

**For: Coventry City Council
Community Infrastructure Levy (CIL)
Viability Study Addendum**

Final Report (v6)

March 2019

DSP18555

Contents

1. Introduction	1
2. Methodology & Findings	4
3. Conclusions Summary	16
Notes and Limitations	21

Appendices

Appendix I – Appraisal Results Tables 1 a to 1e – Additional Tests

1 Introduction and updated context for additional review

- 1.1.1. Coventry City Council (CCC) is considering putting a Community Infrastructure Levy (CIL) charging schedule in place following on from the adoption of and to support its new Local Plan. Linked to and alongside the ongoing preparatory work on CIL, the Council is also in the process of developing a Supplementary Planning Document (SPD) relating to s.106 agreements.
- 1.1.2. The Council has asked Dixon Searle Partnership (DSP) to provide an Addendum to the original CIL Viability Study¹ finalised in April 2018, in order to inform its consideration of the potential impact of an increased s.106 allowance on the previously recommended CIL rates and options.
- 1.1.3. At CCC's request, this further review work also includes consideration of the viability influence of the policy within the NPPF (as updated July 2018) on affordable home ownership (AHO). That states (at paragraph 64): *'Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.'* There are exemptions to this 10% AHO requirements and DSP also noted that paragraph 64 qualifies the requirement by referring to it as: *'part of the overall housing contribution'*. The Council's view is that this could mean sites beneath its own Local Plan AH policy threshold of 25 dwellings now needing to provide AH at 10+ dwellings. Accordingly, the assumption would be that within a site of 10 dwellings there would need to be 1x AHO unit provided.
- 1.1.4. This brief Addendum should be read in conjunction with the original CIL Viability Study. The purpose of it is purely to further inform and support the Council's approach to considering the local implementation of CIL as it moves towards the first formal consultation stage, assuming a CIL is to be progressed – Preliminary Draft Charging Schedule (PDCS).
- 1.1.5. In undertaking this further review and running additional appraisal sets, principally on a sensitivity testing basis, DSP has used the same principles, methodology and appraisal basis as used in preparing the original viability study. Consistent with this, as requested our focus here is on housing schemes, using and extending/adapting the previous residential typology tests. No further work has been conducted on other scheme types, for which our earlier assessment and findings remain relevant.

¹ Coventry City Council CIL Viability Study (April 2018)

- 1.1.6. This brief report should not be read in isolation – the methodological explanations and their context will not be repeated here. Only the points which have been added or adjusted in comparison with those set out in the main report (April 2018) will be noted here.
- 1.1.7. The scope of this Addendum is to test an update of the original residential appraisals with an increased allowance made for s.106 contributions of (1) £6,000 per dwelling and (2) £10,000 per dwelling, in order to further inform the Council’s considerations of the potential options for CIL charging scope across the City area. Aside from also considering an element of Affordable Home Ownership tenure at 10+ dwellings as noted above, DSP has made no other updates to the original assumptions (appraisal inputs) informing the base study completed in April 2018.
- 1.1.8. For the City Council’s information and general context for this Addendum, at this stage we have overviewed the trends seen in the City’s house prices and BCIS build costs since preparing the base study assumptions.
- 1.1.9. At the point of running the current stage further appraisals, we found that, overall, house prices in the City area had increased by approximately 4.4% since the mid-2017 main research period. This, however, masks the very latest trend, which overall has seen prices flatten off, with some indications of slight reductions in prices seen recently.
- 1.1.10. In looking high-level again at recent market activity, focussed on sales of new-build (only) properties in the last year, we noted 217 sales. We considered how these would now be viewed after applying the Land Registry House Price Index to the reported sold prices – sale date to latest HPI. These were at levels that in the main indicate the ongoing relevance of our previous overview of values patterns – i.e. the distribution of generally lower and generally higher values as is appropriate for this purpose. We saw pointers, on average, to higher sales values in the localities of Lower Stoke and Sherbourne than had been observed previously, but most reflected the previously observed distribution (general values patterns). All localities continue to support a variety of values, as is typical in many local authority areas; an overview remains appropriate for this assessment.
- 1.1.11. Of these latest available new build sales prices, and reiterating the high-level nature of this, we noted the following indicative distribution of average sale values by VL (% of total sales at relevant levels). Around half, approximately 52%, of these sales indicated values averaging levels represented by VL 2 to 4 localities; 34% represented VL5 and a much smaller proportion (approximately 14%) represented values averaging VL6+.

- 1.1.12. A revisit of BCIS median build cost level figures indicated that, over the same period, across most of the residential categories used, base build costs have increased slightly too – by an indicated 2 to 3% approximately.
- 1.1.13. Broadly speaking this means that in terms of development values and costs we can expect to see a viability overview, and therefore viability in most cases, maintained as previously found – i.e. across the intervening period, there should be no overall deterioration in the base viability seen, generally speaking.
- 1.1.14. However in the period since placing the original study assumptions, we have noted that the BCIS base build cost for the 3-5 storey flats category has increased by a greater amount - approximately 6.6%. Clearly, to some extent this will weigh further against the viability of such schemes, relatively, and it will tend to emphasise how flatted schemes will often need relatively strong values to support the development costs. So as a further observation, the viability of flatted schemes continues to be relatively challenging; a general statement given the level of overview here, but nonetheless noteworthy in the City context.
- 1.1.15. Also relevant to bear in mind and having some revised influence is the now updated national planning policy context. Subsequent to the completion of the base study the revised NPPF has been published (July 2018) alongside updated national Planning Practice Guidance (PPG) in particular in relation to Viability both at plan making and decision taking stages of the planning process. Although there are a number of changes to the NPPF's provisions, the most relevant changes, in the context of this Addendum, relate to the now confirmed affordable housing (AH) threshold of 10 dwellings or more with the AHO element noted above. The Glossary at Annex 2 to the NPPF, AHO recognises various potential forms of *'housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market....It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and right to buy..*
- 1.1.16. CCC's Local Plan was adopted in December 2017 and Policy H6 seeks AH provision on new residential schemes of 25 dwellings with varying tenure requirements for Social/Affordable Rent and Intermediate provision. Given the NPPF changes outlined above, CCC extended the scope of further review within the Addendum to include additional sensitivity testing for CIL scope (with increased s.106 allowance) on schemes of 10 - 24 dwellings with 10% of those dwellings to be discounted market sale tenure at 80% of local market value – meeting the AHO requirement as above.
- 1.1.17. The scope of this work continues to be limited to the exploration of viability for the purpose of CCC considering a CIL, taking account of the planning policy requirements of the Council, the national policy context and local characteristics.

2 Methodology and Findings

- 2.1.1 Except relating to the extended tests using increased s.106 costs inputs and including 10% affordable home ownership (AHO) at 10+ dwellings, this viability study Addendum uses the same principles, methodology and assumptions on sample residential scenarios) as set out in detail in the CIL Viability Study (2018) – see Chapter 2 of that document. Therefore this Addendum report does not repeat the previously provided information on methodology and assumptions.
- 2.1.2 The following section briefly sets out the scope and details of the supplementary viability testing undertaken here (through further sensitivity testing based on a sample of earlier appraisals), followed by review of the resultant findings and our overview regarding the impact on the potential CIL charging rate(s) scope.
- 2.1.3 As set out at 2.11 of the CIL Viability Study, although it was noted that a majority of the existing planning obligation requirements were likely to be taken up within a CIL, if adopted, nevertheless many sites would still be required to contribute to some site-specific development mitigation measures e.g. open space, highways access/adjustments etc. On this basis, a notional sum of £3,000 per dwelling (for all dwellings – including affordable) was assumed within the original appraisal sets, across all typologies and affordable housing (AH) %s. We considered this sum to be an additional level of contingency in respect of any residual s.106 / s.278 requirements with a CIL assumed to be in place.
- 2.1.4 CCC has requested the previous base s.106 assumption of £3,000 per dwelling be further sensitivity tested and increased first to £6,000 and then to £10,000 per dwelling. This is understood to reflect the Council’s experience of recent s.106 being requested in the City - at similar levels. We note again that all other cost and value assumptions remain as set out in the original study. This is for consistency, so that a relative view of the findings can be made and, as above, in general we expect the strength of development value to costs relationships to be broadly as before.
- 2.1.5 DSP has run updated appraisal sets accordingly, covering a representative selection of the scheme typologies that were tested as part of the original study (see Figure 1 below), at both relevant AH % levels – 0% and 25% - in each Concentration Area relating to affordable tenure (low, medium and high).

Figure 1: Residential scheme types modelled

Scheme / Typology	Overall Scheme Mix
15 Mixed	2 x 1BF, 2 x 2BF, 3 x 2BH, 6 x 3BH, 2 x 4BH
25 Mixed	2 x 1BF, 4 x 2BF, 4 x 2BH, 10 x 3BH, 5 x 4BH
30 Flats (Sheltered)	22 x 1BF, 8 x 2BF
100 Flats (Town Centre)	41 x 1BF, 59 x 2BF
200 Mixed	18 x 1BF, 30 x 2BF, 30 x 2BH, 82 x 3BH, 40 x 4BH

- 2.1.6 In respect of the other assumption adjusted, DSP has also run additional appraisal sets at 0% AH but now with 10% discounted market sale products for affordable home ownership (AHO) assumed included on schemes at 10+ dwellings but falling beneath the existing adopted AH threshold i.e. testing for CIL scope with a 10% AHO element only between 10-24 dwellings (See Figure 2 below).

