

Elmbridge Borough Council

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

Appendix IIc:

Pre-final Residential Results

– 17.5% Profit

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results -

**Table 3a: 1 House
(17.5% Profit on GDV)**

Development Scenario	1 House
Typical Site Type	Garden Land
Net Land Area (ha)	0.03
Gross Land Area (ha)	0.04
Site Density (dph)	30
Profit Level (GDV)	17.50%

1 House 20% AHFC	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 (£)								
£0	£33,162	£66,753	£83,549	£100,377	£118,194	£133,968	£150,788	£184,057	£217,358
£25	£31,026	£64,619	£81,415	£98,243	£116,060	£131,834	£148,655	£181,944	£215,245
£50	£28,890	£62,485	£79,281	£96,109	£113,926	£129,700	£146,521	£179,830	£213,131
£75	£26,754	£60,351	£77,147	£93,975	£111,792	£127,566	£144,388	£177,717	£211,018
£100	£24,618	£58,217	£75,013	£91,841	£109,658	£125,432	£142,254	£175,603	£208,904
£125	£22,482	£56,083	£72,879	£89,707	£107,524	£123,298	£140,120	£173,490	£206,790
£150	£20,346	£53,949	£70,745	£87,573	£105,390	£121,164	£137,987	£171,376	£204,677
£175	£18,210	£51,815	£68,611	£85,439	£103,256	£119,030	£135,853	£169,263	£202,563
£200	£16,074	£49,681	£66,477	£83,305	£101,122	£116,896	£133,720	£167,149	£200,450
£225	£13,938	£47,547	£64,343	£81,171	£98,988	£114,762	£131,586	£165,035	£198,336
£250	£11,802	£45,413	£62,209	£79,037	£96,854	£112,628	£129,453	£162,922	£196,223
£275	£9,666	£43,279	£60,075	£76,903	£94,720	£110,494	£127,319	£160,808	£194,109
£300	£7,530	£41,145	£57,941	£74,769	£92,586	£108,360	£125,186	£158,695	£191,996
£325	£5,394	£39,011	£55,807	£72,635	£90,452	£106,226	£123,052	£156,581	£189,882
£350	£3,258	£36,877	£53,673	£70,501	£88,318	£104,092	£120,919	£154,468	£187,769
£375	£1,122	£34,743	£51,539	£68,367	£86,184	£101,958	£118,785	£152,354	£185,655
£400	Negative RLV	£32,609	£49,405	£66,232	£84,050	£99,824	£116,652	£150,241	£183,541
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£865,096	£1,741,393	£2,179,542	£2,618,524	£3,083,328	£3,494,821	£3,933,604	£4,801,496	£5,670,213
£25	£809,374	£1,685,723	£2,123,872	£2,562,854	£3,027,658	£3,439,151	£3,877,946	£4,746,360	£5,615,077
£50	£753,651	£1,630,053	£2,068,202	£2,507,184	£2,971,988	£3,383,481	£3,822,289	£4,691,224	£5,559,941
£75	£697,929	£1,574,383	£2,012,532	£2,451,514	£2,916,318	£3,327,811	£3,766,631	£4,636,088	£5,504,805
£100	£642,207	£1,518,713	£1,956,862	£2,395,844	£2,860,648	£3,272,141	£3,710,974	£4,580,952	£5,449,669
£125	£586,485	£1,463,043	£1,901,192	£2,340,174	£2,804,978	£3,216,471	£3,655,316	£4,525,816	£5,394,533
£150	£530,763	£1,407,373	£1,845,522	£2,284,504	£2,749,308	£3,160,801	£3,599,659	£4,470,680	£5,339,397
£175	£475,041	£1,351,703	£1,789,852	£2,228,834	£2,693,638	£3,105,131	£3,544,001	£4,415,544	£5,284,261
£200	£419,319	£1,296,033	£1,734,182	£2,173,164	£2,637,968	£3,049,461	£3,488,344	£4,360,408	£5,229,125
£225	£363,597	£1,240,363	£1,678,512	£2,117,494	£2,582,298	£2,993,791	£3,432,686	£4,305,272	£5,173,989
£250	£307,875	£1,184,693	£1,622,842	£2,061,824	£2,526,628	£2,938,121	£3,377,029	£4,250,136	£5,118,853
£275	£252,153	£1,129,023	£1,567,172	£2,006,154	£2,470,958	£2,882,451	£3,321,371	£4,195,000	£5,063,717
£300	£196,431	£1,073,353	£1,511,502	£1,950,484	£2,415,288	£2,826,781	£3,265,713	£4,139,864	£5,008,581
£325	£140,709	£1,017,683	£1,455,832	£1,894,814	£2,359,618	£2,771,111	£3,210,056	£4,084,728	£4,953,445
£350	£84,987	£962,013	£1,400,162	£1,839,144	£2,303,948	£2,715,441	£3,154,398	£4,029,592	£4,898,309
£375	£29,265	£906,343	£1,344,492	£1,783,474	£2,248,278	£2,659,771	£3,098,741	£3,974,456	£4,843,173
£400	Negative RLV	£850,673	£1,288,822	£1,727,804	£2,192,608	£2,604,101	£3,043,083	£3,919,320	£4,788,037

Key:

	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 IIc - Residential Results
- Table 3b: 5 Terrace "Mews" Houses
(17.5% Profit on GDV)

Development Scenario	5 Terrace "Mews" Houses
Typical Site Type	PDL - Various / Residential Intensification
Net Land Area (ha)	0.07
Gross Land Area (ha)	0.08
Site Density (dph)	75
Profit Level (GDV)	17.50%

5 Terrace "Mews" Houses 20% AHFC	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 (£)								
£0	£799,727	£988,328	£1,082,628	£1,177,108	£1,277,145	£1,365,709	£1,460,189	£1,648,790	£1,837,570
£25	£787,798	£976,399	£1,070,699	£1,165,179	£1,265,216	£1,353,780	£1,448,260	£1,636,861	£1,825,641
£50	£775,869	£964,470	£1,058,770	£1,153,250	£1,253,287	£1,341,851	£1,436,331	£1,624,932	£1,813,712
£75	£763,940	£952,541	£1,046,841	£1,141,321	£1,241,359	£1,329,922	£1,424,402	£1,613,003	£1,801,783
£100	£752,011	£940,612	£1,034,912	£1,129,392	£1,229,430	£1,317,993	£1,412,473	£1,601,074	£1,789,854
£125	£740,082	£928,683	£1,022,984	£1,117,463	£1,217,501	£1,306,064	£1,400,544	£1,589,145	£1,777,925
£150	£728,153	£916,754	£1,011,055	£1,105,534	£1,205,572	£1,294,135	£1,388,615	£1,577,216	£1,765,996
£175	£716,224	£904,825	£999,126	£1,093,605	£1,193,643	£1,282,206	£1,376,686	£1,565,287	£1,754,067
£200	£704,295	£892,896	£987,197	£1,081,677	£1,181,714	£1,270,278	£1,364,757	£1,553,358	£1,742,139
£225	£692,366	£880,967	£975,268	£1,069,748	£1,169,785	£1,258,349	£1,352,828	£1,541,429	£1,730,210
£250	£680,437	£869,038	£963,339	£1,057,819	£1,157,856	£1,246,420	£1,340,899	£1,529,500	£1,718,281
£275	£668,508	£857,109	£951,410	£1,045,890	£1,145,927	£1,234,491	£1,328,971	£1,517,572	£1,706,352
£300	£656,580	£845,181	£939,481	£1,033,961	£1,133,998	£1,222,562	£1,317,042	£1,505,643	£1,694,423
£325	£644,651	£833,252	£927,552	£1,022,032	£1,122,069	£1,210,633	£1,305,113	£1,493,714	£1,682,494
£350	£632,722	£821,323	£915,623	£1,010,103	£1,110,140	£1,198,704	£1,293,184	£1,481,785	£1,670,565
£375	£620,793	£809,394	£903,694	£998,174	£1,098,211	£1,186,775	£1,281,255	£1,469,856	£1,658,636
£400	£608,864	£797,465	£891,765	£986,245	£1,086,283	£1,174,846	£1,269,326	£1,457,927	£1,646,707
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£10,431,217	£12,891,230	£14,121,237	£15,353,581	£16,658,417	£17,813,594	£19,045,939	£21,505,952	£23,968,304
£25	£10,275,622	£12,735,635	£13,965,642	£15,197,987	£16,502,823	£17,658,000	£18,890,345	£21,350,358	£23,812,709
£50	£10,120,028	£12,580,041	£13,810,047	£15,042,392	£16,347,228	£17,502,405	£18,734,750	£21,194,763	£23,657,114
£75	£9,964,433	£12,424,446	£13,654,453	£14,886,797	£16,191,633	£17,346,810	£18,579,155	£21,039,168	£23,501,520
£100	£9,808,838	£12,268,851	£13,498,858	£14,731,203	£16,036,039	£17,191,216	£18,423,561	£20,883,574	£23,345,925
£125	£9,653,244	£12,113,257	£13,343,263	£14,575,608	£15,880,444	£17,035,621	£18,267,966	£20,727,979	£23,190,330
£150	£9,497,649	£11,957,662	£13,187,669	£14,420,013	£15,724,849	£16,880,026	£18,112,371	£20,572,384	£23,034,736
£175	£9,342,054	£11,802,067	£13,032,074	£14,264,419	£15,569,254	£16,724,432	£17,956,777	£20,416,790	£22,879,141
£200	£9,186,460	£11,646,473	£12,876,479	£14,108,824	£15,413,660	£16,568,837	£17,801,182	£20,261,195	£22,723,546
£225	£9,030,865	£11,490,878	£12,720,884	£13,953,229	£15,258,065	£16,413,242	£17,645,587	£20,105,600	£22,567,952
£250	£8,875,270	£11,335,283	£12,565,290	£13,797,635	£15,102,470	£16,257,648	£17,489,993	£19,950,006	£22,412,357
£275	£8,719,676	£11,179,689	£12,409,695	£13,642,040	£14,946,876	£16,102,053	£17,334,398	£19,794,411	£22,256,762
£300	£8,564,081	£11,024,094	£12,254,100	£13,486,445	£14,791,281	£15,946,458	£17,178,803	£19,638,816	£22,101,168
£325	£8,408,486	£10,868,499	£12,098,506	£13,330,851	£14,635,686	£15,790,864	£17,023,209	£19,483,222	£21,945,573
£350	£8,252,892	£10,712,905	£11,942,911	£13,175,256	£14,480,092	£15,635,269	£16,867,614	£19,327,627	£21,789,978
£375	£8,097,297	£10,557,310	£11,787,316	£13,019,661	£14,324,497	£15,479,674	£16,712,019	£19,172,032	£21,634,384
£400	£7,941,702	£10,401,715	£11,631,722	£12,864,067	£14,168,902	£15,324,080	£16,556,425	£19,016,438	£21,478,789

Key:

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	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)
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£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 IIc - Residential Results -
Table 3c: 10 Houses**

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 20% 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 (£)								
£0	£1,049,046	£1,303,395	£1,430,570	£1,557,986	£1,692,897	£1,812,335	£1,939,751	£2,194,100	£2,448,691
£25	£1,034,290	£1,288,639	£1,415,813	£1,543,229	£1,678,141	£1,797,579	£1,924,995	£2,179,344	£2,433,935
£50	£1,019,533	£1,273,882	£1,401,057	£1,528,473	£1,663,384	£1,782,822	£1,910,238	£2,164,587	£2,419,178
£75	£1,004,777	£1,259,126	£1,386,300	£1,513,716	£1,648,628	£1,768,065	£1,895,482	£2,149,831	£2,404,422
£100	£990,020	£1,244,369	£1,371,544	£1,498,960	£1,633,871	£1,753,309	£1,880,725	£2,135,074	£2,389,665
£125	£975,264	£1,229,613	£1,356,787	£1,484,203	£1,619,115	£1,738,552	£1,865,969	£2,120,318	£2,374,909
£150	£960,507	£1,214,856	£1,342,031	£1,469,447	£1,604,358	£1,723,796	£1,851,212	£2,105,561	£2,360,152
£175	£945,751	£1,200,100	£1,327,274	£1,454,690	£1,589,602	£1,709,039	£1,836,456	£2,090,805	£2,345,396
£200	£930,994	£1,185,343	£1,312,518	£1,439,934	£1,574,845	£1,694,283	£1,821,699	£2,076,048	£2,330,639
£225	£916,237	£1,170,587	£1,297,761	£1,425,177	£1,560,089	£1,679,526	£1,806,943	£2,061,292	£2,315,882
£250	£901,481	£1,155,830	£1,283,005	£1,410,421	£1,545,332	£1,664,770	£1,792,186	£2,046,535	£2,301,126
£275	£886,724	£1,141,073	£1,268,248	£1,395,664	£1,530,576	£1,650,013	£1,777,430	£2,031,779	£2,286,369
£300	£871,968	£1,126,317	£1,253,491	£1,380,908	£1,515,819	£1,635,257	£1,762,673	£2,017,022	£2,271,613
£325	£857,211	£1,111,560	£1,238,735	£1,366,151	£1,501,063	£1,620,500	£1,747,917	£2,002,266	£2,256,856
£350	£842,455	£1,096,804	£1,223,978	£1,351,395	£1,486,306	£1,605,744	£1,733,160	£1,987,509	£2,242,100
£375	£827,698	£1,082,047	£1,209,222	£1,336,638	£1,471,550	£1,590,987	£1,718,403	£1,972,753	£2,227,343
£400	£812,942	£1,067,291	£1,194,465	£1,321,882	£1,456,793	£1,576,231	£1,703,647	£1,957,996	£2,212,587
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£4,561,070	£5,666,936	£6,219,868	£6,773,852	£7,360,423	£7,879,718	£8,433,701	£9,539,567	£10,646,484
£25	£4,496,912	£5,602,777	£6,155,710	£6,709,693	£7,296,265	£7,815,559	£8,369,543	£9,475,408	£10,582,325
£50	£4,432,753	£5,538,618	£6,091,551	£6,645,535	£7,232,106	£7,751,400	£8,305,384	£9,411,249	£10,518,166
£75	£4,368,594	£5,474,459	£6,027,392	£6,581,376	£7,167,947	£7,687,241	£8,241,225	£9,347,090	£10,454,007
£100	£4,304,435	£5,410,301	£5,963,233	£6,517,217	£7,103,788	£7,623,082	£8,177,066	£9,282,932	£10,389,848
£125	£4,240,276	£5,346,142	£5,899,074	£6,453,058	£7,039,629	£7,558,924	£8,112,908	£9,218,773	£10,325,690
£150	£4,176,118	£5,281,983	£5,834,916	£6,388,899	£6,975,471	£7,494,765	£8,048,749	£9,154,614	£10,261,531
£175	£4,111,959	£5,217,824	£5,770,757	£6,324,741	£6,911,312	£7,430,606	£7,984,590	£9,090,455	£10,197,372
£200	£4,047,800	£5,153,665	£5,706,598	£6,260,582	£6,847,153	£7,366,447	£7,920,431	£9,026,296	£10,133,213
£225	£3,983,641	£5,089,507	£5,642,439	£6,196,423	£6,782,994	£7,302,288	£7,856,272	£8,962,138	£10,069,054
£250	£3,919,482	£5,025,348	£5,578,280	£6,132,264	£6,718,835	£7,238,130	£7,792,114	£8,897,979	£10,004,895
£275	£3,855,324	£4,961,189	£5,514,122	£6,068,106	£6,654,677	£7,173,971	£7,727,955	£8,833,820	£9,940,737
£300	£3,791,165	£4,897,030	£5,449,963	£6,003,947	£6,590,518	£7,109,812	£7,663,796	£8,769,661	£9,876,578
£325	£3,727,006	£4,832,871	£5,385,804	£5,939,788	£6,526,359	£7,045,653	£7,599,637	£8,705,503	£9,812,419
£350	£3,662,847	£4,768,713	£5,321,645	£5,875,629	£6,462,200	£6,981,494	£7,535,478	£8,641,344	£9,748,260
£375	£3,598,688	£4,704,554	£5,257,486	£5,811,470	£6,398,042	£6,917,336	£7,471,320	£8,577,185	£9,684,101
£400	£3,534,530	£4,640,395	£5,193,328	£5,747,312	£6,333,883	£6,853,177	£7,407,161	£8,513,026	£9,619,943

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 (£)								
£0	£930,178	£1,155,897	£1,381,831	£1,381,831	£1,501,557	£1,607,551	£1,720,625	£1,946,344	£2,172,278
£25	£917,266	£1,142,985	£1,368,919	£1,368,919	£1,488,645	£1,594,639	£1,707,713	£1,933,432	£2,159,366
£50	£904,354	£1,130,073	£1,356,007	£1,356,007	£1,475,733	£1,581,727	£1,694,801	£1,920,520	£2,146,454
£75	£891,442	£1,117,161	£1,343,095	£1,343,095	£1,462,821	£1,568,815	£1,681,889	£1,907,608	£2,133,542
£100	£878,530	£1,104,249	£1,330,183	£1,330,183	£1,449,909	£1,555,903	£1,668,977	£1,894,697	£2,120,631
£125	£865,618	£1,091,337	£1,317,271	£1,317,271	£1,436,997	£1,542,991	£1,656,065	£1,881,785	£2,107,719
£150	£852,706	£1,078,425	£1,304,359	£1,304,359	£1,424,085	£1,530,079	£1,643,153	£1,868,873	£2,094,807
£175	£839,794	£1,065,513	£1,291,447	£1,291,447	£1,411,173	£1,517,167	£1,630,241	£1,855,961	£2,081,895
£200	£826,882	£1,052,601	£1,278,535	£1,278,535	£1,398,261	£1,504,255	£1,617,329	£1,843,049	£2,068,983
£225	£813,970	£1,039,690	£1,265,624	£1,265,624	£1,385,349	£1,491,343	£1,604,417	£1,830,137	£2,056,071
£250	£801,058	£1,026,778	£1,252,712	£1,252,712	£1,372,437	£1,478,431	£1,591,505	£1,817,225	£2,043,159
£275	£788,146	£1,013,866	£1,239,800	£1,239,800	£1,359,525	£1,465,519	£1,578,593	£1,804,313	£2,030,247
£300	£775,234	£1,000,954	£1,226,888	£1,226,888	£1,346,613	£1,452,607	£1,565,681	£1,791,401	£2,017,335
£325	£762,322	£988,042	£1,213,976	£1,213,976	£1,333,701	£1,439,695	£1,552,769	£1,778,489	£2,004,423
£350	£749,410	£975,130	£1,201,064	£1,201,064	£1,320,789	£1,426,783	£1,539,857	£1,765,577	£1,991,511
£375	£736,498	£962,218	£1,188,152	£1,188,152	£1,307,877	£1,413,871	£1,526,945	£1,752,665	£1,978,599
£400	£723,586	£949,306	£1,175,240	£1,175,240	£1,294,966	£1,400,959	£1,514,034	£1,739,753	£1,965,687
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£4,044,251	£5,025,640	£6,007,962	£6,007,962	£6,528,508	£6,989,350	£7,480,978	£8,462,367	£9,444,689
£25	£3,988,112	£4,969,501	£5,951,823	£5,951,823	£6,472,369	£6,933,211	£7,424,839	£8,406,228	£9,388,550
£50	£3,931,973	£4,913,362	£5,895,684	£5,895,684	£6,416,230	£6,877,073	£7,368,700	£8,350,089	£9,332,411
£75	£3,875,834	£4,857,223	£5,839,545	£5,839,545	£6,360,091	£6,820,934	£7,312,561	£8,293,950	£9,276,272
£100	£3,819,695	£4,801,084	£5,783,406	£5,783,406	£6,303,952	£6,764,795	£7,256,422	£8,237,811	£9,220,133
£125	£3,763,556	£4,744,945	£5,727,267	£5,727,267	£6,247,813	£6,708,656	£7,200,283	£8,181,672	£9,163,994
£150	£3,707,417	£4,688,806	£5,671,128	£5,671,128	£6,191,674	£6,652,517	£7,144,144	£8,125,533	£9,107,855
£175	£3,651,278	£4,632,667	£5,614,989	£5,614,989	£6,135,535	£6,596,378	£7,088,005	£8,069,394	£9,051,716
£200	£3,595,139	£4,576,528	£5,558,850	£5,558,850	£6,079,397	£6,540,239	£7,031,866	£8,013,255	£8,995,577
£225	£3,539,000	£4,520,389	£5,502,711	£5,502,711	£6,023,258	£6,484,100	£6,975,727	£7,957,116	£8,939,438
£250	£3,482,861	£4,464,250	£5,446,572	£5,446,572	£5,967,119	£6,427,961	£6,919,588	£7,900,977	£8,883,299
£275	£3,426,722	£4,408,111	£5,390,433	£5,390,433	£5,910,980	£6,371,822	£6,863,449	£7,844,838	£8,827,160
£300	£3,370,584	£4,351,972	£5,334,294	£5,334,294	£5,854,841	£6,315,683	£6,807,310	£7,788,699	£8,771,021
£325	£3,314,445	£4,295,833	£5,278,155	£5,278,155	£5,798,702	£6,259,544	£6,751,171	£7,732,560	£8,714,882
£350	£3,258,306	£4,239,694	£5,222,016	£5,222,016	£5,742,563	£6,203,405	£6,695,032	£7,676,421	£8,658,743
£375	£3,202,167	£4,183,556	£5,165,877	£5,165,877	£5,686,424	£6,147,266	£6,638,893	£7,620,282	£8,602,604
£400	£3,146,028	£4,127,417	£5,109,738	£5,109,738	£5,630,285	£6,091,127	£6,582,755	£7,564,143	£8,546,465

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results - Table 3c: 10 Houses

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 (£)								
£0	£811,309	£1,008,399	£1,205,676	£1,205,676	£1,310,216	£1,402,766	£1,501,498	£1,698,588	£1,895,865
£25	£800,242	£997,332	£1,194,608	£1,194,608	£1,299,149	£1,391,699	£1,490,431	£1,687,521	£1,884,798
£50	£789,174	£986,264	£1,183,541	£1,183,541	£1,288,082	£1,380,631	£1,479,364	£1,676,453	£1,873,731
£75	£778,107	£975,197	£1,172,474	£1,172,474	£1,277,014	£1,369,564	£1,468,296	£1,665,386	£1,862,663
£100	£767,040	£964,129	£1,161,406	£1,161,406	£1,265,947	£1,358,496	£1,457,229	£1,654,319	£1,851,596
£125	£755,972	£953,062	£1,150,339	£1,150,339	£1,254,879	£1,347,429	£1,446,161	£1,643,251	£1,840,529
£150	£744,905	£941,995	£1,139,272	£1,139,272	£1,243,812	£1,336,362	£1,435,094	£1,632,184	£1,829,461
£175	£733,837	£930,927	£1,128,204	£1,128,204	£1,232,745	£1,325,294	£1,424,027	£1,621,117	£1,818,394
£200	£722,770	£919,860	£1,117,137	£1,117,137	£1,221,677	£1,314,227	£1,412,959	£1,610,049	£1,807,326
£225	£711,703	£908,793	£1,106,070	£1,106,070	£1,210,610	£1,303,159	£1,401,892	£1,598,982	£1,796,259
£250	£700,635	£897,725	£1,095,002	£1,095,002	£1,199,542	£1,292,092	£1,390,824	£1,587,914	£1,785,192
£275	£689,568	£886,658	£1,083,935	£1,083,935	£1,188,475	£1,281,024	£1,379,757	£1,576,847	£1,774,124
£300	£678,500	£875,590	£1,072,867	£1,072,867	£1,177,408	£1,269,957	£1,368,690	£1,565,780	£1,763,057
£325	£667,433	£864,523	£1,061,800	£1,061,800	£1,166,340	£1,258,889	£1,357,622	£1,554,712	£1,751,989
£350	£656,366	£853,456	£1,050,733	£1,050,733	£1,155,273	£1,247,822	£1,346,555	£1,543,645	£1,740,922
£375	£645,298	£842,388	£1,039,665	£1,039,665	£1,144,205	£1,236,755	£1,335,488	£1,532,577	£1,729,855
£400	£634,231	£831,321	£1,028,598	£1,028,598	£1,133,138	£1,225,687	£1,324,420	£1,521,510	£1,718,787
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,527,431	£4,384,344	£5,242,069	£5,242,069	£5,696,593	£6,098,983	£6,528,254	£7,385,166	£8,242,893
£25	£3,479,312	£4,336,225	£5,193,950	£5,193,950	£5,648,474	£6,050,864	£6,480,135	£7,337,047	£8,194,774
£50	£3,431,193	£4,288,106	£5,145,831	£5,145,831	£5,600,354	£6,002,745	£6,432,016	£7,288,928	£8,146,655
£75	£3,383,074	£4,239,986	£5,097,712	£5,097,712	£5,552,235	£5,954,625	£6,383,897	£7,240,809	£8,098,536
£100	£3,334,955	£4,191,867	£5,049,593	£5,049,593	£5,504,116	£5,906,506	£6,335,778	£7,192,690	£8,050,417
£125	£3,286,836	£4,143,748	£5,001,474	£5,001,474	£5,455,997	£5,858,387	£6,287,658	£7,144,571	£8,002,298
£150	£3,238,717	£4,095,629	£4,953,355	£4,953,355	£5,407,878	£5,810,268	£6,239,539	£7,096,452	£7,954,179
£175	£3,190,598	£4,047,510	£4,905,236	£4,905,236	£5,359,759	£5,762,148	£6,191,420	£7,048,333	£7,906,060
£200	£3,142,479	£3,999,391	£4,857,117	£4,857,117	£5,311,640	£5,714,029	£6,143,301	£7,000,214	£7,857,941
£225	£3,094,359	£3,951,272	£4,808,998	£4,808,998	£5,263,521	£5,665,910	£6,095,182	£6,952,094	£7,809,822
£250	£3,046,240	£3,903,153	£4,760,879	£4,760,879	£5,215,402	£5,617,790	£6,047,063	£6,903,975	£7,761,702
£275	£2,998,121	£3,855,034	£4,712,760	£4,712,760	£5,167,283	£5,569,671	£5,998,944	£6,855,856	£7,713,583
£300	£2,950,002	£3,806,915	£4,664,641	£4,664,641	£5,119,163	£5,521,552	£5,950,825	£6,807,737	£7,665,464
£325	£2,901,883	£3,758,795	£4,616,522	£4,616,522	£5,071,044	£5,473,433	£5,902,706	£6,759,618	£7,617,345
£350	£2,853,764	£3,710,676	£4,568,403	£4,568,403	£5,022,925	£5,425,313	£5,854,587	£6,711,499	£7,569,226
£375	£2,805,645	£3,662,557	£4,520,284	£4,520,284	£4,974,806	£5,377,194	£5,806,467	£6,663,380	£7,521,107
£400	£2,757,526	£3,614,438	£4,472,165	£4,472,165	£4,926,687	£5,329,075	£5,758,348	£6,615,261	£7,472,988

	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 IIc - Residential Results -

**Table 3d: 10 Flats
(17.5% Profit on GDV)**

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 20% 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 (£)								
£0	£474,563	£649,915	£737,592	£825,435	£918,445	£1,000,787	£1,088,630	£1,263,983	£1,439,502
£25	£461,874	£637,227	£724,903	£812,746	£905,756	£988,098	£1,075,941	£1,251,294	£1,426,813
£50	£449,185	£624,538	£712,214	£800,057	£893,067	£975,409	£1,063,252	£1,238,605	£1,414,124
£75	£436,496	£611,849	£699,525	£787,368	£880,378	£962,721	£1,050,564	£1,225,916	£1,401,435
£100	£423,807	£599,160	£686,836	£774,679	£867,689	£950,032	£1,037,875	£1,213,227	£1,388,747
£125	£411,119	£586,471	£674,147	£761,990	£855,001	£937,343	£1,025,186	£1,200,539	£1,376,058
£150	£398,430	£573,782	£661,459	£749,302	£842,312	£924,654	£1,012,497	£1,187,850	£1,363,369
£175	£385,741	£561,093	£648,770	£736,613	£829,623	£911,965	£999,808	£1,175,161	£1,350,680
£200	£373,052	£548,405	£636,081	£723,924	£816,934	£899,276	£987,119	£1,162,472	£1,337,991
£225	£360,363	£535,716	£623,392	£711,235	£804,245	£886,588	£974,431	£1,149,783	£1,325,302
£250	£347,674	£523,027	£610,703	£698,546	£791,556	£873,899	£961,742	£1,137,094	£1,312,614
£275	£334,986	£510,338	£598,014	£685,857	£778,868	£861,210	£949,053	£1,124,405	£1,299,925
£300	£322,297	£497,649	£585,326	£673,169	£766,179	£848,521	£936,364	£1,111,717	£1,287,236
£325	£309,608	£484,960	£572,637	£660,480	£753,490	£835,832	£923,675	£1,099,028	£1,274,547
£350	£296,919	£472,272	£559,948	£647,791	£740,801	£823,143	£910,986	£1,086,339	£1,261,858
£375	£284,230	£459,583	£547,259	£635,102	£728,112	£810,455	£898,298	£1,073,650	£1,249,169
£400	£271,541	£446,894	£534,570	£622,413	£715,423	£797,766	£885,609	£1,060,961	£1,236,481
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£4,126,633	£5,651,438	£6,413,840	£7,177,692	£7,986,477	£8,702,497	£9,466,349	£10,991,154	£12,517,409
£25	£4,016,295	£5,541,100	£6,303,503	£7,067,355	£7,876,139	£8,592,159	£9,356,011	£10,880,816	£12,407,071
£50	£3,905,957	£5,430,762	£6,193,165	£6,957,017	£7,765,801	£8,481,822	£9,245,674	£10,770,479	£12,296,733
£75	£3,795,620	£5,320,425	£6,082,827	£6,846,679	£7,655,463	£8,371,484	£9,135,336	£10,660,141	£12,186,395
£100	£3,685,282	£5,210,087	£5,972,489	£6,736,341	£7,545,126	£8,261,146	£9,024,998	£10,549,803	£12,076,058
£125	£3,574,944	£5,099,749	£5,862,152	£6,626,003	£7,434,788	£8,150,808	£8,914,660	£10,439,465	£11,965,720
£150	£3,464,606	£4,989,411	£5,751,814	£6,515,666	£7,324,450	£8,040,471	£8,804,323	£10,329,128	£11,855,382
£175	£3,354,269	£4,879,074	£5,641,476	£6,405,328	£7,214,112	£7,930,133	£8,693,985	£10,218,790	£11,745,044
£200	£3,243,931	£4,768,736	£5,531,138	£6,294,990	£7,103,775	£7,819,795	£8,583,647	£10,108,452	£11,634,706
£225	£3,133,593	£4,658,398	£5,420,801	£6,184,652	£6,993,437	£7,709,457	£8,473,309	£9,998,114	£11,524,369
£250	£3,023,255	£4,548,060	£5,310,463	£6,074,315	£6,883,099	£7,599,120	£8,362,972	£9,887,777	£11,414,031
£275	£2,912,918	£4,437,723	£5,200,125	£5,963,977	£6,772,761	£7,488,782	£8,252,634	£9,777,439	£11,303,693
£300	£2,802,580	£4,327,385	£5,089,787	£5,853,639	£6,662,424	£7,378,444	£8,142,296	£9,667,101	£11,193,355
£325	£2,692,242	£4,217,047	£4,979,449	£5,743,301	£6,552,086	£7,268,106	£8,031,958	£9,556,763	£11,083,018
£350	£2,581,904	£4,106,709	£4,869,112	£5,632,964	£6,441,748	£7,157,769	£7,921,621	£9,446,426	£10,972,680
£375	£2,471,567	£3,996,371	£4,758,774	£5,522,626	£6,331,410	£7,047,431	£7,811,283	£9,336,088	£10,862,342
£400	£2,361,229	£3,886,034	£4,648,436	£5,412,288	£6,221,073	£6,937,093	£7,700,945	£9,225,750	£10,752,004

