

**For: Broxbourne Borough Council**



**Small Housing Sites Viability  
Community Infrastructure Levy (CIL)  
Viability Assessment**

**Final Appendix 2  
- Typologies Results  
(Tables 2a – 2l)**

**December 2025**

**DSP25931**

**Dixon Searle Partnership**  
Ash House, Tanshire Park,  
Shackleford Road, Elstead, Surrey, GU8 6LB  
<https://www.dixonsearle.co.uk/>



Borough of Broxbourne Council - Community Infrastructure Levy (CIL) - Viability Assessment - Small Housing Sites - Appendix 2  
Residential Indications: Table 2a: 1 House (3-bed Terrace/Semi-detached)

Development Scenario	1
	House (3-bed Terrace/Semi-detached)
Site Density (dph)*	30.00
Net Land Area (ha)	0.03
Gross Land Area (ha)	0.04

\*based on residential net developable area

CIL Test £ per sq. m.	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10
	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,500
	Residual Land Value (£)									
£0	£20,395	£38,370	£56,344	£74,272	£92,246	£110,174	£128,148	£146,123	£163,916	£199,474
£25	£18,016	£36,050	£54,049	£71,977	£89,952	£107,879	£125,854	£143,828	£161,628	£197,201
£50	£15,637	£33,731	£51,755	£69,683	£87,657	£105,585	£123,559	£141,534	£159,340	£194,928
£75	£13,258	£31,411	£49,460	£67,388	£85,362	£103,290	£121,265	£139,239	£157,052	£192,656
£100	£10,878	£29,091	£47,166	£65,093	£83,068	£100,995	£118,970	£136,944	£154,764	£190,383
£125	£8,499	£26,772	£44,871	£62,799	£80,773	£98,701	£116,675	£134,650	£152,476	£188,111
£150	£6,120	£24,452	£42,576	£60,504	£78,478	£96,406	£114,381	£132,355	£150,188	£185,838
£175	£3,741	£22,133	£40,282	£58,209	£76,184	£94,112	£112,086	£130,060	£147,901	£183,565
£200	£1,362	£19,813	£37,987	£55,915	£73,889	£91,817	£109,791	£127,766	£145,613	£181,293
£225	£-1,018	£17,493	£35,692	£53,620	£71,595	£89,522	£107,497	£125,471	£143,325	£179,020
£250	£-3,397	£15,174	£33,398	£51,325	£69,300	£87,228	£105,202	£123,176	£141,037	£176,747
£275	£-5,776	£12,854	£31,103	£49,031	£67,005	£84,933	£102,907	£120,882	£138,749	£174,475
£300	£-8,155	£10,535	£28,808	£46,736	£64,711	£82,638	£100,613	£118,587	£136,461	£172,202
£325	£-10,534	£8,215	£26,514	£44,442	£62,416	£80,344	£98,318	£116,293	£134,173	£169,929
£350	£-12,914	£5,895	£24,219	£42,147	£60,121	£78,049	£96,023	£113,998	£131,885	£167,657
£375	£-15,293	£3,576	£21,925	£39,852	£57,827	£75,754	£93,729	£111,703	£129,597	£165,384
£400	£-17,672	£1,256	£19,630	£37,558	£55,532	£73,460	£91,434	£109,409	£127,309	£163,112
£425	£-20,051	£-1,063	£17,335	£35,263	£53,237	£71,165	£89,140	£107,114	£125,022	£160,839
£450	£-22,430	£-3,383	£15,041	£32,968	£50,943	£68,870	£86,845	£104,819	£122,734	£158,566
£475	£-24,810	£-5,703	£12,746	£30,674	£48,648	£66,576	£84,550	£102,525	£120,446	£156,294
£500	£-27,189	£-8,022	£10,451	£28,379	£46,353	£64,281	£82,256	£100,230	£118,158	£154,021
	Residual Land Value (£ per hectare)									
£0	£532,051	£1,000,949	£1,469,847	£1,937,527	£2,406,425	£2,874,105	£3,343,003	£3,811,901	£4,276,066	£5,203,660
£25	£469,984	£940,438	£1,409,986	£1,877,667	£2,346,565	£2,814,245	£3,283,143	£3,752,041	£4,216,381	£5,144,374
£50	£407,918	£879,927	£1,350,126	£1,817,806	£2,286,705	£2,754,385	£3,223,283	£3,692,181	£4,156,697	£5,085,088
£75	£345,852	£819,415	£1,290,266	£1,757,946	£2,226,844	£2,694,525	£3,163,423	£3,632,321	£4,097,012	£5,025,802
£100	£283,786	£758,904	£1,230,406	£1,698,086	£2,166,984	£2,634,664	£3,103,562	£3,572,460	£4,037,328	£4,966,516
£125	£221,720	£698,393	£1,170,546	£1,638,226	£2,107,124	£2,574,804	£3,043,702	£3,512,600	£3,977,644	£4,907,231
£150	£159,654	£637,882	£1,110,685	£1,578,366	£2,047,264	£2,514,944	£2,983,842	£3,452,740	£3,917,959	£4,847,945
£175	£97,588	£577,371	£1,050,825	£1,518,505	£1,987,404	£2,455,084	£2,923,982	£3,392,880	£3,858,275	£4,788,659
£200	£35,521	£516,860	£990,965	£1,458,645	£1,927,543	£2,395,223	£2,864,122	£3,333,020	£3,798,590	£4,729,373
£225	£-26,545	£456,349	£931,105	£1,398,785	£1,867,683	£2,335,363	£2,804,261	£3,273,159	£3,738,906	£4,670,087
£250	£-88,611	£395,838	£871,245	£1,338,925	£1,807,823	£2,275,503	£2,744,401	£3,213,299	£3,679,222	£4,610,801
£275	£-150,677	£335,327	£811,384	£1,279,065	£1,747,963	£2,215,643	£2,684,541	£3,153,439	£3,619,537	£4,551,515
£300	£-212,743	£274,816	£751,524	£1,219,204	£1,688,103	£2,155,783	£2,624,681	£3,093,579	£3,559,853	£4,492,229
£325	£-274,809	£214,305	£691,664	£1,159,344	£1,628,242	£2,095,922	£2,564,821	£3,033,719	£3,500,168	£4,432,943
£350	£-336,876	£153,794	£631,804	£1,099,484	£1,568,382	£2,036,062	£2,504,960	£2,973,858	£3,440,484	£4,373,657
£375	£-398,942	£93,282	£571,944	£1,039,624	£1,508,522	£1,976,202	£2,445,100	£2,913,998	£3,380,799	£4,314,372
£400	£-461,008	£32,771	£512,083	£979,764	£1,448,662	£1,916,342	£2,385,240	£2,854,138	£3,321,115	£4,255,086
£425	£-523,074	£-27,740	£452,223	£919,903	£1,388,802	£1,856,482	£2,325,380	£2,794,278	£3,261,431	£4,195,800
£450	£-585,140	£-88,251	£392,363	£860,043	£1,328,941	£1,796,621	£2,265,520	£2,734,418	£3,201,746	£4,136,514
£475	£-647,206	£-148,762	£332,503	£800,183	£1,269,081	£1,736,761	£2,205,659	£2,674,557	£3,142,062	£4,077,228
£500	£-709,272	£-209,273	£272,643	£740,323	£1,209,221	£1,676,901	£2,145,799	£2,614,697	£3,082,377	£4,017,942

