



Community Infrastructure Levy: Viability Study (2014 update)

Prepared for
South Oxfordshire District Council

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1 Executive Summary

- 1.1 This report tests the ability of a range of development types throughout the District of South Oxfordshire to make contributions to infrastructure requirements through the Community Infrastructure Levy ('CIL'). Levels of CIL have been tested in combination with the Council's planning requirements set out in its development plan, including the provision of affordable housing.

Methodology

- 1.2 The study methodology compares the residual land values of a range of generic developments that reflect local circumstances to a range of benchmark land values. If a development incorporating a given level of CIL generates a higher value than the benchmark land value, then it can be judged that the proposed level of CIL will be viable.
- 1.3 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.4 The housing and commercial property markets are inherently cyclical and the Council is testing its proposed rates of CIL after a housing market recession and a recovery. We have allowed for this by running a sensitivity analysis which inflates sales values by 10% and build costs by 5%. This analysis is indicative only, but is intended to assist the Council in understanding the levels of CIL that are viable in today's terms but also the levels that might become viable following an improvement in market conditions over the life of the Charging Schedule. We have also tested a fall in sales values of 5%, to enable the Council to take a view on the impact of any adverse movements in sales values in the short term.

Key findings

- 1.5 The key findings of the study are as follows:
- The results of this study are reflective of current market conditions. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future improvements.
 - The ability of **residential (C3) schemes** to make CIL contributions varies depending on area and benchmark land value. Having regard to these variations, a majority of residential schemes across the District should be able to absorb some level of CIL. While differential rates of CIL are more complex, it is likely that the Council would lose a significant amount of potential income from higher value areas if it were to adopt a single rate. The maximum rates of CIL for each area are as follows:
 - Zone 1: Henley, Goring and surrounding areas – maximum rate £350 per square metre;
 - Zone 2: Other settlements and rural areas – maximum rate £220 per square metre.

- Zone 3: Didcot and Berinsfield – maximum rate £125 per square metre
- Strategic sites outside Zone 1 are currently unable to absorb both the Council's affordable housing requirements, Section 106 obligations (for which we have incorporated a £10,000 per unit allowance) and CIL. We therefore recommend a nil CIL on strategic sites in Zones 2 and 3.
- **Retirement housing (C3) schemes**, including extra care schemes are unlikely to be able to absorb CIL contributions alongside 40% affordable housing in all areas except Henley when the communal area exceeds 20% of the gross floorspace. We therefore recommend that the Council adopts a nil rate for this type of housing outside Henley. In Henley, retirement housing schemes could absorb a maximum CIL of £350 per square metre.
- **Residential care home (C2) schemes** are likely to be able to absorb CIL contributions of up to £150 per square metre. It is unlikely that the viability of C2 care homes will vary across the District, as the key factor is weekly charges, rather than sales values. Weekly charges do not vary significantly across an area.
- The Council will need to consider a significant discount below these maximum rates to ensure that site-specific factors are allowed for. The extent of discount depends on the Council's view of the risk to development and housing land supply. Other authorities have opted for a 30% buffer below maximum rates, although this is a guide only – there are no fixed rules.
- In some circumstances, developments are currently unviable whether or not CIL is levied. The imposition of CIL will therefore not affect the prospects of these sites being delivered. Where these sites are required to provide lower proportions of affordable housing, the prospects for securing a viable scheme that can make CIL contributions might improve.
- **Hotel developments** are likely to be only marginally viable at the current time based on the assumptions in our appraisals and therefore unlikely to be able to absorb a substantive CIL. Our appraisals indicate that a maximum CIL of only £4 per square metre could be levied.
- At current rent levels, **Office development (including Research and Development (B1b))** can be viably developed and could absorb a modest CIL contribution of up to £50 per square metre. After allowing for a 30% buffer, this would suggest a CIL of £35 per square metre.
- Residual values generated by **Retail developments** vary significantly between high street retail (which on the margins of viability at the current time) on the one hand, and retail warehousing and supermarkets¹ (which generate sufficient residual values to enable the payment of CIL). If the Council expects any major supermarket or retail warehouse developments to come forward, then it might wish to consider seeking CIL. The maximum rate for this type of development would be in the region of £99 per square metre. After allowing a buffer of 30%, this would suggest a CIL in of around £70 per square metre.
- Our appraisals of developments of **industrial and warehousing floorspace** indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a zero rate for industrial

¹ Retail warehouses and supermarkets can be defined as retail stores that exceed 280 square metres and are classified as larger stores under the Sunday Trading Act 1994. See 'Report on the Examination into the Portsmouth Community Infrastructure Levy Charging Schedule' by David Hogger and Examiner appointed by the Council, 10 January 2012.

floorspace.

- **D1 and D2** uses – such as swimming pools, hospitals, community centres and schools - often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. In the event that such uses are built on a commercial basis, the loss of income would be minimal. We therefore suggest that a nil rate of CIL be set for D1 and D2 uses.
- **Sui generis** uses can be varied and difficult to appraise. We understand that developments of sui generis uses are, in any case, uncommon in the District.

Table 1.5.1: Suggested CIL rates (70% of maximum rates)

Intended use	Zone 1	Zone 2	Zone 3
Residential including residential (older persons) housing including extra care schemes where communal floorspace is less than 30% of gross floorspace	£245	£150	£85
Residential – strategic sites (500+ units) ²	£245	Nil	Nil
Residential – retirement housing including extra care housing	£245	Nil	Nil
Residential care homes (C2)	£150		
Residential (older persons) self-contained C3 housing including extra care schemes where communal floorspace exceeds 30% of gross floorspace	Nil		
Offices	£35		
In centre retail (all 'A' use classes and sui generis retail)	Nil		
Supermarkets, superstores and retail warehouses ³	£70		
Other uses	Nil		

² 500 units is the minimum number of units that would require on-site educational facilities to be provided

³ Retail warehouses: are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

Superstores and supermarkets: are shopping destinations in their own right, selling mainly food or food and non-food goods, which normally have a dedicated car park.

2 Introduction

- 2.1 This study has been commissioned to contribute towards an evidence base to inform South Oxfordshire District Council's ('the Council') CIL Draft Charging Schedule ('DCS'), as required by Regulation 14 of the CIL Regulations April 2010 (as amended). The aims of the study are summarised as follows:
- to test the impact upon the economics of residential development of a range of levels of CIL;
 - for residential schemes, to test CIL alongside the Council's requirements for affordable housing and residual S106 obligations; and
 - to test the ability of commercial schemes to make a contribution towards infrastructure through CIL.
- 2.2 We have adopted a standard residual valuation approach to testing the impact on development viability of a range of levels of CIL, with CIL incorporated as a development cost. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. It is therefore essential that levels of CIL are set so as to allow a sufficient margin to address these site specific variations.

CIL Policy Context

- 2.3 As of April 2015 or the adoption of a CIL Charging Schedule (whichever is the sooner), the current S106/planning obligations system i.e. the use of 'pooled' S106 obligations will be limited. The adoption of a CIL Charging Schedule is discretionary for the Council, however, the scaling back of the use of pooled S106 obligations is not discretionary. As such, should the Council elect not to adopt a CIL Charging Schedule, it is likely to have significant implications with regard to funding infrastructure in the District and the Council will need to be aware of such implications in their decision-making.
- 2.4 It is worth noting that some site specific S106 obligations will remain available for negotiation after the adoption of CIL/April 2015. However these will be restricted to site specific mitigation that meet the three tests set out at CIL Regulation 122 and to the provision of affordable housing. They cannot be used for securing payments towards infrastructure that benefit more than one development, unless they are funded from no more than five Section 106 agreements ^[1].
- 2.5 The CIL regulations state that in setting a charge, local authorities must strike "*an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).

^[1] This infrastructure should not be identified on the Council's Regulation 123 list.

- 2.6 Local authorities must consult relevant stakeholders on the nature and amount of any proposed CIL at two stages; after publication of the Preliminary Draft Charging Schedule^[2] ('PDCS') and the Draft Charging Schedule ('DCS'). Following consultation, a charging schedule must be submitted for independent examination.
- 2.7 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if controlled by a charity) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.
- 2.8 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.9 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. Where a building is entirely vacant and has no part which has been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset. Regulation 40 has recently been amended with regards to buildings which fail the use test but where the proposed use of the building is not changing (or does not require planning permission). In these circumstances, developers will now be able to offset the existing floorspace against new floorspace when developing their CIL liability.
- 2.10 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place; for different types of development; and different scales of development. The amendment to the Statutory CIL Guidance in December 2012 clarified that CIL Regulation 13 permits charging authorities to levy *'differential rates by reference to different intended uses of development provided that the different rates can be justified by a comparative assessment of the economic viability of those categories of development. The definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point.'* (Para 35). The February 2014 amendments to the CIL Regulations further extends the ability to set differential rates in relation to, *'scales of development'*.

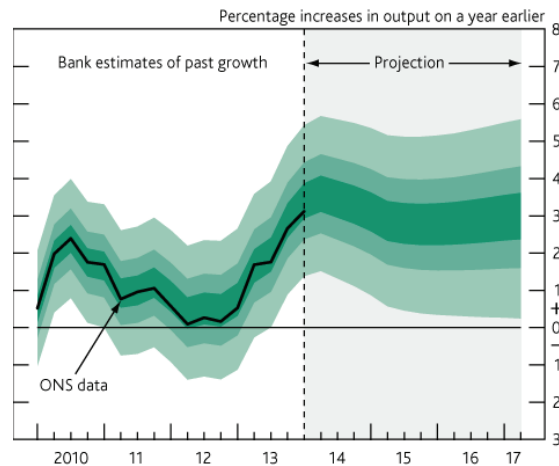
^[2] In addition to these statutory consultation exercises, the Council has consulted informally with key stakeholders to open a dialogue regarding CIL and development viability.

- 2.11 The 2010 regulations set out clear timescales for payment of CIL, which varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allow local authorities to set their own timescales for the payment of CIL if they choose to do so. If a Charging Authority does not adopt an instalments policy, then the full CIL liability is payable within 60 days of commencement of development. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.12 Several local authorities have undertaken viability assessments and have drafted CIL charging schedules, which they have submitted for independent examination. To date, a number of charging authorities (including *inter alia* the Mayor of London, Portsmouth, Newark and Sherwood, Huntingdonshire, Wandsworth, Shropshire, Bristol, Poole, Mid-Devon, Waveney, Brent, Barnet, Croydon, Harrow, Wycombe, Plymouth, Exeter, Waltham Forest, Chelmsford, Bedford, Islington and Redbridge) have been through the examination process and are at various stages of implementation.
- 2.13 Local authorities must consult relevant stakeholders on the nature and amount of any proposed CIL at two stages; after publication of the Preliminary Draft Charging Schedule ('PDCS') and the Draft Charging Schedule ('DCS'). Following consultation, a charging schedule must be submitted for independent examination.

Economic and market context

- 2.14 The historic highs achieved in the UK housing market by mid-2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US subprime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.15 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth early 2010 (see Figure 2.15.1, May 2014 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2017) has meant that consumer confidence continued to improve.

Figure 2.15.1 May 2014 Bank of England GDP fan chart



Source: Bank of England

- 2.16 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012, with the Halifax House Price Indices showing a fall of 0.6% in the year to March 2012. The Halifax attributed some of recovery during that period to first time buyers seeking to purchase prior to the reintroduction of Stamp Duty from 1 April 2012. The signs of improvement in the housing market towards the end of 2012 continued through 2013 and into 2014 and both The Halifax and Nationwide continue to report positively in their January 2013 Housing Price Index updates. They both refer to the housing market's escalating improvement, referencing the improvement in employment and improving confidence.
- 2.17 Nationwide's economist, Robert Gardner, identifies that, 'The housing market is continuing to gather momentum on the back of further solid gains in employment, record low mortgage rates and rising confidence.' Whilst The Halifax's economist Martin Ellis reports that, 'Mounting signs that the economic recovery is becoming firmly established, together with a predicted decline in unemployment, should further boost consumer confidence over the coming months. This will increase the likelihood that more people will consider buying a property in 2014, therefore supporting housing demand.'
- 2.18 Both reports refer to an increase in market activity, however Nationwide is more positive stating that, 'there have been encouraging signs that activity levels in the housing market are also gradually returning towards more normal levels. According to HMRC, the total number of housing transactions increased to 103,000 in December, 30% higher than the same month in 2012. The pickup in activity appears to be fairly broad-based, and it is encouraging that first time buyers are a key driving factor behind the upturn.'
- 2.19 The Halifax however refers to a potential for increase in activity as a result of, 'the recent strengthening in house prices' [which] is increasing the amount of equity that many homeowners have in their home. This will potentially encourage and enable more owners to put their property on the market for sale over the coming year, therefore boosting supply. Indeed, our consumer confidence research shows that there has been a significant improvement in

sentiment towards selling in recent months. These factors should help to curb the upward pressure on prices.'

- 2.20 Nationwide highlights that house prices, 'recorded their thirteenth successive monthly increase in January 2014, rising by 0.7% on the month', however the rate of increase fell slightly compared with that recorded in December 2013, which was 1.4%. Notwithstanding this, the price of a typical home was 8.8% higher than January 2013 and 'House prices are now around 4% below the 2007 peak'. The Halifax reports that, 'House prices in the final three months of 2013 were 1.9% higher than in the previous three months. This was within the narrow range of 1.8 - 2.1% for this measure recorded in each of the preceding six months. The annual rate of price increase fell slightly compared with last month with prices in the three months to December 7.5% higher than in the same three months last year.'
- 2.21 On this basis, the outlook for the UK economy and house prices would appear to be expected to continue to rise in 2014.
- 2.22 According to Land Registry data, residential sales values in Oxfordshire have recovered since the lowest point in the cycle in May 2009. Prices increased by 12.2% between May 2009 and September 2010 but fell back in the period to January 2012 by 1.6%. Between February 2012 and May 2014 (the latest month for which data is available) values increased by 11% to stand 4.2% above peak 2008 values.

Figure 2.22.1: House prices in Oxfordshire



Source: Land Registry

- 2.23 The future trajectory of house prices is currently uncertain, although Savills' current prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in south east mainstream markets (i.e. non-prime) will grow by 29.4% between 2014 and 2018⁴. This compares to predicted cumulative growth of 25.2% for the UK as a whole over the same period.
- 2.24 The District is situated between the main retail catchment areas of Reading and Oxford. Many residents in the District are employed in Reading, Oxford and London, as well as at the Science Vale High Technology and Enterprise Park. In relation to the rest of the UK, the District has less unemployment and

⁴ Savills Research: Residential Property Focus, November 2011

has been less affected by cyclical factors than other parts of the country. The District's relative affluence is evident in the Council's '*Retail Vacancy Report*⁵ which indicates that retail vacancies equated to 4.8% of available units in January 2012. This compared favourably to the national average vacancy rate of 14.5%. Retail vacancies in the District fell from 5.1% over the 12 months to January 2012.

Local Policy context

- 2.25 In addition to financing infrastructure, the Council expects residential developments to provide a mix of affordable housing tenures, sizes and types to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities. Policy CSH3 of the adopted Core Strategy (December 2012) states that the Council will seek 40% affordable housing on all sites where there is a net gain of three or more dwellings, subject to the viability of provision on each site. Where this requirement would result in a fraction of a unit, the Council will seek a payment in lieu for the part unit and on-site provision for whole units. The Council will seek a tenure mix of 75% social rent and 25% shared ownership.

Development context

- 2.26 Developments in the District range from the construction of single dwellings and in-fill developments, up to major developments on the edge of existing settlements. The bulk of development (in terms of volume of units) is expected to come forward on previously undeveloped land. Demand for some types of commercial floorspace and high street retail in some areas is relatively weak. There are significant variations in residential sales values between different parts of the District, with Henley and the surrounding area attracting the highest values, and Didcot and Berinsfield the lowest values.

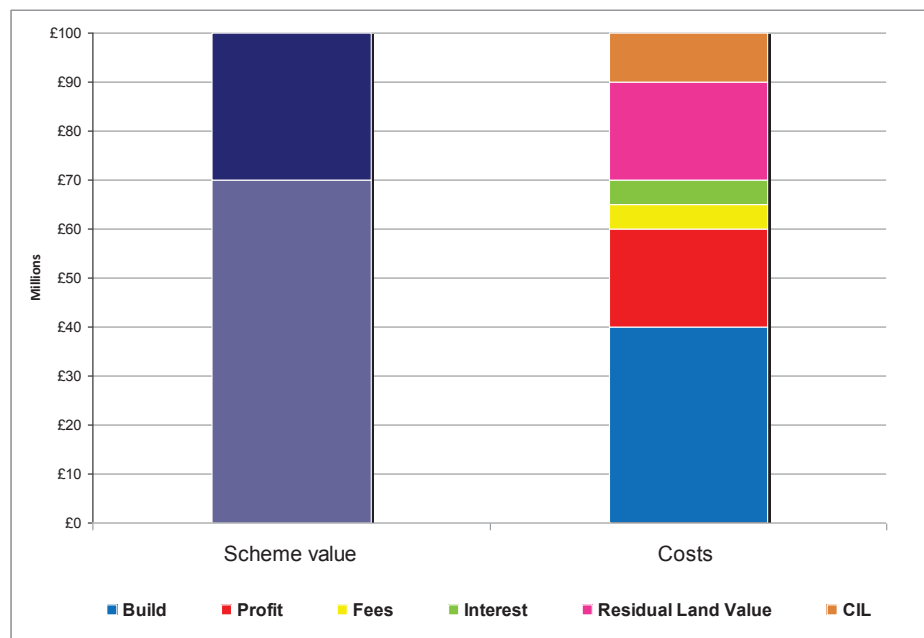
⁵ South Oxfordshire District Council - Retail Vacancy Survey 2012: Henley, Thame and Wallingford

3 Methodology and appraisal inputs

- 3.1 Our methodology follows standard development appraisal conventions, using assumptions that reflect local market and planning policy circumstances. The study is therefore specific to South Oxfordshire District..

Approach to testing development viability

- 3.2 The diagram below shows the inputs into a development appraisal. The total scheme value is calculated, as represented by the left hand bar⁶. This includes the sales receipts from the private housing and the payment from a Registered Provider ('RP') for the completed affordable housing units. The model then deducts the build costs, fees, interest, CIL (at varying levels) and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value⁷), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom

⁶ For a residential scheme, total scheme value would be comprised of the values achieved for the private housing and the payment for the affordable housing received from a Registered Provider. For a commercial scheme, the value would be arrived at by calculating the investment value of the rental income receivable from tenants.

⁷ We refer throughout this report to 'existing use value', by which we mean the value of the site assuming it remains in its existing use (i.e. redevelopment options disregarded). This reference should not be confused with the RICS 'Professional Standards' (Red Book) definition of existing use value, which is a valuation for accounting purposes.

line' will be achieving a residual land value that sufficiently exceeds 'existing use value' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.

- 3.5 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. CIL will be a cost to the scheme and will impact on the residual land value. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.6 The CIL Regulations provide no specific guidance on how local authorities should test the viability of their proposed charges. However, there is a range of good practice generated by the early adopting CIL charging authorities, the Homes and Communities Agency and appeal decisions that assist in guiding planning authorities on how they should approach viability testing for planning policy purposes.
- 3.7 In 2009, the Homes and Communities Agency published a good practice guidance manual 'Investment and Planning Obligations: Responding to the Downturn'. This defines viability as follows: *"a viable development will support a residual land value at level sufficiently above the site's existing use value (EUV) or alternative use value (AUV) to support a land acquisition price acceptable to the landowner"*.
- 3.8 A number of planning appeal decisions provide guidance on the extent to which the residual land value should exceed existing use value to be considered viable:

Barnet & Chase Farm: APP/Q5300/A/07/2043798/NWF

"the appropriate test is that the value generated by the scheme should exceed the value of the site in its current use. The logic is that, if the converse were the case, then sites would not come forward for development"

Bath Road, Bristol: APP/P0119/A/08/2069226

"The difference between the RLV and the existing site value provides a basis for ascertaining the viability of contributing towards affordable housing."

Beckenham: APP/G5180/A/08/2084559

"without an affordable housing contribution, the scheme will only yield less than 12% above the existing use value, 8% below the generally accepted margin necessary to induce such development to proceed."

Oxford Street, Woodstock: APP/D3125/A/09/2104658

"The main parties' valuations of the current existing value of the land are not dissimilar but the Appellant has sought to add a 10% premium. Though the site is owned by the Appellants it must be assumed, for valuation purposes, that the land is being acquired now. It is unreasonable to assume that an existing owner and user of the land would not require a premium over the

actual value of the land to offset inconvenience and assist with relocation. The Appellants addition of the 10% premium is not unreasonable in these circumstances.”

- 3.9 The guidance issued by the Local Housing Delivery Group⁸ ('LHDG') on 22 June 2012 advocates the use of current use value plus an appropriate premium as a benchmark for testing CIL and local plan policy requirements.
- 3.10 It is clear from the LHDG guidance, planning appeal decisions and HCA good practice publication that the most appropriate test of viability for planning policy purposes is to consider the residual value of schemes compared to the existing or current use value plus a premium. As discussed later in this report, our study adopts benchmark land values that are reflective of the circumstances in which sites are brought forward.
- 3.11 The examination on the Mayor of London's CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:

“The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (para 8) and that “I don't believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (para 9).

- 3.12 In his concluding remark, the Examiner points out that
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept**. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (para 32 – emphasis added).*
- 3.13 It is important to stress, however, that there is no single benchmark land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single benchmark land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each individual Charging Authority. Our approach to determining benchmark land values is discussed at paragraphs 4.27 to 4.31.

⁸ This group was led by the Homes and Communities Agency and comprises representatives from the National Home Builders Federation, the Royal Town Planning Institute, local authorities and valuers (including BNP Paribas Real Estate).

- 3.14 Respondents to other charging authorities' PDCS consultations have made various references to the RICS Guidance on 'Viability in Planning' and have suggested that those authorities should run their analyses using benchmarks based on market value. This would be an extremely misleading measure against which to test viability of a new policy or charge, as market values should reflect *existing policies already in place*, and would consequently tell the Council nothing as to how future - as yet unadopted - policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing levels of CIL.
- 3.15 The issue of viability benchmarks has been considered at length by the Local Housing Delivery Group. The Harman Guidance counsels against using market values in testing of planning policies and CIL. Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council very little about the potential for developments to absorb as yet unadopted policies. Various CIL examiners have accepted the key point that CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Westminster, where most sites have been previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on 'Financial Viability in Planning':
- "For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as 'competitive returns' respectively). The return to the landowner will be in the form of a land value in excess of current use value".*
- 3.16 The Guidance goes on to state that *"it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites"*.
- 3.17 However, given that a Viability Study is not testing specific sites, it is not possible to reflect the individual nature of all sites, so it is necessary to introduce some set percentages in terms of uplifts above current use values. This approach has been accepted at numerous other CIL examinations, including the Mayoral CIL examination, where the approach outlined in the RICS guidance was considered and rejected.
- 3.18 Other respondents to other authorities' consultations have also made references to 'market testing' of CIL rates. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.15. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value for the following reasons:
- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading;

- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available for developments where a RSL is not the lead developer;
 - There would be a need to determine whether the developer who built out the comparator schemes actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results. The same issue applies to other key appraisal variables.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisal are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.19 For the reasons set out above, the approach of using current use values is a more reliable benchmark for testing viability than using market values or prices paid for sites, as advocated by some.

4 Development appraisals

Residential development

- 4.1 We have appraised a series of hypothetical developments, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the District. This is similar to the approach adopted in the Council's *Affordable Housing Viability Study* (November 2009). We have tested strategic sites separately and discuss the appraisals in Section 6.

Residential sales values

- 4.2 Residential values in the District reflect national trends in recent years but do of course vary across the District. We considered both comparable evidence of transacted properties in the District and the Council sought views from developers on appropriate values for testing purposes. For the July 2012 viability assessment, local stakeholders were invited to a workshop at which the proposed appraisal inputs were presented. This exercise indicated that developments were at the time attracting sales values ranging from £2,547 to £4,180 per square metre. Two years have elapsed since this exercise was undertaken and we have completed research on more contemporary transactions in the District.
- 4.3 Sales values vary between different areas across the District, with higher values in Sonning and Henley upon Thames; and the lowest values in Didcot and Berinsfield. The average values we have assumed in our appraisals are shown in Table 4.3.1. Where values in an area are similar to values elsewhere, these areas have been grouped together. The settlements included in each Sub area are shown in Appendix 1.

Table 4.3.1: Sales values

Areas	Value per sq m	Value per sq ft
Sub area A	£4,230	£393
Sub area B	£3,520	£327
Sub area C	£3,385	£314
Sub area D	£3,267	£304
Sub area E	£3,079	£286
Sub area F	£3,003	£279

- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. over the next five years). Whilst this predicted growth cannot be guaranteed, we have run a sensitivity analysis assuming growth in sales values of 10%, accompanied by 5% increase in costs (the latter assuming a pick up in construction activity and higher labour and materials costs). We have also modelled a fall in prices of 5%, to provide the Council with an indication of the impact a reverse in values would have on viability.

Affordable housing tenure and values

- 4.5 The Council's policy position is that developments should provide 40% affordable housing, with a tenure mix of 75% social rent and 25% shared ownership, or other tenures e.g. affordable rent subject to viability. RPs operating locally are currently offering circa £1,083 per square metre for completed units of social rented housing. This amount reflects the capital value of the net rents, having regard to management and maintenance costs, and financing arrangements of the RPs. For shared ownership housing, RSLs are offering circa 60% of market value, based on equity sales of 40% and rent on retained equity of 2%.
- 4.6 The CLG/HCA '2011-2015 Affordable Homes Programme – Framework' (February 2011) document clearly states that RSLs will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We recommend that the Council revisits this assumption when it next reviews its charging schedule.

Residential development types, density and mix

- 4.7 We have run appraisals using the range of densities that are typically encountered in the District, based on advice from the Council. Densities are assumed to be between 20 and 50 units per hectare. Table 4.7.1 summarises the different development types selected for testing purposes. This mix reflects the housing mix previously used in the Affordable Housing Viability Study (2009). A consistent unit mix has been adopted for both private and affordable tenures, as shown in Table 4.7.2. The mix varies between type of development.

Table 4.7.1: Development types

	Number of units	Housing type	Development density units per ha	Net developable area (ha)	Gross site area (ha)
1	1	House	20	0.05	0.05
2	2	Houses	20	0.10	0.10
3	5	Houses	25	0.20	0.20
4	25	Houses	50	0.50	0.50
5	25	Flats	80	0.31	0.31
6	50	Houses	30	1.67	1.85
7	125	Houses	30	4.20	5.21
8	250	Houses	30	8.33	13.89
9	500	Houses	35	14.29	23.81

Table 4.7.2: Unit Mix

Site type	1 Bed flat	2 bed flat	3 bed flat	1 bed house	2 bed house	3 bed house	4 bed house
1	-	-	-	-	-	-	100%
2	-	-	-	-	50%		50%
3	-	-	-	-	20%	80%	-
4	24.00%	-	-	-	28%	24%	24%
5	50.00%	40.00%	10.00%	-	-	-	-
6	-	-	-	-	50%	25%	25%
7		-	-	15%	35%	30%	20%
8	-	-	-	25%	35%	30%	10%
9	-	-	-	25%	35%	30%	10%

Residential build costs

- 4.8 We have sourced build costs for the residential schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. The basic cost for houses is £979 per square metre (£91 per square foot), which excludes external works and fees. The basic cost for flats of 3 to 5 storeys is £1,158 per square metre (£108 per square foot), again excluding external works and fees.
- 4.9 Our appraisals include a 15% allowance for external works (roads, pavements, street lights etc) and an additional 5% allowance for ground works and other costs.
- 4.10 We have incorporated a contingency of 10% in our appraisals, which is double the typical allowance built in by developers. This additional allowance accounts for any exceptional costs that might arise in limited circumstances. Applying this allowance to all sites (where exceptional costs are unlikely to apply) is a very cautious assumption.
- 4.11 On the larger site (site 8) and 'strategic' site (site 9), our appraisals include additional allowances of £6,500 and £15,000 per unit respectively for major on-site infrastructure and associated costs.
- 4.12 A further 6% allowance is included for the costs associated with meeting Code for Sustainable Homes level 4, which is reflective of the findings of work undertaken by Cyrill Sweett on behalf of CLG.

Professional fees

- 4.13 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways and so on. Our appraisals incorporate a 12% allowance for these fees, which is at the higher end of the range for most schemes.

Section 278 and residual Section 106 costs

- 4.14 Our appraisals incorporate an allowance of £1,000 per unit to address any Section 278 and residual Section 106 costs. On the strategic site (site 9), our

appraisals incorporate a £10,000 per unit allowance for on-site Section 106 costs.

Finance costs

- 4.15 Our appraisals incorporate finance calculated at 7% on build and land costs over the development period. We have assumed 100% debt financing, recognising that equity funding will attract a cost.

