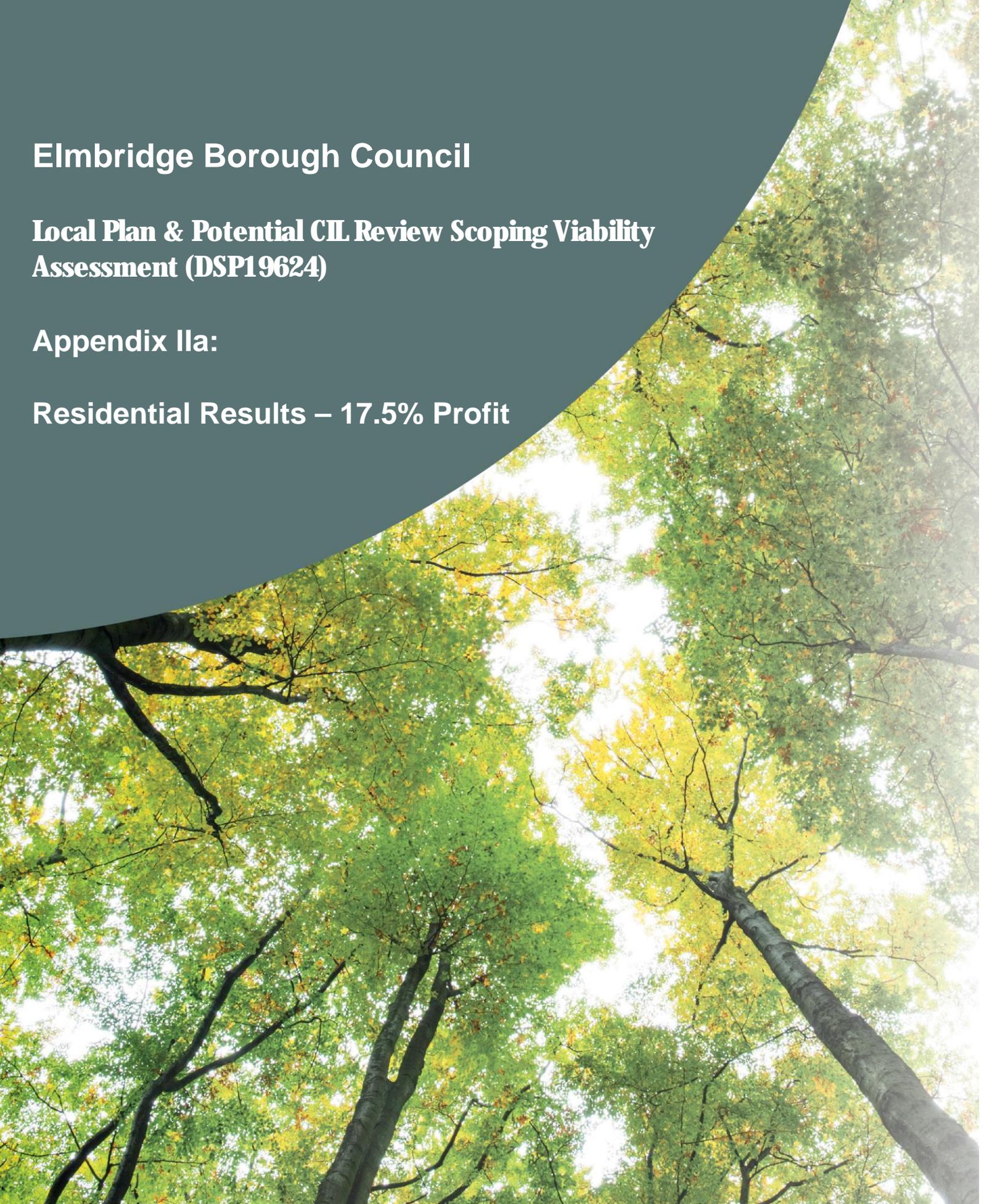


Elmbridge Borough Council

**Local Plan & Potential CIL Review Scoping Viability
Assessment (DSP19624)**

Appendix IIa:

Residential Results – 17.5% Profit



Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIa: - Residential Results
 - Table 1a: 10 Houses
 (17.5% Profit on GDV)

Development Scenario	10 Houses
Typical Site Type	PDL
Net Land Area (ha)	0.20
Gross Land Area (ha)	0.23
Site Density (dph)	50
Profit Level (GDV)	17.50%

10 Houses 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£581,596	£793,067	£898,802	£1,004,738	£1,116,906	£1,216,208	£1,322,145	£1,533,615	£1,745,286
£0	£677,279	£888,749	£994,485	£1,100,421	£1,212,589	£1,311,891	£1,417,827	£1,629,298	£1,840,969
£25	£664,367	£875,837	£981,573	£1,087,509	£1,199,677	£1,298,979	£1,404,915	£1,616,386	£1,828,057
£50	£651,455	£862,925	£968,661	£1,074,597	£1,186,765	£1,286,067	£1,392,003	£1,603,474	£1,815,145
£75	£638,543	£850,014	£955,749	£1,061,685	£1,173,853	£1,273,155	£1,379,092	£1,590,562	£1,802,233
£100	£625,631	£837,102	£942,837	£1,048,773	£1,160,941	£1,260,243	£1,366,180	£1,577,650	£1,789,321
£125	£612,719	£824,190	£929,925	£1,035,861	£1,148,029	£1,247,331	£1,353,268	£1,564,738	£1,776,409
£150	£599,807	£811,278	£917,013	£1,022,949	£1,135,117	£1,234,419	£1,340,356	£1,551,826	£1,763,497
£175	£586,895	£798,366	£904,101	£1,010,037	£1,122,205	£1,221,507	£1,327,444	£1,538,914	£1,750,586
£200	£573,983	£785,454	£891,189	£997,125	£1,109,293	£1,208,596	£1,314,532	£1,526,002	£1,737,674
£225	£561,071	£772,542	£878,277	£984,213	£1,096,381	£1,195,684	£1,301,620	£1,513,090	£1,724,762
£250	£548,159	£759,630	£865,365	£971,301	£1,083,469	£1,182,772	£1,288,708	£1,500,178	£1,711,850
£275	£535,247	£746,718	£852,453	£958,389	£1,070,557	£1,169,860	£1,275,796	£1,487,266	£1,698,938
£300	£522,335	£733,806	£839,541	£945,477	£1,057,645	£1,156,948	£1,262,884	£1,474,354	£1,686,026
£325	£509,424	£720,894	£826,629	£932,565	£1,044,733	£1,144,036	£1,249,972	£1,461,442	£1,673,114
£350	£496,512	£707,982	£813,717	£919,653	£1,031,821	£1,131,124	£1,237,060	£1,448,530	£1,660,202
£375	£483,600	£695,070	£800,805	£906,741	£1,018,909	£1,118,212	£1,224,148	£1,435,618	£1,647,290
£400	£470,688	£682,158	£787,893	£893,829	£1,005,997	£1,105,300	£1,211,236	£1,422,706	£1,634,378
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£2,528,679	£3,448,116	£3,907,834	£4,368,426	£4,856,112	£5,287,863	£5,748,455	£6,667,891	£7,588,202
£0	£2,944,691	£3,864,128	£4,323,846	£4,784,438	£5,272,124	£5,703,875	£6,164,467	£7,083,903	£8,004,214
£25	£2,888,552	£3,807,989	£4,267,707	£4,728,299	£5,215,985	£5,647,736	£6,108,328	£7,027,765	£7,948,075
£50	£2,832,413	£3,751,850	£4,211,568	£4,672,160	£5,159,846	£5,591,597	£6,052,189	£6,971,626	£7,891,936
£75	£2,776,274	£3,695,711	£4,155,429	£4,616,021	£5,103,707	£5,535,458	£5,996,050	£6,915,487	£7,835,797
£100	£2,720,135	£3,639,572	£4,099,290	£4,559,882	£5,047,568	£5,479,319	£5,939,911	£6,859,348	£7,779,658
£125	£2,663,996	£3,583,433	£4,043,151	£4,503,743	£4,991,429	£5,423,180	£5,883,772	£6,803,209	£7,723,519
£150	£2,607,858	£3,527,294	£3,987,012	£4,447,605	£4,935,290	£5,367,041	£5,827,633	£6,747,070	£7,667,380
£175	£2,551,719	£3,471,155	£3,930,873	£4,391,466	£4,879,151	£5,310,902	£5,771,494	£6,690,931	£7,611,241
£200	£2,495,580	£3,415,016	£3,874,734	£4,335,327	£4,823,013	£5,254,763	£5,715,355	£6,634,792	£7,555,102
£225	£2,439,441	£3,358,877	£3,818,595	£4,279,188	£4,766,874	£5,198,624	£5,659,216	£6,578,653	£7,498,963
£250	£2,383,302	£3,302,738	£3,762,457	£4,223,049	£4,710,735	£5,142,485	£5,603,078	£6,522,514	£7,442,825
£275	£2,327,163	£3,246,599	£3,706,318	£4,166,910	£4,654,596	£5,086,346	£5,546,939	£6,466,375	£7,386,686
£300	£2,271,024	£3,190,460	£3,650,179	£4,110,771	£4,598,457	£5,030,207	£5,490,800	£6,410,236	£7,330,547
£325	£2,214,885	£3,134,321	£3,594,040	£4,054,632	£4,542,318	£4,974,068	£5,434,661	£6,354,097	£7,274,408
£350	£2,158,746	£3,078,182	£3,537,901	£3,998,493	£4,486,179	£4,917,929	£5,378,522	£6,297,958	£7,218,269
£375	£2,102,607	£3,022,044	£3,481,762	£3,942,354	£4,430,040	£4,861,791	£5,322,383	£6,241,819	£7,162,130
£400	£2,046,468	£2,965,905	£3,425,623	£3,886,215	£4,373,901	£4,805,652	£5,266,244	£6,185,680	£7,105,991

10 Houses 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£445,854	£643,880	£742,893	£842,094	£947,131	£1,040,120	£1,139,322	£1,337,348	£1,535,562
£0	£527,868	£725,894	£824,907	£924,108	£1,029,145	£1,122,134	£1,221,335	£1,419,362	£1,617,576
£25	£516,800	£714,826	£813,839	£913,041	£1,018,077	£1,111,067	£1,210,268	£1,408,294	£1,606,508
£50	£505,733	£703,759	£802,772	£901,973	£1,007,010	£1,099,999	£1,199,200	£1,397,227	£1,595,441
£75	£494,665	£692,691	£791,705	£890,906	£995,942	£1,088,932	£1,188,133	£1,386,159	£1,584,374
£100	£483,598	£681,624	£780,637	£879,838	£984,875	£1,077,865	£1,177,066	£1,375,092	£1,573,306
£125	£472,531	£670,557	£769,570	£868,771	£973,808	£1,066,797	£1,165,998	£1,364,025	£1,562,239
£150	£461,463	£659,489	£758,502	£857,704	£962,740	£1,055,730	£1,154,931	£1,352,957	£1,551,172
£175	£450,396	£648,422	£747,435	£846,636	£951,673	£1,044,662	£1,143,863	£1,341,890	£1,540,104
£200	£439,328	£637,355	£736,368	£835,569	£940,606	£1,033,595	£1,132,796	£1,330,822	£1,529,037
£225	£428,261	£626,287	£725,300	£824,501	£929,538	£1,022,528	£1,121,728	£1,319,755	£1,517,969
£250	£417,194	£615,220	£714,233	£813,434	£918,471	£1,011,460	£1,110,661	£1,308,688	£1,506,902
£275	£406,126	£604,152	£703,165	£802,367	£907,403	£1,000,393	£1,099,593	£1,297,620	£1,495,835
£300	£395,059	£593,085	£692,098	£791,299	£890,336	£989,325	£1,088,526	£1,286,553	£1,484,767
£325	£383,991	£582,018	£681,031	£780,232	£879,269	£978,258	£1,077,458	£1,275,485	£1,473,700
£350	£372,924	£570,950	£669,963	£769,165	£874,201	£967,191	£1,066,391	£1,264,418	£1,462,632
£375	£361,857	£559,883	£658,896	£758,097	£863,134	£956,123	£1,055,323	£1,253,351	£1,451,565
£400	£350,789	£548,815	£647,828	£747,030	£852,066	£945,056	£1,044,256	£1,242,283	£1,440,498
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£1,938,495	£2,799,478	£3,229,969	£3,661,279	£4,117,960	£4,522,262	£4,953,572	£5,814,555	£6,676,357
£0	£2,295,076	£3,156,059	£3,586,551	£4,017,861	£4,474,542	£4,878,844	£5,310,154	£6,171,137	£7,032,939
£25	£2,246,957	£3,107,940	£3,538,432	£3,969,742	£4,426,423	£4,830,725	£5,262,035	£6,123,018	£6,984,820
£50	£2,198,838	£3,059,821	£3,490,313	£3,921,623	£4,378,304	£4,782,606	£5,213,915	£6,074,899	£6,936,700
£75	£2,150,719	£3,011,702	£3,442,194	£3,873,504	£4,330,185	£4,734,487	£5,165,796	£6,026,780	£6,888,581
£100	£2,102,600	£2,963,583	£3,394,075	£3,825,385	£4,282,066	£4,686,368	£5,117,676	£5,978,661	£6,840,462
£125	£2,054,481	£2,915,464	£3,345,955	£3,777,265	£4,233,947	£4,638,249	£5,069,557	£5,930,542	£6,792,343
£150	£2,006,362	£2,867,345	£3,297,836	£3,729,146	£4,185,827	£4,590,129	£5,021,437	£5,882,423	£6,744,224
£175	£1,958,243	£2,819,226	£3,249,717	£3,681,027	£4,137,708	£4,542,010	£4,973,318	£5,834,303	£6,696,105
£200	£1,910,123	£2,771,107	£3,201,598	£3,632,908	£4,089,589	£4,493,891	£4,925,198	£5,786,184	£6,647,986
£225	£1,862,004	£2,722,988	£3,153,479	£3,584,789	£4,041,470	£4,445,772	£4,877,079	£5,738,065	£6,599,867
£250	£1,813,885	£2,674,868	£3,105,360	£3,536,670	£3,993,351	£4,397,653	£4,828,959	£5,689,946	£6,551,748
£275	£1,765,766	£2,626,749	£3,057,241	£3,488,551	£3,945,232	£4,349,534	£4,780,840	£5,641,827	£6,503,629
£300	£1,717,647	£2,578,630	£3,009,122	£3,440,432	£3,897,113	£4,301,415	£4,732,720	£5,593,708	£6,455,510
£325	£1,669,528	£2,530,511	£2,961,003	£3,392,313	£3,848,994	£4,253,296	£4,684,601	£5,545,589	£6,407,390
£350	£1,621,409	£2,482,392	£2,912,884	£3,344,194	£3,800,875	£4,205,177	£4,636,481	£5,497,470	£6,359,271
£375	£1,573,290	£2,434,273	£2,864,764	£3,296,074	£3,752,756	£4,157,058	£4,588,362	£5,449,351	£6,311,152
£400	£1,525,171	£2,386,154	£2,816,645	£3,247,955	£3,704,637	£4,108,938	£4,540,243	£5,401,232	£6,263,033

- RLV beneath Viability Test 1 (RLV <£250,000/ha)
- Viability Test 2 (RLV £250,000 to £500,000/ha)
- Viability Test 3 (RLV £500,000 to £1,500,000/ha)
- Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIa: - Residential Results
- Table 1b: 10 Flats

Development Scenario	10 Flats
Typical Site Type	PDL
Net Land Area (ha)	0.10
Gross Land Area (ha)	0.12
Site Density (dph)	100
Profit Level (GDV)	17.50%

10 Flats 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£248,212	£401,635	£478,321	£555,153	£636,505	£708,526	£785,358	£938,731	£1,092,249
£0	£330,538	£483,910	£637,429	£637,429	£718,780	£790,802	£867,634	£1,021,006	£1,174,525
£25	£319,260	£472,808	£626,326	£626,326	£707,677	£779,699	£856,531	£1,009,904	£1,163,422
£50	£307,983	£461,705	£615,223	£615,223	£696,575	£768,596	£845,428	£998,801	£1,152,320
£75	£296,706	£450,602	£604,121	£604,121	£685,472	£757,493	£834,326	£987,698	£1,141,217
£100	£285,428	£439,500	£593,018	£593,018	£674,369	£746,391	£823,223	£976,596	£1,130,114
£125	£274,151	£428,397	£581,915	£581,915	£663,267	£735,288	£812,120	£965,493	£1,119,011
£150	£262,874	£417,294	£570,813	£570,813	£652,164	£724,185	£801,017	£954,390	£1,107,909
£175	£251,596	£406,191	£559,710	£559,710	£641,061	£713,082	£789,915	£943,287	£1,096,806
£200	£240,319	£395,089	£548,607	£548,607	£629,958	£701,980	£778,812	£932,185	£1,085,703
£225	£229,041	£383,986	£537,504	£537,504	£618,856	£690,877	£767,709	£921,082	£1,074,600
£250	£217,764	£372,883	£526,402	£526,402	£607,753	£679,774	£756,606	£909,979	£1,063,498
£275	£206,487	£361,780	£515,299	£515,299	£596,650	£668,672	£745,504	£898,876	£1,052,395
£300	£195,209	£350,678	£504,196	£504,196	£585,548	£657,569	£734,401	£887,774	£1,041,292
£325	£183,932	£339,575	£493,093	£493,093	£574,445	£646,466	£723,298	£876,671	£1,030,189
£350	£172,655	£328,472	£481,991	£481,991	£563,342	£635,363	£712,195	£865,568	£1,019,087
£375	£161,377	£317,369	£470,888	£470,888	£552,240	£624,261	£701,093	£854,465	£1,007,984
£400	£150,100	£306,267	£459,785	£459,785	£541,137	£613,158	£689,990	£843,363	£996,881
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£2,158,365	£3,492,476	£4,159,314	£4,827,419	£5,534,825	£6,161,095	£6,829,201	£8,162,876	£9,497,820
£0	£2,874,241	£4,207,917	£5,542,860	£5,542,860	£6,250,262	£6,876,536	£7,544,642	£8,878,317	£10,213,261
£25	£2,776,177	£4,111,372	£5,446,315	£5,446,315	£6,153,716	£6,779,991	£7,448,096	£8,781,772	£10,116,715
£50	£2,678,113	£4,014,826	£5,349,769	£5,349,769	£6,057,171	£6,683,445	£7,351,551	£8,685,226	£10,020,170
£75	£2,580,049	£3,918,280	£5,253,224	£5,253,224	£5,960,626	£6,586,900	£7,255,005	£8,588,681	£9,923,624
£100	£2,481,985	£3,821,735	£5,156,678	£5,156,678	£5,864,081	£6,490,354	£7,158,459	£8,492,135	£9,827,079
£125	£2,383,921	£3,725,189	£5,060,133	£5,060,133	£5,767,535	£6,393,808	£7,061,914	£8,395,590	£9,730,533
£150	£2,285,857	£3,628,644	£4,963,587	£4,963,587	£5,670,990	£6,297,263	£6,965,368	£8,299,044	£9,633,987
£175	£2,187,793	£3,532,098	£4,867,042	£4,867,042	£5,574,445	£6,200,717	£6,868,823	£8,202,499	£9,537,442
£200	£2,089,729	£3,435,553	£4,770,496	£4,770,496	£5,477,900	£6,104,172	£6,772,277	£8,105,953	£9,440,896
£225	£1,991,665	£3,339,007	£4,673,951	£4,673,951	£5,381,354	£6,007,626	£6,675,732	£8,009,407	£9,344,351
£250	£1,893,601	£3,242,462	£4,577,405	£4,577,405	£5,284,809	£5,911,081	£6,579,186	£7,912,862	£9,247,805
£275	£1,795,537	£3,145,916	£4,480,860	£4,480,860	£5,188,264	£5,814,535	£6,482,641	£7,816,316	£9,151,260
£300	£1,697,473	£3,049,371	£4,384,314	£4,384,314	£5,091,719	£5,717,990	£6,386,095	£7,719,771	£9,054,714
£325	£1,599,408	£2,952,825	£4,287,768	£4,287,768	£4,995,173	£5,621,444	£6,289,550	£7,623,225	£8,958,169
£350	£1,501,344	£2,856,280	£4,191,223	£4,191,223	£4,898,628	£5,524,899	£6,193,004	£7,526,680	£8,861,623
£375	£1,403,280	£2,759,734	£4,094,677	£4,094,677	£4,802,083	£5,428,353	£6,096,459	£7,430,134	£8,765,078
£400	£1,305,216	£2,663,189	£3,998,132	£3,998,132	£4,705,538	£5,331,808	£5,999,913	£7,333,589	£8,668,532