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL or GF	Viability Test 1 (RLVs compared with BLV range £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLVs compared with BLV range £1,250,000 to £3,000,000/ha)
Viability indications - Full Range of sites including Higher value PDL	Viability Test 3 (RLV >£3,000,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	GF or potentially low-grade PDL (e.g. paddocks / amenity land through to garden and former community uses, yards, workshops, similar)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL benchmark/residential land values

Borough of Broxbourne Council - Community Infrastructure Levy (CIL) - Viability Assessment - Small Housing Sites - Appendix 2  
Residential Indications: Table 2b: 1 House (Detached house)

Development Scenario	1
	House (Detached House)
Site Density (dph)*	30.00
Net Land Area (ha)	0.03
Gross Land Area (ha)	0.04

\*based on residential net developable area

CIL Test £ per sq. m.	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10
	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,500
	Residual Land Value (£)									
£0	-£235,664	-£187,489	-£139,315	-£91,291	-£43,374	£4,143	£49,079	£94,015	£138,835	£227,836
£25	-£241,842	-£193,654	-£145,466	-£97,440	-£49,510	-£1,966	£43,125	£88,210	£133,098	£222,137
£50	-£248,019	-£199,818	-£151,617	-£103,588	-£55,646	-£8,075	£37,170	£82,405	£127,361	£216,438
£75	-£254,196	-£205,982	-£157,769	-£109,737	-£61,782	-£14,185	£31,216	£76,599	£121,625	£210,739
£100	-£260,374	-£212,147	-£163,920	-£115,886	-£67,918	-£20,294	£25,262	£70,794	£115,888	£205,040
£125	-£266,551	-£218,311	-£170,071	-£122,035	-£74,054	-£26,403	£19,307	£64,989	£110,152	£199,342
£150	-£272,729	-£224,476	-£176,222	-£128,184	-£80,189	-£32,512	£13,353	£59,183	£104,415	£193,643
£175	-£278,906	-£230,640	-£182,374	-£134,332	-£86,325	-£38,622	£7,399	£53,378	£98,678	£187,944
£200	-£285,083	-£236,804	-£188,525	-£140,481	-£92,461	-£44,731	£1,444	£47,573	£92,942	£182,245
£225	-£291,261	-£242,969	-£194,676	-£146,630	-£98,597	-£50,840	-£4,510	£41,767	£87,205	£176,546
£250	-£297,438	-£249,133	-£200,828	-£152,779	-£104,733	-£56,949	-£10,464	£35,962	£81,469	£170,847
£275	-£303,616	-£255,297	-£206,979	-£158,927	-£110,869	-£63,059	-£16,419	£30,157	£75,732	£165,148
£300	-£309,793	-£261,462	-£213,130	-£165,076	-£117,005	-£69,168	-£22,373	£24,351	£69,995	£159,449
£325	-£315,970	-£267,626	-£219,282	-£171,225	-£123,140	-£75,277	-£28,327	£18,546	£64,259	£153,750
£350	-£322,148	-£273,790	-£225,433	-£177,374	-£129,276	-£81,386	-£34,282	£12,741	£58,522	£148,051
£375	-£328,325	-£279,955	-£231,584	-£183,522	-£135,412	-£87,496	-£40,236	£6,936	£52,785	£142,352
£400	-£334,503	-£286,119	-£237,736	-£189,671	-£141,548	-£93,605	-£46,190	£1,130	£47,049	£136,654
£425	-£340,680	-£292,284	-£243,887	-£195,820	-£147,684	-£99,714	-£52,145	-£4,675	£41,312	£130,955
£450	-£346,858	-£298,448	-£250,038	-£201,969	-£153,820	-£105,823	-£58,099	-£10,480	£35,576	£125,256
£475	-£353,035	-£304,612	-£256,190	-£208,117	-£159,956	-£111,933	-£64,053	-£16,286	£29,839	£119,557
£500	-£359,212	-£310,777	-£262,341	-£214,266	-£166,091	-£118,042	-£70,008	-£22,091	£24,102	£113,858
	Residual Land Value (£ per hectare)									
£0	-£6,147,761	-£4,891,028	-£3,634,294	-£2,381,503	-£1,131,504	£108,080	£1,280,325	£2,452,570	£3,621,771	£5,943,550
£25	-£6,308,911	-£5,051,837	-£3,794,763	-£2,541,905	-£1,291,569	-£51,292	£1,124,994	£2,301,127	£3,472,120	£5,794,883
£50	-£6,470,061	-£5,212,647	-£3,955,233	-£2,702,308	-£1,451,635	-£210,663	£969,664	£2,149,684	£3,322,469	£5,646,216
£75	-£6,631,210	-£5,373,456	-£4,115,702	-£2,862,710	-£1,611,701	-£370,035	£814,333	£1,998,242	£3,172,819	£5,497,549
£100	-£6,792,360	-£5,534,266	-£4,276,171	-£3,023,113	-£1,771,767	-£529,406	£659,003	£1,846,799	£3,023,168	£5,348,882
£125	-£6,953,510	-£5,695,075	-£4,436,640	-£3,183,515	-£1,931,833	-£688,778	£503,672	£1,695,356	£2,873,518	£5,200,214
£150	-£7,114,660	-£5,855,884	-£4,597,109	-£3,343,918	-£2,091,899	-£848,149	£348,342	£1,543,913	£2,723,867	£5,051,547
£175	-£7,275,810	-£6,016,694	-£4,757,578	-£3,504,320	-£2,251,964	-£1,007,521	£193,011	£1,392,470	£2,574,217	£4,902,880
£200	-£7,436,959	-£6,177,503	-£4,918,047	-£3,664,723	-£2,412,030	-£1,166,893	£37,681	£1,241,027	£2,424,566	£4,754,213
£225	-£7,598,109	-£6,338,313	-£5,078,516	-£3,825,125	-£2,572,096	-£1,326,264	-£117,650	£1,089,584	£2,274,916	£4,605,545
£250	-£7,759,259	-£6,499,122	-£5,238,985	-£3,985,528	-£2,732,162	-£1,485,636	-£272,981	£938,142	£2,125,265	£4,456,878
£275	-£7,920,409	-£6,659,932	-£5,399,454	-£4,145,930	-£2,892,228	-£1,645,007	-£428,311	£786,699	£1,975,615	£4,308,211
£300	-£8,081,559	-£6,820,741	-£5,559,923	-£4,306,333	-£3,052,293	-£1,804,379	-£583,642	£635,256	£1,825,964	£4,159,544
£325	-£8,242,709	-£6,981,551	-£5,720,392	-£4,466,735	-£3,212,359	-£1,963,750	-£738,972	£483,813	£1,676,314	£4,010,876
£350	-£8,403,858	-£7,142,360	-£5,880,861	-£4,627,138	-£3,372,425	-£2,123,122	-£894,303	£332,370	£1,526,663	£3,862,209
£375	-£8,565,008	-£7,303,170	-£6,041,330	-£4,787,541	-£3,532,491	-£2,282,493	-£1,049,633	£180,927	£1,377,013	£3,713,542
£400	-£8,726,158	-£7,463,979	-£6,201,799	-£4,947,943	-£3,692,557	-£2,441,865	-£1,204,964	£29,484	£1,227,362	£3,564,875
£425	-£8,887,308	-£7,624,788	-£6,362,268	-£5,108,346	-£3,852,622	-£2,601,236	-£1,360,294	-£121,958	£1,077,712	£3,416,207
£450	-£9,048,458	-£7,785,598	-£6,522,737	-£5,268,748	-£4,012,688	-£2,760,608	-£1,515,625	-£273,401	£928,061	£3,267,540
£475	-£9,209,607	-£7,946,407	-£6,683,206	-£5,429,151	-£4,172,754	-£2,919,979	-£1,670,955	-£424,844	£778,411	£3,118,873
£500	-£9,370,757	-£8,107,217	-£6,843,675	-£5,589,553	-£4,332,820	-£3,079,351	-£1,826,286	-£576,287	£628,760	£2,970,206

