	£86,624,960	£92,308,605	£97,977,580	£103,631,785	£109,271,210	£114,896,955	£120,508,020	£126,104,405	£131,686,110	£137,253,135	£142,805,580
	0% BASE TEST	£10,462,874	£16,915,856	£23,257,934	£29,563,177	£35,692,155	£41,719,146	£47,753,679	£53,649,324	£59,437,035	£65,195,296	£70,924,107	£76,623,468	£82,293,379	£87,933,840	£93,544,851	£99,126,412	£104,678,523	£110,201,184	£115,704,395	£121,188,156	£126,652,567	£132,097,528	£137,523,039
	2.50%	£5,488,611	£12,072,579	£18,487,864	£24,858,461	£31,100,089	£37,202,731	£43,255,519	£49,245,262	£55,120,238	£60,959,099	£66,751,905	£72,498,756	£78,199,652	£83,854,593	£89,463,580	£95,026,612	£100,543,690	£106,014,813	£111,440,981	£116,822,194	£122,158,452	£127,449,755	£132,696,102
	5%	£431,101	£7,130,012	£13,673,468	£20,090,225	£26,419,232	£32,631,311	£38,740,234	£44,760,538	£50,733,146	£56,658,979	£62,547,945	£68,399,053	£74,212,302	£80,006,701	£85,782,250	£91,538,949	£97,276,798	£103,005,797	£108,725,946	£114,437,245	£120,139,694	£125,833,293	£131,518,042
7.5%	£-4,651,445	£2,092,969	£8,761,394	£15,299,323	£21,659,569	£27,973,521	£34,189,154	£40,245,252	£46,265,556	£52,258,025	£58,222,669	£64,168,494	£70,095,511	£75,993,720	£81,863,131	£87,703,744	£93,515,560	£99,298,579	£105,052,802	£110,778,229	£116,474,860	£122,152,695	£127,812,734	
10%	£-9,818,453	£-2,976,212	£3,754,761	£10,417,530	£16,883,277	£23,228,912	£29,553,966	£35,709,976	£41,750,270	£47,687,361	£53,522,853	£59,257,345	£64,891,437	£70,425,730	£75,860,822	£81,197,314	£86,434,906	£91,573,298	£96,612,190	£101,551,182	£106,290,174	£110,929,166	£115,468,158	
£20,000/dwelling s106	-10%	£8,812,115	£15,296,747	£21,645,813	£27,969,524	£34,110,393	£40,139,603	£46,175,024	£52,065,575	£57,847,361	£63,539,326	£69,140,471	£74,660,705	£80,099,039	£85,455,474	£90,729,909	£95,921,444	£101,030,079	£106,056,814	£111,000,649	£115,871,584	£120,669,619	£125,393,754	£130,043,889
	-7.5%	£3,810,534	£10,429,852	£16,874,942	£23,248,174	£29,509,973	£35,622,243	£41,675,977	£47,666,347	£53,534,785	£59,281,171	£64,916,505	£70,441,289	£75,855,523	£81,159,207	£86,352,341	£91,434,925	£96,407,059	£101,269,743	£106,022,977	£110,666,761	£115,191,095	£119,606,979	£123,914,413
	-5%	£-1,255,821	£5,460,944	£12,038,132	£18,478,105	£24,813,871	£31,043,763	£37,160,692	£43,180,995	£49,153,709	£54,999,835	£60,749,374	£66,403,227	£71,970,394	£77,450,775	£82,844,381	£88,151,912	£93,373,369	£98,509,743	£103,561,034	£108,527,241	£113,408,364	£118,204,403	£122,915,357
	-2.5%	£-6,358,836	£406,046	£7,101,035	£13,671,179	£20,047,448	£26,372,694	£32,603,858	£38,665,710	£44,686,014	£50,594,961	£56,312,550	£61,859,781	£67,246,654	£72,483,171	£77,579,334	£82,535,145	£87,360,604	£92,055,711	£96,630,365	£101,094,566	£105,448,314	£109,691,609	£113,824,451
	0% BASE TEST	£-11,554,640	£-4,673,478	£2,067,914	£8,765,438	£15,261,383	£21,616,792	£27,957,461	£34,126,617	£40,170,728	£46,097,332	£51,847,332	£57,470,720	£62,917,495	£68,217,657	£73,391,206	£78,448,142	£83,388,465	£88,222,176	£92,950,265	£97,572,742	£102,090,607	£106,503,860	£110,812,501
	2.50%	£-16,840,106	£-9,835,497	£-2,999,774	£3,763,262	£10,385,473	£16,842,604	£23,219,153	£29,503,017	£35,644,222	£41,671,666	£47,517,350	£53,192,273	£58,726,435	£64,139,746	£69,442,207	£74,643,918	£79,744,879	£84,745,090	£89,645,551	£94,446,262	£99,147,223	£103,748,434	£108,250,895
	5%	£-22,202,427	£-15,086,453	£-8,128,835	£-1,302,333	£5,413,389	£11,995,499	£18,449,083	£24,788,496	£31,042,423	£37,142,120	£43,012,120	£48,672,345	£54,142,800	£59,433,495	£64,565,330	£69,548,315	£74,392,450	£79,107,635	£83,693,870	£88,161,155	£92,519,490	£96,767,875	£100,906,310
7.5%	£-27,603,374	£-20,419,132	£-13,346,144	£-6,398,669	£359,535	£7,053,652	£13,630,650	£20,018,426	£26,351,840	£32,569,835	£38,696,835	£44,662,860	£50,497,910	£56,222,985	£61,858,085	£67,403,210	£72,868,365	£78,253,550	£83,568,765	£88,814,010	£93,989,285	£99,094,590	£104,129,925	
10%	£-33,037,183	£-25,810,474	£-18,647,642	£-11,582,572	£-4,716,074	£2,021,403	£8,718,647	£15,223,717	£21,587,770	£27,842,805	£33,917,815	£39,832,800	£45,607,760	£51,262,695	£56,807,605	£62,242,490	£67,577,350	£72,812,185	£77,947,005	£82,981,810	£87,916,600	£92,751,375	£97,487,135	
£40,000/dwelling s106	-10%	£-13,300,302	£-6,379,292	£380,992	£7,106,563	£13,634,625	£20,004,671	£26,357,731	£32,542,589	£38,591,186	£44,536,111	£50,387,526	£56,155,281	£61,848,275	£67,475,500	£73,046,955	£78,572,640	£84,053,455	£89,489,300	£94,880,175	£100,226,090	£105,527,045	£110,783,040	£115,994,075
	-7.5%	£-18,614,407	£-11,569,843	£-4,695,511	£2,077,906	£8,734,701	£15,222,217	£21,607,032	£27,906,904	£34,062,299	£40,018,314	£45,794,969	£51,423,274	£56,914,229	£62,286,934	£67,551,189	£72,717,994	£77,796,349	£82,785,254	£87,684,709	£92,494,724	£97,215,299	£101,846,434	£106,387,129
	-5%	£-23,995,859	£-16,848,962	£-9,852,542	£-2,989,255	£3,736,898	£10,352,451	£16,834,864	£23,176,376	£29,449,812	£35,582,278	£41,514,773	£47,267,298	£52,860,853	£58,315,438	£63,641,053	£68,837,708	£73,905,403	£78,854,138	£83,683,913	£88,394,728	£92,986,583	£97,459,478	£101,813,413
	-2.5%	£-29,400,128	£-22,203,005	£-15,097,564	£-8,111,814	£-1,327,387	£5,385,722	£11,994,871	£18,406,306	£24,744,214	£30,947,699	£37,045,774	£42,968,439	£48,735,694	£54,377,539	£59,913,974	£65,354,999	£70,701,614	£75,963,819	£81,141,614	£86,235,000	£91,244,075	£96,168,840	£100,998,895
	0% BASE TEST	£-34,856,898	£-27,603,907	£-20,422,761	£-13,322,953	£-6,419,126	£334,480	£7,059,180	£13,594,707	£19,975,649	£26,149,708	£32,149,708	£37,994,743	£43,719,713	£49,344,718	£54,889,758	£60,364,833	£65,780,443	£71,147,588	£76,466,273	£81,736,598	£86,958,563	£92,132,168	£97,257,413
	2.50%	£-40,380,835	£-33,030,181	£-25,811,007	£-18,617,007	£-11,597,775	£-4,739,408	£2,031,395	£8,688,360	£15,186,196	£21,529,436	£27,742,466	£33,845,281	£39,757,881	£45,499,266	£51,089,331	£56,537,076	£61,852,901	£67,046,806	£72,118,791	£77,068,856	£81,896,001	£86,600,226	£91,281,541
	5%	£-45,975,905	£-38,521,317	£-31,217,888	£-23,980,839	£-16,859,021	£-9,885,049	£-3,035,766	£3,689,626	£10,308,071	£16,777,354	£23,147,354	£29,356,364	£35,425,394	£41,284,444	£46,952,514	£52,449,604	£57,795,724	£63,000,874	£68,075,054	£73,018,274	£77,829,544	£82,507,864	£87,053,234
7.5%	£-51,614,237	£-44,078,880	£-36,677,954	£-29,381,587	£-22,197,179	£-15,115,035	£-8,149,635	£-1,373,899	£5,338,167	£11,777,284	£18,077,284	£24,267,284	£30,367,284	£36,307,284	£42,107,284	£47,777,284	£53,327,284	£58,767,284	£64,097,284	£69,317,284	£74,427,284	£79,427,284	£84,317,284	
10%	£-57,252,568	£-49,704,167	£-42,202,675	£-34,811,998	£-27,588,687	£-20,424,557	£-13,347,659	£-6,461,563	£287,969	£13,554,179	£26,282,265	£38,942,351	£51,542,437	£64,082,523	£76,572,609	£89,012,695	£101,402,781	£113,742,867	£126,032,953	£138,273,039	£150,463,125	£162,603,211	£174,693,297	

