

Nuneaton and Bedworth Borough Council

Appendix IIa

Residential Results



CIL Viability Assessment

September 2020

DSP20701

Nuneaton & Bedworth Borough Council - Appendix IIa - Residential Results
Table 1a: Residual Land Value Results by Value Level & CIL Rates
- 3 Unit Scheme - Houses

Development Scenario	3	Houses
Typical Site Type	PDL	
Net Site Area (ha)	0.10	
Gross Site Area (ha)	0.10	
Site Density (dph)	30	

0% AH 3 Houses	Residual Land Value (£)										
	CIL Rates £/m ²	VL1 £2,400/m ²	VL2 £2,500/m ²	VL3 £2,600/m ²	VL4 £2,700/m ²	VL5 £2,800/m ²	VL6 £2,900/m ²	VL7 £3,000/m ²	VL8 £3,200/m ²	VL9 £3,400/m ²	VL10 £3,800/m ³
£0	£64,359	£85,504	£106,699	£127,894	£149,039	£170,234	£191,429	£233,769	£276,108	£360,838	£445,568
£20	£57,063	£78,207	£99,403	£120,598	£141,742	£162,937	£184,133	£226,472	£268,812	£353,542	£438,272
£40	£49,766	£70,911	£92,106	£113,301	£134,446	£155,641	£176,836	£219,176	£261,515	£346,245	£430,975
£60	£42,470	£63,614	£84,810	£106,005	£127,149	£148,344	£169,540	£211,879	£254,219	£338,949	£423,679
£80	£35,174	£56,318	£77,513	£98,708	£119,853	£141,048	£162,243	£204,583	£246,923	£331,653	£416,383
£100	£27,877	£49,022	£70,217	£91,412	£112,556	£133,752	£154,947	£197,286	£239,626	£324,356	£409,086
£120	£20,581	£41,725	£62,920	£84,116	£105,260	£126,455	£147,650	£189,990	£232,330	£317,060	£401,790
£140	£13,284	£34,429	£55,624	£76,819	£97,964	£119,159	£140,354	£182,694	£225,033	£309,763	£394,493
£160	£5,988	£27,132	£48,328	£69,523	£90,667	£111,862	£133,058	£175,397	£217,737	£302,467	£387,197
£180	£-1,382	£19,836	£41,031	£62,226	£83,371	£104,566	£125,761	£168,101	£210,440	£295,170	£379,900
£200	£-9,087	£12,540	£33,735	£54,930	£76,074	£97,270	£118,465	£160,804	£203,144	£287,874	£372,604
	Residual Land Value (£/Ha)										
£0	£643,593	£855,037	£1,066,989	£1,278,941	£1,490,385	£1,702,337	£1,914,290	£2,337,686	£2,761,082	£3,608,382	£4,455,682
£20	£570,629	£782,073	£994,025	£1,205,977	£1,417,421	£1,629,373	£1,841,325	£2,264,721	£2,688,118	£3,535,418	£4,382,718
£40	£497,665	£709,109	£921,061	£1,133,013	£1,344,457	£1,556,409	£1,768,361	£2,191,757	£2,615,153	£3,462,454	£4,309,754
£60	£424,701	£636,145	£848,097	£1,060,049	£1,271,493	£1,483,445	£1,695,397	£2,118,793	£2,542,189	£3,389,490	£4,236,790
£80	£351,737	£563,180	£775,133	£987,085	£1,198,529	£1,410,481	£1,622,433	£2,045,829	£2,469,225	£3,316,525	£4,163,826
£100	£278,772	£490,216	£702,168	£914,121	£1,125,564	£1,337,517	£1,549,469	£1,972,865	£2,396,261	£3,243,561	£4,090,862
£120	£205,808	£417,252	£629,204	£841,156	£1,052,600	£1,264,552	£1,476,505	£1,899,901	£2,323,297	£3,170,597	£4,017,897
£140	£132,844	£344,288	£556,240	£768,192	£979,636	£1,191,588	£1,403,540	£1,826,936	£2,250,332	£3,097,633	£3,944,933
£160	£59,880	£271,324	£483,276	£695,228	£906,672	£1,118,624	£1,330,576	£1,753,972	£2,177,368	£3,024,669	£3,871,969
£180	£-13,817	£198,360	£410,312	£622,264	£833,708	£1,045,660	£1,257,612	£1,681,008	£2,104,404	£2,951,704	£3,799,005
£200	£-90,867	£125,395	£337,348	£549,300	£760,744	£972,696	£1,184,648	£1,608,044	£2,031,440	£2,878,740	£3,726,041

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £750,000/ha)
	Viability Test 3 (RLV £750,000 to £1,000,000/ha)
	Viability Test 4 (RLV £1,000,000 to £1,250,000/ha)
	Viability Test 7 (RLV >£1,250,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	
£750,000	Low-grade industrial/commercial out of town land values.
£1,000,000	Industrial Upper / Commercial CBD (includes a 20% uplift).
£1,250,000	Residential land values

Source: Dixon Searle Partnership (2020)

Nuneaton & Bedworth Borough Council - Appendix IIa - Residential Results
Table 1b: Residual Land Value Results by Value Level & CIL Rates
- 10 Unit Scheme - Houses

Development Scenario	10	Houses
Typical Site Type	GF/PDL	
Net Site Area (ha)	0.25	
Gross Site Area (ha)	0.29	
Site Density (dph)	40	