Figure 2: Residential scheme typologies modelled following new AHO element of NPPF

Scheme / Typology	Overall Scheme Mix
5 Houses (0% AH only)	2 x 2BH, 2 x 3BH, 1 x 4BH
10 Houses (10% AHO = 1 unit)	4 x 2BH, 4 x 3BH, 2 x 4BH
10 Flats (10% AHO = 1 unit)	6 x 1BF, 4 x 2BF
14 Mixed (10% AHO = 1 unit)	2 x 1BF, 2 x 2BF, 3 x 2BH, 5 x 3BH, 2 x 4BH
15 Mixed (10% AHO = 2 units)	2 x 1BF, 2 x 2BF, 3 x 2BH, 6 x 3BH, 2 x 4BH
24 Mixed (10% AHO = 2 units)	2 x 1BF, 4 x 2BF, 4 x 2BH, 9 x 3BH, 5 x 4BH

- 2.1.7 The appraisal modelling was approached as an iterative process with s.106 tested at £3,000 (Figure 2 Schemes only) followed by £6,000 and £10,000 per dwelling (all typologies). The appraisals have been completed in each case to the point at which a negative result is returned i.e. only scenarios based on those value levels (VLs) and benchmark land values (BLVs / viability tests) combinations returning positive results have been tested. There is considered to be no merit in extending the added testing beyond the points where there is no reported potential surplus for CIL. This has enabled us to see across which scheme typologies and value levels one or both (or neither) of these revised s.106 cost assumptions could be viable, and therefore also the potential circumstances (assumptions combinations) leaving any clear scope for CIL.
- 2.1.8 The results of the updated appraisals exercise are provided in Appendix I to this report (tables 1a – 1e) and follow the same format as explained within the original study – e.g. at 3.1.26 onwards In order to present an appropriately informative results table for the purpose, we have included both the original results (base set) including the starting point £3,000/dwelling assumption in the left column (as labelled) and the updated results to the right of that (with £6,000 and then £10,000/dwelling s.106 included). This allows direct comparisons to be made without having to cross reference against / revert back to the original 2018 Appendix IIa residential results. Note: the scenarios with results contained in

this Addendum Appendix I Table 1b (i.e. with 10% AHO) were not previously tested as part of the original CIL study. Within that set we have, however, included appraisal tests at £3,000 s.106 to reflect the previous assumption position in this regard; also allowing comparisons with the other new tests.

- 2.1.9 For information, it may be worth noting that at beyond £3,000/dwelling, and certainly up to £10,000/dwelling, the s.106 assumptions represent greater or significantly greater s.106 levels than we have previously been asked to consider across the typologies in reviewing CIL viability generally – across a wide range of assessments. The more frequently encountered approach, in our experience, has involved assumptions representing a significant, or occasionally total, scaling-back of the use of s.106 alongside a CIL.
- 2.1.10 On this, and in considering relative impacts or potential “trade-offs” between assumptions, it is worth noting that an assumed fixed £/dwelling s.106 sum does not have a proportional cost or, therefore, proportional viability impact by dwelling size (as a CIL charge does). The following (based on the assumed market dwelling sizes used here) gives a feel for the range of s.106 assumptions now used in these added scenarios – in terms of how these significant sums (as tested) equate to £/sq. m costs (based on GIA, as per CIL):

Unit Sizes (sq. m)	Affordable	Private (market)	£/ market dwelling s.106 considered in £/sq. m terms		
			3000	6000	10000
1-bed flat	50	50	60	120	200
2-bed flat	70	70	£ 42.86	£ 85.71	£ 142.86
2-bed house	79	79	£ 37.97	£ 75.95	£ 126.58
3-bed house	93	100	£ 30.00	£ 60.00	£ 100.00
4-bed house	112	130	£ 23.08	£ 46.15	£ 76.92

- 2.1.11 In our view it is going to be important for the Council to consider this feel for the £/sq. m equivalence of the increased s.106 levels (£/dwelling) now tested; and what this is likely to mean in terms of overall burdens potentially placed on development viability were a CIL to be in place as a fixed, non-negotiable “top-slice” from the development proceeds. The results reporting that follows is based on particular example combinations of assumptions that drive precise looking figures noted as a maximum amounts potentially available for CIL (which we then apply “buffering” to – as before, and as below). The presented figures within the Appendix I Tables 1q to 1e show the maximum theoretical headroom for CIL in each scenario.
- 2.1.12 The results are too numerous to describe individually, but the trends and sensitivity of these to varying potential land value requirement (BLV), available sales value and other factors can readily be seen. The mixed picture of viability that has been observed throughout will again need to be considered closely, and this is now greatly emphasised as we reflect the higher s.106 costs that CCC required testing.

- 2.1.13 The results in Appendix I here (and as set out at 3.1.35 of our original report) are set out as produced by the appraisals – i.e. prior to applying our suggested 50% buffer factor. From experience we consider this to be appropriate to get to suitable indications of the parameters for potentially implementable CIL charging rates. So, again, in reviewing the new results as described below, we seek to pull out the maximum theoretical rates seen for the CIL charging scope from the Appendix I tables. We then “halve-back” those ‘max’ rates applying this judgement based “buffer” to arrive at what we would consider to be suitable CIL charging rates for CCC to consider.
- 2.1.14 In addition to the above, we reiterate that when viewing the results it is also important to consider the range of sales values applicable across the City area and in particular those most relevant to the majority of new build development expected to come forward over the adopted plan period and therefore most relevant to the delivery of the Plan as a whole. Sections 3.1.1 – 3.1.13 of the earlier report covered the outcome of our detailed values analysis and will not be repeated in full here. However, to summarise briefly, we noted the mid-range values at VL3 to 4 as representing the most typically occurring property values when taking a City-wide overview. There is a range, however. As a reminder, we observed general value ‘patterns’, with the higher values areas broadly represented by VL4 – 6, wrapping around the western and southern areas of the City, and the lower values areas broadly represented by VL1 – 3 moving north to south (the full, previous report provides the detail).
- 2.1.15 This context will again need to be kept in mind in reviewing the supportable CIL scope, now along with the latest development costs assumptions – increased s.106 and introduction of AH tenure (latter having the effect of reducing the assume sales revenue (GDV)). A snapshot, but we have noted above that recent data suggests that approximately 86% of new build sales in the last year have been in localities where values have been seen broadly in the range VL2 to 5; approximately 14% VL 6+. On latest review, no locality where new builds had been sold showed average values of those as low as VL1.
- 2.1.16 Although since undertaking the research for our original assessment completed in April 2018, according to the Land Registry House Price Index (HPI) house prices in Coventry have moved ahead slightly overall, as outlined above a recent “flattening off” is noted generally. In fact the very latest trend reported by at least some sources is of small price reductions in recent months, on a City-wide overview basis. This is somewhat consistent with the market feel across large parts of the country where we have been conducting assessments and, reflecting the wider economic uncertainty, this picture seems unlikely to change significantly in the short term. The effect of relatively flat house prices also means that whilst we have noted a view of likely maintained viability to date across this assessment period, generally, any further rises in costs occurring while we have steady or perhaps declining values will

tend to add further pressure to the viability picture (a general point, rather than a CCC specific one).

2.1.17 We are not repeating previous commentary on the £3,000 s.106 appraisal outcomes (the base assumption). The Council will be able to compare outcomes cross the full range of results provided – representing widely varying assumptions combinations overall. Within Appendix I Table 1a we have included results for the 15 dwellings typologies at 0% AH which also assume no AHO content. This enables comparison with the results within Table 1b that reflect the 10% AHO assumption – for the purpose of seeing, indicatively only, the potential impact of that.

2.1.18 However, whilst continuing the previously adopted approach of displaying a wide range of results for review, with that now expanded it may be useful to focus on particular points within the results and so consider how these look at the increased s.106 levels based on certain criteria, i.e. assuming:

- VL2 to 3 representing lower values;
- VL5 to 6 representing upper new-build values, although with value at VL6+ relatively infrequent compared with those across the range represented approximately by VLs 2 to 5 (as per the about further outlined context);
- Greenfield land BLV at £250,000/ha;
- PDL land BLV at £650,000/ha. This envisages development on a range of PDL, rather than relying on lower land values representative of a narrower range of sites;
- Above the AH policy threshold, Medium Concentration Area results considered first (being mid-range of the 3 concentration Areas based tests), however with awareness that the Low Concentration Area results are weaker.

2.1.19 In the context that a range of PDL sites will continue to come forward it is in our view prudent to focus this expanded review on the BLV4 level PDL assumed site values. Indeed, it is to be noted that in practice land values will vary and be site specific based on the EUV plus principle.

2.1.20 Higher land values and/or higher development costs could need to be accommodated, as could reduced sales values. The incidence of flatted development is another key consideration. These dynamics need to be considered when setting up a CIL. Frequently high levels of s.106 could well mean that such uncertainties and influences could impact significantly as part of the cumulative costs of development; potentially adding undue pressure to the delivery of affordable housing or other key objectives.

- 2.1.21 Depending on how often and to what level the increased s.106 is likely to be relevant, for example with a key ongoing role for s.106 rather than a scaling-back, in practice certainly it seems likely that a CIL will need to be considered with caution in the Coventry City area context. The further commentary below aims to build on previous information and provide the Council with a feel for this.
- 2.1.22 Being the main focus of the Addendum scope, the commentary below considers the outcomes by increased s.106 assumption level tested – at £6,000 and then £10,000/dwelling.

Residential results review – CIL charging scope @ £6,000 per dwelling s.106 - with no AH

- 2.1.23 **5 houses** – (0% AH applies – below both the national and CCC’s AH threshold of 25 dwellings) see Appendix I Table 1a. On PDL, the most likely host site type, the VL3 scenario shows nil scope for CIL (the outcomes are actually negative). At VL 6 the CIL scope would be approximately £200/sq. m based on the above assumptions combination. At VL5 this falls to approximately £130/sq. m (after buffering).
- 2.1.24 At VL4, were the Council to look at the potential for a mid-range reflective “one size fits all” type CIL approach City-wide where neither the AH policy or AHO content is applicable, then we see this scope reduce to the range £45-60/sq. m.

Residential results review – CIL charging scope @ £6,000 per dwelling s.106 – with 10% AHO only

- 2.1.25 These results provide the full range of s.106 test outcome i.e. including the base £3,000/dwelling s.106 assumption. This is because the 10% AHO content, having the effect of reducing the assumed revenue (GDV) was not considered previously. Consistent with the focus on the tested s.106 assumption though, we will comment here on the £6,000 and £10,000/dwelling s.106 tests – allowing comparison with both the nil AH and full CCC AH policy test outcomes.
- 2.1.26 **10 Houses** – (the first point at which we have been asked to include 10% AHO but below CCC’s full AH policy threshold of 25 dwellings) see Appendix Table 1b. Assuming VL3, we see CIL scope of approximately £75/sq. m on PDL after an allowance for the 50% buffer. The potential CIL scope is seen to increase at higher VLs.
- 2.1.27 **10 flats** – (with 10% AHO – below CCC full AH threshold of 25 dwellings) see Appendix table 1b. As noted in the original study and seen here again, flatted scenarios produce poorer viability results generally. Again as expected the updated results reflecting increased s.106 allowances show a further deterioration in CIL scope when assuming all other costs and assumptions fully applied. The same context continues to apply and is not repeated again

here. At VL3, the results show nil scope for CIL (negative outcomes by this point). At VL6, the scope after the buffering allowance is shown to be limited to approximately £25-30/sq. m; approximately halved from its base level with £3,000/dwellings.106.