Development and sales periods

- 4.16 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 3 to 4 units per month. On the large housing (site 8) and strategic site (site 9) we have assumed that two developers will be building out the site. This rate of sale is reflective of current market conditions, whereas in improved markets, a sales rate of up to 6 units per month might be expected. The build and sales periods for each scheme type are summarised in Figure 4.16.1 below.

Developer's profit

- 4.17 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15-17% of development costs. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.18 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.19 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks may not allow profit levels to decrease much lower than their current level, if at all.
- 4.20 The minimum generally acceptable profit level is currently around 20% of GDV. Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RSL prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RSL, not by the developer. A reduced profit level on the affordable housing reflects the Homes and Communities Agency's guidelines in its Economic Appraisal Tool.

Phasing of CIL payments

4.21 The Council is yet to formulate its instalment policy. For testing purposes, we have assumed that any CIL due will be payable at the following points in the development (although these periods are adjusted for the very small scheme that would be completed in a shorter timeframe):

- 33% on commencement;
- 33% 12 months after commencement; and
- 34% 18 months after commencement.

Figure 4.16.1: Development timescales

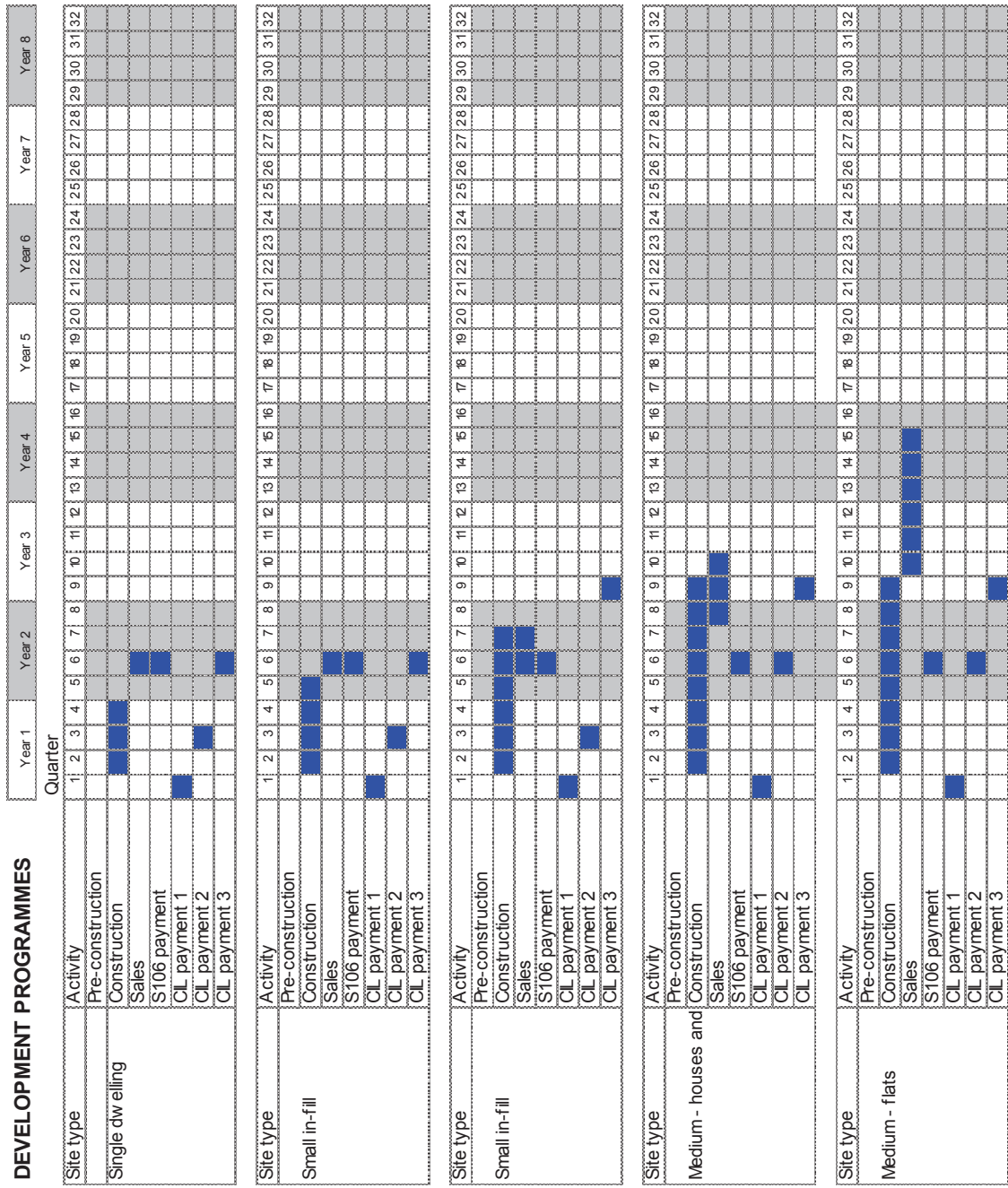
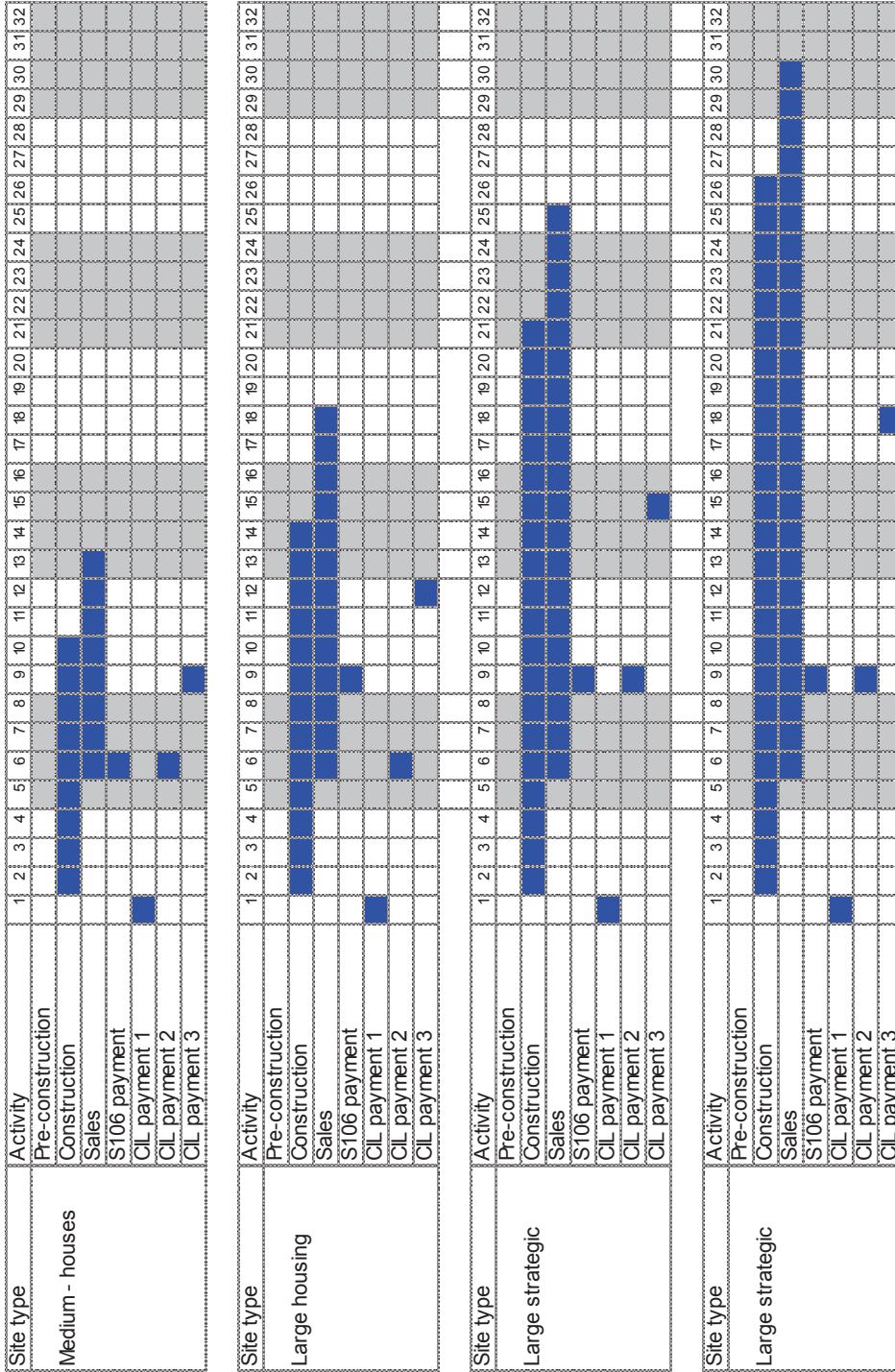




Figure 4.16.1: Development timescales (continued)



Benchmark land values for the residential analysis

- 4.22 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.23 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use value in these circumstances.
- 4.24 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.25 In paragraphs 4.26 to 4.28, we outline our approach to identifying four benchmark land values which we have selected to provide a broad indication of likely land values across the District. It is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development.
- 4.26 There is very little recent transactional data available, but we would in any case caution against reliance on deals, in light of the comments on this data in the Examiner's report on the Mayor of London's CIL⁹.
- 4.27 Benchmark 1 and 2 are for previously developed land, i.e. sites likely to be in current or historic employment use. The first benchmark equates to **£750,000 per hectare** based on capitalised rents for existing commercial buildings. The second benchmark land value makes a downwards adjustment to Benchmark 1 to provide an indicative residential land value benchmark for lower value uses. This benchmark equates to **£500,000 per hectare** and is intended to

⁹ Para 32: "the price paid for development land may be reduced.... a reduction in development land value is an inherent part of the CIL concept.... in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges."

illustrate the inevitable variation in land values across the District.

- 4.28 The third and fourth benchmark land values are based on greenfield sites, ranging from **£375,000 per hectare** (Benchmark 3) to **£325,000 per hectare** (Benchmark 4)¹⁰.

Commercial development

- 4.29 We have appraised a series of hypothetical commercial developments, reflecting a range of use classes at average rent levels achieved on lettings of commercial space in actual developments. In each case, our assessment assumes an intensification of the existing use on the site, based on the same type of commercial development. In each case, the existing use value assumes that the existing building is between one third and half the size of the new development, with a lower rent and higher yield reflecting the secondary nature of the building.

Commercial rents and yields

- 4.30 Our research on lettings of commercial floorspace indicates a range of rents achieved, as summarised in table 4.30.1. This table also includes our assumptions on appropriate yields to arrive at a capital value of the commercial space. While new build office developments are likely to attract a premium rent above second hand rents, this appears to be relatively modest, although premium rents have been achieved on some science park floorspace. The rents and yields adopted in our appraisals are summarised in Table 4.30.1.
- 4.31 Our appraisals of commercial floorspace test the viability of developments on existing commercial sites. For these developments, we have assumed that the site currently accommodates the same use class and the development involves intensification of that use. We have assumed lower rents and higher yields for existing space than the planned new floorspace. This reflects the lower quality and lower demand for second hand space, as well as the poorer covenant strength of the likely occupier of second hand space. A modest refurbishment cost is allowed for to reflect costs that would be incurred to secure a letting of the existing space. A 20% landowner premium is added to the resulting existing use value as an incentive for the site to come forward for development. The premium would vary between sites, but has been adopted as a worst case scenario for testing purposes.

Commercial build costs

- 4.32 We have sourced build costs for the commercial schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. These costs vary between different uses and exclude external works and fees (our appraisals include separate allowances for these costs).

Profit

- 4.33 Our appraisals incorporate a 20% profit on cost, reflecting the risk of developing commercial units in the current market.

¹⁰ CLG Research report '*Cumulative impacts of regulations on house builders and landowners*' Research Paper March 2011 indicates a range from £247,000 to £371,000 per gross hectare.

Table 4.30.1: Commercial appraisal assumptions for each use

Appraisal input	Source/Commentary	Hotels	Offices	Town centre retail	Retail ware-house	Super-market retail	Industrial
Total floor area (sq ft)	Generic scheme	131 rooms	30,000	30,000	50,000	70,000	30,000
Rent (£s per sq ft)	Taking average lettings sourced from EGI as starting point	Cap val £80k per room (budget hotel model)	£20	£21	£14	£15	£9
Rent free/void period (years)	BNPPRE assumption (years)	0.5	2	2	1	0.5	1
Yield	BNPPRE prime yield schedule	6%	6%	6%	5.5%	5%	6.5%
Purchaser's costs (% of GDV)	Stamp duty 4%, plus agent's and legal fees	5.8%	5.8%	5.8%	5.8%	5.8%	5.8%
Demolition costs (£s per sq ft of existing space)	BCIS	£5	£5	£5	£5	£5	£5
Gross to net (net as % of gross)	Based on experience from individual schemes	80%	90%	80%	80%	80%	90%
Base construction costs (£s per sq ft)	BCIS costs. Offices – 'generally' offices. 'Generally' figure for industrial, supermarkets, retail warehouse and town centre retail	£122	£132	£101	£65	£85	£59
External works (% of build costs)	BNPPRE assumption	10%	10%	10%	10%	10%	10%
Residual S106	BNPPRE assumption (per sq ft)	£3	£3	£3	£10	£10	£3
Contingency (% of build costs)	BNPPRE assumption	5%	5%	5%	5%	5%	5%
Letting agent's fee	(% of first year's rent)	10%	10%	10%	10%	10%	10%
Agent's fees and legal fees	(% of capital value)	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
Interest rate	BNPPRE assumption	7%	7%	7%	7%	7%	7%
Professional fees (% of build)	BNPPRE assumption, relates to complexity of scheme	10%	10%	10%	10%	10%	10%
Profit (% of costs)		20%	20%	20%	20%	20%	20%



Table 4.30.1 (continued) Commercial appraisal assumptions for each use – existing uses

Appraisal input	Source/Commentary	Hotel	Offices	Town centre retail	Retail warehouse	Super-market retail	Industrial
Existing floorspace (sq ft)	Assumed to be between 30% to 50% of new space	16,375	9,000	15,000	17,500	26,250	15,000
Rent on existing floorspace	Reflects poor quality second hand space of same or similar use, low optimisation of site etc and ripe for redevelopment	£12 to £15	£8 to £12	£12 to £14	£10 - £12	£12 to £14	£4 to £6
Yield on existing floorspace	BNPPRE assumption, reflecting lower covenant strength of potential tenants, poor quality building etc	7.5%	8%	7%	7.0%	7%	8%
Rent free on existing space	Years	3	3	2.5	2.5	2.5	3
Refurbishment costs (£s per sq ft)	General allowance for bringing existing space up to lettable standard	£50	£30	£30	£30	£30	£5
Fees on refurbishment (% of refurb cost)	BNPPRE assumption	7%	7%	7%	7%	7%	7%
Landowner premium	BNPPRE assumption – in reality the premium is likely to be lower, therefore this is a conservative assumption	20%	20%	20%	20%	20%	20%

5 Appraisal outputs

Residential appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as Appendix 2. We have modelled nine hypothetical site types, reflecting different densities and types of development, which are tested in each area in the District and against four land value benchmarks. These types are summarised in Table 5.1.1 below.

Table 5.1.1: Development types

	Number of units	Housing type	Development density units per ha	Net developable area (ha)	Gross site area (ha)
1	1	House	20	0.05	0.05
2	2	Houses	20	0.10	0.10
3	5	Houses	25	0.20	0.20
4	25	Houses	50	0.50	0.50
5	25	Flats	80	0.31	0.31
6	50	Houses	30	1.67	1.85
7	125	Houses	30	4.20	5.21
8	250	Houses	30	8.33	13.89
9	500	Houses	35	14.29	23.81

Scenarios tested

- Base sales and base costs (including Code for Sustainable Homes Level 4 with 40% affordable housing)
 - As Scenario 4, sales values fall by 5%
 - As Scenario 4, sales values increase by 10% and costs increase by 5%
 - As Scenario 4, 30% affordable housing
 - As Scenario 4, 20% affordable housing
- 5.2 We assumed that all schemes will meet Code for Sustainable Homes level 4. Level 4 is reflected through a 6% adjustment to our base build costs.
- 5.3 For all types of site, we have run two sensitivity analyses; firstly, with sales values increasing by 10% and build costs also increasing by 5%; and secondly, with sales values falling by 5%. This is provided for illustrative purposes and may assist the Council in understanding how viability might be affected by movements in sales values over time. However, the future trajectory of the housing market is inherently uncertain and predictions cannot be relied upon.
- 5.4 The residual land values from each of the scenarios above in each of the six housing market sub areas are then compared to four benchmark land values ('BLVs') based on the assumptions set out in paragraphs 4.23 to 4.29. This comparison enables us to determine whether the imposition of CIL would have an impact on development viability. In some cases, the equation RLV less BLV results in a negative number, so the development would not proceed, whether CIL was imposed or not. We therefore focus on situations where the

RLV is greater than BLV and where (all other things being equal) the development would proceed. In these situations, CIL has the potential to 'tip the balance' of viability into a negative position.

Commercial appraisals

- 5.5 Our research on rents achieved on commercial lettings indicates a range of rents within each main use class. Our commercial appraisals therefore model the lower end of the range of rents and capital values to test the impact on viability and the ability of commercial schemes to contribute towards CIL. For each use class tested (B1, B2/B8, retail etc), we have run appraisals of a quantum of floorspace, each with rent levels reflecting the range identified by our research.

Presentation of data

Residential appraisals results

- 5.6 The results for each site type are presented in tables showing the CIL rate and the corresponding RLV (which is then converted into a RLV per hectare). The RLV per hectare is then compared to the four benchmark land values, which are also expressed as per hectare values. Where the RLV exceeds the benchmark, the amount of CIL entered into the appraisal is considered viable.
- 5.7 A sample of the format of the results is provided below. This sample relates to site type 5.

Community Infrastructure Levy South Oxfordshire District Council		Benchmark Land Values (per gross ha)				
		BLV1 Higher brow nfield £750,000	BLV2 Lower brow nfield £500,000	BLV3 Higher greenfield £375,000	BLV4 low er greenfield £325,000	
Site type 5		Affordable %		Site area		
Flats		40%		0.31 ha		
No of units	25 units	% rented		Net to gross		
Density:	80 dph	75%		100%		
CSH level:	4	% intermed		Growth		
		25%		Sales		
				Build		
				0%		
				0%		
Sub area A		Private values £4230 psm				
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	404,936	1,295,794	545,794	795,794	920,794	970,794
10	390,250	1,248,799	498,799	748,799	873,799	923,799
25	378,668	1,211,737	461,737	711,737	836,737	886,737
50	359,228	1,149,529	399,529	649,529	774,529	824,529
75	339,609	1,086,749	336,749	586,749	711,749	761,749
100	319,990	1,023,969	273,969	523,969	648,969	698,969
125	300,372	961,189	211,189	461,189	586,189	636,189
150	280,753	898,409	148,409	398,409	523,409	573,409
175	261,134	835,629	85,629	335,629	460,629	510,629
200	241,515	772,849	22,849	272,849	397,849	447,849
225	221,897	710,069	-39,931	210,069	335,069	385,069
250	202,278	647,289	-102,711	147,289	272,289	322,289
275	182,659	584,509	-165,491	84,509	209,509	259,509
300	163,039	521,726	-228,274	21,726	146,726	196,726
325	143,420	458,945	-291,055	-41,055	83,945	133,945
350	123,802	396,165	-353,835	-103,835	21,165	71,165

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£300	£350	£350

- 5.8 Each spreadsheet provides residual values at varying amounts of CIL, starting

at £0 and increasing to £350 per square metre. Whilst CIL applies to net additional floor area only, our appraisals assume that it is applied to the whole development (excluding affordable housing). This reflects the fact that the bulk of housing in the District will be developed on greenfield or other previously undeveloped sites.

- 5.9 Separate data tables are provided in each spreadsheet for each of the housing market areas identified by our research (see Appendix 1).
- 5.10 The RLV is converted to a per hectare rate and compared to the four benchmark land values (see paragraphs 4.23 to 4.29). This is shown in the columns headed 'RLV less BLV1, BLV2' etc. A positive number indicates that the development is viable, as the developer will receive a normal level of development profit and the land value will be sufficient for the site to come forward.
- 5.11 The appraisal model determines the maximum CIL that could be levied when the residual is compared to each of the four benchmark land values. These maximum CIL rates represent the 'tipping point' when a higher rate of CIL would make a previously viable scheme unviable. In the example above, the maximum rate when the residual land value is compared to benchmark land value 1 is £200 per square metre. The next highest CIL rate of £225 per square metre would result in the scheme generating a negative outcome.

Commercial appraisal results

- 5.12 The appraisals include a 'base' rent level, with sensitivity analyses which model rents above and below the base level (an illustration is provided in Chart 5.12.1). The maximum CIL rates are then shown per square metre, against three different current use values (see Table 4.31.1). Chart 5.12.2 provides an illustration of the outputs in numerical format, while Chart 5.12.3 shows the data in graph format. In this example, the scheme could viably absorb between a £267 and £0 charge per square metre, depending on the current use value. The analysis demonstrates the significant impact of very small changes in yields (see appraisals 4 and 6, which vary the yield by 0.25% up or down) on the viable levels of CIL.

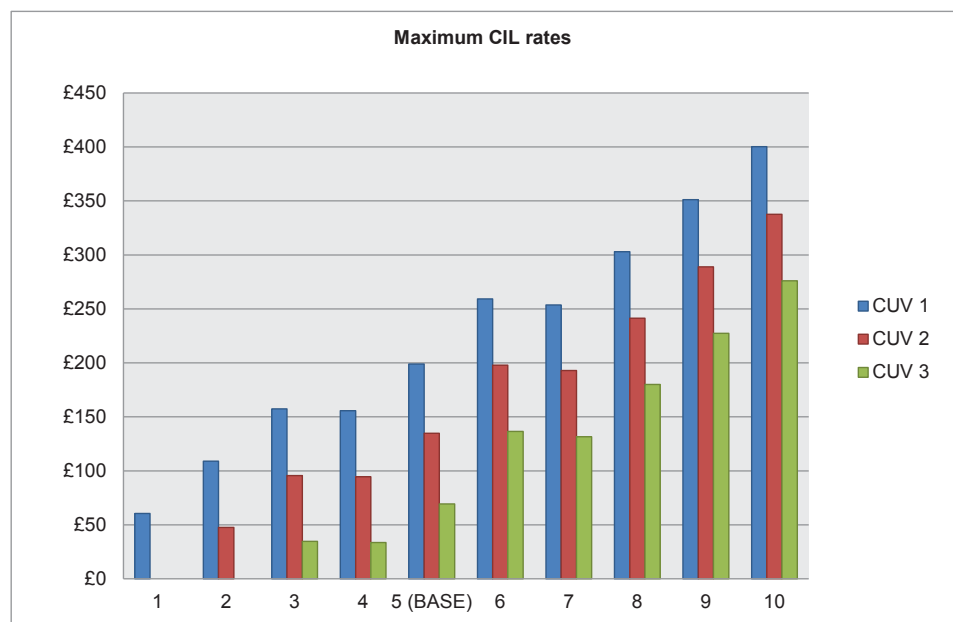
Chart 5.12.1: Illustration of sensitivity analyses

	£s per sqft	Yield	Rent free
Appraisal 1	£13.00	8.50%	2.00 years
Appraisal 2	£14.00	8.50%	2.00 years
Appraisal 3	£15.00	8.50%	2.00 years
Appraisal 4	£16.00	8.75%	2.00 years
Appraisal 5 (base)	£16.00	8.50%	2.00 years
Appraisal 6	£16.00	8.25%	2.00 years
Appraisal 7	£17.00	8.50%	2.00 years
Appraisal 8	£18.00	8.50%	2.00 years
Appraisal 9	£19.00	8.50%	2.00 years
Appraisal 10	£20.00	8.50%	2.00 years

Chart 5.12.2: Maximum CIL rates - numerical format

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-13%	£0	£0	£0
Appraisal 2	-8%	£0	£0	£0
Appraisal 3	-4%	£130	£0	£0
Appraisal 4	0%	£129	£0	£0
Appraisal 5 (base)	-	£267	£88	£0
Appraisal 6	0%	£415	£236	£0
Appraisal 7	4%	£405	£226	£0
Appraisal 8	7%	£542	£363	£0
Appraisal 9	10%	£680	£501	£112
Appraisal 10	13%	£817	£638	£249

Chart 5.12.3: Maximum CIL rates - graph format



6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at Appendix 3 (residential appraisal results) and Appendix 4 (commercial appraisal results). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the District. These RLVs are then compared to benchmark land values.
- 6.2 Charging authorities are required to “*strike an appropriate balance*” between the need to raise funding to provide infrastructure to ensure development is sustainable and the potential impact of CIL on the economic viability of development. Our recommendations are that:
- Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, they should take a balanced view of viability – residual valuations are just one factor influencing a developer’s decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
 - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 6.3 The early examinations have seen a debate on how viability evidence should translate into CIL rates. It has now been widely recognised that there is no requirement for a Charging Authority to slavishly follow the outputs of residual valuations (and indeed the April 2013 Statutory Guidance acknowledged that “*there is room for pragmatism*”. At Shropshire Council’s examination in public, Newark & Sherwood Council argued that rates of CIL should be set at the level dictated by viability evidence which would (if followed literally) have resulted in a Charging Schedule with around thirty different charging zones across the Shropshire area. Clearly this would have resulted in a level of complexity that CIL is intended to avoid. The conclusion of this debate was that CIL rates should not necessarily be determined solely by viability evidence, but *should not be logically contrary* to the evidence. Councils should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool.

Assessment – residential development

- 6.4 As CIL is intended to operate as a fixed charge, the Council will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure on the one hand and the need to *minimise* the impact upon development viability on the other. CLG guidance indicates that councils should avoid setting rates that threaten the viability of the scale of housing identified in their Development Plan. Secondly, as CIL will effectively take a ‘top-slice’ of development value, there is a potential impact on the percentage or tenure mix of affordable housing that

can be secured. This is a change from the current system of negotiated financial contributions, where the planning authority can weigh the need for contributions against the requirement that schemes need to contribute towards affordable housing provision.

- 6.5 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a factor that comes into play in the developer's/landowner's decision making. We have therefore disregarded the 'unviable' schemes in recommending an appropriate level of CIL. The unviable schemes will only become viable following a degree of real house price inflation, or in the event that the Council agrees to a lower level of affordable housing in the short term¹¹. Some sites may simply stay in their existing use as they are sufficiently valuable to the owner (either in terms of capital value or income) to reduce pressure to redevelop.

Determining maximum viable rates of CIL for residential development

- 6.6 As noted in paragraph 6.5, where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. Other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable. In some cases, sites would remain in their existing use. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement. All the results summarised below assume that current affordable housing requirements are met in full (sensitivity analyses which adopt reduced levels of affordable housing are provided in subsequent sections).
- 6.7 Tables 6.7.1 and 6.7.2 summarise the results of our appraisals for sites with less than 3 units that fall below the 40% affordable housing threshold of three units in Core Strategy Policy CSH3. In these tables, 'NV' indicates that the scheme residual land value would be lower than the benchmark land value, even at nil CIL.

Table 6.7.1: Scheme below affordable housing threshold (1 unit scheme)

Site type 1	Single dwelling			
	BLV1	BLV2	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	350	350	350	350
Sub area C	275	350	350	350
Sub area D	150	350	350	350
Sub area E	10	200	300	350
Sub area F	NV	125	250	275

¹¹ However, it is noted that even a reduction in affordable housing does not *always* remedy viability issues. In these situations, it is not the presence or absence of planning obligations that is the primary viability driver – it is simply that the value generated by residential development is lower than some existing use values. In these situations, sites would remain in their existing use.

Table 6.7.2: Scheme below affordable housing threshold (2 unit scheme)

Site type 2		Small in-fill			
		BLV1	BLV2	BLV3	BLV4
Sub area A		350	350	350	350
Sub area B		250	350	350	350
Sub area C		125	350	350	350
Sub area D		25	275	350	350
Sub area E		NV	125	250	300
Sub area F		NV	50	175	225

- 6.8 Tables 6.8.1 to 6.8.7 summarise the maximum CIL rates on schemes which exceed the three unit threshold in Core Strategy policy CSH3.