Key:
 Deficit outcomes - Indicative non-viable scenarios
 Additional surplus outcomes - indicated viable scenarios

Buckinghamshire Council - Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area
 Appendix 3 Results Analysis: Strategic Scale housing-led development
 Table 3e: 900 Dwellings tests

Site Detail	
Capacity (dwellings)	900
Net Land Area	22.50
Gross Land Area	100
Density (DPH)	40
Affordable Housing %	25%
Typical Site Type	Greenfield
CIL Rate £/sq. m.	£0.00

Section 106 Sensitivity Test	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV at £250,000/ha											Surplus (£/dwelling)										
		VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £5,000	VL11 £5,200	VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £5,000	VL11 £5,200
£0/dwelling s106	-10%	£31,268,103	£37,527,762	£43,702,440	£49,871,836	£55,884,506	£61,809,500	£67,757,978	£73,601,189	£79,358,038	£85,047,477	£102,214,221	£34,742	£41,698	£48,558	£55,413	£62,094	£68,677	£75,287	£81,779	£88,176	£100,942	£113,571
	-7.5%	£26,458,656	£32,842,177	£39,074,391	£45,280,954	£51,398,745	£57,390,280	£63,342,516	£69,254,208	£75,081,216	£80,857,218	£98,010,297	£29,399	£36,491	£43,416	£50,312	£57,110	£63,767	£70,381	£76,949	£83,424	£96,208	£108,900
	-5%	£21,577,312	£28,059,317	£34,410,513	£40,652,906	£46,826,295	£52,921,784	£58,923,617	£64,844,694	£70,747,547	£76,626,958	£93,782,086	£23,975	£31,177	£38,234	£45,170	£52,029	£58,802	£65,471	£72,050	£78,608	£91,474	£104,202
	-2.5%	£16,670,511	£23,187,526	£29,653,048	£36,005,900	£42,199,262	£48,368,040	£54,472,374	£60,425,795	£66,346,871	£72,253,554	£89,526,295	£18,523	£25,764	£32,948	£40,007	£46,888	£53,742	£60,525	£67,140	£73,719	£86,737	£99,474
	0% BASE TEST	£11,659,958	£18,296,627	£24,797,740	£31,273,037	£37,563,343	£43,745,618	£49,937,456	£55,987,889	£61,927,973	£67,756,158	£85,266,035	£12,956	£20,330	£27,553	£34,748	£41,737	£48,606	£55,486	£62,209	£68,809	£81,951	£94,740
	2.50%	£6,538,598	£13,318,003	£19,914,039	£26,441,777	£32,853,139	£39,115,938	£45,324,132	£51,470,849	£57,499,741	£63,381,936	£81,005,776	£7,265	£14,798	£22,127	£29,380	£36,503	£43,462	£50,360	£57,190	£63,889	£77,091	£90,006
	5%	£1,355,606	£8,231,374	£14,966,457	£21,558,075	£28,047,782	£34,427,318	£40,696,083	£46,870,488	£53,000,380	£59,063,167	£76,723,016	£1,506	£9,146	£16,629	£23,953	£31,164	£38,253	£45,218	£52,078	£58,889	£72,181	£85,248
	7.5%	£-3,872,871	£3,056,632	£9,912,579	£16,640,472	£23,168,290	£29,646,954	£36,028,711	£42,242,439	£48,416,844	£54,544,268	£72,377,392	£-4,303	£3,396	£11,014	£18,489	£25,743	£32,941	£40,032	£46,936	£53,796	£67,271	£80,419
	10%	£-9,205,681	£-2,144,420	£4,757,659	£11,618,843	£18,270,272	£24,778,504	£31,272,520	£37,692,070	£43,788,795	£50,079,397	£67,967,522	£-10,229	£-2,383	£5,286	£12,910	£20,300	£27,532	£34,747	£41,769	£48,654	£62,310	£75,519
	£20,000/dwelling s106	-10%	£9,998,097	£16,666,629	£23,176,517	£29,665,025	£35,964,811	£42,147,709	£48,338,036	£54,378,427	£60,310,487	£72,117,679	£83,606,643	£11,109	£18,518	£25,752	£32,961	£39,961	£46,831	£53,709	£60,420	£67,012	£80,131
-7.5%		£4,850,448	£11,664,288	£18,289,205	£24,820,553	£31,248,151	£37,517,885	£43,726,223	£49,870,376	£55,887,824	£67,761,192	£79,346,383	£5,389	£12,960	£20,321	£27,578	£34,720	£41,687	£48,585	£55,412	£62,098	£75,290	£88,163
-5%		£-334,608	£6,551,024	£13,320,296	£19,936,852	£26,430,238	£32,824,977	£39,098,175	£45,272,579	£51,398,588	£63,345,681	£75,076,926	£-372	£7,279	£14,800	£22,152	£29,367	£36,472	£43,442	£50,303	£57,110	£70,384	£83,419
-2.5%		£-5,593,326	£1,368,482	£8,240,890	£15,001,419	£21,547,066	£28,032,799	£34,428,222	£40,644,531	£46,818,935	£58,926,782	£70,749,800	£-6,215	£1,521	£9,157	£16,668	£23,941	£31,148	£38,254	£45,161	£52,021	£65,474	£78,611
0% BASE TEST		£-10,956,297	£-3,853,570	£3,069,509	£9,955,670	£16,637,111	£23,157,280	£29,661,853	£35,992,727	£42,190,887	£54,474,239	£66,350,036	£-12,174	£-4,282	£3,411	£11,062	£18,486	£25,730	£32,958	£39,992	£46,879	£60,527	£73,722
2.50%		£-16,416,969	£-9,179,479	£-2,127,899	£4,806,390	£11,624,853	£18,264,146	£24,801,317	£31,250,722	£37,551,863	£49,933,356	£61,931,137	£-18,241	£-10,199	£-2,364	£5,340	£12,917	£20,293	£27,557	£34,723	£41,724	£55,482	£68,812