0% AH 10 Houses CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £2,400/m ²	VL2 £2,500/m ²	VL3 £2,600/m ²	VL4 £2,700/m ²	VL5 £2,800/m ²	VL6 £2,900/m ²	VL7 £3,000/m ²	VL8 £3,200/m ²	VL9 £3,400/m ²	VL10 £3,800/m ³	VL11 £4,200/m ⁴
£0	£213,154	£279,478	£345,962	£412,446	£478,771	£545,255	£611,739	£744,547	£877,356	£1,143,133	£1,408,909
£20	£190,349	£256,674	£323,158	£389,642	£455,966	£522,450	£588,934	£721,743	£854,551	£1,120,328	£1,386,105
£40	£167,544	£233,869	£300,353	£366,837	£433,161	£499,645	£566,129	£698,938	£831,747	£1,097,523	£1,363,300
£60	£144,740	£211,064	£277,548	£344,032	£410,357	£476,841	£543,325	£676,133	£808,942	£1,074,719	£1,340,495
£80	£121,935	£188,259	£254,743	£321,227	£387,552	£454,036	£520,520	£653,329	£786,137	£1,051,914	£1,317,690
£100	£99,130	£165,455	£231,939	£298,423	£364,747	£431,231	£497,715	£630,524	£763,332	£1,029,109	£1,294,886
£120	£76,325	£142,650	£209,134	£275,618	£341,943	£408,427	£474,911	£607,719	£740,528	£1,006,304	£1,272,081
£140	£53,521	£119,845	£186,329	£252,813	£319,138	£385,622	£452,106	£584,914	£717,723	£983,500	£1,249,276
£160	£30,716	£97,041	£163,525	£230,009	£296,333	£362,817	£429,301	£562,110	£694,918	£960,695	£1,226,472
£180	£7,911	£74,236	£140,720	£207,204	£273,528	£340,012	£406,496	£539,305	£672,114	£937,890	£1,203,667
£200	-£15,728	£51,431	£117,915	£184,399	£250,724	£317,208	£383,692	£516,500	£649,309	£915,086	£1,180,862
	Residual Land Value (£/Ha)										
£0	£741,404	£972,098	£1,203,347	£1,434,596	£1,665,290	£1,896,539	£2,127,787	£2,589,730	£3,051,673	£3,976,114	£4,900,554
£20	£662,083	£892,778	£1,124,026	£1,355,275	£1,585,969	£1,817,218	£2,048,467	£2,510,410	£2,972,352	£3,896,793	£4,821,233
£40	£582,763	£813,457	£1,044,706	£1,275,954	£1,506,648	£1,737,897	£1,969,146	£2,431,089	£2,893,032	£3,817,472	£4,741,912
£60	£503,442	£734,136	£965,385	£1,196,634	£1,427,328	£1,658,576	£1,889,825	£2,351,768	£2,813,711	£3,738,151	£4,662,592
£80	£424,121	£654,815	£886,064	£1,117,313	£1,348,007	£1,579,256	£1,810,504	£2,272,447	£2,734,390	£3,658,831	£4,583,271
£100	£344,800	£575,495	£806,743	£1,037,992	£1,268,686	£1,499,935	£1,731,184	£2,193,127	£2,655,069	£3,579,510	£4,503,950
£120	£265,480	£496,174	£727,423	£958,671	£1,189,365	£1,420,614	£1,651,863	£2,113,806	£2,575,749	£3,500,189	£4,424,629
£140	£186,159	£416,853	£648,102	£879,351	£1,110,045	£1,341,293	£1,572,542	£2,034,485	£2,496,428	£3,420,868	£4,345,309
£160	£106,838	£337,532	£568,781	£800,030	£1,030,724	£1,261,973	£1,493,221	£1,955,164	£2,417,107	£3,341,548	£4,265,988
£180	£27,517	£258,212	£489,460	£720,709	£951,403	£1,182,652	£1,413,901	£1,875,844	£2,337,786	£3,262,227	£4,186,667
£200	-£54,704	£178,891	£410,140	£641,388	£872,082	£1,103,331	£1,334,580	£1,796,523	£2,258,466	£3,182,906	£4,107,346

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £750,000/ha)
	Viability Test 3 (RLV £750,000 to £1,000,000/ha)
	Viability Test 4 (RLV £1,000,000 to £1,250,000/ha)
	Viability Test 7 (RLV >£1,250,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	
£750,000	Low-grade industrial/commercial out of town land values.
£1,000,000	Industrial Upper / Commercial CBD (includes a 20% uplift).
£1,250,000	Residential land values

Source: Dixon Searle Partnership (2020)

Nuneaton & Bedworth Borough Council - Appendix IIa - Residential Results
Table 1c: Residual Land Value Results by Value Level & CIL Rates
- 11 Unit Scheme - Houses

Development Scenario	11	Houses
Typical Site Type	GF/PDL	
Net Site Area (ha)	0.28	
Gross Site Area (ha)	0.32	
Site Density (dph)	40	

2 No. AH Units 11 Houses	Residual Land Value (£)										
	CIL Rates £/m ²	VL1 £2,400/m ²	VL2 £2,500/m ²	VL3 £2,600/m ²	VL4 £2,700/m ²	VL5 £2,800/m ²	VL6 £2,900/m ²	VL7 £3,000/m ²	VL8 £3,200/m ²	VL9 £3,400/m ²	VL10 £3,800/m ³
£0	£170,269	£234,764	£299,413	£364,063	£428,558	£493,208	£557,858	£687,002	£816,147	£1,074,591	£1,333,035
£20	£150,094	£214,588	£279,238	£343,888	£408,383	£473,032	£537,682	£666,827	£795,971	£1,054,415	£1,312,859
£40	£129,918	£194,413	£259,063	£323,713	£388,207	£452,857	£517,507	£646,651	£775,796	£1,034,240	£1,292,684
£60	£109,743	£174,238	£238,888	£303,537	£368,032	£432,682	£497,332	£626,476	£755,621	£1,014,065	£1,272,509
£80	£89,568	£154,063	£218,712	£283,362	£347,857	£412,507	£477,156	£606,301	£735,445	£993,890	£1,252,334
£100	£69,392	£133,887	£198,537	£263,187	£327,682	£392,331	£456,981	£586,126	£715,270	£973,714	£1,232,158
£120	£49,217	£113,712	£178,362	£243,011	£307,506	£372,156	£436,806	£565,950	£695,095	£953,539	£1,211,983
£140	£29,042	£93,537	£158,186	£222,836	£287,331	£351,981	£416,630	£545,775	£674,920	£933,364	£1,191,808
£160	£8,867	£73,361	£138,011	£202,661	£267,156	£331,805	£396,455	£525,600	£654,744	£913,188	£1,171,632
£180	£-11,942	£53,186	£117,836	£182,486	£246,980	£311,630	£376,280	£505,424	£634,569	£893,013	£1,151,457
£200	£-33,247	£33,011	£97,661	£162,310	£226,805	£291,455	£356,105	£485,249	£614,394	£872,838	£1,131,282
	Residual Land Value (£/Ha)										
£0	£538,400	£742,336	£946,762	£1,151,188	£1,355,124	£1,559,550	£1,763,976	£2,172,339	£2,580,701	£3,397,915	£4,215,130
£20	£474,604	£678,540	£882,966	£1,087,393	£1,291,329	£1,495,755	£1,700,181	£2,108,543	£2,516,905	£3,334,120	£4,151,334
£40	£410,809	£614,745	£819,171	£1,023,597	£1,227,533	£1,431,959	£1,636,386	£2,044,748	£2,453,110	£3,270,323	£4,087,539
£60	£347,014	£550,950	£755,376	£959,802	£1,163,738	£1,368,164	£1,572,590	£1,980,952	£2,389,315	£3,206,529	£4,023,744
£80	£283,218	£487,154	£691,580	£896,007	£1,099,942	£1,304,369	£1,508,795	£1,917,157	£2,325,519	£3,142,734	£3,959,948
£100	£219,423	£423,359	£627,785	£832,211	£1,036,147	£1,240,573	£1,444,999	£1,853,362	£2,261,724	£3,078,938	£3,896,153
£120	£155,627	£359,563	£563,990	£768,416	£972,352	£1,176,778	£1,381,204	£1,789,566	£2,197,928	£3,015,143	£3,832,357
£140	£91,832	£295,768	£500,194	£704,620	£908,556	£1,112,983	£1,317,409	£1,725,771	£2,134,133	£2,951,347	£3,768,562
£160	£28,037	£231,973	£436,399	£640,825	£844,761	£1,049,187	£1,253,613	£1,661,975	£2,070,338	£2,887,552	£3,704,767
£180	£-37,761	£168,177	£372,603	£577,030	£780,966	£985,392	£1,189,818	£1,598,180	£2,006,542	£2,823,757	£3,640,971
£200	£-105,129	£104,382	£308,808	£513,234	£717,170	£921,596	£1,126,023	£1,534,385	£1,942,747	£2,759,961	£3,577,175