10 Flats 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£213,390	£361,762	£435,437	£509,251	£587,407	£656,599	£730,413	£877,762	£1,025,250
£0	£284,936	£432,284	£579,773	£579,773	£657,929	£727,121	£800,935	£948,284	£1,095,772
£25	£275,196	£422,768	£570,256	£570,256	£648,412	£717,605	£791,419	£938,767	£1,086,256
£50	£265,456	£413,251	£560,740	£560,740	£638,896	£708,088	£781,902	£929,250	£1,076,739
£75	£255,716	£403,735	£551,223	£551,223	£629,379	£698,571	£772,386	£919,734	£1,067,222
£100	£245,975	£394,218	£541,706	£541,706	£619,863	£689,055	£762,869	£910,217	£1,057,706
£125	£236,235	£384,701	£532,190	£532,190	£610,346	£679,538	£753,352	£900,701	£1,048,189
£150	£226,495	£375,185	£522,673	£522,673	£600,829	£670,021	£743,836	£891,184	£1,038,672
£175	£216,755	£365,668	£513,156	£513,156	£591,313	£660,505	£734,319	£881,667	£1,029,156
£200	£207,015	£356,151	£503,640	£503,640	£581,796	£650,988	£724,802	£872,151	£1,019,639
£225	£197,274	£346,635	£494,123	£494,123	£572,279	£641,471	£715,286	£862,634	£1,010,122
£250	£187,534	£337,118	£484,607	£484,607	£562,763	£631,955	£705,769	£853,117	£1,000,606
£275	£177,794	£327,601	£475,090	£475,090	£553,246	£622,438	£696,252	£843,601	£991,089
£300	£168,054	£318,085	£465,573	£465,573	£543,730	£612,922	£686,736	£834,084	£981,573
£325	£158,314	£308,568	£456,057	£456,057	£534,213	£603,405	£677,219	£824,568	£972,056
£350	£148,573	£299,052	£446,540	£446,540	£524,696	£593,888	£667,703	£815,051	£962,539
£375	£138,833	£289,535	£437,023	£437,023	£515,180	£584,372	£658,186	£805,534	£953,023
£400	£129,093	£280,018	£427,507	£427,507	£505,663	£574,855	£648,669	£796,018	£943,506
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£1,855,565	£3,145,760	£3,786,405	£4,428,268	£5,107,887	£5,709,558	£6,351,421	£7,632,710	£8,915,218
£0	£2,477,705	£3,758,995	£5,041,503	£5,041,503	£5,721,123	£6,322,793	£6,964,656	£8,245,946	£9,528,453
£25	£2,393,008	£3,676,242	£4,958,750	£4,958,750	£5,638,369	£6,240,040	£6,881,902	£8,163,192	£9,445,700
£50	£2,308,311	£3,593,489	£4,875,996	£4,875,996	£5,555,616	£6,157,286	£6,799,149	£8,080,439	£9,362,947
£75	£2,223,613	£3,510,735	£4,793,243	£4,793,243	£5,472,863	£6,074,533	£6,716,396	£7,997,686	£9,280,193
£100	£2,138,916	£3,427,982	£4,710,490	£4,710,490	£5,390,109	£5,991,780	£6,633,642	£7,914,932	£9,197,440
£125	£2,054,219	£3,345,229	£4,627,736	£4,627,736	£5,307,356	£5,909,026	£6,550,889	£7,832,179	£9,114,687
£150	£1,969,521	£3,262,475	£4,544,983	£4,544,983	£5,224,603	£5,826,273	£6,468,136	£7,749,426	£9,031,934
£175	£1,884,824	£3,179,722	£4,462,230	£4,462,230	£5,141,849	£5,743,520	£6,385,383	£7,666,672	£8,949,180
£200	£1,800,127	£3,096,969	£4,379,476	£4,379,476	£5,059,096	£5,660,766	£6,302,629	£7,583,919	£8,866,427
£225	£1,715,429	£3,014,215	£4,296,723	£4,296,723	£4,976,343	£5,578,013	£6,219,876	£7,501,166	£8,783,674
£250	£1,630,732	£2,931,462	£4,213,970	£4,213,970	£4,893,589	£5,495,260	£6,137,123	£7,418,412	£8,700,920
£275	£1,546,035	£2,848,709	£4,131,217	£4,131,217	£4,810,836	£5,412,506	£6,054,369	£7,335,659	£8,618,167
£300	£1,461,337	£2,765,955	£4,048,463	£4,048,463	£4,728,083	£5,329,753	£5,971,616	£7,252,906	£8,535,414
£325	£1,376,640	£2,683,202	£3,965,710	£3,965,710	£4,645,329	£5,247,000	£5,888,863	£7,170,152	£8,452,660
£350	£1,291,943	£2,600,449	£3,882,957	£3,882,957	£4,562,576	£5,164,246	£5,806,109	£7,087,399	£8,369,907
£375	£1,207,245	£2,517,695	£3,800,203	£3,800,203	£4,479,823	£5,081,493	£5,723,356	£7,004,646	£8,287,154
£400	£1,122,548	£2,434,942	£3,717,450	£3,717,450	£4,397,069	£4,998,740	£5,640,603	£6,921,893	£8,204,400

RLV beneath Viability Test 1 (RLV <£250,000/ha)
Viability Test 2 (RLV £250,000 to £500,000/ha)
Viability Test 3 (RLV £500,000 to £1,500,000/ha)
Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIa:- Residential Results -
Table 1c - 30 Flats GF Retail
(17.5% Profit on GDV)**

Development Scenario	30 Flats GF Retail
Typical Site Type	PDL
Net Land Area (ha)	0.20
Gross Land Area (ha)	0.23
Site Density (dph)	150
Profit Level (GDV)	17.50%

30 Flats Retail 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£814,753	£1,268,396	£1,495,217	£1,722,469	£1,963,089	£2,176,112	£2,403,364	£2,857,006	£3,311,080
£0	£1,061,580	£1,515,223	£1,742,044	£1,969,296	£2,209,917	£2,422,939	£2,650,191	£3,103,834	£3,557,907
£25	£1,028,272	£1,481,915	£1,708,736	£1,935,988	£2,176,608	£2,389,631	£2,616,883	£3,070,525	£3,524,599
£50	£994,964	£1,448,606	£1,675,428	£1,902,680	£2,143,300	£2,356,322	£2,583,575	£3,037,217	£3,491,291
£75	£961,656	£1,415,298	£1,642,119	£1,869,372	£2,109,992	£2,323,014	£2,550,267	£3,003,909	£3,457,983
£100	£928,348	£1,381,990	£1,608,811	£1,836,064	£2,076,684	£2,289,706	£2,516,958	£2,970,601	£3,424,674
£125	£895,039	£1,348,682	£1,575,503	£1,802,755	£2,043,376	£2,256,398	£2,483,650	£2,937,293	£3,391,366
£150	£861,731	£1,315,374	£1,542,195	£1,769,447	£2,010,067	£2,223,090	£2,450,342	£2,903,984	£3,358,058
£175	£828,423	£1,282,065	£1,508,887	£1,736,139	£1,976,759	£2,189,781	£2,417,034	£2,870,676	£3,324,750
£200	£795,115	£1,248,757	£1,475,578	£1,702,831	£1,943,451	£2,156,473	£2,383,726	£2,837,368	£3,291,442
£225	£761,807	£1,215,449	£1,442,270	£1,669,523	£1,910,143	£2,123,165	£2,350,417	£2,804,060	£3,258,133
£250	£728,498	£1,182,141	£1,408,962	£1,636,214	£1,876,835	£2,089,857	£2,317,109	£2,770,752	£3,224,825
£275	£695,190	£1,148,832	£1,375,654	£1,602,906	£1,843,526	£2,056,548	£2,283,801	£2,737,443	£3,191,517
£300	£661,882	£1,115,524	£1,342,345	£1,569,598	£1,810,218	£2,023,240	£2,250,493	£2,704,135	£3,158,209
£325	£628,574	£1,082,216	£1,309,037	£1,536,290	£1,776,910	£1,989,932	£2,217,184	£2,670,827	£3,124,900
£350	£595,265	£1,048,908	£1,275,729	£1,502,981	£1,743,602	£1,956,624	£2,183,876	£2,637,519	£3,091,592
£375	£561,957	£1,015,600	£1,242,421	£1,469,673	£1,710,293	£1,923,316	£2,150,568	£2,604,210	£3,058,284
£400	£528,649	£982,291	£1,209,113	£1,436,365	£1,676,985	£1,890,007	£2,117,260	£2,570,902	£3,024,976
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£3,542,405	£5,514,764	£6,500,943	£7,488,997	£8,535,171	£9,461,355	£10,449,409	£12,421,767	£14,396,000
£0	£4,615,567	£6,587,925	£7,574,104	£8,562,158	£9,608,333	£10,534,516	£11,522,570	£13,494,929	£15,469,162
£25	£4,470,749	£6,443,107	£7,429,286	£8,417,340	£9,463,515	£10,389,698	£11,377,752	£13,350,111	£15,324,344
£50	£4,325,930	£6,298,289	£7,284,468	£8,272,522	£9,318,696	£10,244,880	£11,232,934	£13,205,292	£15,179,525
£75	£4,181,112	£6,153,470	£7,139,649	£8,127,703	£9,173,878	£10,100,062	£11,088,116	£13,060,474	£15,034,707
£100	£4,036,294	£6,008,652	£6,994,831	£7,982,885	£8,970,940	£9,955,243	£10,943,297	£12,915,656	£14,889,889
£125	£3,891,476	£5,863,834	£6,850,013	£7,838,067	£8,824,242	£9,810,425	£10,798,479	£12,770,837	£14,745,070
£150	£3,746,657	£5,719,015	£6,705,194	£7,693,248	£8,739,423	£9,665,607	£10,653,661	£12,626,019	£14,600,252
£175	£3,601,839	£5,574,197	£6,560,376	£7,548,430	£8,594,605	£9,520,788	£10,508,842	£12,481,201	£14,455,434
£200	£3,457,021	£5,429,379	£6,415,558	£7,403,612	£8,449,787	£9,375,970	£10,364,024	£12,336,382	£14,310,615
£225	£3,312,202	£5,284,560	£6,270,740	£7,258,794	£8,304,968	£9,231,152	£10,219,206	£12,191,564	£14,165,797
£250	£3,167,384	£5,139,742	£6,125,921	£7,113,975	£8,160,150	£9,086,333	£10,074,387	£12,046,746	£14,020,979
£275	£3,022,566	£4,994,924	£5,981,103	£6,969,157	£7,955,332	£8,941,515	£9,929,569	£11,901,927	£13,876,160
£300	£2,877,747	£4,850,106	£5,836,285	£6,824,339	£7,810,513	£8,796,697	£9,784,751	£11,757,109	£13,731,342
£325	£2,732,929	£4,705,287	£5,691,466	£6,679,520	£7,665,695	£8,651,879	£9,639,932	£11,612,291	£13,586,524
£350	£2,588,111	£4,560,469	£5,546,648	£6,534,702	£7,520,877	£8,507,060	£9,495,114	£11,467,472	£13,441,705
£375	£2,443,292	£4,415,651	£5,401,830	£6,389,884	£7,376,058	£8,362,242	£9,350,296	£11,322,654	£13,296,887
£400	£2,298,474	£4,270,832	£5,257,011	£6,245,065	£7,231,240	£8,217,424	£9,205,478	£11,177,836	£13,152,069

30 Flats Retail 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£707,116	£1,128,013	£1,338,461	£1,549,309	£1,772,560	£1,970,206	£2,181,054	£2,601,951	£3,023,248
£0	£918,682	£1,339,579	£1,550,027	£1,760,875	£1,984,127	£2,181,772	£2,392,620	£2,813,517	£3,234,814
£25	£890,132	£1,311,029	£1,521,477	£1,732,325	£1,955,577	£2,153,222	£2,364,070	£2,784,967	£3,206,264
£50	£861,582	£1,282,479	£1,492,927	£1,703,776	£1,927,027	£2,124,672	£2,335,520	£2,756,417	£3,177,714
£75	£833,032	£1,253,929	£1,464,377	£1,675,226	£1,898,477	£2,096,122	£2,306,970	£2,727,867	£3,149,164
£100	£804,483	£1,225,379	£1,435,827	£1,646,676	£1,869,927	£2,067,572	£2,278,420	£2,699,317	£3,120,614
£125	£775,933	£1,196,829	£1,407,278	£1,618,126	£1,841,377	£2,039,023	£2,249,871	£2,670,768	£3,092,064
£150	£747,383	£1,168,279	£1,378,728	£1,589,576	£1,812,827	£2,010,473	£2,221,321	£2,642,218	£3,063,514
£175	£718,833	£1,139,729	£1,350,178	£1,561,026	£1,784,277	£1,981,923	£2,192,771	£2,613,668	£3,034,964
£200	£690,283	£1,111,180	£1,321,628	£1,532,476	£1,755,727	£1,953,373	£2,164,221	£2,585,118	£3,006,415
£225	£661,733	£1,082,630	£1,293,078	£1,503,926	£1,727,178	£1,924,823	£2,135,671	£2,556,568	£2,977,865
£250	£633,183	£1,054,080	£1,264,528	£1,475,376	£1,698,628	£1,896,273	£2,107,121	£2,528,018	£2,949,315
£275	£604,633	£1,025,530	£1,235,978	£1,446,827	£1,670,078	£1,867,723	£2,078,572	£2,499,468	£2,920,765
£300	£576,083	£996,980	£1,207,428	£1,418,277	£1,641,528	£1,839,173	£2,050,022	£2,470,918	£2,892,215
£325	£547,533	£968,430	£1,178,878	£1,389,727	£1,612,978	£1,810,623	£2,021,472	£2,442,368	£2,863,665
£350	£518,984	£939,880	£1,150,328	£1,361,177	£1,584,428	£1,782,073	£1,992,922	£2,413,818	£2,835,115
£375	£490,434	£911,330	£1,121,779	£1,332,627	£1,555,878	£1,753,524	£1,964,372	£2,385,269	£2,806,565
£400	£461,884	£882,780	£1,093,229	£1,304,077	£1,527,328	£1,724,974	£1,935,822	£2,356,719	£2,778,015
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£3,074,417	£4,904,402	£5,819,395	£6,736,127	£7,706,785	£8,566,112	£9,482,845	£11,312,830	£13,144,555
£0	£3,994,270	£5,824,255	£6,739,248	£7,655,980	£8,626,637	£9,485,965	£10,402,697	£12,232,683	£14,064,408
£25	£3,870,140	£5,700,125	£6,615,118	£7,531,850	£8,502,508	£9,361,835	£10,278,567	£12,108,553	£13,940,278
£50	£3,746,010	£5,575,995	£6,490,988	£7,407,720	£8,378,378	£9,237,705	£10,154,437	£11,984,423	£13,816,148
£75	£3,621,880	£5,451,865	£6,366,858	£7,283,590	£8,254,248	£9,113,575	£10,030,307	£11,860,293	£13,692,018
£100	£3,497,750	£5,327,735	£6,242,728	£7,159,460	£8,130,118	£8,989,445	£9,906,177	£11,736,163	£13,567,888
£125	£3,373,620	£5,203,605	£6,118,598	£7,035,330	£8,005,988	£8,865,315	£9,782,047	£11,612,033	£13,443,758
£150	£3,249,490	£5,079,475	£5,994,468	£6,911,200	£7,881,858	£8,741,185	£9,657,918	£11,487,903	£13,319,628
£175	£3,125,360	£4,955,345	£5,870,338	£6,787,070	£7,757,728	£8,617,055	£9,533,788	£11,363,773	£13,195,498
£200	£3,001,230	£4,831,215	£5,746,208	£6,662,940	£7,633,598	£8,492,925	£9,409,658	£11,239,643	£13,071,368
£225	£2,877,100	£4,707,085	£5,622,078	£6,538,810	£7,509,468	£8,368,795	£9,285,528	£11,115,513	£12,947,238
£250	£2,752,970	£4,582,955	£5,497,948	£6,414,680	£7,385,338	£8,244,665	£9,161,398	£10,991,383	£12,823,108
£275	£2,628,840	£4,458,825	£5,373,818	£6,290,550	£7,261,208	£8,120,535	£9,037,268	£10,867,253	£12,698,978
£300	£2,504,710	£4,334,695	£5,249,688	£6,166,420	£7,137,078	£7,996,405	£8,913,138	£10,743,123	£12,574,848
£325	£2,380,580	£4,210,565	£5,125,558	£6,042,290	£7,012,948	£7,872,275	£8,789,008	£10,618,993	£12,450,718
£350	£2,256,450	£4,086,436	£5,001,428	£5,918,160	£6,888,818	£7,748,145	£8,664,878	£10,494,863	£12,326,588
£375	£2,132,320	£3,962,306	£4,877,298	£5,794,030	£6,764,688	£7,624,016	£8,540,748	£10,370,733	£12,202,458

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIa: - Residential Results - Table 1d: 30 Flats (sheltered) (17.5% Profit on GDV)

Development Scenario	30 Flats (sheltered)
Typical Site Type	PDL
Net Land Area (ha)	0.24
Gross Land Area (ha)	0.28
Site Density (dph)	125
Profit Level (GDV)	17.50%