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 (£)								
£0	£422,176	£577,376	£732,723	£732,723	£815,044	£887,923	£965,670	£1,120,870	£1,276,217
£25	£411,064	£566,273	£721,620	£721,620	£803,941	£876,820	£954,567	£1,109,767	£1,265,114
£50	£399,951	£555,170	£710,518	£710,518	£792,838	£865,717	£943,464	£1,098,664	£1,254,011
£75	£388,839	£544,068	£699,415	£699,415	£781,736	£854,614	£932,362	£1,087,561	£1,242,908
£100	£377,726	£532,965	£688,312	£688,312	£770,633	£843,512	£921,259	£1,076,459	£1,231,806
£125	£366,614	£521,862	£677,209	£677,209	£759,530	£832,409	£910,156	£1,065,356	£1,220,703
£150	£355,501	£510,760	£666,107	£666,107	£748,427	£821,306	£899,054	£1,054,253	£1,209,600
£175	£344,388	£499,657	£655,004	£655,004	£737,325	£810,203	£887,951	£1,043,150	£1,198,497
£200	£333,276	£488,554	£643,901	£643,901	£726,222	£799,101	£876,848	£1,032,048	£1,187,395
£225	£322,163	£477,451	£632,798	£632,798	£715,119	£787,998	£865,745	£1,020,945	£1,176,292
£250	£311,051	£466,349	£621,696	£621,696	£704,016	£776,895	£854,643	£1,009,842	£1,165,189
£275	£299,938	£455,246	£610,593	£610,593	£692,914	£765,793	£843,540	£998,739	£1,154,087
£300	£288,826	£444,143	£599,490	£599,490	£681,811	£754,690	£832,437	£987,637	£1,142,984
£325	£277,713	£433,040	£588,387	£588,387	£670,708	£743,587	£821,334	£976,534	£1,131,881
£350	£266,600	£421,938	£577,285	£577,285	£659,605	£732,484	£810,232	£965,431	£1,120,778
£375	£255,488	£410,835	£566,182	£566,182	£648,503	£721,382	£799,129	£954,328	£1,109,676
£400	£244,375	£399,732	£555,079	£555,079	£637,400	£710,279	£788,026	£943,226	£1,098,573
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,671,099	£5,020,660	£6,371,505	£6,371,505	£7,087,337	£7,721,066	£8,397,130	£9,746,692	£11,097,536
£25	£3,574,468	£4,924,115	£6,274,959	£6,274,959	£6,990,791	£7,624,521	£8,300,584	£9,650,146	£11,000,990
£50	£3,477,837	£4,827,569	£6,178,414	£6,178,414	£6,894,246	£7,527,975	£8,204,039	£9,553,600	£10,904,445
£75	£3,381,206	£4,731,024	£6,081,868	£6,081,868	£6,797,700	£7,431,430	£8,107,493	£9,457,055	£10,807,899
£100	£3,284,575	£4,634,478	£5,985,323	£5,985,323	£6,701,155	£7,334,884	£8,010,948	£9,360,509	£10,711,354
£125	£3,187,944	£4,537,933	£5,888,777	£5,888,777	£6,604,609	£7,238,339	£7,914,402	£9,263,964	£10,614,808
£150	£3,091,312	£4,441,387	£5,792,232	£5,792,232	£6,508,064	£7,141,793	£7,817,857	£9,167,418	£10,518,263
£175	£2,994,681	£4,344,842	£5,695,686	£5,695,686	£6,411,518	£7,045,248	£7,721,311	£9,070,873	£10,421,717
£200	£2,898,050	£4,248,296	£5,599,141	£5,599,141	£6,314,973	£6,948,702	£7,624,766	£8,974,327	£10,325,172
£225	£2,801,419	£4,151,751	£5,502,595	£5,502,595	£6,218,427	£6,852,157	£7,528,220	£8,877,782	£10,228,626
£250	£2,704,788	£4,055,205	£5,406,049	£5,406,049	£6,121,882	£6,755,611	£7,431,675	£8,781,236	£10,132,081
£275	£2,608,157	£3,958,659	£5,309,504	£5,309,504	£6,025,336	£6,659,065	£7,335,129	£8,684,691	£10,035,535
£300	£2,511,526	£3,862,114	£5,212,958	£5,212,958	£5,928,790	£6,562,520	£7,238,584	£8,588,145	£9,938,990
£325	£2,414,895	£3,765,568	£5,116,413	£5,116,413	£5,832,245	£6,465,974	£7,142,038	£8,491,600	£9,842,444
£350	£2,318,264	£3,669,023	£5,019,867	£5,019,867	£5,735,699	£6,369,429	£7,045,492	£8,395,054	£9,745,898
£375	£2,221,633	£3,572,477	£4,923,322	£4,923,322	£5,639,154	£6,272,883	£6,948,947	£8,298,508	£9,649,353
£400	£2,125,002	£3,475,932	£4,826,776	£4,826,776	£5,542,608	£6,176,338	£6,852,401	£8,201,963	£9,552,807

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results -

**Table 3d: 10 Flats
(17.5% Profit on GDV)**

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 (£)								
£0	£369,790	£504,837	£640,011	£640,011	£711,643	£775,058	£842,710	£977,756	£1,112,931
£25	£360,215	£495,320	£630,495	£630,495	£702,126	£765,541	£833,193	£968,240	£1,103,415
£50	£350,640	£485,803	£620,978	£620,978	£692,609	£756,025	£823,676	£958,723	£1,093,898
£75	£341,065	£476,287	£611,462	£611,462	£683,093	£746,508	£814,160	£949,206	£1,084,381
£100	£331,490	£466,770	£601,945	£601,945	£673,576	£736,992	£804,643	£939,690	£1,074,865
£125	£321,915	£457,253	£592,428	£592,428	£664,060	£727,475	£795,127	£930,173	£1,065,348
£150	£312,340	£447,737	£582,912	£582,912	£654,543	£717,958	£785,610	£920,657	£1,055,832
£175	£302,765	£438,220	£573,395	£573,395	£645,026	£708,442	£776,093	£911,140	£1,046,315
£200	£293,190	£428,703	£563,878	£563,878	£635,510	£698,925	£766,577	£901,623	£1,036,798
£225	£283,615	£419,187	£554,362	£554,362	£625,993	£689,408	£757,060	£892,107	£1,027,282
£250	£274,040	£409,670	£544,845	£544,845	£616,476	£679,892	£747,543	£882,590	£1,017,765
£275	£264,464	£400,154	£535,329	£535,329	£606,960	£670,375	£738,027	£873,073	£1,008,248
£300	£254,889	£390,637	£525,812	£525,812	£597,443	£660,859	£728,510	£863,557	£998,732
£325	£245,314	£381,120	£516,295	£516,295	£587,926	£651,342	£718,994	£854,040	£989,215
£350	£235,739	£371,604	£506,779	£506,779	£578,410	£641,825	£709,477	£844,523	£979,698
£375	£226,164	£362,087	£497,262	£497,262	£568,893	£632,309	£699,960	£835,007	£970,182
£400	£216,589	£352,570	£487,745	£487,745	£559,377	£622,792	£690,444	£825,490	£960,665
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,215,565	£4,389,883	£5,565,317	£5,565,317	£6,188,197	£6,739,635	£7,327,911	£8,502,229	£9,677,663
£25	£3,132,304	£4,307,130	£5,482,564	£5,482,564	£6,105,444	£6,656,882	£7,245,158	£8,419,476	£9,594,910
£50	£3,049,042	£4,224,376	£5,399,811	£5,399,811	£6,022,690	£6,574,129	£7,162,404	£8,336,722	£9,512,157
£75	£2,965,781	£4,141,623	£5,317,057	£5,317,057	£5,939,937	£6,491,376	£7,079,651	£8,253,969	£9,429,403
£100	£2,882,520	£4,058,870	£5,234,304	£5,234,304	£5,857,184	£6,408,622	£6,996,898	£8,171,216	£9,346,650
£125	£2,799,259	£3,976,116	£5,151,551	£5,151,551	£5,774,431	£6,325,869	£6,914,144	£8,088,462	£9,263,897
£150	£2,715,997	£3,893,363	£5,068,797	£5,068,797	£5,691,677	£6,243,116	£6,831,391	£8,005,709	£9,181,144
£175	£2,632,736	£3,810,610	£4,986,044	£4,986,044	£5,608,924	£6,160,362	£6,748,638	£7,922,956	£9,098,390
£200	£2,549,475	£3,727,856	£4,903,291	£4,903,291	£5,526,171	£6,077,609	£6,665,884	£7,840,202	£9,015,637
£225	£2,466,214	£3,645,103	£4,820,537	£4,820,537	£5,443,417	£5,994,856	£6,583,131	£7,757,449	£8,932,884
£250	£2,382,952	£3,562,350	£4,737,784	£4,737,784	£5,360,664	£5,912,102	£6,500,378	£7,674,696	£8,850,130
£275	£2,299,691	£3,479,596	£4,655,031	£4,655,031	£5,277,911	£5,829,349	£6,417,624	£7,591,943	£8,767,377
£300	£2,216,430	£3,396,843	£4,572,278	£4,572,278	£5,195,157	£5,746,596	£6,334,871	£7,509,189	£8,684,624
£325	£2,133,169	£3,314,090	£4,489,524	£4,489,524	£5,112,404	£5,663,842	£6,252,118	£7,426,436	£8,601,870
£350	£2,049,907	£3,231,336	£4,406,771	£4,406,771	£5,029,651	£5,581,089	£6,169,364	£7,343,683	£8,519,117
£375	£1,966,646	£3,148,583	£4,324,018	£4,324,018	£4,946,897	£5,498,336	£6,086,611	£7,260,929	£8,436,364
£400	£1,883,385	£3,065,830	£4,241,264	£4,241,264	£4,864,144	£5,415,582	£6,003,858	£7,178,176	£8,353,610

	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)

Embridge Borough Council - Local Plan & PotentialCIL Review Scoping Viability Assessment - Appendix IIc - Residential Results - Table 3e: 30 Mixed (17.5% Profit on GDV)

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

30 Mixed 20% AH	Value Levels €/m ²										First Homes Sensitivity Test								
	Residual Land Value (€)										Residual Land Value (€)								
	V1 €4,750	V2 €5,250	V3 €5,500	V4 €5,750	V5 €6,000	V6 €6,250	V7 €6,500	V8 €7,000	V9 €7,500	V10 €8,000	V11 €4,750	V12 €5,250	V13 €5,500	V14 €5,750	V15 €6,000	V16 €6,250	V17 €6,500	V18 €7,000	V19 €7,500
€0	€2,600,149	€3,292,334	€3,638,426	€3,985,176	€4,332,324	€4,679,361	€5,026,111	€5,372,796	€5,719,481	€6,066,166	€6,412,851	€6,759,536	€7,106,221	€7,452,906	€7,800,000	€8,147,094	€8,494,188	€8,841,282	€9,188,376
€25	€2,600,149	€3,292,334	€3,638,426	€3,985,176	€4,332,324	€4,679,361	€5,026,111	€5,372,796	€5,719,481	€6,066,166	€6,412,851	€6,759,536	€7,106,221	€7,452,906	€7,800,000	€8,147,094	€8,494,188	€8,841,282	€9,188,376
€50	€2,514,049	€3,206,234	€3,552,326	€3,898,418	€4,244,510	€4,590,602	€4,936,694	€5,282,786	€5,628,878	€5,974,970	€6,321,062	€6,667,154	€7,013,246	€7,359,338	€7,705,430	€8,051,522	€8,397,614	€8,743,706	€9,089,798
€75	€2,427,949	€3,120,134	€3,466,226	€3,812,318	€4,158,410	€4,504,502	€4,850,594	€5,196,686	€5,542,778	€5,888,870	€6,234,962	€6,581,054	€6,927,146	€7,273,238	€7,619,330	€7,965,422	€8,311,514	€8,657,606	€9,003,698
€100	€2,341,849	€3,036,034	€3,382,126	€3,728,218	€4,074,310	€4,420,402	€4,766,494	€5,112,586	€5,458,678	€5,804,770	€6,150,862	€6,496,954	€6,843,046	€7,189,138	€7,535,230	€7,881,322	€8,227,414	€8,573,506	€8,919,598
€125	€2,255,749	€2,950,934	€3,297,026	€3,643,118	€3,989,210	€4,335,302	€4,681,394	€5,027,486	€5,373,578	€5,719,670	€6,065,762	€6,411,854	€6,757,946	€7,104,038	€7,450,130	€7,796,222	€8,142,314	€8,488,406	€8,834,498
€150	€2,169,649	€2,864,834	€3,210,926	€3,557,018	€3,903,110	€4,249,202	€4,595,294	€4,941,386	€5,287,478	€5,633,570	€5,979,662	€6,325,754	€6,671,846	€7,017,938	€7,364,030	€7,710,122	€8,056,214	€8,402,306	€8,748,398
€175	€2,083,549	€2,778,734	€3,124,826	€3,470,918	€3,817,010	€4,163,102	€4,509,194	€4,855,286	€5,201,378	€5,547,470	€5,893,562	€6,239,654	€6,585,746	€6,931,838	€7,277,930	€7,624,022	€7,970,114	€8,316,206	€8,662,298
€200	€2,000,000	€2,700,000	€3,050,000	€3,400,000	€3,750,000	€4,100,000	€4,450,000	€4,800,000	€5,150,000	€5,500,000	€5,850,000	€6,200,000	€6,550,000	€6,900,000	€7,250,000	€7,600,000	€7,950,000	€8,300,000	€8,650,000
€225	€1,920,000	€2,630,000	€2,980,000	€3,330,000	€3,680,000	€4,030,000	€4,380,000	€4,730,000	€5,080,000	€5,430,000	€5,780,000	€6,130,000	€6,480,000	€6,830,000	€7,180,000	€7,530,000	€7,880,000	€8,230,000	€8,580,000
€250	€1,850,000	€2,570,000	€2,920,000	€3,270,000	€3,620,000	€3,970,000	€4,320,000	€4,670,000	€5,020,000	€5,370,000	€5,720,000	€6,070,000	€6,420,000	€6,770,000	€7,120,000	€7,470,000	€7,820,000	€8,170,000	€8,520,000
€275	€1,790,000	€2,520,000	€2,870,000	€3,220,000	€3,570,000	€3,920,000	€4,270,000	€4,620,000	€4,970,000	€5,320,000	€5,670,000	€6,020,000	€6,370,000	€6,720,000	€7,070,000	€7,420,000	€7,770,000	€8,120,000	€8,470,000
€300	€1,740,000	€2,480,000	€2,830,000	€3,180,000	€3,530,000	€3,880,000	€4,230,000	€4,580,000	€4,930,000	€5,280,000	€5,630,000	€5,980,000	€6,330,000	€6,680,000	€7,030,000	€7,380,000	€7,730,000	€8,080,000	€8,430,000
€325	€1,700,000	€2,450,000	€2,800,000	€3,150,000	€3,500,000	€3,850,000	€4,200,000	€4,550,000	€4,900,000	€5,250,000	€5,600,000	€5,950,000	€6,300,000	€6,650,000	€7,000,000	€7,350,000	€7,700,000	€8,050,000	€8,400,000
€350	€1,670,000	€2,430,000	€2,780,000	€3,130,000	€3,480,000	€3,830,000	€4,180,000	€4,530,000	€4,880,000	€5,230,000	€5,580,000	€5,930,000	€6,280,000	€6,630,000	€6,980,000	€7,330,000	€7,680,000	€8,030,000	€8,380,000
€375	€1,650,000	€2,420,000	€2,770,000	€3,120,000	€3,470,000	€3,820,000	€4,170,000	€4,520,000	€4,870,000	€5,220,000	€5,570,000	€5,920,000	€6,270,000	€6,620,000	€6,970,000	€7,320,000	€7,670,000	€8,020,000	€8,370,000
€400	€1,640,000	€2,415,000	€2,765,000	€3,115,000	€3,465,000	€3,815,000	€4,165,000	€4,515,000	€4,865,000	€5,215,000	€5,565,000	€5,915,000	€6,265,000	€6,615,000	€6,965,000	€7,315,000	€7,665,000	€8,015,000	€8,365,000

30 Mixed 30% AH	Value Levels €/m ²										First Homes Sensitivity Test								
	Residual Land Value (€)										Residual Land Value (€)								
	V1 €4,750	V2 €5,250	V3 €5,500	V4 €5,750	V5 €6,000	V6 €6,250	V7 €6,500	V8 €7,000	V9 €7,500	V10 €8,000	V11 €4,750	V12 €5,250	V13 €5,500	V14 €5,750	V15 €6,000	V16 €6,250	V17 €6,500	V18 €7,000	V19 €7,500
€0	€2,391,849	€2,906,305	€3,521,466	€4,136,627	€4,751,788	€5,366,949	€5,982,110	€6,597,271	€7,212,432	€7,827,593	€8,442,754	€9,057,915	€9,673,076	€10,288,237	€10,903,398	€11,518,559	€12,133,720	€12,748,881	€13,364,042
€25	€2,391,849	€2,906,305	€3,521,466	€4,136,627	€4,751,788	€5,366,949	€5,982,110	€6,597,271	€7,212,432	€7,827,593	€8,442,754	€9,057,915	€9,673,076	€10,288,237	€10,903,398	€11,518,559	€12,133,720	€12,748,881	€13,364,042
€50	€2,216,511	€2,811,027	€3,446,128	€4,081,229	€4,716,330	€5,351,431	€5,986,532	€6,621,633	€7,256,734	€7,891,835	€8,526,936	€9,162,037	€9,797,138	€10,432,239	€11,067,340	€11,702,441	€12,337,542	€12,972,643	€13,607,744
€75	€2,130,373	€2,724,889	€3,360,000	€3,995,111	€4,630,222	€5,265,333	€5,900,444	€6,535,555	€7,170,666	€7,805,777	€8,440,888	€9,075,999	€9,711,110	€10,346,221	€10,981,332	€11,616,443	€12,251,554	€12,886,665	€13,521,776
€100	€2,044,235	€2,638,751	€3,273,862	€3,908,973	€4,544,084	€5,179,195	€5,814,306	€6,449,417	€7,084,528	€7,719,639	€8,354,750	€8,989,861	€9,624,972	€10,260,083	€10,895,194	€11,530,305	€12,165,416	€12,800,527	€13,435,638
€125	€1,958,097	€2,552,613	€3,187,724	€3,822,835	€4,457,946	€5,093,057	€5,728,168	€6,363,279	€6,998,390	€7,633,501	€8,268,612	€8,903,723	€9,538,834	€10,173,945	€10,809,056	€11,444,167	€12,079,278	€12,714,389	€13,349,500
€150	€1,871,959	€2,466,475	€3,101,586	€3,736,697	€4,371,808	€5,006,919	€5,642,030	€6,277,141	€6,912,252	€7,547,363	€8,182,474	€8,817,585	€9,452,696	€10,087,807	€10,722,918	€11,358,029	€11,993,140	€12,628,251	€13,263,362
€175	€1,785,821	€2,380,337	€3,015,448	€3,650,559	€4,285,670	€4,920,781	€5,555,892	€6,191,003	€6,826,114	€7,461,225	€8,096,336	€8,731,447	€9,366,558	€10,001,669	€10,636,780	€11,271,891	€11,907,002	€12,542,113	€13,177,224
€200	€1,700,000	€2,300,000	€2,900,000	€3,500,000	€4,100,000	€4,700,000	€5,300,000	€5,900,000	€6,500,000	€7,100,000	€7,700,000	€8,300,000	€8,900,000	€9,500,000	€10,100,000	€10,700,000	€11,300,000	€11,900,000	€12,500,000
€225	€1,620,000	€2,220,000	€2,820,000	€3,420,000	€4,020,000	€4,620,000	€5,220,000	€5,820,000	€6,420,000	€7,020,000	€7,620,000	€8,220,000	€8,820,000	€9,420,000	€10,020,000	€10,620,000	€11,220,000	€11,820,000	€12,420,000
€250	€1,550,000	€2,150,000	€2,750,000	€3,350,000	€3,950,000	€4,550,000	€5,150,000	€5,750,000	€6,350,000	€6,950,000	€7,550,000	€8,150,000	€8,750,000	€9,350,000	€9,950,000	€10,550,000	€11,150,000	€11,750,000	€12,350,000
€275	€1,490,000	€2,090,000	€2,690,000	€3,290,000	€3,890,000	€4,490,000	€5,090,000	€5,690,000	€6,290,000	€6,890,000	€7,490,000	€8,090,000	€8,690,000	€9,290,000	€9,890,000	€10,490,000	€11,090,000	€11,690,000	€12,290,000
€300	€1,440,000	€2,040,000	€2,640,000	€3,240,000	€3,840,000	€4,440,000	€5,040,000	€5,640,000	€6,240,000	€6,840,000	€7,440,000	€8,040,000	€8,640,000	€9,240,000	€9,840,000	€10,440,000	€11,040,000	€11,640,000	€12,240,000
€325	€1,400,000	€2,000,000	€2,600,000	€3,200,000	€3,800,000	€4,400,000	€5,000,000	€5,600,000	€6,200,000	€6,800,000	€7,400,000	€8,000,000	€8,600,000	€9,200,000	€9,800,000	€10,400,000	€11,000,000	€11,600,000	€12,200,000
€350	€1,370,000	€1,970,000	€2,570,000	€3,170,000	€3,770,000	€4,370,000	€4,970,000	€5,570,000	€6,170,000	€6,770,000	€7,370,000	€7,970,000	€8,570,000	€9,170,000	€9,770,000	€10,370,000	€10,970,000	€11,570,000	€12,170,000
€375	€1,350,000	€1,950,000	€2,550,000	€3,150,000	€3,750,000	€4,350,000	€4,950,000	€5,550,000	€6,150,000	€6,750,000	€7,350,000	€7,950,000	€8,550,000	€9,150,000	€9,750,000	€10,350,000	€10,950,000	€11,550,000	€12,150,000
€400	€1,340,000	€1,940,000	€2,540,000	€3,140,000	€3,740,000	€4,340,000	€4,940,000	€5,540,000	€6,140,000	€6,740,000	€7,340,000	€7,940,000	€8,540,000	€9,140,000	€9,740,000	€10,340,000	€10,940,000	€11,540,000	€12,140,000

30 Mixed 40% AH	Value Levels €/m ²										First Homes Sensitivity Test								
	Residual Land Value (€)										Residual Land Value (€)								
	V1 €4,750	V2 €5,250	V3 €5,500	V4 €5,750	V5 €6,000	V6 €6,250	V7 €6,500	V8 €7,000	V9 €7,500	V10 €8,000	V11 €4,750	V12 €5,250	V13 €5,500	V14 €5,750	V15 €6,000	V16 €6,250	V17 €6,500	V18 €7,000	V19 €7,500
€0	€2,042,243	€2,602,705	€3,163,167	€3,723,629	€4,284,091	€4,844,553	€5,405,015	€5,965,477	€6,525,939	€7,086,401	€7,646,863	€8,207,325	€8,767,787	€9,328,249	€9,888,711	€10,449,173	€11,009,635	€11,570,097	€12,130,559
€25	€2,042,243	€2,602,705	€3,																

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results - Table 3F: 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 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	£1,968,840	£2,476,463	£2,984,087	£3,491,711
£25	£1,924,994	£2,432,618	£2,940,242	£3,447,865
£50	£1,881,149	£2,388,773	£2,896,396	£3,404,020
£75	£1,837,304	£2,344,927	£2,852,551	£3,360,174
£100	£1,793,458	£2,301,082	£2,808,705	£3,316,329
£125	£1,749,613	£2,257,236	£2,764,860	£3,272,483
£150	£1,705,767	£2,213,391	£2,721,014	£3,228,638
£175	£1,661,922	£2,169,545	£2,677,169	£3,184,793
£200	£1,618,076	£2,125,700	£2,633,324	£3,140,947
£225	£1,574,231	£2,081,855	£2,589,478	£3,097,102
£250	£1,530,386	£2,038,009	£2,545,633	£3,053,256
£275	£1,486,540	£1,994,164	£2,501,787	£3,009,411
£300	£1,442,695	£1,950,318	£2,457,942	£2,965,565
£325	£1,398,849	£1,906,473	£2,414,096	£2,921,720
£350	£1,355,004	£1,862,627	£2,370,251	£2,877,875
£375	£1,311,158	£1,818,782	£2,326,406	£2,834,029
£400	£1,267,313	£1,774,937	£2,282,560	£2,790,184
Trial CIL Rate £/m ²	Residual Land Value (£/ha)			
£0	£7,031,571	£8,844,512	£10,657,454	£12,470,395
£25	£6,874,980	£8,687,921	£10,500,863	£12,313,804
£50	£6,718,389	£8,531,331	£10,344,272	£12,157,213
£75	£6,561,798	£8,374,740	£10,187,681	£12,000,622
£100	£6,405,208	£8,218,149	£10,031,090	£11,844,032
£125	£6,248,617	£8,061,558	£9,874,499	£11,687,441
£150	£6,092,026	£7,904,967	£9,717,909	£11,530,850
£175	£5,935,435	£7,748,377	£9,561,318	£11,374,259
£200	£5,778,844	£7,591,786	£9,404,727	£11,217,668
£225	£5,622,254	£7,435,195	£9,248,136	£11,061,078
£250	£5,465,663	£7,278,604	£9,091,545	£10,904,487
£275	£5,309,072	£7,122,013	£8,934,955	£10,747,896
£300	£5,152,481	£6,965,422	£8,778,364	£10,591,305
£325	£4,995,890	£6,808,832	£8,621,773	£10,434,714
£350	£4,839,300	£6,652,241	£8,465,182	£10,278,123
£375	£4,682,709	£6,495,650	£8,308,591	£10,121,533
£400	£4,526,118	£6,339,059	£8,152,001	£9,964,942

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 (£)			
£0	£1,550,132	£1,999,275	£2,897,561	£2,897,561
£25	£1,511,767	£1,960,910	£2,859,196	£2,859,196
£50	£1,473,403	£1,922,545	£2,820,831	£2,820,831
£75	£1,435,038	£1,884,181	£2,782,466	£2,782,466
£100	£1,396,673	£1,845,816	£2,744,102	£2,744,102
£125	£1,358,308	£1,807,451	£2,705,737	£2,705,737
£150	£1,319,943	£1,769,086	£2,667,372	£2,667,372
£175	£1,281,579	£1,730,722	£2,629,007	£2,629,007
£200	£1,243,214	£1,692,357	£2,590,643	£2,590,643
£225	£1,204,849	£1,653,992	£2,552,278	£2,552,278
£250	£1,166,484	£1,615,627	£2,513,913	£2,513,913
£275	£1,128,120	£1,577,262	£2,475,548	£2,475,548
£300	£1,089,755	£1,538,898	£2,437,183	£2,437,183
£325	£1,051,390	£1,500,533	£2,398,819	£2,398,819
£350	£1,013,025	£1,462,168	£2,360,454	£2,360,454
£375	£974,661	£1,423,803	£2,322,089	£2,322,089
£400	£936,296	£1,385,439	£2,283,724	£2,283,724
Trial CIL Rate £/m ²	Residual Land Value (£/ha)			
£0	£5,536,186	£7,140,268	£10,348,431	£10,348,431
£25	£5,399,169	£7,003,251	£10,211,414	£10,211,414
£50	£5,262,152	£6,866,234	£10,074,397	£10,074,397
£75	£5,125,135	£6,729,217	£9,937,380	£9,937,380
£100	£4,988,118	£6,592,200	£9,800,363	£9,800,363
£125	£4,851,101	£6,455,183	£9,663,346	£9,663,346
£150	£4,714,084	£6,318,166	£9,526,329	£9,526,329
£175	£4,577,067	£6,181,149	£9,389,312	£9,389,312
£200	£4,440,050	£6,044,131	£9,252,295	£9,252,295
£225	£4,303,033	£5,907,114	£9,115,278	£9,115,278
£250	£4,166,016	£5,770,097	£8,978,261	£8,978,261
£275	£4,028,999	£5,633,080	£8,841,244	£8,841,244
£300	£3,891,982	£5,496,063	£8,704,227	£8,704,227
£325	£3,754,965	£5,359,046	£8,567,210	£8,567,210
£350	£3,617,948	£5,222,029	£8,430,193	£8,430,193
£375	£3,480,931	£5,085,012	£8,293,176	£8,293,176
£400	£3,343,914	£4,947,995	£8,156,159	£8,156,159

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results - Table 3F: 30 Flats (sheltered) (17.5% 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	£1,198,677	£1,602,618	£2,410,499	£2,410,499
£25	£1,165,793	£1,569,733	£2,377,615	£2,377,615
£50	£1,132,909	£1,536,849	£2,344,731	£2,344,731
£75	£1,100,025	£1,503,965	£2,311,847	£2,311,847
£100	£1,067,140	£1,471,081	£2,278,963	£2,278,963
£125	£1,034,256	£1,438,197	£2,246,079	£2,246,079
£150	£1,001,372	£1,405,313	£2,213,195	£2,213,195
£175	£968,488	£1,372,429	£2,180,311	£2,180,311
£200	£935,604	£1,339,545	£2,147,427	£2,147,427
£225	£902,720	£1,306,661	£2,114,542	£2,114,542
£250	£869,836	£1,273,777	£2,081,658	£2,081,658
£275	£836,952	£1,240,893	£2,048,774	£2,048,774
£300	£804,068	£1,208,009	£2,015,890	£2,015,890
£325	£771,184	£1,175,125	£1,983,006	£1,983,006
£350	£738,300	£1,142,241	£1,950,122	£1,950,122
£375	£705,416	£1,109,357	£1,917,238	£1,917,238
£400	£672,532	£1,076,472	£1,884,354	£1,884,354
Trial CIL Rate €/m ²	Residual Land Value (£/ha)			
£0	£4,280,988	£5,723,634	£8,608,925	£8,608,925
£25	£4,163,545	£5,606,191	£8,491,482	£8,491,482
£50	£4,046,102	£5,488,748	£8,374,039	£8,374,039
£75	£3,928,659	£5,371,305	£8,256,596	£8,256,596
£100	£3,811,216	£5,253,862	£8,139,153	£8,139,153
£125	£3,693,773	£5,136,419	£8,021,710	£8,021,710
£150	£3,576,330	£5,018,975	£7,904,267	£7,904,267
£175	£3,458,887	£4,901,532	£7,786,824	£7,786,824
£200	£3,341,444	£4,784,089	£7,669,381	£7,669,381
£225	£3,224,000	£4,666,646	£7,551,937	£7,551,937
£250	£3,106,557	£4,549,203	£7,434,494	£7,434,494
£275	£2,989,114	£4,431,760	£7,317,051	£7,317,051
£300	£2,871,671	£4,314,317	£7,199,608	£7,199,608
£325	£2,754,228	£4,196,874	£7,082,165	£7,082,165
£350	£2,636,785	£4,079,431	£6,964,722	£6,964,722
£375	£2,519,342	£3,961,987	£6,847,279	£6,847,279
£400	£2,401,899	£3,844,544	£6,729,836	£6,729,836

