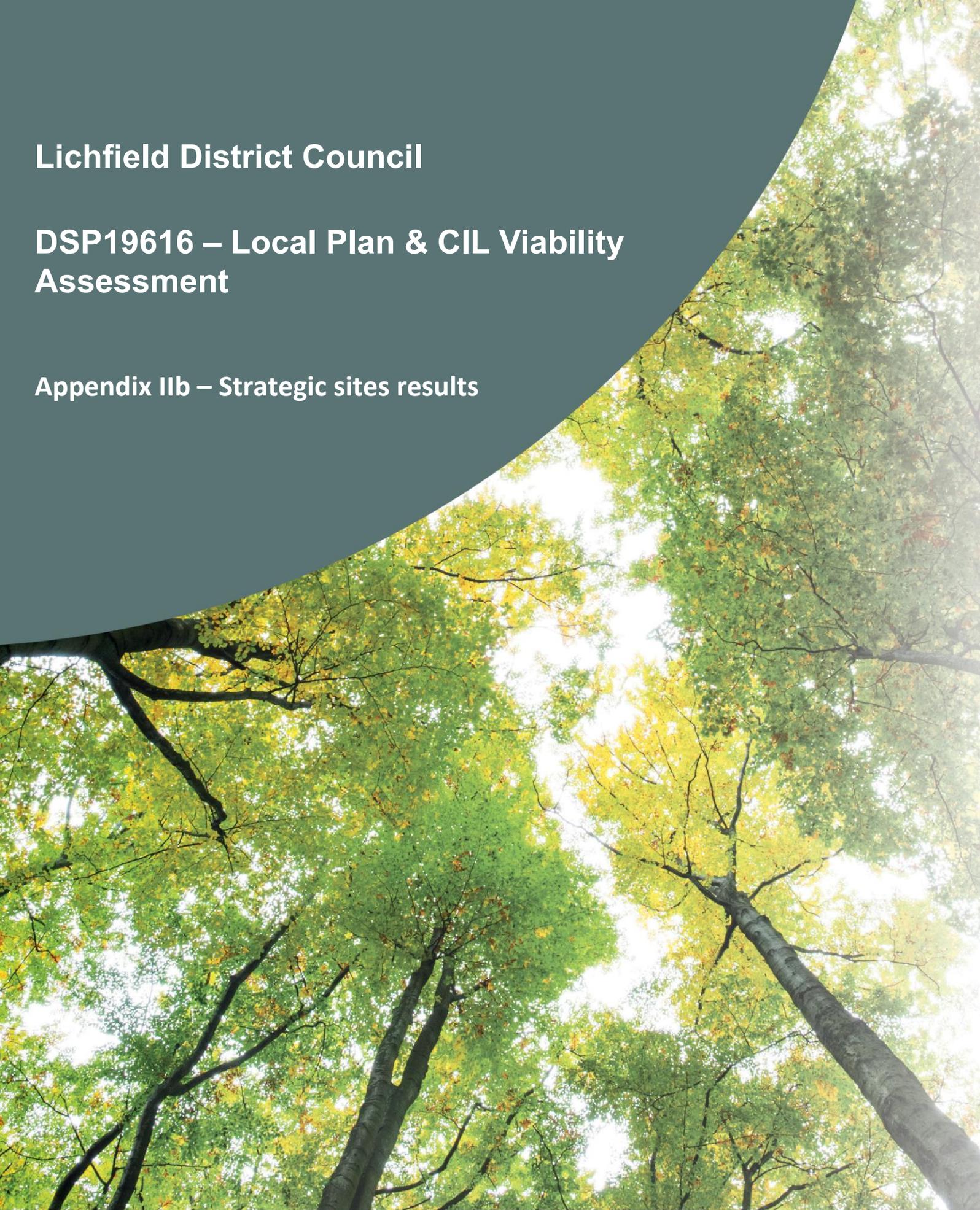


Lichfield District Council

**DSP19616 – Local Plan & CIL Viability
Assessment**

Appendix IIb – Strategic sites results



**Lichfield District Council
Local Plan & CIL Viability Assessment - Strategic Sites
Table 2a: Results Summary Showing Potential Maximum Residual Total (£) Surplus / Deficit with Sensitivity Testing for Costs & Values
Land NE of Lichfield - 3,300 Units**

20% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 100,000/Ha										
	Construction / Sales Rate: %	12.5%	10.0%	7.5%	5.0%	2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%
10.0%	£5,697,898	£14,898,551	£24,093,522	£33,283,771	£42,471,497	£51,659,219	£60,846,939	£70,034,657	£79,221,871	£88,406,881	£97,590,630
7.5%	£22,697	£9,230,304	£18,430,089	£27,623,980	£36,813,832	£46,001,558	£55,189,281	£64,377,000	£73,564,719	£82,751,905	£91,936,915
5.0%	£-5,660,749	£3,556,690	£12,762,511	£21,961,270	£31,154,438	£40,343,894	£49,531,621	£58,719,342	£67,907,062	£77,094,780	£86,281,939
2.5%	£-11,356,105	£-2,124,238	£7,090,390	£16,294,717	£25,492,220	£34,684,897	£43,873,956	£53,061,682	£62,249,404	£71,437,123	£80,624,841
0% (BASE)	£-17,057,746	£-7,815,626	£1,411,586	£10,623,521	£19,826,644	£29,023,170	£38,215,355	£47,404,017	£56,591,743	£65,779,465	£74,967,184
2.5%	£-22,759,523	£-13,517,090	£-4,276,535	£4,946,454	£14,156,491	£23,358,181	£32,554,120	£41,745,814	£50,934,079	£60,121,804	£69,309,526
5.0%	£-29,001,535	£-19,218,799	£-9,976,365	£-738,484	£8,481,210	£17,689,375	£26,889,718	£36,085,071	£45,276,272	£54,464,141	£63,651,866
7.5%	£-35,892,963	£-25,085,302	£-15,678,074	£-6,435,641	£2,798,457	£12,015,111	£21,221,581	£30,421,255	£39,615,816	£48,806,472	£57,994,202
10.0%	£-44,636,013	£-31,552,123	£-21,380,215	£-12,137,350	£-2,894,916	£6,334,632	£15,548,936	£24,753,787	£33,952,616	£43,146,274	£52,336,534

20% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 250,000/Ha										
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%
-10.0%	£-28,952,102	£-19,751,449	£-10,556,478	£-1,366,229	£7,821,497	£17,009,219	£26,196,939	£35,384,657	£44,571,871	£53,756,881	£62,940,630
7.5%	£-34,627,303	£-25,419,696	£-16,219,911	£-7,026,020	£2,163,832	£11,351,558	£20,539,281	£29,727,000	£38,914,719	£48,101,905	£57,286,915
5.0%	£-40,310,749	£-31,093,310	£-21,887,489	£-12,688,730	£-3,495,562	£5,693,894	£14,881,621	£24,069,342	£33,257,062	£42,444,780	£51,631,939
2.5%	£-46,006,105	£-36,774,238	£-27,559,610	£-18,355,283	£-9,157,780	£34,897	£9,223,956	£18,411,682	£27,599,404	£36,787,123	£45,974,841
0% (BASE)	£-51,707,746	£-42,465,626	£-33,238,414	£-24,026,479	£-14,823,356	£-5,626,830	£3,565,355	£12,754,017	£21,941,743	£31,129,465	£40,317,184
2.5%	£-57,409,523	£-48,167,090	£-38,926,535	£-29,703,546	£-20,493,509	£-11,291,819	£-2,095,880	£7,095,814	£16,284,079	£25,471,804	£34,659,526
5.0%	£-63,651,535	£-53,868,799	£-44,626,365	£-35,388,484	£-26,168,790	£-16,960,625	£-7,760,282	£1,435,071	£10,626,272	£19,814,141	£29,001,866
7.5%	£-70,542,963	£-59,735,302	£-50,328,074	£-41,085,641	£-31,851,543	£-22,634,889	£-13,428,419	£-4,228,745	£4,965,816	£14,156,472	£23,344,202
10.0%	£-79,286,013	£-66,202,123	£-56,030,215	£-46,787,350	£-37,544,916	£-28,315,368	£-19,101,064	£-9,896,213	£-697,384	£8,496,274	£17,686,534

20% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.

NII CIL	BLV: 250,000/Ha										
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%
-10.0%	£-32,687,366	£-23,486,486	£-14,291,666	£-5,101,416	£4,086,309	£13,274,031	£22,461,751	£31,649,469	£40,836,685	£50,021,696	£59,205,447
7.5%	£-38,362,527	£-29,154,777	£-19,955,098	£-10,761,207	£-1,571,354	£7,616,371	£16,804,093	£25,991,812	£35,179,531	£44,366,720	£53,551,731
5.0%	£-44,045,946	£-34,828,592	£-25,622,537	£-16,423,918	£-7,230,748	£1,146,433	£20,334,155	£29,521,874	£38,709,593	£47,896,755	
2.5%	£-49,741,298	£-40,509,444	£-31,294,726	£-22,090,472	£-12,892,967	£-3,700,289	£5,488,770	£14,676,495	£23,864,217	£33,051,936	£42,239,654
0% (BASE)	£-55,443,007	£-46,200,820	£-36,973,662	£-27,761,546	£-18,558,546	£-9,362,016	£-1,639,830	£9,018,832	£18,206,557	£27,394,278	£36,581,998
2.5%	£-61,452,732	£-51,902,283	£-42,661,730	£-33,438,689	£-24,228,700	£-15,027,007	£-5,831,065	£3,360,628	£12,548,894	£21,736,618	£30,924,340
5.0%	£-67,818,022	£-57,607,052	£-48,361,558	£-39,123,704	£-29,903,902	£-20,695,815	£-11,495,469	£-2,300,115	£6,891,087	£16,078,955	£25,266,680
7.5%	£-74,794,914	£-63,844,544	£-54,063,267	£-44,820,834	£-35,586,802	£-26,370,081	£-17,163,608	£-7,963,932	£1,230,632	£10,421,289	£19,609,017
10.0%	£-83,558,779	£-70,402,825	£-59,942,355	£-50,522,543	£-41,280,271	£-32,050,637	£-22,836,256	£-13,631,401	£-4,432,568	£4,761,090	£13,951,351

30% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 100,000/Ha										
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%
-10.0%	£-10,785,743	£-2,165,217	£6,453,175	£15,071,573	£23,689,958	£32,308,365	£40,926,823	£49,543,849	£58,158,624	£66,771,701	£75,382,485
7.5%	£-16,356,988	£-7,728,976	£890,586	£9,508,984	£18,127,384	£26,745,764	£35,364,177	£43,982,480	£52,599,531	£61,214,259	£69,827,361
5.0%	£-21,940,238	£-13,298,452	£-4,672,552	£3,946,414	£12,564,809	£21,183,193	£29,801,572	£38,419,997	£47,038,276	£55,655,212	£64,269,895
2.5%	£-27,524,937	£-18,877,421	£-10,240,490	£-1,616,191	£7,002,227	£15,620,630	£24,239,002	£32,857,381	£41,475,820	£50,094,073	£58,710,894
0% (BASE)	£-34,242,181	£-24,596,587	£-15,816,428	£-7,182,726	£1,439,673	£10,058,053	£18,676,443	£27,294,813	£35,913,198	£44,531,642	£53,149,869
2.5%	£-41,077,125	£-30,775,976	£-21,409,636	£-12,756,261	£-4,125,648	£4,495,337	£13,113,725	£21,732,255	£30,350,624	£38,969,014	£47,587,279
5.0%	£-49,350,657	£-37,254,067	£-27,376,542	£-18,342,798	£-9,697,002	£-1,068,595	£7,551,133	£16,169,522	£24,788,068	£33,406,436	£42,024,834
7.5%	£-58,765,045	£-44,965,965	£-33,681,541	£-24,023,505	£-15,278,817	£-6,638,385	£1,987,665	£10,606,928	£19,225,318	£27,843,707	£36,462,249
10.0%	£-68,738,158	£-53,984,186	£-40,778,942	£-30,194,533	£-20,881,020	£-12,216,802	£-3,580,332	£5,044,062	£13,662,724	£22,281,115	£30,899,504

30% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 250,000/Ha										
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%
-10.0%	£-45,435,743	£-36,815,217	£-28,196,825	£-19,578,427	£-10,960,042	£-2,341,635	£6,276,823	£14,893,849	£23,508,624	£32,121,701	£40,732,485
7.5%	£-51,006,988	£-42,378,976	£-33,759,414	£-25,141,016	£-16,522,616	£-7,904,236	£714,177	£9,332,480	£17,949,531	£26,564,259	£35,177,361
5.0%	£-56,590,238	£-47,948,452	£-39,322,552	£-30,703,586	£-22,085,191	£-13,466,807	£-4,848,428	£3,769,997	£12,388,276	£21,005,212	£29,619,895
2.5%	£-62,608,937	£-53,527,421	£-44,890,490	£-36,266,191	£-27,647,773	£-19,029,370	£-10,410,998	£-1,792,619	£6,825,820	£15,444,073	£24,060,894
0% (BASE)	£-68,892,181	£-59,246,587	£-50,466,428	£-41,832,726	£-33,210,327	£-24,591,947	£-15,973,557	£-7,355,187	£1,263,198	£9,881,642	£18,499,869
2.5%	£-75,727,125	£-65,425,976	£-56,059,636	£-47,406,261	£-38,775,648	£-30,154,663	£-21,536,275	£-12,917,745	£-4,299,376	£4,319,014	£12,937,279
5.0%	£-84,000,657	£-71,904,067	£-62,026,542	£-52,992,798	£-44,347,002	£-35,718,595	£-27,098,867	£-18,480,478	£-9,861,932	£-1,243,564	£7,374,834
7.5%	£-93,415,045	£-79,615,965	£-68,331,541	£-58,673,505	£-49,928,817	£-41,288,385	£-32,662,335	£-24,043,072	£-15,424,682	£-6,806,293	£1,812,249
10.0%	£-103,388,158	£-88,634,186	£-75,428,942	£-64,844,533	£-55,531,020	£-46,866,802	£-38,230,332	£-29,605,938	£-20,987,276	£-12,368,885	£-3,750,496

30% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.

NII CIL	BLV: 250,000/Ha										
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%
-10.0%	£-48,704,028	£-40,083,541	£-31,465,141	£-22,846,751	£-14,228,358	£-5,609,953	£3,008,486	£11,625,557	£20,240,334	£28,853,412	£37,464,197
7.5%	£-54,275,260	£-45,647,292	£-37,027,724	£-28,409,335	£-19,790,947	£-11,172,552	£-2,554,143	£6,064,300	£14,681,239	£23,295,969	£31,909,073
5.0%	£-60,043,983	£-51,216,658	£-42,590,874	£-33,971,922	£-25,353,531	£-16,735,136	£-8,116,748	£501,668	£9,120,116	£17,736,921	£26,351,605
2.5%	£-66,239,951	£-56,795,787	£-48,158,755	£-39,534,519	£-30,916,111	£-22,297,725	£-13,679,325	£-5,060,942	£3,557,479	£12,175,937	£20,792,602
0% (BASE)	£-72,593,145	£-62,830,711	£-53,734,603	£-45,101,106	£-36,478,701	£-27,860,300	£-19,241,903	£-10,623,517	£-2,005,132	£6,613,292	£15,231,576
2.5%	£-79,465,740	£-69,089,648	£-59,465,647	£-50,674,589	£-42,044,102	£-33,422,897	£-24,804,493	£-16,186,086	£-7,567,708	£1,050,679	£9,669,110
5.0%	£-87,739,247	£-75,634,320	£-65,649,849	£-56,261,085	£-47,615,298	£-38,986					

**Lichfield District Council
Local Plan & CIL Viability Assessment - Strategic Sites
Table 2b: Results Summary Showing Potential Maximum Residual Surplus / Deficit (Per Unit) with Sensitivity Testing for Costs & Values
Land NE of Lichfield - 3,300 Units**

20% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
NII CIL											
BLV: 100,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£1,727	£4,515	£7,301	£10,086	£12,870	£15,654	£18,438	£21,223	£24,007	£26,790	£29,573
-7.5%	£7	£2,797	£5,585	£8,371	£11,156	£13,940	£16,724	£19,508	£22,292	£25,076	£27,860
-5.0%	£1,715	£1,078	£3,867	£6,655	£9,441	£12,225	£15,010	£17,794	£20,578	£23,362	£26,146
-2.5%	£3,441	£644	£2,149	£4,938	£7,725	£10,511	£13,295	£16,079	£18,863	£21,648	£24,432
0% (BASE)	£5,169	£2,368	£428	£3,219	£6,008	£8,795	£11,580	£14,365	£17,149	£19,933	£22,717
2.5%	£6,897	£4,096	£1,296	£1,499	£4,290	£7,078	£9,865	£12,650	£15,435	£18,219	£21,003
5.0%	£8,788	£5,824	£3,023	£2,224	£5,070	£7,857	£10,644	£13,429	£16,214	£19,000	£21,785
7.5%	£10,877	£7,602	£4,751	£1,950	£848	£3,641	£6,431	£9,219	£12,005	£14,790	£17,574
10.0%	£13,526	£9,561	£6,479	£3,678	£877	£1,920	£4,712	£7,501	£10,289	£13,075	£15,860

20% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
NII CIL											
BLV: 250,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£8,773	£5,985	£3,199	£414	£2,370	£5,154	£7,938	£10,723	£13,507	£16,290	£19,073
-7.5%	£10,493	£7,703	£4,915	£2,129	£656	£3,440	£6,224	£9,008	£11,792	£14,576	£17,360
-5.0%	£12,215	£9,422	£6,633	£3,845	£1,059	£1,725	£4,510	£7,294	£10,078	£12,862	£15,646
-2.5%	£13,941	£11,144	£8,351	£5,562	£2,775	£11	£2,795	£5,579	£8,363	£11,148	£13,932
0% (BASE)	£15,669	£12,868	£10,072	£7,281	£4,492	£1,705	£1,080	£3,865	£6,649	£9,433	£12,217
2.5%	£17,397	£14,596	£11,796	£8,901	£6,210	£3,422	£635	£2,150	£4,935	£7,719	£10,503
5.0%	£19,288	£16,324	£13,523	£10,724	£7,930	£5,140	£2,352	£435	£3,220	£6,004	£8,788
7.5%	£21,377	£18,102	£15,251	£12,450	£9,652	£6,859	£4,069	£1,281	£1,505	£4,290	£7,074
10.0%	£24,026	£20,061	£16,979	£14,178	£11,377	£8,580	£5,788	£2,999	£211	£2,575	£5,360

20% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
2020 Indexed CIL @ £17.31/sq. m.											
BLV: 250,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£9,905	£7,117	£4,331	£1,546	£1,238	£4,022	£6,807	£9,591	£12,375	£15,158	£17,941
-7.5%	£11,625	£8,835	£6,047	£3,261	£476	£2,308	£5,092	£7,876	£10,660	£13,444	£16,228
-5.0%	£13,347	£10,554	£7,764	£4,977	£2,191	£594	£3,378	£6,162	£8,946	£11,730	£14,514
-2.5%	£15,073	£12,276	£9,483	£6,694	£3,907	£1,121	£1,663	£4,447	£7,232	£10,016	£12,800
0% (BASE)	£16,801	£14,000	£11,204	£8,413	£5,624	£2,837	£51	£2,733	£5,517	£8,301	£11,085
2.5%	£18,622	£15,728	£12,928	£10,133	£7,342	£4,554	£1,767	£1,018	£3,803	£6,587	£9,371
5.0%	£20,551	£17,457	£14,655	£11,856	£9,062	£6,271	£3,483	£697	£2,088	£4,872	£7,657
7.5%	£22,665	£19,347	£16,383	£13,582	£10,784	£7,991	£5,201	£2,413	£373	£3,158	£5,942
10.0%	£25,321	£21,334	£18,164	£15,310	£12,509	£9,712	£6,920	£4,131	£1,343	£1,443	£4,228

30% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
BLV: 100,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£3,268	£656	£1,956	£4,567	£7,179	£9,790	£12,402	£15,013	£17,624	£20,234	£22,843
-7.5%	£4,957	£2,342	£270	£2,882	£5,493	£8,105	£10,716	£13,328	£15,939	£18,550	£21,160
-5.0%	£6,649	£4,030	£1,416	£1,196	£3,808	£6,419	£9,031	£11,642	£14,254	£16,865	£19,476
-2.5%	£8,472	£5,720	£3,103	£490	£2,122	£4,734	£7,345	£9,957	£12,568	£15,180	£17,791
0% (BASE)	£10,376	£7,454	£4,793	£2,177	£436	£3,048	£5,660	£8,271	£10,883	£13,494	£16,106
2.5%	£12,448	£9,326	£6,488	£3,866	£1,250	£1,362	£3,974	£6,586	£9,197	£11,809	£14,420
5.0%	£14,955	£11,289	£8,296	£5,558	£2,938	£324	£2,288	£4,900	£7,512	£10,123	£12,735
7.5%	£17,808	£13,626	£10,207	£7,280	£4,630	£2,012	£602	£3,214	£5,826	£8,437	£11,049
10.0%	£20,830	£16,359	£12,357	£9,150	£6,328	£3,702	£1,085	£1,529	£4,140	£6,752	£9,363

30% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
BLV: 250,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£13,768	£11,156	£8,544	£5,933	£3,321	£710	£1,902	£4,513	£7,124	£9,734	£12,343
-7.5%	£15,457	£12,842	£10,230	£7,618	£5,007	£2,395	£216	£2,828	£5,439	£8,050	£10,660
-5.0%	£17,149	£14,530	£11,916	£9,304	£6,692	£4,081	£1,469	£1,142	£3,754	£6,365	£8,976
-2.5%	£18,972	£16,220	£13,603	£10,990	£8,378	£5,766	£543	£2,068	£4,680	£7,291	£9,901
0% (BASE)	£20,876	£17,954	£15,293	£12,677	£10,064	£7,452	£4,840	£2,229	£383	£2,994	£5,606
2.5%	£22,948	£19,826	£16,988	£14,366	£11,750	£9,138	£6,526	£3,914	£1,303	£1,309	£3,920
5.0%	£25,455	£21,789	£18,796	£16,058	£13,438	£10,824	£8,212	£5,600	£2,988	£377	£2,235
7.5%	£28,308	£24,126	£20,707	£17,780	£15,130	£12,512	£9,898	£7,286	£4,674	£2,063	£549
10.0%	£31,330	£26,859	£22,857	£19,650	£16,828	£14,202	£11,585	£8,971	£6,360	£3,748	£1,137

30% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
2020 Indexed CIL @ £17.31/sq. m.											
BLV: 250,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£14,759	£12,147	£9,535	£6,923	£4,312	£1,700	£912	£3,523	£6,133	£8,743	£11,353
-7.5%	£16,447	£13,833	£11,221	£8,609	£5,997	£3,386	£774	£1,838	£4,449	£7,059	£9,669
-5.0%	£18,195	£15,520	£12,906	£10,295	£7,683	£5,071	£2,460	£1,152	£2,764	£5,375	£7,985
-2.5%	£20,073	£17,211	£14,594	£11,980	£9,369	£6,757	£4,145	£1,534	£1,078	£3,690	£6,301
0% (BASE)	£21,998	£19,040	£16,283	£13,667	£11,054	£8,443	£5,831	£3,219	£608	£2,004	£4,616
2.5%	£24,081	£20,936	£18,020	£15,356	£12,741	£10,128	£7,517	£4,905	£2,293	£318	£2,930
5.0%	£26,588	£22,919	£19,894	£17,049	£14,429	£11,814	£9,202	£6,591	£3,979	£1,367	£1,244
7.5%	£29,441	£25,259	£21,826	£18,863	£16,120	£13,502	£10,888	£8,276	£5,664	£3,053	£441
10.0%	£32,463	£27,992	£23,990	£20,758	£17,846	£15,193	£12,575	£9,962	£7,350	£4,738	£2,127

40% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
BLV: 100,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£8,388	£5,831	£3,392	£953	£1,486	£3,925	£6,364	£8,801	£11,237	£13,673	£16,108
-7.5%	£10,234	£7,531	£4,949	£2,610	£1,171	£2,268	£4,708	£7,146	£9,583	£12,019	£14,455
-5.0%	£12,143	£9,358	£6,706	£4,267	£1,827	£612	£3,051	£5,490	£7,928	£10,365	£12,802
-2.5%	£14,258	£11,234	£8,490	£5,923	£3,484	£1,045	£1,394	£3,833	£6,272	£8,710	£11,147
0% (BASE)	£16,693	£13,254	£10,340	£7,631	£5,141	£2,702	£263	£2,176	£4,615	£7,054	£9,492
2.5%	£19,508	£15,572	£12,280	£9,461	£6,798	£4,359	£1,920	£519	£2,958	£5,398	£7,837
5.0%	£22,471	£18,261	£14,503	£11,358	£8,592	£6,016	£3,577	£1,137	£1,302	£3,741	£6,180
7.5%	£25,464	£21,192	£17,055	£13,464	£10,454	£7,732	£5,233	£2,794	£355	£2,084	£4,523
10.0%	£28,459	£24,178	£19,919	£15,896	£12,457	£9,566	£6,890	£4,451	£2,012	£427	£2,866

40% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
BLV: 250,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£18,888	£16,331	£13,892	£11,453	£9,014	£6,575	£4,136	£1,699	£737	£3,173	£5,608
-7.5%	£20,734	£18,031	£15,549	£13,110	£10,671	£8,232	£5,792	£3,354	£917	£1,519	£3,955
-5.0%	£22,643	£19,858	£17,206	£14,767	£12,327	£9,888	£7,449	£5,010	£2,572	£1,135	£2,302
-2.5%	£24,758	£21,734	£18,990	£16,423	£13,984						

Lichfield District Council
Local Plan & CIL Viability Assessment - Strategic Sites
Table 2c: Results Summary Showing Potential Maximum Residual Total (£) Surplus / Deficit with Sensitivity Testing for Costs & Values
Land West of Fazeley - 800 Units

20% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 100,000/Ha											
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		-£4,295,671	-£1,663,385	£968,900	£3,601,186	£6,233,433	£8,865,753	£11,498,034	£14,130,318	£16,762,566	£19,394,899	£22,027,185
-7.5%		-£6,260,319	-£3,553,520	-£921,234	£1,711,051	£4,343,337	£6,975,628	£9,607,903	£12,240,184	£14,872,469	£17,504,713	£20,136,950
-5.0%		-£8,343,860	-£5,455,820	-£2,811,369	-£179,084	£2,453,202	£5,085,487	£7,717,772	£10,350,052	£12,982,335	£15,614,615	£18,246,859
-2.5%		-£10,445,883	-£7,521,824	-£4,701,504	-£2,069,218	£563,067	£3,195,353	£5,827,605	£8,459,923	£11,092,201	£13,724,486	£16,356,761
0% (BASE)		-£12,568,662	-£9,617,795	-£6,704,317	-£3,959,353	-£1,327,067	£1,305,218	£3,937,504	£6,569,789	£9,202,073	£11,834,352	£14,466,636
2.5%		-£14,709,538	-£11,733,069	-£8,793,377	-£5,894,319	-£3,217,202	-£584,917	£2,047,369	£4,679,654	£7,311,893	£9,944,223	£12,576,502
5.0%		-£16,864,716	-£13,866,526	-£10,899,999	-£7,971,341	-£5,107,337	-£2,475,051	£157,234	£2,789,520	£5,421,805	£8,054,111	£10,686,372
7.5%		-£19,032,821	-£16,014,706	-£13,026,242	-£10,069,668	-£7,150,589	-£4,365,186	£-1,732,900	£899,385	£3,531,671	£6,163,926	£8,796,241
10.0%		-£21,213,226	-£18,177,733	-£15,169,328	-£12,189,298	-£9,243,181	-£6,336,085	-£3,623,035	-£990,750	£1,641,536	£4,273,821	£6,906,049

20% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 250,000/Ha											
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		-£12,395,671	-£9,763,385	-£7,131,100	-£4,498,814	-£1,866,567	£765,753	£3,398,034	£6,030,318	£8,662,566	£11,294,899	£13,927,185
-7.5%		-£14,360,319	-£11,653,520	-£9,021,234	-£6,388,949	-£3,756,663	-£1,124,372	£1,507,903	£4,140,184	£6,772,469	£9,404,713	£12,037,050
-5.0%		-£16,443,860	-£13,555,820	-£10,911,369	-£8,279,084	-£5,646,798	-£3,014,513	-£382,228	£2,250,052	£4,882,335	£7,514,615	£10,146,859
-2.5%		-£18,545,883	-£15,621,824	-£12,801,504	-£10,169,218	-£7,536,933	-£4,904,647	-£2,272,395	£359,923	£2,992,201	£5,624,486	£8,256,761
0% (BASE)		-£20,668,662	-£17,717,795	-£14,804,317	-£12,059,353	-£9,427,067	-£6,794,782	-£4,162,496	-£1,530,211	£1,102,073	£3,734,352	£6,366,636
2.5%		-£22,809,538	-£19,833,069	-£16,893,377	-£13,994,319	-£11,317,202	-£8,684,917	-£6,052,631	-£3,420,346	-£788,107	£1,844,223	£4,476,502
5.0%		-£24,964,716	-£21,966,526	-£18,999,999	-£16,071,341	-£13,207,337	-£10,575,051	-£7,942,766	-£5,310,480	-£2,678,195	-£45,889	£2,586,372
7.5%		-£27,132,821	-£24,114,706	-£21,126,242	-£18,169,668	-£15,250,589	-£12,465,186	-£9,832,900	-£7,200,615	-£4,568,329	-£1,936,074	£696,241
10.0%		-£29,313,226	-£26,277,733	-£23,269,328	-£20,289,298	-£17,343,181	-£14,436,085	-£11,723,035	-£9,090,750	-£6,458,464	-£3,826,179	-£1,193,951

20% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.	BLV: 250,000/Ha											
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		-£13,333,166	-£10,698,555	-£8,066,269	-£5,433,984	-£2,801,698	-£169,413	£2,462,865	£5,095,149	£7,727,429	£10,359,675	£12,992,015
-7.5%		-£15,386,657	-£12,588,689	-£9,956,404	-£7,324,118	-£4,691,833	-£2,059,592	£572,737	£3,205,015	£5,837,300	£8,469,575	£11,101,820
-5.0%		-£17,479,691	-£14,571,090	-£11,846,538	-£9,214,253	-£6,581,967	-£3,949,682	-£1,317,438	£1,314,886	£3,947,166	£6,579,450	£9,211,719
-2.5%		-£19,581,712	-£16,657,655	-£13,763,766	-£11,104,388	-£8,472,102	-£5,839,817	-£3,207,531	-£575,229	£2,057,036	£4,689,317	£7,321,601
0% (BASE)		-£21,704,492	-£18,753,625	-£15,835,619	-£12,994,522	-£10,362,237	-£7,729,951	-£5,097,666	-£2,465,391	£166,905	£2,799,185	£5,431,467
2.5%		-£23,845,366	-£20,868,898	-£17,929,207	-£15,016,124	-£12,252,371	-£9,620,086	-£6,987,800	-£4,355,515	-£1,723,272	£909,055	£3,541,335
5.0%		-£26,000,540	-£23,002,357	-£20,035,853	-£17,107,172	-£14,204,133	-£11,510,221	-£8,877,935	-£6,245,650	-£3,613,364	-£981,078	£1,651,206
7.5%		-£28,168,645	-£25,150,532	-£22,162,072	-£19,205,499	-£16,285,136	-£13,405,212	-£10,768,070	-£8,135,784	-£5,503,499	-£2,871,213	-£238,976
10.0%		-£30,349,046	-£27,313,555	-£24,305,156	-£21,325,129	-£18,379,012	-£15,463,245	-£12,658,204	-£10,025,919	-£7,393,633	-£4,761,348	-£2,129,062

30% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 100,000/Ha											
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		-£8,297,443	-£5,560,848	-£3,048,419	-£555,612	£1,937,196	£4,430,004	£6,922,809	£9,415,514	£11,908,225	£14,400,939	£16,893,632
-7.5%		-£10,363,613	-£7,594,720	-£4,906,794	-£2,413,986	£78,821	£2,571,629	£5,064,437	£7,557,161	£10,049,851	£12,542,564	£15,035,278
-5.0%		-£12,450,511	-£9,655,771	-£6,894,651	-£4,272,406	-£1,779,553	£1,773,254	£3,206,062	£5,698,777	£8,191,487	£10,684,190	£13,176,903
-2.5%		-£14,555,189	-£11,736,169	-£8,950,406	-£6,200,280	-£3,637,928	-£1,145,120	£1,347,686	£3,840,401	£6,333,116	£8,825,826	£11,318,529
0% (BASE)		-£16,674,206	-£13,834,205	-£11,023,414	-£8,247,683	-£5,512,407	-£3,003,495	-£510,688	£1,982,025	£4,474,740	£6,967,454	£9,460,163
2.5%		-£18,806,090	-£15,947,445	-£13,115,826	-£10,312,989	-£7,544,959	-£4,861,903	-£2,369,063	£123,651	£2,616,364	£5,109,079	£7,601,791
5.0%		-£20,950,295	-£18,074,913	-£15,224,012	-£12,399,165	-£9,605,658	-£6,845,243	-£4,227,439	-£1,734,724	£757,989	£3,250,703	£5,743,418
7.5%		-£23,111,493	-£20,214,558	-£17,345,511	-£14,501,476	-£11,684,821	-£8,900,647	-£6,151,336	-£3,593,100	-£1,100,385	£1,392,328	£3,885,042
10.0%		-£25,305,443	-£22,367,289	-£19,479,563	-£16,618,728	-£13,781,848	-£10,972,792	-£8,197,928	-£5,464,207	-£2,958,760	-£466,046	£2,026,645

30% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 250,000/Ha											
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		-£16,397,443	-£13,660,848	-£11,148,419	-£8,655,612	-£6,162,804	-£3,669,996	-£1,177,191	£1,315,514	£3,808,225	£6,300,939	£8,793,632
-7.5%		-£18,463,613	-£15,694,720	-£13,006,794	-£10,513,986	-£8,021,179	-£5,528,371	-£3,035,563	-£342,839	£1,949,851	£4,442,564	£6,935,278
-5.0%		-£20,550,511	-£17,755,771	-£14,994,651	-£12,372,406	-£9,879,553	-£7,386,746	-£4,893,938	-£2,401,223	£91,487	£2,584,190	£5,076,903
-2.5%		-£22,655,189	-£19,836,169	-£17,050,406	-£14,300,280	-£11,737,928	-£9,245,120	-£6,752,314	-£4,259,599	-£1,766,884	£725,826	£3,218,529
0% (BASE)		-£24,774,206	-£21,934,205	-£19,123,414	-£16,347,683	-£13,532,407	-£11,033,495	-£8,510,688	-£6,117,975	-£3,625,260	-£1,132,546	£1,360,163
2.5%		-£26,906,090	-£24,047,445	-£21,215,826	-£18,412,989	-£15,644,959	-£12,961,903	-£10,469,063	-£7,976,349	-£5,483,636	-£2,990,921	-£498,209
5.0%		-£29,050,295	-£26,174,913	-£23,324,012	-£20,499,165	-£17,705,658	-£14,945,243	-£12,327,439	-£9,834,724	-£7,342,011	-£4,849,297	-£2,356,582
7.5%		-£31,211,493	-£28,314,558	-£25,445,511	-£22,601,476	-£19,784,821	-£17,000,647	-£14,251,336	-£11,693,100	-£9,200,385	-£6,707,672	-£4,214,958
10.0%		-£33,405,443	-£30,467,289	-£27,579,563	-£24,718,728	-£21,881,848	-£19,072,792	-£16,297,928	-£13,564,207	-£11,058,760	-£8,566,046	-£6,073,355

30% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.	BLV: 250,000/Ha											
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		-£17,303,793	-£14,549,888	-£11,966,692	-£9,473,885	-£6,981,077	-£4,488,269	-£1,995,462	£497,248	£2,989,952	£5,482,665	£7,975,378
-7.5%		-£19,369,962	-£16,601,071	-£13,859,433	-£11,332,259	-£8,839,452	-£6,346,644	-£3,853,836	-£1,361,122	£1,131,587	£3,624,291	£6,117,004
-5.0%		-£21,456,862	-£18,662,121	-£15,898,349	-£13,190,634	-£10,697,826	-£8,205,019	-£5,712,212	-£3,219,497	-£726,785	£1,765,923	£4,258,630
-2.5%		-£23,561,535	-£20,742,518	-£17,956,757	-£15,197,196	-£12,556,201	-£10,063,393	-£7,570,587	-£5,077,873	-£2,585,158	-£92,455	£2,400,260
0% (BASE)		-£25,680,547	-£22,840,555	-£20,029,765	-£17,254,034	-£14,500,711	-£11,921,768	-£9,428,961	-£6,936,248	-£4,443,534	-£1,950,819	£541,913
2.5%		-£27,812,430	-£24,953,791	-£22,122,175	-£19,319,340	-£16,551,312	-£13,810,722	-£11,287,336	-£8,794,622	-£6,301,909	-£3,809,195	-£1,316,480
5.0%		-£29,956,646	-£27,081,261	-£24,230,358	-£21,405,516	-£18,612,008	-£15,848,589	-£13,145,761	-£10,652,997	-£8,160,283	-£5,667,571	-£3,174,856
7.5%												