30 Sheltered 30% AH	Value Levels £/m ²			
	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)			
Indexed Rate	£2,060,885	£2,518,659	£2,976,433	£3,434,208
£0	£2,345,183	£2,802,957	£3,260,732	£3,718,506
£25	£2,306,818	£2,764,593	£3,222,367	£3,680,141
£50	£2,268,454	£2,726,228	£3,184,002	£3,641,776
£75	£2,230,089	£2,687,863	£3,145,637	£3,603,412
£100	£2,191,724	£2,649,498	£3,107,273	£3,565,047
£125	£2,153,359	£2,611,134	£3,068,908	£3,526,682
£150	£2,114,995	£2,572,769	£3,030,543	£3,488,317
£175	£2,076,630	£2,534,404	£2,992,178	£3,449,953
£200	£2,038,265	£2,496,039	£2,953,814	£3,411,588
£225	£1,999,900	£2,457,675	£2,915,449	£3,373,223
£250	£1,961,535	£2,419,310	£2,877,084	£3,334,858
£275	£1,923,171	£2,380,945	£2,838,719	£3,296,494
£300	£1,884,806	£2,342,580	£2,800,355	£3,258,129
£325	£1,846,441	£2,304,215	£2,761,990	£3,219,764
£350	£1,808,076	£2,265,851	£2,723,625	£3,181,399
£375	£1,769,712	£2,227,486	£2,685,260	£3,143,035
£400	£1,731,347	£2,189,121	£2,646,895	£3,104,670
Trial CIL Rate £/m ²	Residual Land Value (£/ha)			
Indexed Rate	£7,360,303	£8,995,211	£10,630,119	£12,265,028
£0	£8,375,654	£10,010,562	£11,645,470	£13,280,378
£25	£8,238,637	£9,873,545	£11,508,453	£13,143,361
£50	£8,101,620	£9,736,528	£11,371,436	£13,006,344
£75	£7,964,603	£9,599,511	£11,234,419	£12,869,327
£100	£7,827,586	£9,462,494	£11,097,402	£12,732,310
£125	£7,690,569	£9,325,477	£10,960,385	£12,595,293
£150	£7,553,552	£9,188,460	£10,823,368	£12,458,276
£175	£7,416,535	£9,051,443	£10,686,351	£12,321,259
£200	£7,279,518	£8,914,426	£10,549,334	£12,184,242
£225	£7,142,501	£8,777,409	£10,412,317	£12,047,225
£250	£7,005,484	£8,640,392	£10,275,300	£11,910,208
£275	£6,868,467	£8,503,375	£10,138,283	£11,773,191
£300	£6,731,450	£8,366,358	£10,001,266	£11,636,174
£325	£6,594,433	£8,229,341	£9,864,249	£11,499,157
£350	£6,457,416	£8,092,324	£9,727,232	£11,362,140
£375	£6,320,399	£7,955,307	£9,590,215	£11,225,123
£400	£6,183,382	£7,818,290	£9,453,198	£11,088,106

30 Sheltered 30% AH	Value Levels £/m ²			
	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)			
Indexed Rate	£1,829,357	£2,255,837	£2,682,316	£3,108,796
£0	£2,073,041	£2,499,521	£2,926,000	£3,352,480
£25	£2,040,157	£2,466,637	£2,893,116	£3,319,596
£50	£2,007,273	£2,433,753	£2,860,232	£3,286,712
£75	£1,974,389	£2,400,868	£2,827,348	£3,253,828
£100	£1,941,505	£2,367,984	£2,794,464	£3,220,944
£125	£1,908,621	£2,335,100	£2,761,580	£3,188,060
£150	£1,875,737	£2,302,216	£2,728,696	£3,155,176
£175	£1,842,852	£2,269,332	£2,695,812	£3,122,292
£200	£1,809,968	£2,236,448	£2,662,928	£3,089,408
£225	£1,777,084	£2,203,564	£2,630,044	£3,056,523
£250	£1,744,200	£2,170,680	£2,597,160	£3,023,639
£275	£1,711,316	£2,137,796	£2,564,276	£2,990,755
£300	£1,678,432	£2,104,912	£2,531,391	£2,957,871
£325	£1,645,548	£2,072,028	£2,498,507	£2,924,987
£350	£1,612,664	£2,039,144	£2,465,623	£2,892,103
£375	£1,579,780	£2,006,260	£2,432,739	£2,859,219
£400	£1,546,896	£1,973,375	£2,399,855	£2,826,335
Trial CIL Rate £/m ²	Residual Land Value (£/ha)			
Indexed Rate	£6,533,417	£8,056,559	£9,579,701	£11,102,843
£0	£7,403,718	£8,926,860	£10,450,002	£11,973,144
£25	£7,286,275	£8,809,417	£10,332,559	£11,855,700
£50	£7,168,832	£8,691,973	£10,215,115	£11,738,257
£75	£7,051,389	£8,574,530	£10,097,672	£11,620,814
£100	£6,933,945	£8,457,087	£9,980,229	£11,503,371
£125	£6,816,502	£8,339,644	£9,862,786	£11,385,928
£150	£6,699,059	£8,222,201	£9,745,343	£11,268,485
£175	£6,581,616	£8,104,758	£9,627,900	£11,151,042
£200	£6,464,173	£7,987,315	£9,510,456	£11,033,599
£225	£6,346,730	£7,869,871	£9,393,013	£10,916,155
£250	£6,229,287	£7,752,428	£9,275,570	£10,798,712
£275	£6,111,844	£7,634,985	£9,158,127	£10,681,269
£300	£5,994,400	£7,517,542	£9,040,684	£10,563,826
£325	£5,876,957	£7,400,099	£8,923,241	£10,446,383
£350	£5,759,514	£7,282,656	£8,805,798	£10,328,939
£375	£5,642,071	£7,165,213	£8,688,354	£10,211,496
£400	£5,524,628	£7,047,770	£8,570,911	£10,094,053

RLV beneath Viability Test 1 (RLV <£250,000/ha)
Viability Test 2 (RLV £250,000 to £500,000/ha)
Viability Test 3 (RLV £500,000 to £1,500,000/ha)
Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
Viability Test 7 (RLV >£7,500,000/ha)

BLV Notes:	EUV+ £/ha	Notes
	£250,000	Greenfield Enhancement (Lower)
	£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
	£1,500,000	Low-grade industrial / office land values
	£3,000,000	Office PDL
	£5,000,000	Existing residential Land / upper high-density commercial values
	£7,500,000	

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIa:- Residential Results - Table 1e: 30 Mixed

Development Scenario	30 Mixed
Typical Site Type	GF/PDL
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58
Site Density (dph)	60
Profit Level (GDV)	17.50%

30 Mixed 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£1,525,591	£2,138,363	£2,444,749	£2,751,717	£3,076,742	£3,364,488	£3,671,457	£4,284,228	£4,897,580
£0	£1,804,733	£2,417,504	£2,723,890	£3,030,858	£3,355,884	£3,643,630	£3,950,598	£4,563,370	£5,176,723
£25	£1,767,064	£2,379,835	£2,686,221	£2,993,190	£3,318,215	£3,605,961	£3,912,929	£4,525,701	£5,139,055
£50	£1,729,395	£2,342,167	£2,648,552	£2,955,521	£3,280,546	£3,568,292	£3,875,260	£4,488,032	£5,101,386
£75	£1,691,726	£2,304,498	£2,610,883	£2,917,852	£3,242,877	£3,530,623	£3,837,591	£4,450,363	£5,063,717
£100	£1,654,057	£2,266,829	£2,573,215	£2,880,183	£3,205,208	£3,492,954	£3,799,923	£4,412,694	£5,026,048
£125	£1,616,388	£2,229,160	£2,535,546	£2,842,514	£3,167,539	£3,455,285	£3,762,254	£4,375,025	£4,988,379
£150	£1,578,719	£2,191,491	£2,497,877	£2,804,845	£3,129,870	£3,417,617	£3,724,585	£4,337,356	£4,950,710
£175	£1,541,051	£2,153,822	£2,460,208	£2,767,176	£3,092,201	£3,379,948	£3,686,916	£4,299,687	£4,913,041
£200	£1,503,382	£2,116,153	£2,422,539	£2,729,507	£3,054,532	£3,342,279	£3,649,247	£4,262,018	£4,875,372
£225	£1,465,713	£2,078,484	£2,384,870	£2,691,838	£3,016,864	£3,304,610	£3,611,578	£4,224,350	£4,837,704
£250	£1,428,044	£2,040,815	£2,347,201	£2,654,169	£2,979,195	£3,266,941	£3,573,909	£4,186,681	£4,800,035
£275	£1,390,375	£2,003,147	£2,309,532	£2,616,501	£2,941,526	£3,229,272	£3,536,240	£4,149,012	£4,762,366
£300	£1,352,706	£1,965,478	£2,271,863	£2,578,832	£2,903,857	£3,191,603	£3,498,571	£4,111,343	£4,724,697
£325	£1,315,037	£1,927,809	£2,234,194	£2,541,163	£2,866,188	£3,153,934	£3,460,903	£4,073,674	£4,687,028
£350	£1,277,368	£1,890,140	£2,196,526	£2,503,494	£2,828,519	£3,116,265	£3,423,234	£4,036,005	£4,649,359
£375	£1,239,699	£1,852,471	£2,158,857	£2,465,825	£2,790,850	£3,078,596	£3,385,565	£3,998,336	£4,611,690
£400	£1,202,031	£1,814,802	£2,121,188	£2,428,156	£2,753,181	£3,040,928	£3,347,896	£3,960,667	£4,574,021
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£2,653,202	£3,718,892	£4,251,737	£4,785,594	£5,350,856	£5,851,284	£6,385,142	£7,450,831	£8,517,530
£0	£3,138,666	£4,204,355	£4,737,200	£5,271,058	£5,836,319	£6,336,748	£6,870,605	£7,936,295	£9,002,997
£25	£3,073,155	£4,138,844	£4,671,689	£5,205,547	£5,770,808	£6,271,237	£6,805,094	£7,870,784	£8,937,486
£50	£3,007,644	£4,073,333	£4,606,178	£5,140,036	£5,705,297	£6,205,725	£6,739,583	£7,805,273	£8,871,975
£75	£2,942,132	£4,007,822	£4,540,667	£5,074,525	£5,639,786	£6,140,214	£6,674,072	£7,739,762	£8,806,464
£100	£2,876,621	£3,942,311	£4,475,156	£5,009,014	£5,574,275	£6,074,703	£6,608,561	£7,674,251	£8,740,953
£125	£2,811,110	£3,876,800	£4,409,645	£4,943,502	£5,508,764	£6,009,192	£6,543,050	£7,608,739	£8,675,442
£150	£2,745,599	£3,811,289	£4,344,134	£4,877,991	£5,443,253	£5,943,681	£6,477,539	£7,543,228	£8,609,931
£175	£2,680,088	£3,745,778	£4,278,622	£4,812,480	£5,377,741	£5,878,170	£6,412,028	£7,477,717	£8,544,420
£200	£2,614,577	£3,680,266	£4,213,111	£4,746,969	£5,312,230	£5,812,659	£6,346,517	£7,412,206	£8,478,909
£225	£2,549,066	£3,614,755	£4,147,600	£4,681,458	£5,246,719	£5,747,148	£6,281,005	£7,346,695	£8,413,397
£250	£2,483,555	£3,549,244	£4,082,089	£4,615,947	£5,181,208	£5,681,636	£6,215,494	£7,281,184	£8,347,886
£275	£2,418,043	£3,483,733	£4,016,578	£4,550,436	£5,115,697	£5,616,125	£6,149,983	£7,215,673	£8,282,375
£300	£2,352,532	£3,418,222	£3,951,067	£4,484,925	£5,050,186	£5,550,614	£6,084,472	£7,150,162	£8,216,864
£325	£2,287,021	£3,352,711	£3,885,556	£4,419,413	£4,984,675	£5,485,103	£6,018,961	£7,084,651	£8,151,353
£350	£2,221,510	£3,287,200	£3,820,044	£4,353,902	£4,919,164	£5,419,592	£5,953,450	£7,019,139	£8,085,842
£375	£2,155,999	£3,221,689	£3,754,533	£4,288,391	£4,853,652	£5,354,081	£5,887,939	£6,953,628	£8,020,331
£400	£2,090,488	£3,156,177	£3,689,022	£4,222,880	£4,788,141	£5,288,570	£5,822,428	£6,888,117	£7,954,820

30 Mixed 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£1,331,740	£1,903,264	£2,189,026	£2,475,332	£2,778,478	£3,046,856	£3,333,161	£3,904,686	£4,476,753
£0	£1,571,004	£2,142,528	£2,428,290	£2,714,596	£3,017,743	£3,286,120	£3,572,426	£4,143,950	£4,716,017
£25	£1,538,716	£2,110,240	£2,396,003	£2,682,308	£2,985,455	£3,253,833	£3,540,138	£4,111,662	£4,683,729
£50	£1,506,428	£2,077,953	£2,363,715	£2,650,021	£2,953,167	£3,221,545	£3,507,850	£4,079,374	£4,651,442
£75	£1,474,141	£2,045,665	£2,331,427	£2,617,733	£2,920,880	£3,189,257	£3,475,563	£4,047,087	£4,619,154
£100	£1,441,853	£2,013,378	£2,299,140	£2,585,445	£2,888,592	£3,156,970	£3,443,275	£4,014,799	£4,586,867
£125	£1,409,566	£1,981,090	£2,266,852	£2,553,158	£2,856,305	£3,124,682	£3,410,987	£3,982,512	£4,554,579
£150	£1,377,278	£1,948,802	£2,234,565	£2,520,870	£2,824,017	£3,092,394	£3,378,700	£3,950,224	£4,522,292
£175	£1,344,990	£1,916,515	£2,202,277	£2,488,582	£2,791,729	£3,060,107	£3,346,412	£3,917,936	£4,490,004
£200	£1,312,703	£1,884,227	£2,169,989	£2,456,295	£2,759,442	£3,027,819	£3,314,125	£3,885,649	£4,457,716
£225	£1,280,415	£1,851,939	£2,137,702	£2,424,007	£2,727,154	£2,995,531	£3,281,837	£3,853,361	£4,425,429
£250	£1,248,128	£1,819,652	£2,105,414	£2,391,719	£2,694,866	£2,963,244	£3,249,549	£3,821,074	£4,393,141
£275	£1,215,840	£1,787,364	£2,073,126	£2,359,432	£2,662,579	£2,930,956	£3,217,262	£3,788,786	£4,360,854
£300	£1,183,552	£1,755,077	£2,040,839	£2,327,144	£2,630,291	£2,898,669	£3,184,974	£3,756,498	£4,328,566
£325	£1,151,265	£1,722,789	£2,008,551	£2,294,857	£2,598,004	£2,866,381	£3,152,686	£3,724,211	£4,296,278
£350	£1,118,977	£1,690,501	£1,976,264	£2,262,569	£2,565,716	£2,834,093	£3,120,399	£3,691,923	£4,263,991
£375	£1,086,689	£1,658,214	£1,943,976	£2,230,281	£2,533,428	£2,801,806	£3,088,111	£3,659,636	£4,231,703
£400	£1,054,402	£1,625,926	£1,911,688	£2,197,994	£2,501,141	£2,769,518	£3,055,824	£3,627,348	£4,199,416
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£2,316,069	£3,310,024	£3,807,002	£4,304,924	£4,832,137	£5,298,880	£5,796,802	£6,790,758	£7,785,658
£0	£2,732,180	£3,726,136	£4,223,114	£4,721,036	£5,248,248	£5,714,992	£6,212,914	£7,206,869	£8,201,769
£25	£2,676,028	£3,669,983	£4,166,961	£4,664,884	£5,192,096	£5,658,839	£6,156,762	£7,150,717	£8,145,617
£50	£2,619,876	£3,613,831	£4,110,809	£4,608,731	£5,135,943	£5,602,687	£6,100,609	£7,094,564	£8,089,464
£75	£2,563,723	£3,557,679	£4,054,656	£4,552,579	£5,079,791	£5,546,534	£6,044,457	£7,038,412	£8,033,312
£100	£2,507,571	£3,501,526	£3,998,504	£4,496,427	£5,023,639	£5,490,382	£5,988,304	£6,982,260	£7,977,160
£125	£2,451,418	£3,445,374	£3,942,352	£4,440,274	£4,967,486	£5,434,230	£5,932,152	£6,926,107	£7,921,007
£150	£2,395,266	£3,389,221	£3,886,199	£4,384,122	£4,911,334	£5,378,077	£5,876,000	£6,869,955	£7,864,855
£175	£2,339,114	£3,333,069	£3,830,047	£4,327,969	£4,855,181	£5,321,925	£5,819,847	£6,813,802	£7,808,703
£200	£2,282,961	£3,276,917	£3,773,894	£4,271,817	£4,799,029	£5,265,772	£5,763,695	£6,757,650	£7,752,550
£225	£2,226,809	£3,220,764	£3,717,742	£4,215,665	£4,742,877	£5,209,620	£5,707,543	£6,701,498	£7,696,398
£250	£2,170,657	£3,164,612	£3,661,590	£4,159,512	£4,686,724	£5,153,468	£5,651,390	£6,645,345	£7,640,246
£275	£2,114,504	£3,108,460	£3,605,437	£4,103,360	£4,630,572	£5,097,315	£5,595,238	£6,589,193	£7,584,093
£300	£2,058,352	£3,052,307	£3,549,285	£4,047,207	£4,574,419	£5,041,163	£5,539,085	£6,533,041	£7,527,941
£325	£2,002,199	£2,996,155	£3,493,132	£3,991,055	£4,518,267	£4,985,010	£5,482,933	£6,476,888	£7,471,789
£350	£1,946,047	£2,940,002	£3,436,980	£3,934,903	£4,462,115	£4,928,858	£5,426,781	£6,420,736	£7,415,636
£375	£1,889,895	£2,883,850	£3,380,828	£3,878,750	£4,405,962	£4,872,706	£5,370,628	£6,364,584	£7,359,484
£400	£1,833,742	£2,827,698							

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIa:- Residential Results - Table 1f: 50 Flats

Development Scenario	50 Flats
Typical Site Type	GF/PDL
Net Land Area (ha)	0.33
Gross Land Area (ha)	0.38
Site Density (dph)	150
Profit Level (GDV)	17.50%