	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:

ELUV+ £/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 IIc - Residential Results -
Table 3g - 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 20% 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 (£)								
£0	£1,529,344	£2,031,323	£2,533,779	£2,533,779	£2,800,037	£3,035,757	£3,287,224	£3,789,202	£4,291,658
£25	£1,491,278	£1,993,256	£2,495,712	£2,495,712	£2,761,971	£2,997,691	£3,249,157	£3,751,136	£4,253,592
£50	£1,453,211	£1,955,190	£2,457,646	£2,457,646	£2,723,904	£2,959,624	£3,211,091	£3,713,069	£4,215,525
£75	£1,415,145	£1,917,123	£2,419,579	£2,419,579	£2,685,838	£2,921,558	£3,173,024	£3,675,003	£4,177,459
£100	£1,377,078	£1,879,057	£2,381,512	£2,381,512	£2,647,771	£2,883,491	£3,134,958	£3,636,936	£4,139,392
£125	£1,339,012	£1,840,990	£2,343,446	£2,343,446	£2,609,705	£2,845,425	£3,096,891	£3,598,870	£4,101,325
£150	£1,300,945	£1,802,924	£2,305,379	£2,305,379	£2,571,638	£2,807,358	£3,058,824	£3,560,803	£4,063,259
£175	£1,262,879	£1,764,857	£2,267,313	£2,267,313	£2,533,571	£2,769,291	£3,020,758	£3,522,737	£4,025,192
£200	£1,224,812	£1,726,791	£2,229,246	£2,229,246	£2,495,505	£2,731,225	£2,982,691	£3,484,670	£3,987,126
£225	£1,186,746	£1,688,724	£2,191,180	£2,191,180	£2,457,438	£2,693,158	£2,944,625	£3,446,603	£3,949,059
£250	£1,148,679	£1,650,658	£2,153,113	£2,153,113	£2,419,372	£2,655,092	£2,906,558	£3,408,537	£3,910,993
£275	£1,110,612	£1,612,591	£2,115,047	£2,115,047	£2,381,305	£2,617,025	£2,868,492	£3,370,470	£3,872,926
£300	£1,072,546	£1,574,525	£2,076,980	£2,076,980	£2,343,239	£2,578,959	£2,830,425	£3,332,404	£3,834,860
£325	£1,034,479	£1,536,458	£2,038,914	£2,038,914	£2,305,172	£2,540,892	£2,792,359	£3,294,337	£3,796,793
£350	£996,413	£1,498,391	£2,000,847	£2,000,847	£2,267,106	£2,502,826	£2,754,292	£3,256,271	£3,758,727
£375	£958,346	£1,460,325	£1,962,781	£1,962,781	£2,229,039	£2,464,759	£2,716,226	£3,218,204	£3,720,660
£400	£920,280	£1,422,258	£1,924,714	£1,924,714	£2,190,973	£2,426,693	£2,678,159	£3,180,138	£3,682,594
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£6,649,323	£8,831,838	£11,016,429	£11,016,429	£12,174,075	£13,198,944	£14,292,277	£16,474,793	£18,659,383
£25	£6,483,816	£8,666,332	£10,850,922	£10,850,922	£12,008,568	£13,033,438	£14,126,770	£16,309,286	£18,493,877
£50	£6,318,310	£8,500,825	£10,685,415	£10,685,415	£11,843,061	£12,867,931	£13,961,263	£16,143,779	£18,328,370
£75	£6,152,803	£8,335,318	£10,519,909	£10,519,909	£11,677,555	£12,702,424	£13,795,757	£15,978,273	£18,162,863
£100	£5,987,296	£8,169,812	£10,354,402	£10,354,402	£11,512,048	£12,536,918	£13,630,250	£15,812,766	£17,997,357
£125	£5,821,790	£8,004,305	£10,188,895	£10,188,895	£11,346,541	£12,371,411	£13,464,743	£15,647,259	£17,831,850
£150	£5,656,283	£7,838,799	£10,023,389	£10,023,389	£11,181,035	£12,205,904	£13,299,237	£15,481,753	£17,666,343
£175	£5,490,776	£7,673,292	£9,857,882	£9,857,882	£11,015,528	£12,040,398	£13,133,730	£15,316,246	£17,500,836
£200	£5,325,270	£7,507,785	£9,692,375	£9,692,375	£10,850,022	£11,874,891	£12,968,224	£15,150,739	£17,335,330
£225	£5,159,763	£7,342,279	£9,526,869	£9,526,869	£10,684,515	£11,709,384	£12,802,717	£14,985,233	£17,169,823
£250	£4,994,257	£7,176,772	£9,361,362	£9,361,362	£10,519,008	£11,543,878	£12,637,210	£14,819,726	£17,004,316
£275	£4,828,750	£7,011,265	£9,195,856	£9,195,856	£10,353,502	£11,378,371	£12,471,704	£14,654,219	£16,838,810
£300	£4,663,243	£6,845,759	£9,030,349	£9,030,349	£10,187,995	£11,212,864	£12,306,197	£14,488,712	£16,673,303
£325	£4,497,737	£6,680,252	£8,864,842	£8,864,842	£10,022,488	£11,047,358	£12,140,690	£14,323,206	£16,507,796
£350	£4,332,230	£6,514,746	£8,699,336	£8,699,336	£9,856,982	£10,881,851	£11,975,184	£14,157,699	£16,342,290
£375	£4,166,723	£6,349,239	£8,533,829	£8,533,829	£9,691,475	£10,716,345	£11,809,677	£13,992,192	£16,176,783
£400	£4,001,217	£6,183,732	£8,368,322	£8,368,322	£9,525,968	£10,550,838	£11,644,170	£13,826,686	£16,011,276

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 (£)								
£0	£1,371,429	£1,815,626	£2,260,245	£2,260,245	£2,495,855	£2,704,442	£2,926,963	£3,371,160	£3,815,780
£25	£1,338,121	£1,782,318	£2,226,937	£2,226,937	£2,462,547	£2,671,134	£2,893,655	£3,337,852	£3,782,472
£50	£1,304,813	£1,749,010	£2,193,629	£2,193,629	£2,429,239	£2,637,826	£2,860,347	£3,304,544	£3,749,163
£75	£1,271,505	£1,715,701	£2,160,321	£2,160,321	£2,395,931	£2,604,518	£2,827,038	£3,271,236	£3,715,855
£100	£1,238,196	£1,682,393	£2,127,012	£2,127,012	£2,362,623	£2,571,209	£2,793,730	£3,237,927	£3,682,547
£125	£1,204,888	£1,649,085	£2,093,704	£2,093,704	£2,329,314	£2,537,901	£2,760,422	£3,204,619	£3,649,239
£150	£1,171,580	£1,615,777	£2,060,396	£2,060,396	£2,296,006	£2,504,593	£2,727,114	£3,171,311	£3,615,930
£175	£1,138,272	£1,582,469	£2,027,088	£2,027,088	£2,262,698	£2,471,285	£2,693,806	£3,138,003	£3,582,622
£200	£1,104,963	£1,549,160	£1,993,780	£1,993,780	£2,229,390	£2,437,977	£2,660,497	£3,104,695	£3,549,314
£225	£1,071,655	£1,515,852	£1,960,471	£1,960,471	£2,196,082	£2,404,668	£2,627,189	£3,071,386	£3,516,006
£250	£1,038,347	£1,482,544	£1,927,163	£1,927,163	£2,162,773	£2,371,360	£2,593,881	£3,038,078	£3,482,698
£275	£1,005,039	£1,449,236	£1,893,855	£1,893,855	£2,129,465	£2,338,052	£2,560,573	£3,004,770	£3,449,389
£300	£971,731	£1,415,928	£1,860,547	£1,860,547	£2,096,157	£2,304,744	£2,527,265	£2,971,462	£3,416,081
£325	£938,422	£1,382,619	£1,827,239	£1,827,239	£2,062,849	£2,271,436	£2,493,956	£2,938,154	£3,382,773
£350	£905,114	£1,349,311	£1,793,930	£1,793,930	£2,029,541	£2,238,127	£2,460,648	£2,904,845	£3,349,465
£375	£871,806	£1,316,003	£1,760,622	£1,760,622	£1,996,232	£2,204,819	£2,427,340	£2,871,537	£3,316,156
£400	£838,498	£1,282,695	£1,727,314	£1,727,314	£1,962,924	£2,171,511	£2,394,032	£2,838,229	£3,282,848
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£5,962,736	£7,894,027	£9,827,153	£9,827,153	£10,851,546	£11,758,445	£12,725,926	£14,657,219	£16,590,347
£25	£5,817,918	£7,749,208	£9,682,335	£9,682,335	£10,706,727	£11,613,627	£12,581,108	£14,512,400	£16,445,529
£50	£5,673,099	£7,604,390	£9,537,517	£9,537,517	£10,561,909	£11,468,808	£12,436,290	£14,367,582	£16,300,710
£75	£5,528,281	£7,459,572	£9,392,698	£9,392,698	£10,417,091	£11,323,990	£12,291,472	£14,222,764	£16,155,892
£100	£5,383,463	£7,314,753	£9,247,880	£9,247,880	£10,272,272	£11,179,172	£12,146,653	£14,077,945	£16,011,074
£125	£5,238,644	£7,169,935	£9,103,062	£9,103,062	£10,127,454	£11,034,353	£12,001,835	£13,933,127	£15,866,255
£150	£5,093,826	£7,025,117	£8,958,244	£8,958,244	£9,982,636	£10,889,535	£11,857,017	£13,788,309	£15,721,437
£175	£4,949,007	£6,880,298	£8,813,425	£8,813,425	£9,837,818	£10,744,717	£11,712,198	£13,643,490	£15,576,619
£200	£4,804,189	£6,735,480	£8,668,607	£8,668,607	£9,692,999	£10,599,898	£11,567,380	£13,498,672	£15,431,800
£225	£4,659,371	£6,590,662	£8,523,789	£8,523,789	£9,548,181	£10,455,080	£11,422,562	£13,353,854	£15,286,982
£250	£4,514,552	£6,445,843	£8,378,970	£8,378,970	£9,403,363	£10,310,262	£11,277,743	£13,209,035	£15,142,163
£275	£4,369,734	£6,301,025	£8,234,152	£8,234,152	£9,258,544	£10,165,443	£11,132,925	£13,064,217	£14,997,345
£300	£4,224,915	£6,156,207	£8,089,334	£8,089,334	£9,113,726	£10,020,625	£10,988,107	£12,919,399	£14,852,527
£325	£4,080,097	£6,011,388	£7,944,515	£7,944,515	£8,968,908	£9,875,807	£10,843,288	£12,774,580	£14,707,708
£350	£3,935,279	£5,866,570	£7,799,697	£7,799,697	£8,824,090	£9,730,988	£10,698,470	£12,629,762	£14,562,890
£375	£3,790,460	£5,721,752	£7,654,879	£7,654,879	£8,679,271	£9,586,170	£10,553,652	£12,484,944	£14,418,072
£400	£3,645,642	£5,576,933	£7,510,061	£7,510,061	£8,534,453	£9,441,352	£10,408,834	£12,340,126	£14,273,253

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results -
Table 3g - 30 Flats GF Retail
(17.5% Profit on GDV)**

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 (£)								
£0	£1,216,484	£1,616,209	£2,016,314	£2,016,314	£2,228,335	£2,416,039	£2,616,281	£3,015,970	£3,416,008
£25	£1,187,934	£1,587,659	£1,987,764	£1,987,764	£2,199,785	£2,387,489	£2,587,731	£2,987,420	£3,387,458
£50	£1,159,384	£1,559,109	£1,959,214	£1,959,214	£2,171,235	£2,358,939	£2,559,182	£2,958,870	£3,358,908
£75	£1,130,834	£1,530,559	£1,930,664	£1,930,664	£2,142,686	£2,330,389	£2,530,632	£2,930,320	£3,330,358
£100	£1,102,284	£1,502,009	£1,902,114	£1,902,114	£2,114,136	£2,301,839	£2,502,082	£2,901,770	£3,301,808
£125	£1,073,734	£1,473,459	£1,873,564	£1,873,564	£2,085,586	£2,273,289	£2,473,532	£2,873,220	£3,273,258
£150	£1,045,184	£1,444,910	£1,845,014	£1,845,014	£2,057,036	£2,244,739	£2,444,982	£2,844,670	£3,244,708
£175	£1,016,635	£1,416,360	£1,816,465	£1,816,465	£2,028,486	£2,216,190	£2,416,432	£2,816,121	£3,216,158
£200	£988,085	£1,387,810	£1,787,915	£1,787,915	£1,999,936	£2,187,640	£2,387,882	£2,787,571	£3,187,609
£225	£959,535	£1,359,260	£1,759,365	£1,759,365	£1,971,386	£2,159,090	£2,359,332	£2,759,021	£3,159,059
£250	£930,985	£1,330,710	£1,730,815	£1,730,815	£1,942,836	£2,130,540	£2,330,782	£2,730,471	£3,130,509
£275	£902,435	£1,302,160	£1,702,265	£1,702,265	£1,914,286	£2,101,990	£2,302,232	£2,701,921	£3,101,959
£300	£873,885	£1,273,610	£1,673,715	£1,673,715	£1,885,737	£2,073,440	£2,273,683	£2,673,371	£3,073,409
£325	£845,335	£1,245,060	£1,645,165	£1,645,165	£1,857,187	£2,044,890	£2,245,133	£2,644,821	£3,044,859
£350	£816,785	£1,216,510	£1,616,615	£1,616,615	£1,828,637	£2,016,340	£2,216,583	£2,616,271	£3,016,309
£375	£788,235	£1,187,960	£1,588,065	£1,588,065	£1,800,087	£1,987,790	£2,188,033	£2,587,721	£2,987,759
£400	£759,686	£1,159,411	£1,559,516	£1,559,516	£1,771,537	£1,959,241	£2,159,483	£2,559,172	£2,959,209
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£5,289,060	£7,026,995	£8,766,582	£8,766,582	£9,688,414	£10,504,517	£11,375,136	£13,112,912	£14,852,208
£25	£5,164,930	£6,902,865	£8,642,452	£8,642,452	£9,564,284	£10,380,387	£11,251,006	£12,988,782	£14,728,078
£50	£5,040,800	£6,778,735	£8,518,322	£8,518,322	£9,440,154	£10,256,257	£11,126,876	£12,864,652	£14,603,948
£75	£4,916,670	£6,654,605	£8,394,192	£8,394,192	£9,316,024	£10,132,127	£11,002,746	£12,740,522	£14,479,818
£100	£4,792,540	£6,530,475	£8,270,062	£8,270,062	£9,191,894	£10,007,997	£10,878,616	£12,616,392	£14,355,688
£125	£4,668,410	£6,406,345	£8,145,932	£8,145,932	£9,067,764	£9,883,867	£10,754,486	£12,492,262	£14,231,558
£150	£4,544,280	£6,282,215	£8,021,802	£8,021,802	£8,943,634	£9,759,737	£10,630,356	£12,368,132	£14,107,428
£175	£4,420,150	£6,158,085	£7,897,672	£7,897,672	£8,819,504	£9,635,607	£10,506,226	£12,244,002	£13,983,298
£200	£4,296,020	£6,033,955	£7,773,542	£7,773,542	£8,695,374	£9,511,477	£10,382,096	£12,119,873	£13,859,168
£225	£4,171,890	£5,909,825	£7,649,412	£7,649,412	£8,571,244	£9,387,347	£10,257,966	£11,995,743	£13,735,038
£250	£4,047,761	£5,785,695	£7,525,282	£7,525,282	£8,447,114	£9,263,217	£10,133,836	£11,871,613	£13,610,908
£275	£3,923,631	£5,661,565	£7,401,152	£7,401,152	£8,322,984	£9,139,087	£10,009,706	£11,747,483	£13,486,778
£300	£3,799,501	£5,537,435	£7,277,022	£7,277,022	£8,198,855	£9,014,957	£9,885,576	£11,623,353	£13,362,648
£325	£3,675,371	£5,413,305	£7,152,892	£7,152,892	£8,074,725	£8,890,827	£9,761,446	£11,499,223	£13,238,518
£350	£3,551,241	£5,289,175	£7,028,762	£7,028,762	£7,950,595	£8,766,697	£9,637,316	£11,375,093	£13,114,388
£375	£3,427,111	£5,165,045	£6,904,632	£6,904,632	£7,826,465	£8,642,567	£9,513,186	£11,250,963	£12,990,258
£400	£3,302,981	£5,040,915	£6,780,502	£6,780,502	£7,702,335	£8,518,437	£9,389,056	£11,126,833	£12,866,128

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 IIc - Residential Results - Table 3h: 50 Flats (17.5% Profit on GDV)

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 20% AH	Value Levels €/m ²									First Homes Sensitivity Test								
	Value Levels €/m ²									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	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 (£)									Residual Land Value (£)								
£0	£2,272,012	£3,108,642	£3,946,069	£3,946,069	£4,389,833	£4,782,700	£5,201,811	£6,038,442	£6,875,868	£2,265,267	£3,097,381	£3,513,439	£3,930,287	£4,371,655	£4,762,401	£5,179,249	£6,011,364	£6,844,269
£25	£2,208,567	£3,045,198	£3,882,625	£3,882,625	£4,326,389	£4,719,256	£5,138,366	£5,974,997	£6,812,424	£2,201,823	£3,033,937	£3,449,994	£3,866,842	£4,308,211	£4,698,957	£5,115,805	£5,947,920	£6,780,825
£50	£2,145,123	£2,981,754	£3,819,180	£3,819,180	£4,262,945	£4,655,811	£5,074,922	£5,911,553	£6,748,980	£2,138,379	£2,970,493	£3,386,550	£3,803,398	£4,244,767	£4,635,513	£5,052,361	£5,884,475	£6,717,381
£75	£2,081,679	£2,918,310	£3,755,736	£3,755,736	£4,199,500	£4,592,367	£5,011,478	£5,848,109	£6,685,535	£2,074,934	£2,907,049	£3,323,106	£3,739,954	£4,181,323	£4,572,069	£4,988,917	£5,821,031	£6,653,937
£100	£2,018,235	£2,854,866	£3,692,292	£3,692,292	£4,136,056	£4,528,923	£4,948,034	£5,784,665	£6,622,091	£2,011,490	£2,843,605	£3,259,662	£3,676,509	£4,117,879	£4,508,624	£4,925,473	£5,757,587	£6,590,492
£125	£1,954,790	£2,791,421	£3,628,848	£3,628,848	£4,072,612	£4,465,479	£4,884,590	£5,721,221	£6,558,647	£1,948,046	£2,780,160	£3,196,218	£3,613,065	£4,054,434	£4,445,180	£4,862,028	£5,694,143	£6,527,048
£150	£1,891,346	£2,727,977	£3,565,403	£3,565,403	£4,009,167	£4,402,034	£4,821,145	£5,657,776	£6,495,203	£1,884,602	£2,716,716	£3,132,773	£3,549,620	£3,990,990	£4,381,736	£4,798,584	£5,630,699	£6,463,604
£175	£1,827,902	£2,664,533	£3,501,959	£3,501,959	£3,945,723	£4,338,590	£4,757,701	£5,594,332	£6,431,758	£1,821,158	£2,653,272	£3,069,329	£3,486,176	£3,927,546	£4,318,292	£4,735,140	£5,567,254	£6,400,160
£200	£1,764,458	£2,601,089	£3,438,515	£3,438,515	£3,882,279	£4,275,146	£4,694,257	£5,530,888	£6,368,314	£1,757,713	£2,589,828	£3,005,885	£3,422,732	£3,864,102	£4,254,847	£4,671,696	£5,503,810	£6,336,715
£225	£1,701,014	£2,537,645	£3,375,071	£3,375,071	£3,818,834	£4,211,702	£4,630,813	£5,467,444	£6,304,870	£1,694,269	£2,526,384	£2,942,441	£3,359,287	£3,800,658	£4,191,403	£4,608,251	£5,440,366	£6,273,271
£250	£1,637,569	£2,474,200	£3,311,627	£3,311,627	£3,755,390	£4,148,258	£4,567,368	£5,403,999	£6,241,426	£1,630,825	£2,462,939	£2,878,996	£3,295,843	£3,737,213	£4,127,959	£4,544,807	£5,376,922	£6,209,827
£275	£1,574,125	£2,410,756	£3,248,182	£3,248,182	£3,691,946	£4,084,813	£4,503,924	£5,340,555	£6,177,982	£1,567,381	£2,399,495	£2,815,552	£3,232,399	£3,673,769	£4,064,515	£4,481,363	£5,313,477	£6,146,383
£300	£1,510,681	£2,347,312	£3,184,738	£3,184,738	£3,628,501	£4,021,369	£4,440,480	£5,277,111	£6,114,537	£1,503,937	£2,336,051	£2,752,108	£3,168,954	£3,610,325	£4,001,071	£4,417,919	£5,250,033	£6,082,939
£325	£1,447,237	£2,283,868	£3,121,294	£3,121,294	£3,565,057	£3,957,925	£4,377,036	£5,213,667	£6,051,093	£1,440,492	£2,272,607	£2,688,664	£3,105,510	£3,546,881	£3,937,626	£4,354,475	£5,186,589	£6,019,494
£350	£1,383,793	£2,220,424	£3,057,850	£3,057,850	£3,501,613	£3,894,481	£4,313,592	£5,150,223	£5,987,649	£1,377,048	£2,209,162	£2,625,220	£3,042,065	£3,483,436	£3,874,182	£4,291,030	£5,123,145	£5,956,050
£375	£1,320,348	£2,156,979	£2,994,406	£2,994,406	£3,438,168	£3,831,037	£4,250,147	£5,086,778	£5,924,205	£1,313,604	£2,145,718	£2,561,775	£2,978,621	£3,419,992	£3,810,738	£4,227,586	£5,059,701	£5,892,606
£400	£1,256,904	£2,093,535	£2,930,961	£2,930,961	£3,374,724	£3,767,592	£4,186,703	£5,023,334	£5,860,760	£1,250,160	£2,082,274	£2,498,331	£2,915,177	£3,356,548	£3,747,294	£4,164,142	£4,996,256	£5,829,162
Trial CIL Rate €/m ²	Residual Land Value (£/ha)									Residual Land Value (£/ha)								
£0	£5,978,978	£8,180,638	£10,384,391	£10,384,391	£11,552,192	£12,586,052	£13,688,975	£15,890,636	£18,094,389	£5,961,229	£8,151,004	£9,245,891	£10,342,860	£11,504,356	£12,532,635	£13,629,604	£15,819,379	£18,011,235
£25	£5,812,019	£8,013,680	£10,217,433	£10,217,433	£11,385,234	£12,419,094	£13,522,017	£15,723,678	£17,927,431	£5,794,271	£7,984,045	£9,078,933	£10,175,901	£11,337,398	£12,365,676	£13,462,645	£15,652,420	£17,844,276
£50	£5,645,061	£7,846,721	£10,050,475	£10,050,475	£11,218,275	£12,252,135	£13,355,058	£15,556,719	£17,760,472	£5,627,312	£7,817,087	£8,911,974	£10,008,942	£11,170,439	£12,198,718	£13,295,687	£15,485,462	£17,677,318
£75	£5,478,102	£7,679,763	£9,883,516	£9,883,516	£11,051,316	£12,085,177	£13,188,100	£15,389,761	£17,593,514	£5,460,354	£7,650,128	£8,745,016	£9,841,983	£11,003,481	£12,031,759	£13,128,728	£15,318,503	£17,510,359
£100	£5,311,144	£7,512,804	£9,716,558	£9,716,558	£10,884,358	£11,918,218	£13,021,141	£15,222,802	£17,426,555	£5,293,395	£7,483,170	£8,578,057	£9,675,024	£10,836,523	£11,864,801	£12,961,770	£15,151,545	£17,343,401
£125	£5,144,185	£7,345,846	£9,549,599	£9,549,599	£10,717,399	£11,751,260	£12,854,183	£15,055,844	£17,259,597	£5,126,437	£7,316,211	£8,411,099	£9,508,065	£10,669,564	£11,697,842	£12,794,811	£14,984,586	£17,176,442
£150	£4,977,227	£7,178,887	£9,382,641	£9,382,641	£10,550,440	£11,584,301	£12,687,224	£14,888,885	£17,092,638	£4,959,478	£7,149,253	£8,244,140	£9,341,107	£10,502,606	£11,530,884	£12,627,853	£14,817,628	£17,009,484
£175	£4,810,269	£7,011,929	£9,215,682	£9,215,682	£10,383,481	£11,417,343	£12,520,266	£14,721,927	£16,925,680	£4,792,520	£6,982,295	£8,077,182	£9,174,148	£10,335,647	£11,363,925	£12,460,894	£14,650,669	£16,842,526
£200	£4,643,310	£6,844,970	£9,048,724	£9,048,724	£10,216,523	£11,250,384	£12,353,307	£14,554,968	£16,758,722	£4,625,561	£6,815,336	£7,910,223	£9,007,189	£10,168,689	£11,196,967	£12,293,936	£14,483,711	£16,675,567
£225	£4,476,352	£6,678,012	£8,881,765	£8,881,765	£10,049,564	£11,083,426	£12,186,349	£14,388,010	£16,591,763	£4,458,603	£6,648,378	£7,743,265	£8,840,230	£10,001,730	£11,030,009	£12,126,977	£14,316,752	£16,508,609
£250	£4,309,393	£6,511,054	£8,714,807	£8,714,807	£9,882,605	£10,916,467	£12,019,391	£14,221,051	£16,424,805	£4,291,645	£6,481,419	£7,576,307	£8,673,271	£9,834,772	£10,863,050	£11,960,019	£14,149,794	£16,341,650
£275	£4,142,435	£6,344,095	£8,547,848	£8,547,848	£9,715,646	£10,749,509	£11,852,432	£14,054,093	£16,257,846	£4,124,686	£6,314,461	£7,409,348	£8,506,312	£9,667,813	£10,696,092	£11,793,060	£13,982,835	£16,174,692
£300	£3,975,476	£6,177,137	£8,380,890	£8,380,890	£9,548,688	£10,582,550	£11,685,474	£13,887,134	£16,090,888	£3,957,728	£6,147,502	£7,242,390	£8,339,353	£9,500,855	£10,529,133	£11,626,102	£13,815,877	£16,007,733
£325	£3,808,518	£6,010,178	£8,213,931	£8,213,931	£9,381,729	£10,415,592	£11,518,515	£13,720,176	£15,923,929	£3,790,769	£5,980,544	£7,075,431	£8,172,394	£9,333,896	£10,362,175	£11,459,144	£13,648,918	£15,840,775
£350	£3,641,559	£5,843,220	£8,046,973	£8,046,973	£9,214,770	£10,248,633	£11,351,557	£13,553,217	£15,756,971	£3,623,811	£5,813,585	£6,908,473	£8,005,435	£9,166,938	£10,195,216	£11,292,185	£13,481,960	£15,673,816
£375	£3,474,601	£5,676,261	£7,880,015	£7,880,015	£9,047,811	£10,081,675	£11,184,598	£13,386,259	£15,590,012	£3,456,852	£5,646,627	£6,741,514	£7,838,477	£8,999,980	£10,028,258	£11,125,227	£13,315,001	£15,506,858
£400	£3,307,643	£5,509,303	£7,713,056	£7,713,056	£8,880,853	£9,914,717	£11,017,640	£13,219,300	£15,423,054	£3,289,894	£5,479,669	£6,574,556	£7,671,518	£8,833,021	£9,861,299	£10,958,268	£13,148,043	£15,339,899

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results - Table 3h: 50 Flats (17.5% Profit on GDV)