- 2.1.28 **14 mixed** – (with 10% AHO – below CCC full AH threshold of 25 dwellings) see Appendix table 1b. These results show nil CIL scope at VL3 with land (BLV) at £650,000/ha, approximately £70/sq. m at VL4 and increasing to in excess of £200/sq. m at VL6.
- 2.1.29 **15 mixed dwellings** – (0% AH and 10% AHO assumed to apply again – below CCC AH threshold of 25 dwellings; no AHO also tested) see Appendix I Table 1a (without AHO) and 1b (with AHO). As above, the site type impacts the positivity (or otherwise) of the CIL funding scope represented by the appraisal results and is a factor to be taken into account. This may be a useful first point at which to consider the relevance of greenfield host sites as well as PDL, although CCC will be able to review the results accordingly.
- 2.1.30 It is clear that when including 10% AHO (equating to 2 units in this case, being the minimum whole number meeting the assumed 10%), the results decrease as to be expected, however the impact is relatively minimal, with reduction overall of £10/sq. m in the maximum CIL headroom.
- 2.1.31 Overall at VL3 with 10% AHO, the potential CIL scope seen is across a range £0/sq. m (PDL) to approximately £70 - 80/sq. m on greenfield.
- 2.1.32 At VL4 the scope increases to approximately £45 – 90/sq. m on PDL. The highest results, although noting the above context, are as expected at VL6 where if relevant the scope increases to approximately £200/sq. m (PDL) to £280/sq. m (greenfield).
- 2.1.33 As noted above, these results may also be compared with those at Table 1a – i.e. prior to allowing for the assumed 10% AHO. The introduction of the AHO assumption makes only a small and essentially barely detectable difference to the CIL scope by the time all variable and a buffered approach has been considered. Indicatively, based on the above circa £10/sq. m reduction in the maximum scope, a nominal say £5/sq. m reduction in the buffered (approximately halved) CIL rate indication would be seen – this could be regarded as the approximate CIL cost (trade-off) associated with the 10% AHO – based on the scenarios and assumptions tested.
- 2.1.34 **24 mixed dwellings** – (10% AHO potentially applies – below CCC AH threshold of 25 dwellings) see Appendix I Table 1b. Overall at VL3, the maximum CIL rate is seen across a range of a nominal £15-20/sq. m (assuming PDL – BLV4 again) to approximately £90/sq. m

(greenfield – BLV1), after the allowance for buffering. At VL4, the scope seen increases to approximately £160/sq. m (greenfield) and £90/sq. m (PDL).

Residential results review – CIL charging scope @ £6,000 per dwelling s.106 - with AH as per CCC Policy (@ 25+ dwellings)

- 2.1.35 In considering these results, it is also appropriate to bear in mind the influence of the ‘Concentration Areas’ whereby the typologies reflect varying AH tenure and as before the CIL scope indications reduce moving from the ‘High’ to ‘Medium’ and again to the ‘Low’ Concentration Area typologies. Rather than considering through this text the results relating to all 3 areas, we will pick out examples representative of the “middle ground” i.e. the medium concentration area (see Table 1d) and then note other (lower and higher Area) scenarios – as examples. Throughout it will be necessary to consider that unless a CIL charging Schedule is going to get quite complicated, then the principles of the relevant “lowest common denominator” will need to apply at least to some extent i.e. involving considering which single charging rate level or fairly small number of differential CIL rates will be workable across the various circumstances.
- 2.1.36 As reflected in the results previously, although we are allowing for rather than testing it for policy purposes, the viability impact of the AH policy is significant. In moving on to considering the 25 dwellings typology, this is “switched on” compared with the scenarios discussed above. With this included, the remaining CIL scope is seen to quickly erode, with a large additional impact from the assumed increased s.106 compounding this – a “trade-off” effectively. Clearly this is key area for consideration by CCC – highly relevant to the overall site supply picture and for review in the context of where and on which sites the Local Plan led housing growth is coming from.
- 2.1.37 **25 mixed dwellings** – (including 25% AH with varying tenure split by concentration area, and as the test scheme scenario size increases) see Appendix I Table 1d (medium concentration area). VL3 supports nil scope for CIL regardless of site type (as represented by the BLVs). VL6 supports approximately £80 - 90/sq. m CIL scope (PDL BLV4) increasing to approximately £170/sq. m (greenfield BLV1) VLs 4 and 5 are seen to support intermediate results, but again with the tests collectively showing the variation and sensitivity involved.
- 2.1.38 The High Concentration Area assumptions (results at Table 1c) show marginally increased scope compared with that noted above, but still only providing a nominal level of scope at less than £10/sq. m at VL3 (greenfield only).
- 2.1.39 Unsurprisingly, the low concentration area tests return poorer results (see table 1e) with the most positive CIL scope indications at VL6 of approximately £80/sq. m (PDL BLV4) to £160/sq. m. (greenfield BLV1).

- 2.1.40 **30 flats (for the elderly – sheltered / retirement)** – notwithstanding the increased range of VLs adopted here (all as per the original study), through to and including VLs 3 and 4 across each concentration area, the results suggest nil CIL scope. It is only once values reach the bespoke VL5+ (although such values are arguably more applicable to these types of schemes) where CIL scope becomes potentially viable. Taking the medium concentration area as an example, the maximum rate seen across the range is £0 to £144/sq. m at VL5, indicating approximate charging parameters of £0 (PDL) to £72/sq. m. (lowest BLV – greenfield) with the 50% indicative buffer applied.
- 2.1.41 **100 flats**- As per the original study and reflected broadly in the other flatted typology tests, the updated results show nil or only very limited CIL scope. The same context continues to apply and is not repeated again here, and the increased s.106 assumptions simply amplify this finding – further reduce the headroom. With £6,000/dwelling s.106, the most positive CIL results scope at VL 6 suggests a range approximately £15 – 20 /sq. m (PDL BL V 4) to £35/sq. m (BLV1) although the latter is really theoretical only since this form of development will be PDL based. This same principle of considering likely relevance applies throughout – as was noted above.
- 2.1.42 Looking at this typology in the Low Concentration Area context, the most positive (VL6) tests show the scope to support a CIL reduced to nil (PDL). The High Concentration Area assumptions provide an improvement to the above, but the scope remains quite low; at approximately £30-35/sq. m.
- 2.1.43 **200 mixed** - (including 25% AH with varying tenure split by concentration area) see Appendix I Table 1c (medium concentration area). Depending on site type (Greenfield / PDL), the results indicate nil CIL scope at VL3 to a maximum of approximately £180 – 200/sq. m on greenfield; £75 – 110 sq. m (PDL) depending the assumed typology densities.
- 2.1.44 The low concentration area assuming VL3 returns a poorer results indicating reduced scope of approximately £60 to £95/sq. m. (PDL) to £115 - £135/sq. m at VL6. In comparison, the high concentration area assumptions still support nil scope at VL3 but return an improved result at VL6 of approximately £130 to £220/sq. m. CIL scope.

CIL charging scope @ £10,000 per dwelling s.106

- 2.1.45 As set out previously at 2.1.27, CCC also requested s.106 allowance of £10,000 per dwelling to be further sensitivity tested which is understood to reflect the upper range of recent s.106 being requested in the City. Taking into account the strength of the above results and as expected, we see a continued deterioration of viability and therefore CIL scope in these

additional sensitivity tests, however for completeness we have summarised the results review below.

Residential results review – CIL charging scope @ £10,000 per dwelling s.106 - with no AH

2.1.46 **5 houses** – (0% AH applies, below the national and CCC’s AH threshold of 25 dwellings) see Appendix I Table 1a. As previously, on PDL (BLV3/4) as the most likely host site type, the VL3 scenario shows nil scope for CIL (the outcomes are actually negative). At VL6 the CIL scope would be approximately £170/sq. m based on the above assumptions combination.

Residential results review – CIL charging scope @ £10,000 per dwelling s.106 – with 10% AHO only

2.1.47 **10 houses** – (with 10% AHO – below CCC full AH threshold of 25 dwellings) see Appendix Table 1b. Assuming VL3, we see CIL scope of approximately £50/sq. m on PDL after allowance for the 50% buffer. By VL6, the scope increases to approximately £275/sq. m.

2.1.48 **10 flats** – (with 10% AHO – below CCC full AH threshold of 25 dwellings) see Appendix 1b. The strength of results continue to decrease from those described 2.1.25 above with VL3 continuing to provide nil CIL scope. Even at VL6 the CIL scope decreases to nil based on PDL BLV 4. IT reaches a nominal level of £14 – 15/sq. m assuming BLV 3.

2.1.49 **14 mixed** – (with 10% AHO – below CCC full AH threshold of 25 dwellings) see Appendix 1b. As expected, these results continue to show nil CIL scope at VL3 at BLV4 (£650,000/ha), albeit increasing to approximately £210/sq. m at VL6.

2.1.50 **15 mixed dwellings** – (0% and 10% AHO potentially applies – below CCC AH threshold of 25 dwellings; no AHO also tested)) see Appendix Table 1a (without AHO) and 1b (with AHO). As considered previously, the inclusion of 10% AHO provides a relatively minimal impact on results. At VL3 the potential CIL scope seen is across a range of £0/sq. m (PDL) to approximately £50-60/sq. m on greenfield – a reduction of almost 30%% from the previous result with £6,000 per dwelling s.106.

2.1.51 **24 mixed dwellings** – (10% AHO potentially applies – below CCC AH threshold of 25 dwellings) see Appendix 1b. Overall at VL3, the maximum CIL rate is seen across a range of £0 (PDL - BLV4) to approximately £70/sq. m (greenfield – BLV1) after the allowance for buffering – a reduction from the above result (with £6,000 per dwelling s.106) of over 20%. At VL3 assuming BLV4 (PDL) in particular, the impact of the increased s.106 reduces (£6,000 to £10,000/unit) is to remove the CIL scope.

2.1.52 At VL6 (with £10,000 s.106), the scope seen increases to £280/sq. m (greenfield) and £215/sq. m (PDL) albeit approximately 30-40% less than when compared with the original results with £3,000 per dwelling s.106.

Residential results review – CIL charging scope @ £10,000 per dwelling s.106 - with AH as per CCC Policy

2.1.53 As set out in full at 2.1.28, it is necessary to consider the influence of the ‘Concentration Areas’ when reviewed the results set below. Although the detail described at 2.1.28 will not be repeated again here, we have approached the results review in the same way i.e. by considering the Medium Concentration Area (Table 1d) whilst also noting other scenarios (lower and higher) as examples.