5%		£-21,938,345	£-14,602,645	£-7,416,032	£-3,777,917	£6,507,092	£13,282,890	£19,917,008	£26,411,532	£32,833,365	£45,315,757	£57,502,937	£-24,376	£-16,225	£-8,240	£7,230	£14,759	£22,130	£29,346	£36,482	£50,351	£63,892	
7.5%		£-27,494,869	£-20,110,308	£-12,803,081	£-5,629,850	£1,324,424	£8,197,509	£14,966,332	£21,527,830	£28,019,364	£40,687,708	£52,999,480	£-30,550	£-22,345	£-14,226	£-6,255	£1,472	£9,108	£16,629	£23,920	£31,133	£45,209	£58,888
10%		£-33,123,341	£-25,642,969	£-18,282,271	£-10,980,000	£-3,893,971	£3,025,451	£9,913,244	£16,606,301	£23,138,044	£36,013,696	£48,408,469	£-36,804	£-28,492	£-20,314	£-12,200	£-4,327	£3,362	£11,015	£18,451	£25,709	£40,015	£53,787
£40,000/dwelling s106		-10%	£-12,716,265	£-5,571,438	£1,381,358	£8,285,898	£14,999,702	£21,536,057	£28,050,219	£34,393,038	£40,592,978	£52,867,824	£64,732,550	£-14,129	£-6,190	£1,535	£9,207	£16,666	£23,929	£31,167	£38,214	£45,103	£58,742
	-7.5%	£-18,206,787	£-10,927,940	£-3,835,220	£3,118,239	£9,963,390	£16,633,229	£23,180,093	£29,642,405	£35,953,330	£48,334,739	£60,313,652	£-20,230	£-12,142	£-4,261	£3,465	£11,070	£18,481	£25,756	£32,936	£39,948	£53,705	£67,015
	-5%	£-23,731,958	£-16,380,940	£-9,153,276	£-2,075,147	£4,819,266	£11,629,048	£18,291,762	£24,790,308	£31,227,489	£43,717,849	£55,891,143	£-26,369	£-18,201	£-10,170	£-2,306	£5,355	£12,921	£20,324	£27,545	£34,697	£48,575	£62,101
	-2.5%	£-29,312,046	£-21,900,127	£-14,569,634	£-7,355,768	£-363,726	£6,518,303	£13,319,975	£19,906,606	£26,400,522	£39,089,800	£51,398,431	£-32,569	£-24,333	£-16,188	£-8,173	£-404	£7,243	£14,800	£22,118	£29,334	£43,433	£57,109
	0% BASE TEST	£-34,962,051	£-27,450,273	£-20,072,090	£-12,734,836	£-5,609,616	£1,337,300	£8,242,516	£14,966,668	£21,516,820	£34,411,738	£46,810,561	£-38,847	£-30,500	£-22,302	£-14,150	£-6,233	£1,486	£9,158	£16,630	£23,908	£38,235	£52,012
	2.50%	£-40,688,132	£-33,067,908	£-25,601,722	£-18,205,775	£-10,951,747	£-3,875,621	£3,074,181	£9,921,024	£16,603,711	£29,637,285	£42,182,512	£-45,209	£-36,742	£-28,446	£-20,229	£-12,169	£-4,306	£3,416	£11,023	£18,449	£32,930	£46,869
	5%	£-46,486,888	£-38,757,727	£-31,188,803	£-23,727,151	£-16,387,142	£-9,183,551	£-2,117,244	£4,775,208	£11,589,613	£24,771,072	£37,539,894	£-51,652	£-43,064	£-34,654	£-26,364	£-18,208	£-10,204	£-2,352	£5,306	£12,877	£27,523	£41,711
	7.5%	£-52,342,955	£-44,519,576	£-36,844,651	£-29,285,131	£-21,899,114	£-14,583,466	£-7,391,197	£-407,784	£6,474,372	£19,885,586	£32,812,703	£-58,159	£-49,466	£-40,939	£-32,539	£-24,332	£-16,204	£-8,212	£-453	£7,194	£22,095	£36,459
	10%	£-58,200,675	£-50,353,906	£-42,571,472	£-34,908,538	£-27,432,986	£-20,071,077	£-12,756,569	£-5,647,795	£1,293,242	£14,931,581	£27,990,946	£-64,867	£-55,949	£-47,302	£-38,787	£-30,481	£-22,301	£-14,174	£-6,275	£1,437	£16,591	£31,101

Key:

Deficit outcomes - Indicative non-viable scenarios
Additional surplus outcomes - indicated viable scenarios

For: Buckinghamshire Council



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

**Appendix 3a: Strategic Scale
Typologies
- Appraisals Summaries**

DSP23843

Strategic Scale Typologies

- 550 Units BASE VL2 s106 £20,000

- 600 Units BASE VL2 s106 £20,000

- 800 Units BASE VL2 s106 £20,000

- 875 Units BASE VL2 s106 £20,000

- 900 Units BASE VL2 s106 £20,000

Buckinghamshire Council
North & Central Area
CIL Viability Assessment

550 units
25% AH
VL2 £4,100/sq. m.
£20,000/dwelling s.106

**Buckinghamshire Council
North & Central Area
CIL Viability Assessment**

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	mSales Rate m²	Unit Price	Gross Sales
Market units	412	40,458.40	4,100.20	402,640,165,887,532
AH AR	110	9,196.00	2,310.00	193,116 21,242,760
AH SO	28	2,340.80	2,665.13	222,805 6,238,536
Totals	550	51,995.20		193,368,828

TOTAL PROJECT REVENUE 193,368,828

DEVELOPMENT COSTS

ACQUISITION COSTS

Fixed Price	82.00 ha	250,000.00 /ha	20,500,000	
Fixed Price (82.00 Ha @ 250,000.00 /Hect)			20,500,000	
				20,500,000
Land Transfer Tax			1,012,500	
Effective Land Transfer Tax Rate		4.94%		
Agent Fee		1.50%	307,500	
Legal Fee		0.75%	153,750	
				1,473,750