50 Flats 30% AH	Value Levels €/m ²									First Homes Sensitivity Test								
	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	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
	Residual Land Value (£)									Residual Land Value (£)								
Trial CIL Rate €/m ²	Residual Land Value (£)									Residual Land Value (£)								
£0	£2,008,819	£2,749,147	£3,490,180	£3,490,180	£3,882,863	£4,230,508	£4,601,376	£5,341,705	£6,082,738	£2,006,294	£2,767,086	£3,147,476	£3,528,600	£3,932,138	£4,289,392	£4,670,511	£5,431,302	£6,192,817
£25	£1,953,305	£2,693,634	£3,434,666	£3,434,666	£3,827,350	£4,174,995	£4,545,863	£5,286,191	£6,027,224	£1,950,781	£2,711,572	£3,091,963	£3,473,087	£3,876,624	£4,233,878	£4,614,997	£5,375,788	£6,137,303
£50	£1,897,791	£2,638,120	£3,379,152	£3,379,152	£3,771,836	£4,119,481	£4,490,349	£5,230,678	£5,971,710	£1,895,267	£2,656,058	£3,036,449	£3,417,573	£3,821,111	£4,178,364	£4,559,483	£5,320,275	£6,081,789
£75	£1,842,278	£2,582,606	£3,323,639	£3,323,639	£3,716,322	£4,063,967	£4,434,835	£5,175,164	£5,916,197	£1,839,753	£2,600,545	£2,980,936	£3,362,059	£3,765,597	£4,122,850	£4,503,970	£5,264,761	£6,026,276
£100	£1,786,764	£2,527,092	£3,268,125	£3,268,125	£3,660,809	£4,008,454	£4,379,322	£5,119,650	£5,860,683	£1,784,240	£2,545,031	£2,925,423	£3,306,546	£3,710,083	£4,067,336	£4,448,456	£5,209,247	£5,970,762
£125	£1,731,250	£2,471,579	£3,212,611	£3,212,611	£3,605,295	£3,952,940	£4,323,808	£5,064,137	£5,805,169	£1,728,726	£2,489,517	£2,869,909	£3,251,032	£3,654,569	£4,011,823	£4,392,942	£5,153,734	£5,915,248
£150	£1,675,737	£2,416,065	£3,157,097	£3,157,097	£3,549,781	£3,897,426	£4,268,294	£5,008,623	£5,749,655	£1,673,212	£2,434,004	£2,814,396	£3,195,518	£3,599,056	£3,956,309	£4,337,428	£5,098,220	£5,859,735
£175	£1,620,223	£2,360,551	£3,101,584	£3,101,584	£3,494,268	£3,841,912	£4,212,781	£4,953,109	£5,694,142	£1,617,698	£2,378,490	£2,758,883	£3,140,004	£3,543,542	£3,900,795	£4,281,915	£5,042,706	£5,804,221
£200	£1,564,709	£2,305,038	£3,046,070	£3,046,070	£3,438,754	£3,786,399	£4,157,267	£4,897,596	£5,638,628	£1,562,185	£2,322,976	£2,703,369	£3,084,491	£3,488,028	£3,845,281	£4,226,401	£4,987,193	£5,748,707
£225	£1,509,195	£2,249,524	£2,990,556	£2,990,556	£3,383,240	£3,730,885	£4,101,753	£4,842,082	£5,583,114	£1,506,671	£2,267,462	£2,647,856	£3,028,977	£3,432,515	£3,789,767	£4,170,887	£4,931,679	£5,693,194
£250	£1,453,682	£2,194,010	£2,935,043	£2,935,043	£3,327,727	£3,675,371	£4,046,239	£4,786,568	£5,527,601	£1,451,157	£2,211,949	£2,592,342	£2,973,463	£3,377,001	£3,734,254	£4,115,374	£4,876,165	£5,637,680
£275	£1,398,168	£2,138,497	£2,879,529	£2,879,529	£3,272,213	£3,619,858	£3,990,726	£4,731,054	£5,472,087	£1,395,644	£2,156,435	£2,536,829	£2,917,950	£3,321,487	£3,678,740	£4,059,860	£4,820,651	£5,582,166
£300	£1,342,654	£2,082,983	£2,824,015	£2,824,015	£3,216,699	£3,564,344	£3,935,212	£4,675,541	£5,416,573	£1,340,130	£2,100,921	£2,481,316	£2,862,436	£3,265,974	£3,623,226	£4,004,346	£4,765,138	£5,526,652
£325	£1,287,141	£2,027,469	£2,768,502	£2,768,502	£3,161,185	£3,508,830	£3,879,698	£4,620,027	£5,361,060	£1,284,616	£2,045,408	£2,425,802	£2,806,922	£3,210,460	£3,567,712	£3,948,833	£4,709,624	£5,471,139
£350	£1,231,627	£1,971,956	£2,712,988	£2,712,988	£3,105,672	£3,453,317	£3,824,185	£4,564,513	£5,305,546	£1,229,103	£1,989,894	£2,370,289	£2,751,409	£3,154,946	£3,512,198	£3,893,319	£4,654,110	£5,415,625
£375	£1,176,113	£1,916,442	£2,657,474	£2,657,474	£3,050,158	£3,397,803	£3,768,671	£4,509,000	£5,250,032	£1,173,589	£1,934,380	£2,314,776	£2,695,895	£3,099,433	£3,456,684	£3,837,805	£4,598,597	£5,360,111
£400	£1,120,600	£1,860,928	£2,601,961	£2,601,961	£2,994,644	£3,342,289	£3,713,157	£4,453,486	£5,194,518	£1,118,075	£1,878,867	£2,259,262	£2,640,381	£3,043,919	£3,401,171	£3,782,292	£4,543,083	£5,304,598
Trial CIL Rate €/m ²	Residual Land Value (£/ha)									Residual Land Value (£/ha)								
£0	£5,286,365	£7,234,598	£9,184,683	£9,184,683	£10,218,062	£11,132,917	£12,108,885	£14,057,119	£16,007,204	£5,279,722	£7,281,804	£8,282,832	£9,285,790	£10,347,731	£11,287,873	£12,290,818	£14,292,900	£16,296,886
£25	£5,140,276	£7,088,509	£9,038,594	£9,038,594	£10,071,973	£10,986,828	£11,962,797	£13,911,030	£15,861,116	£5,133,633	£7,135,716	£8,136,744	£9,139,701	£10,201,643	£11,141,784	£12,144,729	£14,146,812	£16,150,798
£50	£4,994,188	£6,942,421	£8,892,506	£8,892,506	£9,925,884	£10,840,739	£11,816,708	£13,764,941	£15,715,027	£4,987,544	£6,989,627	£7,990,656	£8,993,613	£10,055,554	£10,995,695	£11,998,640	£14,000,723	£16,004,709
£75	£4,848,099	£6,796,332	£8,746,417	£8,746,417	£9,779,796	£10,694,651	£11,670,619	£13,618,853	£15,568,938	£4,841,456	£6,843,538	£7,844,568	£8,847,524	£9,909,465	£10,849,606	£11,852,552	£13,854,634	£15,858,620
£100	£4,702,010	£6,650,243	£8,600,329	£8,600,329	£9,633,707	£10,548,562	£11,524,531	£13,472,764	£15,422,849	£4,695,367	£6,697,450	£7,698,481	£8,701,436	£9,763,377	£10,703,517	£11,706,463	£13,708,546	£15,712,532
£125	£4,555,922	£6,504,155	£8,454,240	£8,454,240	£9,487,618	£10,402,473	£11,378,442	£13,326,675	£15,276,761	£4,549,279	£6,551,361	£7,552,393	£8,555,347	£9,617,288	£10,557,428	£11,560,374	£13,562,457	£15,566,443
£150	£4,409,833	£6,358,066	£8,308,151	£8,308,151	£9,341,530	£10,256,385	£11,232,353	£13,180,587	£15,130,672	£4,403,190	£6,405,272	£7,406,305	£8,409,258	£9,471,199	£10,411,339	£11,414,286	£13,416,368	£15,420,354
£175	£4,263,744	£6,211,977	£8,162,063	£8,162,063	£9,195,441	£10,110,296	£11,086,265	£13,034,498	£14,984,583	£4,257,101	£6,259,184	£7,260,217	£8,263,170	£9,325,111	£10,265,250	£11,268,197	£13,270,280	£15,274,266
£200	£4,117,656	£6,065,889	£8,015,974	£8,015,974	£9,049,352	£9,964,207	£10,940,176	£12,888,409	£14,838,495	£4,111,013	£6,113,095	£7,114,129	£8,117,081	£9,179,022	£10,119,161	£11,122,108	£13,124,191	£15,128,177
£225	£3,971,567	£5,919,800	£7,869,885	£7,869,885	£8,903,264	£9,818,119	£10,794,087	£12,742,321	£14,692,406	£3,964,924	£5,967,007	£6,968,042	£7,970,992	£8,932,934	£9,973,072	£10,976,020	£12,978,102	£14,982,088
£250	£3,825,478	£5,773,712	£7,723,797	£7,723,797	£8,757,175	£9,672,030	£10,647,999	£12,596,232	£14,546,317	£3,818,835	£5,820,918	£6,821,954	£7,824,904	£8,886,845	£9,826,983	£10,829,931	£12,832,014	£14,836,000
£275	£3,679,390	£5,627,623	£7,577,708	£7,577,708	£8,611,087	£9,525,941	£10,501,910	£12,450,143	£14,400,229	£3,672,747	£5,674,829	£6,675,866	£7,678,815	£8,740,756	£9,680,894	£10,683,842	£12,685,925	£14,689,911
£300	£3,533,301	£5,481,534	£7,431,619	£7,431,619	£8,464,998	£9,379,853	£10,355,821	£12,304,055	£14,254,140	£3,526,658	£5,528,741	£6,529,778	£7,532,726	£8,594,668	£9,534,805	£10,537,754	£12,539,836	£14,543,822
£325	£3,387,212	£5,335,446	£7,285,531	£7,285,531	£8,318,909	£9,233,764	£10,209,733	£12,157,966	£14,108,051	£3,380,569	£5,382,652	£6,383,691	£7,386,638	£8,448,579	£9,388,716	£10,391,665	£12,393,748	£14,397,734
£350	£3,241,124	£5,189,357	£7,139,442	£7,139,442	£8,172,821	£9,087,675	£10,063,644	£12,011,877	£13,961,963	£3,234,481	£5,236,563	£6,237,603	£7,240,549	£8,302,490	£9,242,627	£10,245,576	£12,247,659	£14,251,645
£375	£3,095,035	£5,043,268	£6,993,353	£6,993,353	£8,026,732	£8,941,587	£9,917,555	£11,865,789	£13,815,874	£3,088,392	£5,090,475	£6,091,515	£7,094,460	£8,156,402	£9,096,538	£10,099,488	£12,101,570	£14,105,556
£400	£2,948,947	£4,897,180	£6,847,265	£6,847,265	£7,880,643	£8,795,498	£9,771,466	£11,719,700	£13,669,785	£2,942,303	£4,944,386	£5,945,427	£6,948,372	£8,010,313	£8,950,449	£9,953,399	£11,955,482	£13,959,468

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results - Table 3h: 50 Flats (17.5% Profit on GDV)

50 Flats 40% AH	Value Levels €/m ²									First Homes Sensitivity Test								
	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	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 (£)									Residual Land Value (£)								
£0	£1,748,860	£2,406,129	£3,064,022	£3,064,022	£3,412,649	£3,721,291	£4,050,548	£4,707,819	£5,365,712	£1,747,321	£2,436,790	£3,126,914	£3,126,914	£3,492,620	£3,816,382	£4,161,772	£4,851,240	£5,541,364
£25	£1,701,277	£2,358,545	£3,016,439	£3,016,439	£3,365,066	£3,673,708	£4,002,965	£4,660,236	£5,318,129	£1,699,738	£2,389,207	£3,079,331	£3,079,331	£3,445,037	£3,768,799	£4,114,189	£4,803,657	£5,493,781
£50	£1,653,694	£2,310,962	£2,968,856	£2,968,856	£3,317,483	£3,626,124	£3,955,382	£4,612,653	£5,270,546	£1,652,155	£2,341,624	£3,031,747	£3,031,747	£3,397,454	£3,721,216	£4,066,605	£4,756,074	£5,446,198
£75	£1,606,110	£2,263,379	£2,921,273	£2,921,273	£3,269,900	£3,578,541	£3,907,799	£4,565,069	£5,222,963	£1,604,572	£2,294,040	£2,984,164	£2,984,164	£3,349,871	£3,673,633	£4,019,022	£4,708,491	£5,398,615
£100	£1,558,527	£2,215,796	£2,873,689	£2,873,689	£3,222,317	£3,530,958	£3,860,216	£4,517,486	£5,175,380	£1,556,989	£2,246,457	£2,936,581	£2,936,581	£3,302,288	£3,626,050	£3,971,439	£4,660,908	£5,351,032
£125	£1,510,944	£2,168,213	£2,826,106	£2,826,106	£3,174,734	£3,483,375	£3,812,633	£4,469,903	£5,127,797	£1,509,406	£2,198,874	£2,888,998	£2,888,998	£3,254,705	£3,578,466	£3,923,856	£4,613,325	£5,303,448
£150	£1,463,361	£2,120,630	£2,778,523	£2,778,523	£3,127,150	£3,435,792	£3,765,049	£4,422,320	£5,080,213	£1,461,823	£2,151,291	£2,841,415	£2,841,415	£3,207,121	£3,530,883	£3,876,273	£4,565,741	£5,255,865
£175	£1,415,778	£2,073,046	£2,730,940	£2,730,940	£3,079,567	£3,388,209	£3,717,466	£4,374,737	£5,032,630	£1,414,239	£2,103,708	£2,793,832	£2,793,832	£3,159,538	£3,483,300	£3,828,690	£4,518,158	£5,208,282
£200	£1,368,195	£2,025,463	£2,683,357	£2,683,357	£3,031,984	£3,340,626	£3,669,883	£4,327,153	£4,985,047	£1,366,656	£2,056,125	£2,746,248	£2,746,248	£3,111,955	£3,435,717	£3,781,107	£4,470,575	£5,160,699
£225	£1,320,611	£1,977,880	£2,635,774	£2,635,774	£2,984,401	£3,293,042	£3,622,300	£4,279,570	£4,937,464	£1,319,073	£2,008,541	£2,698,665	£2,698,665	£3,064,372	£3,388,134	£3,733,523	£4,422,992	£5,113,116
£250	£1,273,028	£1,930,297	£2,588,190	£2,588,190	£2,936,818	£3,245,459	£3,574,717	£4,231,987	£4,889,881	£1,271,490	£1,960,958	£2,651,082	£2,651,082	£3,016,789	£3,340,551	£3,685,940	£4,375,409	£5,065,533
£275	£1,225,445	£1,882,714	£2,540,607	£2,540,607	£2,889,235	£3,197,876	£3,527,134	£4,184,404	£4,842,298	£1,223,907	£1,913,375	£2,603,499	£2,603,499	£2,969,206	£3,292,967	£3,638,357	£4,327,826	£5,017,949
£300	£1,177,862	£1,835,131	£2,493,024	£2,493,024	£2,841,652	£3,150,293	£3,479,551	£4,136,821	£4,794,714	£1,176,324	£1,865,792	£2,555,916	£2,555,916	£2,921,622	£3,245,384	£3,590,774	£4,280,242	£4,970,366
£325	£1,130,279	£1,787,548	£2,445,441	£2,445,441	£2,794,068	£3,102,710	£3,431,968	£4,089,238	£4,747,131	£1,128,740	£1,818,209	£2,508,333	£2,508,333	£2,874,039	£3,197,801	£3,543,191	£4,232,659	£4,922,783
£350	£1,082,696	£1,739,964	£2,397,858	£2,397,858	£2,746,485	£3,055,127	£3,384,385	£4,041,654	£4,699,548	£1,081,157	£1,770,626	£2,460,749	£2,460,749	£2,826,456	£3,150,218	£3,495,608	£4,185,076	£4,875,200
£375	£1,035,112	£1,692,381	£2,350,275	£2,350,275	£2,698,902	£3,007,543	£3,336,802	£3,994,071	£4,651,965	£1,033,574	£1,723,043	£2,413,166	£2,413,166	£2,778,873	£3,102,635	£3,448,024	£4,137,493	£4,827,617
£400	£987,529	£1,644,798	£2,302,692	£2,302,692	£2,651,319	£2,959,960	£3,289,219	£3,946,488	£4,604,382	£985,991	£1,675,459	£2,365,583	£2,365,583	£2,731,290	£3,055,052	£3,400,441	£4,089,910	£4,780,034
Trial CIL Rate €/m ²	Residual Land Value (£/ha)									Residual Land Value (£/ha)								
£0	£4,602,263	£6,331,917	£8,063,216	£8,063,216	£8,980,656	£9,792,870	£10,659,336	£12,388,997	£14,120,296	£4,598,214	£6,412,605	£8,228,720	£8,228,720	£9,191,106	£10,043,111	£10,952,031	£12,766,422	£14,582,538
£25	£4,477,044	£6,206,698	£7,937,997	£7,937,997	£8,855,437	£9,667,652	£10,534,117	£12,263,778	£13,995,077	£4,472,996	£6,287,386	£8,103,501	£8,103,501	£9,065,887	£9,917,892	£10,826,812	£12,641,203	£14,457,319
£50	£4,351,825	£6,081,480	£7,812,778	£7,812,778	£8,730,219	£9,542,433	£10,408,899	£12,138,559	£13,869,858	£4,347,777	£6,162,167	£7,978,283	£7,978,283	£8,940,668	£9,792,673	£10,701,593	£12,515,984	£14,332,100
£75	£4,226,606	£5,956,261	£7,687,559	£7,687,559	£8,605,000	£9,417,214	£10,283,680	£12,013,340	£13,744,639	£4,222,558	£6,036,948	£7,853,064	£7,853,064	£8,815,450	£9,667,454	£10,576,375	£12,390,765	£14,206,881
£100	£4,101,387	£5,831,042	£7,562,341	£7,562,341	£8,479,781	£9,291,995	£10,158,462	£11,888,121	£13,619,420	£4,097,339	£5,911,730	£7,727,845	£7,727,845	£8,690,231	£9,542,236	£10,451,156	£12,265,547	£14,081,662
£125	£3,976,169	£5,705,823	£7,437,122	£7,437,122	£8,354,562	£9,166,776	£10,033,243	£11,762,903	£13,494,202	£3,972,120	£5,786,511	£7,602,626	£7,602,626	£8,565,012	£9,417,017	£10,325,937	£12,140,328	£13,956,443
£150	£3,850,950	£5,580,604	£7,311,903	£7,311,903	£8,229,343	£9,041,557	£9,908,025	£11,637,684	£13,368,983	£3,846,901	£5,661,292	£7,477,407	£7,477,407	£8,439,793	£9,291,798	£10,200,718	£12,015,109	£13,831,224
£175	£3,725,731	£5,455,385	£7,186,684	£7,186,684	£8,104,124	£8,916,339	£9,782,807	£11,512,465	£13,243,764	£3,721,683	£5,536,073	£7,352,188	£7,352,188	£8,314,574	£9,166,579	£10,075,499	£11,889,890	£13,706,006
£200	£3,600,512	£5,330,167	£7,061,465	£7,061,465	£7,978,906	£8,791,120	£9,657,588	£11,387,246	£13,118,545	£3,596,464	£5,410,854	£7,226,970	£7,226,970	£8,189,355	£9,041,360	£9,950,280	£11,764,671	£13,580,787
£225	£3,475,293	£5,204,948	£6,936,246	£6,936,246	£7,853,687	£8,665,901	£9,532,370	£11,262,027	£12,993,326	£3,471,245	£5,285,635	£7,101,751	£7,101,751	£8,064,137	£8,916,141	£9,825,061	£11,639,452	£13,455,568
£250	£3,350,074	£5,079,729	£6,811,028	£6,811,028	£7,728,468	£8,540,682	£9,407,151	£11,136,808	£12,868,107	£3,346,026	£5,160,417	£6,976,532	£6,976,532	£7,938,918	£8,790,923	£9,699,843	£11,514,233	£13,330,349
£275	£3,224,856	£4,954,510	£6,685,809	£6,685,809	£7,603,249	£8,415,463	£9,281,933	£11,011,589	£12,742,888	£3,220,807	£5,035,198	£6,851,313	£6,851,313	£7,813,699	£8,665,704	£9,574,624	£11,389,015	£13,205,130
£300	£3,099,637	£4,829,291	£6,560,590	£6,560,590	£7,478,030	£8,290,244	£9,156,714	£10,886,371	£12,617,669	£3,095,588	£4,909,979	£6,726,094	£6,726,094	£7,688,480	£8,540,485	£9,449,405	£11,263,796	£13,079,911
£325	£2,974,418	£4,704,072	£6,435,371	£6,435,371	£7,352,811	£8,165,026	£9,031,496	£10,761,152	£12,492,451	£2,970,370	£4,784,760	£6,600,875	£6,600,875	£7,563,261	£8,415,266	£9,324,186	£11,138,577	£12,954,692
£350	£2,849,199	£4,578,854	£6,310,152	£6,310,152	£7,227,593	£8,039,807	£8,906,277	£10,635,933	£12,367,232	£2,845,151	£4,659,541	£6,475,657	£6,475,657	£7,438,042	£8,290,047	£9,198,967	£11,013,358	£12,829,473
£375	£2,723,980	£4,453,635	£6,184,933	£6,184,933	£7,102,374	£7,914,588	£8,781,059	£10,510,714	£12,242,013	£2,719,932	£4,534,322	£6,350,438	£6,350,438	£7,312,824	£8,164,828	£9,073,748	£10,888,139	£12,704,255
£400	£2,598,761	£4,328,416	£6,059,715	£6,059,715	£6,977,155	£7,789,369	£8,655,841	£10,385,495	£12,116,794	£2,594,713	£4,409,104	£6,225,219	£6,225,219	£7,187,605	£8,039,609	£8,948,529	£10,762,920	£12,579,036

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 IIc - Residential Results -
Table 3i: 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 20% 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 (£)								
£0	£1,196,189	£2,032,820	£2,870,246	£2,870,246	£3,314,011	£3,706,877	£4,125,988	£4,962,619	£5,800,046
£25	£1,132,621	£1,969,376	£2,806,802	£2,806,802	£3,250,567	£3,643,433	£4,062,544	£4,899,175	£5,736,601
£50	£1,069,053	£1,905,932	£2,743,358	£2,743,358	£3,187,122	£3,579,989	£3,999,100	£4,835,731	£5,673,157
£75	£1,005,485	£1,842,488	£2,679,914	£2,679,914	£3,123,678	£3,516,545	£3,935,656	£4,772,287	£5,609,713
£100	£941,917	£1,779,043	£2,616,470	£2,616,470	£3,060,234	£3,453,101	£3,872,211	£4,708,842	£5,546,269
£125	£878,348	£1,715,599	£2,553,025	£2,553,025	£2,996,790	£3,389,656	£3,808,767	£4,645,398	£5,482,824
£150	£814,780	£1,652,155	£2,489,581	£2,489,581	£2,933,346	£3,326,212	£3,745,323	£4,581,954	£5,419,380
£175	£751,212	£1,588,711	£2,426,137	£2,426,137	£2,869,901	£3,262,768	£3,681,879	£4,518,510	£5,355,936
£200	£687,644	£1,525,267	£2,362,693	£2,362,693	£2,806,457	£3,199,324	£3,618,434	£4,455,065	£5,292,492
£225	£624,076	£1,461,822	£2,299,249	£2,299,249	£2,743,013	£3,135,879	£3,554,990	£4,391,621	£5,229,048
£250	£560,508	£1,398,378	£2,235,804	£2,235,804	£2,679,569	£3,072,435	£3,491,546	£4,328,177	£5,165,603
£275	£496,939	£1,334,934	£2,172,360	£2,172,360	£2,616,124	£3,008,991	£3,428,102	£4,264,733	£5,102,159
£300	£433,371	£1,271,490	£2,108,916	£2,108,916	£2,552,680	£2,945,547	£3,364,658	£4,201,289	£5,038,715
£325	£369,803	£1,208,045	£2,045,472	£2,045,472	£2,489,236	£2,882,103	£3,301,213	£4,137,844	£4,975,271
£350	£306,235	£1,144,601	£1,982,028	£1,982,028	£2,425,792	£2,818,658	£3,237,769	£4,074,400	£4,911,826
£375	£242,667	£1,081,157	£1,918,583	£1,918,583	£2,362,348	£2,755,214	£3,174,325	£4,010,956	£4,848,382
£400	£179,099	£1,017,713	£1,855,139	£1,855,139	£2,298,903	£2,691,770	£3,110,881	£3,947,512	£4,784,938
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,624,816	£6,160,061	£8,697,716	£8,697,716	£10,042,457	£11,232,962	£12,502,994	£15,038,240	£17,575,896
£25	£3,432,185	£5,967,806	£8,505,461	£8,505,461	£9,850,202	£11,040,707	£12,310,739	£14,845,985	£17,383,640
£50	£3,239,554	£5,775,551	£8,313,206	£8,313,206	£9,657,947	£10,848,451	£12,118,484	£14,653,730	£17,191,385
£75	£3,046,924	£5,583,296	£8,120,951	£8,120,951	£9,465,691	£10,656,196	£11,926,229	£14,461,474	£16,999,130
£100	£2,854,293	£5,391,041	£7,928,696	£7,928,696	£9,273,436	£10,463,941	£11,733,974	£14,269,219	£16,806,875
£125	£2,661,662	£5,198,785	£7,736,441	£7,736,441	£9,081,181	£10,271,686	£11,541,719	£14,076,964	£16,614,619
£150	£2,469,031	£5,006,530	£7,544,185	£7,544,185	£8,888,926	£10,079,431	£11,349,463	£13,884,709	£16,422,364
£175	£2,276,400	£4,814,275	£7,351,930	£7,351,930	£8,696,671	£9,887,176	£11,157,208	£13,692,454	£16,230,109
£200	£2,083,770	£4,622,020	£7,159,675	£7,159,675	£8,504,415	£9,694,920	£10,964,953	£13,500,198	£16,037,854
£225	£1,891,139	£4,429,765	£6,967,420	£6,967,420	£8,312,160	£9,502,665	£10,772,698	£13,307,943	£15,845,599
£250	£1,698,508	£4,237,509	£6,775,165	£6,775,165	£8,119,905	£9,310,410	£10,580,443	£13,115,688	£15,653,343
£275	£1,505,877	£4,045,254	£6,582,909	£6,582,909	£7,927,650	£9,118,155	£10,388,187	£12,923,433	£15,461,088
£300	£1,313,246	£3,852,999	£6,390,654	£6,390,654	£7,735,395	£8,925,900	£10,195,932	£12,731,178	£15,268,833
£325	£1,120,616	£3,660,744	£6,198,399	£6,198,399	£7,543,139	£8,733,644	£10,003,677	£12,538,922	£15,076,578
£350	£927,985	£3,468,489	£6,006,144	£6,006,144	£7,350,884	£8,541,389	£9,811,422	£12,346,667	£14,884,322
£375	£735,354	£3,276,234	£5,813,889	£5,813,889	£7,158,629	£8,349,134	£9,619,167	£12,154,412	£14,692,067
£400	£542,723	£3,083,978	£5,621,634	£5,621,634	£6,966,374	£8,156,879	£9,426,911	£11,962,157	£14,499,812

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 (£)								
£0	£932,996	£1,673,325	£2,414,357	£2,414,357	£2,807,041	£3,154,686	£3,525,554	£4,265,883	£5,006,915
£25	£877,046	£1,617,811	£2,358,844	£2,358,844	£2,751,527	£3,099,172	£3,470,040	£4,210,369	£4,951,401
£50	£821,096	£1,562,298	£2,303,330	£2,303,330	£2,696,014	£3,043,659	£3,414,527	£4,154,855	£4,895,888
£75	£765,146	£1,506,784	£2,247,816	£2,247,816	£2,640,500	£2,988,145	£3,359,013	£4,099,342	£4,840,374
£100	£709,196	£1,451,270	£2,192,303	£2,192,303	£2,584,986	£2,932,631	£3,303,499	£4,043,828	£4,784,860
£125	£653,246	£1,395,757	£2,136,789	£2,136,789	£2,529,473	£2,877,118	£3,247,986	£3,988,314	£4,729,347
£150	£597,296	£1,340,243	£2,081,275	£2,081,275	£2,473,959	£2,821,604	£3,192,472	£3,932,801	£4,673,833
£175	£541,346	£1,284,729	£2,025,762	£2,025,762	£2,418,445	£2,766,090	£3,136,958	£3,877,287	£4,618,319
£200	£485,396	£1,229,216	£1,970,248	£1,970,248	£2,362,932	£2,710,576	£3,081,444	£3,821,773	£4,562,806
£225	£429,446	£1,173,702	£1,914,734	£1,914,734	£2,307,418	£2,655,063	£3,025,931	£3,766,259	£4,507,292
£250	£373,496	£1,118,188	£1,859,220	£1,859,220	£2,251,904	£2,599,549	£2,970,417	£3,710,746	£4,451,778
£275	£317,546	£1,062,674	£1,803,707	£1,803,707	£2,196,391	£2,544,035	£2,914,903	£3,655,232	£4,396,264
£300	£261,596	£1,007,161	£1,748,193	£1,748,193	£2,140,877	£2,488,522	£2,859,390	£3,599,718	£4,340,751
£325	£205,646	£951,647	£1,692,679	£1,692,679	£2,085,363	£2,433,008	£2,803,876	£3,544,205	£4,285,237
£350	£149,696	£896,133	£1,637,166	£1,637,166	£2,029,850	£2,377,494	£2,748,362	£3,488,691	£4,229,723
£375	£93,745	£840,620	£1,581,652	£1,581,652	£1,974,336	£2,321,981	£2,692,849	£3,433,177	£4,174,210
£400	£37,795	£785,106	£1,526,138	£1,526,138	£1,918,822	£2,266,467	£2,637,335	£3,377,664	£4,118,696
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£2,827,262	£5,070,682	£7,316,234	£7,316,234	£8,506,185	£9,559,654	£10,683,497	£12,926,917	£15,172,470
£25	£2,657,716	£4,902,458	£7,148,011	£7,148,011	£8,337,962	£9,391,431	£10,515,274	£12,758,694	£15,004,247
£50	£2,488,170	£4,734,235	£6,979,788	£6,979,788	£8,169,739	£9,223,208	£10,347,050	£12,590,470	£14,836,023
£75	£2,318,625	£4,566,012	£6,811,564	£6,811,564	£8,001,515	£9,054,984	£10,178,827	£12,422,247	£14,667,800
£100	£2,149,079	£4,397,789	£6,643,341	£6,643,341	£7,833,292	£8,886,761	£10,010,604	£12,254,024	£14,499,577
£125	£1,979,534	£4,229,565	£6,475,118	£6,475,118	£7,665,069	£8,718,538	£9,842,380	£12,085,801	£14,331,353
£150	£1,809,988	£4,061,342	£6,306,895	£6,306,895	£7,496,846	£8,550,315	£9,674,157	£11,917,577	£14,163,130
£175	£1,640,442	£3,893,119	£6,138,671	£6,138,671	£7,328,622	£8,382,091	£9,505,934	£11,749,354	£13,994,907
£200	£1,470,897	£3,724,896	£5,970,448	£5,970,448	£7,160,399	£8,213,868	£9,337,711	£11,581,131	£13,826,683
£225	£1,301,351	£3,556,672	£5,802,225	£5,802,225	£6,992,176	£8,045,645	£9,169,487	£11,412,907	£13,658,460
£250	£1,131,805	£3,388,449	£5,634,001	£5,634,001	£6,823,952	£7,877,421	£9,001,264	£11,244,684	£13,490,237
£275	£962,260	£3,220,226	£5,465,778	£5,465,778	£6,655,729	£7,709,198	£8,833,041	£11,076,461	£13,322,013
£300	£792,714	£3,052,002	£5,297,555	£5,297,555	£6,487,506	£7,540,975	£8,664,817	£10,908,238	£13,153,790
£325	£623,168	£2,883,779	£5,129,332	£5,129,332	£6,319,283	£7,372,752	£8,496,594	£10,740,014	£12,985,567
£350	£453,623	£2,715,556	£4,961,108	£4,961,108	£6,151,059	£7,204,528	£8,328,371	£10,571,791	£12,817,344
£375	£284,077	£2,547,333	£4,792,885	£4,792,885	£5,982,836	£7,036,305	£8,160,148	£10,403,568	£12,649,120
£400	£114,532	£2,379,109	£4,624,662	£4,624,662	£5,814,613	£6,868,082	£7,991,924	£10,235,344	£12,480,897

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results -
Table 3i: 50 Flats BCP
(17.5% Profit on GDV)**

