

Elmbridge Borough Council

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

Appendix IIb:

Pre-final Residential Results

– 15% Profit

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIb Residential Results -
Table 2f: 30 Flats (sheltered)
(15% Profit on GDV)**

30 Sheltered 40% 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 (£)			
£0	£1,346,503	£1,760,972	£2,175,440	£2,589,908
£25	£1,313,619	£1,728,088	£2,142,556	£2,557,024
£50	£1,280,735	£1,695,204	£2,109,672	£2,524,140
£75	£1,247,851	£1,662,320	£2,076,788	£2,491,256
£100	£1,214,967	£1,629,435	£2,043,904	£2,458,372
£125	£1,182,083	£1,596,551	£2,011,020	£2,425,488
£150	£1,149,199	£1,563,667	£1,978,136	£2,392,604
£175	£1,116,315	£1,530,783	£1,945,252	£2,359,720
£200	£1,083,431	£1,497,899	£1,912,367	£2,326,836
£225	£1,050,547	£1,465,015	£1,879,483	£2,293,952
£250	£1,017,663	£1,432,131	£1,846,599	£2,261,068
£275	£984,779	£1,399,247	£1,813,715	£2,228,184
£300	£951,895	£1,366,363	£1,780,831	£2,195,300
£325	£919,011	£1,333,479	£1,747,947	£2,162,415
£350	£886,126	£1,300,595	£1,715,063	£2,129,531
£375	£853,242	£1,267,711	£1,682,179	£2,096,647
£400	£820,358	£1,234,827	£1,649,295	£2,063,763
Trial CIL Rate £/m ²	Residual Land Value (£/ha)			
£0	£4,808,941	£6,289,185	£7,769,429	£9,249,673
£25	£4,691,498	£6,171,742	£7,651,986	£9,132,230
£50	£4,574,055	£6,054,299	£7,534,543	£9,014,787
£75	£4,456,612	£5,936,855	£7,417,099	£8,897,344
£100	£4,339,168	£5,819,412	£7,299,656	£8,779,900
£125	£4,221,725	£5,701,969	£7,182,213	£8,662,457
£150	£4,104,282	£5,584,526	£7,064,770	£8,545,014
£175	£3,986,839	£5,467,083	£6,947,327	£8,427,571
£200	£3,869,396	£5,349,640	£6,829,884	£8,310,128
£225	£3,751,953	£5,232,197	£6,712,441	£8,192,685
£250	£3,634,510	£5,114,754	£6,594,998	£8,075,242
£275	£3,517,067	£4,997,311	£6,477,555	£7,957,799
£300	£3,399,624	£4,879,867	£6,360,111	£7,840,355
£325	£3,282,180	£4,762,424	£6,242,668	£7,722,912
£350	£3,164,737	£4,644,981	£6,125,225	£7,605,469
£375	£3,047,294	£4,527,538	£6,007,782	£7,488,026
£400	£2,929,851	£4,410,095	£5,890,339	£7,370,583

	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 IIb - Residential Results - Table 2I: 60 Flats (Extra Care) (15% 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)	15.00%

60 Sheltered 20% AH	Value Levels £/m ²			
	VL7 £7,000	VL 8 £7,500	VL9 £8,000	VL11 £8,500
Trial CIL Rate £/m ²	Residual Land Value (£)			
£0	£1,954,072	£2,989,600	£4,025,129	£5,060,657
£25	£1,848,941	£2,887,634	£3,926,327	£4,965,021
£50	£1,743,810	£2,785,668	£3,827,526	£4,869,384
£75	£1,638,680	£2,683,703	£3,728,725	£4,773,748
£100	£1,533,549	£2,581,737	£3,629,924	£4,678,112
£125	£1,428,418	£2,479,771	£3,531,123	£4,582,476
£150	£1,323,288	£2,377,805	£3,432,322	£4,486,839
£175	£1,218,157	£2,275,839	£3,333,521	£4,391,203
£200	£1,113,026	£2,173,873	£3,234,720	£4,295,567
£225	£1,007,896	£2,071,907	£3,135,919	£4,199,931
£250	£902,765	£1,969,941	£3,037,118	£4,104,294
£275	£797,634	£1,867,976	£2,938,317	£4,008,658
£300	£692,504	£1,766,010	£2,839,516	£3,913,022
£325	£587,373	£1,664,044	£2,740,715	£3,817,386
£350	£482,242	£1,562,078	£2,641,914	£3,721,749
£375	£377,112	£1,460,112	£2,543,113	£3,626,113
£400	£271,981	£1,358,146	£2,444,312	£3,530,477
Trial CIL Rate £/m ²	Residual Land Value (£/ha)			
£0	£3,552,858	£5,435,637	£7,318,415	£9,201,194
£25	£3,361,711	£5,250,244	£7,138,777	£9,027,310
£50	£3,170,564	£5,064,852	£6,959,139	£8,853,426
£75	£2,979,418	£4,879,459	£6,779,501	£8,679,542
£100	£2,788,271	£4,694,067	£6,599,862	£8,505,658
£125	£2,597,124	£4,508,674	£6,420,224	£8,331,774
£150	£2,405,978	£4,323,282	£6,240,586	£8,157,890
£175	£2,214,831	£4,137,889	£6,060,947	£7,984,006
£200	£2,023,684	£3,952,497	£5,881,309	£7,810,122
£225	£1,832,538	£3,767,104	£5,701,671	£7,636,238
£250	£1,641,391	£3,581,712	£5,522,033	£7,462,353
£275	£1,450,244	£3,396,319	£5,342,394	£7,288,469
£300	£1,259,098	£3,210,927	£5,162,756	£7,114,585
£325	£1,067,951	£3,025,534	£4,983,118	£6,940,701
£350	£876,804	£2,840,142	£4,803,479	£6,766,817
£375	£685,658	£2,654,749	£4,623,841	£6,592,933
£400	£494,511	£2,469,357	£4,444,203	£6,419,049