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £750,000/ha)
	Viability Test 3 (RLV £750,000 to £1,000,000/ha)
	Viability Test 4 (RLV £1,000,000 to £1,250,000/ha)
	Viability Test 7 (RLV >£1,250,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	
£750,000	Low-grade industrial/commercial out of town land values.
£1,000,000	Industrial Upper / Commercial CBD (includes a 20% uplift).
£1,250,000	Residential land values

Source: Dixon Searle Partnership (2020)

Nuneaton & Bedworth Borough Council - Appendix IIa - Residential Results
Table 1d: Residual Land Value Results by Value Level & CIL Rates
- 15 Unit Scheme - Houses

Development Scenario	15	Houses
Typical Site Type	GF/PDL	
Net Site Area (ha)	0.38	
Gross Site Area (ha)	0.43	
Site Density (dph)	40	

25% AH 15 Houses	Residual Land Value (£)										
	CIL Rates £/m ²	VL1 £2,400/m ²	VL2 £2,500/m ²	VL3 £2,600/m ²	VL4 £2,700/m ²	VL5 £2,800/m ²	VL6 £2,900/m ²	VL7 £3,000/m ²	VL8 £3,200/m ²	VL9 £3,400/m ²	VL10 £3,800/m ³
£0	£219,787	£303,446	£387,306	£471,166	£554,826	£638,686	£722,546	£890,065	£1,057,585	£1,392,824	£1,728,064
£20	£194,721	£278,380	£362,241	£446,101	£529,760	£613,620	£697,480	£865,000	£1,032,519	£1,367,759	£1,702,999
£40	£169,656	£253,315	£337,175	£421,035	£504,695	£588,555	£672,415	£839,934	£1,007,454	£1,342,693	£1,677,933
£60	£144,590	£228,249	£312,110	£395,970	£479,629	£563,489	£647,349	£814,869	£982,388	£1,317,628	£1,652,868
£80	£119,525	£203,184	£287,044	£370,904	£454,563	£538,424	£622,284	£789,803	£957,323	£1,292,562	£1,627,802
£100	£94,459	£178,118	£261,979	£345,839	£429,498	£513,358	£597,218	£764,738	£932,257	£1,267,497	£1,602,737
£120	£69,394	£153,053	£236,913	£320,773	£404,432	£488,293	£572,153	£739,672	£907,192	£1,242,431	£1,577,671
£140	£44,328	£127,987	£211,848	£295,708	£379,367	£463,227	£547,087	£714,607	£882,126	£1,217,366	£1,552,606
£160	£19,263	£102,922	£186,782	£270,642	£354,301	£438,162	£522,022	£689,541	£857,060	£1,192,300	£1,527,540
£180	£-6,128	£77,856	£161,717	£245,577	£329,236	£413,096	£496,956	£664,476	£831,995	£1,167,235	£1,502,475
£200	£-32,597	£52,791	£136,651	£220,511	£304,170	£388,031	£471,891	£639,410	£806,929	£1,142,169	£1,477,409
	Residual Land Value (£/Ha)										
£0	£509,651	£703,643	£898,101	£1,092,560	£1,286,552	£1,481,011	£1,675,469	£2,063,920	£2,452,370	£3,229,738	£4,007,106
£20	£451,528	£645,520	£839,978	£1,034,437	£1,228,429	£1,422,888	£1,617,346	£2,005,797	£2,394,247	£3,171,615	£3,948,983
£40	£393,405	£587,397	£781,856	£976,314	£1,170,306	£1,364,765	£1,559,223	£1,947,674	£2,336,124	£3,113,492	£3,890,860
£60	£335,282	£529,274	£723,733	£918,191	£1,112,183	£1,306,642	£1,501,100	£1,889,551	£2,278,001	£3,055,369	£3,832,737
£80	£277,159	£471,151	£665,610	£860,068	£1,054,060	£1,248,519	£1,442,977	£1,831,428	£2,219,878	£2,997,246	£3,774,614
£100	£219,036	£413,028	£607,487	£801,945	£995,937	£1,190,396	£1,384,854	£1,773,305	£2,161,756	£2,939,123	£3,716,491
£120	£160,913	£354,905	£549,364	£743,822	£937,814	£1,132,273	£1,326,731	£1,715,182	£2,103,633	£2,881,000	£3,658,368
£140	£102,790	£296,782	£491,241	£685,699	£879,691	£1,074,150	£1,268,608	£1,657,059	£2,045,510	£2,822,877	£3,600,245
£160	£44,667	£238,659	£433,118	£627,576	£821,568	£1,016,027	£1,210,485	£1,598,936	£1,987,387	£2,764,754	£3,542,122
£180	£-14,209	£180,536	£374,995	£569,453	£763,445	£957,904	£1,152,362	£1,540,813	£1,929,264	£2,706,631	£3,483,999
£200	£-75,587	£122,413	£316,872	£511,330	£705,322	£899,781	£1,094,239	£1,482,690	£1,871,141	£2,648,508	£3,425,876