Table 6.8.1: Five houses (40% affordable housing)

Site type 3		Small in-fill			
		BLV1	BLV2	BLV3	BLV4
Sub area A		350	350	350	350
Sub area B		325	350	350	350
Sub area C		225	350	350	350
Sub area D		125	350	350	350
Sub area E		NV	175	300	325
Sub area F		NV	125	225	275

Table 6.8.2: Twenty-five houses with flats (40% affordable housing)

Site type 4		Medium - houses and flats			
		BLV1	BLV2	BLV3	BLV4
Sub area A		350	350	350	350
Sub area B		350	350	350	350
Sub area C		350	350	350	350
Sub area D		250	350	350	350
Sub area E		100	200	275	300
Sub area F		25	150	200	225

Table 6.8.3: Twenty-five flats (40% affordable housing)

Site type 5		Medium - flats			
		BLV1	BLV2	BLV3	BLV4
Sub area A		200	300	350	350
Sub area B		NV	NV	NV	NV
Sub area C		NV	NV	NV	NV
Sub area D		NV	NV	NV	NV
Sub area E		NV	NV	NV	NV
Sub area F		NV	NV	NV	NV

Table 6.8.4: Fifty houses (40% affordable housing)

Site type 6		Medium - houses			
		BLV1	BLV2	BLV3	BLV4
Sub area A		350	350	350	350
Sub area B		325	350	350	350
Sub area C		200	350	350	350
Sub area D		100	325	350	350
Sub area E		NV	150	275	300
Sub area F		NV	100	200	250

Table 6.8.5: One hundred and twenty five houses (40% affordable housing)

Site type 7		Large housing			
		BLV1	BLV2	BLV3	BLV4
Sub area A		350	350	350	350
Sub area B		250	350	350	350
Sub area C		150	350	350	350
Sub area D		50	250	350	350
Sub area E		NV	100	175	225
Sub area F		NV	25	125	150

Table 6.8.6: Large housing site – two hundred and fifty houses (40% affordable housing)

Site type 8		Large strategic			
		BLV1	BLV2	BLV3	BLV4
Sub area A		150	350	350	350
Sub area B		NV	10	225	300
Sub area C		NV	NV	100	200
Sub area D		NV	NV	10	100
Sub area E		NV	NV	NV	NV
Sub area F		NV	NV	NV	NV

Table 6.8.7: Strategic site – five hundred houses (40% affordable housing)

Site type 9		Large strategic			
		BLV1	BLV2	BLV3	BLV4
Sub area A		NV	250	350	350
Sub area B		NV	NV	NV	NV
Sub area C		NV	NV	NV	NV
Sub area D		NV	NV	NV	NV
Sub area E		NV	NV	NV	NV
Sub area F		NV	NV	NV	NV

- 6.9 In the short term, the Council has the option of securing greater contributions towards infrastructure by accepting a lower level of affordable housing where a proven site viability assessment proves this is justified. To test the impact of reducing the level of affordable housing, we re-ran our appraisals for the large housing site (site type 8) and strategic site (site type 9) with 30% and 20% affordable housing. The results are provided in tables 6.9.1 and 6.9.2 (30% affordable housing) and 6.9.3 and 6.9.4 (20% affordable housing).

Table 6.9.1: Site type 8 (large housing site of 250 units): Maximum viable rates of CIL (£s per square metre) with reduced affordable housing – 30%

Site type 8	Large housing			
	40% affordable		30% affordable	
	BLV3	BLV4	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	225	300	350	350
Sub area C	100	200	250	325
Sub area D	10	100	150	225
Sub area E	NV	NV	10	75
Sub area F	NV	NV	NV	25

Table 6.9.2: Site type 9 (strategic site of 500 units): Maximum viable rates of CIL (£s per square metre) with reduced affordable housing – 30%

Site type 9	Large strategic			
	40% affordable		30% affordable	
	BLV3	BLV4	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	NV	NV	50	125
Sub area C	NV	NV	NV	25
Sub area D	NV	NV	NV	NV
Sub area E	NV	NV	NV	NV
Sub area F	NV	NV	NV	NV

Table 6.9.3: Site type 8: (large housing site of 250 units): Maximum viable rates of CIL (£s per square metre) with reduced affordable housing – 20%

Site type 8	Large housing			
	40% affordable		20% affordable	
	BLV3	BLV4	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	225	300	350	350
Sub area C	100	200	350	350
Sub area D	10	100	275	325
Sub area E	NV	NV	125	175
Sub area F	NV	NV	75	125

Table 6.9.3: Site type 9: (strategic site of 500 units): Maximum viable rates of CIL (£s per square metre) with reduced affordable housing – 20%

Site type 9	Large strategic			
	40% affordable		20% affordable	
	BLV3	BLV4	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	NV	NV	200	250
Sub area C	NV	NV	100	150
Sub area D	NV	NV	10	75
Sub area E	NV	NV	NV	NV
Sub area F	NV	NV	NV	NV

- 6.10 Reducing affordable housing to 30% would enable the Council to set higher rates of CIL in sub areas A, B, C and a further reduction to 20% would also enable schemes in area D to absorb a CIL contribution. However, this would result in a significant impact on the potential supply of affordable housing in the District. Such an approach has also been rejected by examiners at other charging authorities' CIL examinations, including Mid-Devon.

- 6.11 Given the range of results above, our recommendation is that a single CIL rate across the District is unlikely to maximise revenue at the same time as minimising the impact on development. However, six different charging zones across the District would be overly complex. The Council could consider the following charging zones:
- Zone 1: Henley, Goring and surrounding areas;
 - Zone 2: Other settlements; and
 - Zone 3: Didcot and Berinsfield.
- 6.12 The maximum viable rates, which would be the starting point for the Council's decision making on where to set CIL rates, is around the following levels:
- Zone 1: £350 per square metre;
 - Zone 2: £220 per square metre; and
 - Zone 3: £125 per square metre.
- 6.13 The strategic site (site type 9) outside the Henley and Goring area are unable to viably absorb both 40% affordable housing, on-site Section 106 allowances (for which we have included £10,000 per unit), on-site infrastructure and CIL contributions. We therefore recommend that strategic sites in the Henley and Goring area should attract the same CIL as other schemes in the area, but schemes elsewhere should attract a nil rate of CIL.
- 6.14 The Council should avoid setting rates at the margins of viability in order to minimise the potential for CIL to have an adverse impact on viability and/or levels of affordable housing that can be provided. As noted in the tables above, in many situations, there is significant scope to set a rate that leaves a reasonable margin to absorb site-specific issues that might emerge. However, the Council needs to have regards to the risk of setting rates of CIL too high and the impact this might have on land supply. The closer the rates are set to the maximum level, the greater the risk that landowners may not bring sites forward for development.
- 6.15 In determining the maximum levels of CIL, we have based our assessment on current costs and values only. We have run a set of appraisals that show the impact of an increase in sales values, accompanied by an increase in build costs. These appraisals indicate a significant improvement in viability that would assist in enhancing the existing viability 'buffer' between CIL rates and the maximums identified above. However, given that the future trajectory of the housing market is uncertain, the Council should use these predictions with caution when setting its CIL rates.

Older persons housing

- 6.16 The viability of residential care homes is similar to that of general residential as sales values reflect local market levels. However, residential care schemes include a significantly higher level of communal space to accommodate social areas and other facilities. This has an adverse impact on viability. Our appraisal assumes a gross to net ratio of 70%, compared to 85% for a standard residential scheme. However, the adverse impact of a higher amount of communal floorspace is at least partly offset by premium values¹² and higher densities, associated with lower car parking requirements. BCIS

¹² The Retirement Housing Group briefing note 'CIL and sheltered housing/extra care developments' May 2013 indicates that older persons flats will achieve premiums of 15% above market values for general needs flats

indicates that build costs for these facilities will average £1,232 per square metre, which we have reflected in our appraisals, together with an additional allowance for external works of 10%.

- 6.17 Our appraisal (attached at Appendix 3) assumes a capital value of £4,865 per square metre of completed development. This reflects the higher value areas within the District at Henley, plus a 15% premium. This is likely to be the most commercially attractive area for developments of this type. The results of our appraisals with 0% to 40% affordable housing are summarised in Table 6.16.1.

Table 6.16.1: Older persons housing development

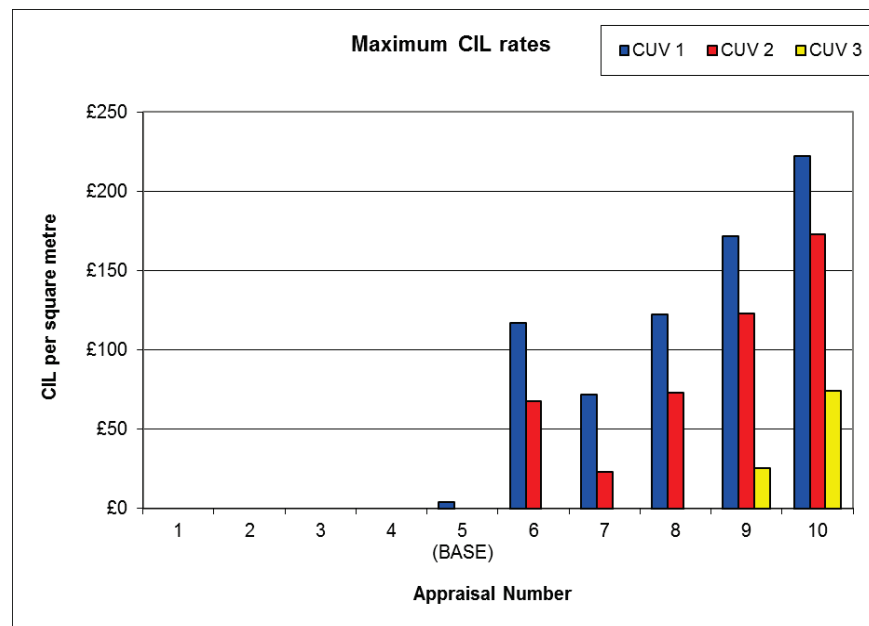
Site type	Older persons housing scheme			
	BLV1	BLV2	BLV3	BLV4
40% affordable housing	NV	NV	NV	0
30% affordable housing	100	175	200	225
20% affordable housing	275	350	350	350
10% affordable housing	350	350	350	350
0% affordable housing	350	350	350	350

- 6.18 Our appraisal indicates that older persons developments are only able to absorb CIL contributions if they are not required to provide the full 40% affordable housing required by Core Strategy policy CSH 3. If the affordable housing requirement was reduced to 30%, schemes could absorb between £100 and £225 per square metre. Higher amounts of CIL become viable if affordable housing is reduced to 20% or less.

Hotel development

- 6.19 We have separately assessed the ability of hotel developments to make contributions through CIL (appraisal results attached at Appendix 3). Assuming a capital value of £80,000 per room (based on hotel sales across Oxfordshire), our appraisals indicate that hotel development is likely to be viable (see Chart 6.18.1) with a CIL of up to £4 per square metre.

Chart 6.18.1: Hotel development



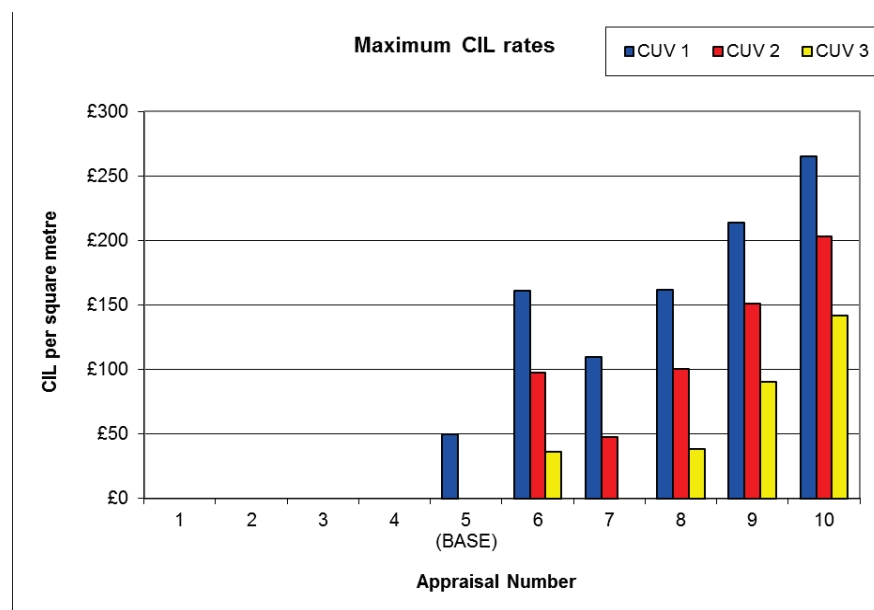
Assessment – commercial development

- 6.20 Our appraisals indicate that the potential for commercial schemes to be viably delivered is under considerable pressure at the current time. Although retail warehousing and supermarket developments generate positive RLVs in excess of existing use value benchmarks, the Council does not expect any such developments to come forward in current market conditions. Town centre retailing, local centre retailing, office developments and industrial developments are only marginally viable or unviable in the current market.
- 6.21 As noted in section 4, the level of rents that can be achieved for commercial space varies according to exact location; quality of building; and configuration of space. Consequently, our appraisals reflect this range to show the likely contributions that can be secured in the ‘least viable’ scenario where rents are lowest. For uses where even the higher levels of rent result in unviable development scenarios, we have not tested with the lower rent levels.

Office development

- 6.22 The results of our office appraisals indicate that the rent levels that could be secured on new developments in the District are unlikely to be sufficiently high to generate positive residual land values. Comparable evidence and recent marketing activity indicates that offices are achieving rents averaging between £16 to £20 per square foot. The results of our appraisal, with varying rates of CIL, are shown in Chart 6.22.1 below.
- 6.23 Lettings on science parks and for R&D space tend to be higher than average B1 rents in the District (typically averaging £20 per square foot). Both offices and science park developments are marginally viable, and could accommodate a modest CIL of up to £50 per square metre. However, small movements in rents or yields would result in a significant change in viability and the Council may therefore be minded to adopt a relatively nominal or nil rate in the short term.

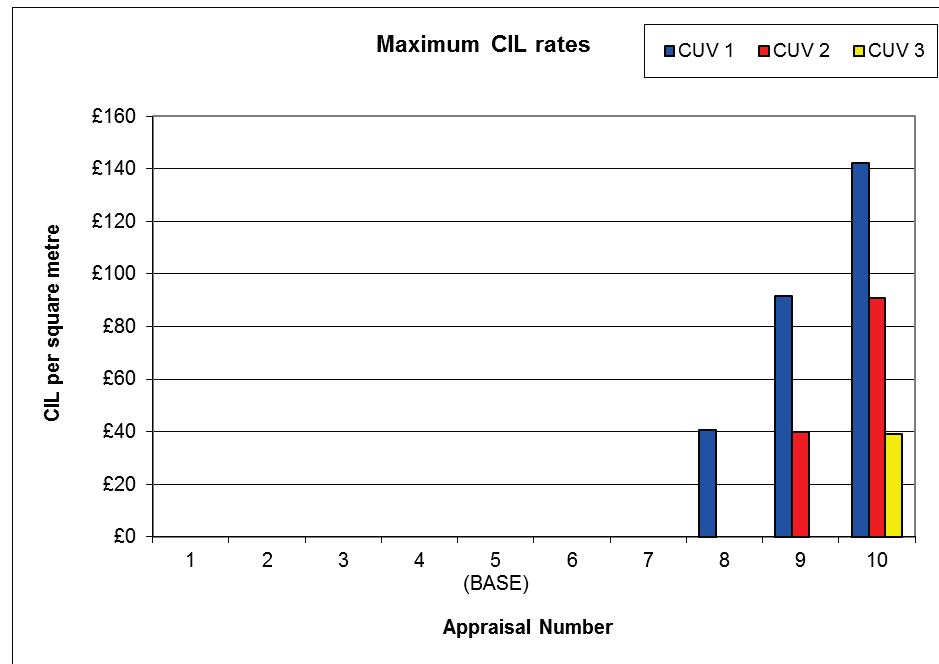
Chart 6.23.1: Residual land values generated by office developments (rent of £20 per square foot or £215 per square metre)



Industrial/warehouse development

6.24 Industrial and warehousing uses in South Oxfordshire attract rents of up to £132 per square metre (£12.24 per square foot) for small units and £97 per square metre (£9 per square foot) for larger units. Industrial yields are currently around 6.5%. As a result of relatively low rents, industrial floorspace does not currently generate positive residual land values, as shown in Chart 6.25.1. As a consequence, it is unlikely that a significant quantum of speculative industrial development will come forward in the short term.

Chart 6.23.1: Industrial development

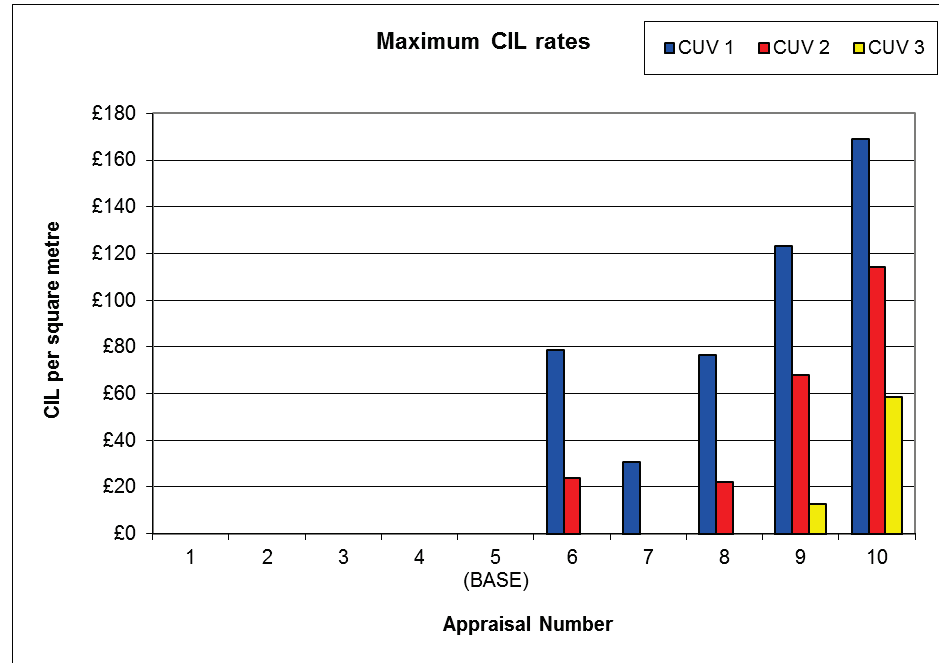


Retail development

6.25 While rent levels do not vary hugely between the different types of retail, there are variations in yield, reflecting the relative strength of covenant offered by each type of occupier. Yields for supermarket operators are typically much lower than for independent retailers, resulting in higher capital values for supermarkets.

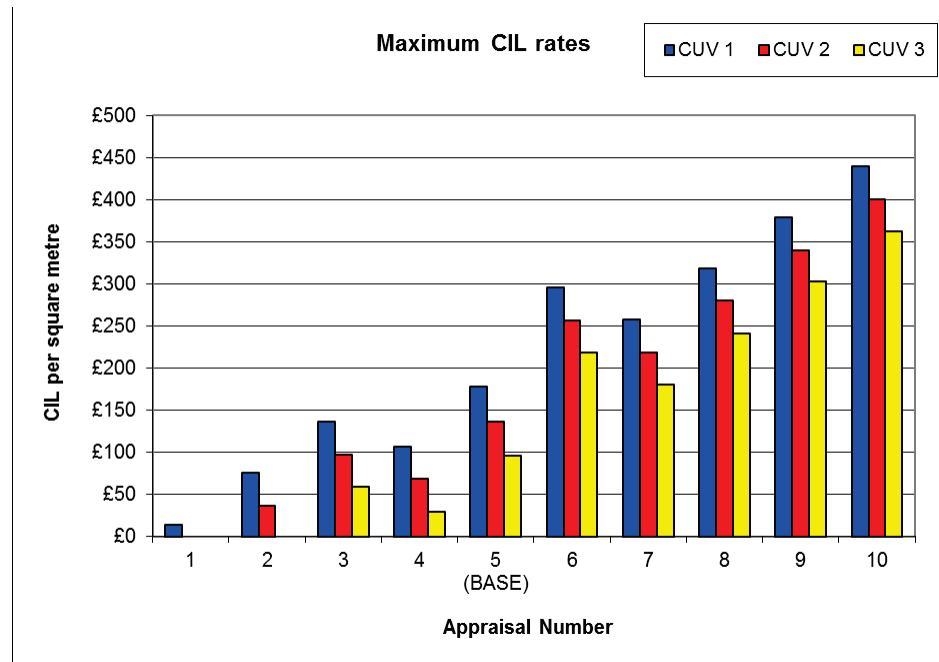
6.26 Town centre retail development is on the margins of viability and cannot therefore readily make contributions towards infrastructure through CIL at the current time. The results of our appraisals of town centre retail development are summarised in Chart 6.26.1.

Chart 6.26.1: Town Centre retail development



6.27 Our appraisals indicate that retail warehouses and retail supermarkets generate high capital values and would be able to absorb a maximum CIL of between £99 to £181 per square metre. We could suggest that the Council adopts a cautious approach and selects the lower end of this range for the purposes of rate setting.

Chart 6.27.1: Supermarket development



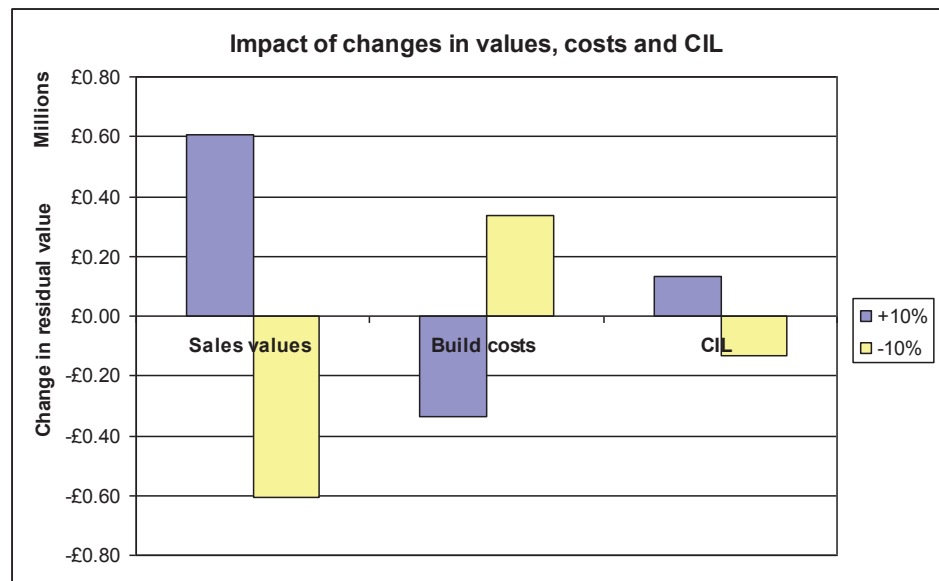
D1 and D2 floorspace development

- 6.28 D1 and D2 floorspace typically includes uses that do not accommodate revenue generating operations, such as schools, health centres, museums and places of worship. Other uses that do generate an income stream (such as swimming pools) have operating costs that are far higher than the income and require public subsidy. Many D1 and D2 uses will be infrastructure themselves, which CIL will help to provide. It is therefore unlikely that D1 and D2 uses will be capable of generating any contribution towards CIL.

7 Conclusions and recommendations

- 7.1 The results of our analysis indicate a degree of variation in viability of development in terms of different uses. In light of these variations, two options are available to the Council under the CIL regulations. Firstly, the Council could set a single CIL rate across the Borough, having regard to the least viable types of development and least viable locations. This option would suggest the adoption of the ‘lowest common denominator’, with sites that could have provided a greater contribution towards infrastructure requirements not doing so. In other words, the Council could be securing the benefit of simplicity at the expense of potential income foregone that could otherwise have funded infrastructure. Secondly, the Council has the option of setting different rates for different types of development and different areas. The results of our study point firmly towards the second option as our recommended route.
- 7.2 We have also referred to the results of development appraisals as being highly dependent upon the inputs, which will vary significantly between individual developments. In the main, the imposition of CIL is not *the* critical factor in determining whether a scheme is viable or not (with the relationship between scheme value, costs and land value benchmarks being far more important). This point is illustrated in Chart 7.2.1 below, which compares the impact on the residual value of a scheme of a 10% increase and decrease in sales values and a 10% increase and decrease in build costs to a £100 per sq metre change in CIL.

Chart 7.2.1: Impact of changing levels of CIL in context of other factors



- 7.3 Given the nature of CIL as a fixed tariff, it is important that the Council selects rates that are not on the margins of viability. This is particularly important for commercial floorspace, where the Council does not have the ability to ‘flex’ other planning obligations to absorb site-specific viability issues. In contrast, the Council could in principle set higher rates for residential schemes as the level of affordable housing could be adjusted in the case of marginally viable schemes. However, this approach runs the risk of frustrating one of the Council’s other key objectives of delivering affordable housing. Consequently,

sensitive CIL rate setting for residential schemes is also vital.

7.4 Our core recommendations on levels of CIL are therefore summarised as follows:

- The results of this study are reflective of current market conditions. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future improvements.
- The ability of **residential (C3) schemes** to make CIL contributions varies depending on area and benchmark land value. Having regard to these variations, a majority of residential schemes across the District should be able to absorb some level of CIL. While differential rates of CIL are more complex, it is likely that the Council would lose a significant amount of potential income from higher value areas if it were to adopt a single rate. The maximum rates of CIL for each area are as follows:
 - Zone 1: Henley, Goring and surrounding areas – maximum rate £350 per square metre;
 - Zone 2: Other settlements and rural areas – maximum rate £220 per square metre.
 - Zone 3: Didcot and Berinsfield – maximum rate £125 per square metre
- Strategic sites outside Zone 1 are currently unable to absorb both the Council's affordable housing requirements, Section 106 obligations (for which we have incorporated a £10,000 per unit allowance) and CIL. We therefore recommend a nil CIL on strategic sites in Zones 2 and 3.
- **Retirement housing (C3) schemes**, including extra care schemes are unlikely to be able to absorb CIL contributions alongside 40% affordable housing in all areas except Henley when the communal area exceeds 20% of the gross floorspace. We therefore recommend that the Council adopts a nil rate for this type of housing outside Henley. In Henley, retirement housing schemes could absorb a maximum CIL of £350 per square metre.
- **Residential care home (C2) schemes** are likely to be able to absorb CIL contributions of up to £150 per square metre. It is unlikely that the viability of C2 care homes will vary across the District, as the key factor is weekly charges, rather than sales values. Weekly charges do not vary significantly across an area.
- The Council will need to consider a significant discount below these maximum rates to ensure that site-specific factors are allowed for. The extent of discount depends on the Council's view of the risk to development and housing land supply. Other authorities have opted for a 30% buffer below maximum rates, although this is a guide only – there are no fixed rules.
- In some circumstances, developments are currently unviable whether or not CIL is levied. The imposition of CIL will therefore not affect the prospects of these sites being delivered. Where these sites are required to provide lower proportions of affordable housing, the prospects for securing a viable scheme that can make CIL contributions might improve.
- **Hotel developments** are likely to be only marginally viable at the current time based on the assumptions in our appraisals and therefore unlikely to be able to absorb a substantive CIL. Our appraisals indicate that a maximum CIL of only £4 per square metre could be levied.

- At current rent levels, **Office development (including Research and Development (B1b))** can be viably developed and could absorb a modest CIL contribution of up to £50 per square metre. After allowing for a 30% buffer, this would suggest a CIL of £35 per square metre.
- Residual values generated by **Retail developments** vary significantly between high street retail (which on the margins of viability at the current time) on the one hand, and retail warehousing and supermarkets¹³ (which generate sufficient residual values to enable the payment of CIL). If the Council expects any major supermarket or retail warehouse developments to come forward, then it might wish to consider seeking CIL. The maximum rate for this type of development would be in the region of £99 per square metre. After allowing a buffer of 30%, this would suggest a CIL in of around £70 per square metre.
- Our appraisals of developments of **industrial and warehousing floorspace** indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a zero rate for industrial floorspace.
- **D1 and D2** uses – such as swimming pools, hospitals, community centres and schools - often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. In the event that such uses are built on a commercial basis, the loss of income would be minimal. We therefore suggest that a nil rate of CIL be set for D1 and D2 uses.
- **Sui generis** uses can be varied and difficult to appraise. We understand that developments of sui generis uses are, in any case, uncommon in the District.

Table 7.4.1: Suggested CIL rates (70% of maximum rates)

Intended use	Zone 1	Zone 2	Zone 3
Residential	£245	£150	£85
Residential – strategic sites (500+ units) ¹⁴	£245	Nil	Nil
Residential – retirement housing including extra care housing	£245	Nil	Nil
Residential (older persons) self-contained C3 housing including extra care schemes where communal floorspace exceeds 30% of gross floorspace	Nil		
Offices	£35		
In centre retail (all 'A' use classes and sui generis retail)	Nil		

¹³ Retail warehouses and supermarkets can be defined as retail stores that exceed 280 square metres and are classified as larger stores under the Sunday Trading Act 1994. See 'Report on the Examination into the Portsmouth Community Infrastructure Levy Charging Schedule' by David Hogger and Examiner appointed by the Council, 10 January 2012.