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
Market units	40,705.60	1,469.00	59,796,526	
AH AR	9,328.00	1,469.00	13,702,832	
AH SO	2,374.40	1,469.00	3,487,994	
Totals	52,408.00 m²		76,987,352	
Contingency		5.00%	1,039,487	
Contingency dwellings		5.00%	4,234,304	
Site works & infrastructure 50%	550.00 un	17,500.00 /un	9,625,000	
Site works & infrastructure 50%	550.00 un	17,500.00 /un	9,625,000	
s106	550.00 un	20,000.00 /un	11,000,000	
BSL - GF	52,408.00 m²	38.78	2,032,382	
				114,543,526

Other Construction Costs

Externals		10.00%	7,698,735	
Climate change response		2.00%	1,539,747	
Electric Vehicle Charging (Market)	412.00 un	953.00 /un	392,636	
Electric Vehicle Charging (AH)	138.00 un	986.00 /un	136,068	
M4(2) 100%	52,408.00 m²	15.50	812,324	
M4(3) AH (15%)	11,702.40 m²	23.25	272,081	
BNG		2.40%	1,847,696	
				12,699,287

PROFESSIONAL FEES

Professional Fees		10.00%	2,078,975	
Professional Fees (housebuilding)		8.00%	6,774,887	
				8,853,862

DISPOSAL FEES

Sales Agent & Legal (C) Fee		3.00%	4,976,626	
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**Buckinghamshire Council
North & Central Area
CIL Viability Assessment**

Sales Legal Fee	550.00 un	750.00 /un	412,500	5,389,126
MISCELLANEOUS FEES				
Profit Market		17.50%	29,030,318	
Profit AH		6.00%	1,648,878	30,679,196
TOTAL COSTS BEFORE FINANCE				194,138,747
FINANCE				
Debit Rate 6.50%, Credit Rate 0.00% (Nominal)				
Land			6,970,525	
Construction			5,127,374	
Other			236,457	
Total Finance Cost				12,334,356
TOTAL COSTS				206,473,103
PROFIT				(13,104,275)

Performance Measures

Buckinghamshire Council
North & Central Area
CIL Viability Assessment

Table of Profit Amount and Profit Amount

		Sales: Rate /m ²										
Construction: Rate /m ²		-23.070%	-21.150%	-19.230%	-17.300%	-15.380%	-13.460%	-11.530%	-9.610%	-7.690%	-3.840%	0.000%
-10.000%	(£5,054,028)	(£1,111,802)	£2,791,814	£6,671,474	£10,487,708	£14,271,420	£18,071,044	£21,818,684	£25,527,637	£32,851,296	£40,045,416	
1,322.10 /m ²	(£5,054,028)	(£1,111,802)	£2,791,814	£6,671,474	£10,487,708	£14,271,420	£18,071,044	£21,818,684	£25,527,637	£32,851,296	£40,045,416	
-7.500%	(£8,050,309)	(£4,078,696)	(£146,010)	£3,767,212	£7,615,757	£11,421,678	£15,224,045	£19,000,302	£22,740,695	£30,124,577	£37,351,533	
1,358.83 /m ²	(£8,050,309)	(£4,078,696)	(£146,010)	£3,767,212	£7,615,757	£11,421,678	£15,224,045	£19,000,302	£22,740,695	£30,124,577	£37,351,533	
-5.000%	(£11,066,550)	(£7,066,182)	(£3,107,133)	£836,094	£4,717,747	£8,556,928	£12,374,303	£16,156,968	£19,927,805	£27,373,827	£34,654,328	
1,395.55 /m ²	(£11,066,550)	(£7,066,182)	(£3,107,133)	£836,094	£4,717,747	£8,556,928	£12,374,303	£16,156,968	£19,927,805	£27,373,827	£34,654,328	
-2.500%	(£14,102,315)	(£10,075,628)	(£6,087,162)	(£2,116,404)	£1,796,422	£5,668,024	£9,516,928	£13,307,226	£17,089,891	£24,598,487	£31,937,018	
1,432.28 /m ²	(£14,102,315)	(£10,075,628)	(£6,087,162)	(£2,116,404)	£1,796,422	£5,668,024	£9,516,928	£13,307,226	£17,089,891	£24,598,487	£31,937,018	
0.000%	(£17,139,286)	(£13,104,275)	(£9,086,652)	(£5,088,863)	(£1,150,612)	£2,752,404	£6,633,865	£10,453,881	£14,240,149	£21,798,140	£29,196,224	
1,469.00 /m ²	(£17,139,286)	(£13,104,275)	(£9,086,652)	(£5,088,863)	(£1,150,612)	£2,752,404	£6,633,865	£10,453,881	£14,240,149	£21,798,140	£29,196,224	
+2.500%	(£20,187,065)	(£16,141,246)	(£12,106,235)	(£8,081,751)	(£4,115,976)	(£184,820)	£3,727,802	£7,579,451	£11,390,407	£18,972,301	£26,431,559	
1,505.73 /m ²	(£20,187,065)	(£16,141,246)	(£12,106,235)	(£8,081,751)	(£4,115,976)	(£184,820)	£3,727,802	£7,579,451	£11,390,407	£18,972,301	£26,431,559	
+5.000%	(£23,256,451)	(£19,181,339)	(£15,143,206)	(£11,093,672)	(£7,099,639)	(£3,144,413)	£796,664	£4,678,959	£8,520,975	£16,125,696	£23,642,929	
1,542.45 /m ²	(£23,256,451)	(£19,181,339)	(£15,143,206)	(£11,093,672)	(£7,099,639)	(£3,144,413)	£796,664	£4,678,959	£8,520,975	£16,125,696	£23,642,929	
+7.500%	(£26,348,432)	(£22,241,160)	(£18,180,177)	(£14,124,151)	(£10,102,750)	(£6,121,996)	(£2,155,214)	£1,756,993	£5,629,236	£13,275,954	£20,829,145	
1,579.18 /m ²	(£26,348,432)	(£22,241,160)	(£18,180,177)	(£14,124,151)	(£10,102,750)	(£6,121,996)	(£2,155,214)	£1,756,993	£5,629,236	£13,275,954	£20,829,145	
+10.000%	(£29,460,996)	(£25,320,709)	(£21,229,034)	(£17,161,122)	(£13,126,112)	(£9,118,095)	(£5,124,818)	(£1,189,422)	£2,712,994	£10,420,055	£17,991,542	
1,615.90 /m ²	(£29,460,996)	(£25,320,709)	(£21,229,034)	(£17,161,122)	(£13,126,112)	(£9,118,095)	(£5,124,818)	(£1,189,422)	£2,712,994	£10,420,055	£17,991,542	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market units	1	£5,200.00	11 Down only
AH SO	1	£3,380.00	11 Down only

Construction: Rate /m²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
Market units	1	£1,469.00	4.00 Up & Down
AH AR	1	£1,469.00	4.00 Up & Down
AH SO	1	£1,469.00	4.00 Up & Down