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL or GF	Viability Test 1 (RLVs compared with BLV range £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLVs compared with BLV range £1,250,000 to £3,000,000/ha)
Viability indications - Full Range of sites including Higher value PDL	Viability Test 3 (RLV >£3,000,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	GF or potentially low-grade PDL (e.g. paddocks / amenity land through to garden and former community uses, yards, workshops, similar)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL benchmark/residential land values

**Borough of Broxbourne Council - Community Infrastructure Levy (CIL) - Viability Assessment - Small Housing Sites - Appendix 2  
Residential Indications: Table 2c: 3 Houses (Terrace)**

Development Scenario	3 Houses (Terrace)
Site Density (dph)*	30.00
Net Land Area (ha)	0.10
Gross Land Area (ha)	0.12

\*based on residential net developable area

CIL Test £ per sq. m.	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10
	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,500
	<b>Residual Land Value (£)</b>									
£0	£156,799	£210,205	£263,230	£315,007	£366,920	£418,697	£470,609	£522,521	£574,298	£677,988
£25	£149,918	£203,350	£256,420	£308,283	£360,270	£412,070	£463,982	£515,894	£567,671	£671,361
£50	£143,037	£196,495	£249,610	£301,559	£353,620	£405,442	£457,355	£509,267	£561,044	£664,734
£75	£136,157	£189,640	£242,800	£294,834	£346,971	£398,815	£450,727	£502,640	£554,417	£658,106
£100	£129,276	£182,786	£235,991	£288,110	£340,321	£392,188	£444,100	£496,012	£547,790	£651,479
£125	£122,396	£175,931	£229,181	£281,386	£333,671	£385,561	£437,473	£489,385	£541,163	£644,852
£150	£115,515	£169,076	£222,371	£274,661	£327,022	£378,934	£430,846	£482,758	£534,535	£638,225
£175	£108,634	£162,221	£215,561	£267,937	£320,372	£372,307	£424,219	£476,131	£527,908	£631,598
£200	£101,754	£155,367	£208,751	£261,213	£313,722	£365,679	£417,592	£469,504	£521,281	£624,970
£225	£94,873	£148,512	£201,941	£254,488	£307,073	£359,052	£410,964	£462,877	£514,654	£618,343
£250	£87,992	£141,657	£195,131	£247,764	£300,423	£352,425	£404,337	£456,249	£508,027	£611,716
£275	£81,112	£134,802	£188,321	£241,039	£293,773	£345,798	£397,710	£449,622	£501,399	£605,089
£300	£74,231	£127,947	£181,512	£234,315	£287,124	£339,171	£391,083	£442,995	£494,772	£598,462
£325	£67,350	£121,093	£174,702	£227,591	£280,474	£332,543	£384,456	£436,368	£488,145	£591,835
£350	£60,470	£114,238	£167,892	£220,866	£273,824	£325,916	£377,828	£429,741	£481,518	£585,207
£375	£53,589	£107,383	£161,082	£214,142	£267,175	£319,289	£371,201	£423,113	£474,891	£578,580
£400	£46,709	£100,528	£154,272	£207,418	£260,525	£312,662	£364,574	£416,486	£468,264	£571,953
£425	£39,828	£93,674	£147,462	£200,693	£253,875	£306,035	£357,947	£409,859	£461,636	£565,326
£450	£32,947	£86,819	£140,652	£193,969	£247,226	£299,408	£351,320	£403,232	£455,009	£558,699
£475	£26,067	£79,964	£133,842	£187,245	£240,576	£292,780	£344,693	£396,605	£448,382	£552,071
£500	£19,186	£73,109	£127,033	£180,520	£233,926	£286,153	£338,065	£389,978	£441,755	£545,444
	<b>Residual Land Value (£ per hectare)</b>									
£0	£1,363,467	£1,827,867	£2,288,957	£2,739,194	£3,190,604	£3,640,842	£4,092,252	£4,543,662	£4,993,900	£5,895,547
£25	£1,303,635	£1,768,260	£2,229,741	£2,680,722	£3,132,781	£3,583,214	£4,034,624	£4,486,034	£4,936,272	£5,837,920
£50	£1,243,804	£1,708,654	£2,170,524	£2,622,249	£3,074,958	£3,525,587	£3,976,997	£4,428,407	£4,878,644	£5,780,292
£75	£1,183,972	£1,649,047	£2,111,308	£2,563,776	£3,017,135	£3,467,959	£3,919,369	£4,370,779	£4,821,017	£5,722,664
£100	£1,124,140	£1,589,440	£2,052,092	£2,505,304	£2,959,312	£3,410,331	£3,861,741	£4,313,151	£4,763,389	£5,665,037
£125	£1,064,309	£1,529,833	£1,992,875	£2,446,831	£2,901,489	£3,352,704	£3,804,114	£4,255,524	£4,705,761	£5,607,409
£150	£1,004,477	£1,470,227	£1,933,659	£2,388,358	£2,843,665	£3,295,076	£3,746,486	£4,197,896	£4,648,134	£5,549,781
£175	£944,646	£1,410,620	£1,874,443	£2,329,886	£2,785,842	£3,237,448	£3,688,858	£4,140,268	£4,590,506	£5,492,154
£200	£884,814	£1,351,013	£1,815,227	£2,271,413	£2,728,019	£3,179,821	£3,631,231	£4,082,641	£4,532,878	£5,434,526
£225	£824,982	£1,291,407	£1,756,010	£2,212,940	£2,670,196	£3,122,193	£3,573,603	£4,025,013	£4,475,251	£5,376,898
£250	£765,151	£1,231,800	£1,696,794	£2,154,468	£2,612,373	£3,064,565	£3,515,975	£3,967,385	£4,417,623	£5,319,271
£275	£705,319	£1,172,193	£1,637,578	£2,095,995	£2,554,550	£3,006,938	£3,458,348	£3,909,758	£4,359,995	£5,261,643
£300	£645,488	£1,112,587	£1,578,361	£2,037,522	£2,496,727	£2,949,310	£3,400,720	£3,852,130	£4,302,368	£5,204,015
£325	£585,656	£1,052,980	£1,519,145	£1,979,050	£2,438,903	£2,891,682	£3,343,092	£3,794,503	£4,244,740	£5,146,388
£350	£525,825	£993,373	£1,459,929	£1,920,577	£2,381,080	£2,834,055	£3,285,465	£3,736,875	£4,187,112	£5,088,760
£375	£465,993	£933,767	£1,400,713	£1,862,104	£2,323,257	£2,776,427	£3,227,837	£3,679,247	£4,129,485	£5,031,132
£400	£406,161	£874,160	£1,341,496	£1,803,632	£2,265,434	£2,718,799	£3,170,210	£3,621,620	£4,071,857	£4,973,505
£425	£346,330	£814,553	£1,282,280	£1,745,159	£2,207,611	£2,661,172	£3,112,582	£3,563,992	£4,014,229	£4,915,877
£450	£286,498	£754,946	£1,223,064	£1,686,686	£2,149,788	£2,603,544	£3,054,954	£3,506,364	£3,956,602	£4,858,249
£475	£226,667	£695,340	£1,163,847	£1,628,214	£2,091,965	£2,545,916	£2,997,327	£3,448,737	£3,898,974	£4,800,622
£500	£166,835	£635,733	£1,104,631	£1,569,741	£2,034,141	£2,488,289	£2,939,699	£3,391,109	£3,841,346	£4,742,994