50 Flats 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£1,143,940	£1,903,412	£2,283,148	£2,663,606	£3,066,444	£3,423,078	£3,803,536	£4,563,008	£5,323,201
£0	£1,555,319	£2,314,791	£2,694,527	£3,074,985	£3,477,822	£3,834,457	£4,214,914	£4,974,386	£5,734,580
£25	£1,499,805	£2,259,277	£2,639,013	£3,019,471	£3,422,309	£3,778,943	£4,159,401	£4,918,873	£5,679,066
£50	£1,444,292	£2,203,763	£2,583,499	£2,963,957	£3,366,795	£3,723,429	£4,103,887	£4,863,359	£5,623,553
£75	£1,388,778	£2,148,250	£2,527,986	£2,908,444	£3,311,281	£3,667,915	£4,048,373	£4,807,845	£5,568,039
£100	£1,333,264	£2,092,736	£2,472,472	£2,852,930	£3,255,768	£3,612,402	£3,992,860	£4,752,332	£5,512,525
£125	£1,277,751	£2,037,222	£2,416,958	£2,797,416	£3,200,254	£3,556,888	£3,937,346	£4,696,818	£5,457,012
£150	£1,222,237	£1,981,709	£2,361,445	£2,741,903	£3,144,740	£3,501,374	£3,881,832	£4,641,304	£5,401,498
£175	£1,166,723	£1,926,195	£2,305,931	£2,686,389	£3,089,227	£3,445,861	£3,826,319	£4,585,790	£5,345,984
£200	£1,111,210	£1,870,681	£2,250,417	£2,630,875	£3,033,713	£3,390,347	£3,770,805	£4,530,277	£5,290,471
£225	£1,055,696	£1,815,168	£2,194,904	£2,575,361	£2,978,199	£3,334,833	£3,715,291	£4,474,763	£5,234,957
£250	£1,000,182	£1,759,654	£2,139,390	£2,519,848	£2,922,686	£3,279,320	£3,659,778	£4,419,249	£5,179,443
£275	£944,668	£1,704,140	£2,083,876	£2,464,334	£2,867,172	£3,223,806	£3,604,264	£4,363,736	£5,123,930
£300	£889,155	£1,648,627	£2,028,363	£2,408,820	£2,811,658	£3,168,292	£3,548,750	£4,308,222	£5,068,416
£325	£833,641	£1,593,113	£1,972,849	£2,353,307	£2,756,144	£3,112,779	£3,493,236	£4,252,708	£5,012,902
£350	£778,127	£1,537,599	£1,917,335	£2,297,793	£2,700,631	£3,057,265	£3,437,723	£4,197,195	£4,957,388
£375	£722,614	£1,482,086	£1,861,822	£2,242,279	£2,645,117	£3,001,751	£3,382,209	£4,141,681	£4,901,875
£400	£667,100	£1,426,572	£1,806,308	£2,186,766	£2,589,603	£2,946,238	£3,326,695	£4,086,167	£4,846,361
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£3,010,369	£5,008,980	£6,008,285	£7,009,490	£8,069,589	£9,008,100	£10,009,305	£12,007,915	£14,008,425
£0	£4,092,945	£6,091,555	£7,090,860	£8,092,065	£9,152,164	£10,090,675	£11,091,880	£13,090,490	£15,091,000
£25	£3,946,856	£5,945,466	£6,944,771	£7,945,976	£9,006,075	£9,944,586	£10,945,791	£12,944,402	£14,944,912
£50	£3,800,767	£5,799,378	£6,798,683	£7,799,888	£8,859,987	£9,798,498	£10,799,703	£12,798,313	£14,798,823
£75	£3,654,679	£5,653,289	£6,652,594	£7,653,799	£8,713,898	£9,652,409	£10,653,614	£12,652,224	£14,652,734
£100	£3,508,590	£5,507,200	£6,506,505	£7,507,710	£8,567,810	£9,506,320	£10,507,525	£12,506,136	£14,506,646
£125	£3,362,501	£5,361,112	£6,360,417	£7,361,622	£8,421,721	£9,360,232	£10,361,437	£12,360,047	£14,360,557
£150	£3,216,413	£5,215,023	£6,214,328	£7,215,533	£8,275,632	£9,214,143	£10,215,348	£12,213,958	£14,214,468
£175	£3,070,324	£5,068,934	£6,068,239	£7,069,444	£8,129,544	£9,068,055	£10,069,259	£12,067,870	£14,068,380
£200	£2,924,236	£4,922,846	£5,922,151	£6,923,356	£7,983,455	£8,921,966	£9,923,171	£11,921,781	£13,922,291
£225	£2,778,147	£4,776,757	£5,776,062	£6,777,267	£7,837,366	£8,775,877	£9,777,082	£11,775,692	£13,776,202
£250	£2,632,058	£4,630,668	£5,629,974	£6,631,178	£7,691,278	£8,629,789	£9,630,993	£11,629,604	£13,630,114
£275	£2,485,970	£4,484,580	£5,483,885	£6,485,090	£7,545,189	£8,483,700	£9,484,905	£11,483,515	£13,484,025
£300	£2,339,881	£4,338,491	£5,337,796	£6,339,001	£7,399,100	£8,337,611	£9,338,816	£11,337,426	£13,337,936
£325	£2,193,792	£4,192,403	£5,191,708	£6,192,912	£7,253,012	£8,191,523	£9,192,728	£11,191,338	£13,191,848
£350	£2,047,704	£4,046,314	£5,045,619	£6,046,824	£7,106,923	£8,045,434	£9,046,639	£11,045,249	£13,045,759
£375	£1,901,615	£3,900,225	£4,899,530	£5,900,735	£6,960,835	£7,899,345	£8,900,550	£10,899,160	£12,899,670
£400	£1,755,526	£3,754,137	£4,753,442	£5,754,647	£6,814,746	£7,753,257	£8,754,462	£10,753,072	£12,753,582

50 Flats 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£975,104	£1,689,821	£2,047,180	£2,405,218	£2,784,317	£3,119,935	£3,477,972	£4,192,689	£4,908,086
£0	£1,327,715	£2,042,431	£2,399,790	£2,757,823	£3,136,927	£3,472,545	£3,830,583	£4,545,300	£5,260,696
£25	£1,280,131	£1,994,848	£2,352,207	£2,710,240	£3,089,344	£3,424,962	£3,783,000	£4,497,717	£5,213,113
£50	£1,232,548	£1,947,265	£2,304,624	£2,662,657	£3,041,760	£3,377,378	£3,735,416	£4,450,133	£5,165,530
£75	£1,184,965	£1,899,682	£2,257,040	£2,615,074	£2,994,177	£3,329,795	£3,687,833	£4,402,550	£5,117,947
£100	£1,137,382	£1,852,099	£2,209,457	£2,567,492	£2,946,594	£3,282,212	£3,640,250	£4,354,967	£5,070,364
£125	£1,089,799	£1,804,516	£2,161,874	£2,519,909	£2,899,011	£3,234,629	£3,592,667	£4,307,384	£5,022,780
£150	£1,042,216	£1,756,933	£2,114,291	£2,472,326	£2,851,428	£3,187,046	£3,545,084	£4,259,801	£4,975,197
£175	£994,632	£1,709,349	£2,066,708	£2,424,743	£2,803,845	£3,139,463	£3,497,501	£4,212,218	£4,927,614
£200	£947,049	£1,661,766	£2,019,125	£2,377,160	£2,756,261	£3,091,880	£3,449,917	£4,164,634	£4,880,031
£225	£899,466	£1,614,183	£1,971,542	£2,329,577	£2,708,678	£3,044,296	£3,402,334	£4,117,051	£4,832,448
£250	£851,883	£1,566,600	£1,923,958	£2,281,994	£2,661,095	£2,996,713	£3,354,751	£4,069,468	£4,784,865
£275	£804,300	£1,519,017	£1,876,375	£2,234,412	£2,613,512	£2,949,130	£3,307,168	£4,021,885	£4,737,281
£300	£756,717	£1,471,434	£1,828,792	£2,186,829	£2,565,929	£2,901,547	£3,259,585	£3,974,302	£4,689,698
£325	£709,133	£1,423,850	£1,781,209	£2,139,246	£2,518,346	£2,853,964	£3,212,002	£3,926,719	£4,642,115
£350	£661,550	£1,376,267	£1,733,626	£2,091,663	£2,470,763	£2,806,381	£3,164,418	£3,879,135	£4,594,532
£375	£613,967	£1,328,684	£1,686,043	£2,044,080	£2,423,179	£2,758,797	£3,116,835	£3,831,552	£4,546,949
£400	£566,384	£1,281,101	£1,638,459	£1,996,497	£2,375,596	£2,711,214	£3,069,252	£3,783,969	£4,499,366
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£2,566,064	£4,446,898	£5,387,315	£6,329,520	£7,327,149	£8,210,354	£9,152,559	£11,033,393	£12,916,015
£0	£3,493,986	£5,374,820	£6,315,237	£7,257,429	£8,255,070	£9,138,276	£10,080,481	£11,961,315	£13,843,937
£25	£3,368,767	£5,249,601	£6,190,018	£7,132,211	£8,129,852	£9,013,057	£9,955,262	£11,836,096	£13,718,719
£50	£3,243,548	£5,124,382	£6,064,799	£7,006,993	£8,004,633	£8,887,838	£9,830,043	£11,710,877	£13,593,500
£75	£3,118,329	£4,999,163	£5,939,580	£6,881,775	£7,879,414	£8,762,619	£9,704,824	£11,585,659	£13,468,281
£100	£2,993,110	£4,873,944	£5,814,361	£6,756,557	£7,754,195	£8,637,400	£9,579,605	£11,460,440	£13,343,062
£125	£2,867,891	£4,748,726	£5,689,143	£6,631,339	£7,628,976	£8,512,182	£9,454,387	£11,335,221	£13,217,843
£150	£2,742,673	£4,623,507	£5,563,924	£6,506,121	£7,503,757	£8,386,963	£9,329,168	£11,210,002	£13,092,624
£175	£2,617,454	£4,498,288	£5,438,705	£6,380,903	£7,378,539	£8,261,744	£9,203,949	£11,084,783	£12,967,405
£200	£2,492,235	£4,373,069	£5,313,486	£6,255,685	£7,253,320	£8,136,525	£9,078,730	£10,959,564	£12,842,186
£225	£2,367,016	£4,247,850	£5,188,267	£6,130,467	£7,128,101	£8,011,306	£8,953,511	£10,834,345	£12,716,968
£250	£2,241,797	£4,122,631	£5,063,048	£6,005,248	£7,002,882	£7,886,087	£8,828,292	£10,709,127	£12,591,749
£275	£2,116,578	£3,997,412	£4,937,830	£5,880,030	£6,877,663	£7,760,869	£8,703,074	£10,583,908	£12,466,530
£300	£1,991,360	£3,872,194	£4,812,611	£5,754,812	£6,752,444	£7,635,650	£8,577,855	£10,458,689	£12,341,311
£325	£1,866,141	£3,746,975	£4,687,392	£5,629,594	£6,627,226	£7,510,431	£8,452,636	£10,333,470	£12,216,092
£350	£1,740,922	£3,621,756	£4,562,173	£5,504,376	£6,502,007	£7,385,212	£8,327,417	£10,208,251	£12,090,873
£375	£1,615,703	£3,496,537	£4,436,954	£5,379,158	£6,376,788	£7,259,993	£8,202,198	£10,083,032	£11,965,654

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIa:- Residential Results -
Table 1g: 50 Flats BCP
(17.5% Profit on GDV)**

Development Scenario	50 Flats
	Basement Parking
Typical Site Type	PDL
Net Land Area (ha)	0.29
Gross Land Area (ha)	0.33
Site Density (dph)	175
Profit Level (GDV)	17.50%

50 Flats BCP 30% AH	Value Levels €/m ²								
	VL1 €4,750	VL2 €5,250	VL3 €5,500	VL4 €5,750	VL5 €6,000	VL6 €6,250	VL7 €6,500	VL8 €7,000	VL9 €7,500
Trial CIL Rate €/m ²	Residual Land Value (£)								
Indexed Rate	-£84,762	£689,460	£1,069,196	£1,449,654	£1,852,492	£2,209,126	£2,589,584	£3,349,056	£4,109,249
£0	£341,367	£1,100,839	£1,480,575	£1,861,033	£2,263,870	£2,620,505	£3,000,962	£3,760,434	£4,520,628
£25	£281,704	£1,045,258	£1,425,061	£1,805,519	£2,208,357	£2,564,991	£2,945,449	£3,704,921	£4,465,114
£50	£222,042	£989,677	£1,369,547	£1,750,005	£2,152,843	£2,509,477	£2,889,935	£3,649,407	£4,409,601
£75	£162,379	£934,096	£1,314,034	£1,694,492	£2,097,329	£2,453,963	£2,834,421	£3,593,893	£4,354,087
£100	£102,717	£878,515	£1,258,520	£1,638,978	£2,041,816	£2,398,450	£2,778,908	£3,538,380	£4,298,573
£125	£43,054	£822,934	£1,203,006	£1,583,464	£1,986,302	£2,342,936	£2,723,394	£3,482,866	£4,243,060
£150	£-16,608	£767,353	£1,147,493	£1,527,951	£1,930,788	£2,287,422	£2,667,880	£3,427,352	£4,187,546
£175	£-76,271	£711,772	£1,091,979	£1,472,437	£1,875,275	£2,231,909	£2,612,367	£3,371,838	£4,132,032
£200	£-135,933	£656,192	£1,036,465	£1,416,923	£1,819,761	£2,176,395	£2,556,853	£3,316,325	£4,076,519
£225	£-195,596	£600,611	£980,952	£1,361,410	£1,764,247	£2,120,881	£2,501,339	£3,260,811	£4,021,005
£250	£-255,259	£545,030	£925,438	£1,305,896	£1,708,734	£2,065,368	£2,445,826	£3,205,297	£3,965,491
£275	£-314,921	£489,449	£869,924	£1,250,382	£1,653,220	£2,009,854	£2,390,312	£3,149,784	£3,909,978
£300	£-374,584	£433,868	£814,411	£1,194,868	£1,597,706	£1,954,340	£2,334,798	£3,094,270	£3,854,464
£325	£-434,246	£378,287	£758,897	£1,139,355	£1,542,193	£1,898,827	£2,279,285	£3,038,756	£3,798,950
£350	£-493,909	£322,706	£703,383	£1,083,841	£1,486,679	£1,843,313	£2,223,771	£2,983,243	£3,743,436
£375	£-553,571	£267,125	£647,870	£1,028,327	£1,431,165	£1,787,799	£2,168,257	£2,927,729	£3,687,923
£400	£-613,234	£211,544	£592,356	£972,814	£1,375,651	£1,732,286	£2,112,743	£2,872,215	£3,632,409
Trial CIL Rate €/m ²	Residual Land Value (£/ha)								
Indexed Rate	-£256,856	£2,089,274	£3,239,988	£4,392,891	£5,613,612	£6,694,321	£7,847,224	£10,148,653	£12,452,271
£0	£1,034,445	£3,335,875	£4,486,590	£5,639,493	£6,860,213	£7,940,923	£9,093,825	£11,395,255	£13,698,873
£25	£853,650	£3,167,448	£4,318,367	£5,471,270	£6,691,990	£7,772,700	£8,925,602	£11,227,032	£13,530,650
£50	£672,854	£2,999,021	£4,150,144	£5,303,046	£6,523,767	£7,604,476	£8,757,379	£11,058,809	£13,362,426
£75	£492,059	£2,830,594	£3,981,920	£5,134,823	£6,355,543	£7,436,253	£8,589,156	£10,890,585	£13,194,203
£100	£311,263	£2,662,167	£3,813,697	£4,966,600	£6,187,320	£7,268,030	£8,420,932	£10,722,362	£13,025,980
£125	£130,467	£2,493,740	£3,645,474	£4,798,377	£6,019,097	£7,099,806	£8,252,709	£10,554,139	£12,857,756
£150	£-50,328	£2,325,313	£3,477,251	£4,630,153	£5,850,874	£6,931,583	£8,084,486	£10,385,916	£12,689,533
£175	£-231,124	£2,156,886	£3,309,027	£4,461,930	£5,682,650	£6,763,360	£7,916,262	£10,217,692	£12,521,310
£200	£-411,920	£1,988,459	£3,140,804	£4,293,707	£5,514,427	£6,595,137	£7,748,039	£10,049,469	£12,353,087
£225	£-592,715	£1,820,032	£2,972,581	£4,125,483	£5,346,204	£6,426,913	£7,579,816	£9,881,246	£12,184,863
£250	£-773,511	£1,651,605	£2,804,357	£3,957,260	£5,177,980	£6,258,690	£7,411,593	£9,713,022	£12,016,640
£275	£-954,306	£1,483,178	£2,636,134	£3,789,037	£5,009,757	£6,090,467	£7,243,369	£9,544,799	£11,848,417
£300	£-1,135,102	£1,314,751	£2,467,911	£3,620,814	£4,841,534	£5,922,243	£7,075,146	£9,376,576	£11,680,193
£325	£-1,315,898	£1,146,324	£2,299,688	£3,452,590	£4,673,311	£5,754,020	£6,906,923	£9,208,353	£11,511,970
£350	£-1,496,693	£977,897	£2,131,464	£3,284,367	£4,505,087	£5,585,797	£6,738,699	£9,040,129	£11,343,747
£375	£-1,677,489	£809,470	£1,963,241	£3,116,144	£4,336,864	£5,417,574	£6,570,476	£8,871,906	£11,175,524
£400	£-1,858,285	£641,043	£1,795,018	£2,947,920	£4,168,641	£5,249,350	£6,402,253	£8,703,683	£11,007,300

50 Flats BCP 40% AH	Value Levels €/m ²								
	VL1 €4,750	VL2 €5,250	VL3 €5,500	VL4 €5,750	VL5 €6,000	VL6 €6,250	VL7 €6,500	VL8 €7,000	VL9 €7,500
Trial CIL Rate €/m ²	Residual Land Value (£)								
Indexed Rate	-£270,804	£475,869	£833,228	£1,191,266	£1,570,365	£1,905,983	£2,264,020	£2,978,737	£3,694,134
£0	£109,453	£828,480	£1,185,838	£1,543,876	£1,922,975	£2,258,593	£2,616,631	£3,331,348	£4,046,744
£25	£57,244	£780,514	£1,138,255	£1,496,293	£1,875,392	£2,211,010	£2,569,048	£3,283,764	£3,999,161
£50	£5,035	£732,549	£1,090,672	£1,448,710	£1,827,808	£2,163,426	£2,521,464	£3,236,181	£3,951,578
£75	£-47,174	£684,583	£1,043,089	£1,401,126	£1,780,225	£2,115,843	£2,473,881	£3,188,598	£3,903,994
£100	£-99,383	£636,618	£995,505	£1,353,543	£1,732,642	£2,068,260	£2,426,298	£3,141,015	£3,856,411
£125	£-151,591	£588,653	£947,922	£1,305,960	£1,685,059	£2,020,677	£2,378,715	£3,093,432	£3,808,828
£150	£-203,800	£540,687	£900,339	£1,258,377	£1,637,476	£1,973,094	£2,331,132	£3,045,849	£3,761,245
£175	£-256,009	£492,722	£852,756	£1,210,794	£1,589,893	£1,925,511	£2,283,549	£2,998,266	£3,713,662
£200	£-308,218	£444,757	£805,173	£1,163,211	£1,542,309	£1,877,928	£2,235,965	£2,950,682	£3,666,079
£225	£-360,427	£396,791	£757,590	£1,115,627	£1,494,726	£1,830,344	£2,188,382	£2,903,099	£3,618,496
£250	£-412,636	£348,826	£710,006	£1,068,044	£1,447,143	£1,782,761	£2,140,799	£2,855,516	£3,570,912
£275	£-464,845	£300,860	£662,423	£1,020,461	£1,399,560	£1,735,178	£2,093,216	£2,807,933	£3,523,329
£300	£-517,054	£252,895	£614,840	£972,878	£1,351,977	£1,687,595	£2,045,633	£2,760,350	£3,475,746
£325	£-569,263	£204,930	£567,257	£925,295	£1,304,394	£1,640,012	£1,998,050	£2,712,767	£3,428,163
£350	£-621,472	£156,964	£519,674	£877,712	£1,256,811	£1,592,429	£1,950,466	£2,665,183	£3,380,580
£375	£-673,681	£108,999	£472,091	£830,128	£1,209,227	£1,544,845	£1,902,883	£2,617,600	£3,332,997
£400	£-725,889	£61,034	£424,507	£782,545	£1,161,644	£1,497,262	£1,855,300	£2,570,017	£3,285,413
Trial CIL Rate €/m ²	Residual Land Value (£/ha)								
Indexed Rate	-£820,617	£1,442,028	£2,524,933	£3,609,896	£4,758,680	£5,775,705	£6,860,668	£9,026,477	£11,194,345
£0	£331,676	£2,510,544	£3,593,448	£4,678,412	£5,827,196	£6,844,221	£7,929,184	£10,094,993	£12,262,860
£25	£173,467	£2,365,194	£3,449,257	£4,534,220	£5,683,005	£6,700,029	£7,784,992	£9,950,801	£12,118,669
£50	£15,258	£2,219,845	£3,305,066	£4,390,029	£5,538,813	£6,555,838	£7,640,801	£9,806,610	£11,974,478
£75	£-142,950	£2,074,495	£3,160,874	£4,245,837	£5,394,622	£6,411,646	£7,496,610	£9,662,419	£11,830,286
£100	£-301,159	£1,929,146	£3,016,683	£4,101,646	£5,250,431	£6,267,455	£7,352,418	£9,518,227	£11,686,095
£125	£-459,368	£1,783,796	£2,872,491	£3,957,455	£5,106,239	£6,123,264	£7,208,227	£9,374,036	£11,541,904
£150	£-617,577	£1,638,446	£2,728,300	£3,813,263	£4,962,048	£5,979,072	£7,064,036	£9,229,844	£11,397,712
£175	£-775,786	£1,493,097	£2,584,109	£3,669,072	£4,817,857	£5,834,881	£6,919,844	£9,085,653	£11,253,521
£200	£-933,995	£1,347,747	£2,439,917	£3,524,881	£4,673,665	£5,690,690	£6,775,653	£8,941,462	£11,109,329
£225	£-1,092,203	£1,202,398	£2,295,726	£3,380,689	£4,529,474	£5,546,498	£6,631,461	£8,797,270	£10,965,138
£250	£-1,250,412	£1,057,048	£2,151,535	£3,236,498	£4,385,282	£5,402,307	£6,487,270	£8,653,079	£10,820,947
£275	£-1,408,621	£911,698	£2,007,343	£3,092,306	£4,241,091	£5,258,115	£6,343,079	£8,508,888	£10,676,755
£300	£-1,566,830	£766,349	£1,863,152	£2,948,115	£4,096,900	£5,113,924	£6,198,887	£8,364,696	£10,532,564
£325	£-1,725,039	£620,999	£1,718,960	£2,803,924	£3,952,708	£4,969,733	£6,054,696	£8,220,505	£10,388,372
£350	£-1,883,248	£475,650	£1,574,769	£2,659,732	£3,808,517	£4,825,541	£5,910,504	£8,076,313	£10,244,181
£375	£-2,041,456	£330,300	£1,430,578	£2,515,541	£3,664,325	£4,681,350	£5,766,313	£7,932,122	£10,099,990
£400	£-2,199,665	£184,950	£1,286,386	£2,371,349	£3,520,134	£4,537,158	£5,622,122	£7,787,931	£9,955,798