¹⁴ 500 units is the minimum number of units that would require on-site educational facilities to be provided

Supermarkets, superstores and retail warehouses ¹⁵	£70
Other uses	Nil

¹⁵ Retail warehouses: are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.
Superstores and supermarkets: are shopping destinations in their own right, selling mainly food or food and non-food goods, which normally have a dedicated car park.

Appendix 1 - Residential sub markets and values

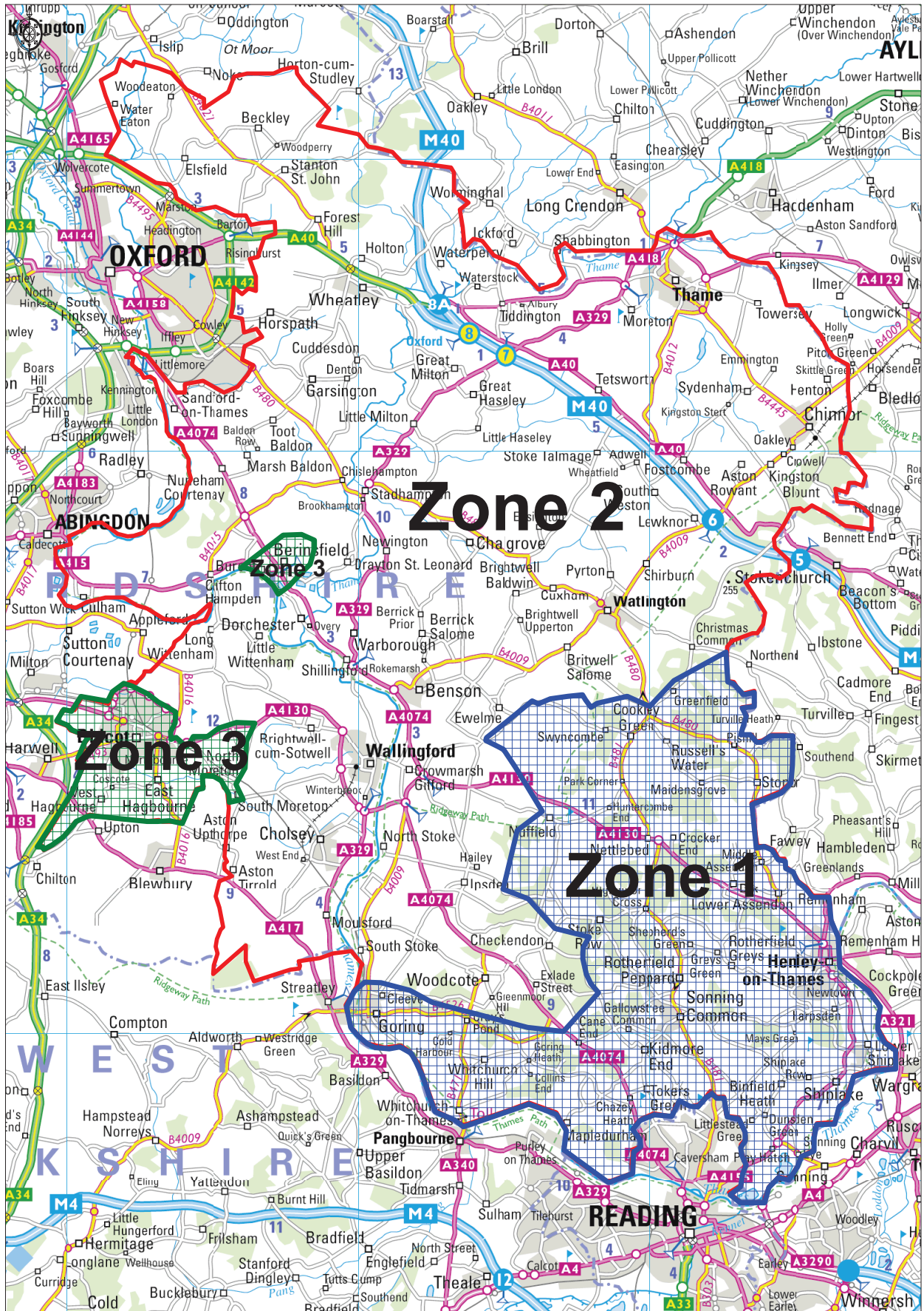
Appendix 2 - Map of housing market areas

Appendix 3 - Residential appraisal results

Appendix 4 - Commercial appraisal results

SODC - sub market areas and values

Settlement	New build average	2nd hand average	Overall average		New build average	2nd hand average	Overall average
	square feet				square metre		
Sub area A							
Great Milton		£356	£356			£3,832	£3,832
Goring	£337	£361	£357		£3,627	£3,886	£3,843
Nettlebed	£415	£345	£368		£4,467	£3,714	£3,961
Moulsford		£372	£372			£4,004	£4,004
Sandford on Thames		£387	£387			£4,166	£4,166
Rotherfield Peppard	£394	£394	£394		£4,241	£4,241	£4,241
Henley	£411	£397	£397		£4,424	£4,273	£4,273
Lewkmor		£400	£400			£4,306	£4,306
Lower Shiplake/Shiplake		£437	£437			£4,704	£4,704
Sonning Common		£390	£390			£4,198	£4,198
Stoke Row	£378	£503	£462		£4,069	£5,414	£4,973
Sub area B							
Waltington	£362	£322	£324		£3,897	£3,466	£3,488
Dorchester	£393	£305	£324		£4,230	£3,283	£3,488
Stanton St John		£328	£328			£3,531	£3,531
West Hagbourne		£332	£332			£3,574	£3,574
Sub area C							
Benson	£311	£313	£313		£3,348	£3,369	£3,369
Horspath		£313	£313			£3,369	£3,369
Thame	£325	£314	£315		£3,498	£3,380	£3,391
Woodcote	£317	£317	£317		£3,412	£3,412	£3,412
Sub area D							
Ewelme		£301	£301			£3,240	£3,240
Wallingford	£305	£302	£302		£3,283	£3,251	£3,251
Crowmarsh Gifford	£298	£310	£303		£3,208	£3,337	£3,261
Long Wittenham		£308	£308			£3,315	£3,315
Sub area E							
Cholsey	£310	£270	£280		£3,337	£2,906	£3,014
Barton		£295	£295			£3,175	£3,175
Woodeaton		£292	£292			£3,143	£3,143
Sub area F							
Tetsworth		£271	£271			£2,917	£2,917
Weatley	£295	£272	£273		£3,175	£2,928	£2,939
Garsington		£274	£274			£2,949	£2,949
Chinnor	£368	£255	£278		£3,961	£2,745	£2,992
Sub area G							
Didcot	£279	£258	£264		£3,003	£2,777	£2,842
Stadhampton		£265	£265			£2,852	£2,852
East Hagbourne		£265	£265			£2,852	£2,852
Berinsfield		£191	£191			£2,056	£2,056
Chalgrove		£229	£229			£2,465	£2,465



To Scale shown printed at A3



**Community Infrastructure Levy Viability
South Oxfordshire District Council
Results summary**

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

Site type 1 Single dwelling

	BLV1	BLV2	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	350	350	350	350
Sub area C	275	350	350	350
Sub area D	150	350	350	350
Sub area E	10	200	300	350
Sub area F	#N/A	125	250	275

Site type 2 Small in-fill

	BLV1	BLV2	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	250	350	350	350
Sub area C	125	350	350	350
Sub area D	25	275	350	350
Sub area E	#N/A	125	250	300
Sub area F	#N/A	50	175	225

Site type 3 Small in-fill

	BLV1	BLV2	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	325	350	350	350
Sub area C	225	350	350	350
Sub area D	125	350	350	350
Sub area E	#N/A	175	300	325
Sub area F	#N/A	125	225	275

Site type 4 Medium - houses and flats

	BLV1	BLV2	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	350	350	350	350
Sub area C	350	350	350	350
Sub area D	250	350	350	350
Sub area E	100	200	275	300
Sub area F	25	150	200	225

Site type 5 Medium - flats

	BLV1	BLV2	BLV3	BLV4
Sub area A	200	300	350	350
Sub area B	#N/A	#N/A	#N/A	#N/A
Sub area C	#N/A	#N/A	#N/A	#N/A
Sub area D	#N/A	#N/A	#N/A	#N/A
Sub area E	#N/A	#N/A	#N/A	#N/A
Sub area F	#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability
South Oxfordshire District Council
Results summary**

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

Site type 6 Medium - houses

	BLV1	BLV2	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	325	350	350	350
Sub area C	200	350	350	350
Sub area D	100	325	350	350
Sub area E	#N/A	150	275	300
Sub area F	#N/A	100	200	250

Site type 7 Large housing

	BLV1	BLV2	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	250	350	350	350
Sub area C	150	350	350	350
Sub area D	50	250	350	350
Sub area E	#N/A	100	175	225
Sub area F	#N/A	25	125	150

Site type 8 Large housing

	BLV1	BLV2	BLV3	BLV4
Sub area A	150	350	350	350
Sub area B	#N/A	10	225	300
Sub area C	#N/A	#N/A	100	200
Sub area D	#N/A	#N/A	10	100
Sub area E	#N/A	#N/A	#N/A	#N/A
Sub area F	#N/A	#N/A	#N/A	#N/A

Site type 9 Strategic site

	BLV1	BLV2	BLV3	BLV4
Sub area A	#N/A	250	350	350
Sub area B	#N/A	#N/A	#N/A	#N/A
Sub area C	#N/A	#N/A	#N/A	#N/A
Sub area D	#N/A	#N/A	#N/A	#N/A
Sub area E	#N/A	#N/A	#N/A	#N/A
Sub area F	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
South Oxfordshire District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher brownfield	Lower brownfield	Higher greenfield	Lower greenfield
£750,000	£500,000	£375,000	£325,000

Site type 1

Houses	
No of units	1 units
Density:	20 dph
CSH level:	4

Affordable %	40%
% rented	75%
% intermed	25%

Site area	0.05 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Sub area A

Private values £4230 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	101,289	2,025,781	1,275,781	1,525,781	1,650,781	1,700,781
10	98,924	1,978,475	1,228,475	1,478,475	1,603,475	1,653,475
25	87,990	1,759,805	1,209,805	1,459,805	1,584,805	1,634,805
50	96,433	1,928,654	1,178,654	1,428,654	1,553,654	1,603,654
75	94,876	1,897,524	1,147,524	1,397,524	1,522,524	1,572,524
100	93,320	1,866,394	1,116,394	1,366,394	1,491,394	1,541,394
125	91,763	1,835,263	1,085,263	1,335,263	1,460,263	1,510,263
150	90,207	1,804,133	1,054,133	1,304,133	1,429,133	1,479,133
175	88,650	1,773,003	1,023,003	1,273,003	1,398,003	1,448,003
200	87,094	1,741,872	991,872	1,241,872	1,366,872	1,416,872
225	85,538	1,710,742	960,742	1,210,742	1,335,742	1,385,742
250	83,981	1,679,612	929,612	1,179,612	1,304,612	1,354,612
275	82,425	1,648,481	898,481	1,148,481	1,273,481	1,323,481
300	80,867	1,617,351	867,351	1,117,351	1,242,351	1,292,351
325	79,310	1,586,221	836,221	1,086,221	1,211,221	1,261,221
350	77,754	1,555,090	805,090	1,055,090	1,180,090	1,230,090

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Sub area B

Private values £3520 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£62,886	1,257,724	507,724	757,724	882,724	932,724
10	61,182	1,223,640	473,640	723,640	848,640	898,640
25	60,248	1,204,950	454,950	704,950	829,950	879,950
50	58,691	1,173,820	423,820	673,820	798,820	848,820
75	57,134	1,142,690	392,690	642,690	767,690	817,690
100	55,578	1,111,559	361,559	611,559	736,559	786,559
125	54,021	1,080,429	330,429	580,429	705,429	755,429
150	52,465	1,049,299	299,299	549,299	674,299	724,299
175	50,908	1,018,168	268,168	518,168	643,168	693,168
200	49,351	987,038	237,038	487,038	612,038	662,038
225	47,794	955,908	205,908	455,908	580,908	630,908
250	46,238	924,777	174,777	424,777	549,777	599,777
275	44,681	893,647	143,647	393,647	518,647	568,647
300	43,125	862,517	112,517	362,517	487,517	537,517
325	41,568	831,387	81,387	331,387	456,387	506,387
350	40,011	800,256	50,256	300,256	425,256	475,256

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Sub area C

Private values £3385 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	55,585	1,111,695	361,695	611,695	736,695	786,695
10	54,006	1,080,118	330,118	580,118	705,118	755,118
25	53,071	1,061,428	311,428	561,428	686,428	736,428
50	51,515	1,030,297	280,297	530,297	655,297	705,297
75	49,958	999,167	249,167	499,167	624,167	674,167
100	48,402	968,037	218,037	468,037	593,037	643,037
125	46,845	936,906	186,906	436,906	561,906	611,906
150	45,289	905,776	155,776	405,776	530,776	580,776
175	43,731	874,646	124,646	374,646	499,646	549,646
200	42,175	843,516	93,516	343,516	468,516	518,516
225	40,618	812,385	62,385	312,385	437,385	487,385
250	39,062	781,255	31,255	281,255	406,255	456,255
275	37,505	750,125	105	250,125	375,125	425,125
300	35,949	718,994	-31,026	218,974	343,974	393,974
325	34,391	687,824	-62,176	187,824	312,824	362,824
350	32,835	656,694	-93,306	156,694	281,694	331,694

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£350	£350	£350

Sub area D

Private values £3267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	49,202	984,048	234,048	484,048	609,048	659,048
10	47,733	954,662	204,662	454,662	579,662	629,662
25	46,800	935,992	185,992	435,992	560,992	610,992
50	45,242	904,841	154,841	404,841	529,841	579,841
75	43,686	873,711	123,711	373,711	498,711	548,711
100	42,129	842,581	92,581	342,581	467,581	517,581
125	40,573	811,450	61,450	311,450	436,450	486,450
150	39,016	780,320	30,320	280,320	405,320	455,320
175	37,459	749,190	-10	249,190	374,190	424,190
200	35,902	718,039	-31,961	218,039	343,039	393,039
225	34,345	686,909	-63,091	186,909	311,909	361,909
250	32,789	655,779	-94,221	155,779	280,779	330,779
275	31,232	624,648	-125,352	124,648	249,648	299,648
300	29,676	593,518	-156,482	93,518	218,518	268,518
325	28,119	562,388	-187,612	62,388	187,388	237,388
350	26,563	531,257	-218,743	31,257	156,257	206,257

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£350	£350	£350

Site type 1

Sub area E Private values £3079 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,034	780,676	30,676	280,676	405,676	455,676
10	37,739	754,783	4,783	254,783	379,783	429,783
25	36,806	736,113	-13,887	236,113	361,113	411,113
50	35,249	704,982	-45,018	204,982	329,982	379,982
75	33,693	673,852	-76,148	173,852	298,852	348,852
100	32,135	642,702	-107,298	142,702	267,702	317,702
125	30,579	611,571	-138,429	111,571	236,571	286,571
150	29,022	580,441	-169,559	80,441	205,441	255,441
175	27,466	549,311	-200,689	49,311	174,311	224,311
200	25,909	518,180	-231,820	18,180	143,180	193,180
225	24,353	487,050	-262,950	-12,950	112,050	162,050
250	22,795	455,900	-294,100	-44,100	80,900	130,900
275	21,238	424,769	-325,231	-75,231	49,769	99,769
300	19,682	393,639	-356,361	-106,361	18,639	68,639
325	18,125	362,509	-387,491	-137,491	-12,491	37,509
350	16,569	331,378	-418,622	-168,622	-43,622	6,378

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£10	£200	£300	£350

Sub area F Private values £3003 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	34,923	698,461	-51,539	198,461	323,461	373,461
10	33,699	673,988	-76,012	173,988	298,988	348,988
25	32,766	655,318	-94,682	155,318	280,318	330,318
50	31,208	624,168	-125,832	124,168	249,168	299,168
75	29,652	593,037	-156,963	93,037	218,037	268,037
100	28,095	561,907	-188,093	61,907	186,907	236,907
125	26,539	530,777	-219,223	30,777	155,777	205,777
150	24,982	499,647	-250,353	-353	124,647	174,647
175	23,426	468,516	-281,484	-31,484	93,516	143,516
200	21,869	437,386	-312,614	-62,614	62,386	112,386
225	20,312	406,236	-343,764	-93,764	31,236	81,236
250	18,755	375,105	-374,895	-124,895	105	50,105
275	17,199	343,975	-406,025	-156,025	-31,025	18,975
300	15,642	312,845	-437,155	-187,155	-62,155	-12,155
325	14,086	281,714	-468,286	-218,286	-93,286	-43,286
350	12,529	250,584	-499,416	-249,416	-124,416	-74,416

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£250	£275

Community Infrastructure Levy
South Oxfordshire District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher brownfield	Lower brownfield	Higher greenfield	Lower greenfield
£750,000	£500,000	£375,000	£325,000

Site type 2

Houses	
No of units	2 units
Density:	20 dph
CSH level:	4

Affordable %	40%
% rented	75%
% intermed	25%

Site area	0.10 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Sub area A

Private values £4230 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	165,413	1,654,131	904,131	1,154,131	1,279,131	1,329,131
10	161,558	1,615,576	865,576	1,115,576	1,240,576	1,290,576
25	160,041	1,600,407	850,407	1,100,407	1,225,407	1,275,407
50	157,513	1,575,134	825,134	1,075,134	1,200,134	1,250,134
75	154,985	1,549,851	799,851	1,049,851	1,174,851	1,224,851
100	152,458	1,524,578	774,578	1,024,578	1,149,578	1,199,578
125	149,931	1,499,305	749,305	999,305	1,124,305	1,174,305
150	147,402	1,474,022	724,022	974,022	1,099,022	1,149,022
175	144,875	1,448,749	698,749	948,749	1,073,749	1,123,749
200	142,348	1,423,476	673,476	923,476	1,048,476	1,098,476
225	139,819	1,398,194	648,194	898,194	1,023,194	1,073,194
250	137,292	1,372,921	622,921	872,921	997,921	1,047,921
275	134,764	1,347,638	597,638	847,638	972,638	1,022,638
300	132,237	1,322,365	572,365	822,365	947,365	997,365
325	129,709	1,297,092	547,092	797,092	922,092	972,092
350	127,181	1,271,809	521,809	771,809	896,809	946,809

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Sub area B

Private values £3520 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	103,125	1,031,248	281,248	531,248	656,248	706,248
10	100,340	1,003,396	253,396	503,396	628,396	678,396
25	98,823	988,226	238,226	488,226	613,226	663,226
50	96,295	962,953	212,953	462,953	587,953	637,953
75	93,768	937,681	187,681	437,681	562,681	612,681
100	91,240	912,398	162,398	412,398	537,398	587,398
125	88,712	887,125	137,125	387,125	512,125	562,125
150	86,185	861,852	111,852	361,852	486,852	536,852
175	83,657	836,569	86,569	336,569	461,569	511,569
200	81,130	811,296	61,296	311,296	436,296	486,296
225	78,601	786,013	36,013	286,013	411,013	461,013
250	76,074	760,741	10,741	260,741	385,741	435,741
275	73,547	735,468	-14,532	235,468	360,468	410,468
300	71,018	710,185	-39,815	210,185	335,185	385,185
325	68,491	684,912	-65,088	184,912	309,912	359,912
350	65,964	659,639	-90,361	159,639	284,639	334,639

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£350	£350	£350

Sub area C

Private values £3385 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	91,281	912,808	162,808	412,808	537,808	587,808
10	88,700	886,999	136,999	386,999	511,999	561,999
25	87,183	871,829	121,829	371,829	496,829	546,829
50	84,656	846,557	96,557	346,557	471,557	521,557
75	82,127	821,274	71,274	321,274	446,274	496,274
100	79,600	796,001	46,001	296,001	421,001	471,001
125	77,073	770,728	20,728	270,728	395,728	445,728
150	74,545	745,445	-4,555	245,445	370,445	420,445
175	72,017	720,172	-29,828	220,172	345,172	395,172
200	69,489	694,899	-55,111	194,899	319,899	369,899
225	66,962	669,617	-80,383	169,617	294,617	344,617
250	64,434	644,344	-105,656	144,344	269,344	319,344
275	61,906	619,061	-130,939	119,061	244,061	294,061
300	59,379	593,788	-156,212	93,788	218,788	268,788
325	56,852	568,515	-181,485	68,515	193,515	243,515
350	54,323	543,232	-206,768	43,232	168,232	218,232

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£350	£350	£350

Sub area D

Private values £3267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	80,928	809,282	59,282	309,282	434,282	484,282
10	78,525	785,253	35,253	285,253	410,253	460,253
25	77,008	770,083	20,083	270,083	395,083	445,083
50	74,481	744,810	-5,190	244,810	369,810	419,810
75	71,954	719,537	-30,463	219,537	344,537	394,537
100	69,425	694,254	-55,746	194,254	319,254	369,254
125	66,898	668,981	-81,019	168,981	293,981	343,981
150	64,371	643,709	-106,291	143,709	268,709	318,709
175	61,843	618,426	-131,574	118,426	243,426	293,426
200	59,315	593,153	-156,847	93,153	218,153	268,153
225	56,788	567,880	-182,120	67,880	192,880	242,880
250	54,260	542,597	-207,403	42,597	167,597	217,597
275	51,732	517,324	-232,676	17,324	142,324	192,324
300	49,204	492,041	-257,959	-7,959	117,041	167,041
325	46,677	466,769	-283,231	-33,231	91,769	141,769
350	44,150	441,496	-308,504	-58,504	66,496	116,496

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£25	£275	£350	£350

Site type 2

Sub area E Private values £3079 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	64.435	644.352	-105,648	144.352	269.352	319.352
10	62.315	623.154	-126,846	123.154	248.154	298.154
25	60.799	607.995	-142,005	107.995	232.995	282.995
50	58.271	582.712	-167,288	82.712	207.712	257.712
75	55.744	557.439	-192,561	57.439	182.439	232.439
100	53.216	532.156	-217,844	32.156	157.156	207.156
125	50.688	506.883	-243,117	6.883	131.883	181.883
150	48.161	481.610	-268,390	-18.390	106.610	156.610
175	45.633	456.327	-293,673	-43.673	81.327	131.327
200	43.105	431.055	-318,945	-68.945	56.055	106.055
225	40.578	405.782	-344,218	-94.218	30.782	80.782
250	38.050	380.499	-369,501	-119.501	5.499	55.499
275	35.523	355.226	-394,774	-144.774	-19.774	30.226
300	32.994	329.943	-420,057	-170.057	-45.057	4.943
325	30.467	304.670	-445,330	-195.330	-70.330	-20.330
350	27.940	279.397	-470,603	-220.603	-95.603	-45.603

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£250	£300

Sub area F Private values £3003 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	57.767	577.671	-172,329	77.671	202.671	252.671
10	55.763	557.631	-192,369	57.631	182.631	232.631
25	54.246	542.461	-207,539	42.461	167.461	217.461
50	51.719	517.188	-232,812	17.188	142.188	192.188
75	49.191	491.905	-258,095	-8.095	116.905	166.905
100	46.663	466.632	-283,368	-33.368	91.632	141.632
125	44.136	441.360	-308,640	-58.640	66.360	116.360
150	41.608	416.077	-333,923	-83.923	41.077	91.077
175	39.080	390.804	-359,196	-109.196	15.804	65.804
200	36.552	365.521	-384,479	-134.479	-9.479	40.521
225	34.025	340.248	-409,752	-159.752	-34.752	15.248
250	31.498	314.975	-435,025	-185.025	-60.025	-10.025
275	28.969	289.692	-460,308	-210.308	-85.308	-35.308
300	26.442	264.420	-485,580	-235.580	-110.580	-60.580
325	23.915	239.147	-510,853	-260.853	-135.853	-85.853
350	21.386	213.864	-536,136	-286.136	-161.136	-111.136

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£175	£225

Community Infrastructure Levy
South Oxfordshire District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher brownfield	Lower brownfield	Higher greenfield	Lower greenfield
£750,000	£500,000	£375,000	£325,000

Site type 3

Houses	
No of units	5 units
Density:	25 dph
CSH level:	4

Affordable %	40%
% rented	75%
% intermed	25%

Site area	0.20 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Sub area A

Private values £4230 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	376,460	1,882,299	1,132,299	1,382,299	1,507,299	1,557,299
10	351,386	1,806,929	1,056,929	1,306,929	1,431,929	1,481,929
25	358,033	1,790,163	1,040,163	1,290,163	1,415,163	1,465,163
50	352,443	1,782,213	1,012,213	1,262,213	1,387,213	1,437,213
75	346,853	1,734,264	984,264	1,234,264	1,359,264	1,409,264
100	341,263	1,706,315	956,315	1,206,315	1,331,315	1,381,315
125	335,673	1,678,366	928,366	1,178,366	1,303,366	1,353,366
150	330,083	1,650,417	900,417	1,150,417	1,275,417	1,325,417
175	324,493	1,622,473	872,473	1,122,473	1,247,473	1,297,473
200	318,903	1,594,524	844,524	1,094,524	1,219,524	1,269,524
225	313,313	1,566,575	816,575	1,066,575	1,191,575	1,241,575
250	307,723	1,538,626	788,626	1,038,626	1,163,626	1,213,626
275	302,133	1,510,677	760,677	1,010,677	1,135,677	1,185,677
300	296,543	1,482,728	732,728	982,728	1,107,728	1,157,728
325	290,953	1,454,779	704,779	954,779	1,079,779	1,129,779
350	285,363	1,426,830	676,830	926,830	1,051,830	1,101,830

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Sub area B

Private values £3520 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	236,456	1,182,279	432,279	682,279	807,279	857,279
10	226,132	1,130,658	380,658	630,658	755,658	805,658
25	222,741	1,113,704	363,704	613,704	738,704	788,704
50	217,089	1,085,444	335,444	585,444	710,444	760,444
75	211,437	1,057,185	307,185	557,185	682,185	732,185
100	205,785	1,028,925	278,925	528,925	653,925	703,925
125	200,133	1,000,666	250,666	500,666	625,666	675,666
150	194,481	972,406	222,406	472,406	597,406	647,406
175	188,829	944,147	194,147	444,147	569,147	619,147
200	183,177	915,887	165,887	415,887	540,887	590,887
225	177,526	887,628	137,628	387,628	512,628	562,628
250	171,874	859,368	109,368	359,368	484,368	534,368
275	166,222	831,109	81,109	331,109	456,109	506,109
300	160,570	802,849	52,849	302,849	427,849	477,849
325	154,918	774,590	24,590	274,590	399,590	449,590
350	149,266	746,330	-3,670	246,330	371,330	421,330

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£350	£350	£350

Sub area C

Private values £3385 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	209,617	1,048,086	298,086	548,086	673,086	723,086
10	200,208	1,001,039	251,039	501,039	626,039	676,039
25	196,817	984,084	234,084	484,084	609,084	659,084
50	191,165	955,824	205,824	455,824	580,824	630,824
75	185,513	927,565	177,565	427,565	552,565	602,565
100	179,861	899,305	149,305	399,305	524,305	574,305
125	174,209	871,046	121,046	371,046	496,046	546,046
150	168,557	842,786	92,786	342,786	467,786	517,786
175	162,905	814,527	64,527	314,527	439,527	489,527
200	157,253	786,267	36,267	286,267	411,267	461,267
225	151,602	758,008	8,008	258,008	383,008	433,008
250	145,950	729,749	-20,251	229,749	354,749	404,749
275	140,298	701,489	-48,511	201,489	326,489	376,489
300	134,646	673,230	-76,770	173,230	298,230	348,230
325	128,994	644,970	-105,030	144,970	269,970	319,970
350	123,342	616,711	-133,289	116,711	241,711	291,711

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£350	£350	£350

Sub area D

Private values £3267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	186,157	930,787	180,787	430,787	555,787	605,787
10	177,548	887,741	137,741	387,741	512,741	562,741
25	174,157	870,786	120,786	370,786	495,786	545,786
50	168,505	842,527	92,527	342,527	467,527	517,527
75	162,854	814,268	64,268	314,268	439,268	489,268
100	157,202	786,008	36,008	286,008	411,008	461,008
125	151,550	757,749	7,749	257,749	382,749	432,749
150	145,898	729,489	-20,511	229,489	354,489	404,489
175	140,246	701,230	-48,770	201,230	326,230	376,230
200	134,594	672,970	-77,030	172,970	297,970	347,970
225	128,942	644,711	-105,289	144,711	269,711	319,711
250	123,290	616,451	-133,549	116,451	241,451	291,451
275	117,638	588,192	-161,808	88,192	213,192	263,192
300	111,986	559,932	-190,068	59,932	184,932	234,932
325	106,335	531,673	-218,327	31,673	156,673	206,673
350	100,683	503,413	-246,587	3,413	128,413	178,413