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL or GF	Viability Test 1 (RLVs compared with BLV range £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLVs compared with BLV range £1,250,000 to £3,000,000/ha)
Viability indications - Full Range of sites including Higher value PDL	Viability Test 3 (RLV >£3,000,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	GF or potentially low-grade PDL (e.g. paddocks / amenity land through to garden and former community uses, yards, workshops, similar)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL benchmark/residential land values

Borough of Broxbourne Council - Community Infrastructure Levy (CIL) - Viability Assessment - Small Housing Sites - Appendix 2  
Residential Indications: Table 2d: 5 Houses (Semi-detached and detached)

Development Scenario	5
	Houses (Semi-detached and detached)
Site Density (dph)*	30.00
Net Land Area (ha)	0.17
Gross Land Area (ha)	0.19

\*based on residential net developable area

CIL Test £ per sq. m.	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10
	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,500
	Residual Land Value (£)									
£0	£261,002	£347,868	£434,734	£521,375	£608,241	£694,882	£781,749	£868,615	£955,256	£1,128,763
£25	£246,351	£336,587	£423,592	£510,286	£597,152	£683,793	£770,659	£857,525	£944,166	£1,117,673
£50	£231,700	£325,306	£412,449	£499,196	£586,063	£672,703	£759,570	£846,436	£933,077	£1,106,584
£75	£217,049	£314,025	£401,306	£488,107	£574,973	£661,614	£748,480	£835,346	£921,987	£1,095,494
£100	£202,399	£302,744	£390,163	£477,017	£563,884	£650,524	£737,391	£824,257	£910,898	£1,084,405
£125	£187,748	£291,463	£379,020	£465,928	£552,794	£639,435	£726,301	£813,167	£899,808	£1,073,315
£150	£173,097	£280,181	£367,878	£454,838	£541,705	£628,345	£715,212	£802,078	£888,719	£1,062,226
£175	£158,446	£268,900	£356,735	£443,749	£530,615	£617,256	£704,122	£790,988	£877,629	£1,051,136
£200	£143,795	£257,619	£345,592	£432,659	£519,526	£606,166	£693,033	£779,899	£866,540	£1,040,047
£225	£129,144	£246,338	£334,449	£421,570	£508,436	£595,077	£681,943	£768,810	£855,450	£1,028,957
£250	£114,494	£235,057	£323,306	£410,480	£497,347	£583,987	£670,854	£757,720	£844,361	£1,017,868
£275	£99,843	£223,776	£312,164	£399,391	£486,257	£572,898	£659,764	£746,631	£833,271	£1,006,778
£300	£85,192	£212,495	£301,021	£388,301	£475,168	£561,808	£648,675	£735,541	£822,182	£995,689
£325	£70,541	£201,214	£289,878	£377,212	£464,078	£550,719	£637,585	£724,452	£811,092	£984,599
£350	£55,890	£189,933	£278,735	£366,122	£452,989	£539,629	£626,496	£713,362	£800,003	£973,510
£375	£41,240	£178,652	£267,592	£355,033	£441,899	£528,540	£615,406	£702,273	£788,913	£962,420
£400	£26,589	£167,370	£256,450	£343,943	£430,810	£517,450	£604,317	£691,183	£777,824	£951,331
£425	£11,938	£156,089	£245,307	£332,854	£419,720	£506,361	£593,227	£680,094	£766,734	£940,241
£450	£-2,713	£144,808	£234,164	£321,764	£408,631	£495,272	£582,138	£669,004	£755,645	£929,152
£475	£-17,364	£133,527	£223,021	£310,675	£397,541	£484,182	£571,048	£657,915	£744,555	£918,062
£500	£-32,014	£122,246	£211,878	£299,586	£386,452	£473,093	£559,959	£646,825	£733,466	£906,973
	Residual Land Value (£ per hectare)									
£0	£1,361,748	£1,814,964	£2,268,180	£2,720,218	£3,173,434	£3,625,472	£4,078,688	£4,531,904	£4,983,942	£5,889,196
£25	£1,285,309	£1,756,106	£2,210,043	£2,662,360	£3,115,576	£3,567,614	£4,020,830	£4,474,045	£4,926,084	£5,831,338
£50	£1,208,870	£1,697,248	£2,151,907	£2,604,502	£3,057,717	£3,509,756	£3,962,972	£4,416,187	£4,868,226	£5,773,480
£75	£1,132,431	£1,638,390	£2,093,771	£2,546,644	£2,999,859	£3,451,898	£3,905,113	£4,358,329	£4,810,368	£5,715,622
£100	£1,055,992	£1,579,532	£2,035,634	£2,488,785	£2,942,001	£3,394,040	£3,847,255	£4,300,471	£4,752,510	£5,657,764
£125	£979,553	£1,520,674	£1,977,498	£2,430,927	£2,884,143	£3,336,181	£3,789,397	£4,242,613	£4,694,651	£5,599,906
£150	£903,114	£1,461,816	£1,919,362	£2,373,069	£2,826,285	£3,278,323	£3,731,539	£4,184,755	£4,636,793	£5,542,047
£175	£826,675	£1,402,959	£1,861,225	£2,315,211	£2,768,427	£3,220,465	£3,673,681	£4,126,896	£4,578,935	£5,484,189
£200	£750,236	£1,344,101	£1,803,089	£2,257,353	£2,710,568	£3,162,607	£3,615,823	£4,069,038	£4,521,077	£5,426,331
£225	£673,797	£1,285,243	£1,744,952	£2,199,495	£2,652,710	£3,104,749	£3,557,964	£4,011,180	£4,463,219	£5,368,473
£250	£597,358	£1,226,385	£1,686,816	£2,141,636	£2,594,852	£3,046,891	£3,500,106	£3,953,322	£4,405,360	£5,310,615
£275	£520,919	£1,167,527	£1,628,680	£2,083,778	£2,536,994	£2,989,032	£3,442,248	£3,895,464	£4,347,502	£5,252,756
£300	£444,480	£1,108,669	£1,570,543	£2,025,920	£2,479,136	£2,931,174	£3,384,390	£3,837,606	£4,289,644	£5,194,898
£325	£368,041	£1,049,811	£1,512,407	£1,968,062	£2,421,278	£2,873,316	£3,326,532	£3,779,747	£4,231,786	£5,137,040
£350	£291,602	£990,953	£1,454,271	£1,910,204	£2,363,419	£2,815,458	£3,268,674	£3,721,889	£4,173,928	£5,079,182
£375	£215,163	£932,095	£1,396,134	£1,852,346	£2,305,561	£2,757,600	£3,210,815	£3,664,031	£4,116,070	£5,021,324
£400	£138,724	£873,237	£1,337,998	£1,794,487	£2,247,703	£2,699,742	£3,152,957	£3,606,173	£4,058,211	£4,963,466
£425	£62,285	£814,379	£1,279,862	£1,736,629	£2,189,845	£2,641,883	£3,095,099	£3,548,315	£4,000,353	£4,905,607
£450	£-14,154	£755,522	£1,221,725	£1,678,771	£2,131,987	£2,584,025	£3,037,241	£3,490,457	£3,942,495	£4,847,749
£475	£-90,593	£696,664	£1,163,589	£1,620,913	£2,074,129	£2,526,167	£2,979,383	£3,432,598	£3,884,637	£4,789,891
£500	£-167,032	£637,806	£1,105,453	£1,563,055	£2,016,270	£2,468,309	£2,921,525	£3,374,740	£3,826,779	£4,732,033