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIa:- Residential Results -
Table 1h: 50 Flats UCP
(17.5% Profit on GDV)

Development Scenario	50 Flats UCP
Typical Site Type	PDL
Net Land Area (ha)	0.29
Gross Land Area (ha)	0.33
Site Density (dph)	175
Profit Level (GDV)	17.50%

50 Flats UCP 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£922,166	£1,681,637	£2,061,373	£2,441,831	£2,844,669	£3,201,303	£3,581,761	£4,341,233	£5,101,427
£0	£1,333,544	£2,093,016	£2,472,752	£2,853,210	£3,256,048	£3,612,682	£3,993,140	£4,752,611	£5,512,805
£25	£1,278,030	£2,037,502	£2,417,238	£2,797,696	£3,200,534	£3,557,168	£3,937,626	£4,697,098	£5,457,292
£50	£1,222,517	£1,981,989	£2,361,725	£2,742,182	£3,145,020	£3,501,654	£3,882,112	£4,641,584	£5,401,778
£75	£1,167,003	£1,926,475	£2,306,211	£2,686,669	£3,089,506	£3,446,141	£3,826,598	£4,586,070	£5,346,264
£100	£1,111,489	£1,870,961	£2,250,697	£2,631,155	£3,033,993	£3,390,627	£3,771,085	£4,530,557	£5,290,751
£125	£1,055,976	£1,815,448	£2,195,184	£2,575,641	£2,978,479	£3,335,113	£3,715,571	£4,475,043	£5,235,237
£150	£1,000,462	£1,759,934	£2,139,670	£2,520,128	£2,922,965	£3,279,600	£3,660,057	£4,419,529	£5,179,723
£175	£944,948	£1,704,420	£2,084,156	£2,464,614	£2,867,452	£3,224,086	£3,604,544	£4,364,016	£5,124,209
£200	£889,435	£1,648,907	£2,028,642	£2,409,100	£2,811,938	£3,168,572	£3,549,030	£4,308,502	£5,068,696
£225	£833,921	£1,593,393	£1,973,129	£2,353,587	£2,756,424	£3,113,059	£3,493,516	£4,252,988	£5,013,182
£250	£778,407	£1,537,879	£1,917,615	£2,298,073	£2,700,911	£3,057,545	£3,438,003	£4,197,475	£4,957,668
£275	£722,894	£1,482,365	£1,862,101	£2,242,559	£2,645,397	£3,002,031	£3,382,489	£4,141,961	£4,902,155
£300	£667,380	£1,426,852	£1,806,588	£2,187,046	£2,589,883	£2,946,517	£3,326,975	£4,086,447	£4,846,641
£325	£611,866	£1,371,338	£1,751,074	£2,131,532	£2,534,370	£2,891,004	£3,271,462	£4,030,933	£4,791,127
£350	£556,353	£1,315,824	£1,695,560	£2,076,018	£2,478,856	£2,835,490	£3,215,948	£3,975,420	£4,735,614
£375	£500,839	£1,260,311	£1,640,047	£2,020,505	£2,423,342	£2,779,976	£3,160,434	£3,919,906	£4,680,100
£400	£445,325	£1,204,797	£1,584,533	£1,964,991	£2,367,829	£2,724,463	£3,104,921	£3,864,392	£4,624,586
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£2,794,441	£5,095,871	£6,246,586	£7,399,488	£8,620,209	£9,700,918	£10,853,821	£13,155,251	£15,458,868
£0	£4,041,043	£6,342,473	£7,493,188	£8,646,090	£9,866,811	£10,947,520	£12,100,423	£14,401,853	£16,705,471
£25	£3,872,820	£6,174,249	£7,324,964	£8,477,867	£9,698,587	£10,779,297	£11,932,199	£14,233,629	£16,537,247
£50	£3,704,596	£6,006,026	£7,156,741	£8,309,644	£9,530,364	£10,611,074	£11,763,976	£14,065,406	£16,369,024
£75	£3,536,373	£5,837,803	£6,988,518	£8,141,420	£9,362,141	£10,442,850	£11,595,753	£13,897,183	£16,200,801
£100	£3,368,150	£5,669,580	£6,820,295	£7,973,197	£9,193,918	£10,274,627	£11,427,530	£13,728,960	£16,032,577
£125	£3,199,926	£5,501,356	£6,652,071	£7,804,974	£9,025,694	£10,106,404	£11,259,306	£13,560,736	£15,864,354
£150	£3,031,703	£5,333,133	£6,483,848	£7,636,751	£8,857,471	£9,938,180	£11,091,083	£13,392,513	£15,696,131
£175	£2,863,480	£5,164,910	£6,315,625	£7,468,527	£8,689,248	£9,769,957	£10,922,860	£13,224,290	£15,527,907
£200	£2,695,257	£4,996,686	£6,147,401	£7,300,304	£8,521,024	£9,601,734	£10,754,637	£13,056,066	£15,359,684
£225	£2,527,033	£4,828,463	£5,979,178	£7,132,081	£8,352,801	£9,433,511	£10,586,413	£12,887,843	£15,191,461
£250	£2,358,810	£4,660,240	£5,810,955	£6,963,857	£8,184,578	£9,265,287	£10,418,190	£12,719,620	£15,023,237
£275	£2,190,587	£4,492,017	£5,642,732	£6,795,634	£8,016,355	£9,097,064	£10,249,967	£12,551,397	£14,855,014
£300	£2,022,363	£4,323,793	£5,474,508	£6,627,411	£7,848,131	£8,928,841	£10,081,743	£12,383,173	£14,686,791
£325	£1,854,140	£4,155,570	£5,306,285	£6,459,188	£7,679,908	£8,760,617	£9,913,520	£12,214,950	£14,518,568
£350	£1,685,917	£3,987,347	£5,138,062	£6,290,964	£7,511,685	£8,592,394	£9,745,297	£12,046,727	£14,350,344
£375	£1,517,694	£3,819,123	£4,969,838	£6,122,741	£7,343,461	£8,424,171	£9,577,074	£11,878,503	£14,182,121
£400	£1,349,470	£3,650,900	£4,801,615	£5,954,518	£7,175,238	£8,255,948	£9,408,850	£11,710,280	£14,013,898

50 Flats UCP 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£753,329	£1,468,046	£1,825,405	£2,183,443	£2,562,542	£2,898,155	£3,256,198	£3,970,915	£4,686,311
£0	£1,105,940	£1,820,657	£2,178,015	£2,536,053	£2,915,152	£3,250,770	£3,608,808	£4,323,525	£5,038,921
£25	£1,058,357	£1,773,073	£2,130,432	£2,488,470	£2,867,569	£3,203,187	£3,561,225	£4,275,942	£4,991,338
£50	£1,010,773	£1,725,490	£2,082,849	£2,440,887	£2,819,986	£3,155,604	£3,513,642	£4,228,359	£4,943,755
£75	£963,190	£1,677,907	£2,035,266	£2,393,303	£2,772,402	£3,108,020	£3,466,058	£4,180,775	£4,896,172
£100	£915,607	£1,630,324	£1,987,682	£2,345,720	£2,724,819	£3,060,437	£3,418,475	£4,133,192	£4,848,589
£125	£868,024	£1,582,741	£1,940,099	£2,298,137	£2,677,236	£3,012,854	£3,370,892	£4,085,609	£4,801,005
£150	£820,441	£1,535,158	£1,892,516	£2,250,554	£2,629,653	£2,965,271	£3,323,309	£4,038,026	£4,753,422
£175	£772,858	£1,487,575	£1,844,933	£2,202,971	£2,582,070	£2,917,688	£3,275,726	£3,990,443	£4,705,839
£200	£725,274	£1,439,991	£1,797,350	£2,155,388	£2,534,487	£2,870,105	£3,228,143	£3,942,860	£4,658,256
£225	£677,691	£1,392,408	£1,749,767	£2,107,805	£2,486,903	£2,822,522	£3,180,559	£3,895,276	£4,610,673
£250	£630,108	£1,344,825	£1,702,184	£2,060,221	£2,439,320	£2,774,938	£3,132,976	£3,847,693	£4,563,090
£275	£582,525	£1,297,242	£1,654,600	£2,012,638	£2,391,737	£2,727,355	£3,085,393	£3,800,110	£4,515,506
£300	£534,942	£1,249,659	£1,607,017	£1,965,055	£2,344,154	£2,679,772	£3,037,810	£3,752,527	£4,467,923
£325	£487,359	£1,202,076	£1,559,434	£1,917,472	£2,296,571	£2,632,189	£2,990,227	£3,704,944	£4,420,340
£350	£439,775	£1,154,492	£1,511,851	£1,869,889	£2,248,988	£2,584,606	£2,942,644	£3,657,361	£4,372,757
£375	£392,192	£1,106,909	£1,464,268	£1,822,306	£2,201,405	£2,537,023	£2,895,060	£3,609,777	£4,325,174
£400	£344,609	£1,059,326	£1,416,685	£1,774,722	£2,153,821	£2,489,439	£2,847,477	£3,562,194	£4,277,591
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£2,282,817	£4,448,625	£5,531,530	£6,616,493	£7,765,278	£8,782,288	£9,867,265	£12,033,074	£14,200,942
£0	£3,351,332	£5,517,141	£6,600,046	£7,685,009	£8,833,794	£9,850,818	£10,935,781	£13,101,590	£15,269,458
£25	£3,207,141	£5,372,950	£6,455,854	£7,540,818	£8,689,602	£9,706,627	£10,791,590	£12,957,399	£15,125,267
£50	£3,062,950	£5,228,759	£6,311,663	£7,396,626	£8,545,411	£9,562,435	£10,647,398	£12,813,208	£14,981,076
£75	£2,918,758	£5,084,567	£6,167,472	£7,252,435	£8,401,219	£9,418,244	£10,503,207	£12,669,016	£14,836,884
£100	£2,774,567	£4,940,376	£6,023,280	£7,108,243	£8,257,028	£9,274,052	£10,359,016	£12,524,825	£14,692,693
£125	£2,630,375	£4,796,184	£5,879,089	£6,964,052	£8,112,837	£9,129,861	£10,214,824	£12,380,633	£14,548,501
£150	£2,486,184	£4,651,993	£5,734,897	£6,819,861	£7,968,645	£8,985,670	£10,070,633	£12,236,442	£14,404,310
£175	£2,341,993	£4,507,802	£5,590,706	£6,675,669	£7,824,454	£8,841,478	£9,926,442	£12,092,251	£14,260,119
£200	£2,197,801	£4,363,610	£5,446,515	£6,531,478	£7,680,263	£8,697,287	£9,782,250	£11,948,059	£14,115,927
£225	£2,053,610	£4,219,419	£5,302,323	£6,387,287	£7,536,071	£8,553,095	£9,638,059	£11,803,868	£13,971,736
£250	£1,909,419	£4,075,227	£5,158,132	£6,243,095	£7,391,880	£8,408,904	£9,493,867	£11,659,676	£13,827,544
£275	£1,765,227	£3,931,036	£5,013,941	£6,098,904	£7,247,688	£8,264,713	£9,349,676	£11,515,485	£13,683,353
£300	£1,621,036	£3,786,845	£4,869,749	£5,954,712	£7,103,497	£8,120,521	£9,205,485	£11,371,294	£13,539,161
£325	£1,476,844	£3,642,653	£4,725,558	£5,810,521	£6,959,306	£7,976,330	£9,061,293	£11,227,102	£13,394,970
£350	£1,332,653	£3,498,462	£4,581,366	£5,666,330	£6,815,114	£7,832,139	£8,917,102	£11,082,911	£13,250,779
£375	£1,188,462	£3,354,271	£4,437,175	£5,522,138	£6,670,923	£7,687,947	£8,772,910	£	

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIa:- Residential Results -
Table 1i: 50 Mixed
(17.5% Profit on GDV)

Development Scenario	50
Typical Site Type	Mixed
Net Land Area (ha)	GF/PDL
Gross Land Area (ha)	0.83
Site Density (dph)	0.96
Profit Level (GDV)	60
	17.50%

50 Mixed 30% AH	Value Levels €/m ²								
	VL1 €4,750	VL2 €5,250	VL3 €5,500	VL4 €5,750	VL5 €6,000	VL6 €6,250	VL7 €6,500	VL8 €7,000	VL9 €7,500
Trial CIL Rate €/m ²	Residual Land Value (£)								
Indexed Rate	£2,554,026	£3,575,829	£4,086,730	£4,598,603	£5,140,586	£5,620,406	£6,132,279	£7,154,082	£8,176,856
£0	£3,019,262	£4,041,065	£4,551,966	£5,063,839	£5,605,822	£6,085,642	£6,597,515	£7,619,320	£8,642,091
£25	£2,956,480	£3,978,283	£4,489,185	£5,001,057	£5,543,040	£6,022,860	£6,534,733	£7,556,538	£8,579,310
£50	£2,893,699	£3,915,502	£4,426,403	£4,938,275	£5,480,259	£5,960,079	£6,471,952	£7,493,757	£8,516,529
£75	£2,830,917	£3,852,720	£4,363,622	£4,875,494	£5,417,477	£5,897,297	£6,409,170	£7,430,975	£8,453,747
£100	£2,768,136	£3,789,939	£4,300,840	£4,812,712	£5,354,696	£5,834,516	£6,346,389	£7,368,194	£8,390,966
£125	£2,705,354	£3,727,157	£4,238,059	£4,749,930	£5,291,914	£5,771,734	£6,283,607	£7,305,412	£8,328,184
£150	£2,642,573	£3,664,376	£4,175,277	£4,687,148	£5,229,133	£5,708,953	£6,220,826	£7,242,630	£8,265,403
£175	£2,579,791	£3,601,594	£4,112,496	£4,624,367	£5,166,351	£5,646,171	£6,158,044	£7,179,849	£8,202,621
£200	£2,517,010	£3,538,813	£4,049,714	£4,561,585	£5,103,570	£5,583,390	£6,095,263	£7,117,067	£8,139,840
£225	£2,454,228	£3,476,031	£3,986,933	£4,498,803	£5,040,788	£5,520,608	£6,032,481	£7,054,285	£8,077,058
£250	£2,391,447	£3,413,250	£3,924,151	£4,436,021	£4,978,007	£5,457,827	£5,969,700	£6,991,504	£8,014,277
£275	£2,328,665	£3,350,468	£3,861,370	£4,373,240	£4,915,225	£5,395,045	£5,906,918	£6,928,722	£7,951,495
£300	£2,265,884	£3,287,687	£3,798,588	£4,310,458	£4,852,444	£5,332,264	£5,844,137	£6,865,940	£7,888,714
£325	£2,203,102	£3,224,905	£3,735,807	£4,247,676	£4,789,662	£5,269,482	£5,781,355	£6,803,159	£7,825,932
£350	£2,140,321	£3,162,124	£3,673,025	£4,184,894	£4,726,881	£5,206,701	£5,718,574	£6,740,377	£7,763,151
£375	£2,077,539	£3,099,342	£3,610,244	£4,122,113	£4,664,099	£5,143,919	£5,655,792	£6,677,595	£7,700,370
£400	£2,014,758	£3,036,561	£3,547,462	£4,059,331	£4,601,318	£5,081,138	£5,593,011	£6,614,814	£7,637,588
Trial CIL Rate €/m ²	Residual Land Value (£/ha)								
Indexed Rate	£2,660,443	£3,724,822	£4,257,011	£4,790,211	£5,354,777	£5,854,590	£6,387,790	£7,452,168	£8,517,558
£0	£3,145,064	£4,209,442	£4,741,631	£5,274,832	£5,839,398	£6,339,210	£6,872,411	£7,936,792	£9,002,179
£25	£3,079,667	£4,144,045	£4,676,234	£5,209,435	£5,774,000	£6,273,813	£6,807,014	£7,871,394	£8,936,781
£50	£3,014,269	£4,078,648	£4,610,837	£5,144,037	£5,708,603	£6,208,416	£6,741,616	£7,805,997	£8,871,384
£75	£2,948,872	£4,013,250	£4,545,439	£5,078,639	£5,643,206	£6,143,018	£6,676,219	£7,740,599	£8,805,987
£100	£2,883,475	£3,947,853	£4,480,042	£5,013,242	£5,577,808	£6,077,621	£6,610,822	£7,675,202	£8,740,589
£125	£2,818,077	£3,882,455	£4,414,644	£4,947,844	£5,512,411	£6,012,223	£6,545,424	£7,609,804	£8,675,192
£150	£2,752,680	£3,817,058	£4,349,247	£4,882,446	£5,447,013	£5,946,826	£6,480,027	£7,544,407	£8,609,794
£175	£2,687,283	£3,751,661	£4,283,850	£4,817,049	£5,381,616	£5,881,429	£6,414,629	£7,479,009	£8,544,397
£200	£2,621,885	£3,686,263	£4,218,452	£4,751,651	£5,316,219	£5,816,031	£6,349,232	£7,413,611	£8,479,000
£225	£2,556,488	£3,620,866	£4,153,055	£4,686,253	£5,250,821	£5,750,634	£6,283,835	£7,348,214	£8,413,602
£250	£2,491,090	£3,555,468	£4,087,658	£4,620,856	£5,185,424	£5,685,236	£6,218,437	£7,282,816	£8,348,205
£275	£2,425,693	£3,490,071	£4,022,260	£4,555,458	£5,120,026	£5,619,839	£6,153,040	£7,217,419	£8,282,808
£300	£2,360,296	£3,424,674	£3,956,863	£4,490,060	£5,054,629	£5,554,442	£6,087,642	£7,152,021	£8,217,410
£325	£2,294,898	£3,359,276	£3,891,465	£4,424,663	£4,989,232	£5,489,044	£6,022,245	£7,086,624	£8,152,013
£350	£2,229,501	£3,293,879	£3,826,068	£4,359,265	£4,923,834	£5,423,647	£5,956,848	£7,021,226	£8,086,616
£375	£2,164,103	£3,228,482	£3,760,671	£4,293,867	£4,858,437	£5,358,249	£5,891,450	£6,955,829	£8,021,218
£400	£2,098,706	£3,163,084	£3,695,273	£4,228,470	£4,793,040	£5,292,852	£5,826,053	£6,890,431	£7,955,821