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 (£)								
£0	£673,038	£1,330,306	£1,988,200	£1,988,200	£2,336,827	£2,645,469	£2,974,728	£3,631,996	£4,289,890
£25	£624,436	£1,282,723	£1,940,617	£1,940,617	£2,289,244	£2,597,885	£2,927,145	£3,584,413	£4,242,307
£50	£575,835	£1,235,140	£1,893,034	£1,893,034	£2,241,661	£2,550,302	£2,879,561	£3,536,830	£4,194,724
£75	£527,234	£1,187,557	£1,845,450	£1,845,450	£2,194,078	£2,502,719	£2,831,978	£3,489,247	£4,147,140
£100	£478,632	£1,139,974	£1,797,867	£1,797,867	£2,146,495	£2,455,136	£2,784,395	£3,441,664	£4,099,557
£125	£430,031	£1,092,391	£1,750,284	£1,750,284	£2,098,911	£2,407,553	£2,736,812	£3,394,081	£4,051,974
£150	£381,430	£1,044,807	£1,702,701	£1,702,701	£2,051,328	£2,359,970	£2,689,229	£3,346,497	£4,004,391
£175	£332,829	£997,224	£1,655,118	£1,655,118	£2,003,745	£2,312,386	£2,641,646	£3,298,914	£3,956,808
£200	£284,227	£949,641	£1,607,535	£1,607,535	£1,956,162	£2,264,803	£2,594,062	£3,251,331	£3,909,225
£225	£235,626	£902,058	£1,559,951	£1,559,951	£1,908,579	£2,217,220	£2,546,479	£3,203,748	£3,861,641
£250	£187,025	£854,475	£1,512,368	£1,512,368	£1,860,996	£2,169,637	£2,498,896	£3,156,165	£3,814,058
£275	£138,423	£806,892	£1,464,785	£1,464,785	£1,813,412	£2,122,054	£2,451,313	£3,108,582	£3,766,475
£300	£89,822	£759,308	£1,417,202	£1,417,202	£1,765,829	£2,074,471	£2,403,730	£3,060,999	£3,718,892
£325	£41,221	£711,725	£1,369,619	£1,369,619	£1,718,246	£2,026,888	£2,356,147	£3,013,415	£3,671,309
£350		£664,142	£1,322,036	£1,322,036	£1,670,663	£1,979,304	£2,308,563	£2,965,832	£3,623,726
£375	Negative RLV	£616,559	£1,274,452	£1,274,452	£1,623,080	£1,931,721	£2,260,980	£2,918,249	£3,576,143
£400		£568,976	£1,226,869	£1,226,869	£1,575,497	£1,884,138	£2,213,397	£2,870,666	£3,528,559
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£2,039,508	£4,031,231	£6,024,848	£6,024,848	£7,081,294	£8,016,571	£9,014,326	£11,006,050	£12,999,666
£25	£1,892,231	£3,887,040	£5,880,657	£5,880,657	£6,937,103	£7,872,380	£8,870,135	£10,861,858	£12,855,475
£50	£1,744,955	£3,742,849	£5,736,465	£5,736,465	£6,792,912	£7,728,189	£8,725,944	£10,717,667	£12,711,284
£75	£1,597,678	£3,598,657	£5,592,274	£5,592,274	£6,648,720	£7,583,997	£8,581,752	£10,573,476	£12,567,092
£100	£1,450,401	£3,454,466	£5,448,082	£5,448,082	£6,504,529	£7,439,806	£8,437,561	£10,429,284	£12,422,901
£125	£1,303,125	£3,310,274	£5,303,891	£5,303,891	£6,360,337	£7,295,614	£8,293,369	£10,285,093	£12,278,709
£150	£1,155,848	£3,166,083	£5,159,700	£5,159,700	£6,216,146	£7,151,423	£8,149,178	£10,140,901	£12,134,518
£175	£1,008,571	£3,021,892	£5,015,508	£5,015,508	£6,071,955	£7,007,232	£8,004,987	£9,996,710	£11,990,327
£200	£861,295	£2,877,700	£4,871,317	£4,871,317	£5,927,763	£6,863,040	£7,860,795	£9,852,519	£11,846,135
£225	£714,018	£2,733,509	£4,727,125	£4,727,125	£5,783,572	£6,718,849	£7,716,604	£9,708,327	£11,701,944
£250	£566,741	£2,589,317	£4,582,934	£4,582,934	£5,639,381	£6,574,658	£7,572,412	£9,564,136	£11,557,753
£275	£419,465	£2,445,126	£4,438,743	£4,438,743	£5,495,189	£6,430,466	£7,428,221	£9,419,944	£11,413,561
£300	£272,188	£2,300,935	£4,294,551	£4,294,551	£5,350,998	£6,286,275	£7,284,030	£9,275,753	£11,269,370
£325	£124,911	£2,156,743	£4,150,360	£4,150,360	£5,206,806	£6,142,083	£7,139,838	£9,131,562	£11,125,178
£350		£2,012,552	£4,006,169	£4,006,169	£5,062,615	£5,997,892	£6,995,647	£8,987,370	£10,980,987
£375	Negative RLV	£1,868,361	£3,861,977	£3,861,977	£4,918,424	£5,853,701	£6,851,456	£8,843,179	£10,836,796
£400		£1,724,169	£3,717,786	£3,717,786	£4,774,232	£5,709,509	£6,707,264	£8,698,988	£10,692,604

	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 IIc - Residential Results -
Table 3J: 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 20% 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 (£)								
£0	£2,056,847	£2,893,478	£3,730,904	£3,730,904	£4,174,669	£4,567,535	£4,986,646	£5,823,277	£6,660,704
£25	£1,993,403	£2,830,034	£3,667,460	£3,667,460	£4,111,224	£4,504,091	£4,923,202	£5,759,833	£6,597,259
£50	£1,929,959	£2,766,590	£3,604,016	£3,604,016	£4,047,780	£4,440,647	£4,859,758	£5,696,389	£6,533,815
£75	£1,866,514	£2,703,145	£3,540,572	£3,540,572	£3,984,336	£4,377,203	£4,796,313	£5,632,944	£6,470,371
£100	£1,803,070	£2,639,701	£3,477,127	£3,477,127	£3,920,892	£4,313,758	£4,732,869	£5,569,500	£6,406,927
£125	£1,739,626	£2,576,257	£3,413,683	£3,413,683	£3,857,448	£4,250,314	£4,669,425	£5,506,056	£6,343,482
£150	£1,676,182	£2,512,813	£3,350,239	£3,350,239	£3,794,003	£4,186,870	£4,605,981	£5,442,612	£6,280,038
£175	£1,612,738	£2,449,369	£3,286,795	£3,286,795	£3,730,559	£4,123,426	£4,542,537	£5,379,168	£6,216,594
£200	£1,549,293	£2,385,924	£3,223,351	£3,223,351	£3,667,115	£4,059,982	£4,479,092	£5,315,723	£6,153,150
£225	£1,485,849	£2,322,480	£3,159,906	£3,159,906	£3,603,671	£3,996,537	£4,415,648	£5,252,279	£6,089,706
£250	£1,422,405	£2,259,036	£3,096,462	£3,096,462	£3,540,226	£3,933,093	£4,352,204	£5,188,835	£6,026,261
£275	£1,358,961	£2,195,592	£3,033,018	£3,033,018	£3,476,782	£3,869,649	£4,288,760	£5,125,391	£5,962,817
£300	£1,295,517	£2,132,147	£2,969,574	£2,969,574	£3,413,338	£3,806,205	£4,225,315	£5,061,946	£5,899,373
£325	£1,232,072	£2,068,703	£2,906,130	£2,906,130	£3,349,894	£3,742,760	£4,161,871	£4,998,502	£5,835,929
£350	£1,168,628	£2,005,259	£2,842,685	£2,842,685	£3,286,450	£3,679,316	£4,098,427	£4,935,058	£5,772,484
£375	£1,105,184	£1,941,815	£2,779,241	£2,779,241	£3,223,005	£3,615,872	£4,034,983	£4,871,614	£5,709,040
£400	£1,041,740	£1,878,371	£2,715,797	£2,715,797	£3,159,561	£3,552,428	£3,971,539	£4,808,170	£5,645,596
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£6,232,870	£8,768,115	£11,305,771	£11,305,771	£12,650,511	£13,841,016	£15,111,049	£17,646,294	£20,183,950
£25	£6,040,615	£8,575,860	£11,113,515	£11,113,515	£12,458,256	£13,648,761	£14,918,794	£17,454,039	£19,991,695
£50	£5,848,360	£8,383,605	£10,921,260	£10,921,260	£12,266,001	£13,456,506	£14,726,538	£17,261,784	£19,799,440
£75	£5,656,104	£8,191,350	£10,729,005	£10,729,005	£12,073,745	£13,264,250	£14,534,283	£17,069,529	£19,607,184
£100	£5,463,849	£7,999,094	£10,536,750	£10,536,750	£11,881,490	£13,071,995	£14,342,028	£16,877,274	£19,414,929
£125	£5,271,594	£7,806,839	£10,344,495	£10,344,495	£11,689,235	£12,879,740	£14,149,773	£16,685,018	£19,222,674
£150	£5,079,339	£7,614,584	£10,152,239	£10,152,239	£11,496,980	£12,687,485	£13,957,518	£16,492,763	£19,030,419
£175	£4,887,084	£7,422,329	£9,959,984	£9,959,984	£11,304,725	£12,495,230	£13,765,262	£16,300,508	£18,838,163
£200	£4,694,828	£7,230,074	£9,767,729	£9,767,729	£11,112,469	£12,302,974	£13,573,007	£16,108,253	£18,645,908
£225	£4,502,573	£7,037,819	£9,575,474	£9,575,474	£10,920,214	£12,110,719	£13,380,752	£15,915,997	£18,453,653
£250	£4,310,318	£6,845,563	£9,383,219	£9,383,219	£10,727,959	£11,918,464	£13,188,497	£15,723,742	£18,261,398
£275	£4,118,063	£6,653,308	£9,190,963	£9,190,963	£10,535,704	£11,726,209	£12,996,241	£15,531,487	£18,069,143
£300	£3,925,808	£6,461,053	£8,998,708	£8,998,708	£10,343,449	£11,533,954	£12,803,986	£15,339,232	£17,876,887
£325	£3,733,553	£6,268,798	£8,806,453	£8,806,453	£10,151,193	£11,341,698	£12,611,731	£15,146,977	£17,684,632
£350	£3,541,297	£6,076,543	£8,614,198	£8,614,198	£9,958,938	£11,149,443	£12,419,476	£14,954,721	£17,492,377
£375	£3,349,042	£5,884,287	£8,421,943	£8,421,943	£9,766,683	£10,957,188	£12,227,221	£14,762,466	£17,300,122
£400	£3,156,787	£5,692,032	£8,229,687	£8,229,687	£9,574,428	£10,764,933	£12,034,965	£14,570,211	£17,107,866

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 (£)								
£0	£1,793,654	£2,533,983	£3,275,015	£3,275,015	£3,667,699	£4,015,344	£4,386,212	£5,126,541	£5,867,573
£25	£1,738,140	£2,478,469	£3,219,501	£3,219,501	£3,612,185	£3,959,830	£4,330,698	£5,071,027	£5,812,059
£50	£1,682,627	£2,422,955	£3,163,988	£3,163,988	£3,556,672	£3,904,316	£4,275,185	£5,015,513	£5,756,546
£75	£1,627,113	£2,367,442	£3,108,474	£3,108,474	£3,501,158	£3,848,803	£4,219,671	£4,960,000	£5,701,032
£100	£1,571,599	£2,311,928	£3,052,960	£3,052,960	£3,445,644	£3,793,289	£4,164,157	£4,904,486	£5,645,518
£125	£1,516,086	£2,256,414	£2,997,447	£2,997,447	£3,390,131	£3,737,775	£4,108,643	£4,848,972	£5,590,005
£150	£1,460,572	£2,200,901	£2,941,933	£2,941,933	£3,334,617	£3,682,262	£4,053,130	£4,793,458	£5,534,491
£175	£1,405,058	£2,145,387	£2,886,419	£2,886,419	£3,279,103	£3,626,748	£3,997,616	£4,737,945	£5,478,977
£200	£1,349,545	£2,089,873	£2,830,906	£2,830,906	£3,223,589	£3,571,234	£3,942,102	£4,682,431	£5,423,464
£225	£1,294,031	£2,034,360	£2,775,392	£2,775,392	£3,168,076	£3,515,721	£3,886,589	£4,626,917	£5,367,950
£250	£1,238,517	£1,978,846	£2,719,878	£2,719,878	£3,112,562	£3,460,207	£3,831,075	£4,571,404	£5,312,436
£275	£1,183,004	£1,923,332	£2,664,365	£2,664,365	£3,057,048	£3,404,693	£3,775,561	£4,515,890	£5,256,922
£300	£1,127,490	£1,867,819	£2,608,851	£2,608,851	£3,001,535	£3,349,180	£3,720,048	£4,460,376	£5,201,409
£325	£1,071,976	£1,812,305	£2,553,337	£2,553,337	£2,946,021	£3,293,666	£3,664,534	£4,404,863	£5,145,895
£350	£1,016,463	£1,756,791	£2,497,824	£2,497,824	£2,890,507	£3,238,152	£3,609,020	£4,349,349	£5,090,381
£375	£960,949	£1,701,278	£2,442,310	£2,442,310	£2,834,994	£3,182,638	£3,553,507	£4,293,835	£5,034,868
£400	£905,435	£1,645,764	£2,386,796	£2,386,796	£2,779,480	£3,127,125	£3,497,993	£4,238,321	£4,979,354
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£5,435,316	£7,678,736	£9,924,288	£9,924,288	£11,114,239	£12,167,709	£13,291,551	£15,534,972	£17,780,524
£25	£5,267,092	£7,510,512	£9,756,065	£9,756,065	£10,946,016	£11,999,485	£13,123,328	£15,366,748	£17,612,301
£50	£5,098,869	£7,342,289	£9,587,842	£9,587,842	£10,777,793	£11,831,262	£12,955,105	£15,198,525	£17,444,078
£75	£4,930,646	£7,174,066	£9,419,618	£9,419,618	£10,609,569	£11,663,039	£12,786,881	£15,030,302	£17,275,855
£100	£4,762,423	£7,005,843	£9,251,395	£9,251,395	£10,441,346	£11,494,815	£12,618,658	£14,862,078	£17,107,631
£125	£4,594,199	£6,837,619	£9,083,172	£9,083,172	£10,273,123	£11,326,592	£12,450,435	£14,693,855	£16,939,408
£150	£4,425,976	£6,669,396	£8,914,949	£8,914,949	£10,104,900	£11,158,369	£12,282,211	£14,525,632	£16,771,185
£175	£4,257,753	£6,501,173	£8,746,725	£8,746,725	£9,936,676	£10,990,145	£12,113,988	£14,357,408	£16,602,961
£200	£4,089,529	£6,332,949	£8,578,502	£8,578,502	£9,768,453	£10,821,922	£11,945,765	£14,189,185	£16,434,738
£225	£3,921,306	£6,164,726	£8,410,279	£8,410,279	£9,600,230	£10,653,699	£11,777,541	£14,020,962	£16,266,515
£250	£3,753,083	£5,996,503	£8,242,055	£8,242,055	£9,432,006	£10,485,476	£11,609,318	£13,852,738	£16,098,291
£275	£3,584,860	£5,828,280	£8,073,832	£8,073,832	£9,263,783	£10,317,252	£11,441,095	£13,684,515	£15,930,068
£300	£3,416,636	£5,660,056	£7,905,609	£7,905,609	£9,095,560	£10,149,029	£11,272,872	£13,516,292	£15,761,845
£325	£3,248,413	£5,491,833	£7,737,386	£7,737,386	£8,927,336	£9,980,806	£11,104,648	£13,348,068	£15,593,621
£350	£3,080,190	£5,323,610	£7,569,162	£7,569,162	£8,759,113	£9,812,582	£10,936,425	£13,179,845	£15,425,398
£375	£2,911,966	£5,155,386	£7,400,939	£7,400,939	£8,590,890	£9,644,359	£10,768,202	£13,011,622	£15,257,175
£400	£2,743,743	£4,987,163	£7,232,716	£7,232,716	£8,422,667	£9,476,136	£10,599,978	£12,843,398	£15,088,951

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results -
Table 3J: 50 Flats UCP
(17.5% Profit on GDV)**

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 £/m²	Residual Land Value (£)								
£0	£1,533,695	£2,190,964	£2,848,858	£2,848,858	£3,197,485	£3,506,126	£3,835,385	£4,492,654	£5,150,548
£25	£1,486,112	£2,143,381	£2,801,274	£2,801,274	£3,149,902	£3,458,543	£3,787,802	£4,445,071	£5,102,965
£50	£1,438,529	£2,095,798	£2,753,691	£2,753,691	£3,102,319	£3,410,960	£3,740,219	£4,397,488	£5,055,382
£75	£1,390,946	£2,048,215	£2,706,108	£2,706,108	£3,054,735	£3,363,377	£3,692,636	£4,349,905	£5,007,798
£100	£1,343,363	£2,000,631	£2,658,525	£2,658,525	£3,007,152	£3,315,794	£3,645,053	£4,302,322	£4,960,215
£125	£1,295,780	£1,953,048	£2,610,942	£2,610,942	£2,959,569	£3,268,211	£3,597,470	£4,254,739	£4,912,632
£150	£1,248,196	£1,905,465	£2,563,359	£2,563,359	£2,911,986	£3,220,627	£3,549,887	£4,207,155	£4,865,049
£175	£1,200,613	£1,857,882	£2,515,776	£2,515,776	£2,864,403	£3,173,044	£3,502,303	£4,159,572	£4,817,466
£200	£1,153,030	£1,810,299	£2,468,192	£2,468,192	£2,816,820	£3,125,461	£3,454,720	£4,111,989	£4,769,882
£225	£1,105,447	£1,762,716	£2,420,609	£2,420,609	£2,769,237	£3,077,878	£3,407,137	£4,064,406	£4,722,299
£250	£1,057,864	£1,715,133	£2,373,026	£2,373,026	£2,721,653	£3,030,295	£3,359,554	£4,016,823	£4,674,716
£275	£1,010,281	£1,667,549	£2,325,443	£2,325,443	£2,674,070	£2,982,712	£3,311,971	£3,969,240	£4,627,133
£300	£962,698	£1,619,966	£2,277,860	£2,277,860	£2,626,487	£2,935,128	£3,264,388	£3,921,656	£4,579,550
£325	£915,114	£1,572,383	£2,230,277	£2,230,277	£2,578,904	£2,887,545	£3,216,804	£3,874,073	£4,531,966
£350	£867,531	£1,524,800	£2,182,693	£2,182,693	£2,531,321	£2,839,962	£3,169,221	£3,826,490	£4,484,383
£375	£819,948	£1,477,217	£2,135,110	£2,135,110	£2,483,738	£2,792,379	£3,121,638	£3,778,907	£4,436,800
£400	£772,365	£1,429,634	£2,087,527	£2,087,527	£2,436,154	£2,744,796	£3,074,055	£3,731,324	£4,389,217
Trial CIL Rate £/m²	Residual Land Value (£/ha)								
£0	£4,647,562	£6,639,285	£8,632,902	£8,632,902	£9,689,348	£10,624,625	£11,622,380	£13,614,104	£15,607,721
£25	£4,503,370	£6,495,094	£8,488,710	£8,488,710	£9,545,157	£10,480,434	£11,478,189	£13,469,913	£15,463,530
£50	£4,359,179	£6,350,902	£8,344,519	£8,344,519	£9,400,966	£10,336,242	£11,333,997	£13,325,721	£15,319,338
£75	£4,214,988	£6,206,711	£8,200,328	£8,200,328	£9,256,774	£10,192,051	£11,189,806	£13,181,530	£15,175,147
£100	£4,070,796	£6,062,520	£8,056,136	£8,056,136	£9,112,583	£10,047,860	£11,045,615	£13,037,338	£15,030,955
£125	£3,926,605	£5,918,328	£7,911,945	£7,911,945	£8,968,391	£9,903,668	£10,901,423	£12,893,147	£14,886,763
£150	£3,782,414	£5,774,137	£7,767,754	£7,767,754	£8,824,200	£9,759,477	£10,757,232	£12,748,956	£14,742,572
£175	£3,638,222	£5,629,946	£7,623,562	£7,623,562	£8,680,009	£9,615,286	£10,613,041	£12,604,764	£14,598,380
£200	£3,494,031	£5,485,754	£7,479,371	£7,479,371	£8,535,817	£9,471,094	£10,468,849	£12,460,573	£14,454,189
£225	£3,349,839	£5,341,563	£7,335,179	£7,335,179	£8,391,626	£9,326,903	£10,324,658	£12,316,381	£14,309,997
£250	£3,205,648	£5,197,371	£7,190,988	£7,190,988	£8,247,434	£9,182,711	£10,180,466	£12,172,190	£14,165,806
£275	£3,061,457	£5,053,180	£7,046,797	£7,046,797	£8,103,243	£9,038,520	£10,036,275	£12,027,999	£14,021,614
£300	£2,917,265	£4,908,989	£6,902,605	£6,902,605	£7,959,052	£8,894,329	£9,892,084	£11,883,807	£13,877,423
£325	£2,773,074	£4,764,797	£6,758,414	£6,758,414	£7,814,860	£8,750,137	£9,747,892	£11,739,616	£13,733,231
£350	£2,628,882	£4,620,606	£6,614,222	£6,614,222	£7,670,669	£8,605,946	£9,603,701	£11,595,424	£13,589,040
£375	£2,484,691	£4,476,414	£6,470,031	£6,470,031	£7,526,478	£8,461,754	£9,459,509	£11,451,233	£13,444,848
£400	£2,340,500	£4,332,223	£6,325,840	£6,325,840	£7,382,286	£8,317,563	£9,315,318	£11,307,041	£13,300,657

	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 IIc - Residential Results -
Table 3k: 50 Mixed
(17.5% Profit on GDV)

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

50 Mixed 20% 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 (£)								
£0	£4,334,977	£5,488,618	£6,643,356	£6,643,356	£7,255,268	£7,796,997	£8,374,914	£9,528,555	£10,683,293
£25	£4,263,227	£5,416,868	£6,571,606	£6,571,606	£7,183,518	£7,725,247	£8,303,164	£9,456,805	£10,611,543
£50	£4,191,477	£5,345,118	£6,499,855	£6,499,855	£7,111,767	£7,653,496	£8,231,414	£9,385,055	£10,539,792
£75	£4,119,726	£5,273,367	£6,428,105	£6,428,105	£7,040,017	£7,581,746	£8,159,663	£9,313,304	£10,468,042
£100	£4,047,976	£5,201,617	£6,356,355	£6,356,355	£6,968,266	£7,509,996	£8,087,913	£9,241,554	£10,396,292
£125	£3,976,226	£5,129,867	£6,284,605	£6,284,605	£6,896,516	£7,438,246	£8,016,163	£9,169,804	£10,324,542
£150	£3,904,476	£5,058,117	£6,212,854	£6,212,854	£6,824,765	£7,366,495	£7,944,413	£9,098,054	£10,252,791
£175	£3,832,725	£4,986,366	£6,141,104	£6,141,104	£6,753,015	£7,294,745	£7,872,662	£9,026,303	£10,181,041
£200	£3,760,975	£4,914,616	£6,069,354	£6,069,354	£6,681,264	£7,222,995	£7,800,912	£8,954,553	£10,109,291
£225	£3,689,225	£4,842,866	£5,997,604	£5,997,604	£6,609,514	£7,151,245	£7,729,162	£8,882,803	£10,037,541
£250	£3,617,474	£4,771,116	£5,925,853	£5,925,853	£6,537,763	£7,079,494	£7,657,412	£8,811,053	£9,965,790
£275	£3,545,724	£4,699,365	£5,854,103	£5,854,103	£6,466,013	£7,007,744	£7,585,661	£8,739,302	£9,894,040
£300	£3,473,974	£4,627,615	£5,782,353	£5,782,353	£6,394,262	£6,935,994	£7,513,911	£8,667,552	£9,822,290
£325	£3,402,224	£4,555,865	£5,710,603	£5,710,603	£6,322,512	£6,864,244	£7,442,161	£8,595,802	£9,750,540
£350	£3,330,473	£4,484,115	£5,638,852	£5,638,852	£6,250,761	£6,792,493	£7,370,411	£8,524,051	£9,678,789
£375	£3,258,723	£4,412,364	£5,567,102	£5,567,102	£6,179,011	£6,720,743	£7,298,660	£8,452,301	£9,607,039
£400	£3,186,973	£4,340,614	£5,495,352	£5,495,352	£6,107,260	£6,648,993	£7,226,910	£8,380,551	£9,535,289
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£4,515,601	£5,717,311	£6,920,162	£6,920,162	£7,557,571	£8,121,872	£8,723,869	£9,925,578	£11,128,430
£25	£4,440,861	£5,642,571	£6,845,422	£6,845,422	£7,482,831	£8,047,132	£8,649,129	£9,850,838	£11,053,690
£50	£4,366,121	£5,567,831	£6,770,683	£6,770,683	£7,408,091	£7,972,392	£8,574,389	£9,776,099	£10,978,950
£75	£4,291,382	£5,493,091	£6,695,943	£6,695,943	£7,333,351	£7,897,652	£8,499,649	£9,701,359	£10,904,211
£100	£4,216,642	£5,418,351	£6,621,203	£6,621,203	£7,258,611	£7,822,912	£8,424,909	£9,626,619	£10,829,471
£125	£4,141,902	£5,343,611	£6,546,463	£6,546,463	£7,183,870	£7,748,173	£8,350,170	£9,551,879	£10,754,731
£150	£4,067,162	£5,268,871	£6,471,723	£6,471,723	£7,109,130	£7,673,433	£8,275,430	£9,477,139	£10,679,991
£175	£3,992,422	£5,194,132	£6,396,983	£6,396,983	£7,034,390	£7,598,693	£8,200,690	£9,402,399	£10,605,251
£200	£3,917,682	£5,119,392	£6,322,244	£6,322,244	£6,959,650	£7,523,953	£8,125,950	£9,327,659	£10,530,511
£225	£3,842,942	£5,044,652	£6,247,504	£6,247,504	£6,884,910	£7,449,213	£8,051,210	£9,252,920	£10,455,771
£250	£3,768,202	£4,969,912	£6,172,764	£6,172,764	£6,810,170	£7,374,473	£7,976,470	£9,178,180	£10,381,032
£275	£3,693,463	£4,895,172	£6,098,024	£6,098,024	£6,735,430	£7,299,733	£7,901,731	£9,103,440	£10,306,292
£300	£3,618,723	£4,820,432	£6,023,284	£6,023,284	£6,660,690	£7,224,994	£7,826,991	£9,028,700	£10,231,552
£325	£3,543,983	£4,745,693	£5,948,544	£5,948,544	£6,585,950	£7,150,254	£7,752,251	£8,953,960	£10,156,812
£350	£3,469,243	£4,670,953	£5,873,804	£5,873,804	£6,511,209	£7,075,514	£7,677,511	£8,879,220	£10,082,072
£375	£3,394,503	£4,596,213	£5,799,065	£5,799,065	£6,436,469	£7,000,774	£7,602,771	£8,804,480	£10,007,332
£400	£3,319,763	£4,521,473	£5,724,325	£5,724,325	£6,361,729	£6,926,034	£7,528,031	£8,729,741	£9,932,592

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 (£)								
£0	£3,821,143	£4,845,337	£5,870,505	£5,870,505	£6,413,756	£6,894,699	£7,407,770	£8,431,964	£9,457,132
£25	£3,758,361	£4,782,556	£5,807,723	£5,807,723	£6,350,975	£6,831,918	£7,344,988	£8,369,182	£9,394,350
£50	£3,695,580	£4,719,774	£5,744,942	£5,744,942	£6,288,193	£6,769,136	£7,282,207	£8,306,401	£9,331,569
£75	£3,632,798	£4,656,993	£5,682,160	£5,682,160	£6,225,412	£6,706,355	£7,219,425	£8,243,620	£9,268,787
£100	£3,570,017	£4,594,211	£5,619,379	£5,619,379	£6,162,630	£6,643,573	£7,156,644	£8,180,838	£9,206,006
£125	£3,507,235	£4,531,430	£5,556,597	£5,556,597	£6,099,849	£6,580,792	£7,093,862	£8,118,057	£9,143,224
£150	£3,444,454	£4,468,649	£5,493,816	£5,493,816	£6,037,067	£6,518,010	£7,031,081	£8,055,275	£9,080,443
£175	£3,381,672	£4,405,867	£5,431,034	£5,431,034	£5,974,286	£6,455,229	£6,968,299	£7,992,494	£9,017,661
£200	£3,318,891	£4,343,086	£5,368,253	£5,368,253	£5,911,504	£6,392,447	£6,905,518	£7,929,712	£8,954,880
£225	£3,256,109	£4,280,305	£5,305,471	£5,305,471	£5,848,723	£6,329,666	£6,842,735	£7,866,931	£8,892,098
£250	£3,193,328	£4,217,523	£5,242,690	£5,242,690	£5,785,941	£6,266,884	£6,779,956	£7,804,149	£8,829,317
£275	£3,130,546	£4,154,742	£5,179,909	£5,179,909	£5,723,160	£6,204,103	£6,717,173	£7,741,368	£8,766,535
£300	£3,067,765	£4,091,961	£5,117,127	£5,117,127	£5,660,378	£6,141,321	£6,654,392	£7,678,586	£8,703,754
£325	£3,004,984	£4,029,179	£5,054,346	£5,054,346	£5,597,597	£6,078,540	£6,591,610	£7,615,805	£8,640,972
£350	£2,942,202	£3,966,398	£4,991,564	£4,991,564	£5,534,815	£6,015,758	£6,528,829	£7,553,023	£8,578,191
£375	£2,879,421	£3,903,616	£4,928,783	£4,928,783	£5,472,034	£5,952,977	£6,466,047	£7,490,242	£8,515,409
£400	£2,816,639	£3,840,835	£4,866,001	£4,866,001	£5,409,253	£5,890,195	£6,403,266	£7,427,460	£8,452,628
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,980,357	£5,047,226	£6,115,109	£6,115,109	£6,680,996	£7,181,978	£7,716,427	£8,783,296	£9,851,179
£25	£3,914,960	£4,981,829	£6,049,712	£6,049,712	£6,615,599	£7,116,581	£7,651,029	£8,717,898	£9,785,782
£50	£3,849,562	£4,916,431	£5,984,314	£5,984,314	£6,550,201	£7,051,183	£7,585,632	£8,652,501	£9,720,384
£75	£3,784,165	£4,851,034	£5,918,917	£5,918,917	£6,484,804	£6,985,786	£7,520,235	£8,587,104	£9,654,987
£100	£3,718,768	£4,785,637	£5,853,520	£5,853,520	£6,419,406	£6,920,389	£7,454,837	£8,521,706	£9,589,589
£125	£3,653,370	£4,720,240	£5,788,122	£5,788,122	£6,354,009	£6,854,991	£7,389,440	£8,456,309	£9,524,192
£150	£3,587,973	£4,654,842	£5,722,725	£5,722,725	£6,288,612	£6,789,594	£7,324,043	£8,390,912	£9,458,795
£175	£3,522,575	£4,589,445	£5,657,328	£5,657,328	£6,223,214	£6,724,196	£7,258,645	£8,325,514	£9,393,397
£200	£3,457,178	£4,524,048	£5,591,930	£5,591,930	£6,157,817	£6,658,799	£7,193,248	£8,260,117	£9,328,000
£225	£3,391,781	£4,458,651	£5,526,533	£5,526,533	£6,092,420	£6,593,402	£7,127,850	£8,194,719	£9,262,602
£250	£3,326,383	£4,393,253	£5,461,135	£5,461,135	£6,027,022	£6,528,004	£7,062,453	£8,129,322	£9,197,205
£275	£3,260,986	£4,327,856	£5,395,738	£5,395,738	£5,961,625	£6,462,607	£6,997,056	£8,063,925	£9,131,808
£300	£3,195,589	£4,262,459	£5,330,341	£5,330,341	£5,896,228	£6,397,210	£6,931,658	£7,998,527	£9,066,410
£325	£3,130,191	£4,197,062	£5,264,943	£5,264,943	£5,830,830	£6,331,812	£6,866,261	£7,933,130	£9,001,013
£350	£3,064,794	£4,131,664	£5,199,546	£5,199,546	£5,765,433	£6,266,415	£6,800,863	£7,867,733	£8,935,615
£375	£2,999,396	£4,066,267	£5,134,149	£5,134,149	£5,700,035	£6,201,017	£6,735,466	£7,802,335	£8,870,218
£400	£2,933,999	£4,000,870	£5,068,751	£5,068,751	£5,634,638	£6,135,620	£6,670,069	£7,736,938	£8,804,821

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results -

Table 3k: 50 Mixed (17.5% Profit on GDV)