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £750,000/ha)
	Viability Test 3 (RLV £750,000 to £1,000,000/ha)
	Viability Test 4 (RLV £1,000,000 to £1,250,000/ha)
	Viability Test 7 (RLV >£1,250,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	
£750,000	Low-grade industrial/commercial out of town land values.
£1,000,000	Industrial Upper / Commercial CBD (includes a 20% uplift).
£1,250,000	Residential land values

Source: Dixon Searle Partnership (2020)

Nuneaton & Bedworth Borough Council - Appendix IIa - Residential Results
Table 1e: Residual Land Value Results by Value Level & CIL Rates
- 15 Unit Scheme - Flats

Development Scenario	15	Flats
Typical Site Type	PDL	
Net Site Area (ha)	0.15	
Gross Site Area (ha)	0.17	
Site Density (dph)	100	

25% AH 15 Flats	Residual Land Value (£)										
	CIL Rates £/m ²	VL1 £2,400/m ²	VL2 £2,500/m ²	VL3 £2,600/m ²	VL4 £2,700/m ²	VL5 £2,800/m ²	VL6 £2,900/m ²	VL7 £3,000/m ²	VL8 £3,200/m ²	VL9 £3,400/m ²	VL10 £3,800/m ³
£0	-£53,618	-£624	£49,713	£100,016	£150,199	£200,503	£250,807	£351,294	£451,781	£652,875	£853,969
£20	-£70,386	-£17,319	£33,903	£84,207	£134,390	£184,694	£234,997	£335,484	£435,971	£637,065	£838,160
£40	-£87,169	-£34,014	£18,093	£68,397	£118,580	£168,884	£219,188	£319,675	£420,161	£621,256	£822,350
£60	-£103,952	-£50,709	£2,284	£52,588	£102,771	£153,075	£203,378	£303,865	£404,352	£605,446	£806,540
£80	-£120,735	-£67,456	-£14,283	£36,778	£86,961	£137,265	£187,569	£288,056	£388,542	£589,637	£790,731
£100	-£137,531	-£84,239	-£30,978	£20,969	£71,152	£121,455	£171,759	£272,246	£372,733	£573,827	£774,921
£120	-£154,398	-£101,022	-£47,673	£5,159	£55,342	£105,646	£155,950	£256,436	£356,923	£558,018	£759,112
£140	-£171,266	-£117,805	-£64,398	-£11,247	£39,533	£89,836	£140,140	£240,627	£341,114	£542,208	£743,302
£160	-£188,133	-£134,588	-£81,181	-£27,942	£23,723	£74,027	£124,331	£224,817	£325,304	£526,398	£727,493
£180	-£205,001	-£151,433	-£97,964	-£44,637	£7,914	£58,217	£108,521	£209,008	£309,495	£510,589	£711,683
£200	-£221,868	-£168,301	-£114,747	-£61,340	-£8,338	£42,408	£92,711	£193,198	£293,685	£494,779	£695,874
	Residual Land Value (£/Ha)										
£0	-£310,827	-£3,619	£288,189	£579,805	£870,721	£1,162,337	£1,453,953	£2,036,485	£2,619,017	£3,784,781	£4,950,545
£20	-£408,037	-£100,401	£196,539	£488,155	£779,072	£1,070,687	£1,362,303	£1,944,836	£2,527,368	£3,693,132	£4,858,896
£40	-£505,330	-£197,183	£104,890	£396,506	£687,422	£979,038	£1,270,654	£1,853,186	£2,435,718	£3,601,482	£4,767,246
£60	-£602,622	-£293,965	£13,240	£304,856	£595,773	£887,388	£1,179,004	£1,761,537	£2,344,069	£3,509,833	£4,675,597
£80	-£699,914	-£391,051	-£82,800	£213,207	£504,123	£795,739	£1,087,355	£1,669,887	£2,252,419	£3,418,183	£4,583,947
£100	-£797,280	-£488,343	-£179,582	£121,557	£412,474	£704,089	£995,705	£1,578,238	£2,160,770	£3,326,534	£4,492,298
£120	-£895,063	-£585,635	-£276,364	£29,908	£320,824	£612,440	£904,056	£1,486,588	£2,069,120	£3,234,884	£4,400,648
£140	-£992,846	-£682,927	-£373,321	-£65,200	£229,175	£520,790	£812,406	£1,394,939	£1,977,471	£3,143,235	£4,308,999
£160	-£1,090,628	-£780,219	-£470,614	-£161,981	£137,525	£429,141	£720,757	£1,303,289	£1,885,821	£3,051,585	£4,217,349
£180	-£1,188,411	-£877,875	-£567,906	-£258,763	£45,876	£337,491	£629,107	£1,211,640	£1,794,172	£2,959,936	£4,125,700
£200	-£1,286,194	-£975,657	-£665,198	-£355,592	-£48,337	£245,842	£537,458	£1,119,990	£1,702,522	£2,868,286	£4,034,050

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £750,000/ha)
	Viability Test 3 (RLV £750,000 to £1,000,000/ha)
	Viability Test 4 (RLV £1,000,000 to £1,250,000/ha)
	Viability Test 7 (RLV >£1,250,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	
£750,000	Low-grade industrial/commercial out of town land values.
£1,000,000	Industrial Upper / Commercial CBD (includes a 20% uplift).
£1,250,000	Residential land values

Source: Dixon Searle Partnership (2020)

Nuneaton & Bedworth Borough Council - Appendix IIa - Residential Results
Table 1f: Residual Land Value Results by Value Level & CIL Rates
- 30 Unit Scheme - Mixed

Development Scenario	30	Mixed
Typical Site Type	GF	
Net Site Area (ha)	0.60	
Gross Site Area (ha)	0.69	
Site Density (dph)	50	