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL or GF	Viability Test 1 (RLVs compared with BLV range £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLVs compared with BLV range £1,250,000 to £3,000,000/ha)
Viability indications - Full Range of sites including Higher value PDL	Viability Test 3 (RLV >£3,000,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	GF or potentially low-grade PDL (e.g. paddocks / amenity land through to garden and former community uses, yards, workshops, similar)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL benchmark/residential land values

Borough of Broxbourne Council - Community Infrastructure Levy (CIL) - Viability Assessment - Small Housing Sites - Appendix 2  
Residential Indications: Table 2e: 5 Flats

Development Scenario	5
	Flats
Site Density (dph)*	75.00
Net Land Area (ha)	0.07
Gross Land Area (ha)	0.08

\*based on residential net developable area

CIL Test £ per sq. m.	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10
	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,500
	Residual Land Value (£)									
£0	-£77,052	-£18,485	£37,589	£92,370	£147,294	£201,575	£255,805	£308,681	£361,419	£467,032
£25	-£85,862	-£27,280	£28,935	£83,904	£139,010	£193,374	£247,639	£300,617	£353,432	£459,113
£50	-£94,673	-£36,074	£20,280	£75,439	£130,727	£185,173	£239,472	£292,552	£345,445	£451,193
£75	-£103,483	-£44,869	£11,626	£66,973	£122,443	£176,971	£231,306	£284,488	£337,458	£443,274
£100	-£112,293	-£53,663	£2,972	£58,507	£114,160	£168,770	£223,139	£276,424	£329,471	£435,355
£125	-£121,104	-£62,458	-£5,682	£50,042	£105,877	£160,569	£214,972	£268,360	£321,484	£427,435
£150	-£129,914	-£71,252	-£14,336	£41,576	£97,593	£152,368	£206,806	£260,296	£313,497	£419,516
£175	-£138,724	-£80,047	-£22,990	£33,111	£89,310	£144,166	£198,639	£252,231	£305,509	£411,596
£200	-£147,534	-£88,841	-£31,644	£24,645	£81,026	£135,965	£190,472	£244,167	£297,522	£403,677
£225	-£156,345	-£97,636	-£40,298	£16,180	£72,743	£127,764	£182,306	£236,103	£289,535	£395,757
£250	-£165,155	-£106,430	-£48,952	£7,714	£64,459	£119,562	£174,139	£228,039	£281,548	£387,838
£275	-£173,965	-£115,225	-£57,606	-£7,752	£56,176	£111,361	£165,973	£219,975	£273,561	£379,918
£300	-£182,776	-£124,019	-£66,261	-£9,217	£47,892	£103,160	£157,806	£211,910	£265,574	£371,999
£325	-£191,586	-£132,814	-£74,915	-£17,683	£39,609	£94,958	£149,639	£203,846	£257,587	£364,079
£350	-£200,396	-£141,609	-£83,569	-£26,148	£31,326	£86,757	£141,473	£195,782	£249,600	£356,160
£375	-£209,207	-£150,403	-£92,223	-£34,614	£23,042	£78,556	£133,306	£187,718	£241,613	£348,240
£400	-£218,017	-£159,198	-£100,877	-£43,080	£14,759	£70,354	£125,140	£179,654	£233,626	£340,321
£425	-£226,827	-£167,992	-£109,531	-£51,545	£6,475	£62,153	£116,973	£171,589	£225,639	£332,401
£450	-£235,638	-£176,787	-£118,185	-£60,011	-£1,808	£53,952	£108,806	£163,525	£217,652	£324,482
£475	-£244,448	-£185,581	-£126,839	-£68,476	-£10,092	£45,750	£100,640	£155,461	£209,665	£316,562
£500	-£253,258	-£194,376	-£135,493	-£76,942	-£18,375	£37,549	£92,473	£147,397	£201,678	£308,643
	Residual Land Value (£ per hectare)									
£0	-£1,005,026	-£241,110	£490,287	£1,204,824	£1,921,222	£2,629,245	£3,336,592	£4,026,272	£4,714,160	£6,091,728