2.1.54 As expected, the viability impact of the AH policy is significant across all s.106 cost scenarios but particularly with the further increased assumption of £10,000 per dwelling s.106. Generally across all scenarios and site types, CIL scope only becomes confidently viable at VL6 which needs to be balanced against the current market picture i.e. considering the extent to which VL6 is consistently and reliably representative of new build housing in Coventry.

2.1.55 **25 mixed dwellings** – (including 25% AH with varying tenure split by Concentration Area, and as the test scheme scenarios size increases) see Appendix I Table 1d (medium concentration area). VL3 supports nil scope for CIL regardless of site type (greenfield / PDL). VL4 is shown to support nominal CIL scope at only the lower BLVs. At VL5 the scope is limited to a nominal c. £10/sq. m at BLV 4. Comparatively VL6 supports approximately £65/sq. m CIL scope (PDL - BLV4), increasing to approximately £150/sq. m (greenfield - BLV1).

2.1.56 The High Concentration Area assumptions (results at Table 1c) show very marginally increased scope compared with that noted above. At VLs 3 and 4 there remains nil scope with BLV 4 however.

2.1.57 Again, unsurprisingly, the Low Concentration Area tests return even poorer results (see table 1e) with the most positive CIL scope indications at VL6 of approximately £60/sq. m (PDL – BLV4) to £140/sq. m (greenfield – BLV1) but again with results quickly falling away beneath that.

2.1.58 **30 flats (for the elderly – sheltered / retirement)** – the increased level of s.106 from £6,000 to £10,000/dwelling only reduces viability and therefore any potential CIL scope further. The theme of the viability picture presented here therefore continues with for example at VL5,

the maximum rate seen across the range is £0/sq. m (PDL) to less than £20/sq. m (lowest BLV – greenfield) after the buffering allowance.

- 2.1.59 **100 flats** – As per the original study and reflected broadly in the other flatted typology tests, the updated results continue to show nil CIL scope across the whole range of VLs (even at VL6) and tests in both the Medium and Low Concentration Areas. The same context therefore applies and is not repeated again here and the further increased s.106 assumptions simply amplify this finding. The result with BLV4 does not turn positive using the High Concentration Area assumptions.
- 2.1.60 The High Concentration Area provides a very marginal improvement with CIL scope at approximately £15/sq. m at VL6 assuming BLV1 (greenfield) only which in our view would not be representative of this typology in the Coventry context.
- 2.1.61 **200 mixed** – (including 25% AH with varying tenure split by concentration area) see Appendix I Table 1c (Medium Concentration Area). Depending on site type (Greenfield / PDL), the results indicate nil CIL scope at VL3 to a maximum of approximately £150 -175/sq. m on greenfield; £50-85/sq. m (PDL), depending on assumed typology densities. Compared back to the same results with £6,000 per dwelling s.106 these lead to a decrease of over 35% in the indicated CIL scope.
- 2.1.62 As expected, the Low Concentration Area continues to produce nil CIL scope at VL3 and VL4 across both greenfield and PDL site typologies; nil scope also at VL5 assuming a PDL site. VL6 continues to provide scope of £30-70/sq. m assuming a PDL scenario. The High Concentration Area assumptions still support nil CIL scope at VLs 3 and 4 to £15-20/sq. m only on PDL at VL5; £110/sq. m on greenfield with VL5. At VL6 this extends to a maximum of approximately £170- £190/sq. m on greenfield; £65-100/sq. m on PDL, again depending on the assumptions.

3 Conclusions Summary

- 3.1.1 Based on estimated cumulative costs including a £3,000/dwelling s.106 contingency assumption used in testing for the potential CIL charging scope, the original Viability Study (April 2018) supported scope for a residential CIL at a rate not exceeding the parameters of £50-£75/sq. m if applied in the mid-high value areas only i.e. broadly the western half of the City area (nil charge all other areas). For sites below the AH threshold, we previously recommended a differential approach could be considered at rates not exceeding £50/sq. m in the typically lower value areas and £100 - 125/sq. m in the typically higher value areas.
- 3.1.2 We also put forward a potential alternative approach for the Council's consideration – around setting a low level CIL not exceeding £50/sq. m (maximum) as a city-wide approach applicable to all residential development, in all localities. This, if considered further, would be on the basis that although the latter option would involve accepting that whilst some sites might effectively “under-pay” CIL compared with their theoretical potential, others would contribute to the overall balance without adding too much viability pressure to them (i.e. without CIL being the cause of any non-viability).
- 3.1.3 Clearly these positions, previously already not particularly strong indications of the degree or consistency of scope available to support CIL in CCC's case, are affected by and would come under pressure from any additional development or policy related costs. This is certainly the case here as DSP has been instructed to provide results on the basis of alternative s.106 assumptions £/dwelling at both £6,000 and £10,000 – i.e. £3,000/dwelling and £7,000/dwelling more than the base study assumption at £3,000/dwelling s.106.
- 3.1.4 The objective of this Addendum was to inform consideration of how the previously recommended CIL scope (above) changes following these increases in s.106 costs. We were also asked to consider the impact, amongst the cumulative costs, of a requirement to provide a 10% affordable homes ownership (AHO) content, reflecting the revised NPPF (2018) – para. 64. In looking at sites of 10 to 24 dwellings i.e. those that represent ‘major’ development but fall beneath CCC's affordable housing (AH) policy threshold, a reduction in GDV was allowed for this (to 80% market value). Based on a 10% minimum, the number of AHO units assumed within each relevant re-test was rounded to the nearest whole AHO dwelling.
- 3.1.5 All other assumptions remained unchanged from the original study. A sample of the original appraisal sets have been updated with both £6,000 and £10,000 per dwelling s.106 assumed.
- 3.1.6 As set out in detail in section 2, an increase in s.106 costs to £6,000 per dwelling (double the amount assumed within the original assumptions scope) clearly has a significant impact on

viability, and therefore on the remaining headroom likely to be available for a CIL; and particularly so above the AH threshold. As expected then, a further increase of s.106 to £10,000 per dwelling shows a continued deterioration of CIL scope. Particularly on flatted schemes and those above the CCC AH threshold of 25 units, viability is completely eroded at VLs1-4 representative of the lower to mid-value areas of the City, in the same local market context considered previously.

- 3.1.7 The reporting in section 2 above set out a range of example results – just a selection from the great many included within the Appendix I Tables. Although their content should not be treated as precise figures given their variation and sensitivity to change as discussed, review of the CIL scope shown within these tables is likely to be the most informative - in terms of the trends and variance seen (including in relation the strength of values assumed, and land value (BLV range and therefore likely site type relevance). We should reiterate that the £rates/sq. m shown are the total indicative headroom i.e. prior to allowing explicitly for a “buffering” factor (suggested at approximately 50%) as is appropriate and has been discussed both previously and above.
- 3.1.8 Continuing and now exacerbating the results patterns noted previously, across the range of typologies representing development above the AH threshold, VL3 values indicate essentially nil CIL scope, with the increased s.106 cost adding further pressure on overall viability and removing or largely removing any prior scope – simply reinforcing and making worse this effect, especially bearing in mind that we are not reporting actual negative headroom i.e. deficit results here.
- 3.1.9 This is also the case across most VL4 and some VL5 tests with affordable housing. Only when values reach VL5 in limited scenarios, and more confidently associated with VL6, or beneath the AH policy threshold, does the CIL scope reach the levels recommended as supportable in April 2018, although at VL5 this is on the basis of assuming only the lower benchmark land values e.g. £250,000 and £350,000/ha and with £6,000 s.106; not with the £10,000/dwelling test level. This does not apply to typical flats development scenarios, which appear not to support this - i.e. at either new test level; although this was also generally the case at £3,000/dwelling alongside CIL. . The CIL scope reduces further as the level of land value needing to be met (as represented by the higher BLVs) increases, and the impact is especially noticeable on assumed PDL sites where, as above, we have at this stage considered a prudent “filtering” against BLV4 at £650,000/ha.
- 3.1.10 As considered above, although a good level of new-build activity appears to have continued, given recent and apparent current house price trends we consider that the upper range of values (VL5/6 and particularly 6) remain only a part of a wider overall picture and a CIL

should not be underpinned with too much reliance on these stronger values alone in our opinion.

- 3.1.11 Below the AH threshold (i.e. at 0% AH on schemes of <25 units), the updated results indicate a more positive viability for CIL scope from VL3+ and more confidently at VL4 when combined with up to £6,000 per dwelling s.106, albeit again reduced from previous as expected.
- 3.1.12 On this basis, at 0% AH only, we consider there to be scope for a CIL charge of up to £50/sq. m. (maximum) with up to c. £6,000/dwelling s.106 (where relevant and justified) but applicable only to the mid-high value areas (west, south west and south of the City including Cheylesmore in the south).; nil in the typically lower value areas
- 3.1.13 In comparison, for the remaining areas i.e. broadly the central to north and eastern City areas a nil CIL rating treatment (zone) would need to be considered (reduced from the previous scope up to £50/sq. m).
- 3.1.14 Alongside a £10,000/dwelling s.106 assumption level, we consider the CIL scope to be very limited indeed – essentially reduced to nil bearing in mind the variables that are likely to need accommodating.
- 3.1.15 On schemes of 10 – 24 dwellings, the viability impact of including 10% of dwellings to be discounted market sale products (at 80% of local market value) is shown to be relatively minimal; reducing the maximum CIL headroom by about £10/sq. m and therefore the suggested buffered rate scope by about £5/sq. m across a scheme. This may be considered by CCC in relation to any other CIL rate(s) proposals – regarded as an indication of the CIL adjustment that could be needed to balance this. Reflecting the intended requirement, this level of adjustment should be considered between a no AH scenario and one required to support the 10% AHO.
- 3.1.16 Above the AH threshold, CIL viability is significantly reduced even in the case of the most viable AH tenure assumptions associated with the ‘High Concentration Area’ and continues to deteriorate in the Medium and Low Concentration Areas (as discussed in section 2). As above, this picture and resulting CIL scope only changes sufficiently positively at the higher value levels 5/6 but then still with viability and therefore CIL scope falling away again in the Medium and Low Concentration Areas, particularly at the higher benchmark land values and with consistently poor results from the flats typology tests. On this basis and on balance, viewed overall, we consider there to be nil CIL scope (£0/sq. m) above the AH threshold when combined with the increased test s.106 assumptions.