Lichfield District Council
Local Plan & CIL Viability Assessment - Strategic Sites
Table 2d: Results Summary Showing Potential Maximum Residual Surplus / Deficit (Per Unit) with Sensitivity Testing for Costs & Values
Land West of Fazeley - 800 Units

20% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 100,000/Ha											
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		£5,370	£2,079	£1,211	£4,501	£7,792	£11,082	£14,373	£17,663	£20,953	£24,244	£27,534
-7.5%		£7,825	£4,442	£1,152	£2,139	£5,429	£8,720	£12,010	£15,300	£18,591	£21,881	£25,171
-5.0%		£10,430	£6,820	£3,514	£2,224	£3,067	£6,357	£9,647	£12,938	£16,228	£19,518	£22,809
-2.5%		£13,057	£9,402	£5,877	£2,587	£704	£3,994	£7,285	£10,575	£13,865	£17,156	£20,446
0% (BASE)		£15,711	£12,022	£8,380	£4,949	£1,659	£1,632	£4,922	£8,212	£11,503	£14,793	£18,083
2.5%		£18,387	£14,666	£10,992	£7,368	£4,022	£731	£2,559	£5,850	£9,140	£12,430	£15,721
5.0%		£21,081	£17,333	£13,625	£9,964	£6,384	£3,094	£197	£3,487	£6,777	£10,068	£13,358
7.5%		£23,791	£20,018	£16,283	£12,587	£8,938	£5,456	£2,166	£1,124	£4,415	£7,705	£10,995
10.0%		£26,517	£22,722	£18,962	£15,237	£11,554	£7,920	£4,529	£1,238	£2,052	£5,342	£8,633

20% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 250,000/Ha											
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		£15,495	£12,204	£8,914	£5,624	£2,333	£957	£4,248	£7,538	£10,828	£14,119	£17,409
-7.5%		£17,950	£14,567	£11,277	£7,986	£4,696	£1,405	£1,885	£5,175	£8,466	£11,756	£15,046
-5.0%		£20,555	£16,945	£13,639	£10,349	£7,058	£3,768	£478	£2,813	£6,103	£9,393	£12,684
-2.5%		£23,182	£19,527	£16,002	£12,712	£9,421	£6,131	£2,840	£450	£3,740	£7,031	£10,321
0% (BASE)		£25,836	£22,147	£18,505	£15,074	£11,784	£8,493	£5,203	£1,913	£1,378	£4,668	£7,958
2.5%		£28,512	£24,791	£21,117	£17,493	£14,147	£10,856	£7,566	£4,275	£985	£2,305	£5,596
5.0%		£31,206	£27,458	£23,750	£20,089	£16,509	£13,219	£9,928	£6,638	£3,348	£57	£3,233
7.5%		£33,916	£30,143	£26,408	£22,712	£19,063	£15,581	£12,291	£9,001	£5,710	£2,420	£870
10.0%		£36,642	£32,847	£29,087	£25,362	£21,679	£18,045	£14,654	£11,363	£8,073	£4,783	£1,492

20% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.	BLV: 250,000/Ha											
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		£16,666	£13,373	£10,083	£6,792	£3,502	£212	£3,079	£6,369	£9,659	£12,950	£16,240
-7.5%		£19,233	£15,736	£12,446	£9,155	£5,865	£2,574	£716	£4,006	£7,297	£10,587	£13,877
-5.0%		£21,850	£18,214	£14,808	£11,518	£8,227	£4,937	£1,647	£1,644	£4,934	£8,224	£11,515
-2.5%		£24,477	£20,822	£17,205	£13,880	£10,590	£7,300	£4,009	£719	£2,571	£5,862	£9,152
0% (BASE)		£27,131	£23,442	£19,795	£16,243	£12,953	£9,662	£6,372	£3,082	£209	£3,499	£6,789
2.5%		£29,807	£26,086	£22,412	£18,770	£15,315	£12,025	£8,735	£5,444	£2,154	£1,136	£4,427
5.0%		£32,501	£28,753	£25,045	£21,384	£17,755	£14,388	£11,097	£7,807	£4,517	£1,226	£2,064
7.5%		£35,211	£31,438	£27,703	£24,007	£20,356	£16,757	£13,460	£10,170	£6,879	£3,589	£299
10.0%		£37,936	£34,142	£30,381	£26,656	£22,974	£19,329	£15,823	£12,532	£9,242	£5,952	£2,661

30% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 100,000/Ha											
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		£10,372	£6,951	£3,811	£695	£2,421	£5,538	£8,654	£11,769	£14,885	£18,001	£21,117
-7.5%		£12,955	£9,493	£6,133	£3,017	£99	£3,215	£6,331	£9,446	£12,562	£15,678	£18,794
-5.0%		£15,563	£12,070	£8,618	£5,341	£2,224	£892	£4,008	£7,123	£10,239	£13,355	£16,471
-2.5%		£18,194	£14,670	£11,188	£7,750	£4,547	£1,431	£1,685	£4,801	£7,916	£11,032	£14,148
0% (BASE)		£20,843	£17,293	£13,779	£10,310	£6,891	£3,754	£638	£2,478	£5,593	£8,709	£11,825
2.5%		£23,508	£19,934	£16,395	£12,891	£9,431	£6,077	£2,961	£155	£3,270	£6,386	£9,502
5.0%		£26,188	£22,594	£19,030	£15,499	£12,007	£8,557	£5,284	£2,168	£947	£4,063	£7,179
7.5%		£28,889	£25,268	£21,682	£18,127	£14,606	£11,126	£7,689	£4,491	£1,375	£1,740	£4,856
10.0%		£31,632	£27,959	£24,349	£20,773	£17,227	£13,716	£10,247	£6,830	£3,698	£583	£2,533

30% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 250,000/Ha											
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		£20,497	£17,076	£13,936	£10,820	£7,704	£4,587	£1,471	£1,644	£4,760	£7,876	£10,992
-7.5%		£23,080	£19,618	£16,258	£13,142	£10,026	£6,910	£3,794	£679	£2,437	£5,553	£8,669
-5.0%		£25,688	£22,195	£18,743	£15,466	£12,349	£9,233	£6,117	£3,002	£114	£3,230	£6,346
-2.5%		£28,319	£24,795	£21,313	£17,875	£14,672	£11,556	£8,440	£5,324	£2,209	£907	£4,023
0% (BASE)		£30,968	£27,418	£23,904	£20,435	£17,016	£13,879	£10,763	£7,647	£4,532	£1,416	£1,700
2.5%		£33,633	£30,059	£26,520	£23,016	£19,556	£16,202	£13,086	£9,970	£6,855	£3,739	£623
5.0%		£36,313	£32,719	£29,155	£25,624	£22,132	£18,682	£15,409	£12,293	£9,178	£6,062	£2,946
7.5%		£39,014	£35,393	£31,807	£28,252	£24,731	£21,251	£17,814	£14,616	£11,500	£8,385	£5,269
10.0%		£41,757	£38,084	£34,474	£30,898	£27,352	£23,841	£20,372	£16,955	£13,823	£10,708	£7,592

30% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.	BLV: 250,000/Ha											
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		£21,630	£18,187	£14,958	£11,842	£8,726	£5,610	£2,494	£622	£3,737	£6,853	£9,969
-7.5%		£24,212	£20,751	£17,324	£14,165	£11,049	£7,933	£4,817	£1,701	£1,414	£4,530	£7,646
-5.0%		£26,821	£23,328	£19,873	£16,488	£13,372	£10,256	£7,140	£4,024	£908	£2,207	£5,323
-2.5%		£29,452	£25,928	£22,446	£18,996	£15,695	£12,579	£9,463	£6,347	£3,231	£1,116	£3,000
0% (BASE)		£32,101	£28,551	£25,037	£21,568	£18,126	£14,902	£11,786	£8,670	£5,554	£2,439	£677
2.5%		£34,766	£31,192	£27,653	£24,149	£20,689	£17,263	£14,109	£10,993	£7,877	£4,761	£1,646
5.0%		£37,446	£33,852	£30,288	£26,757	£23,265	£19,811	£16,432	£13,316	£10,200	£7,084	£3,969
7.5%		£40,147	£36,526	£32,940	£29,385	£25,864	£22,384	£18,935	£15,639	£12,523	£9,407	£6,292
10.0%		£42,890	£39,217	£35,607	£32,031	£28,485	£24,974	£21,505	£18,065	£14,846	£11,730	£8,615

40% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 100,000/Ha											
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		£15,600	£12,300	£9,039	£5,897	£2,955	£14	£2,927	£5,869	£8,810	£11,751	£14,693
-7.5%		£18,188	£14,859	£11,567	£8,315	£5,239	£2,297	£644	£3,585	£6,527	£9,468	£12,410
-5.0%		£20,792	£17,438	£14,118	£10,838	£7,596	£4,581	£1,639	£1,302	£4,244	£7,185	£10,126
-2.5%		£23,413	£20,038	£16,693	£13,381	£10,109	£6,883	£3,922	£981	£1,960	£4,902	£7,843
0% (BASE)		£26,049	£22,654	£19,286	£15,948	£12,644	£9,380	£6,206	£3,264	£323	£2,618	£5,560
2.5%		£28,715	£25,285	£21,895	£18,536	£15,206	£11,911	£8,654	£5,548	£2,606	£335	£3,276
5.0%		£31,420	£27,938	£24,522	£21,141	£17,787	£14,465	£11,180	£7,933	£4,890	£1,948	£993
7.5%		£34,208	£30,628	£27,166	£23,761	£20,387	£17,041	£13,727	£10,451	£7,217	£4,231	£1,290
10.0%		£37,060	£33,374	£29,840	£26,396	£23,002	£19,634	£16,296	£12,990	£9,722	£6,517	£3,573

40% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 250,000/Ha										
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%</					

**Lichfield District Council
Local Plan & CIL Viability Assessment - Strategic Sites
Table 2e: Results Summary Showing Potential Maximum Residual Total (£) Surplus / Deficit with Sensitivity Testing for Costs & Values
Land at Huddlesford Lane - 75 Units**

20% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 100,000/Ha										
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%
-10.0%	£2,247,317	£2,590,661	£2,934,005	£3,277,348	£3,620,692	£3,964,036	£4,307,379	£4,650,723	£4,994,067	£5,337,410	£5,680,754
-7.5%	£2,040,132	£2,383,475	£2,726,819	£3,070,163	£3,413,506	£3,756,850	£4,100,193	£4,443,537	£4,786,881	£5,130,224	£5,473,568
-5.0%	£1,832,946	£2,176,289	£2,519,633	£2,862,977	£3,206,320	£3,549,664	£3,893,008	£4,236,351	£4,579,695	£4,923,039	£5,266,382
-2.5%	£1,625,760	£1,969,104	£2,312,447	£2,655,791	£2,999,134	£3,342,478	£3,685,822	£4,029,165	£4,372,509	£4,715,853	£5,059,196
0% (BASE)	£1,418,574	£1,761,918	£2,105,261	£2,448,605	£2,791,949	£3,135,292	£3,478,636	£3,821,980	£4,165,323	£4,508,667	£4,852,011
2.5%	£1,211,388	£1,554,732	£1,898,075	£2,241,419	£2,584,763	£2,928,106	£3,271,450	£3,614,794	£3,958,137	£4,301,481	£4,644,825
5.0%	£1,004,202	£1,347,546	£1,690,890	£2,034,233	£2,377,577	£2,720,921	£3,064,264	£3,407,608	£3,750,951	£4,094,295	£4,437,639
7.5%	£797,016	£1,140,360	£1,483,704	£1,827,047	£2,170,391	£2,513,735	£2,857,078	£3,200,422	£3,543,766	£3,887,109	£4,230,453
10.0%	£589,831	£933,174	£1,276,518	£1,619,862	£1,963,205	£2,306,549	£2,649,892	£2,993,236	£3,336,580	£3,679,923	£4,023,267

20% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 250,000/Ha										
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%
-10.0%	£1,791,317	£2,134,661	£2,478,005	£2,821,348	£3,164,692	£3,508,036	£3,851,379	£4,194,723	£4,538,067	£4,881,410	£5,224,754
-7.5%	£1,584,132	£1,927,475	£2,270,819	£2,614,163	£2,957,506	£3,300,850	£3,644,193	£3,987,537	£4,330,881	£4,674,224	£5,017,568
-5.0%	£1,376,946	£1,720,289	£2,063,633	£2,406,977	£2,750,320	£3,093,664	£3,437,008	£3,780,351	£4,123,695	£4,467,039	£4,810,382
-2.5%	£1,169,760	£1,513,104	£1,856,447	£2,199,791	£2,543,134	£2,886,478	£3,229,822	£3,573,165	£3,916,509	£4,259,853	£4,603,196
0% (BASE)	£962,574	£1,305,918	£1,649,261	£1,992,605	£2,335,949	£2,679,292	£3,022,636	£3,365,980	£3,709,323	£4,052,667	£4,396,011
2.5%	£755,388	£1,098,732	£1,442,075	£1,785,419	£2,128,763	£2,472,106	£2,815,450	£3,158,794	£3,502,137	£3,845,481	£4,188,825
5.0%	£548,202	£891,546	£1,234,890	£1,578,233	£1,921,577	£2,264,921	£2,608,264	£2,951,608	£3,294,951	£3,638,295	£3,981,639
7.5%	£341,016	£684,360	£1,027,704	£1,371,047	£1,714,391	£2,057,735	£2,401,078	£2,744,422	£3,087,766	£3,431,109	£3,774,453
10.0%	£133,831	£477,174	£820,518	£1,163,862	£1,507,205	£1,850,549	£2,193,892	£2,537,236	£2,880,580	£3,223,923	£3,567,267

20% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.	BLV: 250,000/Ha										
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%
-10.0%	£1,703,645	£2,046,989	£2,390,333	£2,733,676	£3,077,020	£3,420,364	£3,763,707	£4,107,051	£4,450,395	£4,793,738	£5,137,082
-7.5%	£1,496,459	£1,839,803	£2,183,147	£2,526,490	£2,869,834	£3,213,178	£3,556,521	£3,899,865	£4,243,209	£4,586,552	£4,929,896
-5.0%	£1,289,274	£1,632,617	£1,975,961	£2,319,305	£2,662,648	£3,005,992	£3,349,336	£3,692,679	£4,036,023	£4,379,366	£4,722,710
-2.5%	£1,082,088	£1,425,431	£1,768,775	£2,112,119	£2,455,462	£2,798,806	£3,142,150	£3,485,493	£3,828,837	£4,172,181	£4,515,524
0% (BASE)	£874,902	£1,218,246	£1,561,589	£1,904,933	£2,248,276	£2,591,620	£2,934,964	£3,278,307	£3,621,651	£3,964,995	£4,308,338
2.5%	£667,716	£1,011,060	£1,354,403	£1,697,747	£2,041,091	£2,384,434	£2,727,778	£3,071,122	£3,414,465	£3,757,809	£4,101,153
5.0%	£460,530	£803,874	£1,147,217	£1,490,561	£1,833,905	£2,177,248	£2,520,592	£2,863,936	£3,207,279	£3,550,623	£3,893,967
7.5%	£253,344	£596,688	£940,032	£1,283,375	£1,626,719	£1,970,063	£2,313,406	£2,656,750	£3,000,094	£3,343,437	£3,686,781
10.0%	£46,158	£389,502	£732,846	£1,076,189	£1,419,533	£1,762,877	£2,106,220	£2,449,564	£2,792,908	£3,136,251	£3,479,595

30% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 100,000/Ha										
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%
-10.0%	£1,705,211	£2,029,722	£2,354,234	£2,678,746	£3,003,258	£3,327,769	£3,652,281	£3,976,793	£4,301,305	£4,625,816	£4,950,328
-7.5%	£1,501,274	£1,825,786	£2,150,298	£2,474,810	£2,799,321	£3,123,833	£3,448,345	£3,772,857	£4,097,368	£4,421,880	£4,746,391
-5.0%	£1,297,337	£1,621,849	£1,946,361	£2,270,873	£2,595,384	£2,919,896	£3,244,408	£3,568,920	£3,893,431	£4,217,943	£4,542,455
-2.5%	£1,093,401	£1,417,912	£1,742,424	£2,066,936	£2,391,448	£2,715,959	£3,040,471	£3,364,983	£3,689,495	£4,014,006	£4,338,518
0% (BASE)	£889,464	£1,213,976	£1,538,487	£1,862,999	£2,187,511	£2,512,022	£2,836,534	£3,161,046	£3,485,558	£3,810,070	£4,134,582
2.5%	£685,527	£1,010,039	£1,334,551	£1,659,063	£1,983,574	£2,308,086	£2,632,598	£2,957,110	£3,281,622	£3,606,133	£3,930,645
5.0%	£481,590	£806,102	£1,130,614	£1,455,126	£1,779,638	£2,104,150	£2,428,661	£2,753,173	£3,077,685	£3,402,196	£3,726,708
7.5%	£277,654	£602,166	£926,677	£1,251,189	£1,575,701	£1,900,213	£2,224,724	£2,549,236	£2,873,748	£3,198,260	£3,522,771
10.0%	£73,717	£398,229	£722,741	£1,047,252	£1,371,764	£1,696,276	£2,020,788	£2,345,299	£2,669,811	£2,994,323	£3,318,835

30% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 250,000/Ha										
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%
-10.0%	£1,249,211	£1,573,722	£1,898,234	£2,222,746	£2,547,258	£2,871,769	£3,196,281	£3,520,793	£3,845,305	£4,169,816	£4,494,328
-7.5%	£1,045,274	£1,369,786	£1,694,298	£2,018,810	£2,343,321	£2,667,833	£2,992,345	£3,316,857	£3,641,368	£3,965,880	£4,290,391
-5.0%	£841,337	£1,165,849	£1,490,361	£1,814,873	£2,139,384	£2,463,896	£2,788,408	£3,112,920	£3,437,431	£3,761,943	£4,086,455
-2.5%	£637,401	£961,912	£1,286,424	£1,610,936	£1,935,448	£2,259,959	£2,584,471	£2,908,983	£3,233,495	£3,558,006	£3,882,518
0% (BASE)	£433,464	£757,976	£1,082,487	£1,406,999	£1,731,511	£2,056,022	£2,380,534	£2,705,046	£3,029,558	£3,354,070	£3,678,582
2.5%	£229,527	£554,039	£878,551	£1,203,063	£1,527,574	£1,852,086	£2,176,598	£2,501,110	£2,825,622	£3,150,133	£3,474,645
5.0%	£25,590	£350,102	£674,614	£999,126	£1,323,638	£1,648,150	£1,972,661	£2,297,173	£2,621,685	£2,946,196	£3,270,708
7.5%	£-178,346	£146,166	£470,677	£795,189	£1,119,701	£1,444,213	£1,768,724	£2,093,236	£2,417,748	£2,742,260	£3,066,771
10.0%	£-382,283	£-57,771	£266,741	£591,252	£915,764	£1,240,276	£1,564,788	£1,889,299	£2,213,811	£2,538,323	£2,862,835

30% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.	BLV: 250,000/Ha										
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%
-10.0%	£1,171,767	£1,496,279	£1,820,791	£2,145,302	£2,469,814	£2,794,326	£3,118,838	£3,443,349	£3,767,861	£4,092,373	£4,416,884
-7.5%	£967,830	£1,292,342	£1,616,854	£1,941,366	£2,265,877	£2,590,389	£2,914,901	£3,239,413	£3,563,924	£3,888,436	£4,212,948
-5.0%	£763,894	£1,088,405	£1,412,917	£1,737,429	£2,061,941	£2,386,452	£2,710,964	£3,035,476	£3,359,988	£3,684,499	£4,009,011
-2.5%	£559,957	£884,469	£1,208,980	£1,533,492	£1,858,004	£2,182,516	£2,507,028	£2,831,539	£3,156,051	£3,480,563	£3,805,075
0% (BASE)	£356,020	£680,532	£1,005,044	£1,329,556	£1,654,068	£1,978,579	£2,303,091	£2,627,603	£2,952,114	£3,276,626	£3,601,138
2.5%	£152,083	£476,595	£801,107	£1,125,619	£1,450,131	£1,774,642	£2,099,154	£2,423,666	£2,748,178	£3,072,689	£3,397,201
5.0%	£-51,853	£272,658	£597,170	£921,682	£1,246,194	£1,570,706	£1,895,217	£2,219,729	£2,544,241	£2,868,753	£3,193,264
7.5%	£-255,790	£68,722	£393,234	£717,745	£1,042,257	£1,366,769	£1,691,281	£2,015,792	£2,340,304	£2,664,816	£2,989,328
10.0%	£-459,727	£-135,215	£189,297	£513,809	£838,320	£1,162,832	£1,487,344	£1,811,856	£2,136,367	£2,460,879	£2,785,391

40% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

NII CIL	BLV: 100,000/Ha										
	Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m.<				

**Lichfield District Council
Local Plan & CIL Viability Assessment - Strategic Sites
Table 2f: Results Summary Showing Potential Maximum Residual Surplus / Deficit (Per Unit) with Sensitivity Testing for Costs & Values
Land at Huddlesford Lane - 75 Units**

20% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
NII CIL BLV: 100,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£29,964	£34,542	£39,120	£43,698	£48,276	£52,854	£57,432	£62,010	£66,588	£71,165	£75,743
-7.5%	£27,202	£31,780	£36,358	£40,936	£45,513	£50,091	£54,669	£59,247	£63,825	£68,403	£72,981
-5.0%	£24,439	£29,017	£33,595	£38,173	£42,751	£47,329	£51,907	£56,485	£61,063	£65,641	£70,219
-2.5%	£21,677	£26,255	£30,833	£35,411	£39,989	£44,566	£49,144	£53,722	£58,300	£62,878	£67,456
0% (BASE)	£18,914	£23,492	£28,070	£32,648	£37,226	£41,804	£46,382	£50,960	£55,538	£60,116	£64,693
2.5%	£16,152	£20,730	£25,308	£29,886	£34,464	£39,041	£43,619	£48,197	£52,775	£57,353	£61,931
5.0%	£13,389	£17,967	£22,545	£27,123	£31,701	£36,279	£40,857	£45,435	£50,013	£54,591	£59,169
7.5%	£10,627	£15,205	£19,783	£24,361	£28,939	£33,516	£38,094	£42,672	£47,250	£51,828	£56,406
10.0%	£7,864	£12,442	£17,020	£21,598	£26,176	£30,754	£35,332	£39,910	£44,488	£49,066	£53,644

20% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
NII CIL BLV: 250,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£23,884	£28,462	£33,040	£37,618	£42,196	£46,774	£51,352	£55,930	£60,508	£65,085	£69,663
-7.5%	£21,122	£25,700	£30,278	£34,856	£39,433	£44,011	£48,589	£53,167	£57,745	£62,323	£66,901
-5.0%	£18,359	£22,937	£27,515	£32,093	£36,671	£41,249	£45,827	£50,405	£54,983	£59,561	£64,139
-2.5%	£15,597	£20,175	£24,753	£29,331	£33,908	£38,486	£43,064	£47,642	£52,220	£56,798	£61,376
0% (BASE)	£12,834	£17,412	£21,990	£26,568	£31,146	£35,724	£40,302	£44,880	£49,458	£54,036	£58,613
2.5%	£10,072	£14,650	£19,228	£23,806	£28,384	£32,961	£37,539	£42,117	£46,695	£51,273	£55,851
5.0%	£7,309	£11,887	£16,465	£21,043	£25,621	£30,199	£34,777	£39,355	£43,933	£48,511	£53,089
7.5%	£4,547	£9,125	£13,703	£18,281	£22,859	£27,436	£32,014	£36,592	£41,170	£45,748	£50,326
10.0%	£1,784	£6,362	£10,940	£15,518	£20,096	£24,674	£29,252	£33,830	£38,408	£42,986	£47,564

20% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
2020 Indexed CIL @ £17.31/sq. m. BLV: 250,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£22,715	£27,293	£31,871	£36,449	£41,027	£45,605	£50,183	£54,761	£59,339	£63,917	£68,494
-7.5%	£19,953	£24,531	£29,109	£33,687	£38,264	£42,842	£47,420	£51,998	£56,576	£61,154	£65,732
-5.0%	£17,190	£21,768	£26,346	£30,924	£35,502	£40,080	£44,658	£49,236	£53,814	£58,392	£62,969
-2.5%	£14,428	£19,006	£23,584	£28,162	£32,739	£37,317	£41,895	£46,473	£51,051	£55,629	£60,207
0% (BASE)	£11,665	£16,243	£20,821	£25,399	£29,977	£34,555	£39,133	£43,711	£48,289	£52,867	£57,445
2.5%	£8,903	£13,481	£18,059	£22,637	£27,215	£31,792	£36,370	£40,948	£45,526	£50,104	£54,682
5.0%	£6,140	£10,718	£15,296	£19,874	£24,452	£29,030	£33,608	£38,186	£42,764	£47,342	£51,920
7.5%	£3,378	£7,956	£12,534	£17,112	£21,690	£26,268	£30,845	£35,423	£40,001	£44,579	£49,157
10.0%	£615	£5,193	£9,771	£14,349	£18,927	£23,505	£28,083	£32,661	£37,239	£41,817	£46,395

30% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
NII CIL BLV: 100,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£22,736	£27,314	£31,892	£36,470	£41,048	£45,626	£50,204	£54,782	£59,360	£63,938	£68,516
-7.5%	£20,017	£24,595	£29,173	£33,751	£38,329	£42,907	£47,485	£52,063	£56,641	£61,219	£65,797
-5.0%	£17,298	£21,876	£26,454	£31,032	£35,608	£40,184	£44,760	£49,336	£53,912	£58,488	£63,064
-2.5%	£14,579	£19,157	£23,735	£28,311	£32,887	£37,463	£42,039	£46,615	£51,191	£55,767	£60,343
0% (BASE)	£11,860	£16,438	£21,016	£25,592	£30,168	£34,744	£39,320	£43,896	£48,472	£53,048	£57,624
2.5%	£9,140	£13,718	£18,294	£22,870	£27,446	£32,022	£36,598	£41,174	£45,750	£50,326	£54,902
5.0%	£6,421	£10,999	£15,575	£20,151	£24,727	£29,303	£33,879	£38,455	£43,031	£47,607	£52,183
7.5%	£3,702	£8,280	£12,856	£17,432	£22,008	£26,584	£31,160	£35,736	£40,312	£44,888	£49,464
10.0%	£983	£5,561	£10,137	£14,713	£19,289	£23,865	£28,441	£33,017	£37,593	£42,169	£46,745

30% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
NII CIL BLV: 250,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£16,656	£20,983	£25,310	£29,637	£33,963	£38,290	£42,617	£46,944	£51,271	£55,598	£59,924
-7.5%	£13,937	£18,264	£22,591	£26,917	£31,244	£35,571	£39,898	£44,225	£48,552	£52,878	£57,205
-5.0%	£11,218	£15,545	£19,871	£24,198	£28,525	£32,852	£37,179	£41,506	£45,832	£50,159	£54,486
-2.5%	£8,499	£12,825	£17,152	£21,479	£25,806	£30,133	£34,460	£38,786	£43,113	£47,440	£51,767
0% (BASE)	£5,780	£10,106	£14,433	£18,760	£23,087	£27,414	£31,740	£36,067	£40,394	£44,721	£49,048
2.5%	£3,060	£7,387	£11,714	£16,041	£20,368	£24,694	£29,021	£33,348	£37,675	£42,002	£46,329
5.0%	£341	£4,668	£8,995	£13,322	£17,649	£21,975	£26,302	£30,629	£34,956	£39,283	£43,609
7.5%	£-2,378	£1,949	£6,276	£10,603	£14,929	£19,255	£23,582	£27,908	£32,235	£36,562	£40,889
10.0%	£-5,097	£-770	£3,557	£7,883	£12,210	£16,537	£20,864	£25,191	£29,517	£33,844	£38,171

30% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
2020 Indexed CIL @ £17.31/sq. m. BLV: 250,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£15,624	£19,950	£24,277	£28,604	£32,931	£37,258	£41,585	£45,911	£50,238	£54,565	£58,892
-7.5%	£12,904	£17,231	£21,558	£25,885	£30,212	£34,539	£38,865	£43,192	£47,519	£51,846	£56,173
-5.0%	£10,185	£14,512	£18,839	£23,166	£27,493	£31,819	£36,146	£40,473	£44,800	£49,127	£53,453
-2.5%	£7,466	£11,793	£16,120	£20,447	£24,774	£29,100	£33,427	£37,754	£42,081	£46,408	£50,734
0% (BASE)	£4,747	£9,074	£13,401	£17,727	£22,054	£26,381	£30,708	£35,035	£39,362	£43,688	£48,015
2.5%	£2,028	£6,355	£10,681	£15,008	£19,335	£23,662	£27,989	£32,316	£36,642	£40,969	£45,296
5.0%	£-691	£3,635	£7,962	£12,289	£16,616	£20,943	£25,270	£29,596	£33,923	£38,250	£42,577
7.5%	£-3,411	£916	£5,243	£9,570	£13,897	£18,224	£22,550	£26,877	£31,204	£35,531	£39,858
10.0%	£-6,130	£-1,803	£2,524	£6,851	£11,178	£15,504	£19,831	£24,158	£28,485	£32,812	£37,139

40% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
NII CIL BLV: 100,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£14,469	£18,509	£22,549	£26,588	£30,628	£34,668	£38,708	£42,747	£46,787	£50,827	£54,866
-7.5%	£11,800	£15,839	£19,879	£23,919	£27,958	£31,998	£36,038	£40,078	£44,117	£48,157	£52,197
-5.0%	£9,130	£13,170	£17,209	£21,249	£25,289	£29,329	£33,368	£37,408	£41,448	£45,487	£49,527
-2.5%	£6,460	£10,500	£14,540	£18,579	£22,619	£26,659	£30,699	£34,738	£38,778	£42,818	£46,857
0% (BASE)	£3,791	£7,830	£11,870	£15,910	£19,950	£23,989	£28,029	£32,069	£36,108	£40,148	£44,188
2.5%	£1,121	£5,161	£9,201	£13,240	£17,280	£21,320	£25,359	£29,399	£33,439	£37,478	£41,518
5.0%	£-1,572	£2,491	£6,531	£10,571	£14,610	£18,650	£22,690	£26,729	£30,769	£34,809	£38,848
7.5%	£-4,351	£-178	£3,861	£7,901	£11,941	£15,980	£20,020	£24,060	£28,099	£32,139	£36,179
10.0%	£-7,279	£-2,918	£1,192	£5,231	£9,271	£13,311	£17,350	£21,390	£25,430	£29,469	£33,509

40% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
NII CIL BLV: 250,000/Ha											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£8,389	£12,429	£16,469	£20,508	£24,548	£28,588	£32,628	£36,667	£40,707	£44,747	£48,786
-7.5%	£5,720	£9,759	£13,799	£17,839	£21,878	£25,918	£29,958	£33,998	£38,037	£42,077	£46,117
-5.0%	£3,050	£7,090	£11,129	£15,169	£19,209	£23,249	£27,288	£31,328	£35,368	£39,407	£43,447
-2.5%	£380	£4,420	£8,460	£12,499	£16,539	£20,579	£24,619	£28,658	£32,698	£36,738	£40,777
0% (BASE)	£-2,289	£1,750	£5,790	£9,830	£13,870	£17,909	£21,949	£25,989	£30,028	£34,068	£38,108
2.5%	£-4,959	£-919	£3,121	£7,160	£11,200	£15,240	£19,279	£23,319	£27,359	£31,398	£35,438
5.0%	£-7,652	£-3,589	£451	£4,491	£8,530	£12,570	£16,610	£20,649	£24,689	£28,729	£32,768
7.5%	£-10,431	£-6,258	£1,821	£5,861	£9,900	£13,940	£17,980	£22,019	£26,059	£30,099	£34,139
10.0%	£-13,359	£-8,998	£-4,888	£-849	£3,191	£7,231	£11,270</				

Lichfield District Council
Local Plan & CIL Viability Assessment - Strategic Sites
Table 2g: Results Summary Showing Potential Maximum Residual Total (£) Surplus / Deficit with Sensitivity Testing for Costs & Values
Land off Hay End Lane - 500 Units

20% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

Nil CIL		BLV: 100,000/Ha										
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%	
-10.0%	£1,224,874	£3,144,495	£5,064,116	£6,983,710	£8,903,358	£10,822,978	£12,742,597	£14,662,215	£16,581,833	£18,501,454	£20,421,070	
-7.5%	£2,508	£1,917,113	£3,836,734	£5,756,355	£7,675,976	£9,595,613	£11,515,216	£13,434,835	£15,354,452	£17,274,073	£19,193,693	
-5.0%	£1,229,889	£689,732	£2,609,352	£4,528,973	£6,448,594	£8,368,215	£10,287,837	£12,207,455	£14,127,074	£16,046,691	£17,966,312	
-2.5%	£2,457,271	£537,650	£1,381,971	£3,301,592	£5,221,212	£7,140,825	£9,060,414	£10,980,074	£12,899,693	£14,819,311	£16,738,930	
0% (BASE)	£3,684,652	£1,765,032	£154,589	£2,074,210	£3,993,831	£5,913,452	£7,833,047	£9,752,694	£11,672,314	£13,591,933	£15,511,550	
2.5%	£4,915,135	£2,992,413	£1,072,792	£846,828	£2,766,449	£4,686,070	£6,605,691	£8,525,312	£10,444,933	£12,364,553	£14,284,172	
5.0%	£6,247,127	£4,219,795	£2,300,174	£380,553	£1,539,068	£3,458,688	£5,378,309	£7,297,930	£9,217,551	£11,137,185	£13,056,791	
7.5%	£7,606,335	£5,488,099	£3,527,556	£1,607,935	£311,686	£2,231,307	£4,150,928	£6,070,549	£7,990,161	£9,909,790	£11,829,409	
10.0%	£8,971,765	£6,839,584	£4,754,937	£2,835,316	£915,696	£1,003,925	£2,923,546	£4,843,167	£6,762,788	£8,682,384	£10,602,030	

20% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

Nil CIL		BLV: 250,000/Ha										
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%	
-10.0%	£6,360,626	£4,441,005	£2,521,384	£601,790	£1,317,858	£3,237,478	£5,157,097	£7,076,715	£8,996,333	£10,915,954	£12,835,570	
-7.5%	£7,588,008	£5,668,387	£3,748,766	£1,829,145	£90,476	£2,010,113	£3,929,716	£5,849,335	£7,768,952	£9,688,573	£11,608,193	
-5.0%	£8,815,389	£6,895,768	£4,976,148	£3,056,527	£1,136,906	£782,715	£2,702,337	£4,621,955	£6,541,574	£8,461,191	£10,380,812	
-2.5%	£10,042,771	£8,123,150	£6,203,529	£4,283,908	£2,364,288	£444,675	£1,474,914	£3,394,574	£5,314,193	£7,233,811	£9,153,430	
0% (BASE)	£11,270,152	£9,350,532	£7,430,911	£5,511,290	£3,591,669	£1,672,048	£247,547	£2,167,194	£4,086,814	£6,006,433	£7,926,050	
2.5%	£12,500,635	£10,579,913	£8,659,292	£6,738,672	£4,819,051	£2,899,430	£939,812	£2,859,433	£4,779,053	£6,698,672	£8,618,291	
5.0%	£13,832,627	£11,805,295	£9,885,674	£7,966,053	£6,046,432	£4,126,812	£2,207,191	£2,875,700	£4,792,311	£6,711,931	£8,631,551	
7.5%	£15,191,835	£13,073,599	£11,113,056	£9,193,435	£7,273,814	£5,354,193	£3,434,572	£1,514,951	£404,661	£2,324,290	£4,243,909	
10.0%	£16,557,285	£14,425,084	£12,340,437	£10,420,816	£8,501,196	£6,581,575	£4,661,954	£2,742,333	£822,712	£1,096,884	£3,016,530	

20% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.