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 (£)								
£0	£3,366,004	£4,284,364	£5,203,598	£5,203,598	£5,690,713	£6,121,958	£6,582,012	£7,500,372	£8,419,606
£25	£3,312,191	£4,230,551	£5,149,785	£5,149,785	£5,636,900	£6,068,146	£6,528,199	£7,446,560	£8,365,793
£50	£3,258,378	£4,176,739	£5,095,972	£5,095,972	£5,583,088	£6,014,333	£6,474,386	£7,392,747	£8,311,981
£75	£3,204,565	£4,122,926	£5,042,160	£5,042,160	£5,529,275	£5,960,520	£6,420,573	£7,338,934	£8,258,168
£100	£3,150,753	£4,069,113	£4,988,347	£4,988,347	£5,475,462	£5,906,707	£6,366,761	£7,285,121	£8,204,355
£125	£3,096,940	£4,015,301	£4,934,534	£4,934,534	£5,421,649	£5,852,895	£6,312,948	£7,231,309	£8,150,542
£150	£3,043,127	£3,961,488	£4,880,721	£4,880,721	£5,367,837	£5,799,082	£6,259,135	£7,177,496	£8,096,730
£175	£2,989,315	£3,907,675	£4,826,909	£4,826,909	£5,314,024	£5,745,269	£6,205,323	£7,123,683	£8,042,917
£200	£2,935,502	£3,853,863	£4,773,096	£4,773,096	£5,260,211	£5,691,457	£6,151,510	£7,069,871	£7,989,104
£225	£2,881,689	£3,800,050	£4,719,283	£4,719,283	£5,206,399	£5,637,644	£6,097,697	£7,016,058	£7,935,291
£250	£2,827,877	£3,746,237	£4,665,471	£4,665,471	£5,152,586	£5,583,831	£6,043,884	£6,962,245	£7,881,479
£275	£2,774,064	£3,692,424	£4,611,658	£4,611,658	£5,098,773	£5,530,018	£5,990,072	£6,908,432	£7,827,666
£300	£2,720,251	£3,638,612	£4,557,845	£4,557,845	£5,044,960	£5,476,206	£5,936,259	£6,854,620	£7,773,853
£325	£2,666,438	£3,584,799	£4,504,032	£4,504,032	£4,991,148	£5,422,393	£5,882,446	£6,800,807	£7,720,041
£350	£2,612,626	£3,530,986	£4,450,220	£4,450,220	£4,937,335	£5,368,580	£5,828,634	£6,746,994	£7,666,228
£375	£2,558,813	£3,477,174	£4,396,407	£4,396,407	£4,883,522	£5,314,768	£5,774,821	£6,693,182	£7,612,415
£400	£2,505,000	£3,423,361	£4,342,594	£4,342,594	£4,829,710	£5,260,955	£5,721,008	£6,639,369	£7,558,602
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,506,254	£4,462,879	£5,420,414	£5,420,414	£5,927,826	£6,377,040	£6,856,262	£7,812,888	£8,770,423
£25	£3,450,199	£4,406,824	£5,364,359	£5,364,359	£5,871,771	£6,320,985	£6,800,207	£7,756,833	£8,714,368
£50	£3,394,144	£4,350,769	£5,308,304	£5,308,304	£5,815,716	£6,264,930	£6,744,152	£7,700,778	£8,658,313
£75	£3,338,089	£4,294,715	£5,252,250	£5,252,250	£5,759,661	£6,208,875	£6,688,097	£7,644,723	£8,602,258
£100	£3,282,034	£4,238,660	£5,196,195	£5,196,195	£5,703,606	£6,152,820	£6,632,042	£7,588,668	£8,546,203
£125	£3,225,979	£4,182,605	£5,140,140	£5,140,140	£5,647,551	£6,096,765	£6,575,988	£7,532,613	£8,490,148
£150	£3,169,924	£4,126,550	£5,084,085	£5,084,085	£5,591,497	£6,040,710	£6,519,933	£7,476,558	£8,434,093
£175	£3,113,869	£4,070,495	£5,028,030	£5,028,030	£5,535,442	£5,984,656	£6,463,878	£7,420,503	£8,378,038
£200	£3,057,815	£4,014,440	£4,971,975	£4,971,975	£5,479,387	£5,928,601	£6,407,823	£7,364,448	£8,321,984
£225	£3,001,760	£3,958,385	£4,915,920	£4,915,920	£5,423,332	£5,872,546	£6,351,768	£7,308,394	£8,265,929
£250	£2,945,705	£3,902,330	£4,859,865	£4,859,865	£5,367,277	£5,816,491	£6,295,713	£7,252,339	£8,209,874
£275	£2,889,650	£3,846,275	£4,803,810	£4,803,810	£5,311,222	£5,760,436	£6,239,658	£7,196,284	£8,153,819
£300	£2,833,595	£3,790,221	£4,747,755	£4,747,755	£5,255,167	£5,704,381	£6,183,603	£7,140,229	£8,097,764
£325	£2,777,540	£3,734,166	£4,691,700	£4,691,700	£5,199,112	£5,648,326	£6,127,548	£7,084,174	£8,041,709
£350	£2,721,485	£3,678,111	£4,635,646	£4,635,646	£5,143,057	£5,592,271	£6,071,493	£7,028,119	£7,985,654
£375	£2,665,430	£3,622,056	£4,579,591	£4,579,591	£5,087,002	£5,536,216	£6,015,438	£6,972,064	£7,929,599
£400	£2,609,375	£3,566,001	£4,523,536	£4,523,536	£5,030,947	£5,480,161	£5,959,384	£6,916,009	£7,873,544

50 Mixed 50% 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 (£)								
£0	£2,969,395	£3,805,627	£4,642,635	£4,642,635	£5,086,139	£5,478,775	£5,897,640	£6,733,780	£7,570,715
£25	£2,924,551	£3,760,783	£4,597,791	£4,597,791	£5,041,295	£5,433,931	£5,852,796	£6,688,936	£7,525,871
£50	£2,879,707	£3,715,939	£4,552,947	£4,552,947	£4,996,451	£5,389,087	£5,807,952	£6,644,092	£7,481,027
£75	£2,834,863	£3,671,095	£4,508,103	£4,508,103	£4,951,607	£5,344,243	£5,763,108	£6,599,248	£7,436,183
£100	£2,790,019	£3,626,251	£4,463,259	£4,463,259	£4,906,763	£5,299,399	£5,718,264	£6,554,404	£7,391,340
£125	£2,745,175	£3,581,408	£4,418,415	£4,418,415	£4,861,919	£5,254,555	£5,673,420	£6,509,560	£7,346,496
£150	£2,700,332	£3,536,564	£4,373,571	£4,373,571	£4,817,075	£5,209,711	£5,628,576	£6,464,717	£7,301,652
£175	£2,655,488	£3,491,720	£4,328,727	£4,328,727	£4,772,231	£5,164,867	£5,583,732	£6,419,873	£7,256,808
£200	£2,610,644	£3,446,876	£4,283,883	£4,283,883	£4,727,387	£5,120,023	£5,538,888	£6,375,029	£7,211,964
£225	£2,565,800	£3,402,032	£4,239,039	£4,239,039	£4,682,543	£5,075,180	£5,494,044	£6,330,185	£7,167,120
£250	£2,520,956	£3,357,188	£4,194,195	£4,194,195	£4,637,699	£5,030,336	£5,449,201	£6,285,341	£7,122,276
£275	£2,476,112	£3,312,344	£4,149,352	£4,149,352	£4,592,856	£4,985,492	£5,404,357	£6,240,497	£7,077,432
£300	£2,431,268	£3,267,500	£4,104,508	£4,104,508	£4,548,012	£4,940,648	£5,359,513	£6,195,653	£7,032,588
£325	£2,386,424	£3,222,656	£4,059,664	£4,059,664	£4,503,168	£4,895,804	£5,314,669	£6,150,809	£6,987,744
£350	£2,341,580	£3,177,812	£4,014,820	£4,014,820	£4,458,324	£4,850,960	£5,269,825	£6,105,965	£6,942,900
£375	£2,296,737	£3,132,968	£3,969,976	£3,969,976	£4,413,480	£4,806,116	£5,224,981	£6,061,121	£6,898,056
£400	£2,251,893	£3,088,124	£3,925,132	£3,925,132	£4,368,636	£4,761,272	£5,180,137	£6,016,277	£6,853,212
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,093,120	£3,964,195	£4,836,078	£4,836,078	£5,298,061	£5,707,057	£6,143,375	£7,014,354	£7,886,162
£25	£3,046,407	£3,917,483	£4,789,365	£4,789,365	£5,251,349	£5,660,345	£6,096,662	£6,967,642	£7,839,449
£50	£2,999,695	£3,870,770	£4,742,653	£4,742,653	£5,204,636	£5,613,632	£6,049,950	£6,920,929	£7,792,737
£75	£2,952,983	£3,824,058	£4,695,940	£4,695,940	£5,157,924	£5,566,920	£6,003,238	£6,874,217	£7,746,024
£100	£2,906,270	£3,777,345	£4,649,228	£4,649,228	£5,111,211	£5,520,207	£5,956,525	£6,827,505	£7,699,312
£125	£2,859,558	£3,730,633	£4,602,516	£4,602,516	£5,064,499	£5,473,495	£5,909,813	£6,780,792	£7,652,600
£150	£2,812,845	£3,683,920	£4,555,803	£4,555,803	£5,017,787	£5,426,783	£5,863,100	£6,734,080	£7,605,887
£175	£2,766,133	£3,637,208	£4,509,091	£4,509,091	£4,971,074	£5,380,070	£5,816,388	£6,687,367	£7,559,175
£200	£2,719,421	£3,590,496	£4,462,378	£4,462,378	£4,924,362	£5,333,358	£5,769,675	£6,640,655	£7,512,462
£225	£2,672,708	£3,543,783	£4,415,666	£4,415,666	£4,877,649	£5,286,645	£5,722,963	£6,593,942	£7,465,750
£250	£2,625,996	£3,497,071	£4,368,954	£4,368,954	£4,830,937	£5,239,933	£5,676,251	£6,547,230	£7,419,037
£275	£2,579,283	£3,450,358	£4,322,241	£4,322,241	£4,784,225	£5,193,221	£5,629,538	£6,500,518	£7,372,325
£300	£2,532,571	£3,403,646	£4,275,529	£4,275,529	£4,737,512	£5,146,508	£5,582,826	£6,453,805	£7,325,613
£325	£2,485,859	£3,356,934	£4,228,816	£4,228,816	£4,690,800	£5,099,796	£5,536,113	£6,407,093	£7,278,900
£350	£2,439,146	£3,310,221	£4,182,104	£4,182,104	£4,644,087	£5,053,083	£5,489,401	£6,360,380	£7,232,188
£375	£2,392,434	£3,263,509	£4,135,392	£4,135,392	£4,597,375	£5,006,371	£5,442,688	£6,313,668	£7,185,475
£400	£2,345,722	£3,216,796	£4,088,679	£4,088,679	£4,550,662	£4,959,658	£5,395,976	£6,266,955	£7,138,763

	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
£7,50	

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results - Table 3I: 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 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	£1,580,957	£2,989,600	£4,025,129	£5,060,657
£25	£1,474,464	£2,484,389	£4,502,052	£4,502,052
£50	£1,367,972	£2,378,990	£4,396,653	£4,396,653
£75	£1,261,480	£2,273,592	£4,291,254	£4,291,254
£100	£1,154,988	£2,168,193	£4,185,856	£4,185,856
£125	£1,048,495	£2,062,794	£4,080,457	£4,080,457
£150	£942,003	£1,957,396	£3,975,058	£3,975,058
£175	£835,511	£1,851,997	£3,869,659	£3,869,659
£200	£729,018	£1,746,598	£3,764,261	£3,764,261
£225	£622,526	£1,641,200	£3,658,862	£3,658,862
£250	£516,034	£1,535,801	£3,553,463	£3,553,463
£275	£409,542	£1,430,402	£3,448,065	£3,448,065
£300	£303,049	£1,325,004	£3,342,666	£3,342,666
£325	£196,557	£1,219,605	£3,237,267	£3,237,267
£350	£90,065	£1,114,206	£3,131,869	£3,131,869
£375	Negative RLV	£1,008,808	£3,026,470	£3,026,470
£400	Negative RLV	£903,409	£2,921,071	£2,921,071
Trial CIL Rate £/m ²	Residual Land Value (£/ha)			
£0	£2,874,467	£5,435,637	£7,318,415	£9,201,194
£25	£2,680,844	£4,517,071	£8,185,549	£8,185,549
£50	£2,487,222	£4,325,437	£7,993,915	£7,993,915
£75	£2,293,600	£4,133,803	£7,802,281	£7,802,281
£100	£2,099,977	£3,942,169	£7,610,647	£7,610,647
£125	£1,906,355	£3,750,535	£7,419,012	£7,419,012
£150	£1,712,733	£3,558,901	£7,227,378	£7,227,378
£175	£1,519,110	£3,367,267	£7,035,744	£7,035,744
£200	£1,325,488	£3,175,633	£6,844,110	£6,844,110
£225	£1,131,866	£2,983,999	£6,652,476	£6,652,476
£250	£938,243	£2,792,365	£6,460,842	£6,460,842
£275	£744,621	£2,600,731	£6,269,208	£6,269,208
£300	£550,999	£2,409,097	£6,077,574	£6,077,574
£325	£357,377	£2,217,463	£5,885,940	£5,885,940
£350	£163,754	£2,025,829	£5,694,306	£5,694,306
£375	Negative RLV	£1,834,195	£5,502,672	£5,502,672
£400	Negative RLV	£1,642,561	£5,311,038	£5,311,038

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	£758,099	£1,650,300	£3,434,702	£3,434,702
£25	£660,717	£1,557,941	£3,342,478	£3,342,478
£50	£563,335	£1,465,582	£3,250,255	£3,250,255
£75	£465,952	£1,373,222	£3,158,031	£3,158,031
£100	£368,570	£1,280,863	£3,065,807	£3,065,807
£125	£271,188	£1,188,504	£2,973,583	£2,973,583
£150	£173,805	£1,096,145	£2,881,359	£2,881,359
£175	£76,423	£1,003,785	£2,789,135	£2,789,135
£200	Negative RLV	£911,426	£2,696,911	£2,696,911
£225	Negative RLV	£819,067	£2,604,688	£2,604,688
£250	Negative RLV	£726,708	£2,512,464	£2,512,464
£275	Negative RLV	£634,348	£2,420,240	£2,420,240
£300	Negative RLV	£541,989	£2,328,016	£2,328,016
£325	Negative RLV	£449,630	£2,235,792	£2,235,792
£350	Negative RLV	£357,271	£2,143,568	£2,143,568
£375	Negative RLV	£264,912	£2,051,345	£2,051,345
£400	Negative RLV	£172,552	£1,959,121	£1,959,121
Trial CIL Rate £/m ²	Residual Land Value (£/ha)			
£0	£1,378,362	£3,000,546	£6,244,913	£6,244,913
£25	£1,201,304	£2,832,620	£6,077,233	£6,077,233
£50	£1,024,245	£2,664,694	£5,909,554	£5,909,554
£75	£847,186	£2,496,768	£5,741,874	£5,741,874
£100	£670,127	£2,328,842	£5,574,194	£5,574,194
£125	£493,068	£2,160,916	£5,406,515	£5,406,515
£150	£316,009	£1,992,990	£5,238,835	£5,238,835
£175	£138,951	£1,825,065	£5,071,155	£5,071,155
£200	Negative RLV	£1,657,139	£4,903,475	£4,903,475
£225	Negative RLV	£1,489,213	£4,735,796	£4,735,796
£250	Negative RLV	£1,321,287	£4,568,116	£4,568,116
£275	Negative RLV	£1,153,361	£4,400,436	£4,400,436
£300	Negative RLV	£985,435	£4,232,756	£4,232,756
£325	Negative RLV	£817,509	£4,065,077	£4,065,077
£350	Negative RLV	£649,583	£3,897,397	£3,897,397
£375	Negative RLV	£481,657	£3,729,717	£3,729,717
£400	Negative RLV	£313,731	£3,562,038	£3,562,038

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results - Table 3I: 60 Flats (Extra Care) (17.5% Profit on GDV)

60 Sheltered 40% AH	Value Levels £/m ²			
	VL6 £6,250	VL7 £6,500	VL8 £7,000	VL9 £7,500
Trial CIL Rate £/m²	Residual Land Value (£)			
£0		£819,075	£2,472,113	£2,472,113
£25		£734,699	£2,389,199	£2,389,199
£50		£650,323	£2,306,284	£2,306,284
£75		£565,947	£2,223,370	£2,223,370
£100		£481,571	£2,140,455	£2,140,455
£125		£397,196	£2,057,541	£2,057,541
£150		£312,820	£1,974,626	£1,974,626
£175		£228,444	£1,891,712	£1,891,712
£200		£144,068	£1,808,798	£1,808,798
£225		£59,692	£1,725,883	£1,725,883
£250			£1,642,969	£1,642,969
£275			£1,560,054	£1,560,054
£300			£1,477,140	£1,477,140
£325			£1,394,225	£1,394,225
£350			£1,311,311	£1,311,311
£375			£1,228,396	£1,228,396
£400			£1,145,482	£1,145,482
Trial CIL Rate £/m²	Residual Land Value (£/ha)			
£0		£1,489,227	£4,494,752	£4,494,752
£25		£1,335,817	£4,343,998	£4,343,998
£50		£1,182,406	£4,193,244	£4,193,244
£75		£1,028,995	£4,042,491	£4,042,491
£100		£875,584	£3,891,737	£3,891,737
£125		£722,174	£3,740,984	£3,740,984
£150		£568,763	£3,590,230	£3,590,230
£175		£415,352	£3,439,476	£3,439,476
£200		£261,941	£3,288,723	£3,288,723
£225		£108,531	£3,137,969	£3,137,969
£250			£2,987,216	£2,987,216
£275			£2,836,462	£2,836,462
£300			£2,685,708	£2,685,708
£325			£2,534,955	£2,534,955
£350			£2,384,201	£2,384,201
£375			£2,233,447	£2,233,447
£400			£2,082,694	£2,082,694

	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 IIc - Residential Results -
Table 3m: 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 20% 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 (£)								
£0	£4,404,437	£6,005,625	£7,608,335	£7,608,335	£8,457,635	£9,209,524	£10,011,640	£11,612,829	£13,215,539
£25	£4,277,549	£5,878,737	£7,481,447	£7,481,447	£8,330,747	£9,082,636	£9,884,752	£11,485,940	£13,088,650
£50	£4,150,660	£5,751,848	£7,354,559	£7,354,559	£8,203,858	£8,955,747	£9,757,863	£11,359,052	£12,961,762
£75	£4,023,772	£5,624,960	£7,227,670	£7,227,670	£8,076,970	£8,828,859	£9,630,975	£11,232,163	£12,834,873
£100	£3,896,883	£5,498,071	£7,100,782	£7,100,782	£7,950,081	£8,701,970	£9,504,086	£11,105,275	£12,707,985
£125	£3,769,995	£5,371,183	£6,973,893	£6,973,893	£7,823,193	£8,575,082	£9,377,198	£10,978,386	£12,581,097
£150	£3,643,106	£5,244,295	£6,847,005	£6,847,005	£7,696,304	£8,448,193	£9,250,309	£10,851,498	£12,454,208
£175	£3,516,218	£5,117,406	£6,720,116	£6,720,116	£7,569,416	£8,321,305	£9,123,421	£10,724,609	£12,327,320
£200	£3,389,330	£4,990,518	£6,593,228	£6,593,228	£7,442,528	£8,194,416	£8,996,533	£10,597,721	£12,200,431
£225	£3,262,441	£4,863,629	£6,466,340	£6,466,340	£7,315,639	£8,067,528	£8,869,644	£10,470,833	£12,073,543
£250	£3,135,553	£4,736,741	£6,339,451	£6,339,451	£7,188,751	£7,940,639	£8,742,756	£10,343,944	£11,946,654
£275	£3,008,664	£4,609,852	£6,212,563	£6,212,563	£7,061,862	£7,813,751	£8,615,867	£10,217,056	£11,819,766
£300	£2,881,776	£4,482,964	£6,085,674	£6,085,674	£6,934,974	£7,686,862	£8,488,979	£10,090,167	£11,692,878
£325	£2,754,888	£4,356,076	£5,958,786	£5,958,786	£6,808,085	£7,559,974	£8,362,090	£9,963,279	£11,565,989
£350	£2,627,999	£4,229,187	£5,831,897	£5,831,897	£6,681,197	£7,433,086	£8,235,202	£9,836,390	£11,439,101
£375	£2,501,111	£4,102,299	£5,705,009	£5,705,009	£6,554,308	£7,306,197	£8,108,313	£9,709,502	£11,312,212
£400	£2,374,222	£3,975,410	£5,578,121	£5,578,121	£6,427,420	£7,179,309	£7,981,425	£9,582,613	£11,185,324
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£7,593,857	£10,354,526	£13,117,820	£13,117,820	£14,582,129	£15,878,490	£17,261,449	£20,022,118	£22,785,412
£25	£7,375,084	£10,135,753	£12,899,047	£12,899,047	£14,363,356	£15,659,716	£17,042,675	£19,803,345	£22,566,638
£50	£7,156,311	£9,916,980	£12,680,273	£12,680,273	£14,144,583	£15,440,943	£16,823,902	£19,584,572	£22,347,865
£75	£6,937,537	£9,698,207	£12,461,500	£12,461,500	£13,925,810	£15,222,170	£16,605,129	£19,365,799	£22,129,092
£100	£6,718,764	£9,479,433	£12,242,727	£12,242,727	£13,707,037	£15,003,397	£16,386,356	£19,147,025	£21,910,319
£125	£6,499,991	£9,260,660	£12,023,954	£12,023,954	£13,488,264	£14,784,624	£16,167,583	£18,928,252	£21,691,546
£150	£6,281,218	£9,041,887	£11,805,181	£11,805,181	£13,269,490	£14,565,850	£15,948,809	£18,709,479	£21,472,773
£175	£6,062,445	£8,823,114	£11,586,408	£11,586,408	£13,050,717	£14,347,077	£15,730,036	£18,490,706	£21,254,000
£200	£5,843,672	£8,604,341	£11,367,634	£11,367,634	£12,831,944	£14,128,304	£15,511,263	£18,271,933	£21,035,226
£225	£5,624,899	£8,385,568	£11,148,861	£11,148,861	£12,613,171	£13,909,531	£15,292,490	£18,053,160	£20,816,453
£250	£5,406,125	£8,166,795	£10,930,088	£10,930,088	£12,394,398	£13,690,758	£15,073,717	£17,834,386	£20,597,680
£275	£5,187,352	£7,948,022	£10,711,315	£10,711,315	£12,175,624	£13,471,984	£14,854,943	£17,615,613	£20,378,907
£300	£4,968,579	£7,729,248	£10,492,542	£10,492,542	£11,956,851	£13,253,211	£14,636,170	£17,396,840	£20,160,134
£325	£4,749,806	£7,510,475	£10,273,769	£10,273,769	£11,738,078	£13,034,438	£14,417,397	£17,178,067	£19,941,361
£350	£4,531,033	£7,291,702	£10,054,996	£10,054,996	£11,519,305	£12,815,665	£14,198,624	£16,959,294	£19,722,588
£375	£4,312,260	£7,072,929	£9,836,222	£9,836,222	£11,300,532	£12,596,892	£13,979,850	£16,740,520	£19,503,814
£400	£4,093,487	£6,854,156	£9,617,449	£9,617,449	£11,081,759	£12,378,118	£13,761,077	£16,521,747	£19,285,041

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 (£)								
£0	£3,920,940	£5,338,210	£6,756,732	£6,756,732	£7,508,389	£8,173,834	£8,883,732	£10,300,834	£11,719,283
£25	£3,809,913	£5,227,182	£6,645,705	£6,645,705	£7,397,362	£8,062,806	£8,772,705	£10,189,807	£11,608,255
£50	£3,698,885	£5,116,155	£6,534,677	£6,534,677	£7,286,334	£7,951,779	£8,661,677	£10,078,779	£11,497,228
£75	£3,587,858	£5,005,128	£6,423,650	£6,423,650	£7,175,307	£7,840,752	£8,550,650	£9,967,752	£11,386,200
£100	£3,476,831	£4,894,100	£6,312,622	£6,312,622	£7,064,279	£7,729,724	£8,439,623	£9,856,725	£11,275,173
£125	£3,365,803	£4,783,073	£6,201,595	£6,201,595	£6,953,252	£7,618,697	£8,328,595	£9,745,697	£11,164,146
£150	£3,254,776	£4,672,046	£6,090,568	£6,090,568	£6,842,224	£7,507,669	£8,217,568	£9,634,670	£11,053,118
£175	£3,143,749	£4,561,018	£5,979,540	£5,979,540	£6,731,197	£7,396,642	£8,106,540	£9,523,642	£10,942,091
£200	£3,032,721	£4,449,991	£5,868,513	£5,868,513	£6,620,170	£7,285,615	£7,995,513	£9,412,615	£10,831,064
£225	£2,921,694	£4,338,963	£5,757,485	£5,757,485	£6,509,142	£7,174,587	£7,884,486	£9,301,588	£10,720,036
£250	£2,810,667	£4,227,936	£5,646,458	£5,646,458	£6,398,115	£7,063,560	£7,773,458	£9,190,560	£10,609,009
£275	£2,699,639	£4,116,909	£5,535,430	£5,535,430	£6,287,087	£6,952,532	£7,662,431	£9,079,533	£10,497,982
£300	£2,588,612	£4,005,881	£5,424,403	£5,424,403	£6,176,060	£6,841,505	£7,551,403	£8,968,506	£10,386,954
£325	£2,477,584	£3,894,854	£5,313,375	£5,313,375	£6,065,032	£6,730,478	£7,440,376	£8,857,478	£10,275,927
£350	£2,366,557	£3,783,827	£5,202,348	£5,202,348	£5,954,005	£6,619,450	£7,329,348	£8,746,451	£10,164,900
£375	£2,255,530	£3,672,799	£5,091,320	£5,091,320	£5,842,977	£6,508,423	£7,218,321	£8,635,423	£10,053,872
£400	£2,144,502	£3,561,772	£4,980,293	£4,980,293	£5,731,950	£6,397,395	£7,107,294	£8,524,396	£9,942,845
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£6,760,242	£9,203,810	£11,649,538	£11,649,538	£12,945,499	£14,092,817	£15,316,780	£17,760,059	£20,205,660
£25	£6,568,815	£9,012,383	£11,458,112	£11,458,112	£12,754,072	£13,901,390	£15,125,353	£17,568,632	£20,014,233
£50	£6,377,389	£8,820,957	£11,266,685	£11,266,685	£12,562,645	£13,709,964	£14,933,927	£17,377,206	£19,822,807
£75	£6,185,962	£8,629,530	£11,075,258	£11,075,258	£12,371,219	£13,518,537	£14,742,500	£17,185,779	£19,631,380
£100	£5,994,536	£8,438,104	£10,883,832	£10,883,832	£12,179,792	£13,327,111	£14,551,073	£16,994,353	£19,439,954
£125	£5,803,109	£8,246,677	£10,692,405	£10,692,405	£11,988,365	£13,135,684	£14,359,647	£16,802,926	£19,248,527
£150	£5,611,683	£8,055,251	£10,500,978	£10,500,978	£11,796,939	£12,944,258	£14,168,220	£16,611,500	£19,057,101
£175	£5,420,256	£7,863,824	£10,309,552	£10,309,552	£11,605,512	£12,752,831	£13,976,794	£16,420,073	£18,865,674
£200	£5,228,830	£7,672,398	£10,118,125	£10,118,125	£11,414,085	£12,561,404	£13,785,367	£16,228,647	£18,674,248
£225	£5,037,403	£7,480,971	£9,926,699	£9,926,699	£11,222,659	£12,369,978	£13,593,941	£16,037,220	£18,482,821
£250	£4,845,977	£7,289,545	£9,735,272	£9,735,272	£11,031,232	£12,178,551	£13,402,514	£15,845,794	£18,291,395
£275	£4,654,550	£7,098,119	£9,543,845	£9,543,845	£10,839,806	£11,987,125	£13,211,087	£15,654,367	£18,099,968
£300	£4,463,124	£6,906,692	£9,352,419	£9,352,419	£10,648,379	£11,795,698	£13,019,661	£15,462,941	£17,908,542
£325	£4,271,697	£6,715,266	£9,160,992	£9,160,992	£10,456,952	£11,604,272	£12,828,234	£15,271,514	£17,717,115
£350	£4,080,271	£6,523,839	£8,969,565	£8,969,565	£10,265,526	£11,412,845	£12,636,808	£15,080,088	£17,525,689
£375	£3,888,844	£6,332,413	£8,778,139	£8,778,139	£10,074,099	£11,221,419	£12,445,381	£14,888,661	£17,334,263
£400	£3,697,418	£6,140,986	£8,586,712	£8,586,712	£9,882,672	£11,029,992	£12,253,954	£14,697,234	£17,142,836

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results -
Table 3m: 100 Flats GF Retail
(17.5% Profit on GDV)**

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 (£)								
£0	£3,443,448	£4,702,292	£5,962,332	£5,962,332	£6,630,046	£7,221,176	£7,851,794	£9,110,638	£10,370,679
£25	£3,348,281	£4,607,125	£5,867,166	£5,867,166	£6,534,879	£7,126,010	£7,756,628	£9,015,472	£10,275,512
£50	£3,253,115	£4,511,959	£5,771,999	£5,771,999	£6,439,713	£7,030,843	£7,661,462	£8,920,305	£10,180,346
£75	£3,157,949	£4,416,793	£5,676,833	£5,676,833	£6,344,547	£6,935,677	£7,566,295	£8,825,139	£10,085,179
£100	£3,062,783	£4,321,626	£5,581,667	£5,581,667	£6,249,380	£6,840,510	£7,471,129	£8,729,973	£9,990,013
£125	£2,967,616	£4,226,460	£5,486,500	£5,486,500	£6,154,214	£6,745,344	£7,375,963	£8,634,806	£9,894,847
£150	£2,872,450	£4,131,294	£5,391,334	£5,391,334	£6,059,048	£6,650,178	£7,280,796	£8,539,640	£9,799,680
£175	£2,777,284	£4,036,127	£5,296,168	£5,296,168	£5,963,881	£6,555,011	£7,185,630	£8,444,474	£9,704,514
£200	£2,682,117	£3,940,961	£5,201,001	£5,201,001	£5,868,715	£6,459,845	£7,090,463	£8,349,307	£9,609,348
£225	£2,586,951	£3,845,795	£5,105,835	£5,105,835	£5,773,549	£6,364,679	£6,995,297	£8,254,141	£9,514,181
£250	£2,491,785	£3,750,628	£5,010,669	£5,010,669	£5,678,382	£6,269,512	£6,900,131	£8,158,975	£9,419,015
£275	£2,396,618	£3,655,462	£4,915,502	£4,915,502	£5,583,216	£6,174,346	£6,804,964	£8,063,808	£9,323,849
£300	£2,301,452	£3,560,296	£4,820,336	£4,820,336	£5,488,050	£6,079,180	£6,709,798	£7,968,642	£9,228,682
£325	£2,206,286	£3,465,129	£4,725,170	£4,725,170	£5,392,883	£5,984,013	£6,614,632	£7,873,476	£9,133,516
£350	£2,111,119	£3,369,963	£4,630,003	£4,630,003	£5,297,717	£5,888,847	£6,519,465	£7,778,309	£9,038,350
£375	£2,015,953	£3,274,797	£4,534,837	£4,534,837	£5,202,550	£5,793,681	£6,424,299	£7,683,143	£8,943,183
£400	£1,920,787	£3,179,630	£4,439,670	£4,439,670	£5,107,384	£5,698,514	£6,329,133	£7,587,977	£8,848,017
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£5,936,979	£8,107,399	£10,279,883	£10,279,883	£11,431,113	£12,450,303	£13,537,576	£15,707,997	£17,880,480
£25	£5,772,899	£7,943,319	£10,115,803	£10,115,803	£11,267,034	£12,286,223	£13,373,497	£15,543,917	£17,716,400
£50	£5,608,819	£7,779,240	£9,951,723	£9,951,723	£11,102,954	£12,122,143	£13,209,417	£15,379,837	£17,552,320
£75	£5,444,739	£7,615,160	£9,787,643	£9,787,643	£10,938,874	£11,958,063	£13,045,337	£15,215,757	£17,388,241
£100	£5,280,660	£7,451,080	£9,623,563	£9,623,563	£10,774,794	£11,793,984	£12,881,257	£15,051,677	£17,224,161
£125	£5,116,580	£7,287,000	£9,459,483	£9,459,483	£10,610,714	£11,629,904	£12,717,177	£14,887,597	£17,060,081
£150	£4,952,500	£7,122,920	£9,295,403	£9,295,403	£10,446,634	£11,465,824	£12,553,097	£14,723,517	£16,896,001
£175	£4,788,420	£6,958,840	£9,131,323	£9,131,323	£10,282,554	£11,301,744	£12,389,017	£14,559,437	£16,731,921
£200	£4,624,340	£6,794,760	£8,967,244	£8,967,244	£10,118,474	£11,137,664	£12,224,937	£14,395,357	£16,567,841
£225	£4,460,260	£6,630,680	£8,803,164	£8,803,164	£9,954,394	£10,973,584	£12,060,857	£14,231,277	£16,403,761
£250	£4,296,180	£6,466,600	£8,639,084	£8,639,084	£9,790,314	£10,809,504	£11,896,777	£14,067,198	£16,239,681
£275	£4,132,101	£6,302,521	£8,475,004	£8,475,004	£9,626,234	£10,645,424	£11,732,697	£13,903,118	£16,075,601
£300	£3,968,021	£6,138,441	£8,310,924	£8,310,924	£9,462,154	£10,481,344	£11,568,617	£13,739,038	£15,911,521
£325	£3,803,941	£5,974,361	£8,146,844	£8,146,844	£9,298,074	£10,317,264	£11,404,537	£13,574,958	£15,747,441
£350	£3,639,861	£5,810,281	£7,982,764	£7,982,764	£9,133,995	£10,153,184	£11,240,458	£13,410,878	£15,583,361
£375	£3,475,781	£5,646,201	£7,818,684	£7,818,684	£8,969,915	£9,989,104	£11,076,378	£13,246,798	£15,419,281
£400	£3,311,701	£5,482,121	£7,654,604	£7,654,604	£8,805,835	£9,825,024	£10,912,298	£13,082,718	£15,255,201