25% AH 30 Mixed CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £2,400/m ²	VL2 £2,500/m ²	VL3 £2,600/m ²	VL4 £2,700/m ²	VL5 £2,800/m ²	VL6 £2,900/m ²	VL7 £3,000/m ²	VL8 £3,200/m ²	VL9 £3,400/m ²	VL10 £3,800/m ³	VL11 £4,200/m ⁴
£0	£395,490	£525,229	£655,280	£785,331	£915,070	£1,045,120	£1,175,171	£1,434,960	£1,694,751	£2,214,642	£2,734,530
£20	£355,355	£485,094	£615,145	£745,196	£874,935	£1,004,986	£1,135,036	£1,394,826	£1,654,616	£2,174,507	£2,694,398
£40	£315,221	£444,959	£575,010	£705,061	£834,800	£964,851	£1,094,901	£1,354,691	£1,614,481	£2,134,372	£2,654,266
£60	£275,086	£404,825	£534,875	£664,926	£794,665	£924,716	£1,054,767	£1,314,556	£1,574,346	£2,094,237	£2,614,129
£80	£234,951	£364,690	£494,741	£624,791	£754,530	£884,581	£1,014,632	£1,274,422	£1,534,211	£2,054,101	£2,573,994
£100	£194,816	£324,555	£454,606	£584,657	£714,395	£844,446	£974,497	£1,234,287	£1,494,075	£2,013,968	£2,533,859
£120	£154,681	£284,420	£414,471	£544,522	£674,261	£804,311	£934,362	£1,194,152	£1,453,942	£1,973,833	£2,493,724
£140	£114,546	£244,285	£374,336	£504,387	£634,126	£764,177	£894,227	£1,154,017	£1,413,807	£1,933,698	£2,453,589
£160	£74,412	£204,151	£334,201	£464,252	£593,991	£724,042	£854,093	£1,113,882	£1,373,672	£1,893,563	£2,413,454
£180	£34,277	£164,016	£294,066	£424,117	£553,856	£683,907	£813,958	£1,073,747	£1,333,537	£1,853,428	£2,373,320
£200	-£6,186	£123,881	£253,932	£383,982	£513,721	£643,772	£773,823	£1,033,613	£1,293,402	£1,813,294	£2,333,185
	Residual Land Value (£/Ha)										
£0	£573,174	£761,202	£949,681	£1,138,160	£1,326,188	£1,514,667	£1,703,147	£2,079,653	£2,456,160	£3,209,626	£3,963,086
£20	£515,008	£703,035	£891,515	£1,079,994	£1,268,021	£1,456,501	£1,644,980	£2,021,487	£2,397,994	£3,151,459	£3,904,924
£40	£456,841	£644,869	£833,348	£1,021,828	£1,209,855	£1,398,334	£1,586,814	£1,963,321	£2,339,827	£3,093,293	£3,846,762
£60	£398,675	£586,702	£775,182	£963,661	£1,151,689	£1,340,168	£1,528,647	£1,905,154	£2,281,661	£3,035,127	£3,788,592
£80	£340,509	£528,536	£717,015	£905,495	£1,093,522	£1,282,002	£1,470,481	£1,846,988	£2,223,495	£2,976,958	£3,730,426
£100	£282,342	£470,370	£658,849	£847,328	£1,035,356	£1,223,835	£1,412,315	£1,788,821	£2,165,326	£2,918,794	£3,672,259
£120	£224,176	£412,203	£600,683	£789,162	£977,189	£1,165,669	£1,354,148	£1,730,655	£2,107,162	£2,860,627	£3,614,093
£140	£166,009	£354,037	£542,516	£730,995	£919,023	£1,107,502	£1,295,982	£1,672,488	£2,048,995	£2,802,461	£3,555,926
£160	£107,843	£295,870	£484,350	£672,829	£860,856	£1,049,336	£1,237,815	£1,614,322	£1,990,829	£2,744,294	£3,497,760
£180	£49,676	£237,704	£426,183	£614,663	£802,690	£991,169	£1,179,649	£1,556,156	£1,932,662	£2,686,128	£3,439,594
£200	-£8,965	£179,537	£368,017	£556,496	£744,524	£933,003	£1,121,482	£1,497,989	£1,874,496	£2,627,962	£3,381,427

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £750,000/ha)
	Viability Test 3 (RLV £750,000 to £1,000,000/ha)
	Viability Test 4 (RLV £1,000,000 to £1,250,000/ha)
	Viability Test 7 (RLV >£1,250,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	
£750,000	Low-grade industrial/commercial out of town land values.
£1,000,000	Industrial Upper / Commercial CBD (includes a 20% uplift).
£1,250,000	Residential land values

Source: Dixon Searle Partnership (2020)

Nuneaton & Bedworth Borough Council - Appendix IIa - Residential Results
Table 1g: Residual Land Value Results by Value Level & CIL Rates
- 30 Unit Scheme - Flats (Sheltered)

Development Scenario	30	Flats Sheltered
Typical Site Type	PDL	
Net Site Area (ha)	0.24	
Gross Site Area (ha)	0.28	
Site Density (dph)	125	

25% AH 30 Flats Sheltered	Residual Land Value (£)		
	CIL Rates £/m ²	VL10 £3,800/m ³	VL11 £4,200/m ⁴
£0	-£319,053	£164,407	£396,863
£20	-£367,520	£118,991	£351,447
£40	-£415,987	£73,575	£306,031
£60	-£464,573	£28,159	£260,615
£80	-£513,281	-£18,224	£215,198
£100	-£561,988	-£66,183	£169,782
£120	-£610,759	-£114,255	£124,366
£140	-£659,664	-£162,470	£78,950
£160	-£708,570	-£210,685	£33,534
£180	-£757,526	-£258,989	-£12,548
£200	-£806,814	-£307,456	-£60,507
	Residual Land Value (£/Ha)		
£0	-£1,155,991	£595,679	£1,437,910
£20	-£1,331,595	£431,128	£1,273,358
£40	-£1,507,199	£266,576	£1,108,807
£60	-£1,683,236	£102,025	£944,256
£80	-£1,859,713	-£66,027	£779,705
£100	-£2,036,189	-£239,794	£615,153
£120	-£2,212,894	-£413,968	£450,602
£140	-£2,390,089	-£588,660	£286,051
£160	-£2,567,283	-£763,352	£121,500
£180	-£2,744,660	-£938,365	-£45,462
£200	-£2,923,238	-£1,113,970	-£219,229