Nil CIL		BLV: 250,000/Ha										
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%	
-10.0%	£6,945,107	£5,025,486	£3,105,865	£1,186,244	£733,377	£2,652,984	£4,572,617	£6,492,236	£8,411,853	£10,331,473	£12,251,094	
-7.5%	£8,172,488	£6,252,868	£4,333,247	£2,413,626	£494,024	£3,345,236	£5,264,855	£7,184,473	£9,104,092	£11,023,712	£12,943,332	
-5.0%	£9,399,870	£7,480,249	£5,560,628	£3,641,008	£1,721,387	£1,988,198	£2,117,855	£4,037,475	£5,957,094	£7,876,712	£9,796,331	
-2.5%	£10,627,252	£8,707,631	£6,788,010	£4,868,389	£2,948,768	£1,029,148	£890,474	£2,810,110	£4,729,714	£6,649,332	£8,568,949	
0% (BASE)	£11,854,633	£9,935,012	£8,015,392	£6,095,771	£4,176,150	£2,256,529	£336,908	£1,582,713	£3,502,333	£5,421,953	£7,341,571	
2.5%	£13,127,374	£11,207,753	£9,288,132	£7,368,511	£5,453,891	£3,483,911	£1,564,290	£355,313	£2,274,952	£4,194,572	£6,114,192	
5.0%	£14,479,733	£12,559,112	£10,619,491	£8,679,870	£6,765,250	£4,819,291	£2,791,672	£872,051	£1,047,535	£2,967,191	£4,886,811	
7.5%	£15,839,229	£13,913,596	£11,973,975	£9,977,916	£7,858,295	£5,938,674	£4,019,053	£2,099,432	£1,799,811	£1,739,810	£3,659,431	
10.0%	£17,204,659	£15,272,478	£13,340,437	£11,405,297	£9,485,676	£7,166,056	£5,246,435	£3,326,814	£1,407,193	£512,428	£2,432,049	

30% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

Nil CIL		BLV: 100,000/Ha										
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%	
-10.0%	£2,098,201	£294,738	£1,508,725	£3,312,187	£5,115,650	£6,919,113	£8,722,576	£10,526,039	£12,329,501	£14,132,962	£15,936,424	
-7.5%	£3,304,977	£1,501,496	£301,967	£2,105,429	£3,908,892	£5,712,355	£7,515,818	£9,319,281	£11,122,744	£12,926,205	£14,729,667	
-5.0%	£4,511,717	£2,708,254	£904,791	£898,672	£2,702,134	£4,506,597	£6,309,060	£8,112,523	£9,915,986	£11,719,448	£13,522,910	
-2.5%	£5,784,367	£3,915,012	£2,111,549	£308,086	£1,495,377	£3,298,839	£5,102,302	£6,905,765	£8,709,228	£10,512,691	£12,316,153	
0% (BASE)	£7,117,241	£5,135,587	£3,151,933	£1,514,844	£288,619	£2,092,082	£3,895,544	£5,699,007	£7,502,470	£9,305,933	£11,109,396	
2.5%	£8,456,666	£6,456,307	£4,452,065	£2,721,602	£918,139	£885,324	£2,688,786	£4,492,249	£6,295,712	£8,099,175	£9,902,638	
5.0%	£9,805,620	£7,792,959	£5,798,994	£3,928,360	£2,124,897	£321,434	£1,482,029	£3,285,491	£5,088,954	£6,892,417	£8,695,880	
7.5%	£11,162,883	£9,137,447	£7,132,026	£5,149,980	£3,331,655	£1,528,192	£275,271	£2,078,734	£3,882,196	£5,685,659	£7,489,122	
10.0%	£12,527,350	£10,491,022	£8,471,473	£6,471,058	£4,538,413	£2,734,950	£931,487	£871,976	£2,675,439	£4,478,901	£6,282,364	

30% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.

Nil CIL		BLV: 250,000/Ha										
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%	
-10.0%	£9,683,701	£7,880,238	£6,076,775	£4,273,313	£2,469,850	£2,666,387	£1,137,076	£2,940,539	£4,744,001	£6,547,462	£8,350,924	
-7.5%	£10,890,477	£9,086,996	£7,283,533	£5,480,071	£3,676,608	£1,873,145	£669,682	£1,733,781	£3,537,244	£5,340,705	£7,144,167	
-5.0%	£12,097,217	£10,293,754	£8,490,291	£6,686,828	£4,883,366	£3,079,903	£1,276,440	£527,023	£2,330,486	£4,133,948	£5,937,410	
-2.5%	£13,369,867	£11,500,512	£9,697,049	£7,893,586	£6,090,123	£4,286,611	£2,483,198	£679,735	£1,123,728	£2,927,191	£4,730,653	
0% (BASE)	£14,702,741	£12,721,087	£10,903,815	£9,100,344	£7,296,881	£5,493,418	£3,689,956	£1,886,493	£83,030	£1,720,433	£3,523,896	
2.5%	£16,042,166	£14,041,807	£12,110,565	£10,307,102	£8,503,639	£6,700,176	£4,896,714	£3,093,251	£1,289,788	£513,675	£2,317,338	
5.0%	£17,391,120	£15,378,459	£13,384,494	£11,513,860	£9,710,397	£7,906,934	£6,103,471	£4,300,009	£2,496,546	£693,083	£1,110,380	
7.5%	£18,748,383	£16,722,947	£14,717,526	£12,735,480	£10,917,155	£9,113,692	£7,310,229	£5,506,766	£3,703,304	£1,899,841	£696,378	
10.0%	£20,112,850	£18,076,522	£16,056,973	£14,056,558	£12,123,913	£10,320,450	£8,516,987	£6,713,524	£4,910,061	£3,106,599	£1,303,136	

40% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.

Nil CIL		BLV: 250,000/Ha										
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%	
-10.0%	£10,195,122	£8,391,659	£6,588,196	£4,784,733	£2,981,270	£1,177,808	£625,655	£2,429,118	£4,232,580	£6,036,042	£7,839,503	
-7.5%	£11,401,880	£9,598,417	£7,794,954	£5,991,491	£4,188,028	£2,384,565	£581,103	£1,222,360	£3,025,823	£4,829,285	£6,632,747	
-5.0%	£12,616,043	£10,805,200	£9,001,712	£7,198,249	£5,394,786	£3,591,323	£1,787,860	£15,602	£1,819,065	£3,622,528	£5,425,990	
-2.5%	£13,932,558	£12,011,933	£10,208,470	£8,405,007	£6,601,544	£4,798,081	£2,994,618	£1,191,156	£612,307	£2,415,770	£4,219,233	
0% (BASE)	£15,269,210	£13,276,376	£11,415,228	£9,611,765	£7,808,302	£6,004,839	£4,201,376	£2,397,913	£594,451	£1,209,012	£3,012,475	
2.5%	£16,608,635	£14,608,277	£12,629,908	£10,818,538	£9,015,060	£7,211,597	£5,408,134	£3,604,671	£1,801,208	£2,254	£1,805,717	
5.0%	£17,957,590	£15,944,928	£13,947,343	£12,025,281	£10,221,818	£8,418,355	£6,614,892	£4,811,429	£3,007,966	£1,204,503	£598,959	
7.5%	£19,314,853	£17,289,414	£15,283,995	£13,291,010	£11,428,576	£9,625,113	£7,821,650	£6,018,187	£4,214,724	£2,411,261	£607,799	
10.0%	£20,679,320	£18,642,989	£16,623,442	£14,623,061	£12,643,814	£10,831,876	£9,028,408	£7,224,945	£5,421,482	£3,618,019	£1,814,556	

40% Affordable Housing - Approximate Total (£) Surplus / Deficit Above Benchmark Land Value

Nil CIL		BLV: 100,000/Ha										
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0						

Lichfield District Council
Local Plan & CIL Viability Assessment - Strategic Sites
Table 2h: Results Summary Showing Potential Maximum Residual Surplus / Deficit (Per Unit) with Sensitivity Testing for Costs & Values
Land off Hay End Lane - 500 Units

20% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

Nil CIL		BLV: 100,000/Ha										
Construction / Sales Rate: %		-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£2,450	£6,289	£10,128	£13,967	£17,807	£21,646	£25,485	£29,324	£33,164	£37,003	£40,842	
-7.5%	£5	£3,834	£7,673	£11,513	£15,352	£19,191	£23,030	£26,870	£30,709	£34,548	£38,387	
-5.0%	£2,460	£1,379	£5,219	£9,058	£12,897	£16,736	£20,576	£24,415	£28,254	£32,093	£35,933	
-2.5%	£4,915	£1,075	£2,764	£6,603	£10,442	£14,282	£18,121	£21,960	£25,799	£29,639	£33,478	
0% (BASE)	£7,369	£3,530	£309	£4,148	£7,988	£11,827	£15,666	£19,505	£23,345	£27,184	£31,023	
2.5%	£9,830	£5,985	£2,146	£1,694	£5,533	£9,372	£13,211	£17,051	£20,890	£24,729	£28,568	
5.0%	£12,494	£8,440	£4,600	£3,078	£6,917	£10,757	£14,596	£18,435	£22,274	£26,114	£29,953	
7.5%	£15,213	£10,976	£7,055	£3,216	£623	£4,463	£8,302	£12,141	£15,980	£19,820	£23,659	
10.0%	£17,944	£13,679	£9,510	£5,671	£1,831	£2,008	£5,847	£9,686	£13,526	£17,365	£21,204	

20% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

Nil CIL		BLV: 250,000/Ha										
Construction / Sales Rate: %		-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£12,721	£8,882	£5,043	£1,204	£2,636	£6,475	£10,314	£14,153	£17,993	£21,832	£25,671	
-7.5%	£15,176	£11,337	£7,498	£3,658	£7,859	£11,700	£15,540	£19,380	£23,220	£27,060	£30,900	
-5.0%	£17,631	£13,792	£9,952	£6,113	£12,274	£16,115	£19,955	£23,795	£27,635	£31,475	£35,315	
-2.5%	£20,086	£16,246	£12,407	£8,568	£14,729	£18,570	£22,410	£26,250	£30,090	£33,930	£37,770	
0% (BASE)	£22,540	£18,701	£14,862	£11,023	£7,183	£3,344	£495	£4,334	£8,174	£12,014	£15,854	
2.5%	£25,001	£21,161	£17,322	£13,477	£9,638	£5,799	£1,960	£1,880	£5,719	£9,559	£13,399	
5.0%	£27,665	£23,825	£19,986	£15,932	£12,093	£8,254	£4,414	£3,264	£7,103	£10,943	£14,783	
7.5%	£30,384	£26,544	£22,704	£18,387	£14,548	£10,708	£6,869	£4,719	£8,893	£12,727	£16,511	
10.0%	£33,115	£29,275	£25,433	£20,842	£17,002	£13,163	£9,324	£6,175	£10,612	£14,406	£18,199	

20% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.

Nil CIL		BLV: 250,000/Ha										
Construction / Sales Rate: %		-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£13,890	£10,051	£6,212	£2,372	£1,467	£5,306	£9,145	£12,984	£16,824	£20,663	£24,502	
-7.5%	£16,345	£12,506	£8,666	£4,827	£988	£2,851	£6,690	£10,530	£14,370	£18,210	£22,050	
-5.0%	£18,800	£14,960	£11,121	£7,282	£3,443	£396	£4,236	£8,075	£11,915	£15,755	£19,595	
-2.5%	£21,255	£17,415	£13,576	£9,737	£5,898	£2,058	£1,781	£5,620	£9,460	£13,300	£17,140	
0% (BASE)	£23,709	£19,870	£16,031	£12,192	£8,352	£4,513	£674	£3,165	£7,005	£10,845	£14,685	
2.5%	£26,255	£22,415	£18,576	£14,737	£10,897	£6,968	£3,129	£7,111	£10,951	£14,791	£18,631	
5.0%	£28,959	£24,780	£20,940	£17,101	£13,262	£9,423	£5,583	£4,744	£12,095	£15,935	£19,775	
7.5%	£31,678	£27,428	£23,395	£19,556	£15,717	£11,877	£8,038	£6,199	£13,860	£17,700	£21,540	
10.0%	£34,409	£30,145	£25,913	£22,011	£18,171	£14,332	£10,493	£8,654	£15,621	£19,461	£23,301	

30% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

Nil CIL		BLV: 100,000/Ha										
Construction / Sales Rate: %		-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£4,196	£589	£3,017	£6,624	£10,231	£13,838	£17,445	£21,052	£24,659	£28,266	£31,873	
-7.5%	£6,610	£3,003	£604	£4,211	£7,818	£11,425	£15,032	£18,639	£22,245	£25,852	£29,459	
-5.0%	£9,023	£5,417	£1,810	£1,797	£5,404	£9,011	£12,618	£16,225	£19,832	£23,439	£27,046	
-2.5%	£11,569	£7,830	£4,223	£2,991	£6,598	£10,205	£13,812	£17,419	£21,026	£24,633	£28,240	
0% (BASE)	£14,234	£10,271	£6,307	£3,030	£577	£4,184	£7,791	£11,398	£15,005	£18,612	£22,219	
2.5%	£16,913	£12,913	£8,913	£5,443	£1,836	£1,771	£5,378	£8,984	£12,591	£16,198	£19,805	
5.0%	£19,611	£15,586	£11,598	£7,857	£4,250	£643	£2,964	£6,571	£10,178	£13,785	£17,392	
7.5%	£22,326	£18,275	£14,264	£10,300	£6,663	£3,056	£551	£4,157	£7,764	£11,371	£14,978	
10.0%	£25,055	£20,982	£16,943	£12,942	£9,077	£5,470	£1,863	£1,744	£5,351	£8,958	£12,565	

30% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.

Nil CIL		BLV: 250,000/Ha										
Construction / Sales Rate: %		-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£19,367	£15,760	£12,154	£8,547	£4,940	£1,333	£2,274	£5,881	£9,488	£13,095	£16,702	
-7.5%	£21,781	£18,174	£14,567	£10,960	£7,353	£3,746	£1,339	£4,668	£8,275	£11,882	£15,489	
-5.0%	£24,194	£20,588	£16,981	£13,374	£9,767	£6,160	£2,553	£5,054	£8,661	£12,268	£15,875	
-2.5%	£26,740	£23,001	£19,394	£15,787	£12,180	£8,573	£4,966	£3,359	£7,247	£10,854	£14,461	
0% (BASE)	£29,405	£25,442	£21,808	£18,201	£14,594	£10,987	£7,380	£3,773	£6,166	£9,773	£13,380	
2.5%	£32,084	£28,084	£24,221	£20,614	£17,007	£13,400	£9,793	£6,187	£7,580	£11,187	£14,794	
5.0%	£34,782	£30,757	£26,769	£23,028	£19,421	£15,814	£12,207	£8,600	£9,993	£13,596	£17,201	
7.5%	£37,497	£33,446	£29,435	£25,471	£21,834	£18,227	£14,620	£11,014	£12,407	£15,809	£19,418	
10.0%	£40,226	£36,153	£32,114	£27,813	£24,248	£20,641	£17,034	£13,427	£15,820	£18,621	£21,629	

30% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.

Nil CIL		BLV: 250,000/Ha										
Construction / Sales Rate: %		-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£20,390	£16,783	£13,176	£9,569	£5,963	£2,356	£1,251	£4,858	£8,465	£12,072	£15,679	
-7.5%	£22,804	£19,197	£15,590	£11,983	£8,376	£4,769	£1,162	£6,445	£10,052	£13,639	£17,226	
-5.0%	£25,232	£21,610	£18,003	£14,396	£10,790	£7,183	£3,576	£31	£13,638	£17,245	£20,852	
-2.5%	£27,865	£24,024	£20,417	£16,810	£13,203	£9,596	£5,989	£2,382	£12,225	£15,832	£19,439	
0% (BASE)	£30,538	£26,553	£22,830	£19,224	£15,617	£12,010	£8,403	£4,796	£11,189	£14,792	£18,399	
2.5%	£33,217	£29,217	£25,260	£21,637	£18,030	£14,423	£10,816	£7,209	£13,602	£17,209	£20,816	
5.0%	£35,915	£31,890	£27,895	£24,051	£20,444	£16,837	£13,230	£9,623	£16,016	£19,621	£23,227	
7.5%	£38,630	£34,579	£30,568	£26,582	£22,857	£19,250	£15,643	£12,036	£18,429	£22,036	£25,641	
10.0%	£41,359	£37,286	£33,247	£29,246	£25,288	£21,664	£18,057	£14,450	£20,843	£24,451	£28,056	

40% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

Nil CIL		BLV: 100,000/Ha										
Construction / Sales Rate: %		-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£10,929	£7,477	£4,103	£728	£2,646	£6,020	£9,395	£12,769	£16,143	£19,518	£22,892	
-7.5%	£13,540	£9,856	£6,475	£3,101	£724	£3,648	£7,022	£10,397	£13,771	£17,146	£20,520	
-5.0%	£16,169	£12,431	£8,847	£5,473	£2,099	£1,276	£4,650	£8,025	£11,399	£14,773	£18,148	
-2.5%	£18,818	£15,058	£11,331	£7,845	£4,471	£1,096	£2,278	£5,652	£9,027	£12,401	£15,775	
0% (BASE)	£21,482	£17,695	£13,948	£10,243	£6,843	£3,469	£94	£3,280	£6,654	£10,029	£13,403	
2.5%	£24,161	£20,354	£16,579	£12,838	£9,215	£5,841	£2,467	£908	£4,282	£7,656	£11,031	
5.0%	£26,853	£23,026	£19,229	£15,466	£11,734	£8,213	£4,839	£1,910	£5,284	£8,659	£12,031	
7.5%	£29,555	£25,711	£21,896	£18,107	£14,356	£10,641	£7,211	£3,837	£6,462	£9,912	£13,286	
10.0%	£32,266	£28,409	£24,576	£20,767	£16,989	£13,246	£9,583	£6,209	£8,335	£11,540	£14,914	

40% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value

2020 Indexed CIL @ £17.31/sq. m.

Nil CIL		BLV: 250,000/Ha									
Construction / Sales Rate: %		-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m. BASE	2.5%			

Lichfield District Council

DSP19616

Local Plan & CIL Viability Assessment

Strategic Sites Appraisal Summaries

19616 - LDC Local Plan & CIL Viability Assessment
Land NE of Lichfield - 3,300 Residential Unit Greenfield
20% Affordable Housing £0 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land NE of Lichfield - 3,300 Residential Unit Greenfield
 20% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	2,640	239,712.00	3,000.00	272,400	719,136,000	0	719,136,000
Affordable Housing	660	48,312.00	1,500.00	109,800	<u>72,468,000</u>	<u>0</u>	<u>72,468,000</u>
Totals	3,300	288,024.00			791,604,000	0	791,604,000

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
555	10	5,550	5,550

Investment Valuation

Current Rent	5,550	YP @	5.0000%	20.0000	111,000
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GROSS DEVELOPMENT VALUE**791,715,000**

Purchaser's Costs	5.85%	(6,493)
Effective Purchaser's Costs Rate	5.85%	(6,493)