60 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 (£)				
£0	£1,083,563	£1,999,110	£2,914,657	£3,830,205	
£25	£988,436	£1,907,936	£2,826,281	£3,744,627	
£50	£893,309	£1,816,762	£2,737,906	£3,659,049	
£75	£798,182	£1,725,588	£2,649,530	£3,573,472	
£100	£703,055	£1,634,414	£2,561,154	£3,487,894	
£125	£607,928	£1,543,240	£2,472,778	£3,402,316	
£150	£512,801	£1,452,066	£2,384,402	£3,316,739	
£175	£417,674	£1,360,892	£2,296,027	£3,231,161	
£200	£322,547	£1,269,718	£2,207,651	£3,145,584	
£225	£227,420	£1,178,545	£2,119,275	£3,060,006	
£250	£132,293	£1,087,371	£2,030,899	£2,974,428	
£275	£37,166	£996,197	£1,942,523	£2,888,851	
£300	Negative RLV	£905,023	£1,854,148	£2,803,273	
£325		£813,849	£1,765,772	£2,717,695	
£350		£722,675	£1,677,396	£2,632,118	
£375		£631,501	£1,589,020	£2,546,540	
£400		£540,327	£1,500,644	£2,460,962	
Trial CIL Rate £/m ²		Residual Land Value (£/ha)			
£0		£1,970,114	£3,634,746	£5,299,377	£6,964,008
£25		£1,797,156	£3,468,975	£5,138,694	£6,808,413
£50	£1,624,198	£3,303,204	£4,978,010	£6,652,817	
£75	£1,451,240	£3,137,433	£4,817,327	£6,497,221	
£100	£1,278,281	£2,971,662	£4,656,644	£6,341,626	
£125	£1,105,323	£2,805,891	£4,495,960	£6,186,030	
£150	£932,365	£2,640,121	£4,335,277	£6,030,434	
£175	£759,407	£2,474,350	£4,174,594	£5,874,839	
£200	£586,449	£2,308,579	£4,013,911	£5,719,243	
£225	£413,490	£2,142,808	£3,853,227	£5,563,647	
£250	£240,532	£1,977,037	£3,692,544	£5,408,051	
£275	£67,574	£1,811,267	£3,531,861	£5,252,456	
£300	Negative RLV	£1,645,496	£3,371,178	£5,096,860	
£325		£1,479,725	£3,210,494	£4,941,264	
£350		£1,313,954	£3,049,811	£4,785,669	
£375		£1,148,183	£2,889,128	£4,630,073	
£400		£982,413	£2,728,444	£4,474,477	

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60 Sheltered 40% 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 (£)			
£0	£283,837	£1,131,439	£1,978,924	£2,826,409
£25	£197,378	£1,048,116	£1,896,009	£2,743,494
£50	£110,919	£964,792	£1,813,095	£2,660,580
£75	£24,460	£881,469	£1,730,181	£2,577,665
£100	Negative RLV	£798,145	£1,647,266	£2,494,751
£125		£714,822	£1,564,352	£2,411,836
£150		£631,498	£1,481,437	£2,328,922
£175		£548,175	£1,398,523	£2,246,007
£200		£464,851	£1,315,608	£2,163,093
£225		£381,528	£1,232,694	£2,080,178
£250		£298,204	£1,149,779	£1,997,264
£275		£214,881	£1,066,865	£1,914,349
£300		£131,557	£983,950	£1,831,435
£325		£48,234	£901,036	£1,748,520
£350		Negative RLV	£818,121	£1,665,606
£375			£735,207	£1,582,691
£400			£652,292	£1,499,777
Trial CIL Rate £/m ²		Residual Land Value (£/ha)		
£0	£516,066	£2,057,162	£3,598,044	£5,138,925
£25	£358,868	£1,905,665	£3,447,290	£4,988,171
£50	£201,670	£1,754,168	£3,296,536	£4,837,418
£75	£44,472	£1,602,670	£3,145,783	£4,686,664
£100	Negative RLV	£1,451,173	£2,995,029	£4,535,910
£125		£1,299,676	£2,844,276	£4,385,157
£150		£1,148,178	£2,693,522	£4,234,403
£175		£996,681	£2,542,768	£4,083,650
£200		£845,184	£2,392,015	£3,932,896
£225		£693,687	£2,241,261	£3,782,142
£250		£542,189	£2,090,507	£3,631,389
£275		£390,692	£1,939,754	£3,480,635
£300		£239,195	£1,789,000	£3,329,882
£325		£87,697	£1,638,247	£3,179,128
£350		Negative RLV	£1,487,493	£3,028,374
£375			£1,336,739	£2,877,621
£400			£1,185,986	£2,726,867

	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
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£500,000	Greenfield Enhancement (Upper) - Potentially e.g. smaller sites, paddock land or similar
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£7,500,000	

Source: Dixon Searle Partnership (2021)