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £750,000/ha)
	Viability Test 3 (RLV £750,000 to £1,000,000/ha)
	Viability Test 4 (RLV £1,000,000 to £1,250,000/ha)
	Viability Test 7 (RLV >£1,250,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	
£750,000	Low-grade industrial/commercial out of town land values.
£1,000,000	Industrial Upper / Commercial CBD (includes a 20% uplift).
£1,250,000	Residential land values

Source: Dixon Searle Partnership (2020)

Nuneaton & Bedworth Borough Council - Appendix IIa - Residential Results
Table 1h: Residual Land Value Results by Value Level & CIL Rates
- 100 Unit Scheme - Mixed

Development Scenario	100	Mixed
Typical Site Type	GF	
Net Site Area (ha)	2.00	
Gross Site Area (ha)	2.30	
Site Density (dph)	50	

25% AH 100 Mixed CIL Rates £/m ²	Residual Land Value (£)										
	VL1 £2,400/m ²	VL2 £2,500/m ²	VL3 £2,600/m ²	VL4 £2,700/m ²	VL5 £2,800/m ²	VL6 £2,900/m ²	VL7 £3,000/m ²	VL8 £3,200/m ²	VL9 £3,400/m ²	VL10 £3,800/m ³	VL11 £4,200/m ⁴
£0	£1,479,165	£1,938,421	£2,398,780	£2,859,140	£3,318,395	£3,778,755	£4,239,114	£5,158,729	£6,078,344	£7,918,678	£9,759,012
£20	£1,339,757	£1,799,013	£2,259,372	£2,719,732	£3,178,987	£3,639,347	£4,099,706	£5,019,321	£5,938,936	£7,779,270	£9,619,604
£40	£1,200,349	£1,659,605	£2,119,965	£2,580,324	£3,039,580	£3,499,939	£3,960,298	£4,879,913	£5,799,528	£7,639,862	£9,480,196
£60	£1,060,942	£1,520,197	£1,980,557	£2,440,916	£2,900,172	£3,360,531	£3,820,890	£4,740,505	£5,660,120	£7,500,454	£9,340,789
£80	£921,534	£1,380,789	£1,841,149	£2,301,508	£2,760,764	£3,221,123	£3,681,483	£4,601,098	£5,520,713	£7,361,047	£9,201,381
£100	£782,126	£1,241,381	£1,701,741	£2,162,100	£2,621,356	£3,081,715	£3,542,075	£4,461,690	£5,381,305	£7,221,639	£9,061,973
£120	£642,718	£1,101,973	£1,562,333	£2,022,693	£2,481,948	£2,942,308	£3,402,667	£4,322,282	£5,241,897	£7,082,231	£8,922,565
£140	£503,310	£962,566	£1,422,925	£1,883,285	£2,342,540	£2,802,900	£3,263,265	£4,182,874	£5,102,489	£6,942,823	£8,783,157
£160	£363,902	£823,158	£1,283,517	£1,743,877	£2,203,132	£2,663,492	£3,123,851	£4,043,466	£4,963,081	£6,803,415	£8,643,749
£180	£224,494	£683,750	£1,144,109	£1,604,469	£2,063,724	£2,524,084	£2,984,443	£3,904,058	£4,823,673	£6,664,007	£8,504,341
£200	£85,086	£544,342	£1,004,701	£1,465,061	£1,924,317	£2,384,676	£2,845,036	£3,764,650	£4,684,265	£6,524,599	£8,364,933
	Residual Land Value (£/Ha)										
£0	£643,115	£842,792	£1,042,948	£1,243,104	£1,442,780	£1,642,937	£1,843,093	£2,242,926	£2,642,758	£3,442,904	£4,243,049
£20	£582,503	£782,180	£982,336	£1,182,492	£1,382,168	£1,582,325	£1,782,481	£2,182,314	£2,582,146	£3,382,291	£4,182,437
£40	£521,891	£721,567	£921,724	£1,121,880	£1,321,556	£1,521,713	£1,721,869	£2,121,701	£2,521,534	£3,321,679	£4,121,825
£60	£461,279	£660,955	£861,112	£1,061,268	£1,260,944	£1,461,100	£1,661,257	£2,061,089	£2,460,922	£3,261,067	£4,061,212
£80	£400,667	£600,343	£800,499	£1,000,656	£1,200,332	£1,400,488	£1,600,645	£2,000,477	£2,400,310	£3,200,455	£4,000,600
£100	£340,055	£539,731	£739,887	£940,044	£1,139,720	£1,339,876	£1,540,033	£1,939,865	£2,339,698	£3,139,843	£3,939,988
£120	£279,443	£479,119	£679,275	£879,432	£1,079,108	£1,279,264	£1,479,420	£1,879,253	£2,279,086	£3,079,231	£3,879,376
£140	£218,830	£418,507	£618,663	£818,819	£1,018,496	£1,218,652	£1,418,811	£1,818,641	£2,218,473	£3,018,619	£3,818,764
£160	£158,218	£357,895	£558,051	£758,207	£957,884	£1,158,040	£1,358,196	£1,758,029	£2,157,861	£2,958,007	£3,758,152
£180	£97,606	£297,283	£497,439	£697,595	£897,271	£1,097,428	£1,297,584	£1,697,417	£2,097,249	£2,897,394	£3,697,540
£200	£36,994	£236,670	£436,827	£636,983	£836,659	£1,036,816	£1,236,972	£1,636,805	£2,036,637	£2,836,782	£3,636,928

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £750,000/ha)
	Viability Test 3 (RLV £750,000 to £1,000,000/ha)
	Viability Test 4 (RLV £1,000,000 to £1,250,000/ha)
	Viability Test 7 (RLV >£1,250,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	
£750,000	Low-grade industrial/commercial out of town land values.
£1,000,000	Industrial Upper / Commercial CBD (includes a 20% uplift).
£1,250,000	Residential land values

Source: Dixon Searle Partnership (2020)

Nuneaton and Bedworth Borough Council

Appraisal Summaries
Residential



CIL Viability Assessment

September 2020

DSP20701

20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
3 Houses - 0% AH VL5 @ £100 CIL