NET DEVELOPMENT VALUE**791,708,506****NET REALISATION****791,708,506****OUTLAY****ACQUISITION COSTS**

Residualised Price (231.00 Ha @ 225,641.43 /Hect)		52,123,170	
Stamp Duty		2,597,158	52,123,170
Effective Stamp Duty Rate	4.98%		
Agent Fee	1.50%	781,848	
Legal Fee	0.75%	390,924	
			3,769,930

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	246,840.00	1,211.00	298,923,240
Affordable Housing	<u>51,678.00</u>	1,211.00	<u>62,582,058</u>
Totals	298,518.00 m²		361,505,298
Contingency		3.00%	12,825,159
Site Works & Infrastructure - Front	3,300.00 un	10,000.00 /un	33,000,000
Site Works & Infrastructure - Ongoi	3,300.00 un	10,000.00 /un	33,000,000
Sustainable Design & Construction		2.00%	7,230,106
Part M4(2)	3,300.00 un	2,103.00 /un	6,939,900
Part M4(3)	3,300.00 un	688.00 /un	2,270,400
Primary School		1.00%	8,200,000
Primary School 2			11,200,000
Secondary School			24,000,000
River Mease SAC	3,300.00 un	412.00 /un	1,359,600
			501,530,463

PROFESSIONAL FEES

Professional Fees	8.00%	35,515,656	35,515,656
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	21,574,080	
Sales Legal Fee	3,300.00 un	750.00 /un	2,475,000
			24,049,080

MISCELLANEOUS FEES

AH Profit	6.00%	4,348,080	
Market Profit	17.50%	125,848,800	
			130,196,880

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			44,523,271

TOTAL COSTS**791,708,450**

19616 - LDC Local Plan & CIL Viability Assessment
Land NE of Lichfield - 3,300 Residential Unit Greenfield
20% Affordable Housing £17.31 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land NE of Lichfield - 3,300 Residential Unit Greenfield
 20% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	2,640	239,712.00	3,000.00	272,400	719,136,000	0	719,136,000
Affordable Housing	660	48,312.00	1,500.00	109,800	72,468,000	0	72,468,000
Totals	3,300	288,024.00			791,604,000	0	791,604,000

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
555	10	5,550	5,550

Investment Valuation

Current Rent	5,550	YP @	5.0000%	20.0000	111,000
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GROSS DEVELOPMENT VALUE**791,715,000**

Purchaser's Costs	5.85%	(6,493)
Effective Purchaser's Costs Rate	5.85%	(6,493)

NET DEVELOPMENT VALUE**791,708,506****NET REALISATION****791,708,506****OUTLAY****ACQUISITION COSTS**

Residualised Price (231.00 Ha @ 209,471.79 /Hect)		48,387,984	
Stamp Duty		2,410,399	48,387,984
Effective Stamp Duty Rate	4.98%		
Agent Fee	1.50%	725,820	
Legal Fee	0.75%	362,910	
			3,499,129

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	246,840.00	1,211.00	298,923,240
Affordable Housing	51,678.00	1,211.00	62,582,058
Totals	298,518.00 m²		361,505,298
Contingency		3.00%	12,825,159
Site Works & Infrastructure - Front	3,300.00 un	10,000.00 /un	33,000,000
Site Works & Infrastructure - Ongoi	3,300.00 un	10,000.00 /un	33,000,000
Sustainable Design & Construction		2.00%	7,230,106
CIL	246,840.00 m ²	17.31	4,272,800
Part M4(2)	3,300.00 un	2,103.00 /un	6,939,900
Part M4(3)	3,300.00 un	688.00 /un	2,270,400
Primary School		1.00%	8,200,000
Primary School 2			11,200,000
Secondary School			24,000,000
River Mease SAC	3,300.00 un	412.00 /un	1,359,600
			505,803,263

PROFESSIONAL FEES

Professional Fees	8.00%	35,515,656	35,515,656
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	21,574,080	
Sales Legal Fee	3,300.00 un	750.00 /un	2,475,000
			24,049,080

MISCELLANEOUS FEES

AH Profit	6.00%	4,348,080	
Market Profit	17.50%	125,848,800	
			130,196,880

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			44,256,474

TOTAL COSTS**791,708,466**

19616 - LDC Local Plan & CIL Viability Assessment
Land NE of Lichfield - 3,300 Residential Unit Greenfield
30% Affordable Housing £0 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land NE of Lichfield - 3,300 Residential Unit Greenfield
 30% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	2,310	209,748.00	3,000.00	272,400	629,244,000	0	629,244,000
Affordable Housing	990	72,468.00	1,500.00	109,800	108,702,000	0	108,702,000
Totals	3,300	282,216.00			737,946,000	0	737,946,000

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
555	10	5,550	5,550

Investment Valuation

Current Rent	5,550	YP @	5.0000%	20.0000	111,000
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GROSS DEVELOPMENT VALUE**738,057,000**

Purchaser's Costs	5.85%	(6,493)
Effective Purchaser's Costs Rate	5.85%	(6,493)

NET DEVELOPMENT VALUE**738,050,507****NET REALISATION****738,050,507****OUTLAY****ACQUISITION COSTS**

Residualised Price (231.00 Ha @ 143,541.35 /Hect)		33,158,053	
Stamp Duty		1,648,903	33,158,053
Effective Stamp Duty Rate	4.97%		
Agent Fee	1.50%	497,371	
Legal Fee	0.75%	248,685	
			2,394,959

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	215,985.00	1,211.00	261,557,835
Affordable Housing	77,517.00	1,211.00	93,873,087
Totals	293,502.00 m²		355,430,922
Contingency		3.00%	12,642,928
Site Works & Infrastructure - Front	3,300.00 un	10,000.00 /un	33,000,000
Site Works & Infrastructure - Ongoi	3,300.00 un	10,000.00 /un	33,000,000
Sustainable Design & Construction		2.00%	7,108,618
Part M4(2)	3,300.00 un	2,103.00 /un	6,939,900
Part M4(3)	3,300.00 un	688.00 /un	2,270,400
Primary School		1.00%	8,200,000
Primary School 2			11,200,000
Secondary School			24,000,000
River Mease SAC	3,300.00 un	412.00 /un	1,359,600
			495,152,368

PROFESSIONAL FEES

Professional Fees	8.00%	35,019,987	35,019,987
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	18,877,320	
Sales Legal Fee	3,300.00 un	750.00 /un	2,475,000
			21,352,320

MISCELLANEOUS FEES

AH Profit	6.00%	6,522,120	
Market Profit	17.50%	110,117,700	
			116,639,820

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			34,333,298

TOTAL COSTS**738,050,805**

19616 - LDC Local Plan & CIL Viability Assessment
Land NE of Lichfield - 3,300 Residential Unit Greenfield
30% Affordable Housing £17.31 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land NE of Lichfield - 3,300 Residential Unit Greenfield
 30% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	2,310	209,748.00	3,000.00	272,400	629,244,000	0	629,244,000
Affordable Housing	990	72,468.00	1,500.00	109,800	108,702,000	0	108,702,000
Totals	3,300	282,216.00			737,946,000	0	737,946,000

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
555	10	5,550	5,550

Investment Valuation

Current Rent	5,550	YP @	5.0000%	20.0000	111,000
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GROSS DEVELOPMENT VALUE**738,057,000**

Purchaser's Costs	5.85%	(6,493)
Effective Purchaser's Costs Rate	5.85%	(6,493)

NET DEVELOPMENT VALUE**738,050,507****NET REALISATION****738,050,507****OUTLAY****ACQUISITION COSTS**

Residualised Price (231.00 Ha @ 129,392.64 /Hect)		29,889,700	
Stamp Duty		1,485,485	29,889,700
Effective Stamp Duty Rate	4.97%		
Agent Fee	1.50%	448,346	
Legal Fee	0.75%	224,173	
			2,158,003

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	215,985.00	1,211.00	261,557,835
Affordable Housing	77,517.00	1,211.00	93,873,087
Totals	293,502.00 m²		355,430,922
Contingency		3.00%	12,642,928
Site Works & Infrastructure - Front	3,300.00 un	10,000.00 /un	33,000,000
Site Works & Infrastructure - Ongoi	3,300.00 un	10,000.00 /un	33,000,000
Sustainable Design & Construction		2.00%	7,108,618
CIL	215,985.00 m ²	17.31	3,738,700
Part M4(2)	3,300.00 un	2,103.00 /un	6,939,900
Part M4(3)	3,300.00 un	688.00 /un	2,270,400
Primary School		1.00%	8,200,000
Primary School 2			11,200,000
Secondary School			24,000,000
River Mease SAC	3,300.00 un	412.00 /un	1,359,600
			498,891,068

PROFESSIONAL FEES

Professional Fees	8.00%	35,019,987	35,019,987
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	18,877,320	
Sales Legal Fee	3,300.00 un	750.00 /un	2,475,000
			21,352,320

MISCELLANEOUS FEES

AH Profit	6.00%	6,522,120	
Market Profit	17.50%	110,117,700	
			116,639,820

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			34,099,762

TOTAL COSTS**738,050,661**

19616 - LDC Local Plan & CIL Viability Assessment
Land NE of Lichfield - 3,300 Residential Unit Greenfield
40% Affordable Housing £0 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land NE of Lichfield - 3,300 Residential Unit Greenfield
 40% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	1,980	179,784.00	3,000.00	272,400	539,352,000	0	539,352,000
Affordable Housing	<u>1,320</u>	<u>96,624.00</u>	1,500.00	109,800	<u>144,936,000</u>	<u>0</u>	<u>144,936,000</u>
Totals	3,300	276,408.00			684,288,000	0	684,288,000

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
515	10	5,150	5,150

Investment Valuation

Current Rent	5,150	YP @	5.0000%	20.0000	103,000
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GROSS DEVELOPMENT VALUE**684,391,000**

Purchaser's Costs	5.85%	(6,025)
Effective Purchaser's Costs Rate	5.85%	(6,025)

NET DEVELOPMENT VALUE**684,384,975****NET REALISATION****684,384,975****OUTLAY****ACQUISITION COSTS**

Residualised Price (231.00 Ha @ 61,399.56 /Hect)		14,183,299	
Stamp Duty		700,165	14,183,299
Effective Stamp Duty Rate	4.94%		
Agent Fee	1.50%	212,749	
Legal Fee	0.75%	106,375	
			1,019,289

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	185,130.00	1,211.00	224,192,430
Affordable Housing	<u>103,356.00</u>	1,211.00	<u>125,164,116</u>
Totals	288,486.00 m²		349,356,546
Contingency		3.00%	12,460,696
Site Works & Infrastructure - Front	3,300.00 un	10,000.00 /un	33,000,000
Site Works & Infrastructure - Ongoi	3,300.00 un	10,000.00 /un	33,000,000
Sustainable Design & Construction		2.00%	6,987,131
Part M4(2)	3,300.00 un	2,103.00 /un	6,939,900
Part M4(3)	3,300.00 un	688.00 /un	2,270,400
Primary School		1.00%	8,200,000
Primary School 2			11,200,000
Secondary School			24,000,000
River Mease SAC	3,300.00 un	412.00 /un	1,359,600
			488,774,273

PROFESSIONAL FEES

Professional Fees	8.00%	34,524,318	34,524,318
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	16,180,560	
Sales Legal Fee	3,300.00 un	750.00 /un	2,475,000
			18,655,560

MISCELLANEOUS FEES

AH Profit	6.00%	8,696,160	
Market Profit	17.50%	94,386,600	
			103,082,760

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			24,145,475

TOTAL COSTS**684,384,975**

19616 - LDC Local Plan & CIL Viability Assessment
Land NE of Lichfield - 3,300 Residential Unit Greenfield
40% Affordable Housing £17.31 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land NE of Lichfield - 3,300 Residential Unit Greenfield
 40% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	1,980	179,784.00	3,000.00	272,400	539,352,000	0	539,352,000
Affordable Housing	<u>1,320</u>	<u>96,624.00</u>	1,500.00	109,800	<u>144,936,000</u>	<u>0</u>	<u>144,936,000</u>
Totals	3,300	276,408.00			684,288,000	0	684,288,000

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
515	10	5,150	5,150

Investment Valuation

Current Rent	5,150	YP @	5.0000%	20.0000	103,000
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GROSS DEVELOPMENT VALUE**684,391,000**

Purchaser's Costs	5.85%	(6,025)
Effective Purchaser's Costs Rate	5.85%	(6,025)

NET DEVELOPMENT VALUE**684,384,975****NET REALISATION****684,384,975****OUTLAY****ACQUISITION COSTS**

Residualised Price (231.00 Ha @ 49,272.31 /Hect)		11,381,904	11,381,904
Stamp Duty		560,095	
Effective Stamp Duty Rate	4.92%		
Agent Fee	1.50%	170,729	
Legal Fee	0.75%	85,364	
			816,188

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	185,130.00	1,211.00	224,192,430
Affordable Housing	<u>103,356.00</u>	1,211.00	<u>125,164,116</u>
Totals	288,486.00 m²		349,356,546
Contingency		3.00%	12,460,696
Site Works & Infrastructure - Front	3,300.00 un	10,000.00 /un	33,000,000
Site Works & Infrastructure - Ongoi	3,300.00 un	10,000.00 /un	33,000,000
Sustainable Design & Construction		2.00%	6,987,131
CIL	185,130.00 m ²	17.31	3,204,600
Part M4(2)	3,300.00 un	2,103.00 /un	6,939,900
Part M4(3)	3,300.00 un	688.00 /un	2,270,400
Primary School		1.00%	8,200,000
Primary School 2			11,200,000
Secondary School			24,000,000
River Mease SAC	3,300.00 un	412.00 /un	1,359,600
			491,978,874

PROFESSIONAL FEES

Professional Fees	8.00%	34,524,318	34,524,318
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	16,180,560	
Sales Legal Fee	3,300.00 un	750.00 /un	2,475,000
			18,655,560

MISCELLANEOUS FEES

AH Profit	6.00%	8,696,160	
Market Profit	17.50%	94,386,600	
			103,082,760

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			23,945,371

TOTAL COSTS**684,384,974**

19616 - LDC Local Plan & CIL Viability Assessment
Land West of Frazely - 800 Residential Unit Greenfield
20% Affordable Housing £0 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land West of Frazely - 800 Residential Unit Greenfield
 20% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	640	58,112.00	2,700.00	245,160	156,902,400	0	156,902,400
Affordable Housing	<u>160</u>	<u>11,712.00</u>	1,500.00	109,800	<u>17,568,000</u>	<u>0</u>	<u>17,568,000</u>
Totals	800	69,824.00			174,470,400	0	174,470,400

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
115	10	1,150	1,150

Investment Valuation

Current Rent	1,150	YP @	5.0000%	20.0000	23,000
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GROSS DEVELOPMENT VALUE**174,493,400**

Purchaser's Costs	5.85%	(1,345)	
Effective Purchaser's Costs Rate	5.85%		(1,345)

NET DEVELOPMENT VALUE**174,492,055****NET REALISATION****174,492,055****OUTLAY****ACQUISITION COSTS**

Residualised Price (53.90 Ha @ 124,401.08 /Hect)		6,705,218		6,705,218
Stamp Duty		326,261		
Effective Stamp Duty Rate	4.87%			
Agent Fee	1.50%	100,578		
Legal Fee	0.75%	50,289		
				477,128

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	59,840.00	1,211.00	72,466,240
Affordable Housing	<u>12,528.00</u>	1,211.00	<u>15,171,408</u>
Totals	72,368.00 m²		87,637,648
Contingency		3.00%	3,109,129
Site Works & Infrastructure - Front	800.00 un	10,000.00 /un	8,000,000
Site Works & Infrastructure - Ongoi	800.00 un	10,000.00 /un	8,000,000
Sustainable Design & Construction		2.00%	1,752,753
Part M4(2)	800.00 un	2,103.00 /un	1,682,400
Part M4(3)	800.00 un	688.00 /un	550,400
Primary School		1.00%	5,200,000
Secondary School			2,246,640
River Mease SAC	800.00 un	412.00 /un	329,600
			118,508,570

PROFESSIONAL FEES

Professional Fees	8.00%	8,609,856	8,609,856
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	4,707,072	
Sales Legal Fee	800.00 un	750.00 /un	600,000
			5,307,072

MISCELLANEOUS FEES

AH Profit	6.00%	1,054,080	
Market Profit	17.50%	27,457,920	
			28,512,000

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			6,372,210

TOTAL COSTS**174,492,054**

19616 - LDC Local Plan & CIL Viability Assessment
Land West of Frazely - 800 Residential Unit Greenfield
20% Affordable Housing £17.31 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land West of Frazely - 800 Residential Unit Greenfield
 20% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	640	58,112.00	2,700.00	245,160	156,902,400	0	156,902,400
Affordable Housing	160	11,712.00	1,500.00	109,800	17,568,000	0	17,568,000
Totals	800	69,824.00			174,470,400	0	174,470,400

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
115	10	1,150	1,150

Investment Valuation

Current Rent	1,150	YP @	5.0000%	20.0000	23,000
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GROSS DEVELOPMENT VALUE**174,493,400**

Purchaser's Costs	5.85%	(1,345)
Effective Purchaser's Costs Rate	5.85%	(1,345)

NET DEVELOPMENT VALUE**174,492,055****NET REALISATION****174,492,055****OUTLAY****ACQUISITION COSTS**

Residualised Price (53.90 Ha @ 107,051.00 /Hect)		5,770,049	5,770,049
Stamp Duty		279,502	
Effective Stamp Duty Rate	4.84%		
Agent Fee	1.50%	86,551	
Legal Fee	0.75%	43,275	
			409,328

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	59,840.00	1,211.00	72,466,240
Affordable Housing	12,528.00	1,211.00	15,171,408
Totals	72,368.00 m²		87,637,648
Contingency		3.00%	3,109,129
Site Works & Infrastructure - Front	800.00 un	10,000.00 /un	8,000,000
Site Works & Infrastructure - Ongoi	800.00 un	10,000.00 /un	8,000,000
Sustainable Design & Construction		2.00%	1,752,753
CIL	59,840.00 m ²	17.31	1,035,830
Part M4(2)	800.00 un	2,103.00 /un	1,682,400
Part M4(3)	800.00 un	688.00 /un	550,400
Primary School		1.00%	5,200,000
Secondary School			2,246,640
River Mease SAC	800.00 un	412.00 /un	329,600
			119,544,401

PROFESSIONAL FEES

Professional Fees	8.00%	8,609,856	8,609,856
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	4,707,072	
Sales Legal Fee	800.00 un	750.00 /un	600,000
			5,307,072