In terms of the previously presented alternative option of considering a relatively low level CIL on a city-wide approach applicable to all residential development in all localities, with the increased s.106 costs our view is that this can no longer be considered supportable. Alongside increased s.106 cost, if CIL proposals are to continue to come forward, then at least some level of differentiation is recommended for consideration; and likely to be necessary on review of these latest findings. We consider this approach to not be viable (i.e. meaning nil CIL scope - £0/sq. m. as an area-wide approach).

- 3.1.17 To be clear, the above conclusions relate to an increased level of s.106 cost input at £6,000 per dwelling (from £3,000). Realistically, from our review and in our experience the effect of a s.106 expectation at as much as £10,000/dwelling would mean no consistently identifiable scope for a CIL as well. This in our view would amount to a direction needing to be reliant on s.106 only, given the fixed, non-negotiable nature of the CIL, which acts a top-slice from the value created by a development.
- 3.1.18 Should the Council wish to put a CIL in place, albeit most likely in the form of a necessarily relatively restricted rather than area-wide/all sites approach, an area of potential differential scope leading to some limited higher charging potential could be greenfield developments, which owing to a relatively low EUV+ based land value position, usually support greater headroom for planning obligations. This is seen through the results, and noted within the commentary above.
- 3.1.19 This could be considered further with the Council should it be considered potentially relevant. However, in any event this would need to be viewed in the context of the location (re values), nature and scale of developments because experience shows that larger and strategic greenfield developments tend to require extensive and costly site-specific development mitigation and infrastructure through s.106; and from experience often at levels exceeding the additional s.106 costs assumptions tested here.
- 3.1.20 It may be the case that some individual sites are not be viable in any event, either prior to or following the imposition of any CIL. In these circumstances, CIL is unlikely to be solely responsible for poor or non-viability and particularly at the potential levels discussed here; hence our range of previous stage information and recommendations. On the whole, non-viability is more likely to be inherent in the strength of the relationship between development values and costs in particular instances and for example could well be associated with market conditions, site characteristics and costs or other matters, probably in combination.
- 3.1.21 However, we are presenting information here which further develops the previous theme that in Coventry City Council's case at this stage the progression of a CIL would probably need to mean a relatively "light touch" approach reflecting the provided overview of viability

and variety of scenarios. In our view, given the above, it is most likely that the approach would need to include at least some – and potentially multi-layered – differentiation.

3.1.22 The approach of a prospective CIL charging authority does not have to mirror the viability evidence exactly. Rather, the authority needs to be able to show how the viability information has informed its approach; a pragmatic approach can be taken. The charging authority should be able to show how it has struck an appropriate balance between the need to fund infrastructure and the viability of development. These and other well-established principles are set out with the CIL section of the Planning Practice Guidance (being the source of the Government’s guidance on the CIL).

Figure 3: Summary of suggested parameters for CIL charging rates - guide

Area	Recommended CIL Rates Range (Buffered)								
	0% AH			10% AHO (10-24 dwellings)			Above AH Threshold (25+ dwellings)		
	Apr-18	January 2019 DSP Recommended Rates		Apr-18	January 2019 DSP Recommended Rates		Apr-18	January 2019 DSP Recommended Rates	
	s.106 @ £3,000 /sq. m	s.106 @£6,000 /sq. m	s.106 @ £10,000 /sq. m	s.106 @ £3,000 /sq. m	s.106 @£6,000 /sq. m	s.106 @ £10,000 /sq. m	s.106 @ £3,000 /sq. m	s.106 @£6,000 /sq. m	s.106 @ £10,000 /sq. m
Higher West/South	£50 - £125	£0 - £50	£nil	Not tested as part of original CIL Study	£0 - £45	£nil	£50 - £75	£nil	£nil
Lower East/North	£0 - £50	£nil	£nil		£nil	£nil	£nil	£nil	£nil
City-Wide	£50	£0 - £25	£nil		£0 - £20	£nil	£0 - £50	£nil	£nil

Notes and Limitations

1. This has been a desk-top exercise based on information provided by Coventry City Council (CCC) supplemented with information gathered by and assumptions made by DSP appropriate to the current stage of review and to inform the Council's preparation of a Community Infrastructure Levy (CIL) Charging Schedule for the City.
2. The original Viability Study and this Addendum have been carried out using well recognised residual valuation techniques by consultants highly experienced in the preparation of strategic viability assessments for local authority policy development including whole plan viability, affordable housing and CIL economic viability as well as providing site-specific viability reviews and advice. In order to carry out this type of assessment a large number of assumptions are required alongside the consideration of a range of a large quantity of information which rarely fits all eventualities.
3. Small changes in assumptions can have a significant individual or cumulative effect on the residual land value (RLV) or other surplus / deficit output generated – the indicative surpluses (or other outcomes) generated by the development appraisals for this review will not necessarily reflect site specific circumstances. Therefore, this assessment (as with similar studies of its type) is not intended to prescribe land values or other assumptions or otherwise substitute for the usual considerations and discussions that will continue to be needed as particular developments with varying characteristics come forward. Nevertheless, the assumptions used within this study reflect the policy requirements and strategy of the Council as known at the time of carrying out this review and therefore take into account the cumulative cost effects of policies where those are relevant in developing a CIL Charging Schedule.
4. It should be noted that every scheme is different and no review of this nature can reflect the variances seen in site specific cases. Specific assumptions and values applied for our schemes are unlikely to be appropriate for all developments and a degree of professional judgment is required. We are confident, however, that our assumptions are reasonable in terms of making this viability overview and further informing the Council's policy development.
5. This Addendum report sets out supplementary information to inform the Council's consideration of potential CIL charging rates from a viability perspective whilst taking into account adopted local and national policies that may impact on development viability. The changes made in preparing this additional work for the Council's information related only to the s.106 assumptions tested – all other inputs remain as previous (as per the base study – April 2018 report).

6. The review of development viability is not an exact science. There can be no definite viability cut off point owing to variation in site specific circumstances. These include the land ownership situation. It is not appropriate to assume that because a development appears to produce some land value (or in some cases even value equivalent to an existing / alternative use), the land will change hands and the development proceed. Overall, however, land value expectations will need to be realistic and reflective of the opportunities offered by, and constraints associated with, particular sites and schemes in the given circumstances and at the relevant delivery timing; with EUVs and planning policies being reflected amongst these factors. Planning status and requirements including CIL will be necessarily reflected in the land values that are ultimately supportable.
7. This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of Dixon Searle Partnership Ltd; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.
8. To the extent that the document is based on information supplied by others, Dixon Searle Partnership Ltd accepts no liability for any loss or damage suffered by the client or others who choose to rely on it.
9. In no way does this study provide formal valuation advice; it provides an overview not intended for other purposes nor to over-ride particular site considerations as the Council's policies continue to be applied practically from case to case.

Addendum Report Ends (March 2019)

DSP v6

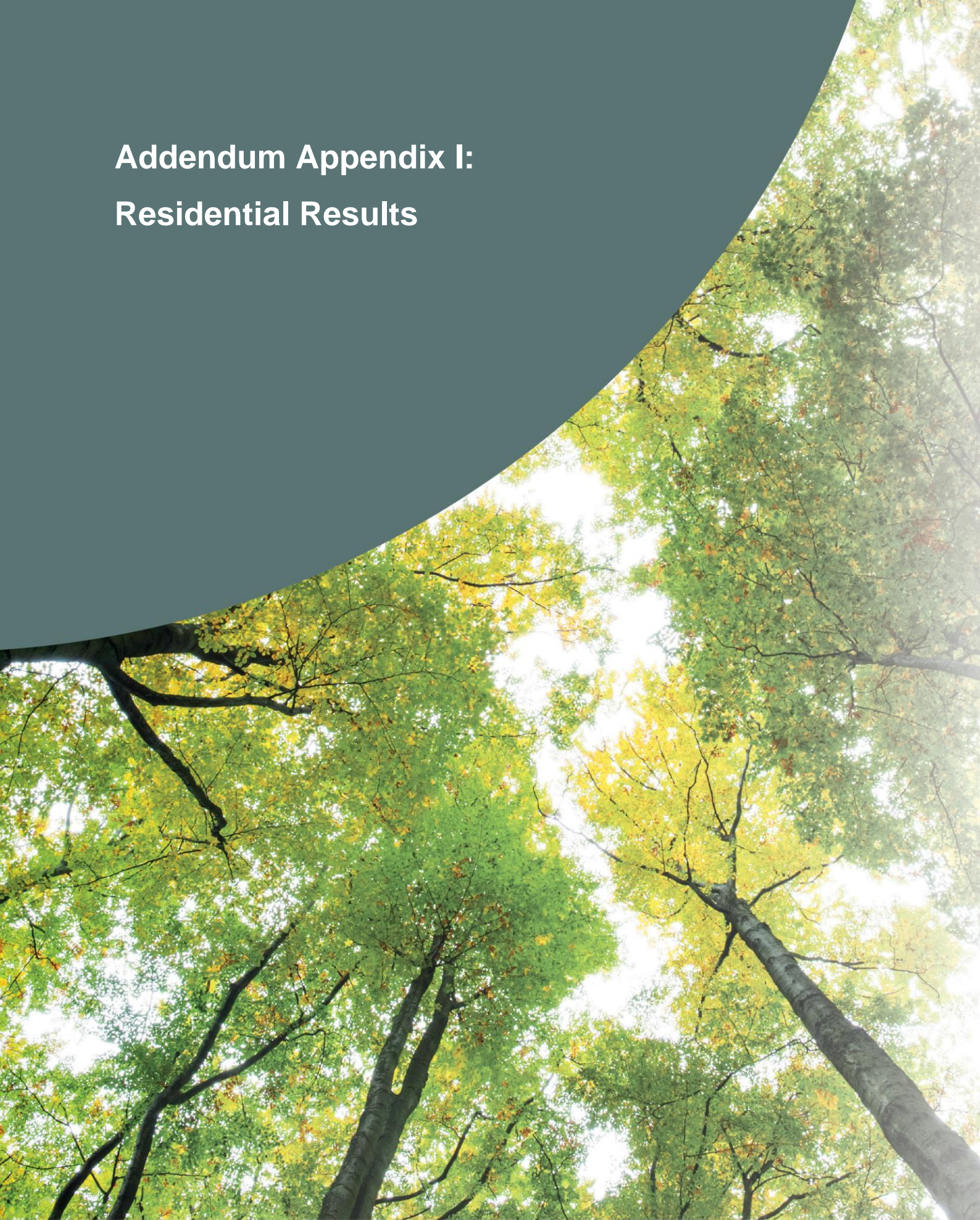
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Addendum Appendix I: Residential Results