50 Mixed 40% AH	Value Levels €/m ²								
	VL1 €4,750	VL2 €5,250	VL3 €5,500	VL4 €5,750	VL5 €6,000	VL6 €6,250	VL7 €6,500	VL8 €7,000	VL9 €7,500
Trial CIL Rate €/m ²	Residual Land Value (£)								
Indexed Rate	£2,296,692	£3,272,719	£3,760,732	£4,249,673	£4,767,376	£5,225,700	£5,714,641	£6,690,667	£7,667,621
£0	£2,695,466	£3,671,493	£4,159,504	£4,648,447	£5,166,149	£5,624,473	£6,113,414	£7,089,441	£8,066,395
£25	£2,641,653	£3,617,680	£4,105,691	£4,594,634	£5,112,337	£5,570,661	£6,059,602	£7,035,628	£8,012,582
£50	£2,587,841	£3,563,867	£4,051,879	£4,540,822	£5,058,524	£5,516,848	£6,005,789	£6,981,815	£7,958,769
£75	£2,534,028	£3,510,054	£3,998,066	£4,487,009	£5,004,711	£5,463,035	£5,951,976	£6,928,003	£7,904,957
£100	£2,480,215	£3,456,242	£3,944,253	£4,433,196	£4,950,898	£5,409,223	£5,898,164	£6,874,190	£7,851,144
£125	£2,426,402	£3,402,429	£3,890,441	£4,379,383	£4,897,086	£5,355,410	£5,844,351	£6,820,377	£7,797,331
£150	£2,372,590	£3,348,616	£3,836,628	£4,325,571	£4,843,273	£5,301,597	£5,790,538	£6,766,565	£7,743,519
£175	£2,318,777	£3,294,804	£3,782,816	£4,271,758	£4,789,460	£5,247,785	£5,736,726	£6,712,752	£7,689,706
£200	£2,264,964	£3,240,991	£3,729,003	£4,217,945	£4,735,648	£5,193,972	£5,682,913	£6,658,939	£7,635,893
£225	£2,211,152	£3,187,178	£3,675,191	£4,164,133	£4,681,835	£5,140,159	£5,629,100	£6,605,127	£7,582,081
£250	£2,157,339	£3,133,365	£3,621,378	£4,110,320	£4,628,022	£5,086,346	£5,575,287	£6,551,314	£7,528,268
£275	£2,103,526	£3,079,553	£3,567,565	£4,056,507	£4,574,209	£5,032,534	£5,521,475	£6,497,501	£7,474,455
£300	£2,049,714	£3,025,740	£3,513,753	£4,002,694	£4,520,397	£4,978,721	£5,467,662	£6,443,689	£7,420,643
£325	£1,995,901	£2,971,927	£3,459,940	£3,948,882	£4,466,584	£4,924,908	£5,413,849	£6,389,876	£7,366,830
£350	£1,942,088	£2,918,115	£3,406,128	£3,895,069	£4,412,771	£4,871,096	£5,360,037	£6,336,063	£7,313,018
£375	£1,888,275	£2,864,302	£3,352,315	£3,841,256	£4,358,959	£4,817,283	£5,306,224	£6,282,251	£7,259,205
£400	£1,834,463	£2,810,489	£3,298,503	£3,787,444	£4,305,146	£4,763,470	£5,252,411	£6,228,438	£7,205,392
Trial CIL Rate €/m ²	Residual Land Value (£/ha)								
Indexed Rate	£2,392,388	£3,409,082	£3,917,429	£4,426,743	£4,966,016	£5,443,437	£5,952,751	£6,969,445	£7,987,106
£0	£2,807,777	£3,824,471	£4,332,816	£4,842,132	£5,381,406	£5,858,827	£6,368,140	£7,384,834	£8,402,494
£25	£2,751,722	£3,768,417	£4,276,762	£4,786,077	£5,325,351	£5,802,772	£6,312,085	£7,328,779	£8,346,440
£50	£2,695,667	£3,712,362	£4,220,707	£4,730,022	£5,269,296	£5,746,717	£6,256,030	£7,272,724	£8,290,385
£75	£2,639,612	£3,656,307	£4,164,652	£4,673,968	£5,213,241	£5,690,662	£6,199,975	£7,216,670	£8,234,330
£100	£2,583,557	£3,600,252	£4,108,597	£4,617,913	£5,157,186	£5,634,607	£6,143,920	£7,160,615	£8,178,275
£125	£2,527,503	£3,544,197	£4,052,543	£4,561,858	£5,101,131	£5,578,552	£6,087,866	£7,104,560	£8,122,220
£150	£2,471,448	£3,488,142	£3,996,488	£4,505,803	£5,045,076	£5,522,497	£6,031,811	£7,048,505	£8,066,165
£175	£2,415,393	£3,432,087	£3,940,433	£4,449,748	£4,989,021	£5,466,442	£5,975,756	£6,992,450	£8,010,111
£200	£2,359,338	£3,376,032	£3,884,378	£4,393,693	£4,932,966	£5,410,387	£5,919,701	£6,936,395	£7,954,056
£225	£2,303,283	£3,319,977	£3,828,324	£4,337,638	£4,876,911	£5,354,332	£5,863,646	£6,880,340	£7,898,001
£250	£2,247,228	£3,263,922	£3,772,269	£4,281,583	£4,820,856	£5,298,278	£5,807,591	£6,824,285	£7,841,946
£275	£2,191,173	£3,207,867	£3,716,214	£4,225,528	£4,764,802	£5,242,223	£5,751,536	£6,768,231	£7,785,891
£300	£2,135,118	£3,151,813	£3,660,159	£4,169,473	£4,708,747	£5,186,168	£5,695,481	£6,712,176	£7,729,836
£325	£2,079,063	£3,095,758	£3,604,104	£4,113,418	£4,652,692	£5,130,113	£5,639,426	£6,656,121	£7,673,781
£350	£2,023,008	£3,039,703	£3,548,050	£4,057,364	£4,596,637	£5,074,058	£5,583,372	£6,600,066	£7,617,727
£375	£1,966,954	£2,983,648	£3,491,995	£4,001,309	£4,540,582	£5,018,003	£5,527,317	£6,544,011	£7,561,672
£400									

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIa:- Residential Results - Table 1j: 60 Flats (Extra Care) (17.5% Profit on GDV)

Development Scenario	60 Flats (Extra Care)
Typical Site Type	PDL
Net Land Area (ha)	0.48
Gross Land Area (ha)	0.55
Site Density (dph)	125
Profit Level (GDV)	17.50%

60 Extra Care 30% AH	Value Levels £/m ²			
	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)			
Indexed Rate	£1,657,107	£2,415,524	£3,173,941	£3,932,358
£0	£2,225,703	£2,984,120	£3,742,537	£4,500,955
£25	£2,148,974	£2,907,391	£3,665,808	£4,424,225
£50	£2,072,244	£2,830,661	£3,589,078	£4,347,496
£75	£1,995,515	£2,753,932	£3,512,349	£4,270,766
£100	£1,918,785	£2,677,202	£3,435,619	£4,194,037
£125	£1,842,056	£2,600,473	£3,358,890	£4,117,307
£150	£1,765,326	£2,523,743	£3,282,160	£4,040,578
£175	£1,688,596	£2,447,014	£3,205,431	£3,963,848
£200	£1,611,867	£2,370,284	£3,128,701	£3,887,118
£225	£1,535,137	£2,293,555	£3,051,972	£3,810,389
£250	£1,458,408	£2,216,825	£2,975,242	£3,733,659
£275	£1,381,678	£2,140,096	£2,898,513	£3,656,930
£300	£1,304,949	£2,063,366	£2,821,783	£3,580,200
£325	£1,228,219	£1,986,636	£2,745,054	£3,503,471
£350	£1,151,490	£1,909,907	£2,668,324	£3,426,741
£375	£1,074,760	£1,833,177	£2,591,595	£3,350,012
£400	£998,031	£1,756,448	£2,514,865	£3,273,282
Trial CIL Rate £/m ²	Residual Land Value (£/ha)			
Indexed Rate	£3,012,921	£4,391,862	£5,770,802	£7,149,742
£0	£4,046,733	£5,425,673	£6,804,613	£8,183,554
£25	£3,907,225	£5,286,165	£6,665,105	£8,044,046
£50	£3,767,717	£5,146,657	£6,525,597	£7,904,537
£75	£3,628,208	£5,007,148	£6,386,089	£7,765,029
£100	£3,488,700	£4,867,640	£6,246,581	£7,625,521
£125	£3,349,192	£4,728,132	£6,107,072	£7,486,013
£150	£3,209,684	£4,588,624	£5,967,564	£7,346,505
£175	£3,070,175	£4,449,116	£5,828,056	£7,206,996
£200	£2,930,667	£4,309,607	£5,688,548	£7,067,488
£225	£2,791,159	£4,170,099	£5,549,040	£6,927,980
£250	£2,651,651	£4,030,591	£5,409,532	£6,788,472
£275	£2,512,142	£3,891,083	£5,270,023	£6,648,964
£300	£2,372,634	£3,751,575	£5,130,515	£6,509,455
£325	£2,233,126	£3,612,066	£4,991,007	£6,369,947
£350	£2,093,618	£3,472,558	£4,851,499	£6,230,439
£375	£1,954,110	£3,333,050	£4,711,991	£6,090,931
£400	£1,814,601	£3,193,542	£4,572,482	£5,951,422

60 Extra Care 30% AH	Value Levels £/m ²			
	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)			
Indexed Rate	£1,252,293	£1,959,361	£2,666,428	£3,373,496
£0	£1,739,661	£2,446,729	£3,153,797	£3,860,865
£25	£1,673,893	£2,380,961	£3,088,029	£3,795,096
£50	£1,608,125	£2,315,193	£3,022,261	£3,729,328
£75	£1,542,357	£2,249,425	£2,956,492	£3,663,560
£100	£1,476,589	£2,183,656	£2,890,724	£3,597,792
£125	£1,410,821	£2,117,888	£2,824,956	£3,532,024
£150	£1,345,053	£2,052,120	£2,759,188	£3,466,256
£175	£1,279,284	£1,986,352	£2,693,420	£3,400,487
£200	£1,213,516	£1,920,584	£2,627,652	£3,334,719
£225	£1,147,748	£1,854,816	£2,561,883	£3,268,951
£250	£1,081,980	£1,789,048	£2,496,115	£3,203,183
£275	£1,016,212	£1,723,279	£2,430,347	£3,137,415
£300	£950,444	£1,657,511	£2,364,579	£3,071,647
£325	£884,676	£1,591,743	£2,298,811	£3,005,878
£350	£818,907	£1,525,975	£2,233,043	£2,940,110
£375	£753,139	£1,460,207	£2,167,275	£2,874,342
£400	£687,371	£1,394,439	£2,101,506	£2,808,574
Trial CIL Rate £/m ²	Residual Land Value (£/ha)			
Indexed Rate	£2,276,897	£3,562,474	£4,848,052	£6,133,629
£0	£3,163,021	£4,448,598	£5,734,176	£7,019,754
£25	£3,043,442	£4,329,020	£5,614,598	£6,900,175
£50	£2,923,864	£4,209,441	£5,495,019	£6,780,597
£75	£2,804,286	£4,089,863	£5,375,441	£6,661,018
£100	£2,684,707	£3,970,285	£5,255,862	£6,541,440
£125	£2,565,129	£3,850,706	£5,136,284	£6,421,861
£150	£2,445,550	£3,731,128	£5,016,705	£6,302,283
£175	£2,325,972	£3,611,549	£4,897,127	£6,182,704
£200	£2,206,393	£3,491,971	£4,777,548	£6,063,126
£225	£2,086,815	£3,372,392	£4,657,970	£5,943,547
£250	£1,967,236	£3,252,814	£4,538,391	£5,823,969
£275	£1,847,658	£3,133,235	£4,418,813	£5,704,391
£300	£1,728,080	£3,013,657	£4,299,235	£5,584,812
£325	£1,608,501	£2,894,079	£4,179,656	£5,465,234
£350	£1,488,923	£2,774,500	£4,060,078	£5,345,655
£375	£1,369,344	£2,654,922	£3,940,499	£5,226,077
£400	£1,249,766	£2,535,343	£3,820,921	£5,106,498

- RLV beneath Viability Test 1 (RLV <£250,000/ha)
- Viability Test 2 (RLV £250,000 to £500,000/ha)
- Viability Test 3 (RLV £500,000 to £1,500,000/ha)
- Viability Test 4 (RLV £1,500,000 to £3,000,000/ha)
- Viability Test 5 (RLV £3,000,000 to £5,000,000/ha)
- Viability Test 6 (RLV £5,000,000 to £7,500,000/ha)
- Viability Test 7 (RLV >£7,500,000/ha)

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement (Lower)
£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
£1,500,000	Low-grade industrial / office land values
£3,000,000	Office PDL
£5,000,000	Existing residential Land / upper high-density commercial values
£7,500,000	

Source: Dixon Searle Partnership (2021)

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIa:- Residential Results -
Table 1k: 100 Flats GF Retail
(17.5% Profit on GDV)

Development Scenario	100 Flats GF Retail
Typical Site Type	PDL
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58
Site Density (dph)	200
Profit Level (GDV)	17.50%

100 Flats GF Retail 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£70,532	£1,553,806	£2,292,562	£3,032,723	£3,816,423	£4,510,236	£5,250,397	£6,727,910	£8,206,828
£0	£899,050	£2,376,563	£3,115,320	£3,855,481	£4,639,180	£5,332,993	£6,073,154	£7,550,668	£9,029,585
£25	£781,769	£2,265,536	£3,004,292	£3,744,453	£4,528,153	£5,221,966	£5,962,127	£7,439,640	£8,918,558
£50	£664,488	£2,154,508	£2,893,265	£3,633,426	£4,417,126	£5,110,939	£5,851,100	£7,328,613	£8,807,530
£75	£547,207	£2,043,481	£2,782,238	£3,522,398	£4,306,098	£4,999,911	£5,740,072	£7,217,585	£8,696,503
£100	£429,926	£1,932,454	£2,671,210	£3,411,371	£4,195,071	£4,888,884	£5,629,045	£7,106,558	£8,585,476
£125	£312,644	£1,821,426	£2,560,183	£3,300,344	£4,084,044	£4,777,857	£5,518,018	£6,995,531	£8,474,448
£150	£195,363	£1,710,399	£2,449,155	£3,189,316	£3,973,016	£4,666,829	£5,406,990	£6,884,503	£8,363,421
£175	£78,082	£1,599,372	£2,338,128	£3,078,289	£3,861,989	£4,555,802	£5,295,963	£6,773,476	£8,252,394
£200	£-39,199	£1,488,344	£2,227,101	£2,967,262	£3,750,961	£4,444,775	£5,184,936	£6,662,449	£8,141,366
£225	£-156,480	£1,377,317	£2,116,073	£2,856,234	£3,639,934	£4,333,747	£5,073,908	£6,551,421	£8,030,339
£250	£-273,761	£1,266,289	£2,005,046	£2,745,207	£3,528,907	£4,222,720	£4,962,881	£6,440,394	£7,919,311
£275	£-391,042	£1,155,262	£1,894,019	£2,634,180	£3,417,879	£4,111,692	£4,851,853	£6,329,366	£7,808,284
£300	£-508,324	£1,044,235	£1,782,991	£2,523,152	£3,306,852	£4,000,665	£4,740,826	£6,218,339	£7,697,257
£325	£-625,605	£933,207	£1,671,964	£2,412,125	£3,195,825	£3,889,638	£4,629,799	£6,107,312	£7,586,229
£350	£-742,886	£822,180	£1,560,936	£2,301,097	£3,084,797	£3,778,610	£4,518,771	£5,996,284	£7,475,202
£375	£-860,167	£711,153	£1,449,909	£2,190,070	£2,973,770	£3,667,583	£4,407,744	£5,885,257	£7,364,174
£400	£-977,448	£600,125	£1,338,882	£2,079,043	£2,862,742	£3,556,556	£4,296,717	£5,774,229	£7,253,147
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£121,607	£2,678,976	£3,952,694	£5,228,833	£6,580,040	£7,776,269	£9,052,409	£11,599,845	£14,149,703
£0	£1,550,087	£4,097,523	£5,371,241	£6,647,380	£7,998,587	£9,194,816	£10,470,956	£13,018,392	£15,568,250
£25	£1,347,878	£3,906,096	£5,179,814	£6,455,954	£7,807,160	£9,003,390	£10,279,530	£12,826,966	£15,376,824
£50	£1,145,669	£3,714,670	£4,988,388	£6,264,527	£7,615,734	£8,811,963	£10,088,103	£12,635,539	£15,185,397
£75	£943,460	£3,523,243	£4,796,961	£6,073,101	£7,424,307	£8,620,537	£9,896,677	£12,444,113	£14,993,971
£100	£741,251	£3,331,817	£4,605,535	£5,881,674	£7,232,881	£8,429,110	£9,705,250	£12,252,686	£14,802,544
£125	£539,042	£3,140,390	£4,414,108	£5,690,248	£7,041,454	£8,237,684	£9,513,823	£12,061,260	£14,611,118
£150	£336,833	£2,948,964	£4,222,682	£5,498,821	£6,850,028	£8,046,257	£9,322,397	£11,869,833	£14,419,691
£175	£134,624	£2,757,537	£4,031,255	£5,307,395	£6,658,601	£7,854,831	£9,130,970	£11,678,407	£14,228,265
£200	£-67,584	£2,566,111	£3,839,829	£5,115,968	£6,467,175	£7,663,404	£8,939,544	£11,486,980	£14,036,838
£225	£-269,793	£2,374,684	£3,648,402	£4,924,542	£6,275,748	£7,471,978	£8,748,117	£11,295,554	£13,845,412
£250	£-472,002	£2,183,258	£3,456,976	£4,733,115	£6,084,322	£7,280,551	£8,556,691	£11,104,127	£13,653,985
£275	£-674,211	£1,991,831	£3,265,549	£4,541,689	£5,892,895	£7,089,125	£8,365,264	£10,912,701	£13,462,559
£300	£-876,420	£1,800,405	£3,074,123	£4,350,262	£5,701,469	£6,897,698	£8,173,838	£10,721,274	£13,271,132
£325	£-1,078,629	£1,608,978	£2,882,696	£4,158,836	£5,510,042	£6,706,272	£7,982,411	£10,529,848	£13,079,705
£350	£-1,280,838	£1,417,552	£2,691,270	£3,967,409	£5,318,616	£6,514,845	£7,790,985	£10,338,421	£12,888,279
£375	£-1,483,047	£1,226,125	£2,499,843	£3,775,983	£5,127,189	£6,323,419	£7,599,558	£10,146,995	£12,696,852
£400	£-1,685,256	£1,034,699	£2,308,417	£3,584,556	£4,935,763	£6,131,992	£7,408,132	£9,955,568	£12,505,426