MISCELLANEOUS FEES

AH Profit	6.00%	1,054,080	
Market Profit	17.50%	27,457,920	
			28,512,000

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			6,339,348

TOTAL COSTS**174,492,054**

19616 - LDC Local Plan & CIL Viability Assessment
Land West of Frazely - 800 Residential Unit Greenfield
30% Affordable Housing £0 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land West of Frazely - 800 Residential Unit Greenfield
 30% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	560	50,848.00	2,700.00	245,160	137,289,600	0	137,289,600
Affordable Housing	<u>240</u>	<u>17,568.00</u>	1,500.00	109,800	<u>26,352,000</u>	<u>0</u>	<u>26,352,000</u>
Totals	800	68,416.00			163,641,600	0	163,641,600

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
115	10	1,150	1,150

Investment Valuation

Current Rent	1,150	YP @	5.0000%	20.0000	23,000
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GROSS DEVELOPMENT VALUE**163,664,600**

Purchaser's Costs	5.85%	(1,345)
Effective Purchaser's Costs Rate	5.85%	(1,345)

NET DEVELOPMENT VALUE**163,663,255****NET REALISATION****163,663,255****OUTLAY****ACQUISITION COSTS**

Residualised Price (53.90 Ha @ 44,462.06 /Hect)		2,396,505		2,396,505
Stamp Duty		110,825		
Effective Stamp Duty Rate	4.62%			
Agent Fee	1.50%	35,948		
Legal Fee	0.75%	17,974		
				164,747

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	52,360.00	1,211.00	63,407,960
Affordable Housing	<u>18,792.00</u>	1,211.00	<u>22,757,112</u>
Totals	71,152.00 m²		86,165,072
Contingency		3.00%	3,064,952
Site Works & Infrastructure - Front	800.00 un	10,000.00 /un	8,000,000
Site Works & Infrastructure - Ongoi	800.00 un	10,000.00 /un	8,000,000
Sustainable Design & Construction		2.00%	1,723,301
Part M4(2)	800.00 un	2,103.00 /un	1,682,400
Part M4(3)	800.00 un	688.00 /un	550,400
Primary School		1.00%	5,200,000
Secondary School			2,246,640
River Mease SAC	800.00 un	412.00 /un	329,600
			116,962,366

PROFESSIONAL FEES

Professional Fees	8.00%	8,489,694	8,489,694
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	4,118,688	
Sales Legal Fee	800.00 un	750.00 /un	600,000
			4,718,688

MISCELLANEOUS FEES

AH Profit	6.00%	1,581,120	
Market Profit	17.50%	24,025,680	25,606,800

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			5,324,455

TOTAL COSTS**163,663,254**

19616 - LDC Local Plan & CIL Viability Assessment
Land West of Frazely - 800 Residential Unit Greenfield
30% Affordable Housing £17.31 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land West of Frazely - 800 Residential Unit Greenfield
 30% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	560	50,848.00	2,700.00	245,160	137,289,600	0	137,289,600
Affordable Housing	<u>240</u>	<u>17,568.00</u>	1,500.00	109,800	<u>26,352,000</u>	<u>0</u>	<u>26,352,000</u>
Totals	800	68,416.00			163,641,600	0	163,641,600

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
115	10	1,150	1,150

Investment Valuation

Current Rent	1,150	YP @	5.0000%	20.0000	23,000
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GROSS DEVELOPMENT VALUE**163,664,600**

Purchaser's Costs	5.85%	(1,345)
Effective Purchaser's Costs Rate	5.85%	(1,345)

NET DEVELOPMENT VALUE**163,663,255****NET REALISATION****163,663,255****OUTLAY****ACQUISITION COSTS**

Residualised Price (53.90 Ha @ 29,280.74 /Hect)		1,578,232	1,578,232
Stamp Duty		69,912	
Effective Stamp Duty Rate	4.43%		
Agent Fee	1.50%	23,673	
Legal Fee	0.75%	11,837	
			105,422

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	52,360.00	1,211.00	63,407,960
Affordable Housing	<u>18,792.00</u>	1,211.00	<u>22,757,112</u>
Totals	71,152.00 m²		86,165,072
Contingency		3.00%	3,064,952
Site Works & Infrastructure - Front	800.00 un	10,000.00 /un	8,000,000
Site Works & Infrastructure - Ongoi	800.00 un	10,000.00 /un	8,000,000
Sustainable Design & Construction		2.00%	1,723,301
CIL	52,360.00 m ²	17.31	906,352
Part M4(2)	800.00 un	2,103.00 /un	1,682,400
Part M4(3)	800.00 un	688.00 /un	550,400
Primary School		1.00%	5,200,000
Secondary School			2,246,640
River Mease SAC	800.00 un	412.00 /un	329,600
			117,868,717

PROFESSIONAL FEES

Professional Fees	8.00%	8,489,694	8,489,694
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	4,118,688	
Sales Legal Fee	800.00 un	750.00 /un	600,000
			4,718,688

MISCELLANEOUS FEES

AH Profit	6.00%	1,581,120	
Market Profit	17.50%	24,025,680	
			25,606,800

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			5,295,702

TOTAL COSTS**163,663,255**

19616 - LDC Local Plan & CIL Viability Assessment
Land West of Frazely - 800 Residential Unit Greenfield
40% Affordable Housing £0 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land West of Frazely - 800 Residential Unit Greenfield
 40% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	480	43,584.00	2,700.00	245,160	117,676,800	0	117,676,800
Affordable Housing	<u>320</u>	<u>23,424.00</u>	1,500.00	109,800	<u>35,136,000</u>	<u>0</u>	<u>35,136,000</u>
Totals	800	67,008.00			152,812,800	0	152,812,800

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
115	10	1,150	1,150

Investment Valuation

Current Rent	1,150	YP @	5.0000%	20.0000	23,000
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GROSS DEVELOPMENT VALUE**152,835,800**

Purchaser's Costs	5.85%	(1,345)
Effective Purchaser's Costs Rate	5.85%	(1,345)

NET DEVELOPMENT VALUE**152,834,455****NET REALISATION****152,834,455****OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)	(2,104,007)	(2,104,007)
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CONSTRUCTION COSTS**Construction**

	m ²	Build Rate m ²	Cost
Market Housing	44,880.00	1,211.00	54,349,680
Affordable Housing	<u>25,056.00</u>	1,211.00	<u>30,342,816</u>
Totals	69,936.00 m²		84,692,496

Contingency		3.00%	3,020,775
Site Works & Infrastructure - Front	800.00 un	10,000.00 /un	8,000,000
Site Works & Infrastructure - Ongoi	800.00 un	10,000.00 /un	8,000,000
Sustainable Design & Construction		2.00%	1,693,850
Part M4(2)	800.00 un	2,103.00 /un	1,682,400
Part M4(3)	800.00 un	688.00 /un	550,400
Primary School		1.00%	5,200,000
Secondary School			2,246,640
River Mease SAC	800.00 un	412.00 /un	329,600
			30,723,665

PROFESSIONAL FEES

Professional Fees	8.00%	8,369,532	8,369,532
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DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	3,530,304
Sales Legal Fee	800.00 un	750.00 /un	600,000
			4,130,304

MISCELLANEOUS FEES

AH Profit		6.00%	2,108,160
Market Profit		17.50%	20,593,440
			22,701,600

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			4,320,868

TOTAL COSTS**152,834,457**

19616 - LDC Local Plan & CIL Viability Assessment
Land West of Frazely - 800 Residential Unit Greenfield
40% Affordable Housing £17.31 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land West of Frazely - 800 Residential Unit Greenfield
 40% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	480	43,584.00	2,700.00	245,160	117,676,800	0	117,676,800
Affordable Housing	<u>320</u>	<u>23,424.00</u>	1,500.00	109,800	<u>35,136,000</u>	<u>0</u>	<u>35,136,000</u>
Totals	800	67,008.00			152,812,800	0	152,812,800

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
115	10	1,150	1,150

Investment Valuation

Current Rent	1,150	YP @	5.0000%	20.0000	23,000
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GROSS DEVELOPMENT VALUE**152,835,800**

Purchaser's Costs	5.85%	(1,345)
Effective Purchaser's Costs Rate	5.85%	(1,345)

NET DEVELOPMENT VALUE**152,834,455****NET REALISATION****152,834,455****OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)	(2,880,881)	(2,880,881)
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CONSTRUCTION COSTS**Construction**

	m ²	Build Rate m ²	Cost
Market Housing	44,880.00	1,211.00	54,349,680
Affordable Housing	<u>25,056.00</u>	1,211.00	<u>30,342,816</u>
Totals	69,936.00 m²		84,692,496

Contingency		3.00%	3,020,775
Site Works & Infrastructure - Front	800.00 un	10,000.00 /un	8,000,000
Site Works & Infrastructure - Ongo	800.00 un	10,000.00 /un	8,000,000
Sustainable Design & Construction		2.00%	1,693,850
CIL	44,880.00 m ²	17.31	776,873
Part M4(2)	800.00 un	2,103.00 /un	1,682,400
Part M4(3)	800.00 un	688.00 /un	550,400
Primary School		1.00%	5,200,000
Secondary School			2,246,640
River Mease SAC	800.00 un	412.00 /un	329,600
			31,500,538

PROFESSIONAL FEES

Professional Fees	8.00%	8,369,532	8,369,532
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DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	3,530,304
Sales Legal Fee	800.00 un	750.00 /un	600,000
			4,130,304

MISCELLANEOUS FEES

AH Profit		6.00%	2,108,160
Market Profit		17.50%	20,593,440
			22,701,600

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			4,320,868

TOTAL COSTS**152,834,456**

19616 - LDC Local Plan & CIL Viability Assessment
Land at Huddlesford Lane - 75 Residential Unit Greenfield
20% Affordable Housing £0 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land at Huddlesford Lane - 75 Residential Unit Greenfield
 20% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	60	5,448.00	3,400.00	308,720	18,523,200	0	18,523,200
Affordable Housing	15	1,098.00	1,700.00	124,440	1,866,600	0	1,866,600
Totals	75	6,546.00			20,389,800	0	20,389,800

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
11	10	110	110

Investment Valuation

Current Rent	110	YP @	5.0000%	20.0000	2,200
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GROSS DEVELOPMENT VALUE**20,392,000**

Purchaser's Costs	5.85%	(129)
Effective Purchaser's Costs Rate	5.85%	(129)

NET DEVELOPMENT VALUE**20,391,871****NET REALISATION****20,391,871****OUTLAY****ACQUISITION COSTS**

Residualised Price (3.04 Ha @ 1,131,346.14 /Hect)		3,439,292	3,439,292
Stamp Duty		162,965	
Effective Stamp Duty Rate	4.74%		
Agent Fee	1.50%	51,589	
Legal Fee	0.75%	25,795	
			240,349

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	5,610.00	1,211.00	6,793,710
Affordable Housing	1,174.50	1,211.00	1,422,319
Totals	6,784.50 m²		8,216,029
Contingency		5.00%	485,801
Site Works & Infrastructure - Front	75.00 un	10,000.00 /un	750,000
Site Works & Infrastructure - Ongoi	75.00 un	10,000.00 /un	750,000
Sustainable Design & Construction		2.00%	164,321
Part M4(2)	75.00 un	2,103.00 /un	157,725
Part M4(3)	75.00 un	688.00 /un	51,600
Primary School		1.00%	226,832
River Mease SAC	75.00 un	412.00 /un	30,900
			10,833,209

PROFESSIONAL FEES

Professional Fees	10.00%	1,008,968	1,008,968
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	555,696	
Sales Legal Fee	75.00 un	750.00 /un	56,250
			611,946

MISCELLANEOUS FEES

AH Profit	6.00%	111,996	
Market Profit	17.50%	3,241,560	
			3,353,556

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			904,552

TOTAL COSTS**20,391,871**

19616 - LDC Local Plan & CIL Viability Assessment
Land at Huddlesford Lane - 75 Residential Unit Greenfield
20% Affordable Housing £17.31 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land at Huddlesford Lane - 75 Residential Unit Greenfield
 20% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	60	5,448.00	3,400.00	308,720	18,523,200	0	18,523,200
Affordable Housing	15	<u>1,098.00</u>	1,700.00	124,440	<u>1,866,600</u>	<u>0</u>	<u>1,866,600</u>
Totals	75	6,546.00			20,389,800	0	20,389,800

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
	11	10	110	110

Investment Valuation

Current Rent	110	YP @	5.0000%	20.0000	2,200
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GROSS DEVELOPMENT VALUE**20,392,000**

Purchaser's Costs	5.85%	(129)
Effective Purchaser's Costs Rate	5.85%	(129)

NET DEVELOPMENT VALUE**20,391,871****NET REALISATION****20,391,871****OUTLAY****ACQUISITION COSTS**

Residualised Price (3.04 Ha @ 1,102,506.63 /Hect)		3,351,620	3,351,620
Stamp Duty		158,581	
Effective Stamp Duty Rate	4.73%		
Agent Fee	1.50%	50,274	
Legal Fee	0.75%	25,137	
			233,992

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	5,610.00	1,211.00	6,793,710
Affordable Housing	<u>1,174.50</u>	1,211.00	<u>1,422,319</u>
Totals	6,784.50 m²		8,216,029
Contingency		5.00%	485,801
Site Works & Infrastructure - Front	75.00 un	10,000.00 /un	750,000
Site Works & Infrastructure - Ongoi	75.00 un	10,000.00 /un	750,000
Sustainable Design & Construction		2.00%	164,321
CIL	5,610.00 m ²	17.31	97,109
Part M4(2)	75.00 un	2,103.00 /un	157,725
Part M4(3)	75.00 un	688.00 /un	51,600
Primary School		1.00%	226,832
River Mease SAC	75.00 un	412.00 /un	30,900
			10,930,318

PROFESSIONAL FEES

Professional Fees	10.00%	1,008,968	1,008,968
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	555,696	
Sales Legal Fee	75.00 un	750.00 /un	56,250
			611,946

MISCELLANEOUS FEES

AH Profit	6.00%	111,996	
Market Profit	17.50%	3,241,560	
			3,353,556

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			901,472

TOTAL COSTS**20,391,871**

19616 - LDC Local Plan & CIL Viability Assessment
Land at Huddlesford Lane - 75 Residential Unit Greenfield
30% Affordable Housing £0 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land at Huddlesford Lane - 75 Residential Unit Greenfield
 30% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	53	4,812.40	3,400.00	308,720	16,362,160	0	16,362,160
Affordable Housing	22	1,610.40	1,700.00	124,440	2,737,680	0	2,737,680
Totals	75	6,422.80			19,099,840	0	19,099,840

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
	11	10	110	110

Investment Valuation

Current Rent	110	YP @	5.0000%	20.0000	2,200
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GROSS DEVELOPMENT VALUE**19,102,040**

Purchaser's Costs	5.85%	(129)
Effective Purchaser's Costs Rate	5.85%	(129)

NET DEVELOPMENT VALUE**19,101,911****NET REALISATION****19,101,911****OUTLAY****ACQUISITION COSTS**

Residualised Price (3.04 Ha @ 926,323.27 /Hect)		2,816,023	2,816,023
Stamp Duty		131,801	
Effective Stamp Duty Rate	4.68%		
Agent Fee	1.50%	42,240	
Legal Fee	0.75%	21,120	
			195,162

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	4,955.50	1,211.00	6,001,110
Affordable Housing	1,722.60	1,211.00	2,086,069
Totals	6,678.10 m²		8,087,179
Contingency		5.00%	479,359
Site Works & Infrastructure - Front	75.00 un	10,000.00 /un	750,000
Site Works & Infrastructure - Ongoi	75.00 un	10,000.00 /un	750,000
Sustainable Design & Construction		2.00%	161,744
Part M4(2)	75.00 un	2,103.00 /un	157,725
Part M4(3)	75.00 un	688.00 /un	51,600
Primary School		1.00%	226,832
River Mease SAC	75.00 un	412.00 /un	30,900
			10,695,339

PROFESSIONAL FEES

Professional Fees	10.00%	995,825	995,825
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	490,865	
Sales Legal Fee	75.00 un	750.00 /un	56,250
			547,115

MISCELLANEOUS FEES

AH Profit	6.00%	164,261	
Market Profit	17.50%	2,863,378	
			3,027,639

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			824,812

TOTAL COSTS**19,101,913**

19616 - LDC Local Plan & CIL Viability Assessment
Land at Huddlesford Lane - 75 Residential Unit Greenfield
30% Affordable Housing £17.31 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land at Huddlesford Lane - 75 Residential Unit Greenfield
 30% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	53	4,812.40	3,400.00	308,720	16,362,160	0	16,362,160
Affordable Housing	22	1,610.40	1,700.00	124,440	2,737,680	0	2,737,680
Totals	75	6,422.80			19,099,840	0	19,099,840

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
11	10	110	110

Investment Valuation

Current Rent	110	YP @	5.0000%	20.0000	2,200
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GROSS DEVELOPMENT VALUE**19,102,040**

Purchaser's Costs	5.85%	(129)
Effective Purchaser's Costs Rate	5.85%	(129)

NET DEVELOPMENT VALUE**19,101,911****NET REALISATION****19,101,911****OUTLAY****ACQUISITION COSTS**

Residualised Price (3.04 Ha @ 900,848.35 /Hect)		2,738,579	2,738,579
Stamp Duty		127,929	
Effective Stamp Duty Rate	4.67%		
Agent Fee	1.50%	41,079	
Legal Fee	0.75%	20,539	
			189,547

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	4,955.50	1,211.00	6,001,110
Affordable Housing	1,722.60	1,211.00	2,086,069
Totals	6,678.10 m²		8,087,179
Contingency		5.00%	479,359
Site Works & Infrastructure - Front	75.00 un	10,000.00 /un	750,000
Site Works & Infrastructure - Ongoi	75.00 un	10,000.00 /un	750,000
Sustainable Design & Construction		2.00%	161,744
CIL	4,955.50 m ²	17.31	85,780
Part M4(2)	75.00 un	2,103.00 /un	157,725
Part M4(3)	75.00 un	688.00 /un	51,600
Primary School		1.00%	226,832
River Mease SAC	75.00 un	412.00 /un	30,900
			10,781,118

PROFESSIONAL FEES

Professional Fees	10.00%	995,825	995,825
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	490,865	
Sales Legal Fee	75.00 un	750.00 /un	56,250
			547,115