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
28 July 2020

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
3 Houses - 0% AH VL5 @ £100 CIL**

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

SALES 817,600

NET REALISATION**817,600****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.10 Ha @ 1,214,209.32 /Hect)		121,421	
			121,421
Agent Fee	1.50%	1,821	
Legal Fee	0.75%	911	
			2,732

CONSTRUCTION COSTS

Base Construction 292.00 m ² @ 1,120.00 /m ²		327,040	
Contingency		18,805	
Statutory/LA		41,309	
Other Construction		79,056	
			466,210

PROFESSIONAL FEES

Professional Fees	10.00%	37,610	
			37,610

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	24,528	
Sales Legal Fee	3.00 un	750.00 /un	2,250	
				26,778

MISCELLANEOUS FEES

Market Profit	17.50%	143,080	
			143,080

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			19,770

TOTAL COSTS**817,600****PROFIT****0****Performance Measures**

20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
10 Houses - 0% AH VL5 @ £100 CIL

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
28 July 2020

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP**

20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
10 Houses - 0% AH VL5 @ £100 CIL

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

SALES 2,598,400

NET REALISATION**2,598,400****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.33 Ha @ 1,184,843.80 /Hect)		390,998	
			390,998
Agent Fee	1.50%	5,865	
Legal Fee	0.75%	2,932	
			8,797

CONSTRUCTION COSTS

Base Construction 928.00 m ² @ 1,120.00 /m ²		1,039,360	
Contingency		59,763	
Statutory/LA		132,147	
Other Construction		242,904	
			1,474,174

PROFESSIONAL FEES

Professional Fees	10.00%	119,526	
			119,526

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	77,952	
Sales Legal Fee	10.00 un 750.00 /un	7,500	
			85,452

MISCELLANEOUS FEES

Market Profit	17.50%	454,720	
			454,720

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			64,731

TOTAL COSTS**2,598,400****PROFIT****0****Performance Measures**

20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
11 Houses - 2no. AH units VL5 @ £80 CIL

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
28 July 2020

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP**

20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
11 Houses - 2no. AH units VL5 @ £80 CIL

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

SALES 2,589,487

NET REALISATION**2,589,487****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.36 Ha @ 1,017,956.76 /Hect)		366,464	
			366,464
Agent Fee	1.50%	5,497	
Legal Fee	0.75%	2,748	
			8,245

CONSTRUCTION COSTS

Base Construction 993.00 m ² @ 1,120.00 /m ²		1,112,160	
Contingency		58,741	
Statutory/LA		108,339	
Other Construction		259,824	
			1,539,064

PROFESSIONAL FEES

Professional Fees	10.00%	127,898	
			127,898

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	77,685	
Sales Legal Fee	9.00 un 750.00 /un	6,750	
			84,435

MISCELLANEOUS FEES

Market Profit	17.50%	402,290	
AH Profit	6.00%	5,309	
			407,599

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			55,781

TOTAL COSTS**2,589,487****PROFIT****0****Performance Measures**

20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
15 Flats - 25% AH VL6 @ £80 CIL

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
28 July 2020

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
15 Flats - 25% AH VL6 @ £80 CIL****Appraisal Summary for Phase 1 Residential**

Currency in £

REVENUE

SALES			2,180,619
GROSS RENTAL VALUE pa	3,300		
CAPITALISATION @ Yield 5.00% x 20.0000 YP			66,000
Plus Growth on Cap Rent			0
NET CAPITALISATION			66,000

GROSS DEVELOPMENT VALUE**2,246,619**

Purchaser's Costs			3,861
Effective Purchaser's Costs Rate	5.85%		
			3,861

NET DEVELOPMENT VALUE**2,242,758****NET REALISATION****2,242,758****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.20 Ha @ 748,087.30 /Hect)		149,617	
			149,617
Agent Fee	1.50%	2,244	
Legal Fee	0.75%	1,122	
			3,366

CONSTRUCTION COSTS

Base Construction 918.89 m ² @ 1,275.00 /m ²		1,171,589	
Contingency		64,437	
Statutory/LA		100,850	
Other Construction		177,159	
			1,514,035

PROFESSIONAL FEES

Professional Fees	10.00%	128,875	
			128,875

MARKETING & LETTING

Letting Agent Fee	1.50%	50	
Letting Legal Fee	0.75%	25	
			74

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	67,399	
Sales Legal Fee	13.00 un 750.00 /un	9,750	
			77,149

MISCELLANEOUS FEES

Market Profit	17.50%	318,588	
AH Profit	6.00%	18,870	
			337,458

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			32,184

TOTAL COSTS**2,242,758****PROFIT****0****Performance Measures**

20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
15 Flats - 25% AH VL7 @ £80 CIL

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
28 July 2020

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
15 Flats - 25% AH VL7 @ £80 CIL****Appraisal Summary for Phase 1 Residential**

Currency in £

REVENUE

SALES			2,248,889
GROSS RENTAL VALUE pa		3,300	
CAPITALISATION @ Yield 5.00% x 20.0000 YP			66,000
Plus Growth on Cap Rent			0
NET CAPITALISATION			66,000

GROSS DEVELOPMENT VALUE**2,314,889**

Purchaser's Costs			3,861
Effective Purchaser's Costs Rate	5.85%		3,861

NET DEVELOPMENT VALUE**2,311,028****NET REALISATION****2,311,028****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.20 Ha @ 999,404.89 /Hect)			199,881
			199,881
Agent Fee	1.50%	2,998	
Legal Fee	0.75%	1,499	
			4,497

CONSTRUCTION COSTS

Base Construction 918.89 m ² @ 1,275.00 /m ²			1,171,589
Contingency			64,437
Statutory/LA			100,850
Other Construction			177,159
			1,514,035

PROFESSIONAL FEES

Professional Fees	10.00%	128,875	
			128,875

MARKETING & LETTING

Letting Agent Fee	1.50%	50	
Letting Legal Fee	0.75%	25	
			74

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	69,447
Sales Legal Fee	13.00 un	750.00 /un	9,750
			79,197

MISCELLANEOUS FEES

Market Profit		17.50%	329,175
AH Profit		6.00%	18,870
			348,045

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			36,424

TOTAL COSTS**2,311,028****PROFIT****0****Performance Measures**

20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
15 Houses - 25% AH VL5 @ £80 CIL