100 Flats GF Retail 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£-389,254	£1,006,777	£1,684,107	£2,362,724	£3,081,261	£3,717,384	£4,396,002	£5,750,662	£7,106,610
£0	£357,337	£1,711,997	£2,389,327	£3,067,945	£3,786,481	£4,422,605	£5,101,223	£6,455,883	£7,811,831
£25	£253,791	£1,616,722	£2,294,161	£2,972,779	£3,691,315	£4,327,439	£5,006,056	£6,360,716	£7,716,664
£50	£150,245	£1,521,446	£2,198,995	£2,877,612	£3,596,149	£4,232,272	£4,910,890	£6,265,550	£7,621,498
£75	£46,699	£1,426,171	£2,103,828	£2,782,446	£3,500,982	£4,137,106	£4,815,724	£6,170,384	£7,526,332
£100	£-56,848	£1,330,895	£2,008,662	£2,687,280	£3,405,816	£4,041,940	£4,720,557	£6,075,217	£7,431,165
£125	£-160,394	£1,235,620	£1,913,496	£2,592,113	£3,310,650	£3,946,773	£4,625,391	£5,980,051	£7,335,999
£150	£-263,940	£1,140,345	£1,818,329	£2,496,947	£3,215,483	£3,851,607	£4,530,225	£5,884,885	£7,240,833
£175	£-367,486	£1,045,069	£1,723,163	£2,401,781	£3,120,317	£3,756,441	£4,435,058	£5,789,718	£7,145,666
£200	£-471,033	£949,794	£1,627,997	£2,306,614	£3,025,151	£3,661,274	£4,339,892	£5,694,552	£7,050,500
£225	£-574,579	£854,518	£1,532,830	£2,211,448	£2,929,984	£3,566,108	£4,244,726	£5,599,386	£6,955,334
£250	£-678,125	£759,243	£1,437,664	£2,116,282	£2,834,818	£3,470,942	£4,149,559	£5,504,219	£6,860,167
£275	£-781,671	£663,968	£1,342,498	£2,021,115	£2,739,652	£3,375,775	£4,054,393	£5,409,053	£6,765,001
£300	£-885,217	£568,692	£1,247,331	£1,925,949	£2,644,485	£3,280,609	£3,959,227	£5,313,887	£6,669,835
£325	£-988,764	£473,417	£1,152,165	£1,830,783	£2,549,319	£3,185,443	£3,864,060	£5,218,720	£6,574,668
£350	£-1,092,310	£378,141	£1,056,999	£1,735,616	£2,454,153	£3,090,276	£3,768,894	£5,123,554	£6,479,502
£375	£-1,195,856	£282,866	£961,832	£1,640,450	£2,358,987	£2,995,110	£3,673,728	£5,028,388	£6,384,336
£400	£-1,299,402	£187,590	£866,666	£1,545,284	£2,263,820	£2,899,944	£3,578,561	£4,933,221	£6,289,169
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£-671,128	£1,735,822	£2,903,632	£4,073,663	£5,312,519	£6,409,283	£7,579,314	£9,914,935	£12,252,776
£0	£616,099	£2,951,719	£4,119,530	£5,289,560	£6,528,416	£7,625,181	£8,795,211	£11,130,832	£13,468,673
£25	£437,571	£2,787,451	£3,955,450	£5,125,480	£6,364,336	£7,461,101	£8,631,131	£10,966,752	£13,304,594
£50	£259,043	£2,623,183	£3,791,370	£4,961,400	£6,200,256	£7,297,021	£8,467,052	£10,802,672	£13,140,514
£75	£80,515	£2,458,915	£3,627,290	£4,797,321	£6,036,176	£7,132,941	£8,302,972	£10,638,593	£12,976,434
£100	£-98,013	£2,294,647	£3,463,210	£4,633,241	£5,872,097	£6,968,861	£8,138,892	£10,474,513	£12,812,354
£125	£-276,541	£2,130,379	£3,299,130	£4,469,161	£5,708,017	£6,804,781	£7,974,812	£10,310,433	£12,648,274
£150	£-455,069	£1,966,111	£3,135,051	£4,305,081	£5,543,937	£6,640,702	£7,810,732	£10,146,353	£12,484,194
£175	£-633,597	£1,801,843	£2,970,971	£4,141,001	£5,379,857	£6,476,622	£7,646,652	£9,982,273	£12,320,114
£200	£-812,125	£1,637,576	£2,806,891	£3,976,921	£5,215,777	£6,312,542	£7,482,572	£9,818,193	£12,156,034
£225	£-990,653	£1,473,308	£2,642,811	£3,812,841	£5,051,697	£6,148,462	£7,318,493	£9,654,113	£11,991,954
£250	£-1,169,181	£1,309,040	£2,478,731	£3,648,762	£4,887,617	£5,984,382	£7,154,413	£9,490,034	£11,827,875
£275	£-1,347,709	£1,144,772	£2,314,651	£3,484,682	£4,723,538	£5,820,302	£6,990,333	£9,325,954	£11,663,795
£300	£-1,526,237	£980,504	£2,150,571	£3,320,602	£4,559,458	£5,656,223	£6,826,253	£9,161,874	£11,499,715
£325	£-1,704,765	£816,236	£1,986,492	£3,156,522	£4,395,378	£5,492,143	£6,662,173	£8,997,794	£11,335,635
£350	£-1,883,293	£651,968	£1,822,412	£2,992,442	£4,231,298	£5,328,063	£6,498,093	£8,833,714	£11,171,555
£375	£-2,061,821	£487,700	£1,658,332	£2,828,362	£4,067,218	£5,163,983	£6,334,013	£8,669,634	£11,007,475
£400	£-2,240,349	£323,432	£1,494,						

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIa:- Residential Results -
Table 11: 100 Mixed
(17.5% Profit on GDV)**

Development Scenario	100
	Mixed
Typical Site Type	GF/PDL
Net Land Area (ha)	1.67
Gross Land Area (ha)	2.17
Site Density (dph)	60
Profit Level (GDV)	17.50%

100 Mixed 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£5,096,098	£7,162,302	£8,195,404	£9,230,470	£10,326,422	£11,296,674	£12,331,740	£14,397,943	£16,466,109
£0	£6,026,570	£8,092,774	£9,125,876	£10,160,942	£11,256,894	£12,227,145	£13,262,211	£15,328,412	£17,396,580
£25	£5,901,007	£7,967,211	£9,000,312	£10,035,379	£11,131,331	£12,101,582	£13,136,648	£15,202,849	£17,271,017
£50	£5,775,444	£7,841,648	£8,874,749	£9,909,816	£11,005,768	£11,976,019	£13,011,085	£15,077,287	£17,145,454
£75	£5,649,881	£7,716,085	£8,749,185	£9,784,253	£10,880,205	£11,850,456	£12,885,522	£14,951,724	£17,019,891
£100	£5,524,318	£7,590,522	£8,623,622	£9,658,690	£10,754,642	£11,724,893	£12,759,959	£14,826,161	£16,894,328
£125	£5,398,755	£7,464,959	£8,498,058	£9,533,127	£10,629,079	£11,599,330	£12,634,396	£14,700,598	£16,768,766
£150	£5,273,192	£7,339,396	£8,372,495	£9,407,564	£10,503,516	£11,473,767	£12,508,833	£14,575,036	£16,643,203
£175	£5,147,629	£7,213,833	£8,246,931	£9,282,001	£10,377,953	£11,348,204	£12,383,271	£14,449,473	£16,517,640
£200	£5,022,066	£7,088,270	£8,121,367	£9,156,438	£10,252,390	£11,222,642	£12,257,708	£14,323,910	£16,392,077
£225	£4,896,503	£6,962,707	£7,995,804	£9,030,875	£10,126,827	£11,097,079	£12,132,145	£14,198,347	£16,266,515
£250	£4,770,940	£6,837,144	£7,870,240	£8,905,312	£10,001,264	£10,971,516	£12,006,582	£14,072,785	£16,140,952
£275	£4,645,377	£6,711,581	£7,744,677	£8,779,749	£9,875,701	£10,845,953	£11,881,019	£13,947,222	£16,015,389
£300	£4,519,814	£6,586,018	£7,619,113	£8,654,186	£9,750,139	£10,720,390	£11,755,456	£13,821,659	£15,889,826
£325	£4,394,251	£6,460,455	£7,493,549	£8,528,623	£9,624,576	£10,594,827	£11,629,893	£13,696,096	£15,764,264
£350	£4,268,688	£6,334,892	£7,367,986	£8,403,060	£9,499,013	£10,469,264	£11,504,330	£13,570,533	£15,638,701
£375	£4,143,125	£6,209,329	£7,242,422	£8,277,497	£9,373,450	£10,343,701	£11,378,768	£13,444,971	£15,513,138
£400	£4,017,562	£6,083,766	£7,116,859	£8,151,934	£9,247,887	£10,218,138	£11,253,205	£13,319,408	£15,387,575
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£2,348,432	£3,300,600	£3,776,684	£4,253,673	£4,758,720	£5,205,841	£5,682,829	£6,634,997	£7,588,069
£0	£2,777,221	£3,729,389	£4,205,473	£4,682,462	£5,187,509	£5,634,629	£6,111,618	£7,063,784	£8,016,857
£25	£2,719,358	£3,671,526	£4,147,609	£4,624,599	£5,129,645	£5,576,766	£6,053,755	£7,005,921	£7,958,994
£50	£2,661,495	£3,613,663	£4,089,746	£4,566,735	£5,071,782	£5,518,903	£5,995,892	£6,948,058	£7,901,131
£75	£2,603,632	£3,555,800	£4,031,883	£4,508,872	£5,013,919	£5,461,040	£5,938,029	£6,890,195	£7,843,268
£100	£2,545,769	£3,497,937	£3,974,019	£4,451,009	£4,956,056	£5,403,177	£5,880,166	£6,832,332	£7,785,405
£125	£2,487,906	£3,440,073	£3,916,156	£4,393,146	£4,898,193	£5,345,313	£5,822,302	£6,774,469	£7,727,542
£150	£2,430,042	£3,382,210	£3,858,292	£4,335,283	£4,840,330	£5,287,450	£5,764,439	£6,716,606	£7,669,679
£175	£2,372,179	£3,324,347	£3,800,429	£4,277,420	£4,782,467	£5,229,587	£5,706,576	£6,658,743	£7,611,816
£200	£2,314,316	£3,266,484	£3,742,566	£4,219,557	£4,724,604	£5,171,724	£5,648,713	£6,600,880	£7,553,953
£225	£2,256,453	£3,208,621	£3,684,702	£4,161,694	£4,666,741	£5,113,861	£5,590,850	£6,543,017	£7,496,090
£250	£2,198,590	£3,150,758	£3,626,839	£4,103,831	£4,608,878	£5,055,998	£5,532,987	£6,485,154	£7,438,227
£275	£2,140,727	£3,092,895	£3,568,975	£4,045,967	£4,551,015	£4,998,135	£5,475,124	£6,427,291	£7,380,364
£300	£2,082,864	£3,035,031	£3,511,112	£3,988,104	£4,493,151	£4,940,272	£5,417,261	£6,369,428	£7,322,501
£325	£2,025,001	£2,977,168	£3,453,249	£3,930,241	£4,435,288	£4,882,409	£5,359,398	£6,311,565	£7,264,638
£350	£1,967,137	£2,919,305	£3,395,385	£3,872,378	£4,377,425	£4,824,546	£5,301,535	£6,253,702	£7,206,775
£375	£1,909,274	£2,861,442	£3,337,522	£3,814,515	£4,319,562	£4,766,683	£5,243,672	£6,195,839	£7,148,912
£400	£1,851,411	£2,803,579	£3,279,658	£3,756,652	£4,261,699	£4,708,820	£5,185,809	£6,137,976	£7,091,049

100 Mixed 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£4,313,880	£6,221,176	£7,174,824	£8,130,285	£9,141,949	£10,037,581	£10,993,041	£12,900,336	£14,809,442
£0	£5,111,420	£7,018,723	£7,972,371	£8,927,832	£9,939,506	£10,835,127	£11,790,585	£13,697,877	£15,606,984
£25	£5,003,795	£6,911,098	£7,864,746	£8,820,207	£9,831,880	£10,727,501	£11,682,960	£13,590,252	£15,499,359
£50	£4,896,170	£6,803,472	£7,757,120	£8,712,581	£9,724,254	£10,619,876	£11,575,335	£13,482,627	£15,391,734
£75	£4,788,545	£6,695,847	£7,649,495	£8,604,956	£9,616,628	£10,512,251	£11,467,710	£13,375,002	£15,284,110
£100	£4,680,920	£6,588,221	£7,541,870	£8,497,330	£9,509,002	£10,404,625	£11,360,085	£13,267,377	£15,176,485
£125	£4,573,295	£6,480,596	£7,434,244	£8,389,705	£9,401,376	£10,297,000	£11,252,459	£13,159,752	£15,068,860
£150	£4,465,670	£6,372,971	£7,326,619	£8,282,080	£9,293,750	£10,189,375	£11,144,834	£13,052,128	£14,961,235
£175	£4,358,045	£6,265,345	£7,218,993	£8,174,454	£9,186,124	£10,081,749	£11,037,209	£12,944,503	£14,853,610
£200	£4,250,420	£6,157,720	£7,111,368	£8,066,829	£9,078,498	£9,974,124	£10,929,584	£12,836,878	£14,745,985
£225	£4,142,795	£6,050,094	£7,003,742	£7,959,203	£8,970,872	£9,866,499	£10,821,959	£12,729,253	£14,638,360
£250	£4,035,170	£5,942,469	£6,896,117	£7,851,578	£8,863,246	£9,758,873	£10,714,334	£12,621,628	£14,530,735
£275	£3,927,546	£5,834,844	£6,788,492	£7,743,952	£8,755,620	£9,651,248	£10,606,708	£12,514,003	£14,423,110
£300	£3,819,921	£5,727,218	£6,680,866	£7,636,327	£8,647,994	£9,543,623	£10,499,083	£12,406,378	£14,315,486
£325	£3,712,296	£5,619,593	£6,573,241	£7,528,702	£8,540,368	£9,435,997	£10,391,458	£12,298,753	£14,207,861
£350	£3,604,671	£5,511,967	£6,465,615	£7,421,076	£8,432,742	£9,328,372	£10,283,833	£12,191,128	£14,100,236
£375	£3,497,046	£5,404,342	£6,357,990	£7,313,451	£8,325,116	£9,220,747	£10,176,208	£12,083,503	£13,992,611
£400	£3,389,421	£5,296,716	£6,250,364	£7,205,825	£8,217,490	£9,113,121	£10,068,582	£11,975,878	£13,884,986
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£1,987,963	£2,866,901	£3,306,370	£3,746,675	£4,212,880	£4,625,613	£5,065,918	£5,944,855	£6,824,627
£0	£2,355,493	£3,234,435	£3,673,904	£4,114,208	£4,580,417	£4,993,146	£5,433,449	£6,312,386	£7,192,159
£25	£2,305,896	£3,184,838	£3,624,307	£4,064,611	£4,530,820	£4,943,549	£5,383,853	£6,262,789	£7,142,562
£50	£2,256,300	£3,135,241	£3,574,710	£4,015,014	£4,481,223	£4,893,952	£5,334,256	£6,213,192	£7,092,965
£75	£2,206,703	£3,085,644	£3,525,113	£3,965,417	£4,431,626	£4,844,355	£5,284,659	£6,163,596	£7,043,368
£100	£2,157,106	£3,036,047	£3,475,516	£3,915,820	£4,382,028	£4,794,758	£5,235,062	£6,113,999	£6,993,772
£125	£2,107,509	£2,986,450	£3,425,919	£3,866,224	£4,332,431	£4,745,161	£5,185,465	£6,064,402	£6,944,175
£150	£2,057,913	£2,936,853	£3,376,322	£3,816,627	£4,282,834	£4,695,564	£5,135,868	£6,014,805	£6,894,578
£175	£2,008,316	£2,887,256	£3,326,725	£3,767,030	£4,233,237	£4,645,967	£5,086,271	£5,965,209	£6,844,982
£200	£1,958,719	£2,837,659	£3,277,128	£3,717,433	£4,183,640	£4,596,371	£5,036,675	£5,915,612	£6,795,385
£225	£1,909,122	£2,788,062	£3,227,531	£3,667,836	£4,134,042	£4,546,774	£4,987,078	£5,866,015	£6,745,788
£250	£1,859,526	£2,738,465	£3,177,934	£3,618,239	£4,084,445	£4,497,177	£4,937,481	£5,816,418	£6,696,191
£275	£1,809,929	£2,688,868	£3,128,337	£3,568,642	£4,034,848	£4,447,580	£4,887,884	£5,766,822	£6,646,595
£300	£1,760,332	£2,639,271	£3,078,740	£3,519,045	£3,985,251	£4,397,983	£4,838,287	£5,717,225	£6,596,998
£325	£1,710,735	£2,589,674	£3,029,143	£3,469,448	£3,935,653	£4,348,386	£4,788,690	£5,667,628	£6,547,401
£350	£1,661,139	£2,540,077	£2,979,546	£3,419,851	£3,886,056	£4,298,789	£4,739,093	£5,618,031	£6,497,805
£375	£								

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIa:- Residential Results -
Table 1m: 150 Houses
(17.5% Profit on GDV)

Development Scenario	150 Houses
Typical Site Type	GF/PDL
Net Land Area (ha)	2.50
Gross Land Area (ha)	3.25
Site Density (dph)	60
Profit Level (GDV)	17.50%

150 Houses 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£9,189,400	£12,475,824	£14,119,037	£15,765,372	£17,508,552	£19,051,796	£20,698,132	£23,984,557	£27,274,103
£0	£10,624,640	£13,911,064	£15,554,275	£17,200,612	£18,943,791	£20,487,036	£22,133,373	£25,419,794	£28,709,342
£25	£10,430,961	£13,717,385	£15,360,596	£17,006,933	£18,750,112	£20,293,357	£21,939,693	£25,226,115	£28,515,663
£50	£10,237,281	£13,523,706	£15,166,917	£16,813,253	£18,556,433	£20,099,678	£21,746,014	£25,032,436	£28,321,984
£75	£10,043,602	£13,330,027	£14,973,238	£16,619,574	£18,362,754	£19,905,999	£21,552,335	£24,838,757	£28,128,305
£100	£9,849,923	£13,136,347	£14,779,559	£16,425,895	£18,169,075	£19,712,320	£21,358,656	£24,645,078	£27,934,626
£125	£9,656,244	£12,942,668	£14,585,880	£16,232,216	£17,975,396	£19,518,641	£21,164,977	£24,451,399	£27,740,947
£150	£9,462,564	£12,748,989	£14,392,201	£16,038,537	£17,781,717	£19,324,961	£20,971,298	£24,257,720	£27,547,268
£175	£9,268,885	£12,555,310	£14,198,522	£15,844,858	£17,588,037	£19,131,282	£20,777,619	£24,064,041	£27,353,589
£200	£9,075,206	£12,361,631	£14,004,843	£15,651,179	£17,394,358	£18,937,603	£20,583,940	£23,870,362	£27,159,911
£225	£8,881,526	£12,167,951	£13,811,164	£15,457,500	£17,200,679	£18,743,924	£20,390,260	£23,676,683	£26,966,232
£250	£8,687,847	£11,974,272	£13,617,485	£15,263,821	£17,007,000	£18,550,245	£20,196,581	£23,483,004	£26,772,553
£275	£8,494,168	£11,780,593	£13,423,806	£15,070,141	£16,813,321	£18,356,566	£20,002,902	£23,289,325	£26,578,874
£300	£8,300,489	£11,586,914	£13,230,127	£14,876,462	£16,619,642	£18,162,886	£19,809,223	£23,095,646	£26,385,195
£325	£8,106,809	£11,393,235	£13,036,448	£14,682,783	£16,425,963	£17,969,207	£19,615,544	£22,901,967	£26,191,516
£350	£7,913,130	£11,199,555	£12,842,769	£14,489,104	£16,232,284	£17,775,528	£19,421,865	£22,708,288	£25,997,837
£375	£7,719,451	£11,005,876	£12,649,090	£14,295,425	£16,038,604	£17,581,849	£19,228,186	£22,514,609	£25,804,158
£400	£7,525,771	£10,812,197	£12,455,411	£14,101,746	£15,844,925	£17,388,170	£19,034,506	£22,320,930	£25,610,479
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£2,827,508	£3,838,715	£4,344,319	£4,850,884	£5,387,247	£5,862,091	£6,368,656	£7,379,864	£8,392,032
£0	£3,269,120	£4,280,327	£4,785,931	£5,292,496	£5,828,859	£6,303,703	£6,810,268	£7,821,475	£8,833,644
£25	£3,209,526	£4,220,734	£4,726,337	£5,232,902	£5,769,265	£6,244,110	£6,750,675	£7,761,882	£8,774,050
£50	£3,149,933	£4,161,140	£4,666,744	£5,173,309	£5,709,672	£6,184,516	£6,691,081	£7,702,288	£8,714,457
£75	£3,090,339	£4,101,547	£4,607,150	£5,113,715	£5,650,078	£6,124,923	£6,631,488	£7,642,694	£8,654,863
£100	£3,030,746	£4,041,953	£4,547,557	£5,054,122	£5,590,485	£6,065,329	£6,571,894	£7,583,101	£8,595,270
£125	£2,971,152	£3,982,359	£4,487,963	£4,994,528	£5,530,891	£6,005,736	£6,512,301	£7,523,507	£8,535,676
£150	£2,911,558	£3,922,766	£4,428,370	£4,934,934	£5,471,297	£5,946,142	£6,452,707	£7,463,914	£8,476,083
£175	£2,851,965	£3,863,172	£4,368,776	£4,875,341	£5,411,704	£5,886,548	£6,393,113	£7,404,320	£8,416,489
£200	£2,792,371	£3,803,579	£4,309,183	£4,815,747	£5,352,110	£5,826,955	£6,333,520	£7,344,727	£8,356,886
£225	£2,732,777	£3,743,985	£4,249,589	£4,756,154	£5,292,517	£5,767,361	£6,273,926	£7,285,133	£8,297,302
£250	£2,673,184	£3,684,391	£4,189,995	£4,696,560	£5,232,923	£5,707,768	£6,214,333	£7,225,540	£8,237,709
£275	£2,613,590	£3,624,798	£4,130,402	£4,636,967	£5,173,330	£5,648,174	£6,154,739	£7,165,946	£8,178,115
£300	£2,553,996	£3,565,204	£4,070,808	£4,577,373	£5,113,736	£5,588,580	£6,095,146	£7,106,353	£8,118,522
£325	£2,494,403	£3,505,611	£4,011,215	£4,517,779	£5,054,142	£5,528,987	£6,035,552	£7,046,759	£8,058,928
£350	£2,434,809	£3,446,017	£3,951,621	£4,458,186	£4,994,549	£5,469,393	£5,975,958	£6,987,166	£7,999,335
£375	£2,375,216	£3,386,423	£3,892,028	£4,398,592	£4,934,955	£5,409,800	£5,916,365	£6,927,572	£7,939,741
£400	£2,315,622	£3,326,830	£3,832,434	£4,338,999	£4,875,362	£5,350,206	£5,856,771	£6,867,979	£7,880,148