	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 IIc - Residential Results -

Table 3n: 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 20% 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 (£)								
£0	£8,504,469	£10,785,515	£13,068,728	£13,068,728	£14,278,636	£15,349,773	£16,492,464	£18,773,509	£21,056,722
£25	£8,360,969	£10,642,014	£12,925,228	£12,925,228	£14,135,136	£15,206,273	£16,348,964	£18,630,008	£20,913,221
£50	£8,217,469	£10,498,514	£12,781,727	£12,781,727	£13,991,635	£15,062,773	£16,205,463	£18,486,508	£20,769,721
£75	£8,073,968	£10,355,014	£12,638,227	£12,638,227	£13,848,135	£14,919,272	£16,061,963	£18,343,008	£20,626,221
£100	£7,930,468	£10,211,513	£12,494,727	£12,494,727	£13,704,635	£14,775,772	£15,918,463	£18,199,507	£20,482,720
£125	£7,786,968	£10,068,013	£12,351,226	£12,351,226	£13,561,134	£14,632,272	£15,774,962	£18,056,007	£20,339,220
£150	£7,643,467	£9,924,513	£12,207,726	£12,207,726	£13,417,634	£14,488,771	£15,631,462	£17,912,506	£20,195,720
£175	£7,499,967	£9,781,012	£12,064,226	£12,064,226	£13,274,133	£14,345,271	£15,487,962	£17,769,006	£20,052,219
£200	£7,356,466	£9,637,512	£11,920,725	£11,920,725	£13,130,633	£14,201,770	£15,344,461	£17,625,506	£19,908,719
£225	£7,212,966	£9,494,011	£11,777,225	£11,777,225	£12,987,133	£14,058,270	£15,200,961	£17,482,005	£19,765,218
£250	£7,069,466	£9,350,511	£11,633,725	£11,633,725	£12,843,632	£13,914,770	£15,057,461	£17,338,505	£19,621,718
£275	£6,925,965	£9,207,011	£11,490,224	£11,490,224	£12,700,132	£13,771,269	£14,913,960	£17,195,004	£19,478,218
£300	£6,782,465	£9,063,510	£11,346,724	£11,346,724	£12,556,631	£13,627,769	£14,770,460	£17,051,504	£19,334,717
£325	£6,638,965	£8,920,010	£11,203,224	£11,203,224	£12,413,131	£13,484,268	£14,626,960	£16,908,003	£19,191,217
£350	£6,495,464	£8,776,510	£11,059,723	£11,059,723	£12,269,631	£13,340,768	£14,483,459	£16,764,503	£19,047,717
£375	£6,351,964	£8,633,009	£10,916,223	£10,916,223	£12,126,130	£13,197,268	£14,339,959	£16,621,003	£18,904,216
£400	£6,208,463	£8,489,509	£10,772,723	£10,772,723	£11,982,630	£13,053,767	£14,196,458	£16,477,502	£18,760,716
Trial CIL Rate €/m ²	Residual Land Value (£/ha)								
£0	£3,919,110	£4,970,283	£6,022,455	£6,022,455	£6,580,017	£7,073,628	£7,600,214	£8,651,387	£9,703,558
£25	£3,852,981	£4,904,154	£5,956,326	£5,956,326	£6,513,887	£7,007,499	£7,534,085	£8,585,257	£9,637,429
£50	£3,786,852	£4,838,025	£5,890,197	£5,890,197	£6,447,758	£6,941,370	£7,467,955	£8,519,128	£9,571,300
£75	£3,720,723	£4,771,896	£5,824,068	£5,824,068	£6,381,629	£6,875,241	£7,401,826	£8,452,999	£9,505,171
£100	£3,654,594	£4,705,766	£5,757,939	£5,757,939	£6,315,500	£6,809,111	£7,335,697	£8,386,870	£9,439,042
£125	£3,588,464	£4,639,637	£5,691,809	£5,691,809	£6,249,371	£6,742,982	£7,269,568	£8,320,740	£9,372,912
£150	£3,522,335	£4,573,508	£5,625,680	£5,625,680	£6,183,241	£6,676,853	£7,203,439	£8,254,611	£9,306,783
£175	£3,456,206	£4,507,379	£5,559,551	£5,559,551	£6,117,112	£6,610,724	£7,137,310	£8,188,482	£9,240,654
£200	£3,390,077	£4,441,250	£5,493,422	£5,493,422	£6,050,983	£6,544,595	£7,071,180	£8,122,353	£9,174,525
£225	£3,323,947	£4,375,120	£5,427,293	£5,427,293	£5,984,854	£6,478,465	£7,005,051	£8,056,224	£9,108,396
£250	£3,257,818	£4,308,991	£5,361,163	£5,361,163	£5,918,725	£6,412,336	£6,938,922	£7,990,094	£9,042,266
£275	£3,191,689	£4,242,862	£5,295,034	£5,295,034	£5,852,595	£6,346,207	£6,872,793	£7,923,965	£8,976,137
£300	£3,125,560	£4,176,733	£5,228,905	£5,228,905	£5,786,466	£6,280,078	£6,806,664	£7,857,836	£8,910,008
£325	£3,059,431	£4,110,604	£5,162,776	£5,162,776	£5,720,337	£6,213,949	£6,740,534	£7,791,707	£8,843,879
£350	£2,993,301	£4,044,474	£5,096,647	£5,096,647	£5,654,208	£6,147,819	£6,674,405	£7,725,577	£8,777,750
£375	£2,927,172	£3,978,345	£5,030,517	£5,030,517	£5,588,078	£6,081,690	£6,608,276	£7,659,448	£8,711,620
£400	£2,861,043	£3,912,216	£4,964,388	£4,964,388	£5,521,949	£6,015,561	£6,542,147	£7,593,319	£8,645,491

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 (£)								
£0	£7,513,888	£9,539,585	£11,567,207	£11,567,207	£12,641,632	£13,592,768	£14,607,441	£16,632,936	£18,660,355
£25	£7,388,325	£9,414,022	£11,441,644	£11,441,644	£12,516,069	£13,467,205	£14,481,878	£16,507,373	£18,534,792
£50	£7,262,762	£9,288,459	£11,316,081	£11,316,081	£12,390,506	£13,341,642	£14,356,315	£16,381,809	£18,409,229
£75	£7,137,199	£9,162,896	£11,190,518	£11,190,518	£12,264,943	£13,212,609	£14,230,752	£16,256,246	£18,283,666
£100	£7,011,636	£9,037,333	£11,064,955	£11,064,955	£12,139,381	£13,090,516	£14,105,188	£16,130,683	£18,158,103
£125	£6,886,073	£8,911,770	£10,939,393	£10,939,393	£12,013,818	£12,964,953	£13,979,625	£16,005,120	£18,032,540
£150	£6,760,511	£8,786,207	£10,813,830	£10,813,830	£11,888,255	£12,839,390	£13,854,062	£15,879,557	£17,906,977
£175	£6,634,948	£8,660,644	£10,688,267	£10,688,267	£11,762,692	£12,713,827	£13,728,499	£15,753,994	£17,781,414
£200	£6,509,385	£8,535,081	£10,562,704	£10,562,704	£11,637,129	£12,588,264	£13,602,936	£15,628,431	£17,655,851
£225	£6,383,822	£8,409,518	£10,437,141	£10,437,141	£11,511,566	£12,462,701	£13,477,373	£15,502,868	£17,530,288
£250	£6,258,259	£8,283,955	£10,311,578	£10,311,578	£11,386,003	£12,337,138	£13,351,810	£15,377,305	£17,404,725
£275	£6,132,696	£8,158,393	£10,186,015	£10,186,015	£11,260,440	£12,211,575	£13,226,247	£15,251,742	£17,279,162
£300	£6,007,133	£8,032,830	£10,060,452	£10,060,452	£11,134,877	£12,086,012	£13,100,684	£15,126,179	£17,153,599
£325	£5,881,570	£7,907,267	£9,934,889	£9,934,889	£11,009,314	£11,960,450	£12,975,121	£15,000,616	£17,028,036
£350	£5,756,007	£7,781,704	£9,809,326	£9,809,326	£10,883,751	£11,834,887	£12,849,558	£14,875,053	£16,902,473
£375	£5,630,444	£7,656,141	£9,683,763	£9,683,763	£10,758,188	£11,709,324	£12,723,995	£14,749,490	£16,776,910
£400	£5,504,881	£7,530,578	£9,558,200	£9,558,200	£10,632,625	£11,583,761	£12,598,432	£14,623,927	£16,651,347
Trial CIL Rate €/m ²	Residual Land Value (£/ha)								
£0	£3,462,621	£4,396,122	£5,330,510	£5,330,510	£5,825,637	£6,263,948	£6,731,539	£7,664,947	£8,599,242
£25	£3,404,758	£4,338,259	£5,272,647	£5,272,647	£5,767,774	£6,206,085	£6,673,676	£7,607,084	£8,541,379
£50	£3,346,895	£4,280,396	£5,214,784	£5,214,784	£5,709,911	£6,148,222	£6,615,813	£7,549,221	£8,483,516
£75	£3,289,032	£4,222,533	£5,156,921	£5,156,921	£5,652,048	£6,090,359	£6,557,950	£7,491,358	£8,425,653
£100	£3,231,169	£4,164,670	£5,099,058	£5,099,058	£5,594,185	£6,032,496	£6,500,087	£7,433,495	£8,367,790
£125	£3,173,306	£4,106,807	£5,041,195	£5,041,195	£5,536,321	£5,974,633	£6,442,224	£7,375,631	£8,309,926
£150	£3,115,443	£4,048,943	£4,983,332	£4,983,332	£5,478,458	£5,916,770	£6,384,361	£7,317,768	£8,252,063
£175	£3,057,580	£3,991,080	£4,925,468	£4,925,468	£5,420,595	£5,858,907	£6,326,497	£7,259,905	£8,194,200
£200	£2,999,716	£3,933,217	£4,867,605	£4,867,605	£5,362,732	£5,801,043	£6,268,634	£7,202,042	£8,136,337
£225	£2,941,853	£3,875,354	£4,809,742	£4,809,742	£5,304,869	£5,743,180	£6,210,771	£7,144,179	£8,078,474
£250	£2,883,990	£3,817,491	£4,751,879	£4,751,879	£5,247,006	£5,685,317	£6,152,908	£7,086,316	£8,020,611
£275	£2,826,127	£3,759,628	£4,694,016	£4,694,016	£5,189,143	£5,627,454	£6,095,045	£7,028,453	£7,962,748
£300	£2,768,264	£3,701,765	£4,636,153	£4,636,153	£5,131,280	£5,569,591	£6,037,182	£6,970,589	£7,904,884
£325	£2,710,401	£3,643,902	£4,578,290	£4,578,290	£5,073,417	£5,511,728	£5,979,318	£6,912,726	£7,847,021
£350	£2,652,538	£3,586,039	£4,520,427	£4,520,427	£5,015,553	£5,453,865	£5,921,455	£6,854,863	£7,789,158
£375	£2,594,675	£3,528,175	£4,462,564	£4,462,564	£4,957,690	£5,396,002	£5,863,592	£6,797,000	£7,731,295
£400	£2,536,812	£3,470,312	£4,404,700	£4,404,700	£4,899,827	£5,338,139	£5,805,729	£6,739,137	£7,673,432

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results -

Table 3n: 100 Mixed (17.5% Profit on GDV)

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 (£)								
£0	£6,640,684	£8,458,099	£10,277,243	£10,277,243	£11,241,233	£12,094,658	£13,005,094	£14,822,510	£16,641,654
£25	£6,533,058	£8,350,474	£10,169,617	£10,169,617	£11,133,608	£11,987,033	£12,897,468	£14,714,884	£16,534,028
£50	£6,425,433	£8,242,849	£10,061,992	£10,061,992	£11,025,982	£11,879,407	£12,789,843	£14,607,259	£16,426,403
£75	£6,317,808	£8,135,223	£9,954,366	£9,954,366	£10,918,357	£11,771,782	£12,682,217	£14,499,633	£16,318,778
£100	£6,210,182	£8,027,598	£9,846,741	£9,846,741	£10,810,731	£11,664,156	£12,574,592	£14,392,008	£16,211,152
£125	£6,102,557	£7,919,972	£9,739,115	£9,739,115	£10,703,106	£11,556,531	£12,466,966	£14,284,383	£16,103,527
£150	£5,994,931	£7,812,347	£9,631,490	£9,631,490	£10,595,480	£11,448,906	£12,359,341	£14,176,757	£15,995,902
£175	£5,887,306	£7,704,721	£9,523,864	£9,523,864	£10,487,855	£11,341,280	£12,251,716	£14,069,132	£15,888,276
£200	£5,779,680	£7,597,096	£9,416,239	£9,416,239	£10,380,229	£11,233,655	£12,144,090	£13,961,506	£15,780,651
£225	£5,672,055	£7,489,470	£9,308,613	£9,308,613	£10,272,604	£11,126,029	£12,036,465	£13,853,881	£15,673,025
£250	£5,564,429	£7,381,845	£9,200,988	£9,200,988	£10,164,978	£11,018,404	£11,928,839	£13,746,256	£15,565,400
£275	£5,456,804	£7,274,219	£9,093,362	£9,093,362	£10,057,353	£10,910,778	£11,821,214	£13,638,630	£15,457,775
£300	£5,349,179	£7,166,594	£8,985,737	£8,985,737	£9,949,727	£10,803,153	£11,713,588	£13,531,005	£15,350,149
£325	£5,241,553	£7,058,968	£8,878,112	£8,878,112	£9,842,102	£10,695,527	£11,605,963	£13,423,379	£15,242,524
£350	£5,133,928	£6,951,343	£8,770,486	£8,770,486	£9,734,477	£10,587,902	£11,498,337	£13,315,754	£15,134,898
£375	£5,026,302	£6,843,718	£8,662,861	£8,662,861	£9,626,851	£10,480,276	£11,390,712	£13,208,129	£15,027,273
£400	£4,918,677	£6,736,092	£8,555,235	£8,555,235	£9,519,226	£10,372,651	£11,283,086	£13,100,503	£14,919,648
Trial CIL Rate €/m ²	Residual Land Value (£/ha)								
£0	£3,060,223	£3,897,742	£4,736,057	£4,736,057	£5,180,292	£5,573,575	£5,993,131	£6,830,650	£7,668,965
£25	£3,010,626	£3,848,145	£4,686,460	£4,686,460	£5,130,695	£5,523,978	£5,943,534	£6,781,053	£7,619,368
£50	£2,961,029	£3,798,548	£4,636,863	£4,636,863	£5,081,098	£5,474,381	£5,893,937	£6,731,456	£7,569,771
£75	£2,911,432	£3,748,951	£4,587,266	£4,587,266	£5,031,501	£5,424,784	£5,844,340	£6,681,859	£7,520,174
£100	£2,861,835	£3,699,354	£4,537,669	£4,537,669	£4,981,904	£5,375,187	£5,794,743	£6,632,262	£7,470,577
£125	£2,812,238	£3,649,757	£4,488,072	£4,488,072	£4,932,307	£5,325,590	£5,745,146	£6,582,665	£7,420,980
£150	£2,762,641	£3,600,160	£4,438,475	£4,438,475	£4,882,710	£5,275,993	£5,695,549	£6,533,068	£7,371,383
£175	£2,713,044	£3,550,563	£4,388,878	£4,388,878	£4,833,113	£5,226,396	£5,645,952	£6,483,471	£7,321,786
£200	£2,663,447	£3,500,966	£4,339,281	£4,339,281	£4,783,516	£5,176,799	£5,596,355	£6,433,874	£7,272,189
£225	£2,613,850	£3,451,369	£4,289,684	£4,289,684	£4,733,919	£5,127,202	£5,546,758	£6,384,277	£7,222,592
£250	£2,564,253	£3,401,772	£4,240,087	£4,240,087	£4,684,322	£5,077,605	£5,497,161	£6,334,680	£7,172,995
£275	£2,514,656	£3,352,175	£4,190,490	£4,190,490	£4,634,725	£5,028,008	£5,447,564	£6,285,083	£7,123,398
£300	£2,465,059	£3,302,578	£4,140,893	£4,140,893	£4,585,128	£4,978,411	£5,397,967	£6,235,486	£7,073,801
£325	£2,415,462	£3,252,981	£4,091,296	£4,091,296	£4,535,531	£4,928,814	£5,348,370	£6,185,889	£7,024,205
£350	£2,365,865	£3,203,384	£4,041,699	£4,041,699	£4,485,934	£4,879,217	£5,298,773	£6,136,292	£6,974,608
£375	£2,316,268	£3,153,787	£3,992,102	£3,992,102	£4,436,337	£4,829,620	£5,249,176	£6,086,695	£6,925,011
£400	£2,266,671	£3,104,190	£3,942,505	£3,942,505	£4,386,740	£4,780,023	£5,199,579	£6,037,098	£6,875,414

100 Mixed 50% 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 (£)								
£0	£5,824,454	£7,458,388	£9,093,143	£9,093,143	£9,959,424	£10,726,348	£11,544,301	£13,177,092	£14,811,435
£25	£5,734,767	£7,368,700	£9,003,455	£9,003,455	£9,869,736	£10,636,660	£11,454,613	£13,087,404	£14,721,747
£50	£5,645,079	£7,279,012	£8,913,767	£8,913,767	£9,780,048	£10,546,972	£11,364,925	£12,997,716	£14,632,059
£75	£5,555,391	£7,189,324	£8,824,079	£8,824,079	£9,690,361	£10,457,284	£11,275,237	£12,908,028	£14,542,371
£100	£5,465,703	£7,099,636	£8,734,391	£8,734,391	£9,600,673	£10,367,596	£11,185,549	£12,818,340	£14,452,683
£125	£5,376,015	£7,009,948	£8,644,703	£8,644,703	£9,510,985	£10,277,908	£11,095,861	£12,728,652	£14,362,995
£150	£5,286,328	£6,920,259	£8,555,015	£8,555,015	£9,421,297	£10,188,221	£11,006,173	£12,638,964	£14,273,307
£175	£5,196,640	£6,830,571	£8,465,327	£8,465,327	£9,331,609	£10,098,533	£10,916,485	£12,549,276	£14,183,619
£200	£5,106,952	£6,740,883	£8,375,639	£8,375,639	£9,241,921	£10,008,845	£10,826,797	£12,459,588	£14,093,931
£225	£5,017,264	£6,651,195	£8,285,951	£8,285,951	£9,152,233	£9,919,157	£10,737,109	£12,369,900	£14,004,243
£250	£4,927,576	£6,561,507	£8,196,263	£8,196,263	£9,062,546	£9,829,469	£10,647,421	£12,280,212	£13,914,555
£275	£4,837,889	£6,471,819	£8,106,575	£8,106,575	£8,972,858	£9,739,781	£10,557,733	£12,190,524	£13,824,867
£300	£4,748,201	£6,382,131	£8,016,888	£8,016,888	£8,883,170	£9,650,093	£10,468,045	£12,100,836	£13,735,179
£325	£4,658,513	£6,292,442	£7,927,200	£7,927,200	£8,793,482	£9,560,405	£10,378,357	£12,011,148	£13,645,491
£350	£4,568,825	£6,202,754	£7,837,512	£7,837,512	£8,703,794	£9,470,718	£10,288,669	£11,921,460	£13,555,803
£375	£4,479,137	£6,113,066	£7,747,824	£7,747,824	£8,614,106	£9,381,030	£10,198,981	£11,831,772	£13,466,115
£400	£4,389,450	£6,023,378	£7,658,136	£7,658,136	£8,524,419	£9,291,342	£10,109,293	£11,742,084	£13,376,427
Trial CIL Rate €/m ²	Residual Land Value (£/ha)								
£0	£2,684,080	£3,437,045	£4,190,388	£4,190,388	£4,589,596	£4,943,017	£5,319,954	£6,072,393	£6,825,546
£25	£2,642,750	£3,395,714	£4,149,057	£4,149,057	£4,548,266	£4,901,687	£5,278,623	£6,031,062	£6,784,215
£50	£2,601,419	£3,354,383	£4,107,727	£4,107,727	£4,506,935	£4,860,356	£5,237,293	£5,989,731	£6,742,884
£75	£2,560,088	£3,313,052	£4,066,396	£4,066,396	£4,465,604	£4,819,025	£5,195,962	£5,948,400	£6,701,554
£100	£2,518,757	£3,271,722	£4,025,065	£4,025,065	£4,424,273	£4,777,694	£5,154,631	£5,907,069	£6,660,223
£125	£2,477,426	£3,230,391	£3,983,734	£3,983,734	£4,382,942	£4,736,363	£5,113,300	£5,865,738	£6,618,892
£150	£2,436,096	£3,189,060	£3,942,403	£3,942,403	£4,341,612	£4,695,033	£5,071,969	£5,824,407	£6,577,561
£175	£2,394,765	£3,147,729	£3,901,072	£3,901,072	£4,300,281	£4,653,702	£5,030,638	£5,783,077	£6,536,230
£200	£2,353,434	£3,106,398	£3,859,742	£3,859,742	£4,258,950	£4,612,371	£4,989,307	£5,741,746	£6,494,899
£225	£2,312,103	£3,065,067	£3,818,411	£3,818,411	£4,217,619	£4,571,040	£4,947,977	£5,700,415	£6,453,568
£250	£2,270,773	£3,023,736	£3,777,080	£3,777,080	£4,176,288	£4,529,709	£4,906,646	£5,659,084	£6,412,237
£275	£2,229,442	£2,982,405	£3,735,749	£3,735,749	£4,134,957	£4,488,378	£4,865,315	£5,617,753	£6,370,907
£300	£2,188,111	£2,941,074	£3,694,418	£3,694,418	£4,093,626	£4,447,048	£4,823,984	£5,576,422	£6,329,576
£325	£2,146,780	£2,899,743	£3,653,087	£3,653,087	£4,052,297	£4,405,717	£4,782,653	£5,535,091	£6,288,245
£350	£2,105,449	£2,858,412	£3,611,757	£3,611,757	£4,010,965	£4,364,386	£4,741,322	£5,493,761	£6,246,914
£375	£2,064,119	£2,817,081	£3,570,426	£3,570,426	£3,969,634	£4,323,055	£4,699,991	£5,452,430	£6,205,583
£400	£2,022,788	£2,775,750	£3,529,095	£3,529,095	£3,928,303	£4,281,724	£4,658,661	£5,411,099	£6,164,252

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
£1,5	

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix Ilc - Residential Results - Table 3o: 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 20% 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 (£)								
£0	£15,177,033	£18,892,564	£22,611,627	£22,611,627	£24,582,412	£26,327,157	£28,188,454	£31,903,984	£35,623,046
£25	£14,955,685	£18,671,216	£22,390,279	£22,390,279	£24,361,064	£26,105,809	£27,967,106	£31,682,636	£35,401,698
£50	£14,734,338	£18,449,869	£22,168,931	£22,168,931	£24,139,717	£25,884,462	£27,745,759	£31,461,289	£35,180,351
£75	£14,512,990	£18,228,521	£21,947,584	£21,947,584	£23,918,369	£25,663,114	£27,524,411	£31,239,941	£34,959,003
£100	£14,291,643	£18,007,174	£21,726,236	£21,726,236	£23,697,022	£25,441,767	£27,303,064	£31,018,594	£34,737,656
£125	£14,070,295	£17,785,826	£21,504,889	£21,504,889	£23,475,674	£25,220,419	£27,081,717	£30,797,246	£34,516,308
£150	£13,848,948	£17,564,479	£21,283,541	£21,283,541	£23,254,327	£24,999,072	£26,860,369	£30,575,899	£34,294,961
£175	£13,627,600	£17,343,131	£21,062,194	£21,062,194	£23,032,979	£24,777,724	£26,639,022	£30,354,551	£34,073,613
£200	£13,406,253	£17,121,783	£20,840,846	£20,840,846	£22,811,631	£24,556,377	£26,417,674	£30,133,203	£33,852,266
£225	£13,184,905	£16,900,436	£20,619,498	£20,619,498	£22,590,284	£24,335,029	£26,196,327	£29,911,856	£33,630,918
£250	£12,963,558	£16,679,088	£20,398,151	£20,398,151	£22,368,936	£24,113,682	£25,974,979	£29,690,508	£33,409,571
£275	£12,742,210	£16,457,741	£20,176,803	£20,176,803	£22,147,589	£23,892,335	£25,753,632	£29,469,161	£33,188,223
£300	£12,520,863	£16,236,393	£19,955,456	£19,955,456	£21,926,241	£23,670,987	£25,532,285	£29,247,813	£32,966,876
£325	£12,299,515	£16,015,046	£19,734,108	£19,734,108	£21,704,894	£23,449,640	£25,310,937	£29,026,466	£32,745,528
£350	£12,078,168	£15,793,698	£19,512,760	£19,512,760	£21,483,546	£23,228,292	£25,089,590	£28,805,118	£32,524,181
£375	£11,856,820	£15,572,351	£19,291,413	£19,291,413	£21,262,199	£23,006,945	£24,868,242	£28,583,771	£32,302,833
£400	£11,635,473	£15,351,003	£19,070,065	£19,070,065	£21,040,851	£22,785,597	£24,646,895	£28,362,423	£32,081,486
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£4,669,856	£5,813,097	£6,957,424	£6,957,424	£7,563,819	£8,100,664	£8,673,370	£9,816,610	£10,960,937
£25	£4,601,749	£5,744,990	£6,889,317	£6,889,317	£7,495,712	£8,032,557	£8,605,263	£9,748,503	£10,892,830
£50	£4,533,642	£5,676,883	£6,821,210	£6,821,210	£7,427,605	£7,964,450	£8,537,157	£9,680,397	£10,824,723
£75	£4,465,535	£5,608,776	£6,753,103	£6,753,103	£7,359,498	£7,896,343	£8,469,050	£9,612,290	£10,756,616
£100	£4,397,429	£5,540,669	£6,684,996	£6,684,996	£7,291,391	£7,828,236	£8,400,943	£9,544,183	£10,688,509
£125	£4,329,322	£5,472,562	£6,616,889	£6,616,889	£7,223,284	£7,760,129	£8,332,836	£9,476,076	£10,620,403
£150	£4,261,215	£5,404,455	£6,548,782	£6,548,782	£7,155,177	£7,692,022	£8,264,729	£9,407,969	£10,552,296
£175	£4,193,108	£5,336,348	£6,480,675	£6,480,675	£7,087,070	£7,623,915	£8,196,622	£9,339,862	£10,484,189
£200	£4,125,001	£5,268,241	£6,412,568	£6,412,568	£7,018,964	£7,555,808	£8,128,515	£9,271,755	£10,416,082
£225	£4,056,894	£5,200,134	£6,344,461	£6,344,461	£6,950,857	£7,487,701	£8,060,408	£9,203,648	£10,347,975
£250	£3,988,787	£5,132,027	£6,276,354	£6,276,354	£6,882,750	£7,419,594	£7,992,301	£9,135,541	£10,279,868
£275	£3,920,680	£5,063,920	£6,208,247	£6,208,247	£6,814,643	£7,351,488	£7,924,194	£9,067,434	£10,211,761
£300	£3,852,573	£4,995,813	£6,140,140	£6,140,140	£6,746,536	£7,283,381	£7,856,088	£8,999,327	£10,143,654
£325	£3,784,466	£4,927,706	£6,072,033	£6,072,033	£6,678,429	£7,215,274	£7,787,981	£8,931,220	£10,075,547
£350	£3,716,359	£4,859,599	£6,003,926	£6,003,926	£6,610,322	£7,147,167	£7,719,874	£8,863,113	£10,007,440
£375	£3,648,252	£4,791,493	£5,935,819	£5,935,819	£6,542,215	£7,079,060	£7,651,767	£8,795,006	£9,939,333
£400	£3,580,145	£4,723,386	£5,867,712	£5,867,712	£6,474,108	£7,010,953	£7,583,660	£8,726,899	£9,871,226