MISCELLANEOUS FEES

AH Profit	6.00%	164,261	
Market Profit	17.50%	2,863,378	
			3,027,639

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			822,090

TOTAL COSTS**19,101,913**

19616 - LDC Local Plan & CIL Viability Assessment
Land at Huddlesford Lane 75 Residential Unit Greenfield
40% Affordable Housing £0 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land at Huddlesford Lane 75 Residential Unit Greenfield
 40% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	45	4,086.00	3,400.00	308,720	13,892,400
Affordable Housing	30	2,196.00	1,700.00	124,440	3,733,200
Totals	75	6,282.00			17,625,600

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
	11	10	110	110

Investment Valuation

Current Rent	110	YP @	5.0000%	20.0000	2,200
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GROSS DEVELOPMENT VALUE**17,627,800**

Purchaser's Costs	5.85%	(129)	
Effective Purchaser's Costs Rate	5.85%		(129)

NET DEVELOPMENT VALUE**17,627,671****NET REALISATION****17,627,671****OUTLAY****ACQUISITION COSTS**

Residualised Price (3.04 Ha @ 691,840.08 /Hect)			2,103,194	2,103,194
Stamp Duty			96,160	
Effective Stamp Duty Rate	4.57%			
Agent Fee	1.50%		31,548	
Legal Fee	0.75%		15,774	
				143,482

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	4,207.50	1,211.00	5,095,282	
Affordable Housing	2,349.00	1,211.00	2,844,639	
Totals	6,556.50 m²		7,939,921	
Contingency		5.00%	471,996	
Site Works & Infrastructure - Front	75.00 un	10,000.00 /un	750,000	
Site Works & Infrastructure - Ongoi	75.00 un	10,000.00 /un	750,000	
Sustainable Design & Construction		2.00%	158,798	
Part M4(2)	75.00 un	2,103.00 /un	157,725	
Part M4(3)	75.00 un	688.00 /un	51,600	
Primary School		1.00%	226,832	
River Mease SAC	75.00 un	412.00 /un	30,900	
				10,537,773

PROFESSIONAL FEES

Professional Fees	10.00%	980,804	980,804
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	416,772	
Sales Legal Fee	75.00 un	750.00 /un	56,250
			473,022

MISCELLANEOUS FEES

AH Profit	6.00%	223,992	
Market Profit	17.50%	2,431,170	
			2,655,162

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			734,234

TOTAL COSTS**17,627,671**

19616 - LDC Local Plan & CIL Viability Assessment
Land at Huddlesford Lane 75 Residential Unit Greenfield
40% Affordable Housing £17.31 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land at Huddlesford Lane 75 Residential Unit Greenfield
 40% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	45	4,086.00	3,400.00	308,720	13,892,400
Affordable Housing	30	2,196.00	1,700.00	124,440	3,733,200
Totals	75	6,282.00			17,625,600

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
11	10	110	110

Investment Valuation

Current Rent	110	YP @	5.0000%	20.0000	2,200
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GROSS DEVELOPMENT VALUE**17,627,800**

Purchaser's Costs	5.85%	(129)	
Effective Purchaser's Costs Rate	5.85%		(129)

NET DEVELOPMENT VALUE**17,627,671****NET REALISATION****17,627,671****OUTLAY****ACQUISITION COSTS**

Residualised Price (3.04 Ha @ 670,210.44 /Hect)			2,037,440	
Stamp Duty			92,872	2,037,440
Effective Stamp Duty Rate	4.56%			
Agent Fee	1.50%		30,562	
Legal Fee	0.75%		15,281	
				138,714

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	4,207.50	1,211.00	5,095,282	
Affordable Housing	2,349.00	1,211.00	2,844,639	
Totals	6,556.50 m²		7,939,921	
Contingency		5.00%	471,996	
Site Works & Infrastructure - Front	75.00 un	10,000.00 /un	750,000	
Site Works & Infrastructure - Ongoi	75.00 un	10,000.00 /un	750,000	
Sustainable Design & Construction		2.00%	158,798	
CIL	4,207.50 m ²	17.31	72,832	
Part M4(2)	75.00 un	2,103.00 /un	157,725	
Part M4(3)	75.00 un	688.00 /un	51,600	
Primary School		1.00%	226,832	
River Mease SAC	75.00 un	412.00 /un	30,900	
				10,610,605

PROFESSIONAL FEES

Professional Fees	10.00%	980,804	980,804
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	416,772	
Sales Legal Fee	75.00 un	750.00 /un	56,250
			473,022

MISCELLANEOUS FEES

AH Profit	6.00%	223,992	
Market Profit	17.50%	2,431,170	
			2,655,162

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			731,924

TOTAL COSTS**17,627,671**

19616 - LDC Local Plan & CIL Viability Assessment
Land off Hay End Lane - 500 Residential Unit Greenfield
20% Affordable Housing £0 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land off Hay End Lane - 500 Residential Unit Greenfield
 20% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	400	36,320.00	3,100.00	281,480	112,592,000	0	112,592,000
Affordable Housing	100	7,320.00	1,550.00	113,460	11,346,000	0	11,346,000
Totals	500	43,640.00			123,938,000	0	123,938,000

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
72	10	720	720

Investment Valuation

Current Rent	720	YP @	5.0000%	20.0000	14,400
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GROSS DEVELOPMENT VALUE**123,952,400**

Purchaser's Costs	5.85%	(842)
Effective Purchaser's Costs Rate	5.85%	(842)

NET DEVELOPMENT VALUE**123,951,558****NET REALISATION****123,951,558****OUTLAY****ACQUISITION COSTS**

Residualised Price (50.57 Ha @ 216,935.96 /Hect)		10,970,452	10,970,452
Stamp Duty		539,523	
Effective Stamp Duty Rate	4.92%		
Agent Fee	1.50%	164,557	
Legal Fee	0.75%	82,278	
			786,358

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	37,400.00	1,211.00	45,291,400
Affordable Housing	7,830.00	1,211.00	9,482,130
Totals	45,230.00 m²		54,773,530
Contingency		3.00%	1,943,206
Site Works & Infrastructure - Front	500.00 un	10,000.00 /un	5,000,000
Site Works & Infrastructure - Ongoi	500.00 un	10,000.00 /un	5,000,000
Sustainable Design & Construction		2.00%	1,095,471
Part M4(2)	500.00 un	2,103.00 /un	1,051,500
Part M4(3)	500.00 un	688.00 /un	344,000
Primary School		1.00%	5,200,000
Primary School 2			1,512,315
River Mease SAC	500.00 un	412.00 /un	206,000
			76,126,021

PROFESSIONAL FEES

Professional Fees	8.00%	5,381,160	5,381,160
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	3,377,760	
Sales Legal Fee	500.00 un	750.00 /un	375,000
			3,752,760

MISCELLANEOUS FEES

AH Profit	6.00%	680,760	
Market Profit	17.50%	19,703,600	
			20,384,360

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			6,550,447

TOTAL COSTS**123,951,558**

19616 - LDC Local Plan & CIL Viability Assessment
Land off Hay End Lane - 500 Residential Unit Greenfield
20% Affordable Housing £17.31 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land off Hay End Lane - 500 Residential Unit Greenfield
 20% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	400	36,320.00	3,100.00	281,480	112,592,000	0	112,592,000
Affordable Housing	<u>100</u>	<u>7,320.00</u>	1,550.00	113,460	<u>11,346,000</u>	<u>0</u>	<u>11,346,000</u>
Totals	500	43,640.00			123,938,000	0	123,938,000

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
72	10	720	720

Investment Valuation

Current Rent	720	YP @	5.0000%	20.0000	14,400
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GROSS DEVELOPMENT VALUE**123,952,400**

Purchaser's Costs	5.85%	(842)
Effective Purchaser's Costs Rate	5.85%	(842)

NET DEVELOPMENT VALUE**123,951,558****NET REALISATION****123,951,558****OUTLAY****ACQUISITION COSTS**

Residualised Price (50.57 Ha @ 205,378.11 /Hect)		10,385,971	10,385,971
Stamp Duty		510,299	
Effective Stamp Duty Rate	4.91%		
Agent Fee	1.50%	155,790	
Legal Fee	0.75%	77,895	
			743,983

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	37,400.00	1,211.00	45,291,400
Affordable Housing	<u>7,830.00</u>	1,211.00	<u>9,482,130</u>
Totals	45,230.00 m²		54,773,530
Contingency		3.00%	1,943,206
Site Works & Infrastructure - Front	500.00 un	10,000.00 /un	5,000,000
Site Works & Infrastructure - Ongoi	500.00 un	10,000.00 /un	5,000,000
Sustainable Design & Construction		2.00%	1,095,471
CIL	37,400.00 m ²	17.31	647,394
Part M4(2)	500.00 un	2,103.00 /un	1,051,500
Part M4(3)	500.00 un	688.00 /un	344,000
Primary School		1.00%	5,200,000
Primary School 2			1,512,315
River Mease SAC	500.00 un	412.00 /un	206,000
			76,773,415

PROFESSIONAL FEES

Professional Fees	8.00%	5,381,160	5,381,160
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	3,377,760	
Sales Legal Fee	500.00 un	750.00 /un	375,000
			3,752,760

MISCELLANEOUS FEES

AH Profit	6.00%	680,760	
Market Profit	17.50%	19,703,600	
			20,384,360

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			6,529,908

TOTAL COSTS**123,951,558**

19616 - LDC Local Plan & CIL Viability Assessment
Land off Hay End Lane - 500 Residential Unit Greenfield
30% Affordable Housing £0 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land off Hay End Lane - 500 Residential Unit Greenfield
 30% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	350	31,780.00	3,100.00	281,480	98,518,000	0	98,518,000
Affordable Housing	150	10,980.00	1,550.00	113,460	17,019,000	0	17,019,000
Totals	500	42,760.00			115,537,000	0	115,537,000

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
72	10	720	720

Investment Valuation

Current Rent	720	YP @	5.0000%	20.0000	14,400
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GROSS DEVELOPMENT VALUE**115,551,400**

Purchaser's Costs	5.85%	(842)
Effective Purchaser's Costs Rate	5.85%	(842)

NET DEVELOPMENT VALUE**115,550,558****NET REALISATION****115,550,558****OUTLAY****ACQUISITION COSTS**

Residualised Price (50.57 Ha @ 141,370.01 /Hect)		7,149,082		7,149,082
Stamp Duty		348,454		
Effective Stamp Duty Rate	4.87%			
Agent Fee	1.50%	107,236		
Legal Fee	0.75%	53,618		
				509,308

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	32,725.00	1,211.00	39,629,975
Affordable Housing	11,745.00	1,211.00	14,223,195
Totals	44,470.00 m²		53,853,170
Contingency		3.00%	1,915,595
Site Works & Infrastructure - Front	500.00 un	10,000.00 /un	5,000,000
Site Works & Infrastructure - Ongoi	500.00 un	10,000.00 /un	5,000,000
Sustainable Design & Construction		2.00%	1,077,063
Part M4(2)	500.00 un	2,103.00 /un	1,051,500
Part M4(3)	500.00 un	688.00 /un	344,000
Primary School		1.00%	5,200,000
Primary School 2			1,512,315
River Mease SAC	500.00 un	412.00 /un	206,000
			75,159,643

PROFESSIONAL FEES

Professional Fees	8.00%	5,306,059	5,306,059
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	2,955,540	
Sales Legal Fee	500.00 un	750.00 /un	375,000
			3,330,540

MISCELLANEOUS FEES

AH Profit	6.00%	1,021,140	
Market Profit	17.50%	17,240,650	
			18,261,790

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			5,834,136

TOTAL COSTS**115,550,558**

19616 - LDC Local Plan & CIL Viability Assessment
Land off Hay End Lane - 500 Residential Unit Greenfield
30% Affordable Housing £17.31 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land off Hay End Lane - 500 Residential Unit Greenfield
 30% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	350	31,780.00	3,100.00	281,480	98,518,000	0	98,518,000
Affordable Housing	150	10,980.00	1,550.00	113,460	17,019,000	0	17,019,000
Totals	500	42,760.00			115,537,000	0	115,537,000

Rental Area Summary

Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
72	10	720	720

Investment Valuation

Current Rent	720	YP @	5.0000%	20.0000	14,400
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GROSS DEVELOPMENT VALUE**115,551,400**

Purchaser's Costs	5.85%	(842)
Effective Purchaser's Costs Rate	5.85%	(842)

NET DEVELOPMENT VALUE**115,550,558****NET REALISATION****115,550,558****OUTLAY****ACQUISITION COSTS**

Residualised Price (50.57 Ha @ 131,256.89 /Hect)		6,637,661	6,637,661
Stamp Duty		322,883	
Effective Stamp Duty Rate	4.86%		
Agent Fee	1.50%	99,565	
Legal Fee	0.75%	49,782	
			472,230

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	32,725.00	1,211.00	39,629,975
Affordable Housing	11,745.00	1,211.00	14,223,195
Totals	44,470.00 m²		53,853,170
Contingency		3.00%	1,915,595
Site Works & Infrastructure - Front	500.00 un	10,000.00 /un	5,000,000
Site Works & Infrastructure - Ongoi	500.00 un	10,000.00 /un	5,000,000
Sustainable Design & Construction		2.00%	1,077,063
CIL	32,725.00 m ²	17.31	566,470
Part M4(2)	500.00 un	2,103.00 /un	1,051,500
Part M4(3)	500.00 un	688.00 /un	344,000
Primary School		1.00%	5,200,000
Primary School 2			1,512,315
River Mease SAC	500.00 un	412.00 /un	206,000
			75,726,113

PROFESSIONAL FEES

Professional Fees	8.00%	5,306,059	5,306,059
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	2,955,540	
Sales Legal Fee	500.00 un	750.00 /un	375,000
			3,330,540

MISCELLANEOUS FEES

AH Profit	6.00%	1,021,140	
Market Profit	17.50%	17,240,650	
			18,261,790

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			5,816,164

TOTAL COSTS**115,550,558**

19616 - LDC Local Plan & CIL Viability Assessment
Land off Hay End Lane - 500 Residential Unit Greenfield
40% Affordable Housing £0 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land off Hay End Lane - 500 Residential Unit Greenfield
 40% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	300	27,240.00	3,100.00	281,480	84,444,000
Affordable Housing	<u>200</u>	<u>14,640.00</u>	1,550.00	113,460	<u>22,692,000</u>
Totals	500	41,880.00			107,136,000

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
	72	10	720	720

Investment Valuation

Current Rent	720	YP @	5.0000%	20.0000	14,400
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GROSS DEVELOPMENT VALUE**107,150,400**

Purchaser's Costs	5.85%	(842)	
Effective Purchaser's Costs Rate	5.85%		(842)

NET DEVELOPMENT VALUE**107,149,558****NET REALISATION****107,149,558****OUTLAY****ACQUISITION COSTS**

Residualised Price (50.57 Ha @ 65,704.02 /Hect)			3,322,652	3,322,652
Stamp Duty			157,133	
Effective Stamp Duty Rate	4.73%			
Agent Fee	1.50%	49,840		
Legal Fee	0.75%	24,920		
				231,892

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	28,050.00	1,211.00	33,968,550
Affordable Housing	<u>15,660.00</u>	1,211.00	<u>18,964,260</u>
Totals	43,710.00 m²		52,932,810
Contingency		3.00%	1,887,984
Site Works & Infrastructure - Front	500.00 un	10,000.00 /un	5,000,000
Site Works & Infrastructure - Ongoi	500.00 un	10,000.00 /un	5,000,000
Sustainable Design & Construction		2.00%	1,058,656
Part M4(2)	500.00 un	2,103.00 /un	1,051,500
Part M4(3)	500.00 un	688.00 /un	344,000
Primary School		1.00%	5,200,000
Primary School 2			1,512,315
River Mease SAC	500.00 un	412.00 /un	206,000
			74,193,265

PROFESSIONAL FEES

Professional Fees	8.00%	5,230,957	5,230,957
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	2,533,320	
Sales Legal Fee	500.00 un	750.00 /un	375,000
			2,908,320

MISCELLANEOUS FEES

AH Profit	6.00%	1,361,520	
Market Profit	17.50%	14,777,700	
			16,139,220

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			5,123,250

TOTAL COSTS**107,149,558**

19616 - LDC Local Plan & CIL Viability Assessment
Land off Hay End Lane - 500 Residential Unit Greenfield
40% Affordable Housing £17.31 CIL

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP LTD**

19616 - LDC Local Plan & CIL Viability Assessment
 Land off Hay End Lane - 500 Residential Unit Greenfield
 40% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	300	27,240.00	3,100.00	281,480	84,444,000
Affordable Housing	<u>200</u>	<u>14,640.00</u>	1,550.00	113,460	<u>22,692,000</u>
Totals	500	41,880.00			107,136,000

Rental Area Summary

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
	72	10	720	720

Investment Valuation

Current Rent	720	YP @	5.0000%	20.0000	14,400
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GROSS DEVELOPMENT VALUE**107,150,400**

Purchaser's Costs	5.85%	(842)	
Effective Purchaser's Costs Rate	5.85%		(842)

NET DEVELOPMENT VALUE**107,149,558****NET REALISATION****107,149,558****OUTLAY****ACQUISITION COSTS**

Residualised Price (50.57 Ha @ 57,035.63 /Hect)			2,884,292	2,884,292
Stamp Duty			135,215	
Effective Stamp Duty Rate	4.69%			
Agent Fee	1.50%		43,264	
Legal Fee	0.75%		21,632	
				200,111

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	28,050.00	1,211.00	33,968,550	
Affordable Housing	<u>15,660.00</u>	1,211.00	<u>18,964,260</u>	
Totals	43,710.00 m²		52,932,810	
Contingency		3.00%	1,887,984	
Site Works & Infrastructure - Front	500.00 un	10,000.00 /un	5,000,000	
Site Works & Infrastructure - Ongoi	500.00 un	10,000.00 /un	5,000,000	
Sustainable Design & Construction		2.00%	1,058,656	
CIL	28,050.00 m ²	17.31	485,545	
Part M4(2)	500.00 un	2,103.00 /un	1,051,500	
Part M4(3)	500.00 un	688.00 /un	344,000	
Primary School		1.00%	5,200,000	
Primary School 2			1,512,315	
River Mease SAC	500.00 un	412.00 /un	206,000	
				74,678,811

PROFESSIONAL FEES

Professional Fees		8.00%	5,230,957	5,230,957
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DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	2,533,320	
Sales Legal Fee	500.00 un	750.00 /un	375,000	
				2,908,320

MISCELLANEOUS FEES

AH Profit		6.00%	1,361,520	
Market Profit		17.50%	14,777,700	
				16,139,220

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				5,107,847

TOTAL COSTS**107,149,558**