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
28 July 2020

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
15 Houses - 25% AH VL5 @ £80 CIL****Appraisal Summary for Phase 1 Residential**

Currency in £

REVENUE

SALES 3,428,782

NET REALISATION**3,428,782****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.35 Ha @ 1,364,820.04 /Hect)		477,687	
			477,687
Agent Fee	1.50%	7,165	
Legal Fee	0.75%	3,583	
			10,748

CONSTRUCTION COSTS

Base Construction 1,364.00 m ² @ 1,120.00 /m ²		1,527,680	
Contingency		82,634	
Statutory/LA		137,910	
Other Construction		319,152	
			2,067,376

PROFESSIONAL FEES

Professional Fees	10.00%	175,683	
			175,683

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	102,863	
Sales Legal Fee	12.00 un 750.00 /un	9,000	
			111,863

MISCELLANEOUS FEES

Market Profit	17.50%	499,800	
AH Profit	6.00%	16,867	
			516,667

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			68,757

TOTAL COSTS**3,428,782****PROFIT****0****Performance Measures**

20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
30 Flats Sheltered - 25% AH VL11 @ £0 CIL

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
28 July 2020

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP**

20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
30 Flats Sheltered - 25% AH VL11 @ £0 CIL

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

SALES			7,286,685
GROSS RENTAL VALUE pa		6,600	
CAPITALISATION @ Yield 5.00% x 20.0000 YP			132,000
Plus Growth on Cap Rent			0
NET CAPITALISATION			132,000

GROSS DEVELOPMENT VALUE**7,418,685**

Purchaser's Costs			7,722
Effective Purchaser's Costs Rate	5.85%		7,722

NET DEVELOPMENT VALUE**7,410,963****NET REALISATION****7,410,963****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.24 Ha @ 686,193.70 /Hect)		164,686	164,686
Agent Fee	1.50%	2,470	
Legal Fee	0.75%	1,235	
			3,705

CONSTRUCTION COSTS

Base Construction 2,680.00 m ² @ 1,612.00 /m ²		4,320,160	
Contingency		237,609	
Statutory/LA		116,403	
Other Construction		581,296	
			5,255,468

PROFESSIONAL FEES

Professional Fees	10.00%	475,218	475,218
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MARKETING & LETTING

Letting Agent Fee	1.50%	99	
Letting Legal Fee	0.75%	50	
			149

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	222,561	
Sales Legal Fee	30.00 un 750.00 /un	22,500	
			245,061

MISCELLANEOUS FEES

Market Profit	17.50%	1,103,550	
AH Profit	6.00%	69,638	
			1,173,188

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			93,488

TOTAL COSTS**7,410,963****PROFIT****0****Performance Measures**

20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
30 Mixed - 25% AH VL5 @ £80 CIL

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
28 July 2020

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP**

20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
30 Mixed - 25% AH VL5 @ £80 CIL

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

SALES		5,666,617
GROSS RENTAL VALUE pa	6,600	
CAPITALISATION @ Yield 5.00% x 20.0000 YP		132,000
Plus Growth on Cap Rent		0
NET CAPITALISATION		132,000

GROSS DEVELOPMENT VALUE**5,798,617**

Purchaser's Costs		7,722
Effective Purchaser's Costs Rate	5.85%	
		7,722

NET DEVELOPMENT VALUE**5,790,895****NET REALISATION****5,790,895****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.69 Ha @ 1,136,583.03 /Hect)		784,242	
			784,242
Agent Fee	1.50%	11,764	
Legal Fee	0.75%	5,882	
			17,645

CONSTRUCTION COSTS

Base Construction 2,333.34 m ² @ 1,133.00 /m ²		2,643,672	
Contingency		145,402	
Statutory/LA		243,287	
Other Construction		444,367	
			3,476,728

PROFESSIONAL FEES

Professional Fees	10.00%	290,804	
			290,804

MARKETING & LETTING

Letting Agent Fee	1.50%	99	
Letting Legal Fee	0.75%	50	
			149

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	173,959	
Sales Legal Fee	25.00 un 750.00 /un	18,750	
			192,709

MISCELLANEOUS FEES

Market Profit	17.50%	844,340	
AH Profit	6.00%	41,038	
			885,378

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			143,241

TOTAL COSTS**5,790,895****PROFIT****0****Performance Measures**

20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
100 Mixed - 25% AH VL5 @ £80 CIL

Development Appraisal
Prepared by DSP
Dixon Searle Partnership
28 July 2020

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP**

20701 - Nuneaton & Bedworth BC
CIL Viability Assessment
100 Mixed - 25% AH VL5 @ £80 CIL

Appraisal Summary for Phase 1 Residential

Currency in £

REVENUE

SALES			19,700,880
GROSS RENTAL VALUE pa		7,800	
CAPITALISATION @ Yield 5.00% x 20.0000 YP			156,000
Plus Growth on Cap Rent			0
NET CAPITALISATION			156,000

GROSS DEVELOPMENT VALUE**19,856,880**

Purchaser's Costs			9,126
Effective Purchaser's Costs Rate	5.85%		9,126

NET DEVELOPMENT VALUE**19,847,754****NET REALISATION****19,847,754****OUTLAY****ACQUISITION COSTS**

Residualised Price (2.36 Ha @ 1,210,633.42 /Hect)		2,857,095	
			2,857,095
Agent Fee	1.50%	42,856	
Legal Fee	0.75%	21,428	
			64,285

CONSTRUCTION COSTS

Base Construction 7,905.56 m ² @ 1,133.00 /m ²		8,957,005	
Contingency		492,635	
Statutory/LA		841,451	
Other Construction		1,441,700	
			11,732,791

PROFESSIONAL FEES

Professional Fees	10.00%	985,270	
			985,270

MARKETING & LETTING

Letting Agent Fee	1.50%	117	
Letting Legal Fee	0.75%	59	
			176

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	595,706	
Sales Legal Fee	81.00 un 750.00 /un	60,750	
			656,456

MISCELLANEOUS FEES

Market Profit	17.50%	2,938,390	
AH Profit	6.00%	122,818	
			3,061,208

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			490,473

TOTAL COSTS**19,847,754****PROFIT****0****Performance Measures**