£25	-£1,119,943	-£355,821	£377,407	£1,094,403	£1,813,178	£2,522,271	£3,230,071	£3,921,087	£4,609,981	£5,988,430
£50	-£1,234,860	-£470,532	£264,527	£983,983	£1,705,133	£2,415,297	£3,123,550	£3,815,902	£4,505,802	£5,885,133
£75	-£1,349,777	-£585,243	£151,648	£873,562	£1,597,088	£2,308,324	£3,017,029	£3,710,716	£4,401,623	£5,781,835
£100	-£1,464,694	-£699,955	£38,768	£763,141	£1,489,043	£2,201,350	£2,910,508	£3,605,531	£4,297,444	£5,678,537
£125	-£1,579,611	-£814,666	-£74,111	£652,720	£1,380,998	£2,094,376	£2,803,987	£3,500,346	£4,193,264	£5,575,240
£150	-£1,694,528	-£929,377	-£186,991	£542,300	£1,272,953	£1,987,403	£2,697,465	£3,395,161	£4,089,085	£5,471,942
£175	-£1,809,445	-£1,044,089	-£299,870	£431,879	£1,164,909	£1,880,429	£2,590,944	£3,289,976	£3,984,906	£5,368,645
£200	-£1,924,363	-£1,158,800	-£412,750	£321,458	£1,056,864	£1,773,455	£2,484,423	£3,184,790	£3,880,727	£5,265,347
£225	-£2,039,280	-£1,273,511	-£525,629	£211,037	£948,819	£1,666,482	£2,377,902	£3,079,605	£3,776,548	£5,162,050
£250	-£2,154,197	-£1,388,223	-£638,509	£100,617	£840,774	£1,559,508	£2,271,381	£2,974,420	£3,672,369	£5,058,752
£275	-£2,269,114	-£1,502,934	-£751,388	-£9,804	£732,729	£1,452,534	£2,164,860	£2,869,235	£3,568,190	£4,955,454
£300	-£2,384,031	-£1,617,645	-£864,268	-£120,225	£624,684	£1,345,561	£2,058,339	£2,764,050	£3,464,011	£4,852,157
£325	-£2,498,948	-£1,732,357	-£977,147	-£230,646	£516,639	£1,238,587	£1,951,818	£2,658,865	£3,359,831	£4,748,859
£350	-£2,613,865	-£1,847,068	-£1,090,027	-£341,066	£408,595	£1,131,614	£1,845,297	£2,553,679	£3,255,652	£4,645,562
£375	-£2,728,782	-£1,961,779	-£1,202,906	-£451,487	£300,550	£1,024,640	£1,738,775	£2,448,494	£3,151,473	£4,542,264
£400	-£2,843,699	-£2,076,491	-£1,315,786	-£561,908	£192,505	£917,666	£1,632,254	£2,343,309	£3,047,294	£4,438,967
£425	-£2,958,616	-£2,191,202	-£1,428,665	-£672,328	£84,460	£810,693	£1,525,733	£2,238,124	£2,943,115	£4,335,669
£450	-£3,073,533	-£2,305,913	-£1,541,545	-£782,749	-£23,585	£703,719	£1,419,212	£2,132,939	£2,838,936	£4,232,371
£475	-£3,188,451	-£2,420,624	-£1,654,424	-£893,170	-£131,630	£596,745	£1,312,691	£2,027,753	£2,734,757	£4,129,074
£500	-£3,303,368	-£2,535,336	-£1,767,304	-£1,003,591	-£239,674	£489,772	£1,206,170	£1,922,568	£2,630,578	£4,025,776

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL or GF	Viability Test 1 (RLVs compared with BLV range £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLVs compared with BLV range £1,250,000 to £3,000,000/ha)
Viability indications - Full Range of sites including Higher value PDL	Viability Test 3 (RLV >£3,000,000/ha)

BLV Notes:

BLV+ £/ha	Notes
£500,000	GF or potentially low-grade PDL (e.g. paddocks / amenity land through to garden and former community uses, yards, workshops, similar)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL benchmark/residential land values

Borough of Broxbourne Council - Community Infrastructure Levy (CIL) - Viability Assessment - Small Housing Sites - Appendix 2  
Residential Indications: Table 2f: 5 Flats [UQ]

Development Scenario	5
Site Density (dph)*	Flats [UQ]
Net Land Area (ha)	75.00
Gross Land Area (ha)	0.07
	0.08