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£350	£350	£350

Site type 3

Sub area E Private values £3079 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	148,781	743,906	-6,094	243,906	368,906	418,906
10	141,447	707,236	-42,764	207,236	332,236	382,236
25	138,056	690,281	-59,719	190,281	315,281	365,281
50	132,404	662,022	-87,978	162,022	287,022	337,022
75	126,752	633,762	-116,238	133,762	258,762	308,762
100	121,101	605,503	-144,497	105,503	230,503	280,503
125	115,449	577,243	-172,757	77,243	202,243	252,243
150	109,797	548,984	-201,016	48,984	173,984	223,984
175	104,145	520,724	-229,276	20,724	145,724	195,724
200	98,493	492,465	-257,535	-7,535	117,465	167,465
225	92,841	464,205	-285,795	-35,795	89,205	139,205
250	87,189	435,946	-314,054	-64,054	60,946	110,946
275	81,537	407,686	-342,314	-92,314	32,686	82,686
300	75,885	379,427	-370,573	-120,573	4,427	54,427
325	70,233	351,167	-398,833	-148,833	-23,833	26,167
350	64,582	322,908	-427,092	-177,092	-52,092	-2,092

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£300	£325

Sub area F Private values £3003 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	133,673	668,363	-81,637	168,363	293,363	343,363
10	126,853	634,267	-115,733	134,267	259,267	309,267
25	123,461	617,307	-132,693	117,307	242,307	292,307
50	117,810	589,048	-160,952	89,048	214,048	264,048
75	112,158	560,788	-189,212	60,788	185,788	235,788
100	106,506	532,529	-217,471	32,529	157,529	207,529
125	100,854	504,269	-245,731	4,269	129,269	179,269
150	95,202	476,010	-273,990	-23,990	101,010	151,010
175	89,550	447,750	-302,250	-52,250	72,750	122,750
200	83,898	419,491	-330,509	-80,509	44,491	94,491
225	78,246	391,232	-358,768	-108,768	16,232	66,232
250	72,594	362,972	-387,028	-137,028	-12,028	37,972
275	66,943	334,713	-415,287	-165,287	-40,287	9,713
300	61,291	306,453	-443,547	-193,547	-68,547	-18,547
325	55,639	278,194	-471,806	-221,806	-96,806	-46,806
350	49,987	249,934	-500,066	-250,066	-125,066	-75,066

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£225	£275

Community Infrastructure Levy
South Oxfordshire District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher brownfield	Lower brownfield	Higher greenfield	Lower greenfield
£750,000	£500,000	£375,000	£325,000

Site type 4

Houses with flats
No of units 25 units
Density: 50 dph
CSH level: 4

Affordable %	40%
% rented	75%
% intermed	25%

Site area	0.50 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Sub area A **Private values** £4230 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,523,027	3,046,054	2,296,054	2,546,054	2,671,054	2,721,054
10	1,486,454	2,972,908	2,222,908	2,472,908	2,597,908	2,647,908
25	1,470,887	2,941,774	2,191,774	2,441,774	2,566,774	2,616,774
50	1,444,941	2,889,882	2,139,882	2,389,882	2,514,882	2,564,882
75	1,418,995	2,837,991	2,087,991	2,337,991	2,462,991	2,512,991
100	1,393,049	2,786,098	2,036,098	2,286,098	2,411,098	2,461,098
125	1,367,104	2,734,207	1,984,207	2,234,207	2,359,207	2,409,207
150	1,341,157	2,682,314	1,932,314	2,182,314	2,307,314	2,357,314
175	1,315,212	2,630,423	1,880,423	2,130,423	2,255,423	2,305,423
200	1,289,265	2,578,531	1,828,531	2,078,531	2,203,531	2,253,531
225	1,263,320	2,526,640	1,776,640	2,026,640	2,151,640	2,201,640
250	1,237,374	2,474,747	1,724,747	1,974,747	2,099,747	2,149,747
275	1,211,428	2,422,856	1,672,856	1,922,856	2,047,856	2,097,856
300	1,185,483	2,370,965	1,620,965	1,870,965	1,995,965	2,045,965
325	1,159,538	2,319,073	1,569,073	1,819,073	1,944,073	1,994,073
350	1,133,591	2,267,182	1,517,182	1,767,182	1,892,182	1,942,182

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Sub area B **Private values** £3520 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	889,918	1,779,835	1,029,835	1,279,835	1,404,835	1,454,835
10	864,064	1,728,128	978,128	1,228,128	1,353,128	1,403,128
25	848,242	1,696,483	946,483	1,196,483	1,321,483	1,371,483
50	821,871	1,643,741	893,741	1,143,741	1,268,741	1,318,741
75	795,501	1,591,002	841,002	1,091,002	1,216,002	1,266,002
100	769,131	1,538,262	788,262	1,038,262	1,163,262	1,213,262
125	742,760	1,485,520	735,520	985,520	1,110,520	1,160,520
150	716,390	1,432,780	682,780	932,780	1,057,780	1,107,780
175	690,020	1,380,040	630,040	880,040	1,005,040	1,055,040
200	663,649	1,327,299	577,299	827,299	952,299	1,002,299
225	637,279	1,274,559	524,559	774,559	899,559	949,559
250	610,910	1,221,819	471,819	721,819	846,819	896,819
275	584,539	1,169,077	419,077	669,077	794,077	844,077
300	558,169	1,116,338	366,338	616,338	741,338	791,338
325	531,799	1,063,598	313,598	563,598	688,598	738,598
350	505,428	1,010,856	260,856	510,856	635,856	685,856

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Sub area C **Private values** £3385 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	768,168	1,536,337	786,337	1,036,337	1,161,337	1,211,337
10	744,409	1,488,817	738,817	988,817	1,113,817	1,163,817
25	728,586	1,457,173	707,173	957,173	1,082,173	1,132,173
50	702,217	1,404,433	654,433	904,433	1,029,433	1,079,433
75	675,846	1,351,691	601,691	851,691	976,691	1,026,691
100	649,476	1,298,951	548,951	798,951	923,951	973,951
125	623,106	1,246,212	496,212	746,212	871,212	921,212
150	596,735	1,193,470	443,470	693,470	818,470	868,470
175	570,365	1,140,730	390,730	640,730	765,730	815,730
200	543,995	1,087,990	337,990	587,990	712,990	762,990
225	517,624	1,035,249	285,249	535,249	660,249	710,249
250	491,254	982,509	232,509	482,509	607,509	657,509
275	464,885	929,769	179,769	429,769	554,769	604,769
300	438,514	877,027	127,027	377,027	502,027	552,027
325	412,144	824,288	74,288	324,288	449,288	499,288
350	385,773	771,546	21,546	271,546	396,546	446,546

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Sub area D **Private values** £3267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	661,751	1,323,502	573,502	823,502	948,502	998,502
10	639,821	1,279,642	529,642	779,642	904,642	954,642
25	624,000	1,247,999	497,999	747,999	872,999	922,999
50	597,629	1,195,257	445,257	695,257	820,257	870,257
75	571,259	1,142,518	392,518	642,518	767,518	817,518
100	544,889	1,089,778	339,778	589,778	714,778	764,778
125	518,518	1,037,036	287,036	537,036	662,036	712,036
150	492,148	984,296	234,296	484,296	609,296	659,296
175	465,778	931,557	181,557	431,557	556,557	606,557
200	439,407	878,815	128,815	378,815	503,815	553,815
225	413,038	826,075	76,075	326,075	451,075	501,075
250	386,667	773,333	23,333	273,333	398,333	448,333
275	360,297	720,594	-29,406	220,594	345,594	395,594
300	333,927	667,854	-82,146	167,854	292,854	342,854
325	307,556	615,112	-134,888	115,112	240,112	290,112
350	281,186	562,372	-187,628	62,372	187,372	237,372

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£350	£350	£350

Site type 4

Sub area E Private values £3079 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	492,204	984,408	234,408	484,408	609,408	659,408
10	473,191	946,382	196,382	446,382	571,382	621,382
25	457,369	914,737	164,737	414,737	539,737	589,737
50	430,999	861,997	111,997	361,997	486,997	536,997
75	404,629	809,258	59,258	309,258	434,258	484,258
100	378,258	756,516	6,516	256,516	381,516	431,516
125	351,888	703,776	-46,224	203,776	328,776	378,776
150	325,518	651,036	-98,964	151,036	276,036	326,036
175	299,147	598,294	-151,708	98,294	223,294	273,294
200	272,777	545,555	-204,445	45,555	170,555	220,555
225	246,406	492,813	-257,187	-7,187	117,813	167,813
250	220,037	440,073	-309,927	-59,927	65,073	115,073
275	193,667	387,333	-362,667	-112,667	12,333	62,333
300	167,296	334,592	-415,408	-165,408	-40,408	9,592
325	140,926	281,852	-468,148	-218,148	-93,148	-43,148
350	114,556	229,112	-520,888	-270,888	-145,888	-95,888

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£200	£275	£300

Sub area F Private values £3003 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	423,665	847,330	97,330	347,330	472,330	522,330
10	405,830	811,660	61,660	311,660	436,660	486,660
25	390,008	780,016	30,016	280,016	405,016	455,016
50	363,637	727,274	-22,726	227,274	352,274	402,274
75	337,267	674,534	-75,466	174,534	299,534	349,534
100	310,897	621,794	-128,206	121,794	246,794	296,794
125	284,526	569,052	-180,948	69,052	194,052	244,052
150	258,156	516,313	-233,697	16,313	141,313	191,313
175	231,786	463,573	-286,427	-36,427	88,573	138,573
200	205,416	410,831	-339,169	-89,169	35,831	85,831
225	179,046	358,091	-391,909	-141,909	-16,909	33,091
250	152,676	305,352	-444,648	-194,648	-69,648	-19,648
275	126,305	252,610	-497,390	-247,390	-122,390	-72,390
300	99,935	199,870	-550,130	-300,130	-175,130	-125,130
325	73,565	147,130	-602,870	-352,870	-227,870	-177,870
350	47,194	94,388	-655,612	-405,612	-280,612	-230,612

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£25	£150	£200	£225

Community Infrastructure Levy
South Oxfordshire District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher brownfield	Lower brownfield	Higher greenfield	Lower greenfield
£750,000	£500,000	£375,000	£325,000

Site type 5

Flats	
No of units	25 units
Density:	80 dph
CSH level:	4

Affordable %	40%
% rented	75%
% intermed	25%

Site area	0.31 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Sub area A

Private values £4230 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	404,936	1,295,794	545,794	795,794	920,794	970,794
10	390,250	1,248,799	498,799	748,799	873,799	923,799
25	378,668	1,211,737	461,737	711,737	836,737	886,737
50	359,228	1,149,529	399,529	649,529	774,529	824,529
75	339,609	1,086,749	336,749	586,749	711,749	761,749
100	319,990	1,023,969	273,969	523,969	648,969	698,969
125	300,372	961,189	211,189	461,189	586,189	636,189
150	280,753	898,409	148,409	398,409	523,409	573,409
175	261,134	835,629	85,629	335,629	460,629	510,629
200	241,515	772,849	22,849	272,849	397,849	447,849
225	221,897	710,069	-39,931	210,069	335,069	385,069
250	202,278	647,289	-102,711	147,289	272,289	322,289
275	182,659	584,509	-165,491	84,509	209,509	259,509
300	163,039	521,726	-228,274	21,726	146,726	196,726
325	143,420	458,945	-291,055	-41,055	83,945	133,945
350	123,802	396,165	-353,835	-103,835	21,165	71,165

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£300	£350	£350

Sub area B

Private values £3520 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-49,108	-157,146	-907,146	-657,146	-532,146	-482,146
10	-56,239	-179,966	-929,966	-679,966	-554,966	-504,966
25	-68,204	-218,252	-968,252	-718,252	-593,252	-543,252
50	-88,143	-282,058	-1,032,058	-782,058	-657,058	-607,058
75	-108,083	-345,864	-1,095,864	-845,864	-720,864	-670,864
100	-128,023	-409,674	-1,159,674	-909,674	-784,674	-734,674
125	-147,962	-473,480	-1,223,480	-973,480	-848,480	-798,480
150	-167,902	-537,286	-1,287,286	-1,037,286	-912,286	-862,286
175	-187,841	-601,092	-1,351,092	-1,101,092	-976,092	-926,092
200	-207,782	-664,901	-1,414,901	-1,164,901	-1,039,901	-989,901
225	-227,721	-728,707	-1,478,707	-1,228,707	-1,103,707	-1,053,707
250	-247,660	-792,513	-1,542,513	-1,292,513	-1,167,513	-1,117,513
275	-267,601	-856,322	-1,606,322	-1,356,322	-1,231,322	-1,181,322
300	-287,540	-920,128	-1,670,128	-1,420,128	-1,295,128	-1,245,128
325	-307,480	-983,934	-1,733,934	-1,483,934	-1,358,934	-1,308,934
350	-327,419	-1,047,741	-1,797,741	-1,547,741	-1,422,741	-1,372,741

Maximum CIL rates (per square metre)

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

Sub area C

Private values £3385 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-136,797	-437,750	-1,187,750	-937,750	-812,750	-762,750
10	-142,420	-465,745	-1,205,745	-955,745	-830,745	-780,745
25	-154,384	-494,028	-1,244,028	-994,028	-869,028	-819,028
50	-174,324	-557,837	-1,307,837	-1,057,837	-932,837	-882,837
75	-194,263	-621,643	-1,371,643	-1,121,643	-996,643	-946,643
100	-214,203	-685,449	-1,435,449	-1,185,449	-1,060,449	-1,010,449
125	-234,143	-749,258	-1,499,258	-1,249,258	-1,124,258	-1,074,258
150	-254,083	-813,064	-1,563,064	-1,313,064	-1,188,064	-1,138,064
175	-274,022	-876,870	-1,626,870	-1,376,870	-1,251,870	-1,201,870
200	-293,961	-940,677	-1,690,677	-1,440,677	-1,315,677	-1,265,677
225	-313,902	-1,004,486	-1,754,486	-1,504,486	-1,379,486	-1,329,486
250	-333,841	-1,068,292	-1,818,292	-1,568,292	-1,443,292	-1,393,292
275	-353,781	-1,132,098	-1,882,098	-1,632,098	-1,507,098	-1,457,098
300	-373,721	-1,195,907	-1,945,907	-1,695,907	-1,570,907	-1,520,907
325	-393,660	-1,259,713	-2,009,713	-1,759,713	-1,634,713	-1,584,713
350	-413,600	-1,323,519	-2,073,519	-1,823,519	-1,698,519	-1,648,519

Maximum CIL rates (per square metre)

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

Sub area D

Private values £3267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-213,444	-683,020	-1,433,020	-1,183,020	-1,058,020	-1,008,020
10	-217,749	-696,795	-1,446,795	-1,196,795	-1,071,795	-1,021,795
25	-229,712	-735,078	-1,485,078	-1,235,078	-1,110,078	-1,060,078
50	-249,652	-798,888	-1,548,888	-1,298,888	-1,173,888	-1,123,888
75	-269,592	-862,694	-1,612,694	-1,362,694	-1,237,694	-1,187,694
100	-289,531	-926,500	-1,676,500	-1,426,500	-1,301,500	-1,251,500
125	-309,472	-990,309	-1,740,309	-1,490,309	-1,365,309	-1,315,309
150	-329,411	-1,054,115	-1,804,115	-1,554,115	-1,429,115	-1,379,115
175	-349,350	-1,117,921	-1,867,921	-1,617,921	-1,492,921	-1,442,921
200	-369,290	-1,181,727	-1,931,727	-1,681,727	-1,556,727	-1,506,727
225	-389,230	-1,245,536	-1,995,536	-1,745,536	-1,620,536	-1,570,536
250	-409,169	-1,309,342	-2,059,342	-1,809,342	-1,684,342	-1,634,342
275	-429,109	-1,373,148	-2,123,148	-1,873,148	-1,748,148	-1,698,148
300	-449,049	-1,436,958	-2,186,958	-1,936,958	-1,811,958	-1,761,958
325	-468,989	-1,500,764	-2,250,764	-2,000,764	-1,875,764	-1,825,764
350	-488,928	-1,564,570	-2,314,570	-2,064,570	-1,939,570	-1,889,570

Maximum CIL rates (per square metre)

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

Site type 5

Sub area E Private values £3079 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-335,558	-1,073,786	-1,823,786	-1,573,786	-1,448,786	-1,398,786
10	-337,763	-1,080,843	-1,830,843	-1,580,843	-1,455,843	-1,405,843
25	-349,727	-1,119,126	-1,869,126	-1,619,126	-1,494,126	-1,444,126
50	-369,668	-1,182,932	-1,932,932	-1,682,932	-1,557,932	-1,507,932
75	-389,607	-1,246,741	-1,996,741	-1,746,741	-1,621,741	-1,571,741
100	-409,546	-1,310,547	-2,060,547	-1,810,547	-1,685,547	-1,635,547
125	-429,485	-1,374,353	-2,124,353	-1,874,353	-1,749,353	-1,699,353
150	-449,425	-1,438,159	-2,188,159	-1,938,159	-1,813,159	-1,763,159
175	-469,365	-1,501,969	-2,251,969	-2,001,969	-1,876,969	-1,826,969
200	-489,305	-1,565,775	-2,315,775	-2,065,775	-1,940,775	-1,890,775
225	-509,244	-1,629,581	-2,379,581	-2,129,581	-2,004,581	-1,954,581
250	-529,184	-1,693,390	-2,443,390	-2,193,390	-2,068,390	-2,018,390
275	-549,124	-1,757,196	-2,507,196	-2,257,196	-2,132,196	-2,082,196
300	-569,063	-1,821,002	-2,571,002	-2,321,002	-2,196,002	-2,146,002
325	-589,003	-1,884,808	-2,634,808	-2,384,808	-2,259,808	-2,209,808
350	-608,943	-1,948,617	-2,698,617	-2,448,617	-2,323,617	-2,273,617

Maximum CIL rates (per square metre)

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

Sub area F Private values £3003 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-384,924	-1,231,757	-1,981,757	-1,731,757	-1,606,757	-1,556,757
10	-386,279	-1,236,093	-1,986,093	-1,736,093	-1,611,093	-1,561,093
25	-398,244	-1,274,380	-2,024,380	-1,774,380	-1,649,380	-1,599,380
50	-418,183	-1,338,186	-2,088,186	-1,838,186	-1,713,186	-1,663,186
75	-438,122	-1,401,992	-2,151,992	-1,901,992	-1,776,992	-1,726,992
100	-458,063	-1,465,801	-2,215,801	-1,965,801	-1,840,801	-1,790,801
125	-478,002	-1,529,607	-2,279,607	-2,029,607	-1,904,607	-1,854,607
150	-497,942	-1,593,413	-2,343,413	-2,093,413	-1,968,413	-1,918,413
175	-517,881	-1,657,219	-2,407,219	-2,157,219	-2,032,219	-1,982,219
200	-537,821	-1,721,028	-2,471,028	-2,221,028	-2,096,028	-2,046,028
225	-557,761	-1,784,834	-2,534,834	-2,284,834	-2,159,834	-2,109,834
250	-577,700	-1,848,640	-2,598,640	-2,348,640	-2,223,640	-2,173,640
275	-597,641	-1,912,450	-2,662,450	-2,412,450	-2,287,450	-2,237,450
300	-617,580	-1,976,256	-2,726,256	-2,476,256	-2,351,256	-2,301,256
325	-637,519	-2,040,062	-2,790,062	-2,540,062	-2,415,062	-2,365,062
350	-657,459	-2,103,868	-2,853,868	-2,603,868	-2,478,868	-2,428,868

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
South Oxfordshire District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher brownfield	Lower brownfield	Higher greenfield	Lower greenfield
£750,000	£500,000	£375,000	£325,000

Site type 6

Houses	
No of units	50 units
Density:	30 dph
CSH level:	4

Affordable %	40%
% rented	75%
% intermed	25%

Site area	1.85 ha
Net to gross	90%

Growth	
Sales	0%
Build	0%

Sub area A

Private values £4230 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,465,747	1,871,503	1,121,503	1,371,503	1,496,503	1,546,503
10	3,394,865	1,827,827	1,077,827	1,327,827	1,452,827	1,502,827
25	3,352,954	1,810,595	1,060,595	1,310,595	1,435,595	1,485,595
50	3,299,769	1,781,875	1,031,875	1,281,875	1,406,875	1,456,875
75	3,246,583	1,753,155	1,003,155	1,253,155	1,378,155	1,428,155
100	3,193,398	1,724,435	974,435	1,224,435	1,349,435	1,399,435
125	3,140,213	1,695,715	945,715	1,195,715	1,320,715	1,370,715
150	3,087,027	1,666,995	916,995	1,166,995	1,291,995	1,341,995
175	3,033,842	1,638,275	888,275	1,138,275	1,263,275	1,313,275
200	2,980,657	1,609,555	859,555	1,109,555	1,234,555	1,284,555
225	2,927,373	1,580,782	830,782	1,080,782	1,205,782	1,255,782
250	2,873,319	1,551,592	801,592	1,051,592	1,176,592	1,226,592
275	2,819,263	1,522,402	772,402	1,022,402	1,147,402	1,197,402
300	2,765,208	1,493,212	743,212	993,212	1,118,212	1,168,212
325	2,711,153	1,464,022	714,022	964,022	1,089,022	1,139,022
350	2,657,098	1,434,833	684,833	934,833	1,059,833	1,109,833

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Sub area B

Private values £3520 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,157,635	1,165,123	415,123	665,123	790,123	840,123
10	2,098,904	1,133,408	383,408	633,408	758,408	808,408
25	2,066,471	1,115,894	365,894	615,894	740,894	790,894
50	2,011,968	1,086,463	336,463	586,463	711,463	761,463
75	1,957,029	1,056,796	306,796	556,796	681,796	731,796
100	1,902,089	1,027,128	277,128	527,128	652,128	702,128
125	1,847,150	997,461	247,461	497,461	622,461	672,461
150	1,792,211	967,794	217,794	467,794	592,794	642,794
175	1,737,271	938,126	188,126	438,126	563,126	613,126
200	1,682,332	908,459	158,459	408,459	533,459	583,459
225	1,627,393	878,792	128,792	378,792	503,792	553,792
250	1,572,453	849,125	99,125	349,125	474,125	524,125
275	1,517,515	819,458	69,458	319,458	444,458	494,458
300	1,462,576	789,791	39,791	289,791	414,791	464,791
325	1,407,636	760,123	10,123	260,123	385,123	435,123
350	1,352,697	730,393	-19,607	230,393	355,393	405,393

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£350	£350	£350

Sub area C

Private values £3385 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,905,967	1,029,222	279,222	529,222	654,222	704,222
10	1,851,211	999,654	249,654	499,654	624,654	674,654
25	1,818,246	981,853	231,853	481,853	606,853	656,853
50	1,763,308	952,186	202,186	452,186	577,186	627,186
75	1,708,369	922,519	172,519	422,519	547,519	597,519
100	1,653,430	892,852	142,852	392,852	517,852	567,852
125	1,598,490	863,184	113,184	363,184	488,184	538,184
150	1,543,551	833,517	83,517	333,517	458,517	508,517
175	1,488,612	803,850	53,850	303,850	428,517	478,517
200	1,433,673	774,183	24,183	274,183	399,183	448,517
225	1,378,733	744,516	-5,484	244,516	369,516	419,516
250	1,323,794	714,849	-35,151	214,849	339,849	389,849
275	1,268,855	685,182	-65,162	184,838	309,838	359,838
300	1,213,915	655,515	-95,114	154,838	279,838	329,838
325	1,158,976	625,848	-125,066	124,838	249,838	299,838
350	1,104,036	596,181	-155,018	94,838	219,838	269,838

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£350	£350	£350

Sub area D

Private values £3267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,664,816	909,801	159,801	409,801	534,801	584,801
10	1,633,863	882,286	132,286	382,286	507,286	557,286
25	1,600,900	864,486	114,486	364,486	489,486	539,486
50	1,545,960	834,818	84,818	334,818	459,818	509,818
75	1,491,021	805,151	55,151	305,151	430,151	480,151
100	1,436,082	775,484	25,484	275,484	400,484	450,484
125	1,381,143	745,817	-4,183	245,817	370,817	420,817
150	1,326,203	716,150	-33,850	216,150	341,150	391,150
175	1,271,264	686,483	-63,517	186,483	311,483	361,483
200	1,216,324	656,816	-93,184	156,816	281,816	331,816
225	1,161,385	627,149	-122,851	127,149	252,149	302,149
250	1,106,445	597,482	-152,518	97,482	222,482	272,482
275	1,051,506	567,815	-182,185	67,815	192,815	242,815
300	996,566	538,148	-211,852	38,148	163,148	213,148
325	941,627	508,481	-241,519	8,481	133,481	183,481
350	886,687	478,814	-271,186	-18,186	103,814	153,481

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£350	£350

Site type 6

Sub area E Private values £3079 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,332,474	719,536	-30,464	219,536	344,536	394,536
10	1,287,581	695,294	-54,706	195,294	320,294	370,294
25	1,254,617	677,493	-72,507	177,493	302,493	352,493
50	1,199,678	647,826	-102,174	147,826	272,826	322,826
75	1,144,007	617,764	-132,236	117,764	242,764	292,764
100	1,088,169	587,611	-162,389	87,611	212,611	262,611
125	1,032,331	557,459	-192,541	57,459	182,459	232,459
150	976,493	527,306	-222,694	27,306	152,306	202,306
175	920,655	497,154	-252,846	-2,846	122,154	172,154
200	864,818	467,002	-282,998	-32,998	92,002	142,002
225	808,980	436,849	-313,151	-63,151	61,849	111,849
250	753,142	406,697	-343,303	-93,303	31,697	81,697
275	697,304	376,544	-373,456	-123,456	1,544	51,544
300	641,466	346,392	-403,608	-153,608	-28,608	21,392
325	585,628	316,240	-433,761	-183,761	-58,761	-8,761
350	529,790	286,088	-464,013	-214,013	-89,013	-39,013

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£275	£300

Sub area F Private values £3003 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,190,038	642,620	-107,380	142,620	267,620	317,620
10	1,147,389	619,590	-130,410	119,590	244,590	294,590
25	1,113,887	601,499	-148,501	101,499	226,499	276,499
50	1,058,049	571,347	-178,653	71,347	196,347	246,347
75	1,002,211	541,194	-208,806	41,194	166,194	216,194
100	946,374	511,042	-238,958	11,042	136,042	186,042
125	890,536	480,890	-269,111	-19,111	105,890	155,890
150	834,698	450,737	-299,263	-49,263	75,737	125,737
175	778,860	420,584	-329,416	-79,416	45,584	95,584
200	723,022	390,432	-359,568	-109,568	15,432	65,432
225	667,185	360,280	-389,720	-139,720	-14,720	35,280
250	611,347	330,127	-419,873	-169,873	-44,873	5,127
275	555,509	299,975	-450,025	-200,025	-75,025	-25,025
300	499,671	269,822	-480,178	-230,178	-105,178	-55,178
325	443,833	239,670	-510,330	-260,330	-135,330	-85,330
350	387,995	209,518	-540,482	-290,482	-165,482	-115,482

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£200	£250

Community Infrastructure Levy
South Oxfordshire District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher brownfield	Lower brownfield	Higher greenfield	Lower greenfield
£750,000	£500,000	£375,000	£325,000

Site type 7

Houses with flats	
No of units	125 units
Density:	40 dph
CSH level:	4

Affordable %	40%
% rented	75%
% intermed	25%

Site area	3.91 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

Sub area A

Private values £4230 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,177,356	1,837,403	1,087,403	1,337,403	1,462,403	1,512,403
10	7,007,378	1,793,889	1,043,889	1,293,889	1,418,889	1,468,889
25	6,937,574	1,776,019	1,028,019	1,276,019	1,401,019	1,451,019
50	6,821,236	1,746,236	996,236	1,246,236	1,371,236	1,421,236
75	6,704,897	1,716,454	966,454	1,216,454	1,341,454	1,391,454
100	6,588,558	1,686,671	936,671	1,186,671	1,311,671	1,361,671
125	6,472,219	1,656,888	906,888	1,156,888	1,281,888	1,331,888
150	6,355,880	1,627,105	877,105	1,127,105	1,252,105	1,302,105
175	6,239,541	1,597,322	847,322	1,097,322	1,222,322	1,272,322
200	6,123,202	1,567,539	817,539	1,067,539	1,192,322	1,242,322
225	6,006,863	1,537,756	787,756	1,037,539	1,162,322	1,212,322
250	5,890,524	1,507,973	757,973	1,007,539	1,132,322	1,182,322
275	5,774,185	1,478,190	728,190	977,539	1,102,322	1,152,322
300	5,657,846	1,448,407	698,407	947,539	1,072,322	1,122,322
325	5,541,507	1,418,624	668,624	917,539	1,042,322	1,092,322
350	5,425,168	1,388,841	638,841	887,539	1,012,322	1,062,322