Buckinghamshire Council
North & Central Area
CIL Viability Assessment

600 units
25% AH
VL2 £4,100/sq. m.
£20,000/dwelling s.106

**Buckinghamshire Council
North & Central Area
CIL Viability Assessment**

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m	Sales Rate m ²	Unit Price	Gross Sales
Market units	450	44,190.00	4,100.20	402,640	181,187,838
AH AR	120	10,032.00	2,310.00	193,116	23,173,920
AH SO	30	2,508.00	2,665.13	222,805	6,684,146
Totals	600	56,730.00			211,045,904

TOTAL PROJECT REVENUE 211,045,904

DEVELOPMENT COSTS

ACQUISITION COSTS

Fixed Price	40.00 ha	250,000.00 /ha	10,000,000	
Fixed Price (40.00 Ha @ 250,000.00 /Hect)			10,000,000	
				10,000,000
Land Transfer Tax			487,500	
Effective Land Transfer Tax Rate		4.87%		
Agent Fee		1.50%	150,000	
Legal Fee		0.75%	75,000	
				712,500

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market units	44,460.00	1,469.00	65,311,740	
AH AR	10,176.00	1,469.00	14,948,544	
AH SO	2,544.00	1,469.00	3,737,136	
Totals	57,180.00 m²		83,997,420	
Contingency		5.00%	1,133,997	
Contingency dwellings		5.00%	4,619,858	
Site works & infrastructure 50%	600.00 un	17,500.00 /un	10,500,000	
Site works & infrastructure 50%	600.00 un	17,500.00 /un	10,500,000	
BSL - GF	57,180.00 m ²	38.78	2,217,440	
				112,968,716

Other Construction Costs

Externals		10.00%	8,399,742	
Climate change response		2.00%	1,679,948	
Electric Vehicle Charging (Market)	450.00 un	953.00 /un	428,850	
Electric Vehicle Charging (AH)	150.00 un	986.00 /un	147,900	
M4(2) 100%	57,180.00 m ²	15.50	886,290	
M4(3) AH (15%)	12,720.00 m ²	23.25	295,740	
BNG		2.40%	2,015,938	
				13,854,408

Section 106 Costs

s106 contributions	600.00 un	20,000.00 /un	12,000,000	
				12,000,000

PROFESSIONAL FEES

Professional Fees		10.00%	2,267,995	
Professional Fees (housebuilding)		8.00%	7,391,773	
				9,659,768

**Buckinghamshire Council
North & Central Area
CIL Viability Assessment****DISPOSAL FEES**

Sales Agent & Legal (C) Fee		3.00%	5,435,635	
Sales Legal Fee	600.00 un	750.00 /un	450,000	
				5,885,635

MISCELLANEOUS FEES

Profit Market		17.50%	31,707,872	
Profit AH		6.00%	1,791,484	
				33,499,356

TOTAL COSTS BEFORE FINANCE**198,580,383****FINANCE**

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)

Land			3,240,493	
Construction			2,669,366	
Total Finance Cost				5,909,859

TOTAL COSTS**204,490,242****PROFIT****6,555,662****Performance Measures**

Buckinghamshire Council
North & Central Area
CIL Viability Assessment

Table of Profit Amount and Profit Amount

		Sales: Rate /m ²										
Construction: Rate /m ²		-23.070%	-21.150%	-19.230%	-17.300%	-15.380%	-13.460%	-11.530%	-9.610%	-7.690%	-3.840%	0.000%
-10.000%	£14,911,109	£19,001,946	£23,066,627	£27,062,548	£30,964,068	£34,863,627	£38,756,591	£42,556,029	£46,322,552	£53,875,084	£61,360,631	
1,322.10 /m ²	£14,911,109	£19,001,946	£23,066,627	£27,062,548	£30,964,068	£34,863,627	£38,756,591	£42,556,029	£46,322,552	£53,875,084	£61,360,631	
-7.500%	£11,823,308	£15,927,013	£20,017,851	£24,089,836	£28,047,118	£31,946,678	£35,866,548	£39,727,749	£43,517,094	£51,069,626	£58,589,696	
1,358.83 /m ²	£11,823,308	£15,927,013	£20,017,851	£24,089,836	£28,047,118	£31,946,678	£35,866,548	£39,727,749	£43,517,094	£51,069,626	£58,589,696	
-5.000%	£8,687,698	£12,846,762	£16,942,918	£21,053,888	£25,089,310	£29,029,729	£32,949,599	£36,848,638	£40,696,827	£48,264,168	£55,797,084	
1,395.55 /m ²	£8,687,698	£12,846,762	£16,942,918	£21,053,888	£25,089,310	£29,029,729	£32,949,599	£36,848,638	£40,696,827	£48,264,168	£55,797,084	
-2.500%	£5,507,445	£9,723,770	£13,866,769	£17,980,129	£22,066,092	£26,085,918	£30,032,650	£33,932,209	£37,828,629	£45,458,710	£52,991,626	
1,432.28 /m ²	£5,507,445	£9,723,770	£13,866,769	£17,980,129	£22,066,092	£26,085,918	£30,032,650	£33,932,209	£37,828,629	£45,458,710	£52,991,626	
0.000%	£2,287,514	£6,555,662	£10,755,953	£14,905,196	£18,996,034	£23,075,372	£27,100,324	£31,015,260	£34,914,820	£42,649,230	£50,186,168	
1,469.00 /m ²	£2,287,514	£6,555,662	£10,755,953	£14,905,196	£18,996,034	£23,075,372	£27,100,324	£31,015,260	£34,914,820	£42,649,230	£50,186,168	
+2.500%	(£968,488)	£3,348,401	£7,600,878	£11,806,880	£15,921,101	£20,011,938	£24,102,900	£28,091,175	£31,997,871	£39,802,265	£47,380,710	
1,505.73 /m ²	(£968,488)	£3,348,401	£7,600,878	£11,806,880	£15,921,101	£20,011,938	£24,102,900	£28,091,175	£31,997,871	£39,802,265	£47,380,710	
+5.000%	(£4,239,585)	£103,827	£4,404,147	£8,663,448	£12,833,221	£16,937,006	£21,049,150	£25,106,779	£29,079,097	£36,900,351	£44,575,252	
1,542.45 /m ²	(£4,239,585)	£103,827	£4,404,147	£8,663,448	£12,833,221	£16,937,006	£21,049,150	£25,106,779	£29,079,097	£36,900,351	£44,575,252	
+7.500%	(£7,515,242)	(£3,166,517)	£1,170,878	£5,478,737	£9,700,938	£13,856,675	£17,974,217	£22,065,016	£26,108,166	£33,983,402	£41,747,344	
1,579.18 /m ²	(£7,515,242)	(£3,166,517)	£1,170,878	£5,478,737	£9,700,938	£13,856,675	£17,974,217	£22,065,016	£26,108,166	£33,983,402	£41,747,344	
+10.000%	(£10,813,470)	(£6,437,615)	(£2,093,449)	£2,257,328	£6,528,469	£10,735,891	£14,897,925	£18,990,121	£23,077,548	£31,066,453	£38,865,572	
1,615.90 /m ²	(£10,813,470)	(£6,437,615)	(£2,093,449)	£2,257,328	£6,528,469	£10,735,891	£14,897,925	£18,990,121	£23,077,548	£31,066,453	£38,865,572	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market units	1	£5,200.00	11 Down only
AH SO	1	£3,380.00	11 Down only