150 Houses 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£7,556,946	£10,557,818	£12,058,253	£13,561,542	£15,153,258	£16,562,413	£18,065,700	£21,066,572	£24,070,297
£0	£8,787,152	£11,788,023	£13,288,458	£14,791,746	£16,383,463	£17,792,618	£19,295,906	£22,296,777	£25,300,500
£25	£8,621,141	£11,622,012	£13,122,447	£14,625,735	£16,217,452	£17,626,607	£19,129,895	£22,130,767	£25,134,490
£50	£8,455,130	£11,456,002	£12,956,437	£14,459,725	£16,051,442	£17,460,596	£18,963,885	£21,964,756	£24,968,479
£75	£8,289,119	£11,289,991	£12,790,426	£14,293,714	£15,885,431	£17,294,586	£18,797,874	£21,798,746	£24,802,469
£100	£8,123,109	£11,123,980	£12,624,415	£14,127,704	£15,719,421	£17,128,575	£18,631,864	£21,632,735	£24,636,458
£125	£7,957,098	£10,957,969	£12,458,405	£13,961,693	£15,553,410	£16,962,565	£18,465,853	£21,466,724	£24,470,448
£150	£7,791,087	£10,791,959	£12,292,394	£13,795,682	£15,387,400	£16,796,554	£18,299,843	£21,300,714	£24,304,437
£175	£7,625,076	£10,625,948	£12,126,383	£13,629,672	£15,221,389	£16,630,543	£18,133,832	£21,134,703	£24,138,426
£200	£7,459,065	£10,459,937	£11,960,373	£13,463,661	£15,055,378	£16,464,533	£17,967,821	£20,968,693	£23,972,416
£225	£7,293,055	£10,293,927	£11,794,362	£13,297,651	£14,889,368	£16,298,522	£17,801,811	£20,802,682	£23,806,405
£250	£7,127,044	£10,127,916	£11,628,352	£13,131,640	£14,723,357	£16,132,512	£17,635,800	£20,636,672	£23,640,395
£275	£6,961,033	£9,961,905	£11,462,341	£12,965,630	£14,557,347	£15,966,501	£17,469,790	£20,470,661	£23,474,384
£300	£6,795,022	£9,795,894	£11,296,330	£12,799,619	£14,391,336	£15,800,490	£17,303,779	£20,304,650	£23,308,374
£325	£6,629,011	£9,629,884	£11,130,320	£12,633,608	£14,225,325	£15,634,480	£17,137,769	£20,138,640	£23,142,363
£350	£6,463,001	£9,463,873	£10,964,309	£12,467,598	£14,059,315	£15,468,469	£16,971,758	£19,972,629	£22,976,353
£375	£6,296,990	£9,297,862	£10,798,299	£12,301,587	£13,893,304	£15,302,459	£16,805,747	£19,806,619	£22,810,342
£400	£6,130,979	£9,131,852	£10,632,288	£12,135,577	£13,727,294	£15,136,448	£16,639,737	£19,640,608	£22,644,331
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£2,325,214	£3,248,559	£3,710,232	£4,172,782	£4,662,541	£5,096,127	£5,558,677	£6,482,022	£7,406,245
£0	£2,703,739	£3,627,084	£4,088,756	£4,551,306	£5,041,066	£5,474,652	£5,937,202	£6,860,547	£7,784,769
£25	£2,652,659	£3,576,004	£4,037,676	£4,500,226	£4,989,985	£5,423,571	£5,886,122	£6,809,467	£7,733,689
£50	£2,601,579	£3,524,924	£3,986,596	£4,449,146	£4,938,905	£5,372,491	£5,835,041	£6,758,387	£7,682,609
£75	£2,550,498	£3,473,843	£3,935,516	£4,398,066	£4,887,825	£5,321,411	£5,783,961	£6,707,306	£7,631,529
£100	£2,499,418	£3,422,763	£3,884,435	£4,346,986	£4,836,745	£5,270,331	£5,732,881	£6,656,226	£7,580,449
£125	£2,448,338	£3,371,683	£3,833,355	£4,295,906	£4,785,665	£5,219,251	£5,681,801	£6,605,146	£7,529,368
£150	£2,397,258	£3,320,603	£3,782,275	£4,244,825	£4,734,584	£5,168,170	£5,630,721	£6,554,066	£7,478,288
£175	£2,346,177	£3,269,522	£3,731,195	£4,193,745	£4,683,504	£5,117,090	£5,579,641	£6,502,986	£7,427,208
£200	£2,295,097	£3,218,442	£3,680,115	£4,142,665	£4,632,424	£5,066,010	£5,528,560	£6,451,905	£7,376,128
£225	£2,244,017	£3,167,362	£3,629,035	£4,091,585	£4,581,344	£5,014,930	£5,477,480	£6,400,825	£7,325,048
£250	£2,192,937	£3,116,282	£3,577,954	£4,040,505	£4,530,264	£4,963,850	£5,426,400	£6,349,745	£7,273,968
£275	£2,141,856	£3,065,202	£3,526,874	£3,989,424	£4,479,184	£4,912,770	£5,375,320	£6,298,665	£7,222,887
£300	£2,090,776	£3,014,121	£3,475,794	£3,938,344	£4,428,103	£4,861,689	£5,324,240	£6,247,585	£7,171,807
£325	£2,039,696	£2,963,041	£3,424,714	£3,887,264	£4,377,023	£4,810,609	£5,273,160	£6,196,505	£7,120,727
£350	£1,988,616	£2,911,961	£3,373						

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIa:- Residential Results -
Table 1n: 200 Flats
(17.5% Profit on GDV)

Development Scenario	200 Flats
Typical Site Type	PDL
Net Land Area (ha)	0.54
Gross Land Area (ha)	0.62
Site Density (dph)	370/200
Profit Level (GDV)	17.50%

200 Flats 30% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£1,003,600	£4,233,230	£5,848,045	£7,465,930	£9,178,985	£10,695,560	£12,313,446	£15,543,076	£18,775,776
£0	£2,729,579	£5,959,209	£7,574,025	£9,191,910	£10,904,965	£12,421,540	£14,039,425	£17,269,056	£20,501,756
£25	£2,493,540	£5,726,296	£7,341,111	£8,958,997	£10,672,051	£12,188,627	£13,806,512	£17,036,142	£20,268,843
£50	£2,257,501	£5,493,383	£7,108,198	£8,726,083	£10,439,138	£11,955,714	£13,573,599	£16,803,229	£20,035,930
£75	£2,021,461	£5,260,470	£6,875,285	£8,493,170	£10,206,225	£11,722,801	£13,340,686	£16,570,316	£19,803,016
£100	£1,785,422	£5,027,557	£6,642,372	£8,260,257	£9,973,312	£11,489,887	£13,107,773	£16,337,403	£19,570,103
£125	£1,549,382	£4,794,644	£6,409,459	£8,027,344	£9,740,399	£11,256,974	£12,874,859	£16,104,490	£19,337,190
£150	£1,313,343	£4,561,731	£6,176,546	£7,794,431	£9,507,486	£11,024,061	£12,641,946	£15,871,577	£19,104,277
£175	£1,077,304	£4,328,817	£5,943,633	£7,561,518	£9,274,573	£10,791,148	£12,409,033	£15,638,663	£18,871,364
£200	£841,264	£4,095,904	£5,710,719	£7,328,605	£9,041,659	£10,558,235	£12,176,120	£15,405,750	£18,638,451
£225	£605,225	£3,862,991	£5,477,806	£7,095,691	£8,808,746	£10,325,322	£11,943,207	£15,172,837	£18,405,537
£250	£369,186	£3,630,078	£5,244,893	£6,862,778	£8,575,833	£10,092,409	£11,710,294	£14,939,924	£18,172,624
£275	£133,146	£3,397,165	£5,011,980	£6,629,865	£8,342,920	£9,859,495	£11,477,381	£14,707,011	£17,939,711
£300	£-102,893	£3,164,252	£4,779,067	£6,396,952	£8,110,007	£9,626,582	£11,244,467	£14,474,098	£17,706,798
£325	£-338,932	£2,931,338	£4,546,154	£6,164,039	£7,877,094	£9,393,669	£11,011,554	£14,241,185	£17,473,885
£350	£-574,972	£2,698,425	£4,313,240	£5,931,126	£7,644,180	£9,160,756	£10,778,641	£14,008,271	£17,240,972
£375	£-811,011	£2,465,512	£4,080,327	£5,698,212	£7,411,267	£8,927,843	£10,545,728	£13,775,358	£17,008,058
£400	£-1,047,050	£2,232,599	£3,847,414	£5,465,299	£7,178,354	£8,694,930	£10,312,815	£13,542,445	£16,775,145
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£1,618,709	£6,827,790	£9,432,331	£12,041,823	£14,804,815	£17,250,904	£19,860,396	£25,069,477	£30,283,510
£0	£4,402,547	£9,611,628	£12,216,169	£14,825,661	£17,588,653	£20,034,742	£22,644,234	£27,853,315	£33,067,348
£25	£4,021,838	£9,235,962	£11,840,502	£14,449,995	£17,212,986	£19,659,076	£22,268,568	£27,477,649	£32,691,682
£50	£3,641,130	£8,860,295	£11,464,836	£14,074,328	£16,837,320	£19,283,409	£21,892,901	£27,101,983	£32,316,015
£75	£3,260,421	£8,484,629	£11,089,170	£13,698,662	£16,461,654	£18,907,743	£21,517,235	£26,726,316	£31,940,349
£100	£2,879,713	£8,108,963	£10,713,503	£13,322,995	£16,085,987	£18,532,077	£21,141,569	£26,350,650	£31,564,683
£125	£2,499,004	£7,733,296	£10,337,837	£12,947,329	£15,710,321	£18,156,410	£20,765,902	£25,974,983	£31,189,016
£150	£2,118,295	£7,357,630	£9,962,170	£12,571,663	£15,334,654	£17,780,744	£20,390,236	£25,599,317	£30,813,350
£175	£1,737,587	£6,981,964	£9,586,504	£12,195,996	£14,958,988	£17,405,077	£20,014,570	£25,223,651	£30,437,683
£200	£1,356,878	£6,606,297	£9,210,838	£11,820,330	£14,583,322	£17,029,411	£19,638,903	£24,847,984	£30,062,017
£225	£976,170	£6,230,631	£8,835,171	£11,444,664	£14,207,655	£16,653,745	£19,263,237	£24,472,318	£29,686,351
£250	£595,461	£5,854,964	£8,459,505	£11,068,997	£13,831,989	£16,278,078	£18,887,570	£24,096,652	£29,310,684
£275	£214,752	£5,479,298	£8,083,839	£10,693,331	£13,456,322	£15,902,412	£18,511,904	£23,720,985	£28,935,018
£300	£-165,956	£5,103,632	£7,708,172	£10,317,664	£13,080,656	£15,526,746	£18,136,238	£23,345,319	£28,559,352
£325	£-546,665	£4,727,965	£7,332,506	£9,941,998	£12,704,990	£15,151,079	£17,760,571	£22,969,652	£28,183,685
£350	£-927,374	£4,352,299	£6,956,839	£9,566,332	£12,329,323	£14,775,413	£17,384,905	£22,593,986	£27,808,019
£375	£-1,308,082	£3,976,632	£6,581,173	£9,190,665	£11,953,657	£14,399,746	£17,009,239	£22,218,320	£27,432,352
£400	£-1,688,791	£3,600,966	£6,205,507	£8,814,999	£11,577,991	£14,024,080	£16,633,572	£21,842,653	£27,056,686

200 Flats 40% AH	Value Levels £/m ²								
	VL1 £4,750	VL2 £5,250	VL3 £5,500	VL4 £5,750	VL5 £6,000	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m ²	Residual Land Value (£)								
Indexed Rate	£38,773	£2,995,831	£4,474,360	£5,955,700	£7,524,177	£8,912,758	£10,394,098	£13,351,156	£16,311,025
£0	£1,518,184	£4,475,242	£5,953,771	£7,435,111	£9,003,588	£10,392,169	£11,873,509	£14,830,567	£17,790,436
£25	£1,312,825	£4,272,394	£5,746,615	£7,223,639	£8,787,546	£10,172,081	£11,649,104	£14,597,546	£17,548,791
£50	£1,107,466	£4,069,546	£5,539,459	£7,012,166	£8,571,504	£9,951,992	£11,424,700	£14,364,526	£17,307,146
£75	£902,107	£3,866,698	£5,332,303	£6,800,694	£8,355,461	£9,731,904	£11,200,295	£14,131,505	£17,065,501
£100	£696,747	£3,663,850	£5,125,147	£6,589,222	£8,139,419	£9,511,815	£10,975,890	£13,898,484	£16,823,856
£125	£491,388	£3,461,002	£4,917,991	£6,377,750	£7,923,376	£9,291,727	£10,751,486	£13,665,463	£16,582,211
£150	£286,029	£3,258,154	£4,710,835	£6,166,277	£7,707,334	£9,071,639	£10,527,081	£13,432,442	£16,340,566
£175	£80,670	£3,055,306	£4,503,679	£5,954,805	£7,491,292	£8,851,550	£10,302,677	£13,199,422	£16,098,920
£200	£-124,689	£2,852,459	£4,296,523	£5,743,333	£7,275,249	£8,631,462	£10,078,272	£12,966,401	£15,857,275
£225	£-330,048	£2,649,611	£4,089,367	£5,531,861	£7,059,207	£8,411,374	£9,853,867	£12,733,380	£15,615,630
£250	£-535,407	£2,446,763	£3,882,211	£5,320,389	£6,843,165	£8,191,285	£9,629,463	£12,500,359	£15,373,985
£275	£-740,766	£2,243,915	£3,675,055	£5,108,916	£6,627,122	£7,971,197	£9,405,058	£12,267,339	£15,132,340
£300	£-946,125	£2,041,067	£3,467,899	£4,897,444	£6,411,080	£7,751,109	£9,180,653	£12,034,318	£14,890,695
£325	£-1,151,484	£1,838,219	£3,260,743	£4,685,972	£6,195,037	£7,531,020	£8,956,249	£11,801,297	£14,649,050
£350	£-1,356,843	£1,635,371	£3,053,587	£4,474,500	£5,978,995	£7,310,932	£8,731,844	£11,568,276	£14,407,405
£375	£-1,562,202	£1,432,523	£2,846,431	£4,263,027	£5,762,953	£7,090,843	£8,507,440	£11,335,256	£14,165,760
£400	£-1,767,561	£1,229,675	£2,639,275	£4,051,555	£5,546,910	£6,870,755	£8,283,035	£11,102,235	£13,924,115
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
Indexed Rate	£62,536	£4,831,985	£7,216,709	£9,605,967	£12,135,770	£14,375,416	£16,764,674	£21,534,122	£26,308,105
£0	£2,448,683	£7,218,132	£9,602,856	£11,992,114	£14,521,917	£16,761,563	£19,150,821	£23,920,269	£28,694,252
£25	£2,117,459	£6,890,958	£9,268,734	£11,651,030	£14,173,461	£16,406,582	£18,788,878	£23,544,429	£28,304,502
£50	£1,786,235	£6,563,784	£8,934,611	£11,309,946	£13,825,006	£16,051,600	£18,426,935	£23,168,590	£27,914,751
£75	£1,455,011	£6,236,610	£8,600,489	£10,968,861	£13,476,550	£15,696,619	£18,064,992	£22,792,750	£27,525,001
£100	£1,123,786	£5,909,436	£8,266,366	£10,627,777	£13,128,095	£15,341,638	£17,703,049	£22,416,910	£27,135,251
£125	£792,562	£5,582,262	£7,932,244	£10,286,693	£12,779,639	£14,986,657	£17,341,106	£22,041,070	£26,745,501
£150	£461,338	£5,255,088	£7,598,121	£9,945,609	£12,431,184	£14,631,675	£16,979,163	£21,665,230	£26,355,751
£175	£130,113	£4,927,914	£7,263,998	£9,604,525	£12,082,729	£14,276,694	£16,617,220	£21,289,390	£25,966,001
£200	£-201,111	£4,600,740	£6,929,876	£9,263,440	£11,734,273	£13,921,713	£16,255,277	£20,913,550	£25,576,251
£225	£-532,335	£4,273,566	£6,595,753	£8,922,356	£11,385,818	£13,566,732	£15,893,334	£20,537,710	£25,186,500
£250	£-863,559	£3,946,392	£6,261,631	£8,581,272	£11,037,362	£13,211,750	£15,531,391	£20,161,870	£24,796,750
£275	£-1,194,784	£3,619,218	£5,927,508	£8,240,188	£10,688,907	£12,856,769	£15,169,448	£19,786,030	£24,407,000
£300	£-1,526,008	£3,292,044	£5,593,386	£7,899,103	£10,340,451	£12,501,788	£14,807,506	£19,410,190	£24,017,250
£325	£-1,857,232	£2,964,869	£5,259,263	£7,558,019	£9,991,996	£12,146,807	£14,445,563	£19,034,350	£23,627,500
£350	£-2,188,456	£2,637,695	£4,925,141	£					