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Sub area B

Private values £3520 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,337,338	1,110,358	360,358	610,358	735,358	785,358
10	4,214,368	1,078,878	328,878	578,878	703,878	753,878
25	4,141,808	1,060,303	310,303	560,303	685,303	735,303
50	4,020,877	1,029,345	279,345	529,345	654,345	704,345
75	3,898,727	998,074	248,074	498,074	623,074	673,074
100	3,775,818	966,610	216,610	466,610	591,610	641,610
125	3,652,908	935,145	185,145	435,145	560,145	610,145
150	3,528,466	903,287	153,287	403,287	528,287	578,287
175	3,403,547	871,308	121,308	371,308	496,308	546,308
200	3,278,627	839,329	89,329	339,329	464,329	514,329
225	3,153,708	807,349	57,349	307,349	432,349	482,349
250	3,028,789	775,370	25,370	275,370	400,370	450,370
275	2,903,870	743,391	-6,609	243,391	368,391	418,391
300	2,778,950	711,411	-38,589	211,411	336,411	386,411
325	2,654,030	679,432	-70,635	179,432	304,432	354,432
350	2,529,110	647,452	-102,681	147,452	272,452	322,452

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£350	£350	£350

Sub area C

Private values £3385 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,786,340	969,303	219,303	469,303	594,303	644,303
10	3,672,054	940,046	190,046	440,046	565,046	615,046
25	3,598,309	921,167	171,167	421,167	546,167	596,167
50	3,475,245	889,663	139,663	389,663	514,663	564,663
75	3,350,326	857,683	107,683	357,683	482,683	532,683
100	3,225,406	825,704	75,704	325,704	450,704	500,704
125	3,100,487	793,725	43,725	293,725	418,725	468,725
150	2,975,567	761,745	11,745	261,745	386,745	436,745
175	2,850,647	729,766	-20,234	229,766	354,766	404,766
200	2,725,728	697,786	-52,214	197,786	322,786	372,786
225	2,600,808	665,807	-84,247	165,807	290,807	340,807
250	2,475,889	633,827	-116,267	133,827	258,827	308,827
275	2,349,970	601,848	-148,287	101,848	226,848	276,848
300	2,224,050	569,868	-180,307	69,868	194,868	244,868
325	2,098,131	537,889	-212,327	37,889	162,889	212,889
350	1,972,211	505,909	-244,347	5,909	130,909	180,909

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£350	£350	£350

Sub area D

Private values £3267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,298,540	844,426	94,426	344,426	469,426	519,426
10	3,191,841	817,111	67,111	317,111	442,111	492,111
25	3,116,890	797,924	47,924	297,924	422,924	472,924
50	2,991,970	765,944	15,944	265,944	390,944	440,944
75	2,867,050	733,965	-16,035	233,965	358,965	408,965
100	2,742,131	701,986	-48,014	201,986	326,986	376,986
125	2,617,211	670,006	-79,994	170,006	295,006	345,006
150	2,492,291	638,027	-111,000	138,027	263,027	313,027
175	2,367,371	606,047	-143,000	106,047	231,047	281,047
200	2,242,451	574,068	-175,000	74,068	199,068	249,068
225	2,117,531	542,088	-207,000	42,088	167,088	217,088
250	1,992,611	510,109	-239,000	10,109	135,109	185,109
275	1,867,691	478,129	-271,000	-21,109	103,129	153,129
300	1,742,771	446,149	-303,000	-53,109	71,149	121,149
325	1,617,851	414,169	-335,000	-85,109	39,169	89,169
350	1,492,931	382,189	-367,000	-117,109	7,189	57,189

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£250	£350	£350

Site type 7

Sub area E Private values £3079 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,515,102	643,866	-106,134	143,866	268,866	318,866
10	2,421,877	620,000	-130,000	120,000	245,000	295,000
25	2,346,424	600,684	-149,316	100,684	225,684	275,684
50	2,219,461	568,182	-181,818	68,182	193,182	243,182
75	2,092,499	535,680	-214,320	35,680	160,680	210,680
100	1,965,536	503,177	-246,823	3,177	128,177	178,177
125	1,838,573	470,675	-279,325	-29,325	95,675	145,675
150	1,711,611	438,172	-311,828	-61,828	63,172	113,172
175	1,584,641	405,668	-344,332	-94,332	30,668	80,668
200	1,457,672	373,164	-377,366	-127,366	-2,366	47,634
225	1,326,563	339,660	-410,400	-160,400	-35,400	14,600
250	1,197,524	306,666	-443,434	-193,434	-68,434	-18,434
275	1,068,485	273,532	-476,468	-226,468	-101,468	-51,468
300	939,446	240,498	-509,502	-259,502	-134,502	-84,502
325	810,407	207,464	-542,536	-292,536	-167,536	-117,536
350	679,549	173,965	-576,035	-326,035	-201,035	-151,035

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£175	£225

Sub area F Private values £3003 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,195,757	562,114	-187,886	62,114	187,114	237,114
10	2,107,207	539,445	-210,555	39,445	164,445	214,445
25	2,031,030	519,944	-230,056	19,944	144,944	194,944
50	1,904,067	487,441	-262,559	-12,559	112,441	162,441
75	1,777,105	454,939	-295,061	-45,061	79,939	129,939
100	1,650,142	422,436	-327,564	-77,564	47,436	97,436
125	1,522,806	389,938	-360,162	-110,162	14,938	64,938
150	1,393,767	356,804	-393,196	-143,196	-18,196	31,804
175	1,264,728	323,770	-426,230	-176,230	-51,230	-1,230
200	1,135,689	290,736	-459,264	-209,264	-84,264	-34,264
225	1,006,650	257,702	-492,298	-242,298	-117,298	-67,298
250	877,611	224,668	-525,332	-275,332	-150,332	-100,332
275	748,172	191,532	-558,468	-308,468	-183,468	-133,468
300	617,023	157,958	-592,042	-342,042	-217,042	-167,042
325	485,873	124,384	-625,616	-375,616	-250,616	-200,616
350	354,724	90,809	-659,191	-409,191	-284,191	-234,191

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£25	£125	£150

Community Infrastructure Levy
South Oxfordshire District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher brownfield	Lower brownfield	Higher greenfield	Lower greenfield
£750,000	£500,000	£375,000	£325,000

Site type 8

Houses	
No of units	250 units
Density:	30 dph
CSH level:	4

Affordable %	40%
% rented	75%
% intermed	25%

Site area	13.89 ha
Net to gross	60%

Growth	
Sales	0%
Build	0%

Sub area A

Private values £4230 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,788,852	848,797	98,797	348,797	473,797	523,797
10	11,510,422	828,750	78,750	328,750	453,750	503,750
25	11,396,912	820,578	70,578	320,578	445,578	495,578
50	11,207,729	806,956	56,956	306,956	431,956	481,956
75	11,018,545	793,335	43,335	293,335	418,335	468,335
100	10,829,362	779,714	29,714	279,714	404,714	454,714
125	10,638,080	765,942	15,942	265,942	390,942	440,942
150	10,446,767	752,167	2,167	252,167	377,167	427,167
175	10,255,453	738,393	-11,607	238,393	363,393	413,393
200	10,064,140	724,618	-25,382	224,618	349,618	399,618
225	9,872,826	710,844	-39,176	210,824	335,824	385,824
250	9,679,084	696,894	-53,106	196,894	321,894	371,894
275	9,485,606	682,964	-67,036	182,964	307,964	357,964
300	9,292,127	669,033	-80,967	169,033	294,033	344,033
325	9,098,650	655,103	-94,897	155,103	280,103	330,103
350	8,904,428	641,119	-108,881	141,119	266,119	316,119

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£350	£350	£350

Sub area B

Private values £3520 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,158,226	515,392	-234,608	15,392	140,392	190,392
10	6,956,841	500,893	-249,107	893	125,893	175,893
25	6,839,433	492,439	-257,561	-7,561	117,439	167,439
50	6,643,148	478,307	-271,693	-21,693	103,307	153,307
75	6,445,233	464,057	-285,943	-35,943	89,057	139,057
100	6,245,186	449,653	-300,347	-50,347	74,653	124,653
125	6,044,034	435,170	-314,830	-64,830	60,170	110,170
150	5,841,023	420,654	-329,446	-79,446	45,654	95,654
175	5,636,581	405,834	-344,166	-94,166	30,834	80,834
200	5,430,449	390,992	-359,008	-109,008	15,992	65,992
225	5,222,864	376,032	-373,968	-123,968	1,032	51,032
250	5,013,251	360,964	-389,046	-139,046	-14,046	35,964
275	4,802,067	345,749	-404,251	-154,251	-29,251	20,749
300	4,589,207	330,423	-419,577	-169,577	-44,577	5,423
325	4,374,570	314,969	-435,031	-185,031	-60,031	-10,031
350	4,158,095	299,383	-450,617	-200,617	-75,617	-25,617

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£10	£225	£300

Sub area C

Private values £3385 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,263,300	450,958	-299,042	-49,042	75,958	125,958
10	6,076,412	437,502	-312,498	-62,498	62,502	112,502
25	5,957,357	428,930	-321,070	-71,070	53,930	103,930
50	5,756,206	414,447	-335,553	-85,553	39,447	89,447
75	5,554,359	399,914	-350,086	-100,086	24,914	74,914
100	5,349,918	385,194	-364,806	-114,806	10,194	60,194
125	5,144,277	370,388	-379,612	-129,612	-4,612	45,388
150	4,936,492	355,427	-394,573	-144,573	-19,573	30,427
175	4,726,885	340,336	-409,664	-159,664	-34,664	15,336
200	4,515,702	325,131	-424,868	-174,868	-49,868	1,131
225	4,301,956	309,741	-440,259	-190,259	-65,259	-15,259
250	4,087,318	294,287	-455,713	-205,713	-80,713	-30,713
275	3,869,249	278,586	-471,414	-221,414	-96,414	-46,414
300	3,650,241	262,817	-487,183	-237,183	-112,183	-62,183
325	3,428,525	246,854	-503,146	-253,146	-128,146	-78,146
350	3,206,809	230,890	-519,110	-269,110	-144,110	-94,110

Maximum CIL rates (per square metre)

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

Sub area D

Private values £3267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,473,601	394,099	-355,901	-105,901	19,099	69,099
10	5,299,001	381,528	-368,472	-118,472	6,528	56,528
25	5,176,585	372,714	-377,286	-127,286	-2,286	47,714
50	4,972,144	357,994	-392,006	-142,006	-17,006	32,994
75	4,764,853	343,069	-406,931	-156,931	-31,931	18,069
100	4,556,363	328,058	-421,942	-171,942	-46,942	3,058
125	4,345,178	312,853	-437,147	-187,147	-62,147	-12,147
150	4,131,961	297,501	-452,499	-202,499	-77,499	-27,499
175	3,917,323	282,047	-467,953	-217,953	-92,953	-42,953
200	3,699,187	266,341	-483,659	-233,659	-108,659	-58,659
225	3,479,505	250,524	-499,476	-249,476	-124,476	-74,476
250	3,257,789	234,561	-515,439	-265,439	-140,439	-90,439
275	3,036,074	218,597	-531,403	-281,403	-156,403	-106,403
300	2,814,359	202,634	-547,366	-297,366	-172,366	-122,366
325	2,591,195	186,566	-563,434	-313,434	-188,434	-138,434
350	2,365,854	170,341	-579,659	-329,659	-204,659	-154,659

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£10	£100

Site type 8

Sub area E Private values £3079 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,192,130	301,833	-448,167	-198,167	-73,167	-23,167
10	4,035,556	290,560	-459,440	-209,440	-84,440	-34,440
25	3,908,414	281,406	-468,594	-218,594	-93,594	-43,594
50	3,693,778	265,952	-484,048	-234,048	-109,048	-59,048
75	3,476,308	250,294	-499,706	-249,706	-124,706	-74,706
100	3,256,339	234,456	-515,544	-265,544	-140,544	-90,544
125	3,034,623	218,493	-531,507	-281,507	-156,507	-106,507
150	2,812,907	202,529	-547,471	-297,471	-172,471	-122,471
175	2,591,192	186,566	-563,434	-313,434	-188,434	-138,434
200	2,366,898	170,417	-579,593	-329,593	-204,593	-154,593
225	2,141,556	154,192	-595,808	-345,808	-220,808	-170,808
250	1,916,215	137,967	-612,033	-362,033	-237,033	-187,033
275	1,690,873	121,743	-628,257	-378,257	-253,257	-203,257
300	1,461,945	105,260	-644,740	-394,740	-269,740	-219,740
325	1,232,919	88,770	-661,230	-411,230	-286,230	-236,230
350	1,003,891	72,280	-677,720	-427,720	-302,720	-252,720

Maximum CIL rates (per square metre)

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

Sub area F Private values £3003 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,661,821	263,651	-486,349	-236,349	-111,349	-61,349
10	3,512,454	252,897	-497,103	-247,103	-122,103	-72,103
25	3,381,566	243,473	-506,527	-256,527	-131,527	-81,527
50	3,161,405	227,621	-522,379	-272,379	-147,379	-97,379
75	2,939,690	211,658	-538,342	-288,342	-163,342	-113,342
100	2,717,974	195,694	-554,306	-304,306	-179,306	-129,306
125	2,496,259	179,731	-570,269	-320,269	-195,269	-145,269
150	2,271,430	163,543	-586,457	-336,457	-211,457	-161,457
175	2,046,088	147,318	-602,682	-352,682	-227,682	-177,682
200	1,820,747	131,094	-618,906	-368,906	-243,906	-193,906
225	1,594,622	114,813	-635,187	-385,187	-260,187	-210,187
250	1,365,596	98,323	-651,677	-401,677	-276,677	-226,677
275	1,136,568	81,833	-668,167	-418,167	-293,167	-243,167
300	907,541	65,343	-684,657	-434,657	-309,657	-259,657
325	676,173	48,684	-701,316	-451,316	-326,316	-276,316
350	443,400	31,925	-718,075	-468,075	-343,075	-293,075

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
South Oxfordshire District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher brownfield	Lower brownfield	Higher greenfield	Lower greenfield
£750,000	£500,000	£375,000	£325,000

Site type 9

Houses	
No of units	500 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	75%
% intermed	25%

Site area	23.81 ha
Net to gross	60%

Growth	
Sales	0%
Build	0%

Sub area A

Private values £4230 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,258,821	682,870	-67,130	162,870	307,870	357,870
10	15,830,847	664,887	-85,113	164,887	289,887	339,887
20	15,607,841	655,529	-94,471	155,529	280,529	330,529
25	15,236,497	639,933	-110,067	139,933	264,933	314,933
50	14,883,571	624,270	-125,730	124,270	249,270	299,270
75	14,487,921	608,493	-141,507	108,493	233,493	283,493
100	14,108,517	592,558	-157,442	92,558	217,558	267,558
125	13,726,723	576,522	-173,478	76,522	201,522	251,522
150	13,344,069	560,451	-189,549	60,451	185,451	235,451
175	12,956,031	544,153	-205,847	44,153	169,153	219,153
200	12,567,993	527,856	-222,144	27,856	152,856	202,856
225	12,175,484	511,370	-238,630	11,370	136,370	186,370
250	11,781,100	494,806	-255,194	-5,194	119,806	169,806
275	11,384,715	478,158	-271,842	-21,842	103,158	153,158
300	10,983,881	461,323	-288,677	-38,677	86,323	136,323
325	10,583,046	444,488	-305,512	-55,512	69,488	119,488
350						

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£350	£350

Sub area B

Private values £3520 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,288,166	306,103	-443,897	-193,897	-68,897	-18,897
10	6,997,196	293,882	-456,118	-206,118	-81,118	-31,118
25	6,746,529	283,354	-466,646	-216,646	-91,646	-41,646
50	6,325,703	265,680	-484,320	-234,320	-109,320	-59,320
75	5,898,944	247,756	-502,244	-252,244	-127,244	-77,244
100	5,468,314	229,669	-520,331	-270,331	-145,331	-95,331
125	5,033,611	211,412	-538,588	-288,588	-163,588	-113,588
150	4,598,908	193,154	-556,846	-306,846	-181,846	-131,846
175	4,163,008	174,846	-575,154	-325,154	-200,154	-150,154
200	3,721,195	156,290	-593,710	-343,710	-218,710	-168,710
225	3,279,383	137,734	-612,266	-362,266	-237,266	-187,266
250	2,837,571	119,178	-630,822	-380,822	-255,822	-205,822
275	2,388,738	100,327	-649,673	-399,673	-274,673	-224,673
300	1,939,700	81,467	-668,533	-418,533	-293,533	-243,533
325	1,490,661	62,608	-687,392	-437,392	-312,392	-262,392
350	1,035,558	43,493	-706,507	-456,507	-331,507	-281,507

Maximum CIL rates (per square metre)

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

Sub area C

Private values £3385 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,472,029	229,825	-520,175	-270,175	-145,175	-95,175
10	5,204,034	218,569	-531,431	-281,431	-156,431	-106,431
25	4,943,213	207,615	-542,385	-292,385	-167,385	-117,385
50	4,508,510	189,357	-560,643	-310,643	-185,643	-135,643
75	4,073,784	171,099	-578,901	-328,901	-203,901	-153,901
100	3,631,971	152,543	-597,457	-347,457	-222,457	-172,457
125	3,190,159	133,987	-616,013	-366,013	-241,013	-191,013
150	2,748,346	115,431	-634,569	-384,569	-259,569	-209,569
175	2,299,824	96,593	-653,407	-403,407	-278,407	-228,407
200	1,850,785	77,734	-672,266	-422,266	-297,266	-247,266
225	1,401,747	58,873	-691,127	-441,127	-316,127	-266,127
250	946,073	39,735	-710,265	-460,265	-335,265	-285,265
275	489,691	20,567	-729,433	-479,433	-354,433	-304,433
300	33,309	1,399	-748,601	-498,601	-373,601	-323,601
325	-429,993	-18,060	-768,060	-518,060	-393,060	-343,060
350	-893,840	-37,541	-787,541	-537,541	-412,541	-362,541

Maximum CIL rates (per square metre)

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

Sub area D

Private values £3267 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,842,615	161,390	-588,610	-338,610	-213,610	-163,610
10	3,599,801	151,192	-598,808	-348,808	-223,808	-173,808
25	3,334,713	140,058	-609,942	-359,942	-234,942	-184,942
50	2,882,901	121,502	-628,498	-378,498	-253,498	-203,498
75	2,448,289	102,828	-647,172	-397,172	-272,172	-222,172
100	1,999,251	83,969	-666,031	-416,031	-291,031	-241,031
125	1,550,212	65,109	-684,891	-434,891	-309,891	-259,891
150	1,097,740	46,105	-703,895	-453,895	-328,895	-278,895
175	641,357	26,937	-723,063	-473,063	-348,063	-298,063
200	184,975	7,769	-742,231	-492,231	-367,231	-317,231
225	-275,847	-11,586	-761,586	-511,586	-386,586	-336,586
250	-739,693	-31,067	-781,067	-531,067	-406,067	-356,067
275	-1,203,540	-60,549	-800,549	-550,549	-425,549	-375,549
300	-1,667,386	-70,030	-820,030	-570,030	-445,030	-395,030
325	-2,131,234	-89,512	-839,512	-589,512	-464,512	-414,512
350	-2,595,080	-108,993	-858,993	-608,993	-483,993	-433,993

Maximum CIL rates (per square metre)

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

Site type 9

Sub area E Private values £3079 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,189,662	49,966	-700,034	-450,034	-325,034	-275,034
10	966,648	41,439	-708,561	-458,561	-333,561	-283,561
25	712,819	29,938	-720,062	-470,062	-345,062	-295,062
50	256,436	10,770	-739,230	-489,230	-364,230	-314,230
75	-203,217	-8,535	-758,535	-508,535	-383,535	-333,535
100	-667,063	-28,017	-778,017	-528,017	-403,017	-353,017
125	-1,130,910	-47,498	-797,498	-547,498	-422,498	-372,498
150	-1,594,756	-66,980	-816,980	-566,980	-441,980	-391,980
175	-2,058,603	-86,461	-836,461	-586,461	-461,461	-411,461
200	-2,522,450	-105,943	-855,943	-605,943	-480,943	-430,943
225	-2,986,296	-125,424	-875,424	-625,424	-500,424	-450,424
250	-3,450,143	-144,906	-894,906	-644,906	-519,906	-469,906
275	-3,913,990	-164,388	-914,388	-664,388	-539,388	-489,388
300	-4,377,837	-183,869	-933,869	-683,869	-558,869	-508,869
325	-4,841,683	-203,351	-953,351	-703,351	-578,351	-528,351
350	-5,305,530	-222,832	-972,832	-722,832	-597,832	-547,832

Maximum CIL rates (per square metre)

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

Sub area F Private values £3003 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	92,713	3,894	-746,106	-496,106	-371,106	-321,106
10	-92,929	-3,903	-753,903	-503,903	-378,903	-328,903
25	-371,238	-15,592	-765,592	-515,592	-390,592	-340,592
50	-835,084	-35,074	-785,074	-535,074	-410,074	-360,074
75	-1,298,930	-54,555	-804,555	-554,555	-429,555	-379,555
100	-1,762,777	-74,037	-824,037	-574,037	-449,037	-399,037
125	-2,226,623	-93,518	-843,518	-593,518	-468,518	-418,518
150	-2,690,471	-113,000	-863,000	-613,000	-488,000	-438,000
175	-3,154,317	-132,481	-882,481	-632,481	-507,481	-457,481
200	-3,618,164	-151,963	-901,963	-651,963	-526,963	-476,963
225	-4,082,010	-171,444	-921,444	-671,444	-546,444	-496,444
250	-4,545,857	-190,926	-940,926	-690,926	-565,926	-515,926
275	-5,009,704	-210,408	-960,408	-710,408	-585,408	-535,408
300	-5,473,550	-229,889	-979,889	-729,889	-604,889	-554,889
325	-5,937,397	-249,371	-999,371	-749,371	-624,371	-574,371
350	-6,401,243	-268,852	-1,018,852	-768,852	-643,852	-593,852

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
South Oxfordshire District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher brownfield £750,000	Lower brownfield £500,000	Higher greenfield £375,000	lower greenfield £325,000

RETIREMENT HOUSING

Site type 1

Flats	
No of units	60 units
Density	100 dph
CSH level	4

Affordable %

	40%
% rented	75%
% intermed	25%

Site area

Site area	0.60 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Sub area A

Private values £4865 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	214,053	356,756	-393,244	-143,244	-18,244	31,756
10	192,752	321,254	-428,746	-178,746	-53,746	-3,746
25	166,322	277,203	-472,797	-222,797	-97,797	-47,797
50	122,272	203,787	-546,213	-296,213	-171,213	-121,213
75	78,222	130,370	-619,630	-369,630	-244,630	-194,630
100	34,172	56,953	-693,047	-443,047	-318,047	-268,047
125	-10,040	-16,734	-766,734	-516,734	-391,734	-341,734
150	-54,810	-91,351	-841,351	-591,351	-466,351	-416,351
175	-99,582	-165,969	-915,969	-665,969	-540,969	-490,969
200	-144,352	-240,586	-990,586	-740,586	-615,586	-565,586
225	-189,123	-315,205	-1,065,205	-815,205	-690,205	-640,205
250	-233,893	-389,822	-1,139,822	-889,822	-764,822	-714,822
275	-278,663	-464,439	-1,214,439	-964,439	-839,439	-789,439
300	-323,434	-539,057	-1,289,057	-1,039,057	-914,057	-864,057
325	-368,205	-613,674	-1,363,674	-1,113,674	-988,674	-938,674
350	-412,976	-688,293	-1,438,293	-1,188,293	-1,063,293	-1,013,293

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Community Infrastructure Levy
South Oxfordshire District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher brownfield £750,000	Lower brownfield £500,000	Higher greenfield £375,000	Lower greenfield £325,000

RETIREMENT HOUSING

Site type 1

Flats	
No of units	60 units
Density	100 dph
CSH level	4

Affordable %

	30%
% rented	75%
% intermed	25%

Site area

Site area	0.60 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Sub area A

Private values £4865 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	675,822	1,126,370	376,370	626,370	751,370	801,370
10	643,973	1,073,288	323,288	573,288	698,288	748,288
25	613,634	1,022,723	272,723	522,723	647,723	697,723
50	563,069	938,448	188,448	438,448	563,448	613,448
75	512,504	854,174	104,174	354,174	479,174	529,174
100	461,529	769,214	19,214	269,214	394,214	444,214
125	410,137	683,561	-66,439	183,561	308,561	358,561
150	358,745	597,909	-152,091	97,909	222,909	272,909
175	307,353	512,256	-237,744	12,256	137,256	187,256
200	255,961	426,602	-323,398	-73,398	51,602	101,602
225	204,569	340,949	-409,051	-159,051	-34,051	15,949
250	153,178	255,297	-494,703	-244,703	-119,703	-69,703
275	101,786	169,643	-580,357	-330,357	-205,357	-155,357
300	50,394	83,990	-666,010	-416,010	-291,010	-241,010
325	-1,015	-1,691	-751,691	-501,691	-376,691	-326,691
350	-53,247	-88,745	-838,745	-588,745	-463,745	-413,745

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£175	£200	£225

Community Infrastructure Levy
South Oxfordshire District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher brownfield £750,000	Lower brownfield £500,000	Higher greenfield £375,000	Lower greenfield £325,000

RETIREMENT HOUSING

Site type 1

Flats	
No of units	60 units
Density	100 dph
CSH level	4

Affordable %

% rented	20%
% intermed	75%
	25%

Site area

Site area	0.60 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Sub area A

Private values £4865 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,134,176	1,890,293	1,140,293	1,390,293	1,515,293	1,565,293
10	1,091,577	1,819,294	1,069,294	1,319,294	1,444,294	1,494,294
25	1,056,904	1,761,506	1,011,506	1,261,506	1,386,506	1,436,506
50	999,115	1,665,192	915,192	1,165,192	1,290,192	1,340,192
75	941,327	1,568,878	818,878	1,068,878	1,193,878	1,243,878
100	883,539	1,472,565	722,565	972,565	1,097,565	1,147,565
125	825,751	1,376,251	626,251	876,251	1,001,251	1,051,251
150	767,962	1,279,937	529,937	779,937	904,937	954,937
175	710,174	1,183,623	433,623	683,623	808,623	858,623
200	652,385	1,087,309	337,309	587,309	712,309	762,309
225	594,597	990,995	240,995	490,995	615,995	665,995
250	536,808	894,141	144,141	394,141	519,141	569,141
275	477,751	798,251	46,251	296,251	421,251	471,251
300	419,018	698,363	-51,637	198,363	323,363	373,363
325	360,284	600,473	-149,527	100,473	225,473	275,473
350	301,550	502,584	-247,416	2,584	127,584	177,584

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£350	£350	£350

Community Infrastructure Levy
South Oxfordshire District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher brownfield £750,000	Lower brownfield £500,000	Higher greenfield £375,000	Lower greenfield £325,000

RETIREMENT HOUSING

Site type 1

Flats	
No of units	60 units
Density	100 dph
CSH level:	4

Affordable %

	10%
% rented	75%
% intermed	25%

Site area

Site area	0.60 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Sub area A

Private values £4865 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,587,455	2,645,759	1,895,759	2,145,759	2,270,759	2,320,759
10	1,534,566	2,557,610	1,807,610	2,057,610	2,182,610	2,232,610
25	1,496,187	2,493,644	1,743,644	1,993,644	2,118,644	2,168,644
50	1,432,221	2,387,035	1,637,035	1,887,035	2,012,035	2,062,035
75	1,368,255	2,280,425	1,530,425	1,780,425	1,905,425	1,955,425
100	1,304,289	2,173,815	1,423,815	1,673,815	1,798,815	1,848,815
125	1,240,126	2,066,877	1,316,877	1,566,877	1,691,877	1,741,877
150	1,175,115	1,958,524	1,208,524	1,458,524	1,583,524	1,633,524
175	1,110,103	1,850,171	1,100,171	1,350,171	1,475,171	1,525,171
200	1,045,091	1,741,818	991,818	1,241,818	1,366,818	1,416,818
225	980,078	1,633,464	883,464	1,133,464	1,258,464	1,308,464
250	915,066	1,525,111	775,111	1,025,111	1,150,111	1,200,111
275	850,055	1,416,758	666,758	916,758	1,041,758	1,091,758
300	785,043	1,308,405	558,405	808,405	933,405	983,405
325	720,031	1,200,052	450,052	700,052	825,052	875,052
350	655,019	1,091,699	341,699	591,699	716,699	766,699

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
South Oxfordshire District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Higher brownfield £750,000	Lower brownfield £500,000	Higher greenfield £375,000	Lower greenfield £325,000