Construction: Rate /m²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
Market units	1	£1,469.00	4.00 Up & Down
AH AR	1	£1,469.00	4.00 Up & Down
AH SO	1	£1,469.00	4.00 Up & Down

Buckinghamshire Council
North & Central Area
CIL Viability Assessment

800 units
25% AH
VL2 £4,100/sq. m.
£20,000/dwelling s.106

**Buckinghamshire Council
North & Central Area
CIL Viability Assessment**

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m	Sales Rate m ²	Unit Price	Gross Sales
Market units	600	58,920.00	4,200.04	412,444	247,466,357
AH AR	160	13,376.00	2,310.00	193,116	30,898,560
AH SO	40	3,344.00	2,730.03	228,230	9,129,207
Totals	800	75,640.00			287,494,124

TOTAL PROJECT REVENUE 287,494,124

DEVELOPMENT COSTS

ACQUISITION COSTS

Fixed Price	55.00 ha	250,000.00 /ha	13,750,000	
Fixed Price (55.00 Ha @ 250,000.00 /Hect)			13,750,000	13,750,000
Land Transfer Tax			675,000	
Effective Land Transfer Tax Rate		4.91%		
Agent Fee		1.50%	206,250	
Legal Fee		0.75%	103,125	
				984,375

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market units	59,280.00	1,469.00	87,082,320	
AH AR	13,568.00	1,469.00	19,931,392	
AH SO	3,392.00	1,469.00	4,982,848	
Totals	76,240.00 m²		111,996,560	
Contingency		5.00%	1,511,997	
Contingency dwellings		5.00%	6,159,811	
Site works & infrastructure 50%	800.00 un	17,500.00 /un	14,000,000	
Site works & infrastructure 50%	800.00 un	17,500.00 /un	14,000,000	
BSL - GF	76,240.00 m ²	38.78	2,956,587	
				150,624,955

Other Construction Costs

Externals		10.00%	11,199,656	
Climate change response		2.00%	2,239,931	
Electric Vehicle Charging (Market)	600.00 un	953.00 /un	571,800	
Electric Vehicle Charging (AH)	200.00 un	986.00 /un	197,200	
M4(2) 100%	76,240.00 m ²	15.50	1,181,720	
M4(3) AH (15%)	16,960.00 m ²	23.25	394,320	
BNG		2.40%	2,687,917	
				18,472,545

Section 106 Costs

s106 contributions	800.00 un	20,000.00 /un	16,000,000	
				16,000,000

PROFESSIONAL FEES

Professional Fees		10.00%	3,023,993	
Professional Fees (housebuilding)		8.00%	9,855,697	
				12,879,690

**Buckinghamshire Council
North & Central Area
CIL Viability Assessment****DISPOSAL FEES**

Sales Agent & Legal (C) Fee		3.00%	7,423,991	
Sales Legal Fee	800.00 un	750.00 /un	600,000	
				8,023,991

MISCELLANEOUS FEES

Profit Market		17.50%	43,306,612	
Profit AH		6.00%	2,401,666	
				45,708,278

TOTAL COSTS BEFORE FINANCE**266,443,834****FINANCE**

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)

Land			5,643,730	
Construction			3,234,467	
Total Finance Cost				8,878,197

TOTAL COSTS**275,322,031****PROFIT****12,172,093****Performance Measures**

Buckinghamshire Council
North & Central Area
CIL Viability Assessment

Table of Profit Amount and Profit Amount

		Sales: Rate /m ²										
Construction: Rate /m ²		-23.070%	-21.150%	-19.230%	-17.500%	-15.380%	-13.460%	-11.530%	-9.610%	-7.690%	-3.840%	0.000%
-10.000%	£17,999,444	£23,620,429	£29,184,754	£34,145,783	£40,062,627	£45,373,624	£50,657,399	£55,786,122	£60,905,841	£71,072,979	£81,057,115	
1,322.10 /m ²	£17,999,444	£23,620,429	£29,184,754	£34,145,783	£40,062,627	£45,373,624	£50,657,399	£55,786,122	£60,905,841	£71,072,979	£81,057,115	
-7.500%	£13,674,739	£19,408,628	£25,006,797	£30,020,485	£36,069,606	£41,403,621	£46,742,279	£51,973,267	£57,094,898	£67,333,531	£77,354,388	
1,358.83 /m ²	£13,674,739	£19,408,628	£25,006,797	£30,020,485	£36,069,606	£41,403,621	£46,742,279	£51,973,267	£57,094,898	£67,333,531	£77,354,388	
-5.000%	£9,266,014	£15,108,112	£20,811,794	£25,842,528	£31,978,089	£37,422,826	£42,772,276	£48,081,485	£53,283,955	£63,550,058	£73,649,144	
1,395.55 /m ²	£9,266,014	£15,108,112	£20,811,794	£25,842,528	£31,978,089	£37,422,826	£42,772,276	£48,081,485	£53,283,955	£63,550,058	£73,649,144	
-2.500%	£4,837,085	£10,720,922	£16,534,750	£21,653,700	£27,808,513	£33,353,358	£38,799,497	£44,113,270	£49,416,290	£59,739,115	£69,923,911	
1,432.28 /m ²	£4,837,085	£10,720,922	£16,534,750	£21,653,700	£27,808,513	£33,353,358	£38,799,497	£44,113,270	£49,416,290	£59,739,115	£69,923,911	
0.000%	£354,214	£6,291,994	£12,172,093	£17,389,282	£23,630,247	£29,194,881	£34,752,437	£40,143,267	£45,454,264	£55,928,172	£66,163,155	
1,469.00 /m ²	£354,214	£6,291,994	£12,172,093	£17,389,282	£23,630,247	£29,194,881	£34,752,437	£40,143,267	£45,454,264	£55,928,172	£66,163,155	
+2.500%	(£4,208,088)	£1,835,279	£7,746,902	£13,039,545	£19,398,421	£25,016,924	£30,610,230	£36,118,221	£41,484,261	£52,099,517	£62,356,666	
1,505.73 /m ²	(£4,208,088)	£1,835,279	£7,746,902	£13,039,545	£19,398,421	£25,016,924	£30,610,230	£36,118,221	£41,484,261	£52,099,517	£62,356,666	
+5.000%	(£8,846,275)	(£2,700,272)	£3,307,574	£8,619,556	£15,083,352	£20,806,333	£26,432,273	£31,995,695	£37,479,031	£48,163,913	£58,545,723	
1,542.45 /m ²	(£8,846,275)	(£2,700,272)	£3,307,574	£8,619,556	£15,083,352	£20,806,333	£26,432,273	£31,995,695	£37,479,031	£48,163,913	£58,545,723	
+7.500%	(£13,550,397)	(£7,311,371)	(£1,201,925)	£4,186,433	£10,687,364	£16,513,591	£22,237,999	£27,818,640	£33,377,173	£44,193,909	£54,734,213	
1,579.18 /m ²	(£13,550,397)	(£7,311,371)	(£1,201,925)	£4,186,433	£10,687,364	£16,513,591	£22,237,999	£27,818,640	£33,377,173	£44,193,909	£54,734,213	
+10.000%	(£18,270,995)	(£11,993,305)	(£5,786,629)	(£306,765)	£6,258,435	£12,140,467	£17,967,501	£23,634,763	£29,205,008	£40,215,658	£50,844,244	
1,615.90 /m ²	(£18,270,995)	(£11,993,305)	(£5,786,629)	(£306,765)	£6,258,435	£12,140,467	£17,967,501	£23,634,763	£29,205,008	£40,215,658	£50,844,244	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market units	1	£5,200.00	11 Down only
AH SO	1	£3,380.00	11 Down only