\*based on residential net developable area

CIL Test £ per sq. m.	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10
	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,500
	Residual Land Value (£)									
£0	-£271,184	-£212,302	-£153,420	-£94,846	-£36,279	£20,758	£75,682	£130,606	£185,048	£292,478
£25	-£280,039	-£221,141	-£162,242	-£103,658	-£45,075	£12,047	£67,161	£122,267	£176,839	£284,383
£50	-£288,894	-£229,980	-£171,065	-£112,469	-£53,871	£3,336	£58,640	£113,929	£168,629	£276,287
£75	-£297,749	-£238,818	-£179,888	-£121,280	-£62,666	-£5,375	£50,120	£105,590	£160,420	£268,192
£100	-£306,603	-£247,657	-£188,711	-£130,092	-£71,462	-£14,086	£41,599	£97,251	£152,211	£260,096
£125	-£315,458	-£256,496	-£197,534	-£138,903	-£80,257	-£22,797	£33,078	£88,912	£144,001	£252,000
£150	-£324,313	-£265,334	-£206,356	-£147,715	-£89,053	-£31,508	£24,557	£80,574	£135,792	£243,905
£175	-£333,167	-£274,173	-£215,179	-£156,526	-£97,849	-£40,219	£16,036	£72,235	£127,583	£235,809
£200	-£342,022	-£283,012	-£224,002	-£165,337	-£106,644	-£48,930	£7,515	£63,896	£119,373	£227,714
£225	-£350,877	-£291,851	-£232,825	-£174,149	-£115,440	-£57,641	-£1,006	£55,557	£111,164	£219,618
£250	-£359,731	-£300,689	-£241,647	-£182,960	-£124,235	-£66,352	-£9,527	£47,218	£102,955	£211,523
£275	-£368,586	-£309,528	-£250,470	-£191,771	-£133,031	-£75,063	-£18,048	£38,880	£94,745	£203,427
£300	-£377,441	-£318,367	-£259,293	-£200,583	-£141,827	-£83,774	-£26,569	£30,541	£86,536	£195,331
£325	-£386,295	-£327,206	-£268,116	-£209,394	-£150,622	-£92,485	-£35,090	£22,202	£78,327	£187,236
£350	-£395,150	-£336,044	-£276,939	-£218,206	-£159,418	-£101,196	-£43,611	£13,863	£70,118	£179,140
£375	-£404,005	-£344,883	-£285,761	-£227,017	-£168,213	-£109,907	-£52,132	£5,524	£61,908	£171,045
£400	-£412,859	-£353,722	-£294,584	-£235,828	-£177,009	-£118,618	-£60,653	-£2,814	£53,699	£162,949
£425	-£421,714	-£362,560	-£303,407	-£244,640	-£185,805	-£127,329	-£69,174	-£11,153	£45,490	£154,853
£450	-£430,569	-£371,399	-£312,230	-£253,451	-£194,600	-£136,040	-£77,694	-£19,492	£37,280	£146,758
£475	-£439,423	-£380,238	-£321,052	-£262,263	-£203,396	-£144,751	-£86,215	-£27,831	£29,071	£138,662
£500	-£448,278	-£389,077	-£329,875	-£271,074	-£212,191	-£153,462	-£94,736	-£36,169	£20,862	£130,567
	Residual Land Value (£ per hectare)									
£0	-£3,537,189	-£2,769,157	-£2,001,125	-£1,237,126	-£473,210	£270,763	£987,161	£1,703,559	£2,413,669	£3,814,935
£25	-£3,652,685	-£2,884,445	-£2,116,205	-£1,352,057	-£587,935	£157,141	£876,018	£1,594,793	£2,306,591	£3,709,341
£50	-£3,768,181	-£2,999,733	-£2,231,285	-£1,466,988	-£702,661	£43,519	£764,876	£1,486,026	£2,199,513	£3,603,746
£75	-£3,883,676	-£3,115,021	-£2,346,365	-£1,581,919	-£817,386	-£70,103	£653,733	£1,377,259	£2,092,435	£3,498,152
£100	-£3,999,172	-£3,230,308	-£2,461,444	-£1,696,850	-£932,111	-£183,725	£542,590	£1,268,492	£1,985,357	£3,392,557
£125	-£4,114,668	-£3,345,596	-£2,576,524	-£1,811,781	-£1,046,836	-£297,347	£431,448	£1,159,726	£1,878,279	£3,286,963
£150	-£4,230,164	-£3,460,884	-£2,691,604	-£1,926,712	-£1,161,561	-£410,969	£320,305	£1,050,959	£1,771,201	£3,181,368
£175	-£4,345,660	-£3,576,172	-£2,806,684	-£2,041,643	-£1,276,287	-£524,591	£209,163	£942,192	£1,664,123	£3,075,773
£200	-£4,461,155	-£3,691,459	-£2,921,763	-£2,156,574	-£1,391,012	-£638,213	£98,020	£833,426	£1,557,045	£2,970,179
£225	-£4,576,651	-£3,806,747	-£3,036,843	-£2,271,505	-£1,505,737	-£751,835	-£13,123	£724,659	£1,449,967	£2,864,584
£250	-£4,692,147	-£3,922,035	-£3,151,923	-£2,386,436	-£1,620,462	-£865,457	-£124,265	£615,892	£1,342,889	£2,758,990
£275	-£4,807,643	-£4,037,323	-£3,267,003	-£2,501,367	-£1,735,187	-£979,079	-£235,408	£507,125	£1,235,811	£2,653,395
£300	-£4,923,138	-£4,152,611	-£3,382,082	-£2,616,298	-£1,849,913	-£1,092,701	-£346,550	£398,359	£1,128,733	£2,547,801
£325	-£5,038,634	-£4,267,898	-£3,497,162	-£2,731,229	-£1,964,638	-£1,206,323	-£457,693	£289,592	£1,021,655	£2,442,206
£350	-£5,154,130	-£4,383,186	-£3,612,242	-£2,846,160	-£2,079,363	-£1,319,945	-£568,836	£180,825	£914,577	£2,336,612
£375	-£5,269,626	-£4,498,474	-£3,727,322	-£2,961,091	-£2,194,088	-£1,433,567	-£679,978	£72,059	£807,499	£2,231,017
£400	-£5,385,122	-£4,613,762	-£3,842,401	-£3,076,022	-£3,076,022	-£1,547,189	-£791,121	-£36,708	£700,421	£2,125,423
£425	-£5,500,617	-£4,729,049	-£3,957,481	-£3,190,953	-£2,423,539	-£1,660,811	-£902,263	-£145,475	£593,343	£2,019,828
£450	-£5,616,113	-£4,844,337	-£4,072,561	-£3,305,884	-£2,538,264	-£1,774,433	-£1,013,406	-£254,242	£486,264	£1,914,233
£475	-£5,731,609	-£4,959,625	-£4,187,641	-£3,420,815	-£2,652,989	-£1,888,055	-£1,124,549	-£363,008	£379,186	£1,808,639
£500	-£5,847,105	-£5,074,913	-£4,302,720	-£3,535,746	-£2,767,714	-£2,001,677	-£1,235,691	-£471,775	£272,108	£1,703,044

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL or GF	Viability Test 1 (RLVs compared with BLV range £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLVs compared with BLV range £1,250,000 to £3,000,000/ha)
Viability indications - Full Range of sites including Higher value PDL	Viability Test 3 (RLV >£3,000,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	GF or potentially low-grade PDL (e.g. paddocks / amenity land through to garden and former community uses, yards, workshops, similar)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL benchmark/residential land values

Borough of Broxbourne Council - Community Infrastructure Levy (CIL) - Viability Assessment - Small Housing Sites - Appendix 2  
Residential Indications: Table 2g: 7 Houses

Development Scenario	7 Houses
Site Density (dph)*	30.00
Net Land Area (ha)	0.23
Gross Land Area (ha)	0.27