RETIREMENT HOUSING

Site type 1

Flats	
No of units	60 units
Density	100 dph
CSH level:	4

Affordable %

	0%
% rented	75%
% intermed	25%

Site area

Site area	0.60 ha
Net to gross	100%

Growth

Sales	0%
Build	0%

Sub area A

Private values £4865 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,040,735	3,401,225	2,651,225	2,901,225	3,026,225	3,076,225
10	1,977,207	3,295,345	2,545,345	2,795,345	2,920,345	2,970,345
25	1,934,563	3,224,272	2,474,272	2,724,272	2,849,272	2,899,272
50	1,863,490	3,105,817	2,355,817	2,605,817	2,730,817	2,780,817
75	1,792,417	2,987,362	2,237,362	2,487,362	2,612,362	2,662,362
100	1,721,344	2,868,906	2,118,906	2,368,906	2,493,906	2,543,906
125	1,650,271	2,750,451	2,000,451	2,250,451	2,375,451	2,425,451
150	1,579,198	2,631,996	1,881,996	2,131,996	2,256,996	2,306,996
175	1,508,124	2,513,541	1,763,541	2,013,541	2,138,541	2,188,541
200	1,437,051	2,395,085	1,645,085	1,895,085	2,020,085	2,070,085
225	1,365,978	2,276,630	1,526,630	1,776,630	1,900,630	1,950,630
250	1,294,904	2,158,175	1,408,175	1,658,175	1,780,175	1,830,175
275	1,223,831	2,039,720	1,289,720	1,539,720	1,660,175	1,710,149
300	1,152,757	1,921,265	1,171,265	1,421,265	1,539,757	1,589,757
325	1,081,684	1,802,810	1,052,810	1,302,810	1,419,364	1,469,364
350	1,010,610	1,684,355	934,355	1,184,355	1,298,972	1,348,972

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Hotel
Location:	SODC

	£s per sqft	Yield	Rent free
Appraisal 1	£19.50	6.00%	0.50 years
Appraisal 2	£20.00	6.00%	0.50 years
Appraisal 3	£20.50	6.00%	0.50 years
Appraisal 4	£21.00	6.25%	0.50 years
Appraisal 5 (base)	£21.00	6.00%	0.50 years
Appraisal 6	£21.00	5.75%	0.50 years
Appraisal 7	£21.50	6.00%	0.50 years
Appraisal 8	£22.00	6.00%	0.50 years
Appraisal 9	£22.50	6.00%	0.50 years
Appraisal 10	£23.00	6.00%	0.50 years

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£12.00	7.50%	3.00 years	20.00%
Current use value 2	£13.00	7.50%	3.00 years	20.00%
Current use value 3	£15.00	7.50%	3.00 years	20.00%

Existing floorspace as % of new
50%

Net off existing floorspace from CIL calculation:

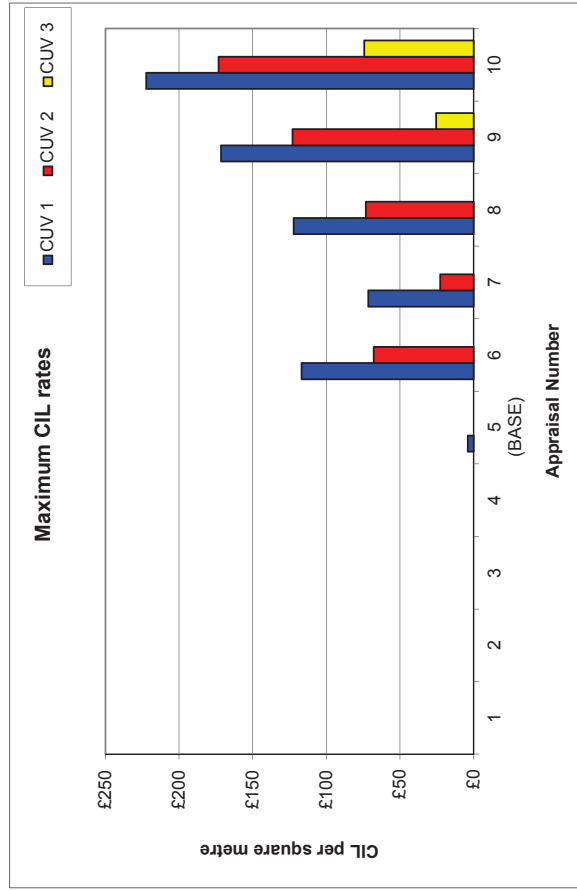
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Assume 250 sq ft per room, excl circulation etc
Rooms

Rent per room per annum
rent per sq ft

250
131
£5,250.00
£21.00

Ctrl + y to goal seek max CIL



Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-8%	£0	£0	£0
Appraisal 2	-5%	£0	£0	£0
Appraisal 3	-2%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£4	£0	£0
Appraisal 6	0%	£117	£68	£0
Appraisal 7	2%	£72	£23	£0
Appraisal 8	5%	£122	£73	£0
Appraisal 9	7%	£172	£123	£25
Appraisal 10	9%	£222	£173	£74

DEVELOPMENT APPRAISAL
Commercial Development

80,058

Use class:	Hotel
Location:	SODC

	Common assumptions	Appraisal 1	Appraisal 2	Appraisal 3	Appraisal 4	Appraisal 5	Appraisal 6	Appraisal 7	Appraisal 8	Appraisal 9	Appraisal 10
		£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
RENTAL INCOME											
Rent - area 1		£19.50	£638,625	£20.50	£671,375	£21.00	£687,750	£21.50	£704,125	£22.50	£736,875
Rent - area 2		£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Rent - area 3		£19.50	£638,625	£20.50	£671,375	£21.00	£687,750	£21.50	£704,125	£22.50	£736,875
Total floor area / rent	32,750		£655,000		£687,750		£687,750		£720,500		£763,250
Rent free/voids (years)		0.5	0.9713	0.5	0.9701	0.5	0.9713	0.5	0.9713	0.5	0.9713
Yield	6.00%	6.00%	£10,338,124	6.00%	£10,868,284	6.00%	£11,333,364	6.00%	£11,998,444	6.00%	£11,928,604
Capitalised rent			£10,803,204		£10,675,448		£11,631,148		£11,663,524		£12,193,685
GROSS DEVELOPMENT VALUE											
Purchaser's costs	5.80%		£599,611		£630,360		£645,735		£661,110		£691,859
			£9,738,513		£10,237,924		£10,487,629		£10,737,335		£11,236,745
DEVELOPMENT COSTS											
Land costs			£2,112,220		£2,112,220		£2,112,220		£2,112,220		£2,112,220
Stamp duty and acquisition costs			-£122,509		-£122,509		-£122,509		-£122,509		-£122,509
Development Costs											
Existing floor area	50%		£81,875		£81,875		£81,875		£81,875		£81,875
Demolition costs	£5 psf		£5,013,122		£5,013,122		£5,013,122		£5,013,122		£5,013,122
Building costs	£122 psf		£501,312		£501,312		£501,312		£501,312		£501,312
Area	80% gvs to net		41,129		41,129		41,129		41,129		41,129
External works	10.00%		£559,631		£559,631		£559,631		£559,631		£559,631
Professional fees	10.00%		£307,797		£307,797		£307,797		£307,797		£307,797
Contingency	5.00%		£0		£0		£0		£0		£0
Mayoral CL	£0.00		£0		£0		£0		£0		£0
Residual S106	£3 psf		£110,900		£110,900		£110,900		£110,900		£110,900
CL			-£26		-£674,308		-£812,642		-£286,261		-£99,551
Disposal Costs											
Leasing Agent's fee (% of rent)	10.00%		£63,863		£67,138		£68,775		£70,413		£73,698
Agent's fees (on capital value)	1.00%		£103,381		£108,683		£113,334		£119,384		£124,837
Legal fees (% of capital value)	0.75%		£77,536		£77,536		£77,536		£77,536		£77,536
Finance											
Loan arrangement fee	1.00%		£55,230		£59,003		£64,641		£68,864		£66,715
Interest rate	7.00%		£302,811		£323,069		£343,714		£343,766		£364,456
18 months											
Profit on cost											
Profit on cost (%)			£1,622,941		£1,712,455		£1,752,792		£1,792,664		£1,873,836
			20.01%		20.09%		20.07%		20.04%		20.01%
Net additional floorspace (sq ft)			16,375		16,375		16,375		16,375		16,375
Net additional floorspace (sq m)			1,521		1,521		1,521		1,521		1,521

CURRENT USE VALUE
Commercial Development

Use class: **Hotel**

	CUV 1	CUV 2	CUV 3
Common assumptions			
Existing space as percentage of new	16,375		
Rent per sq ft	£12 psf	£13 psf	£15 psf
Rental income per annum	£196,500	£212,875	£245,625
Rent free/voids (years)	3.0	3.0	3.0
Total revenue, capitalised (including all costs)	7.50%	7.50%	7.50%
Refurbishment costs	£818,750	£818,750	£818,750
Fees	£57,313	£57,313	£57,313
Capitalised rent, net of refurb and fees	£1,232,934	£1,408,684	£1,760,183
Purchaser's costs			
Current use value	£1,232,934	£1,408,684	£1,760,183
CUV including Landowner premium	20% £1,479,521	20.00% £1,690,421	20.00% £2,112,220

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Industrial
Location:	SODC

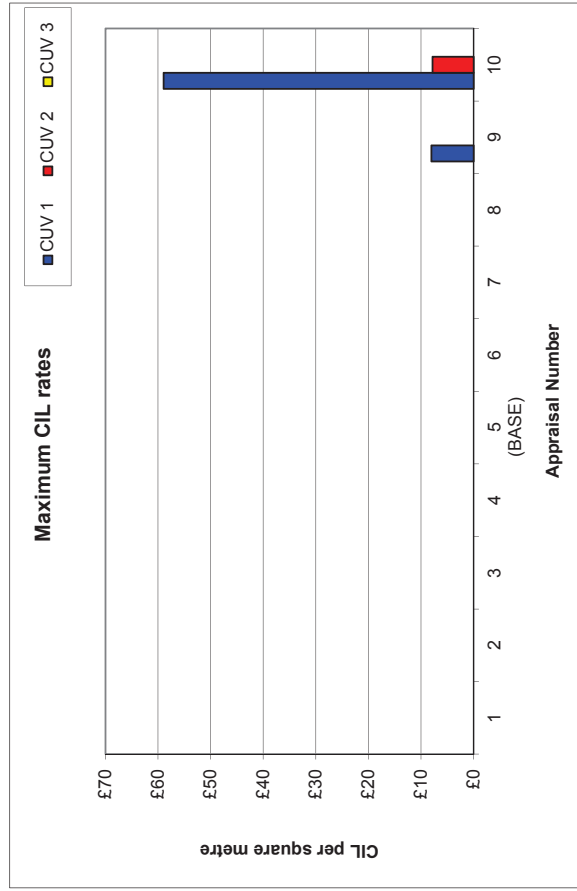
Appraisal	£s per sqft	Yield	Rent free
Appraisal 1	£7.50	6.50%	1.00 years
Appraisal 2	£8.00	6.50%	1.00 years
Appraisal 3	£8.50	6.50%	1.00 years
Appraisal 4	£9.00	6.75%	1.00 years
Appraisal 5 (base)	£9.00	6.50%	1.00 years
Appraisal 6	£9.00	6.25%	1.00 years
Appraisal 7	£9.50	6.50%	1.00 years
Appraisal 8	£10.00	6.50%	1.00 years
Appraisal 9	£10.50	6.50%	1.00 years
Appraisal 10	£11.00	6.50%	1.00 years

Current use value	£s per sqft	Yield	Rent free	Premium
Current use value 1	£4.00	8.00%	3.00 years	20.00%
Current use value 2	£5.00	8.00%	3.00 years	20.00%
Current use value 3	£6.00	8.00%	3.00 years	20.00%

Existing floorspace as % of new
50%

Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL



Results - Maximum CIL rates per square metre

Appraisal	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-20%	£0	£0	£0
Appraisal 2	-13%	£0	£0	£0
Appraisal 3	-6%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	5%	£0	£0	£0
Appraisal 8	10%	£0	£0	£0
Appraisal 9	14%	£8	£0	£0
Appraisal 10	18%	£59	£8	£0

28.047

Use class:	Industrial
Location:	SODC

DEVELOPMENT APPRAISAL
Commercial Development

	Common assumptions	Appraisal 1	Appraisal 2	Appraisal 3	Appraisal 4	Appraisal 5	Appraisal 6	Appraisal 7	Appraisal 8	Appraisal 9	Appraisal 10	
		£ psf £ per annum £7.50 £225,000 £7.50 £225,000 £7.50 £225,000	£ psf £ per annum £8 £240,000 £9 £270,000 £9.00 £270,000	£ psf £ per annum £8.50 £255,000 £9.00 £270,000 £9.00 £270,000	£ psf £ per annum £9.00 £270,000 £9.00 £270,000 £9.00 £270,000	£ psf £ per annum £9.00 £270,000 £9.00 £270,000 £9.00 £270,000	£ psf £ per annum £9.00 £270,000 £9.00 £270,000 £9.00 £270,000	£ psf £ per annum £9.00 £270,000 £9.00 £270,000 £9.00 £270,000	£ psf £ per annum £9.50 £285,000 £9.50 £285,000 £9.50 £285,000	£ psf £ per annum £10.00 £300,000 £10.00 £300,000 £10.00 £300,000	£ psf £ per annum £10.50 £315,000 £10.50 £315,000 £10.50 £315,000	£ psf £ per annum £11.00 £330,000 £11.00 £330,000 £11.00 £330,000
DEVELOPMENT VALUE												
Rentals/Income												
Rent - area 1		£7.50 £225,000	£8 £240,000	£8.50 £255,000	£9.00 £270,000	£9.00 £270,000	£9.00 £270,000	£9.50 £285,000	£10.00 £300,000	£10.50 £315,000	£11.00 £330,000	
Rent - area 2		£7.50 £225,000	£9 £270,000	£9.00 £270,000	£9.00 £270,000	£9.00 £270,000	£9.00 £270,000	£9.50 £285,000	£10.00 £300,000	£10.50 £315,000	£11.00 £330,000	
Rent - area 3		£7.50 £225,000	£8 £240,000	£8.50 £255,000	£9.00 £270,000	£9.00 £270,000	£9.00 £270,000	£9.50 £285,000	£10.00 £300,000	£10.50 £315,000	£11.00 £330,000	
Total floor area / rent	30,000	£225,000	£240,000	£255,000	£270,000	£270,000	£270,000	£285,000	£300,000	£315,000	£330,000	
Rent free/voids (years)		1.0	0.9380	1.0	0.9388	1.0	0.9412	1.0	0.9390	1.0	0.9390	
Yield	6.50%	6.50%	6.50%	6.50%	6.75%	6.50%	6.25%	6.50%	6.50%	6.50%	6.50%	
Capitalised rent		£3,250,271	£3,468,956	£3,683,640	£3,747,073	£3,900,325	£4,085,882	£4,117,010	£4,333,694	£4,550,379	£4,767,064	
GROSS DEVELOPMENT VALUE												
Purchaser's costs	5.80%	£188,516	£201,083	£213,651	£217,330	£226,219	£235,821	£238,787	£251,354	£263,922	£276,490	
DEVELOPMENT COSTS												
Stamp duty and acquisition costs		£3,061,755	£3,265,872	£3,469,989	£3,529,742	£3,674,106	£3,830,061	£3,878,223	£4,082,340	£4,286,457	£4,490,574	
Land costs		£975,374	£975,374	£975,374	£975,374	£975,374	£975,374	£975,374	£975,374	£975,374	£975,374	
Stamp duty and acquisition costs		-£56,572	-£56,572	-£56,572	-£56,572	-£56,572	-£56,572	-£56,572	-£56,572	-£56,572	-£56,572	
Development Costs												
Existing floor area	50%	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	
Demolition costs	£5 psf	£1,966,431	£1,966,431	£1,966,431	£1,966,431	£1,966,431	£1,966,431	£1,966,431	£1,966,431	£1,966,431	£1,966,431	
Building costs	£59 psf	£1,966,431	£1,966,431	£1,966,431	£1,966,431	£1,966,431	£1,966,431	£1,966,431	£1,966,431	£1,966,431	£1,966,431	
Area	90% gvs to net	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	
External works	10.00%	£196,643	£196,643	£196,643	£196,643	£196,643	£196,643	£196,643	£196,643	£196,643	£196,643	
Professional fees	10.00%	£223,807	£223,807	£223,807	£223,807	£223,807	£223,807	£223,807	£223,807	£223,807	£223,807	
Contingency	5.00%	£123,094	£123,094	£123,094	£123,094	£123,094	£123,094	£123,094	£123,094	£123,094	£123,094	
Mayoral CIL	£0.00	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Residual S106	£3 psf	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588	
CIL		-£37	-£32	-£27	-£26	-£24	-£19	-£18	-£13	-£9	-£4	
Disposal Costs												
Leasing Agent's fee (% of rent)	10.00%	£22,500	£24,000	£25,500	£27,000	£27,000	£27,000	£28,500	£30,000	£31,500	£33,000	
Agent's fees (on capital value)	1.00%	£32,503	£34,670	£36,836	£37,471	£39,003	£40,659	£41,170	£43,397	£45,504	£47,671	
Legal fees (% of capital value)	0.75%	£24,377	£24,377	£24,377	£24,377	£24,377	£24,377	£24,377	£24,377	£24,377	£24,377	
Finance												
Loan arrangement fee	1.00%	£14,580	£16,145	£17,710	£18,158	£18,821	£20,478	£20,831	£22,377	£23,945	£25,531	
Interest rate	7.00%	£80,714	£89,983	£97,531	£99,983	£101,795	£112,343	£114,299	£122,610	£131,035	£139,652	
Interest	18 months	£510,247	£544,231	£578,209	£588,155	£612,165	£638,576	£647,162	£683,116	£716,769	£748,550	
Profit on cost		20.00%	20.00%	19.99%	19.99%	19.99%	20.01%	20.03%	20.10%	20.08%	20.00%	
Profit on cost (%)		15.000	15.000	15.000	15.000	15.000	15.000	15.000	15.000	15.000	15.000	
Net additional floorspace (sq ft)		1,394	1,394	1,394	1,394	1,394	1,394	1,394	1,394	1,394	1,394	
Net additional floorspace (sq m)		128	128	128	128	128	128	128	128	128	128	

CURRENT USE VALUE
Commercial Development

Use class: **Industrial**

	Common assumptions	CUV 1	CUV 2	CUV 3
Current use value				
Existing space as percentage of new	50%			
Rent per sq ft		£4 psf	£5 psf	£6 psf
Rental income per annum		£60,000	£75,000	£90,000
Rent free/voids (years)		3.0	3.0	3.0
Total revenue, capitalised (including all costs)		8.00%	8.00%	8.00%
Refurbishment costs	£5 psf	£75,000	£75,000	£75,000
Fees	7%	£5,250	£5,250	£5,250
Capitalised rent, net of refurb and fees		£515,124	£663,968	£812,811
Purchaser's costs	5.80%			
Current use value		£515,124	£663,968	£812,811
CUV including Landowner premium		20%	20.00%	20.00%
		£618,149	£796,761	£975,374

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Offices
Location:	SODC

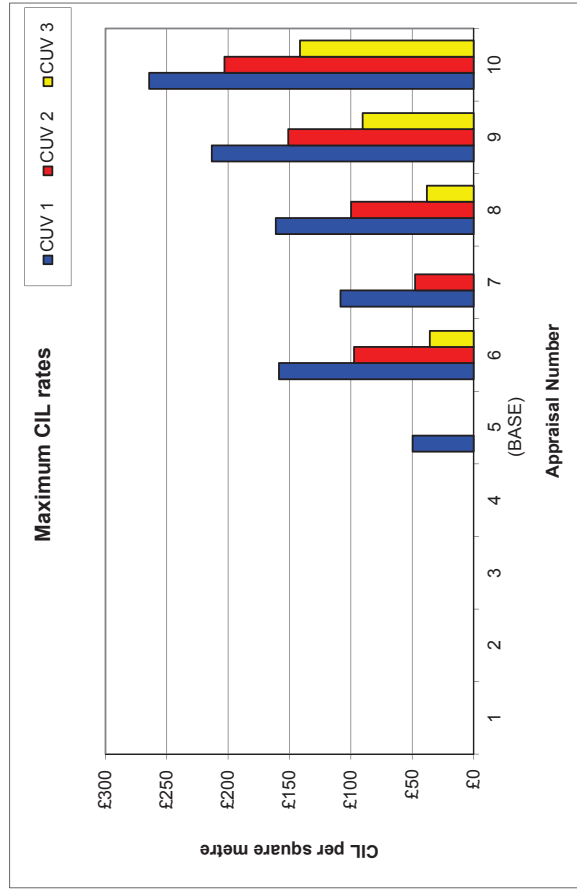
	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	6.00%	2.00 years
Appraisal 2	£18.00	6.00%	2.00 years
Appraisal 3	£19.00	6.00%	2.00 years
Appraisal 4	£20.00	6.25%	2.00 years
Appraisal 5 (base)	£20.00	6.00%	2.00 years
Appraisal 6	£20.00	5.75%	2.00 years
Appraisal 7	£20.50	6.00%	2.00 years
Appraisal 8	£21.00	6.00%	2.00 years
Appraisal 9	£21.50	6.00%	2.00 years
Appraisal 10	£22.00	6.00%	2.00 years

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£8.00	8.00%	3.00 years	20.00%
Current use value 2	£10.00	8.00%	3.00 years	20.00%
Current use value 3	£12.00	8.00%	3.00 years	20.00%

Existing floorspace as % of new
30%

Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL



Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-18%	£0	£0	£0
Appraisal 2	-11%	£0	£0	£0
Appraisal 3	-5%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£50	£0	£0
Appraisal 6	0%	£158	£97	£36
Appraisal 7	2%	£108	£48	£0
Appraisal 8	5%	£161	£100	£38
Appraisal 9	7%	£213	£151	£90
Appraisal 10	9%	£264	£203	£142

63,998

Use class:	Offices
Location:	SODC

DEVELOPMENT APPRAISAL
Commercial Development

	Common assumptions	Appraisal 1	Appraisal 2	Appraisal 3	Appraisal 4	Appraisal 5	Appraisal 6	Appraisal 7	Appraisal 8	Appraisal 9	Appraisal 10
		£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum
Rentals Income											
Rent - area 1	30,000	£17.00 £510,000	£18 £540,000	£19.00 £570,000	£20.00 £600,000	£20.50 £615,000	£20.50 £615,000	£21.00 £630,000	£21.00 £630,000	£21.50 £645,000	£22.00 £660,000
Rent - area 2		£17.00 £510,000	£18 £540,000	£19.00 £570,000	£20.00 £600,000	£20.50 £615,000	£20.50 £615,000	£21.00 £630,000	£21.00 £630,000	£21.50 £645,000	£22.00 £660,000
Rent - area 3		£17.00 £510,000	£18 £540,000	£19.00 £570,000	£20.00 £600,000	£20.50 £615,000	£20.50 £615,000	£21.00 £630,000	£21.00 £630,000	£21.50 £645,000	£22.00 £660,000
Total floor area / rent	30,000	£510,000	£540,000	£570,000	£600,000	£615,000	£615,000	£630,000	£630,000	£645,000	£660,000
Rent free/voids (years)		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Yield	6.00%	6.00%	6.00%	6.00%	6.25%	6.00%	5.75%	6.00%	6.00%	6.00%	6.00%
Capitalised rent		£7,564,970	£8,009,988	£8,454,966	£8,903,906	£8,399,964	£9,330,881	£9,122,464	£9,344,983	£9,567,462	£9,789,961
GROSS DEVELOPMENT VALUE											
Purchaser's costs	5.80%	£438,768	£464,578	£490,388	£493,221	£516,198	£541,191	£529,103	£542,008	£554,913	£567,818
DEVELOPMENT COSTS											
Land costs											
Stamp duty and acquisition costs		£939,328	£939,328	£939,328	£939,328	£939,328	£939,328	£939,328	£939,328	£939,328	£939,328
		£54,481	£54,481	£54,481	£54,481	£54,481	£54,481	£54,481	£54,481	£54,481	£54,481
Development Costs											
Existing floor area	30%										
Demolition costs	£5 psf	£45,000	£45,000	£45,000	£45,000	£45,000	£45,000	£45,000	£45,000	£45,000	£45,000
Building costs	£132 psf	£4,397,374	£4,397,374	£4,397,374	£4,397,374	£4,397,374	£4,397,374	£4,397,374	£4,397,374	£4,397,374	£4,397,374
Area	90% g/s to net										
External works	10.00%	£439,737	£439,737	£439,737	£439,737	£439,737	£439,737	£439,737	£439,737	£439,737	£439,737
Professional fees	10.00%	£488,211	£488,211	£488,211	£488,211	£488,211	£488,211	£488,211	£488,211	£488,211	£488,211
Contingency	5.00%	£268,516	£268,516	£268,516	£268,516	£268,516	£268,516	£268,516	£268,516	£268,516	£268,516
Mayoral CIL	£0.00										
Residual S106	£3 psf	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588
CIL		£-35	£-25	£-16	£-15	£-16	£-15	£-16	£-15	£-16	£-15
		£-1,168,208	£-847,913	£-524,953	£-492,693	£-246,220	£-110,414	£-42,590	£-117,770	£-279,765	£-438,900
Disposal Costs											
Leasing Agent's fee (% of rent)	10.00%	£51,000	£54,000	£57,000	£60,000	£60,000	£60,000	£61,500	£63,000	£64,500	£66,000
Agent's fees (on capital value)	1.00%	£75,650	£80,100	£84,550	£88,038	£90,000	£93,309	£91,225	£93,460	£95,675	£97,900
Legal fees (% of capital value)	0.75%	£56,737	£56,737	£56,737	£56,737	£56,737	£56,737	£56,737	£56,737	£56,737	£56,737
Finance											
Loan arrangement fee	1.00%	£45,722	£48,925	£52,155	£52,477	£54,942	£58,608	£56,978	£58,582	£60,202	£61,787
Interest rate	7.00%										
Interest	18 months	£249,669	£266,876	£284,222	£286,089	£345,701	£318,197	£310,133	£318,748	£327,448	£335,967
Profit on cost											
Profit on cost (%)		£1,190,356	£1,261,392	£1,329,593	£1,337,653	£1,386,333	£1,467,252	£1,434,104	£1,469,394	£1,502,948	£1,540,179
		20.05%	20.07%	20.04%	20.05%	20.02%	20.04%	20.03%	20.04%	20.01%	20.05%
Net additional floorspace (sq ft)		21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000
Net additional floorspace (sq m)		1,951	1,951	1,951	1,951	1,951	1,951	1,951	1,951	1,951	1,951

CURRENT USE VALUE
Commercial Development

Use class: **Offices**

	Common assumptions	CUV 1	CUV 2	CUV 3
Current use value				
Existing space as percentage of new	30%			
Rent per sq ft		£8 psf	£10 psf	£12 psf
Rental income per annum		£72,000	£90,000	£108,000
Rent free/voids (years)		3.0	3.0	3.0
Total revenue, capitalised (including all costs)		0.7938	0.7938	0.7938
		8.00%	8.00%	8.00%
Refurbishment costs	£30 psf	£270,000	£270,000	£270,000
Fees	7%	£18,900	£18,900	£18,900
Capitalised rent, net of refurb and fees		£425,549	£604,161	£782,774
Purchaser's costs	5.80%			
Current use value		£425,549	£604,161	£782,774
CUV including Landowner premium		20%	20.00%	20.00%
		£510,659	£724,994	£939,328

**COMMUNITY INFRASTRUCTURE LEVY
Commercial Development**

Use class:	Retail warehouse
Location:	SODC

	£s per sqft	Yield	Rent free
Appraisal 1	£12.50	5.50%	1.00 years
Appraisal 2	£13.00	5.50%	1.00 years
Appraisal 3	£13.50	5.50%	1.00 years
Appraisal 4	£14.00	5.75%	1.00 years
Appraisal 5 (base)	£14.00	5.50%	1.00 years
Appraisal 6	£14.00	5.25%	1.00 years
Appraisal 7	£14.50	5.50%	1.00 years
Appraisal 8	£15.00	5.50%	1.00 years
Appraisal 9	£15.50	5.50%	1.00 years
Appraisal 10	£16.00	5.50%	1.00 years

Existing floorspace as % of new
35%

Net off existing floorspace from CIL calculation:

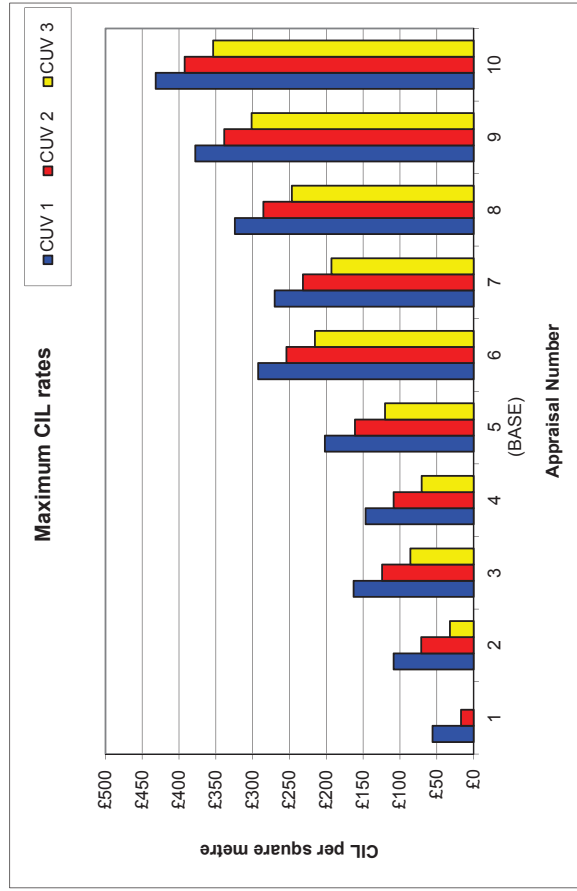
Ctrl + y to goal seek max CIL

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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£10.00	7.00%	2.50 years	20.00%
Current use value 2	£11.00	7.00%	2.50 years	20.00%
Current use value 3	£12.00	7.00%	2.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-12%	£56	£17	£0
Appraisal 2	-8%	£109	£71	£32
Appraisal 3	-4%	£163	£124	£86
Appraisal 4	0%	£147	£109	£70
Appraisal 5 (base)	-	£202	£161	£120
Appraisal 6	0%	£293	£254	£215
Appraisal 7	3%	£270	£232	£193
Appraisal 8	7%	£324	£286	£247
Appraisal 9	10%	£378	£339	£301
Appraisal 10	13%	£432	£392	£354



DEVELOPMENT APPRAISAL
Commercial Development

86,749

Use class:	Retail warehouse
Location:	SODC

	Common assumptions	Appraisal 1	Appraisal 2	Appraisal 3	Appraisal 4	Appraisal 5	Appraisal 6	Appraisal 7	Appraisal 8	Appraisal 9	Appraisal 10
		£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum
RENTAL INCOME											
Rent - area 1	50,000	£12.50 £625,000	£13 £650,000	£13.50 £675,000	£14.00 £700,000	£14.00 £700,000	£14.00 £700,000	£14.50 £725,000	£15.00 £750,000	£15.50 £775,000	£16.00 £800,000
Rent - area 2		£12.50 £0	£13 £0	£13.50 £0	£14.00 £0	£14.00 £0	£14.00 £0	£14.50 £0	£15.00 £0	£15.50 £0	£16.00 £0
Rent - area 3		£12.50 £0	£13 £0	£13.50 £0	£14.00 £0	£14.00 £0	£14.00 £0	£14.50 £0	£15.00 £0	£15.50 £0	£16.00 £0
Total floor area / rent	50,000	£625,000	£650,000	£675,000	£700,000	£700,000	£700,000	£725,000	£750,000	£775,000	£800,000
Rent free/voids (years)		1.0	0.9479	1.0	0.9456	1.0	0.9479	1.0	0.9479	1.0	0.9479
Yield	5.50%	5.50%	5.50%	5.50%	5.75%	5.50%	5.25%	5.50%	5.50%	5.50%	5.50%
Capitalised rent		£10,771,219	£11,202,068	£11,632,917	£11,511,975	£12,063,766	£12,688,250	£12,494,614	£12,925,463	£13,356,312	£13,787,161
GROSS DEVELOPMENT VALUE											
Purchaser's costs	5.80%	£624,731	£649,720	£674,709	£667,695	£699,698	£734,759	£724,688	£749,677	£774,666	£799,655
		£10,146,489	£10,552,348	£10,958,208	£10,844,280	£11,364,067	£11,933,492	£11,769,927	£12,175,786	£12,581,646	£12,987,505
DEVELOPMENT COSTS											
Land costs		£2,365,686	£2,365,686	£2,365,686	£2,365,686	£2,365,686	£2,365,686	£2,365,686	£2,365,686	£2,365,686	£2,365,686
Stamp duty and acquisition costs		-£137,210	-£137,210	-£137,210	-£137,210	-£137,210	-£137,210	-£137,210	-£137,210	-£137,210	-£137,210
Development Costs											
Existing floor area	35% 17,500	£87,500	£87,500	£87,500	£87,500	£87,500	£87,500	£87,500	£87,500	£87,500	£87,500
Demolition costs	£5 psf	£4,041,249	£4,041,249	£4,041,249	£4,041,249	£4,041,249	£4,041,249	£4,041,249	£4,041,249	£4,041,249	£4,041,249
Building costs	£85 psf	£4,041,249	£4,041,249	£4,041,249	£4,041,249	£4,041,249	£4,041,249	£4,041,249	£4,041,249	£4,041,249	£4,041,249
Area	80% gvs to net	£404,125	£404,125	£404,125	£404,125	£404,125	£404,125	£404,125	£404,125	£404,125	£404,125
External works	10.00%	£453,287	£453,287	£453,287	£453,287	£453,287	£453,287	£453,287	£453,287	£453,287	£453,287
Professional fees	10.00%	£249,308	£249,308	£249,308	£249,308	£249,308	£249,308	£249,308	£249,308	£249,308	£249,308
Contingency	5.00%	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Mayoral CL	£0.00	£500,000	£500,000	£500,000	£500,000	£500,000	£500,000	£500,000	£500,000	£500,000	£500,000
Residual S106	£10 psf	-£124,863	£3 £186,032	£8 £497,759	£7 £408,592	£11 £897,861	£20 £1,250,514	£18 £1,121,129	£23 £1,439,514	£28 £1,749,727	£33 £2,053,308
CIL											
Disposal Costs											
Leasing Agent's fee (% of rent)	10.00%	£62,500	£65,000	£67,500	£70,000	£70,000	£70,000	£72,500	£75,000	£77,500	£80,000
Agent's fees (on capital value)	1.00%	£107,712	£112,021	£116,329	£115,120	£120,638	£126,683	£124,946	£129,255	£133,563	£137,872
Legal fees (% of capital value)	0.75%	£80,784	£80,784	£80,784	£80,784	£80,784	£80,784	£80,784	£80,784	£80,784	£80,784
Finance											
Loan arrangement fee	1.00%	£56,106	£59,215	£62,322	£61,441	£64,333	£69,860	£68,566	£71,690	£74,852	£77,888
Interest rate	7.00%										
Interest	18 months	£307,734	£324,414	£341,137	£336,523	£348,994	£391,331	£374,578	£391,336	£408,295	£424,590
Profit on cost											
Profit on cost (%)		£1,692,570	£1,760,937	£1,828,421	£1,807,875	£1,897,511	£1,990,374	£1,953,478	£2,030,263	£2,092,979	£2,169,119
		20.02%	20.03%	20.03%	20.01%	20.04%	20.02%	20.02%	20.01%	19.95%	20.05%
Net additional floorspace (sq ft)		32,500	32,500	32,500	32,500	32,500	32,500	32,500	32,500	32,500	32,500
Net additional floorspace (sq m)		3,019	3,019	3,019	3,019	3,019	3,019	3,019	3,019	3,019	3,019

CURRENT USE VALUE
Commercial Development

Use class: **Retail warehouse**

	Common assumptions	CUV 1	CUV 2	CUV 3
Current use value				
Existing space as percentage of new	35%			
Rent per sq ft		£10 psf	£11 psf	£12 psf
Rental income per annum		£175,000	£192,500	£210,000
Rent free/voids (years)		2.5	2.5	2.5
Total revenue, capitalised (including all costs)		0.8444	0.8444	0.8444
		7.00%	7.00%	7.00%
Refurbishment costs	£30 psf	£525,000	£525,000	£525,000
Fees	7%	£36,750	£36,750	£36,750
Capitalised rent, net of refurb and fees		£1,549,213	£1,760,309	£1,971,405
Purchaser's costs	5.80%			
Current use value		£1,549,213	£1,760,309	£1,971,405
CUV including Landowner premium		20%	20.00%	20.00%
		£1,859,055	£2,112,371	£2,365,686

**COMMUNITY INFRASTRUCTURE LEVY
Commercial Development**

Use class:	Supermarket
Location:	SODC

	£s per sqft	Yield	Rent free
Appraisal 1	£13.50	5.00%	0.50 years
Appraisal 2	£14.00	5.00%	0.50 years
Appraisal 3	£14.50	5.00%	0.50 years
Appraisal 4	£15.00	5.25%	0.50 years
Appraisal 5 (base)	£15.00	5.00%	0.50 years
Appraisal 6	£15.00	4.75%	0.50 years
Appraisal 7	£15.50	5.00%	0.50 years
Appraisal 8	£16.00	5.00%	0.50 years
Appraisal 9	£16.50	5.00%	0.50 years
Appraisal 10	£17.00	5.00%	0.50 years

Existing floorspace as % of new
35%

Net off existing floorspace from CIL calculation:

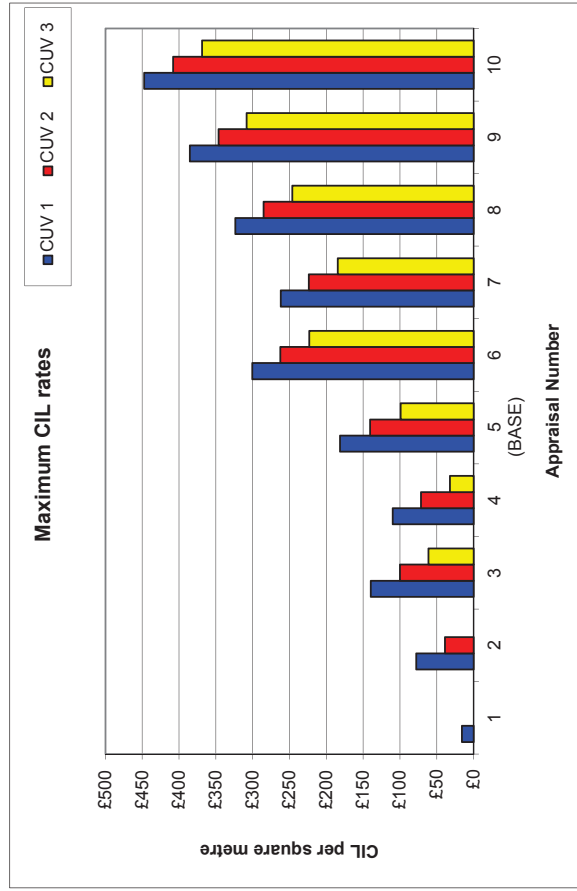
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Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£12.00	7.00%	2.50 years	20.00%
Current use value 2	£13.00	7.00%	2.50 years	20.00%
Current use value 3	£14.00	7.00%	2.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-11%	£16	£0	£0
Appraisal 2	-7%	£78	£39	£0
Appraisal 3	-3%	£140	£100	£61
Appraisal 4	0%	£110	£71	£32
Appraisal 5 (base)	-	£181	£141	£99
Appraisal 6	0%	£301	£262	£223
Appraisal 7	3%	£262	£224	£184
Appraisal 8	6%	£324	£285	£246
Appraisal 9	9%	£385	£346	£308
Appraisal 10	12%	£447	£408	£369



DEVELOPMENT APPRAISAL
Commercial Development

157,895

Use class:	Supermarket
Location:	SODC

	Common assumptions	Appraisal 1	Appraisal 2	Appraisal 3	Appraisal 4	Appraisal 5	Appraisal 6	Appraisal 7	Appraisal 8	Appraisal 9	Appraisal 10
RENTAL INCOME											
Rent - area 1	Floor area	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum
Rent - area 2	75,000	£13.50 £1,012,500	£14.00 £1,087,500	£14.50 £1,072,500	£15.00 £1,125,000	£15.00 £1,125,000	£15.00 £1,125,000	£15.50 £1,162,500	£16.00 £1,200,000	£16.50 £1,237,500	£17.00 £1,275,000
Rent - area 3		£13.50 £0	£14.00 £0	£14.50 £0	£15.00 £0	£15.00 £0	£15.00 £0	£15.50 £0	£16.00 £0	£16.50 £0	£17.00 £0
Total floor area / rent	75,000	£1,012,500	£1,050,000	£1,087,500	£1,125,000	£1,125,000	£1,125,000	£1,162,500	£1,200,000	£1,237,500	£1,275,000
Rent free/voids (years)		0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Yield	5.00%	0.9759	0.9759	0.9759	0.9747	0.9759	0.9771	0.9759	0.9759	0.9759	0.9759
Capitalised rent		£19,761,976	£20,393,902	£21,225,827	£20,887,293	£21,957,752	£23,140,988	£22,689,577	£23,421,602	£24,153,527	£24,885,452
GROSS DEVELOPMENT VALUE											
Purchaser's costs	5.80%	£1,146,195	£1,188,646	£1,231,098	£1,271,463	£1,273,550	£1,342,177	£1,316,001	£1,358,463	£1,400,905	£1,443,356
		£18,616,782	£19,305,255	£19,994,729	£19,676,830	£20,684,202	£21,798,811	£21,373,675	£22,063,149	£22,752,622	£23,442,096
DEVELOPMENT COSTS											
Land costs		£4,308,476	£4,308,476	£4,308,476	£4,308,476	£4,308,476	£4,308,476	£4,308,476	£4,308,476	£4,308,476	£4,308,476
Stamp duty and acquisition costs		-£249,892	-£249,892	-£249,892	-£249,892	-£249,892	-£249,892	-£249,892	-£249,892	-£249,892	-£249,892
Development Costs											
Existing floor area	26,250										
Demolition costs	£5 psf	£131,250	£131,250	£131,250	£131,250	£131,250	£131,250	£131,250	£131,250	£131,250	£131,250
Building costs	£85 psf	£7,845,080	£7,845,080	£7,845,080	£7,845,080	£7,845,080	£7,845,080	£7,845,080	£7,845,080	£7,845,080	£7,845,080
Area	81% gvs to net										
External works	10.00%	£784,508	£784,508	£784,508	£784,508	£784,508	£784,508	£784,508	£784,508	£784,508	£784,508
Professional fees	10.00%	£876,084	£876,084	£876,084	£876,084	£876,084	£876,084	£876,084	£876,084	£876,084	£876,084
Contingency	5.00%	£481,846	£481,846	£481,846	£481,846	£481,846	£481,846	£481,846	£481,846	£481,846	£481,846
Mayoral CL	£0.00	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Residual S106	£10 psf	£750,000	£750,000	£750,000	£750,000	£750,000	£750,000	£750,000	£750,000	£750,000	£750,000
CLL		-£531,398	-£2,572	£6	£3	£9	£21	£17	£23	£29	£34
Disposal Costs											
Leasing Agent's fee (% of rent)	10.00%	£101,250	£105,000	£108,750	£112,500	£112,500	£112,500	£116,250	£120,000	£123,750	£127,500
Agent's fees (on capital value)	1.00%	£197,620	£204,939	£212,258	£208,879	£219,578	£231,410	£228,807	£234,216	£241,535	£248,855
Legal fees (% of capital value)	0.75%	£146,215	£146,215	£146,215	£146,215	£146,215	£146,215	£146,215	£146,215	£146,215	£146,215
Finance											
Loan arrangement fee	1.00%	£103,374	£108,662	£113,965	£111,445	£117,222	£127,882	£124,547	£129,857	£135,203	£140,411
Interest rate	7.00%										
Interest	18 months	£566,184	£594,528	£622,950	£609,738	£653,706	£697,215	£679,671	£708,126	£736,776	£764,899
Profit on cost											
Profit on cost (%)		£3,103,185	£3,219,130	£3,333,513	£3,282,003	£3,452,206	£3,634,846	£3,564,761	£3,676,465	£3,788,237	£3,912,686
		20.00%	20.01%	20.01%	20.02%	20.03%	20.01%	20.02%	20.01%	19.99%	20.03%
Net additional floorspace (sq ft)		48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750
Net additional floorspace (sq m)		4,529	4,529	4,529	4,529	4,529	4,529	4,529	4,529	4,529	4,529

CURRENT USE VALUE
Commercial Development

Use class: **Supermarket**

	Common assumptions	CUV 1	CUV 2	CUV 3
Current use value				
Existing space as percentage of new	35%			
Rent per sq ft		£12 psf	£13 psf	£14 psf
Rental income per annum		£315,000	£341,250	£367,500
Rent free/voids (years)		2.5	2.5	2.5
Total revenue, capitalised (including all costs)		0.8444	0.8444	0.8444
		7.00%	7.00%	7.00%
Refurbishment costs	£30 psf	£787,500	£787,500	£787,500
Fees	7%	£55,125	£55,125	£55,125
Capitalised rent, net of refurb and fees		£2,957,108	£3,273,752	£3,590,397
Purchaser's costs	5.80%			
Current use value		£2,957,108	£3,273,752	£3,590,397
CUV including Landowner premium		20%	20.00%	20.00%
		£3,548,529	£3,928,503	£4,308,476

**COMMUNITY INFRASTRUCTURE LEVY
Commercial Development**

Use class:	Town Centre retail
Location:	SODC

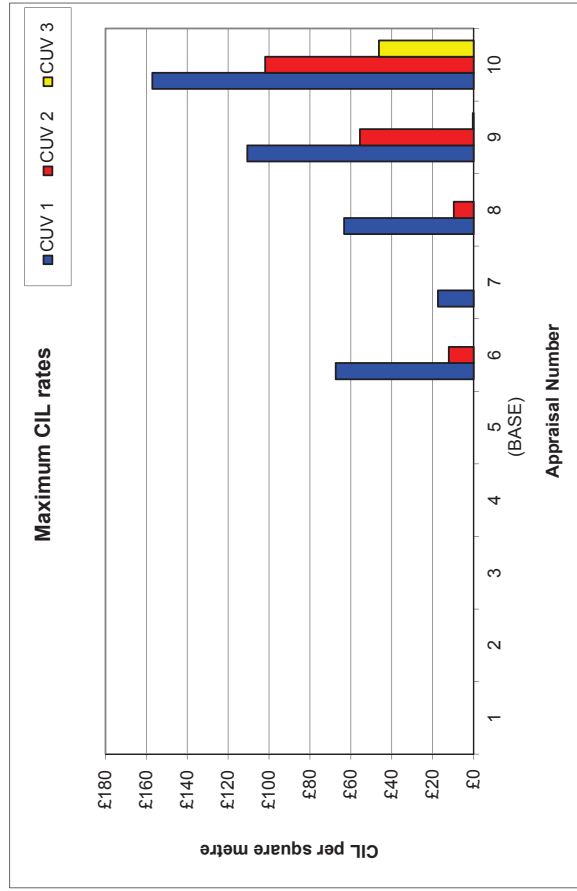
	£s per sqft	Yield	Rent free
Appraisal 1	£19.50	6.00%	2.00 years
Appraisal 2	£20.00	6.00%	2.00 years
Appraisal 3	£20.50	6.00%	2.00 years
Appraisal 4	£21.00	6.25%	2.00 years
Appraisal 5 (base)	£21.00	6.00%	2.00 years
Appraisal 6	£21.00	5.75%	2.00 years
Appraisal 7	£21.50	6.00%	2.00 years
Appraisal 8	£22.00	6.00%	2.00 years
Appraisal 9	£22.50	6.00%	2.00 years
Appraisal 10	£23.00	6.00%	2.00 years

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£12.00	7.00%	2.50 years	20.00%
Current use value 2	£13.00	7.00%	2.50 years	20.00%
Current use value 3	£14.00	7.00%	2.50 years	20.00%

Existing floorspace as % of new
50%

Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL



Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-8%	£0	£0	£0
Appraisal 2	-5%	£0	£0	£0
Appraisal 3	-2%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£67	£12	£0
Appraisal 7	2%	£17	£0	£0
Appraisal 8	5%	£63	£10	£0
Appraisal 9	7%	£111	£56	£0
Appraisal 10	9%	£157	£102	£46

DEVELOPMENT APPRAISAL
Commercial Development

67,198

Use class:	Town Centre retail
Location:	SODC

	Common assumptions	Appraisal 1	Appraisal 2	Appraisal 3	Appraisal 4	Appraisal 5	Appraisal 6	Appraisal 7	Appraisal 8	Appraisal 9	Appraisal 10
		£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum	£ psf £ per annum
Rentals Income											
Rent - area 1	30,000	£19.50 £585,000	£20.50 £615,000	£21.00 £630,000	£21.00 £630,000	£21.50 £645,000	£21.50 £645,000	£22.00 £660,000	£22.00 £660,000	£22.50 £675,000	£23.00 £690,000
Rent - area 2		£19.50 £585,000	£20.50 £615,000	£21.00 £630,000	£21.00 £630,000	£21.50 £645,000	£21.50 £645,000	£22.00 £660,000	£22.00 £660,000	£22.50 £675,000	£23.00 £690,000
Rent - area 3		£19.50 £585,000	£20.50 £615,000	£21.00 £630,000	£21.00 £630,000	£21.50 £645,000	£21.50 £645,000	£22.00 £660,000	£22.00 £660,000	£22.50 £675,000	£23.00 £690,000
Total floor area / rent	30,000	£885,000	£945,000	£960,000	£960,000	£982,500	£982,500	£1,012,500	£1,012,500	£1,035,000	£1,065,000
Rent free/voids (years)		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Yield	6.00%	6.00%	6.00%	6.00%	6.25%	6.00%	5.75%	6.00%	6.00%	6.00%	6.00%
Capitalised rent		£8,677,465	£8,899,964	£9,122,464	£8,926,997	£9,344,963	£9,797,425	£9,567,462	£9,789,961	£10,012,460	£10,234,959
GROSS DEVELOPMENT VALUE											
Purchaser's costs	5.80%	£503,293	£516,198	£529,103	£517,882	£542,008	£568,251	£554,913	£567,818	£580,723	£593,628
DEVELOPMENT COSTS											
Land costs		£2,461,986	£2,461,986	£2,461,986	£2,461,986	£2,461,986	£2,461,986	£2,461,986	£2,461,986	£2,461,986	£2,461,986
Stamp duty and acquisition costs		£-142,795	£-142,795	£-142,795	£-142,795	£-142,795	£-142,795	£-142,795	£-142,795	£-142,795	£-142,795
Development Costs											
Existing floor area	50%										
Demolition costs	£5 psf	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Building costs	£101 psf	£3,772,993	£3,772,993	£3,772,993	£3,772,993	£3,772,993	£3,772,993	£3,772,993	£3,772,993	£3,772,993	£3,772,993
Area	80% gvs to net										
External works	10,000%	£377,299	£377,299	£377,299	£377,299	£377,299	£377,299	£377,299	£377,299	£377,299	£377,299
Professional fees	10,000%	£422,529	£422,529	£422,529	£422,529	£422,529	£422,529	£422,529	£422,529	£422,529	£422,529
Contingency	5,000%	£232,391	£232,391	£232,391	£232,391	£232,391	£232,391	£232,391	£232,391	£232,391	£232,391
Mayoral CIL	£0.00	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Residual S106	£3 psf	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588	£101,588
CIL		£-26	£-17	£-16	£-21	£-16	£-21	£-16	£-21	£-16	£-21
Disposal Costs											
Leasing Agent's fee (% of rent)	10,000%	£58,500	£61,500	£63,000	£63,000	£65,000	£66,000	£68,000	£68,000	£70,000	£72,000
Agent's fees (on capital value)	1,000%	£66,775	£91,225	£98,290	£97,974	£99,450	£97,974	£99,900	£97,900	£102,350	£102,350
Legal fees (% of capital value)	0.75%	£65,081	£65,081	£65,081	£65,081	£65,081	£65,081	£65,081	£65,081	£65,081	£65,081
Finance											
Loan arrangement fee	1.00%	£40,169	£43,402	£44,987	£41,987	£43,857	£48,308	£46,607	£48,218	£49,832	£51,432
Interest rate	7.00%										
Interest	18 months	£221,929	£239,297	£231,844	£231,844	£263,635	£265,484	£256,514	£265,164	£273,835	£282,430
Profit on cost											
Profit on cost (%)		20.06%	20.02%	20.02%	20.00%	20.03%	19.96%	20.02%	20.03%	20.02%	20.03%
Net additional floorspace (sq ft)		15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Net additional floorspace (sq m)		1,394	1,394	1,394	1,394	1,394	1,394	1,394	1,394	1,394	1,394

CURRENT USE VALUE
Commercial Development

Use class: **Town Centre retail**

	Common assumptions	CUV 1	CUV 2	CUV 3
Current use value				
Existing space as percentage of new	50%			
Rent per sq ft		£12 psf	£13 psf	£14 psf
Rental income per annum		£180,000	£195,000	£210,000
Rent free/voids (years)		2.5	2.5	2.5
Total revenue, capitalised (including all costs)		0.8444	0.8444	0.8444
		7.00%	7.00%	7.00%
Refurbishment costs	£30 psf	£450,000	£450,000	£450,000
Fees	7%	£31,500	£31,500	£31,500
Capitalised rent, net of refurb and fees		£1,689,776	£1,870,716	£2,051,655
Purchaser's costs	5.80%			
Current use value		£1,689,776	£1,870,716	£2,051,655
CUV including Landowner premium		20%	20.00%	20.00%
		£2,027,731	£2,244,859	£2,461,986

**Community Infrastructure Levy Viability
South Oxfordshire District Council
Results summary**

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

Site type Older persons housing 85% GtN

	BLV1	BLV2	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	100	150	175	175
Sub area C	10	50	75	100
Sub area D	#N/A	#N/A	10	25
Sub area E	#N/A	#N/A	#N/A	#N/A
Sub area F	#N/A	#N/A	#N/A	#N/A

Site type Older persons housing 82.5% GtN

	BLV1	BLV2	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	25	75	100	125
Sub area C	#N/A	0	25	25
Sub area D	#N/A	#N/A	#N/A	#N/A
Sub area E	#N/A	#N/A	#N/A	#N/A
Sub area F	#N/A	#N/A	#N/A	#N/A

Site type Older persons housing 80% GtN

	BLV1	BLV2	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	#N/A	25	50	50
Sub area C	#N/A	#N/A	#N/A	#N/A
Sub area D	#N/A	#N/A	#N/A	#N/A
Sub area E	#N/A	#N/A	#N/A	#N/A
Sub area F	#N/A	#N/A	#N/A	#N/A

Site type Older persons housing 77.5% GtN

	BLV1	BLV2	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	#N/A	#N/A	#N/A	#N/A
Sub area C	#N/A	#N/A	#N/A	#N/A
Sub area D	#N/A	#N/A	#N/A	#N/A
Sub area E	#N/A	#N/A	#N/A	#N/A
Sub area F	#N/A	#N/A	#N/A	#N/A

Site type Older persons housing 75% GtN

	BLV1	BLV2	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	#N/A	#N/A	#N/A	#N/A
Sub area C	#N/A	#N/A	#N/A	#N/A
Sub area D	#N/A	#N/A	#N/A	#N/A
Sub area E	#N/A	#N/A	#N/A	#N/A
Sub area F	#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability
South Oxfordshire District Council
Results summary**

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

Site type Older persons housing 72.5% GtN

	BLV1	BLV2	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	#N/A	#N/A	#N/A	#N/A
Sub area C	#N/A	#N/A	#N/A	#N/A
Sub area D	#N/A	#N/A	#N/A	#N/A
Sub area E	#N/A	#N/A	#N/A	#N/A
Sub area F	#N/A	#N/A	#N/A	#N/A

Site type Older persons housing 70% GtN

	BLV1	BLV2	BLV3	BLV4
Sub area A	350	350	350	350
Sub area B	#N/A	#N/A	#N/A	#N/A
Sub area C	#N/A	#N/A	#N/A	#N/A
Sub area D	#N/A	#N/A	#N/A	#N/A
Sub area E	#N/A	#N/A	#N/A	#N/A
Sub area F	#N/A	#N/A	#N/A	#N/A

Site type Older persons housing 67.5% GtN

	BLV1	BLV2	BLV3	BLV4
Sub area A	325	350	350	350
Sub area B	#N/A	#N/A	#N/A	#N/A
Sub area C	#N/A	#N/A	#N/A	#N/A
Sub area D	#N/A	#N/A	#N/A	#N/A
Sub area E	#N/A	#N/A	#N/A	#N/A
Sub area F	#N/A	#N/A	#N/A	#N/A

Site type Older persons housing 65% GtN

	BLV1	BLV2	BLV3	BLV4
Sub area A	250	325	350	350
Sub area B	#N/A	#N/A	#N/A	#N/A
Sub area C	#N/A	#N/A	#N/A	#N/A
Sub area D	#N/A	#N/A	#N/A	#N/A
Sub area E	#N/A	#N/A	#N/A	#N/A
Sub area F	#N/A	#N/A	#N/A	#N/A