

Elmbridge Borough Council

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

Appendix IIe:

Build to Rent Results

**Elmbridge Borough Council - Local Plan & Potential CIL Review Scoping Viability
Assessment - Appendix IIe: Residential Appraisal Results
Table 5a - Build to Rent 200 Flats (6+ Storey)**

Development Scenario	200
Typical Site Type	PDL
Net Site Area (ha)	1.00
Gross Site Area (ha)	1.30
Site Density (dph)	200

200 Flats (6+ Storey) BTR scheme	Residual Land Value (£)	Residual Land Value (£/ha)
	20% AH	
Nil CIL £0	£7,074,474	£5,441,903
Indexed CIL	£5,161,466	£3,970,358

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)