Construction: Rate /m²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
Market units	1	£1,469.00	4.00 Up & Down
AH AR	1	£1,469.00	4.00 Up & Down
AH SO	1	£1,469.00	4.00 Up & Down

Buckinghamshire Council
North & Central Area
CIL Viability Assessment

875 units
25% AH
VL2 £4,100/sq. m.
£20,000/dwelling s.106

**Buckinghamshire Council
North & Central Area
CIL Viability Assessment**

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m	Sales Rate m ²	Unit Price	Gross Sales
Market units	656	64,419.20	4,100.20	402,640	264,131,604
AH AR	175	14,630.00	2,310.00	193,116	33,795,300
AH SO	44	3,678.40	2,665.13	222,805	9,803,414
Totals	875	82,727.60			307,730,318

TOTAL PROJECT REVENUE 307,730,318

DEVELOPMENT COSTS

ACQUISITION COSTS

Fixed Price	85.00 ha	250,000.00 /ha	21,250,000	
Fixed Price (85.00 Ha @ 250,000.00 /Hect)			21,250,000	
				21,250,000
Land Transfer Tax			1,050,000	
Effective Land Transfer Tax Rate		4.94%		
Agent Fee		1.50%	318,750	
Legal Fee		0.75%	159,375	
				1,528,125

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market units	64,812.80	1,469.00	95,210,003	
AH AR	14,840.00	1,469.00	21,799,960	
AH SO	3,731.20	1,469.00	5,481,133	
Totals	83,384.00 m²		122,491,096	
Contingency		5.00%	1,653,741	
Contingency dwellings		5.00%	6,737,010	
Site works & infrastructure 50%	875.00 un	17,500.00 /un	15,312,500	
Site works & infrastructure 50%	875.00 un	17,500.00 /un	15,312,500	
BSL - GF	83,384.00 m ²	38.78	3,233,632	
				164,740,479

Other Construction Costs

Externals		10.00%	12,249,110	
Climate change response		2.00%	2,449,822	
Electric Vehicle Charging (Market)	656.00 un	953.00 /un	625,168	
Electric Vehicle Charging (AH)	219.00 un	986.00 /un	215,934	
M4(2) 100%	83,384.00 m ²	15.50	1,292,452	
M4(3) AH (15%)	18,571.20 m ²	23.25	431,780	
BNG		2.40%	2,939,786	
				20,204,052

Section 106 Costs

s106 contributions	875.00 un	20,000.00 /un	17,500,000	
				17,500,000

PROFESSIONAL FEES

Professional Fees		10.00%	3,307,482	
Professional Fees (housebuilding)		8.00%	10,779,216	
				14,086,699

**Buckinghamshire Council
North & Central Area
CIL Viability Assessment****DISPOSAL FEES**

Sales Agent & Legal (C) Fee		3.00%	7,923,948	
Sales Legal Fee	875.00 un	750.00 /un	656,250	
				8,580,198

MISCELLANEOUS FEES

Profit Market		17.50%	46,223,031	
Profit AH		6.00%	2,615,923	
				48,838,954

TOTAL COSTS BEFORE FINANCE**296,728,506****FINANCE**

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)

Land			11,218,348	
Construction			4,456,942	
Total Finance Cost				15,675,290

TOTAL COSTS**312,403,796****PROFIT****(4,673,478)****Performance Measures**

Buckinghamshire Council
North & Central Area
CIL Viability Assessment

Table of Profit Amount and Profit Amount

		Sales: Rate /m ²										
Construction: Rate /m ²		-23.070%	-21.150%	-19.230%	-17.300%	-15.380%	-13.460%	-11.530%	-9.610%	-7.690%	-3.840%	0.000%
-10.000%	1,322.10 /m ²	£8,812,115	£15,296,747	£21,645,813	£27,969,524	£34,110,393	£40,139,603	£46,175,024	£52,065,575	£57,847,361	£69,352,083	£80,539,326
-7.500%	1,358.83 /m ²	£3,810,534	£10,429,852	£16,874,942	£23,248,174	£29,509,973	£35,622,243	£41,675,977	£47,666,347	£53,534,785	£65,103,171	£76,391,705
-5.000%	1,395.55 /m ²	(£1,255,821)	£5,460,944	£12,038,132	£18,478,105	£24,813,871	£31,043,763	£37,160,692	£43,180,995	£49,153,709	£60,799,305	£72,231,434
-2.500%	1,432.28 /m ²	(£6,358,836)	£406,046	£7,101,035	£13,671,179	£20,047,448	£26,372,694	£32,603,858	£38,665,710	£44,686,014	£56,492,961	£68,011,411
0.000%	1,469.00 /m ²	(£11,554,640)	(£4,673,478)	£2,067,914	£8,765,438	£15,261,383	£21,616,792	£27,957,461	£34,126,617	£40,170,728	£52,147,332	£63,721,211
+2.500%	1,505.73 /m ²	(£16,840,106)	(£9,835,497)	(£2,999,774)	£3,763,262	£10,385,473	£16,842,604	£23,219,153	£29,503,017	£35,644,222	£47,716,666	£59,414,867
+5.000%	1,542.45 /m ²	(£22,202,427)	(£15,086,453)	(£8,128,835)	(£1,302,333)	£5,413,389	£11,995,499	£18,449,083	£24,788,496	£31,042,423	£43,212,120	£55,095,419
+7.500%	1,579.18 /m ²	(£27,603,374)	(£20,419,132)	(£13,346,144)	(£6,398,669)	£359,535	£7,053,652	£13,630,650	£20,018,426	£26,351,840	£38,696,835	£50,700,561
+10.000%	1,615.90 /m ²	(£33,037,183)	(£25,810,474)	(£18,647,642)	(£11,582,572)	(£4,716,074)	£2,021,403	£8,718,647	£15,223,717	£21,587,770	£34,136,420	£46,222,156

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market units	1	£5,200.00	11 Down only
AH SO	1	£3,380.00	11 Down only

Construction: Rate /m²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
Market units	1	£1,469.00	4.00 Up & Down
AH AR	1	£1,469.00	4.00 Up & Down
AH SO	1	£1,469.00	4.00 Up & Down

Buckinghamshire Council
North & Central Area
CIL Viability Assessment

900 units
25% AH
VL2 £4,100/sq. m
£20,000/dwelling s.106

**Buckinghamshire Council
North & Central Area
CIL Viability Assessment**

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m	Sales Rate m ²	Unit Price	Gross Sales
Market units	675	66,285.00	4,100.20	402,640	271,781,757
AH AR	180	15,048.00	2,310.00	193,116	34,760,880
AH SO	45	3,762.00	2,665.13	222,805	10,026,219
Totals	900	85,095.00			316,568,856