Addendum Table 1a: Max CIL Rates by Scenario Type, Value Level and Benchmark Land Value - 0% AH with increased s.106 costs

Development Scenario	Site Type	Site Density (dph)	Benchmark Land Values		Max CIL Rates £3,000 per unit s.106						Addendum Max CIL Rates £6,000 per unit s.106						Addendum Max CIL Rates £10,000 per unit s.106					
					VL1	VL2	VL3	VL4	VL5	VL6	VL1	VL2	VL3	VL4	VL5	VL6	VL1	VL2	VL3	VL4	VL5	VL6
					£2,000	£2,200	£2,400	£2,600	£2,800	£3,000	£2,000	£2,200	£2,400	£2,600	£2,800	£3,000	£2,000	£2,200	£2,400	£2,600	£2,800	£3,000
5 Houses	Greenfield	30	BLV1	£250,000	£0.00	£0.00	£117.80	£267.99	£418.19	£568.38	£0.00	£0.00	£87.06	£237.26	£387.45	£537.64	£0.00	£0.00	£46.08	£196.27	£346.47	£496.66
			BLV2	£350,000	£0.00	£0.00	£80.53	£230.72	£380.91	£531.10	£0.00	£0.00	£49.79	£199.98	£350.17	£500.37	£0.00	£0.00	£8.80	£159.00	£309.19	£459.38
			BLV3	£500,000	£0.00	£0.00	£0.00	£174.80	£325.00	£475.19	£0.00	£0.00	£0.00	£144.07	£294.26	£444.45	£0.00	£0.00	£0.00	£103.08	£253.28	£403.47
			BLV4	£650,000	£0.00	£0.00	£0.00	£118.89	£269.08	£419.28	£0.00	£0.00	£0.00	£88.15	£238.35	£388.54	£0.00	£0.00	£0.00	£47.17	£197.36	£347.56
5 Houses	PDL	35	BLV1	£250,000	£0.00	£0.00	£131.11	£281.31	£431.50	£581.69	£0.00	£0.00	£100.38	£250.57	£400.76	£550.95	£0.00	£0.00	£59.39	£209.59	£359.78	£509.97
			BLV2	£350,000	£0.00	£0.00	£99.16	£249.36	£399.55	£549.74	£0.00	£0.00	£68.43	£218.62	£368.81	£519.00	£0.00	£0.00	£27.44	£177.63	£327.83	£478.02
			BLV3	£500,000	£0.00	£0.00	£51.24	£201.43	£351.62	£501.82	£0.00	£0.00	£20.50	£170.69	£320.89	£471.08	£0.00	£0.00	£0.00	£129.71	£279.90	£430.09
			BLV4	£650,000	£0.00	£0.00	£3.31	£153.50	£303.70	£453.89	£0.00	£0.00	£0.00	£122.77	£272.96	£423.15	£0.00	£0.00	£0.00	£81.78	£231.98	£382.17
15 Mixed	Greenfield	30	BLV1	£250,000	£0.00	£39.05	£184.63	£330.22	£475.80	£621.38	£0.00	£0.00	£152.01	£297.59	£443.17	£588.75	£0.00	£0.00	£108.51	£254.09	£399.67	£545.26
			BLV2	£350,000	£0.00	£0.00	£136.79	£282.37	£427.96	£573.54	£0.00	£0.00	£104.17	£249.75	£395.33	£540.91	£0.00	£0.00	£60.67	£206.25	£351.83	£497.41
			BLV3	£500,000	£0.00	£0.00	£62.71	£208.29	£353.87	£499.46	£0.00	£0.00	£30.09	£175.67	£321.25	£466.83	£0.00	£0.00	£0.00	£132.17	£277.75	£423.33
			BLV4	£650,000	£0.00	£0.00	£0.00	£133.76	£279.34	£424.92	£0.00	£0.00	£0.00	£101.14	£246.72	£392.30	£0.00	£0.00	£0.00	£57.64	£203.22	£348.80
15 Mixed	PDL	35	BLV1	£250,000	£0.00	£57.30	£202.88	£348.46	£494.04	£639.62	£0.00	£24.67	£170.26	£315.84	£461.42	£607.00	£0.00	£0.00	£126.76	£272.34	£417.92	£563.50
			BLV2	£350,000	£0.00	£0.00	£162.34	£307.92	£453.50	£599.08	£0.00	£0.00	£129.71	£275.29	£420.87	£566.46	£0.00	£0.00	£86.21	£231.79	£377.38	£522.96
			BLV3	£500,000	£0.00	£0.00	£100.61	£246.19	£391.77	£537.35	£0.00	£0.00	£67.99	£213.57	£359.15	£504.73	£0.00	£0.00	£24.49	£170.07	£315.65	£461.23
			BLV4	£650,000	£0.00	£0.00	£37.45	£183.03	£328.61	£474.19	£0.00	£0.00	£4.82	£150.40	£295.99	£441.57	£0.00	£0.00	£0.00	£106.91	£252.49	£398.07

Source: Dixon Searle Partnership (2018)

Addendum Table 1b: Max CIL Rates by Scenario Type, Value Level and Benchmark Land Value - 10% Discounted Market Sale (AHO) with increased s.106 costs

Development Scenario	Site Type	Site Density (dph)	Benchmark Land Values		Max CIL Rates £3,000 per unit s.106						Addendum Max CIL Rates £6,000 per unit s.106						Addendum Max CIL Rates £10,000 per unit s.106					
					VL1	VL2	VL3	VL4	VL5	VL6	VL1	VL2	VL3	VL4	VL5	VL6	VL1	VL2	VL3	VL4	VL5	VL6
					£2,000	£2,200	£2,400	£2,600	£2,800	£3,000	£2,000	£2,200	£2,400	£2,600	£2,800	£3,000	£2,000	£2,200	£2,400	£2,600	£2,800	£3,000
10 Houses	Greenfield	30	BLV1	£250,000	£0.00	£145.38	£294.91	£444.44	£593.97	£743.50	£0.00	£114.64	£264.17	£413.70	£563.23	£712.77	£0.00	£73.66	£223.19	£372.72	£522.25	£671.78
			BLV2	£350,000	£0.00	£107.97	£257.50	£407.03	£556.56	£706.09	£0.00	£77.23	£226.76	£376.29	£525.82	£675.35	£0.00	£36.25	£185.78	£335.31	£484.84	£634.37
			BLV3	£500,000	£0.00	£50.67	£200.20	£349.73	£499.26	£648.79	£0.00	£19.93	£169.46	£318.99	£468.52	£618.06	£0.00	£0.00	£128.48	£278.01	£427.54	£577.07
			BLV4	£650,000	£0.00	£0.00	£142.90	£292.43	£441.96	£591.49	£0.00	£0.00	£112.16	£261.69	£411.23	£560.76	£0.00	£0.00	£71.18	£220.71	£370.24	£519.77
10 Houses	PDL	35	BLV1	£250,000	£9.16	£158.69	£308.22	£457.75	£607.28	£756.82	£0.00	£127.95	£277.48	£427.02	£576.55	£726.08	£0.00	£86.97	£236.50	£386.03	£535.56	£685.09
			BLV2	£350,000	£0.00	£126.74	£276.27	£425.80	£575.33	£724.87	£0.00	£96.00	£245.53	£395.06	£544.60	£694.13	£0.00	£55.02	£204.55	£354.08	£503.61	£653.14
			BLV3	£500,000	£0.00	£77.95	£227.48	£377.02	£526.55	£676.08	£0.00	£47.22	£196.75	£346.28	£495.81	£645.34	£0.00	£0.00	£155.76	£305.29	£454.83	£604.36
			BLV4	£650,000	£0.00	£0.00	£178.37	£327.90	£477.43	£626.97	£0.00	£0.00	£147.63	£297.16	£446.70	£596.23	£0.00	£0.00	£106.65	£256.18	£405.71	£555.24
10 Flats	PDL	75	BLV1	£250,000	£0.00	£0.00	£0.00	£0.00	£57.71	£184.78	£0.00	£0.00	£0.00	£13.75	£140.81	£0.00	£0.00	£0.00	£0.00	£0.00	£82.19	
			BLV2	£350,000	£0.00	£0.00	£0.00	£0.00	£36.39	£163.45	£0.00	£0.00	£0.00	£0.00	£0.00	£119.49	£0.00	£0.00	£0.00	£0.00	£60.87	
			BLV3	£500,000	£0.00	£0.00	£0.00	£0.00	£4.40	£131.46	£0.00	£0.00	£0.00	£0.00	£0.00	£87.50	£0.00	£0.00	£0.00	£0.00	£28.88	
			BLV4	£650,000	£0.00	£0.00	£0.00	£0.00	£0.00	£99.47	£0.00	£0.00	£0.00	£0.00	£0.00	£55.51	£0.00	£0.00	£0.00	£0.00	£0.00	
14 Mixed	Greenfield	30	BLV1	£250,000	£9.16	£48.79	£193.69	£338.59	£483.49	£628.40	£0.00	£15.96	£160.86	£305.76	£450.67	£595.57	£0.00	£0.00	£117.09	£261.99	£406.89	£551.79
			BLV2	£350,000	£0.00	£7.99	£152.89	£297.79	£442.70	£587.60	£0.00	£0.00	£120.06	£264.97	£409.87	£554.77	£0.00	£0.00	£76.29	£221.19	£366.09	£511.00
			BLV3	£500,000	£0.00	£0.00	£91.28	£236.18	£381.08	£525.98	£0.00	£0.00	£58.45	£203.35	£348.25	£493.15	£0.00	£0.00	£14.67	£159.58	£304.48	£449.38
			BLV4	£650,000	£0.00	£0.00	£27.72	£172.62	£317.52	£462.42	£0.00	£0.00	£0.00	£139.79	£284.69	£429.59	£0.00	£0.00	£0.00	£96.02	£240.92	£385.82
14 Mixed	PDL	35	BLV1	£250,000	£0.00	£63.11	£208.01	£352.91	£497.82	£642.72	£0.00	£30.28	£175.18	£320.09	£464.99	£609.89	£0.00	£0.00	£131.41	£276.31	£421.21	£566.12
			BLV2	£350,000	£0.00	£28.39	£173.29	£318.19	£463.10	£608.00	£0.00	£0.00	£140.46	£285.36	£430.27	£575.17	£0.00	£0.00	£96.69	£241.59	£386.49	£531.40
			BLV3	£500,000	£0.00	£0.00	£120.84	£265.74	£410.64	£555.54	£0.00	£0.00	£88.01	£232.91	£377.81	£522.71	£0.00	£0.00	£44.24	£189.14	£334.04	£478.94
			BLV4	£650,000	£0.00	£0.00	£67.06	£211.96	£356.87	£501.77	£0.00	£0.00	£0.00	£179.13	£324.04	£468.94	£0.00	£0.00	£0.00	£135.36	£280.26	£425.17
15 Mixed	Greenfield	30	BLV1	£250,000	£0.00	£31.23	£176.10	£320.97	£465.84	£610.71	£0.00	£0.00	£143.48	£288.35	£433.22	£578.09	£0.00	£0.00	£99.98	£244.85	£389.72	£534.59
			BLV2	£350,000	£0.00	£0.00	£128.26	£273.13	£418.00	£562.87	£0.00	£0.00	£95.64	£240.51	£385.38	£530.25	£0.00	£0.00	£52.14	£197.01	£341.88	£486.75
			BLV3	£500,000	£0.00	£0.00	£54.18	£199.05	£343.92	£488.79	£0.00	£0.00	£21.56	£166.43	£311.30	£456.17	£0.00	£0.00	£0.00	£122.93	£267.80	£412.67
			BLV4	£650,000	£0.00	£0.00	£0.00	£124.52	£269.39	£414.26	£0.00	£0.00	£0.00	£91.90	£236.77	£381.64	£0.00	£0.00	£0.00	£48.40	£193.27	£338.14
15 Mixed	PDL	35	BLV1	£250,000	£0.00	£49.48	£194.35	£339.22	£484.09	£628.96	£0.00	£16.85	£161.72	£306.59	£451.47	£596.34	£0.00	£0.00	£118.23	£263.10	£407.97	£552.84
			BLV2	£350,000	£0.00	£8.93	£153.81	£298.68	£443.55	£588.42	£0.00	£0.00	£121.18	£266.05	£410.92	£555.79	£0.00	£0.00	£77.68	£222.55	£367.42	£512.29
			BLV3	£500,000	£0.00	£0.00	£92.08	£236.95	£381.82	£526.69	£0.00	£0.00	£59.45	£204.33	£349.20	£494.07	£0.00	£0.00	£15.96	£160.83	£305.70	£450.57
			BLV4	£650,000	£0.00	£0.00	£28.92	£173.79	£318.66	£463.53	£0.00	£0.00	£0.00	£141.16	£286.03	£430.90	£0.00	£0.00	£0.00	£97.66	£242.53	£387.40
24 Mixed	PDL	35	BLV1	£250,000	£0.00	£63.13	£207.36	£351.58	£495.81	£640.03	£0.00	£32.01	£176.23	£320.46	£464.68	£608.91	£0.00	£0.00	£134.73	£278.95	£423.18	£567.40
			BLV2	£350,000	£0.00	£29.13	£173.36	£317.58	£461.81	£606.03	£0.00	£0.00	£142.23	£286.45	£430.68	£574.90	£0.00	£0.00	£100.72	£244.95	£389.17	£533.40
			BLV3	£500,000	£0.00	£0.00	£121.02	£265.25	£409.47	£553.70	£0.00	£0.00	£89.89	£234.12	£378.34	£522.57	£0.00	£0.00	£48.39	£192.61	£336.84	£481.06
			BLV4	£650,000	£0.00	£0.00	£68.69	£212.91	£357.13	£501.36	£0.00	£0.00	£37.56	£181.78	£326.01	£470.23	£0.00	£0.00	£0.00	£140.28	£284.50	£428.73