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 (£)								
£0	£13,430,345	£16,727,813	£20,028,291	£20,028,291	£21,777,149	£23,325,421	£24,977,121	£28,274,250	£31,574,513
£25	£13,236,666	£16,534,134	£19,834,612	£19,834,612	£21,583,470	£23,131,742	£24,783,441	£28,080,570	£31,380,834
£50	£13,042,987	£16,340,454	£19,640,933	£19,640,933	£21,389,791	£22,938,063	£24,589,762	£27,886,891	£31,187,154
£75	£12,849,307	£16,146,775	£19,447,253	£19,447,253	£21,196,111	£22,744,384	£24,396,082	£27,693,211	£30,993,475
£100	£12,655,628	£15,953,096	£19,253,574	£19,253,574	£21,002,432	£22,550,704	£24,202,403	£27,499,532	£30,799,795
£125	£12,461,949	£15,759,416	£19,059,895	£19,059,895	£20,808,753	£22,357,025	£24,008,723	£27,305,853	£30,606,116
£150	£12,268,270	£15,565,737	£18,866,216	£18,866,216	£20,615,074	£22,163,346	£23,815,044	£27,112,173	£30,412,437
£175	£12,074,590	£15,372,058	£18,672,536	£18,672,536	£20,421,394	£21,969,666	£23,621,364	£26,918,494	£30,218,757
£200	£11,880,911	£15,178,379	£18,478,857	£18,478,857	£20,227,715	£21,775,987	£23,427,685	£26,724,814	£30,025,078
£225	£11,687,232	£14,984,699	£18,285,178	£18,285,178	£20,034,036	£21,582,308	£23,234,005	£26,531,135	£29,831,398
£250	£11,493,553	£14,791,020	£18,091,498	£18,091,498	£19,840,356	£21,388,629	£23,040,326	£26,337,455	£29,637,719
£275	£11,299,873	£14,597,341	£17,897,819	£17,897,819	£19,646,677	£21,194,949	£22,846,646	£26,143,776	£29,444,039
£300	£11,106,194	£14,403,661	£17,704,140	£17,704,140	£19,452,998	£21,001,270	£22,652,967	£25,950,097	£29,250,360
£325	£10,912,515	£14,209,982	£17,510,460	£17,510,460	£19,259,319	£20,807,591	£22,459,287	£25,756,417	£29,056,680
£350	£10,718,835	£14,016,303	£17,316,781	£17,316,781	£19,065,639	£20,613,912	£22,265,608	£25,562,738	£28,863,001
£375	£10,525,156	£13,822,624	£17,123,102	£17,123,102	£18,871,960	£20,420,232	£22,071,928	£25,369,058	£28,669,322
£400	£10,331,477	£13,628,944	£16,929,423	£16,929,423	£18,678,281	£20,226,553	£21,878,249	£25,175,379	£28,475,642
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£4,132,414	£5,147,019	£6,162,551	£6,162,551	£6,700,661	£7,177,053	£7,685,268	£8,699,769	£9,715,235
£25	£4,072,820	£5,087,426	£6,102,958	£6,102,958	£6,641,068	£7,117,459	£7,625,674	£8,640,175	£9,655,641
£50	£4,013,227	£5,027,832	£6,043,364	£6,043,364	£6,581,474	£7,057,865	£7,566,080	£8,580,582	£9,596,047
£75	£3,953,633	£4,968,238	£5,983,770	£5,983,770	£6,521,880	£6,998,272	£7,506,487	£8,520,988	£9,536,454
£100	£3,894,039	£4,908,645	£5,924,177	£5,924,177	£6,462,287	£6,938,678	£7,446,893	£8,461,394	£9,476,860
£125	£3,834,446	£4,849,051	£5,864,583	£5,864,583	£6,402,693	£6,879,085	£7,387,299	£8,401,801	£9,417,266
£150	£3,774,852	£4,789,458	£5,804,989	£5,804,989	£6,343,100	£6,819,491	£7,327,706	£8,342,207	£9,357,673
£175	£3,715,259	£4,729,864	£5,745,396	£5,745,396	£6,283,506	£6,759,897	£7,268,112	£8,282,613	£9,298,079
£200	£3,655,665	£4,670,270	£5,685,802	£5,685,802	£6,223,912	£6,700,304	£7,208,518	£8,223,020	£9,238,485
£225	£3,596,071	£4,610,677	£5,626,209	£5,626,209	£6,164,319	£6,640,710	£7,148,925	£8,163,426	£9,178,892
£250	£3,536,478	£4,551,083	£5,566,615	£5,566,615	£6,104,725	£6,581,117	£7,089,331	£8,103,832	£9,119,298
£275	£3,476,884	£4,491,489	£5,507,021	£5,507,021	£6,045,131	£6,521,523	£7,029,737	£8,044,239	£9,059,704
£300	£3,417,290	£4,431,896	£5,447,428	£5,447,428	£5,985,538	£6,461,929	£6,970,144	£7,984,645	£9,000,111
£325	£3,357,697	£4,372,302	£5,387,834	£5,387,834	£5,925,944	£6,402,336	£6,910,550	£7,925,051	£8,940,517
£350	£3,298,103	£4,312,709	£5,328,240	£5,328,240	£5,866,351	£6,342,742	£6,850,956	£7,865,458	£8,880,923
£375	£3,238,510	£4,253,115	£5,268,647	£5,268,647	£5,806,757	£6,283,148	£6,791,363	£7,805,864	£8,821,330
£400	£3,178,916	£4,193,521	£5,209,053	£5,209,053	£5,747,163	£6,223,555	£6,731,769	£7,746,270	£8,761,736

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix Ilc - Residential Results - Table 3o: 150 Houses (17.5% Profit on GDV)

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 (£)								
£0	£11,877,071	£14,829,706	£17,785,148	£17,785,148	£19,351,280	£20,737,783	£22,216,908	£25,169,545	£28,124,989
£25	£11,711,060	£14,663,695	£17,619,137	£17,619,137	£19,185,269	£20,571,772	£22,050,897	£25,003,534	£27,958,978
£50	£11,545,049	£14,497,684	£17,453,126	£17,453,126	£19,019,258	£20,405,761	£21,884,886	£24,837,523	£27,792,967
£75	£11,379,038	£14,331,673	£17,287,115	£17,287,115	£18,853,247	£20,239,751	£21,718,875	£24,671,512	£27,626,956
£100	£11,213,027	£14,165,662	£17,121,104	£17,121,104	£18,687,236	£20,073,740	£21,552,864	£24,505,502	£27,460,945
£125	£11,047,016	£13,999,651	£16,955,093	£16,955,093	£18,521,225	£19,907,729	£21,386,854	£24,339,491	£27,294,934
£150	£10,881,005	£13,833,640	£16,789,082	£16,789,082	£18,355,214	£19,741,718	£21,220,843	£24,173,480	£27,128,924
£175	£10,714,994	£13,667,629	£16,623,071	£16,623,071	£18,189,203	£19,575,707	£21,054,832	£24,007,469	£26,962,913
£200	£10,548,983	£13,501,618	£16,457,060	£16,457,060	£18,023,192	£19,409,696	£20,888,821	£23,841,458	£26,796,902
£225	£10,382,972	£13,335,607	£16,291,049	£16,291,049	£17,857,181	£19,243,685	£20,722,810	£23,675,447	£26,630,891
£250	£10,216,961	£13,169,596	£16,125,038	£16,125,038	£17,691,170	£19,077,674	£20,556,799	£23,509,437	£26,464,880
£275	£10,050,950	£13,003,585	£15,959,027	£15,959,027	£17,525,159	£18,911,664	£20,390,789	£23,343,426	£26,298,869
£300	£9,884,940	£12,837,574	£15,793,016	£15,793,016	£17,359,148	£18,745,653	£20,224,778	£23,177,415	£26,132,859
£325	£9,718,929	£12,671,564	£15,627,006	£15,627,006	£17,193,137	£18,579,642	£20,058,767	£23,011,404	£25,966,848
£350	£9,552,918	£12,505,553	£15,460,995	£15,460,995	£17,027,127	£18,413,631	£19,892,756	£22,845,393	£25,800,837
£375	£9,386,907	£12,339,542	£15,294,984	£15,294,984	£16,861,116	£18,247,620	£19,726,745	£22,679,382	£25,634,826
£400	£9,220,896	£12,173,531	£15,128,973	£15,128,973	£16,695,105	£18,081,609	£19,560,734	£22,513,372	£25,468,815
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,654,483	£4,562,986	£5,472,353	£5,472,353	£5,954,240	£6,380,856	£6,835,972	£7,744,475	£8,653,843
£25	£3,603,403	£4,511,906	£5,421,273	£5,421,273	£5,903,160	£6,329,776	£6,784,891	£7,693,395	£8,602,762
£50	£3,552,323	£4,460,826	£5,370,193	£5,370,193	£5,852,079	£6,278,696	£6,733,811	£7,642,315	£8,551,682
£75	£3,501,242	£4,409,746	£5,319,112	£5,319,112	£5,800,999	£6,227,616	£6,682,731	£7,591,235	£8,500,602
£100	£3,450,162	£4,358,665	£5,268,032	£5,268,032	£5,749,919	£6,176,535	£6,631,651	£7,540,154	£8,449,522
£125	£3,399,082	£4,307,585	£5,216,952	£5,216,952	£5,698,838	£6,125,455	£6,580,570	£7,489,074	£8,398,441
£150	£3,348,002	£4,256,505	£5,165,871	£5,165,871	£5,647,758	£6,074,375	£6,529,490	£7,437,994	£8,347,361
£175	£3,296,921	£4,205,424	£5,114,791	£5,114,791	£5,596,678	£6,023,294	£6,478,410	£7,386,914	£8,296,281
£200	£3,245,841	£4,154,344	£5,063,711	£5,063,711	£5,545,598	£5,972,214	£6,427,330	£7,335,833	£8,245,201
£225	£3,194,761	£4,103,264	£5,012,631	£5,012,631	£5,494,517	£5,921,134	£6,376,249	£7,284,753	£8,194,120
£250	£3,143,680	£4,052,183	£4,961,550	£4,961,550	£5,443,437	£5,870,054	£6,325,169	£7,233,673	£8,143,040
£275	£3,092,600	£4,001,103	£4,910,470	£4,910,470	£5,392,357	£5,818,973	£6,274,089	£7,182,593	£8,091,960
£300	£3,041,520	£3,950,023	£4,859,390	£4,859,390	£5,341,276	£5,767,893	£6,223,009	£7,131,512	£8,040,880
£325	£2,990,440	£3,898,943	£4,808,309	£4,808,309	£5,290,196	£5,716,813	£6,171,928	£7,080,432	£7,989,799
£350	£2,939,359	£3,847,862	£4,757,229	£4,757,229	£5,239,116	£5,665,733	£6,120,848	£7,029,352	£7,938,719
£375	£2,888,279	£3,796,782	£4,706,149	£4,706,149	£5,188,036	£5,614,652	£6,069,768	£6,978,271	£7,887,639
£400	£2,837,199	£3,745,702	£4,655,069	£4,655,069	£5,136,955	£5,563,572	£6,018,688	£6,927,191	£7,836,559

150 Houses 50% 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 (£)								
£0	£10,451,919	£13,109,494	£15,769,600	£15,769,600	£17,178,994	£18,426,624	£19,757,598	£22,414,494	£25,073,916
£25	£10,313,576	£12,971,151	£15,631,257	£15,631,257	£17,040,651	£18,288,281	£19,619,255	£22,276,151	£24,935,573
£50	£10,175,233	£12,832,808	£15,492,915	£15,492,915	£16,902,309	£18,149,939	£19,480,913	£22,137,809	£24,797,231
£75	£10,036,890	£12,694,466	£15,354,573	£15,354,573	£16,763,966	£18,011,596	£19,342,570	£21,999,466	£24,658,888
£100	£9,898,547	£12,556,123	£15,216,230	£15,216,230	£16,625,624	£17,873,254	£19,204,227	£21,861,124	£24,520,546
£125	£9,760,204	£12,417,781	£15,077,888	£15,077,888	£16,487,281	£17,734,911	£19,065,885	£21,722,781	£24,382,203
£150	£9,621,861	£12,279,438	£14,939,545	£14,939,545	£16,348,939	£17,596,569	£18,927,542	£21,584,439	£24,243,860
£175	£9,483,518	£12,141,095	£14,801,203	£14,801,203	£16,210,596	£17,458,226	£18,789,200	£21,446,096	£24,105,518
£200	£9,345,175	£12,002,753	£14,662,860	£14,662,860	£16,072,253	£17,319,883	£18,650,857	£21,307,753	£23,967,175
£225	£9,206,833	£11,864,410	£14,524,518	£14,524,518	£15,933,911	£17,181,541	£18,512,514	£21,169,411	£23,828,833
£250	£9,068,490	£11,726,068	£14,386,176	£14,386,176	£15,795,568	£17,043,198	£18,374,172	£21,031,068	£23,690,490
£275	£8,930,147	£11,587,725	£14,247,833	£14,247,833	£15,657,226	£16,904,856	£18,235,829	£20,892,726	£23,552,148
£300	£8,791,804	£11,449,382	£14,109,491	£14,109,491	£15,518,883	£16,766,513	£18,097,487	£20,754,383	£23,413,805
£325	£8,653,461	£11,311,040	£13,971,148	£13,971,148	£15,380,541	£16,628,171	£17,959,144	£20,616,040	£23,275,462
£350	£8,515,118	£11,172,697	£13,832,806	£13,832,806	£15,242,198	£16,489,828	£17,820,802	£20,477,698	£23,137,120
£375	£8,376,775	£11,034,355	£13,694,463	£13,694,463	£15,103,856	£16,351,485	£17,682,459	£20,339,355	£22,998,777
£400	£8,238,432	£10,896,012	£13,556,121	£13,556,121	£14,965,513	£16,213,143	£17,544,116	£20,201,013	£22,860,435
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,215,975	£4,033,690	£4,852,185	£4,852,185	£5,285,844	£5,669,730	£6,079,261	£6,896,767	£7,715,051
£25	£3,173,408	£3,991,123	£4,809,618	£4,809,618	£5,243,277	£5,627,164	£6,036,694	£6,854,200	£7,672,484
£50	£3,130,841	£3,948,556	£4,767,051	£4,767,051	£5,200,710	£5,584,597	£5,994,127	£6,811,633	£7,629,917
£75	£3,088,274	£3,905,989	£4,724,484	£4,724,484	£5,158,143	£5,542,030	£5,951,560	£6,769,067	£7,587,350
£100	£3,045,707	£3,863,423	£4,681,917	£4,681,917	£5,115,577	£5,499,463	£5,908,993	£6,726,500	£7,544,783
£125	£3,003,140	£3,820,856	£4,639,350	£4,639,350	£5,073,010	£5,456,896	£5,866,426	£6,683,933	£7,502,216
£150	£2,960,573	£3,778,289	£4,596,783	£4,596,783	£5,030,443	£5,414,329	£5,823,859	£6,641,366	£7,459,649
£175	£2,918,006	£3,735,722	£4,554,216	£4,554,216	£4,987,876	£5,371,762	£5,781,292	£6,598,799	£7,417,082
£200	£2,875,439	£3,693,155	£4,511,649	£4,511,649	£4,945,309	£5,329,195	£5,738,725	£6,556,232	£7,374,515
£225	£2,832,872	£3,650,588	£4,469,082	£4,469,082	£4,902,742	£5,286,628	£5,696,158	£6,513,665	£7,331,949
£250	£2,790,305	£3,608,021	£4,426,516	£4,426,516	£4,860,175	£5,244,061	£5,653,591	£6,471,098	£7,289,382
£275	£2,747,737	£3,565,454	£4,383,949	£4,383,949	£4,817,608	£5,201,494	£5,611,024	£6,428,531	£7,246,815
£300	£2,705,170	£3,522,887	£4,341,382	£4,341,382	£4,775,041	£5,158,927	£5,568,457	£6,385,964	£7,204,248
£325	£2,662,603	£3,480,320	£4,298,815	£4,298,815	£4,732,474	£5,116,360	£5,525,891	£6,343,397	£7,161,681
£350	£2,620,036	£3,437,753	£4,256,248	£4,256,248	£4,689,907	£5,073,793	£5,483,324	£6,300,830	£7,119,114
£375	£2,577,469	£3,395,186	£4,213,681	£4,213,681	£4,647,340	£5,031,226	£5,440,757	£6,258,263	£7,076,547
£400	£2,534,902	£3,352,619	£4,171,114	£4,171,114	£4,604,773	£4,988,659	£5,398,190	£6,215,696	£7,033,980

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

Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results -
Table 3P: 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 20% 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 (£)								
£0	£3,830,221	£7,032,597	£10,238,018	£10,238,018	£11,936,617	£13,440,394	£15,044,627	£18,247,004	£21,452,425
£25	£3,574,645	£6,778,821	£9,984,241	£9,984,241	£11,682,840	£13,186,618	£14,790,850	£17,993,227	£21,198,648
£50	£3,319,069	£6,525,044	£9,730,464	£9,730,464	£11,429,063	£12,932,841	£14,537,073	£17,739,450	£20,944,871
£75	£3,063,493	£6,271,267	£9,476,687	£9,476,687	£11,175,286	£12,679,064	£14,283,296	£17,485,673	£20,691,094
£100	£2,807,917	£6,017,490	£9,222,910	£9,222,910	£10,921,509	£12,425,287	£14,029,519	£17,231,896	£20,437,317
£125	£2,552,341	£5,763,713	£8,969,134	£8,969,134	£10,667,732	£12,171,510	£13,775,742	£16,978,119	£20,183,540
£150	£2,296,764	£5,509,936	£8,715,357	£8,715,357	£10,413,956	£11,917,733	£13,521,966	£16,724,342	£19,929,763
£175	£2,041,188	£5,256,159	£8,461,580	£8,461,580	£10,160,179	£11,663,956	£13,268,189	£16,470,565	£19,675,986
£200	£1,785,612	£5,002,383	£8,207,803	£8,207,803	£9,906,402	£11,410,179	£13,014,412	£16,216,789	£19,422,210
£225	£1,530,036	£4,748,606	£7,954,026	£7,954,026	£9,652,625	£11,156,403	£12,760,635	£15,963,012	£19,168,433
£250	£1,274,460	£4,494,829	£7,700,249	£7,700,249	£9,398,848	£10,902,626	£12,506,858	£15,709,235	£18,914,656
£275	£1,018,884	£4,241,052	£7,446,472	£7,446,472	£9,145,071	£10,648,849	£12,253,081	£15,455,458	£18,660,879
£300	£763,308	£3,987,275	£7,192,696	£7,192,696	£8,891,294	£10,395,072	£11,999,304	£15,201,681	£18,407,102
£325	£507,732	£3,733,498	£6,938,919	£6,938,919	£8,637,518	£10,141,295	£11,745,527	£14,947,904	£18,153,325
£350	£252,156	£3,479,722	£6,685,142	£6,685,142	£8,383,741	£9,887,518	£11,491,751	£14,694,127	£17,899,548
£375	Negative RLV	£3,225,945	£6,431,365	£6,431,365	£8,129,964	£9,633,741	£11,237,974	£14,440,350	£17,645,771
£400	Negative RLV	£2,972,168	£6,177,588	£6,177,588	£7,876,187	£9,379,965	£10,984,197	£14,186,573	£17,391,994
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£6,177,776	£11,342,899	£16,512,932	£16,512,932	£19,252,608	£21,678,055	£24,265,527	£29,430,651	£34,600,685
£25	£5,765,556	£10,933,581	£16,103,614	£16,103,614	£18,843,290	£21,268,738	£23,856,210	£29,021,334	£34,191,368
£50	£5,353,337	£10,524,264	£15,694,297	£15,694,297	£18,433,973	£20,859,420	£23,446,892	£28,612,016	£33,782,050
£75	£4,941,117	£10,114,947	£15,284,979	£15,284,979	£18,024,655	£20,450,103	£23,037,575	£28,202,699	£33,372,732
£100	£4,528,898	£9,705,629	£14,875,662	£14,875,662	£17,615,338	£20,040,785	£22,628,257	£27,793,381	£32,963,415
£125	£4,116,678	£9,296,312	£14,466,344	£14,466,344	£17,206,020	£19,631,468	£22,218,939	£27,384,063	£32,554,097
£150	£3,704,459	£8,886,994	£14,057,027	£14,057,027	£16,796,703	£19,222,150	£21,809,622	£26,974,746	£32,144,780
£175	£3,292,239	£8,477,677	£13,647,709	£13,647,709	£16,387,385	£18,812,833	£21,400,304	£26,565,428	£31,735,462
£200	£2,880,020	£8,068,359	£13,238,392	£13,238,392	£15,978,068	£18,403,515	£20,990,987	£26,156,111	£31,326,144
£225	£2,467,800	£7,659,042	£12,829,074	£12,829,074	£15,568,750	£17,994,198	£20,581,669	£25,746,793	£30,916,827
£250	£2,055,581	£7,249,724	£12,419,757	£12,419,757	£15,159,433	£17,584,880	£20,172,352	£25,337,475	£30,507,509
£275	£1,643,361	£6,840,407	£12,010,439	£12,010,439	£14,750,115	£17,175,563	£19,763,034	£24,928,158	£30,098,192
£300	£1,231,142	£6,431,089	£11,601,122	£11,601,122	£14,340,798	£16,766,245	£19,353,717	£24,518,840	£29,688,874
£325	£818,922	£6,021,772	£11,191,804	£11,191,804	£13,931,480	£16,356,928	£18,944,399	£24,109,523	£29,279,556
£350	£406,702	£5,612,454	£10,782,487	£10,782,487	£13,522,163	£15,947,610	£18,535,081	£23,700,205	£28,870,239
£375	Negative RLV	£5,203,137	£10,373,170	£10,373,170	£13,112,845	£15,538,293	£18,125,764	£23,290,887	£28,460,921
£400	Negative RLV	£4,793,819	£9,963,852	£9,963,852	£12,703,528	£15,128,975	£17,716,446	£22,881,570	£28,051,604

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 (£)								
£0	£2,863,702	£5,697,907	£8,534,805	£8,534,805	£10,038,119	£11,369,010	£12,788,806	£15,623,011	£18,459,910
£25	£2,636,788	£5,475,852	£8,312,750	£8,312,750	£9,816,064	£11,146,955	£12,566,751	£15,400,956	£18,237,856
£50	£2,409,873	£5,253,797	£8,090,696	£8,090,696	£9,594,010	£10,924,900	£12,344,697	£15,178,902	£18,015,801
£75	£2,182,959	£5,031,742	£7,868,641	£7,868,641	£9,371,955	£10,702,845	£12,122,642	£14,956,847	£17,793,746
£100	£1,956,044	£4,809,688	£7,646,586	£7,646,586	£9,149,900	£10,480,791	£11,900,587	£14,734,792	£17,571,691
£125	£1,729,130	£4,587,633	£7,424,532	£7,424,532	£8,927,845	£10,258,736	£11,678,532	£14,512,737	£17,349,636
£150	£1,502,215	£4,365,578	£7,202,477	£7,202,477	£8,705,791	£10,036,681	£11,456,478	£14,290,682	£17,127,582
£175	£1,275,301	£4,143,523	£6,980,422	£6,980,422	£8,483,736	£9,814,627	£11,234,423	£14,068,628	£16,905,527
£200	£1,048,386	£3,921,469	£6,758,367	£6,758,367	£8,261,681	£9,592,572	£11,012,368	£13,846,573	£16,683,472
£225	£821,472	£3,699,414	£6,536,313	£6,536,313	£8,039,626	£9,370,517	£10,790,313	£13,624,518	£16,461,417
£250	£594,557	£3,477,359	£6,314,258	£6,314,258	£7,817,572	£9,148,462	£10,568,259	£13,402,463	£16,239,362
£275	£367,642	£3,255,305	£6,092,203	£6,092,203	£7,595,517	£8,926,408	£10,346,204	£13,180,409	£16,017,308
£300	£140,728	£3,033,250	£5,870,148	£5,870,148	£7,373,462	£8,704,353	£10,124,149	£12,958,354	£15,795,253
£325	Negative RLV	£2,811,195	£5,648,094	£5,648,094	£7,151,407	£8,482,298	£9,902,094	£12,736,299	£15,573,198
£350	Negative RLV	£2,589,140	£5,426,039	£5,426,039	£6,929,353	£8,260,243	£9,680,040	£12,514,244	£15,351,143
£375	Negative RLV	£2,367,086	£5,203,984	£5,203,984	£6,707,298	£8,038,189	£9,457,985	£12,292,190	£15,129,088
£400	Negative RLV	£2,145,031	£4,981,929	£4,981,929	£6,485,243	£7,816,134	£9,235,930	£12,070,135	£14,907,034
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£4,618,874	£9,190,172	£13,765,815	£13,765,815	£16,190,515	£18,337,112	£20,627,107	£25,198,405	£29,774,049
£25	£4,252,883	£8,832,019	£13,407,662	£13,407,662	£15,832,362	£17,978,960	£20,268,954	£24,840,252	£29,415,896
£50	£3,886,892	£8,473,866	£13,049,509	£13,049,509	£15,474,209	£17,620,807	£19,910,801	£24,482,099	£29,057,743
£75	£3,520,901	£8,115,714	£12,691,356	£12,691,356	£15,116,056	£17,262,654	£19,552,648	£24,123,946	£28,699,590
£100	£3,154,910	£7,757,561	£12,333,204	£12,333,204	£14,757,903	£16,904,501	£19,194,495	£23,765,794	£28,341,437
£125	£2,788,919	£7,399,408	£11,975,051	£11,975,051	£14,399,751	£16,546,348	£18,836,343	£23,407,641	£27,983,284
£150	£2,422,928	£7,041,255	£11,616,898	£11,616,898	£14,041,598	£16,188,196	£18,478,190	£23,049,488	£27,625,132
£175	£2,056,936	£6,683,102	£11,258,745	£11,258,745	£13,683,445	£15,830,043	£18,120,037	£22,691,335	£27,266,979
£200	£1,690,945	£6,324,950	£10,900,592	£10,900,592	£13,325,292	£15,471,890	£17,761,884	£22,333,182	£26,908,826
£225	£1,324,954	£5,966,797	£10,542,440	£10,542,440	£12,967,139	£15,113,737	£17,403,731	£21,975,029	£26,550,673
£250	£958,963	£5,608,644	£10,184,287	£10,184,287	£12,608,987	£14,755,584	£17,045,579	£21,616,876	£26,192,520
£275	£592,972	£5,250,491	£9,826,134	£9,826,134	£12,250,834	£14,397,432	£16,687,426	£21,258,724	£25,834,367
£300	£226,981	£4,892,338	£9,467,981	£9,467,981	£11,892,681	£14,039,279	£16,329,273	£20,900,571	£25,476,214
£325	Negative RLV	£4,534,186	£9,109,829	£9,109,829	£11,534,528	£13,681,126	£15,971,120	£20,542,418	£25,118,061
£350	Negative RLV	£4,176,033	£8,751,676	£8,751,676	£11,176,375	£13,322,973	£15,612,967	£20,184,265	£24,759,908
£375	Negative RLV	£3,817,880	£8,393,523	£8,393,523	£10,818,223	£12,964,820	£15,254,815	£19,826,112	£24,401,755
£400	Negative RLV	£3,459,727	£8,035,370	£8,035,370	£10,460,070	£12,606,668	£14,896,662	£19,467,959	£24,043,602

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability Assessment - Appendix IIc - Residential Results -
Table 3P: 200 Flats
(17.5% Profit on GDV)**

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 (£)								
£0	£1,917,979	£4,435,538	£6,955,364	£6,955,364	£8,290,655	£9,472,796	£10,733,906	£13,251,340	£15,771,166
£25	£1,719,775	£4,245,205	£6,765,031	£6,765,031	£8,100,323	£9,282,464	£10,543,573	£13,061,007	£15,580,833
£50	£1,521,572	£4,054,872	£6,574,698	£6,574,698	£7,909,990	£9,092,131	£10,353,241	£12,870,674	£15,390,501
£75	£1,323,368	£3,864,540	£6,384,365	£6,384,365	£7,719,658	£8,901,798	£10,162,908	£12,680,341	£15,200,168
£100	£1,125,164	£3,674,207	£6,194,033	£6,194,033	£7,529,325	£8,711,466	£9,972,575	£12,490,008	£15,009,835
£125	£926,961	£3,483,874	£6,003,700	£6,003,700	£7,338,992	£8,521,133	£9,782,243	£12,299,675	£14,819,502
£150	£728,757	£3,293,541	£5,813,367	£5,813,367	£7,148,660	£8,330,800	£9,591,910	£12,109,342	£14,629,170
£175	£530,553	£3,103,209	£5,623,035	£5,623,035	£6,958,327	£8,140,468	£9,401,577	£11,919,009	£14,438,837
£200	£332,350	£2,912,876	£5,432,702	£5,432,702	£6,767,994	£7,950,135	£9,211,244	£11,728,676	£14,248,504
£225	£134,146	£2,722,543	£5,242,369	£5,242,369	£6,577,662	£7,759,802	£9,020,912	£11,538,343	£14,058,171
£250		£2,532,211	£5,052,037	£5,052,037	£6,387,329	£7,569,470	£8,830,579	£11,348,010	£13,867,839
£275		£2,341,878	£4,861,704	£4,861,704	£6,196,996	£7,379,137	£8,640,246	£11,157,677	£13,677,506
£300		£2,151,545	£4,671,371	£4,671,371	£6,006,664	£7,188,804	£8,449,914	£10,967,344	£13,487,173
£325		£1,961,212	£4,481,038	£4,481,038	£5,816,331	£6,998,472	£8,259,581	£10,777,011	£13,296,840
£350		£1,770,880	£4,290,706	£4,290,706	£5,625,998	£6,808,139	£8,069,248	£10,586,678	£13,106,508
£375		£1,580,547	£4,100,373	£4,100,373	£5,435,666	£6,617,806	£7,878,915	£10,396,345	£12,916,175
£400		£1,390,214	£3,910,040	£3,910,040	£5,245,333	£6,427,474	£7,688,583	£10,206,012	£12,725,842
Trial CIL Rate £/m ²	Residual Land Value (£/ha)								
£0	£3,093,514	£7,154,093	£11,218,328	£11,218,328	£13,372,025	£15,278,704	£17,312,752	£21,373,128	£25,437,365
£25	£2,773,831	£6,847,105	£10,911,340	£10,911,340	£13,065,037	£14,971,716	£17,005,764	£21,066,140	£25,130,377
£50	£2,454,148	£6,540,117	£10,604,352	£10,604,352	£12,758,049	£14,664,727	£16,698,775	£20,759,151	£24,823,388
£75	£2,134,464	£6,233,128	£10,297,364	£10,297,364	£12,451,061	£14,357,739	£16,391,787	£20,452,162	£24,516,400
£100	£1,814,781	£5,926,140	£9,990,375	£9,990,375	£12,144,072	£14,050,751	£16,084,799	£20,145,174	£24,209,412
£125	£1,495,098	£5,619,152	£9,683,387	£9,683,387	£11,837,084	£13,743,763	£15,777,811	£19,838,185	£23,902,423
£150	£1,175,414	£5,312,164	£9,376,399	£9,376,399	£11,530,096	£13,436,775	£15,470,822	£19,531,196	£23,595,435
£175	£855,731	£5,005,175	£9,069,411	£9,069,411	£11,223,108	£13,129,786	£15,163,834	£19,224,207	£23,288,447
£200	£536,048	£4,698,187	£8,762,422	£8,762,422	£10,916,120	£12,822,798	£14,856,846	£18,917,219	£22,981,458
£225	£216,365	£4,391,199	£8,455,434	£8,455,434	£10,609,132	£12,515,810	£14,549,858	£18,610,230	£22,674,470
£250		£4,084,211	£8,148,446	£8,148,446	£10,302,144	£12,208,822	£14,242,869	£18,303,241	£22,367,482
£275		£3,777,222	£7,841,458	£7,841,458	£9,995,155	£11,901,834	£13,935,881	£17,996,253	£22,060,493
£300		£3,470,234	£7,534,470	£7,534,470	£9,688,167	£11,594,846	£13,628,893	£17,689,264	£21,753,505
£325		£3,163,246	£7,227,481	£7,227,481	£9,381,179	£11,287,857	£13,321,905	£17,382,275	£21,446,517
£350		£2,856,257	£6,920,493	£6,920,493	£9,074,191	£10,980,869	£13,014,916	£17,075,286	£21,139,528
£375		£2,549,269	£6,613,505	£6,613,505	£8,767,203	£10,673,881	£12,707,928	£16,768,298	£20,832,540
£400		£2,242,281	£6,306,517	£6,306,517	£8,460,215	£10,366,893	£12,400,940	£16,461,309	£20,525,552

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)