TOTAL PROJECT REVENUE 316,568,856

DEVELOPMENT COSTS

ACQUISITION COSTS

Fixed Price	85.00 ha	250,000.00 /ha	21,250,000	
Fixed Price (85.00 Ha @ 250,000.00 /Hect)			21,250,000	
				21,250,000
Land Transfer Tax			1,050,000	
Effective Land Transfer Tax Rate		4.94%		
Agent Fee		1.50%	318,750	
Legal Fee		0.75%	159,375	
				1,528,125

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market units	66,690.00	1,469.00	97,967,610	
AH AR	15,264.00	1,469.00	22,422,816	
AH SO	3,816.00	1,469.00	5,605,704	
Totals	85,770.00 m²		125,996,130	
Contingency		5.00%	1,700,996	
Contingency dwellings		5.00%	6,929,787	
Site works & infrastructure 50%	900.00 un	17,500.00 /un	15,750,000	
Site works & infrastructure 50%	900.00 un	17,500.00 /un	15,750,000	
BSL - GF	85,770.00 m ²	38.78	3,326,161	
				169,453,074

Other Construction Costs

Externals		10.00%	12,599,613	
Climate change response		2.00%	2,519,923	
Electric Vehicle Charging (Market)	675.00 un	953.00 /un	643,275	
Electric Vehicle Charging (AH)	225.00 un	986.00 /un	221,850	
M4(2) 100%	85,770.00 m ²	15.50	1,329,435	
M4(3) AH (15%)	19,080.00 m ²	23.25	443,610	
BNG		2.40%	3,023,907	
				20,781,613

Section 106 Costs

s106 contributions	900.00 un	20,000.00 /un	18,000,000	
				18,000,000

PROFESSIONAL FEES

Professional Fees		10.00%	3,401,992	
Professional Fees (housebuilding)		8.00%	11,087,659	
				14,489,652

**Buckinghamshire Council
North & Central Area
CIL Viability Assessment****DISPOSAL FEES**

Sales Agent & Legal (C) Fee		3.00%	8,153,453	
Sales Legal Fee	900.00 un	750.00 /un	675,000	
				8,828,453

MISCELLANEOUS FEES

Profit Market		17.50%	47,561,807	
Profit AH		6.00%	2,687,226	
				50,249,033

TOTAL COSTS BEFORE FINANCE**304,579,949****FINANCE**

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)

Land			11,338,285	
Construction			4,504,192	
Total Finance Cost				15,842,477

TOTAL COSTS**320,422,427****PROFIT****(3,853,570)****Performance Measures**

Buckinghamshire Council
North & Central Area
CIL Viability Assessment

Table of Profit Amount and Profit Amount

		Sales: Rate /m ²										
Construction: Rate /m ²		-23.070%	-21.150%	-19.230%	-17.300%	-15.380%	-13.460%	-11.530%	-9.610%	-7.690%	-3.840%	0.000%
-10.000%	£9,998,097	£16,666,629	£23,176,517	£29,665,025	£35,964,811	£42,147,709	£48,338,036	£54,378,427	£60,310,487	£72,117,679	£83,606,643	
1,322.10 /m ²	£9,998,097	£16,666,629	£23,176,517	£29,665,025	£35,964,811	£42,147,709	£48,338,036	£54,378,427	£60,310,487	£72,117,679	£83,606,643	
-7.500%	£4,850,448	£11,664,288	£18,289,205	£24,820,553	£31,248,151	£37,517,885	£43,726,223	£49,870,376	£55,887,824	£67,761,192	£79,346,383	
1,358.83 /m ²	£4,850,448	£11,664,288	£18,289,205	£24,820,553	£31,248,151	£37,517,885	£43,726,223	£49,870,376	£55,887,824	£67,761,192	£79,346,383	
-5.000%	(£334,608)	£6,551,024	£13,320,296	£19,936,852	£26,430,238	£32,824,977	£39,098,175	£45,272,579	£51,398,588	£63,345,681	£75,076,926	
1,395.55 /m ²	(£334,608)	£6,551,024	£13,320,296	£19,936,852	£26,430,238	£32,824,977	£39,098,175	£45,272,579	£51,398,588	£63,345,681	£75,076,926	
-2.500%	(£5,593,326)	£1,368,482	£8,240,890	£15,001,419	£21,547,066	£28,032,799	£34,428,222	£40,644,531	£46,818,935	£58,926,782	£70,749,800	
1,432.28 /m ²	(£5,593,326)	£1,368,482	£8,240,890	£15,001,419	£21,547,066	£28,032,799	£34,428,222	£40,644,531	£46,818,935	£58,926,782	£70,749,800	
0.000%	(£10,956,297)	(£3,853,570)	£3,069,509	£9,955,670	£16,637,111	£23,157,280	£29,661,853	£35,992,727	£42,190,887	£54,474,239	£66,350,036	
1,469.00 /m ²	(£10,956,297)	(£3,853,570)	£3,069,509	£9,955,670	£16,637,111	£23,157,280	£29,661,853	£35,992,727	£42,190,887	£54,474,239	£66,350,036	
+2.500%	(£16,416,969)	(£9,179,479)	(£2,127,899)	£4,806,390	£11,624,853	£18,264,146	£24,801,317	£31,250,722	£37,551,863	£49,933,356	£61,931,137	
1,505.73 /m ²	(£16,416,969)	(£9,179,479)	(£2,127,899)	£4,806,390	£11,624,853	£18,264,146	£24,801,317	£31,250,722	£37,551,863	£49,933,356	£61,931,137	
+5.000%	(£21,938,345)	(£14,602,645)	(£7,416,032)	(£377,917)	£6,507,092	£13,282,890	£19,917,008	£26,411,532	£32,833,365	£45,315,757	£57,502,937	
1,542.45 /m ²	(£21,938,345)	(£14,602,645)	(£7,416,032)	(£377,917)	£6,507,092	£13,282,890	£19,917,008	£26,411,532	£32,833,365	£45,315,757	£57,502,937	
+7.500%	(£27,494,869)	(£20,110,308)	(£12,803,081)	(£5,629,850)	£1,324,424	£8,197,509	£14,966,332	£21,527,830	£28,019,364	£40,687,708	£52,999,480	
1,579.18 /m ²	(£27,494,869)	(£20,110,308)	(£12,803,081)	(£5,629,850)	£1,324,424	£8,197,509	£14,966,332	£21,527,830	£28,019,364	£40,687,708	£52,999,480	
+10.000%	(£33,123,341)	(£25,642,969)	(£18,282,271)	(£10,980,000)	(£3,893,971)	£3,025,451	£9,913,244	£16,606,301	£23,138,044	£36,013,696	£48,408,469	
1,615.90 /m ²	(£33,123,341)	(£25,642,969)	(£18,282,271)	(£10,980,000)	(£3,893,971)	£3,025,451	£9,913,244	£16,606,301	£23,138,044	£36,013,696	£48,408,469	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market units	1	£5,200.00	11 Down only
AH SO	1	£3,380.00	11 Down only

Construction: Rate /m²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
Market units	1	£1,469.00	4.00 Up & Down
AH AR	1	£1,469.00	4.00 Up & Down
AH SO	1	£1,469.00	4.00 Up & Down