Source: Dixon Searle Partnership (2018)

Addendum Table 1c: Max CIL Rates by Scenario Type, Value Level and Benchmark Land Value - 25% AH (High Concentration Area) with increased s.106 costs

Development Scenario	Site Type	Site Density (dph)	Benchmark Land Values		Max CIL Rates £3,000 per unit s.106						Addendum Max CIL Rates £6,000 per unit s.106						Addendum Max CIL Rates £10,000 per unit s.106					
					VL1	VL2	VL3	VL4	VL5	VL6	VL1	VL2	VL3	VL4	VL5	VL6	VL1	VL2	VL3	VL4	VL5	VL6
					£2,000	£2,200	£2,400	£2,600	£2,800	£3,000	£2,000	£2,200	£2,400	£2,600	£2,800	£3,000	£2,000	£2,200	£2,400	£2,600	£2,800	£3,000
25 Mixed	PDL	35	BLV1	£250,000	£0.00	£0.00	£46.75	£160.43	£274.10	£387.78	£0.00	£0.00	£15.25	£128.93	£242.60	£356.28	£0.00	£0.00	£0.00	£86.93	£200.60	£314.28
			BLV2	£350,000	£0.00	£0.00	£5.36	£119.03	£232.71	£346.38	£0.00	£0.00	£0.00	£87.54	£201.21	£314.89	£0.00	£0.00	£0.00	£45.54	£159.21	£272.89
			BLV3	£500,000	£0.00	£0.00	£0.00	£56.75	£170.43	£284.10	£0.00	£0.00	£0.00	£25.26	£138.93	£252.61	£0.00	£0.00	£0.00	£0.00	£96.93	£210.61
			BLV4	£650,000	£0.00	£0.00	£0.00	£0.00	£108.15	£221.82	£0.00	£0.00	£0.00	£0.00	£76.65	£190.33	£0.00	£0.00	£0.00	£0.00	£34.65	£148.33
30 Flats (Sheltered)	PDL	125	BLV1	£250,000	£0.00	£0.00	£0.00	£48.50	£234.05	£420.29	£0.00	£0.00	£0.00	£0.00	£183.29	£369.54	£0.00	£0.00	£0.00	£0.00	£115.62	£301.87
			BLV2	£350,000	£0.00	£0.00	£0.00	£34.01	£201.81	£388.05	£0.00	£0.00	£0.00	£0.00	£168.81	£355.05	£0.00	£0.00	£0.00	£0.00	£101.14	£287.38
			BLV3	£500,000	£0.00	£0.00	£0.00	£0.00	£153.44	£339.69	£0.00	£0.00	£0.00	£0.00	£147.07	£333.31	£0.00	£0.00	£0.00	£0.00	£79.40	£265.64
			BLV4	£650,000	£0.00	£0.00	£0.00	£0.00	£105.08	£291.32	£0.00	£0.00	£0.00	£0.00	£125.34	£311.58	£0.00	£0.00	£0.00	£0.00	£57.67	£243.91
100 Flats (City Centre)	PDL	200	BLV1	£250,000	£0.00	£0.00	£0.00	£0.00	£31.58	£184.70	£0.00	£0.00	£0.00	£0.00	£0.00	£105.27	£0.00	£0.00	£0.00	£0.00	£0.00	£32.15
			BLV2	£350,000	£0.00	£0.00	£0.00	£0.00	£20.69	£173.81	£0.00	£0.00	£0.00	£0.00	£0.00	£95.43	£0.00	£0.00	£0.00	£0.00	£0.00	£22.31
			BLV3	£500,000	£0.00	£0.00	£0.00	£0.00	£4.35	£157.47	£0.00	£0.00	£0.00	£0.00	£0.00	£80.68	£0.00	£0.00	£0.00	£0.00	£0.00	£7.56
			BLV4	£650,000	£0.00	£0.00	£0.00	£0.00	£0.00	£141.13	£0.00	£0.00	£0.00	£0.00	£0.00	£65.85	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
200 Mixed	Greenfield	30	BLV1	£250,000	£0.00	£0.00	£73.77	£236.98	£400.20	£563.41	£0.00	£0.00	£0.00	£67.76	£231.48	£395.05	£0.00	£0.00	£0.00	£13.41	£177.13	£340.70
			BLV2	£350,000	£0.00	£0.00	£10.37	£173.59	£336.80	£500.02	£0.00	£0.00	£0.00	£14.81	£179.02	£342.92	£0.00	£0.00	£0.00	£0.00	£124.67	£288.57
			BLV3	£500,000	£0.00	£0.00	£0.00	£78.50	£241.71	£404.93	£0.00	£0.00	£0.00	£0.00	£98.91	£263.55	£0.00	£0.00	£0.00	£0.00	£44.57	£209.20
			BLV4	£650,000	£0.00	£0.00	£0.00	£0.00	£146.62	£309.84	£0.00	£0.00	£0.00	£0.00	£17.09	£182.71	£0.00	£0.00	£0.00	£0.00	£0.00	£128.37
200 Mixed	PDL	35	BLV1	£250,000	£0.00	£0.00	£96.68	£259.90	£423.11	£586.33	£0.00	£0.00	£0.00	£109.33	£272.92	£436.40	£0.00	£0.00	£0.00	£54.98	£218.57	£382.05
			BLV2	£350,000	£0.00	£0.00	£42.45	£205.67	£368.88	£532.10	£0.00	£0.00	£0.00	£64.26	£228.21	£391.94	£0.00	£0.00	£0.00	£0.00	£173.87	£337.59
			BLV3	£500,000	£0.00	£0.00	£0.00	£124.33	£287.54	£450.76	£0.00	£0.00	£0.00	£0.00	£160.12	£324.38	£0.00	£0.00	£0.00	£0.00	£105.78	£270.03
			BLV4	£650,000	£0.00	£0.00	£0.00	£42.98	£206.20	£369.41	£0.00	£0.00	£0.00	£0.00	£90.78	£255.76	£0.00	£0.00	£0.00	£0.00	£36.43	£201.41

Source: Dixon Searle Partnership (2018)

Addendum Table 1d: Max CIL Rates by Scenario Type, Value Level and Benchmark Land Value - 25% AH (Medium Concentration Area) with increased s.106 Costs

Development Scenario	Site Type	Site Density (dph)	Benchmark Land Values		Max CIL Rates £3,000 per unit s.106						Addendum Max CIL Rates £6,000 per unit s.106						Addendum Max CIL Rates £10,000 per unit s.106					
					VL1	VL2	VL3	VL4	VL5	VL6	VL1	VL2	VL3	VL4	VL5	VL6	VL1	VL2	VL3	VL4	VL5	VL6
					£2,000	£2,200	£2,400	£2,600	£2,800	£3,000	£2,000	£2,200	£2,400	£2,600	£2,800	£3,000	£2,000	£2,200	£2,400	£2,600	£2,800	£3,000
25 Mixed	PDL	35	BLV1	£250,000	£0.00	£0.00	£31.10	£144.78	£258.45	£372.13	£0.00	£0.00	£0.00	£113.28	£226.95	£340.63	£0.00	£0.00	£0.00	£71.28	£184.96	£298.63
			BLV2	£350,000	£0.00	£0.00	£0.00	£103.39	£217.06	£330.74	£0.00	£0.00	£0.00	£71.89	£185.56	£299.24	£0.00	£0.00	£0.00	£29.89	£143.56	£257.24
			BLV3	£500,000	£0.00	£0.00	£0.00	£41.11	£154.78	£268.46	£0.00	£0.00	£0.00	£9.61	£123.28	£236.96	£0.00	£0.00	£0.00	£0.00	£81.28	£194.96
			BLV4	£650,000	£0.00	£0.00	£0.00	£0.00	£92.50	£206.18	£0.00	£0.00	£0.00	£0.00	£61.00	£174.68	£0.00	£0.00	£0.00	£0.00	£19.01	£132.68
30 Flats (Sheltered)	PDL	125	BLV1	£250,000	£0.00	£0.00	£0.00	£12.12	£194.87	£378.31	£0.00	£0.00	£0.00	£0.00	£144.12	£327.55	£0.00	£0.00	£0.00	£0.00	£76.45	£259.89
			BLV2	£350,000	£0.00	£0.00	£0.00	£0.00	£162.63	£346.07	£0.00	£0.00	£0.00	£0.00	£129.63	£313.07	£0.00	£0.00	£0.00	£0.00	£61.96	£245.40
			BLV3	£500,000	£0.00	£0.00	£0.00	£0.00	£114.27	£297.70	£0.00	£0.00	£0.00	£0.00	£107.89	£291.33	£0.00	£0.00	£0.00	£0.00	£40.22	£223.66
			BLV4	£650,000	£0.00	£0.00	£0.00	£0.00	£65.90	£249.34	£0.00	£0.00	£0.00	£0.00	£0.00	£269.60	£0.00	£0.00	£0.00	£0.00	£0.00	£201.93
100 Flats (City Centre)	PDL	200	BLV1	£250,000	£0.00	£0.00	£0.00	£0.00	£1.68	£152.66	£0.00	£0.00	£0.00	£0.00	£0.00	£73.23	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
			BLV2	£350,000	£0.00	£0.00	£0.00	£0.00	£0.00	£141.77	£0.00	£0.00	£0.00	£0.00	£0.00	£63.40	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
			BLV3	£500,000	£0.00	£0.00	£0.00	£0.00	£0.00	£125.43	£0.00	£0.00	£0.00	£0.00	£0.00	£48.64	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
			BLV4	£650,000	£0.00	£0.00	£0.00	£0.00	£0.00	£109.09	£0.00	£0.00	£0.00	£0.00	£0.00	£33.81	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
200 Mixed	Greenfield	30	BLV1	£250,000	£0.00	£0.00	£48.04	£209.12	£370.19	£531.26	£0.00	£0.00	£0.00	£39.80	£201.41	£362.85	£0.00	£0.00	£0.00	£0.00	£147.06	£308.50
			BLV2	£350,000	£0.00	£0.00	£0.00	£145.72	£306.79	£467.87	£0.00	£0.00	£0.00	£0.00	£148.88	£310.68	£0.00	£0.00	£0.00	£0.00	£94.53	£256.33
			BLV3	£500,000	£0.00	£0.00	£0.00	£50.63	£211.70	£372.78	£0.00	£0.00	£0.00	£0.00	£68.63	£231.19	£0.00	£0.00	£0.00	£0.00	£14.29	£176.84
			BLV4	£650,000	£0.00	£0.00	£0.00	£0.00	£116.61	£277.69	£0.00	£0.00	£0.00	£0.00	£0.00	£150.23	£0.00	£0.00	£0.00	£0.00	£0.00	£95.88
200 Mixed	PDL	35	BLV1	£250,000	£0.00	£0.00	£70.96	£232.03	£393.10	£554.17	£0.00	£0.00	£0.00	£81.41	£242.87	£404.21	£0.00	£0.00	£0.00	£27.06	£188.52	£349.87
			BLV2	£350,000	£0.00	£0.00	£16.73	£177.80	£338.87	£499.94	£0.00	£0.00	£0.00	£36.27	£198.12	£359.72	£0.00	£0.00	£0.00	£0.00	£143.77	£305.37
			BLV3	£500,000	£0.00	£0.00	£0.00	£96.46	£257.53	£418.60	£0.00	£0.00	£0.00	£0.00	£129.92	£292.08	£0.00	£0.00	£0.00	£0.00	£75.57	£237.73
			BLV4	£650,000	£0.00	£0.00	£0.00	£15.12	£176.19	£337.26	£0.00	£0.00	£0.00	£0.00	£60.45	£223.36	£0.00	£0.00	£0.00	£0.00	£6.10	£169.01

Source: Dixon Searle Partnership (2018)

Addendum Table 1e: Max CIL Rates by Scenario Type, Value Level and Benchmark Land Value - 25% AH (Low Concentration Area) with increased s.106 costs

Development Scenario	Site Type	Site Density (dph)	Benchmark Land Values		Max CIL Rates £3,000 per unit s.106						Addendum Max CIL Rates £6,000 per unit s.106						Addendum Max CIL Rates £10,000 per unit s.106					
					VL1	VL2	VL3	VL4	VL5	VL6	VL1	VL2	VL3	VL4	VL5	VL6	VL1	VL2	VL3	VL4	VL5	VL6
					£2,000	£2,200	£2,400	£2,600	£2,800	£3,000	£2,000	£2,200	£2,400	£2,600	£2,800	£3,000	£2,000	£2,200	£2,400	£2,600	£2,800	£3,000
25 Mixed	PDL	35	BLV1	£250,000	£0.00	£0.00	£15.46	£129.13	£242.81	£356.48	£0.00	£0.00	£0.00	£97.63	£211.31	£324.98	£0.00	£0.00	£0.00	£55.63	£169.31	£282.98
			BLV2	£350,000	£0.00	£0.00	£0.00	£87.74	£201.41	£315.09	£0.00	£0.00	£0.00	£56.24	£169.91	£283.59	£0.00	£0.00	£0.00	£14.24	£127.92	£241.59
			BLV3	£500,000	£0.00	£0.00	£0.00	£25.46	£139.13	£252.81	£0.00	£0.00	£0.00	£0.00	£107.63	£221.31	£0.00	£0.00	£0.00	£0.00	£65.64	£179.31
			BLV4	£650,000	£0.00	£0.00	£0.00	£0.00	£76.85	£190.53	£0.00	£0.00	£0.00	£0.00	£45.36	£159.03	£0.00	£0.00	£0.00	£0.00	£3.36	£117.03
30 Flats (Sheltered)	PDL	125	BLV1	£250,000	£0.00	£0.00	£0.00	£0.00	£155.69	£336.33	£0.00	£0.00	£0.00	£0.00	£104.94	£285.57	£0.00	£0.00	£0.00	£0.00	£37.27	£217.90
			BLV2	£350,000	£0.00	£0.00	£0.00	£0.00	£123.45	£304.08	£0.00	£0.00	£0.00	£0.00	£90.45	£271.09	£0.00	£0.00	£0.00	£0.00	£22.78	£203.42
			BLV3	£500,000	£0.00	£0.00	£0.00	£0.00	£75.09	£255.72	£0.00	£0.00	£0.00	£0.00	£68.72	£249.35	£0.00	£0.00	£0.00	£0.00	£0.00	£181.68
			BLV4	£650,000	£0.00	£0.00	£0.00	£0.00	£26.73	£207.36	£0.00	£0.00	£0.00	£0.00	£0.00	£227.62	£0.00	£0.00	£0.00	£0.00	£0.00	£159.95
100 Flats (City Centre)	PDL	200	BLV1	£250,000	£0.00	£0.00	£0.00	£0.00	£0.00	£120.63	£0.00	£0.00	£0.00	£0.00	£0.00	£41.20	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
			BLV2	£350,000	£0.00	£0.00	£0.00	£0.00	£0.00	£109.74	£0.00	£0.00	£0.00	£0.00	£0.00	£31.36	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
			BLV3	£500,000	£0.00	£0.00	£0.00	£0.00	£0.00	£93.40	£0.00	£0.00	£0.00	£0.00	£0.00	£16.61	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
			BLV4	£650,000	£0.00	£0.00	£0.00	£0.00	£0.00	£77.06	£0.00	£0.00	£0.00	£0.00	£0.00	£1.78	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
200 Mixed	Greenfield	30	BLV1	£250,000	£0.00	£0.00	£0.00	£181.25	£340.18	£499.11	£0.00	£0.00	£0.00	£11.84	£171.33	£330.65	£0.00	£0.00	£0.00	£0.00	£116.99	£276.30
			BLV2	£350,000	£0.00	£0.00	£0.00	£117.86	£276.78	£435.71	£0.00	£0.00	£0.00	£0.00	£118.74	£278.43	£0.00	£0.00	£0.00	£0.00	£64.39	£224.08
			BLV3	£500,000	£0.00	£0.00	£0.00	£22.77	£181.69	£340.62	£0.00	£0.00	£0.00	£0.00	£38.35	£198.83	£0.00	£0.00	£0.00	£0.00	£0.00	£144.48
			BLV4	£650,000	£0.00	£0.00	£0.00	£0.00	£86.60	£245.53	£0.00	£0.00	£0.00	£0.00	£0.00	£117.70	£0.00	£0.00	£0.00	£0.00	£0.00	£63.35
200 Mixed	PDL	35	BLV1	£250,000	£0.00	£0.00	£45.23	£204.16	£363.09	£522.02	£0.00	£0.00	£0.00	£53.47	£212.81	£372.03	£0.00	£0.00	£0.00	£0.00	£158.47	£317.68
			BLV2	£350,000	£0.00	£0.00	£0.00	£149.93	£308.86	£467.79	£0.00	£0.00	£0.00	£0.00	£168.01	£327.50	£0.00	£0.00	£0.00	£0.00	£113.66	£273.15
			BLV3	£500,000	£0.00	£0.00	£0.00	£68.59	£227.52	£386.45	£0.00	£0.00	£0.00	£0.00	£99.71	£259.79	£0.00	£0.00	£0.00	£0.00	£45.37	£205.44
			BLV4	£650,000	£0.00	£0.00	£0.00	£0.00	£146.18	£305.11	£0.00	£0.00	£0.00	£0.00	£30.08	£190.95	£0.00	£0.00	£0.00	£0.00	£0.00	£136.60

Source: Dixon Searle Partnership (2018)