\*based on residential net developable area

CIL Test £ per sq. m.	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10
	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,500
	Residual Land Value (£)									
£0	£307,497	£525,816	£744,136	£961,889	£1,180,208	£1,397,961	£1,616,281	£1,834,601	£2,052,353	£2,488,426
£25	£277,601	£497,107	£715,985	£933,834	£1,152,153	£1,369,906	£1,588,226	£1,806,545	£2,024,298	£2,460,370
£50	£247,705	£468,397	£687,833	£905,779	£1,124,098	£1,341,851	£1,560,171	£1,778,490	£1,996,243	£2,432,315
£75	£217,810	£439,687	£659,682	£877,724	£1,096,043	£1,313,796	£1,532,116	£1,750,435	£1,968,188	£2,404,260
£100	£187,914	£410,978	£631,530	£849,669	£1,067,988	£1,285,741	£1,504,061	£1,722,380	£1,940,133	£2,376,205
£125	£158,018	£382,268	£603,379	£821,613	£1,039,933	£1,257,686	£1,476,006	£1,694,325	£1,912,078	£2,348,150
£150	£128,123	£353,558	£575,228	£793,558	£1,011,878	£1,229,631	£1,447,950	£1,666,270	£1,884,023	£2,320,095
£175	£98,227	£324,848	£547,076	£765,503	£983,823	£1,201,576	£1,419,895	£1,638,215	£1,855,968	£2,292,040
£200	£68,332	£296,139	£518,925	£737,448	£955,768	£1,173,521	£1,391,840	£1,610,160	£1,827,913	£2,263,985
£225	£38,436	£267,429	£490,773	£709,393	£927,713	£1,145,466	£1,363,785	£1,582,105	£1,799,858	£2,235,930
£250	£8,540	£238,719	£462,622	£681,338	£899,658	£1,117,410	£1,335,730	£1,554,050	£1,771,803	£2,207,875
£275	£-21,355	£210,010	£434,471	£653,283	£871,603	£1,089,355	£1,307,675	£1,525,995	£1,743,747	£2,179,820
£300	£-51,251	£181,300	£406,319	£625,228	£843,548	£1,061,300	£1,279,620	£1,497,940	£1,715,692	£2,151,765
£325	£-81,147	£152,590	£378,168	£597,173	£815,493	£1,033,245	£1,251,565	£1,469,885	£1,687,637	£2,123,710
£350	£-111,042	£123,880	£350,016	£569,118	£787,438	£1,005,190	£1,223,510	£1,441,830	£1,659,582	£2,095,655
£375	£-140,938	£95,171	£321,865	£541,063	£759,383	£977,135	£1,195,455	£1,413,775	£1,631,527	£2,067,600
£400	£-170,834	£66,461	£293,713	£513,008	£731,327	£949,080	£1,167,400	£1,385,720	£1,603,472	£2,039,544
£425	£-200,729	£37,751	£265,562	£484,953	£703,272	£921,025	£1,139,345	£1,357,664	£1,575,417	£2,011,489
£450	£-230,625	£9,042	£237,411	£456,898	£675,217	£892,970	£1,111,290	£1,329,609	£1,547,362	£1,983,434
£475	£-260,521	£-19,668	£209,259	£428,843	£647,162	£864,915	£1,083,235	£1,301,554	£1,519,307	£1,955,379
£500	£-290,416	£-48,378	£181,108	£400,787	£619,107	£836,860	£1,055,180	£1,273,499	£1,491,252	£1,927,324
	Residual Land Value (£ per hectare)									
£0	£1,145,951	£1,959,564	£2,773,178	£3,584,679	£4,398,293	£5,209,793	£6,023,407	£6,837,021	£7,648,521	£9,273,636
£25	£1,034,538	£1,852,572	£2,668,266	£3,480,126	£4,293,740	£5,105,240	£5,918,854	£6,732,468	£7,543,968	£9,169,082
£50	£923,126	£1,745,579	£2,563,354	£3,375,573	£4,189,186	£5,000,687	£5,814,301	£6,627,915	£7,439,415	£9,064,529
£75	£811,713	£1,638,586	£2,458,442	£3,271,020	£4,084,633	£4,896,134	£5,709,748	£6,523,362	£7,334,862	£8,959,976
£100	£700,301	£1,531,594	£2,353,530	£3,166,467	£3,980,080	£4,791,581	£5,605,195	£6,418,809	£7,230,309	£8,855,423
£125	£588,889	£1,424,601	£2,248,618	£3,061,914	£3,875,527	£4,687,028	£5,500,642	£6,314,256	£7,125,756	£8,750,870
£150	£477,476	£1,317,608	£2,143,705	£2,957,361	£3,770,974	£4,582,475	£5,396,089	£6,209,702	£7,021,203	£8,646,317
£175	£366,064	£1,210,615	£2,038,793	£2,852,807	£3,666,421	£4,477,922	£5,291,536	£6,105,149	£6,916,650	£8,541,764
£200	£254,652	£1,103,623	£1,933,881	£2,748,254	£3,561,868	£4,373,369	£5,186,983	£6,000,596	£6,812,097	£8,437,211
£225	£143,239	£996,630	£1,828,969	£2,643,701	£3,457,315	£4,268,816	£5,082,430	£5,896,043	£6,707,544	£8,332,658
£250	£31,827	£889,637	£1,724,057	£2,539,148	£3,352,762	£4,164,263	£4,977,877	£5,791,490	£6,602,991	£8,228,105
£275	£-79,585	£782,644	£1,619,145	£2,434,595	£3,248,209	£4,059,710	£4,873,323	£5,686,937	£6,498,438	£8,123,552
£300	£-190,998	£675,652	£1,514,233	£2,330,042	£3,143,656	£3,955,157	£4,768,770	£5,582,384	£6,393,885	£8,018,999
£325	£-302,410	£568,659	£1,409,321	£2,225,489	£3,039,103	£3,850,604	£4,664,217	£5,477,831	£6,289,332	£7,914,446
£350	£-413,823	£461,666	£1,304,409	£2,120,936	£2,934,550	£3,746,051	£4,559,664	£5,373,278	£6,184,779	£7,809,893
£375	£-525,235	£354,674	£1,199,496	£2,016,383	£2,829,997	£3,641,498	£4,455,111	£5,268,725	£6,080,226	£7,705,340
£400	£-636,647	£247,681	£1,094,584	£1,911,830	£2,725,444	£3,536,944	£4,350,558	£5,164,172	£5,975,673	£7,600,787
£425	£-748,060	£140,688	£989,672	£1,807,277	£2,620,891	£3,432,391	£4,246,005	£5,059,619	£5,871,120	£7,496,234
£450	£-859,472	£33,695	£884,760	£1,702,724	£2,516,338	£3,327,838	£4,141,452	£4,955,066	£5,766,567	£7,391,681
£475	£-970,884	£-73,297	£779,848	£1,598,171	£2,411,785	£3,223,285	£4,036,899	£4,850,513	£5,662,014	£7,287,128
£500	£-1,082,297	£-180,290	£674,936	£1,493,618	£2,307,232	£3,118,732	£3,932,346	£4,745,960	£5,557,460	£7,182,575

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL or GF	Viability Test 1 (RLVs compared with BLV range £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLVs compared with BLV range £1,250,000 to £3,000,000/ha)
Viability indications - Full Range of sites including Higher value PDL	Viability Test 3 (RLV >£3,000,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	GF or potentially low-grade PDL (e.g. paddocks / amenity land through to garden and former community uses, yards, workshops, similar)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL benchmark/residential land values

Borough of Broxbourne Council - Community Infrastructure Levy (CIL) - Viability Assessment - Small Housing Sites - Appendix 2  
Residential Indications: Table 2h: 7 Houses [UQ]

Development Scenario	7
Houses [UQ]	
Site Density (dph)*	30.00
Net Land Area (ha)	0.23
Gross Land Area (ha)	0.27

\*based on residential net developable area

CIL Test £ per sq. m.	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10
	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,500
	Residual Land Value (£)									
£0	-£852,496	-£608,468	-£365,346	-£123,761	£110,715	£332,730	£551,049	£769,369	£987,122	£1,423,194
£25	-£883,971	-£639,859	-£396,671	-£154,975	£79,950	£302,981	£522,476	£741,254	£959,067	£1,395,139
£50	-£915,446	-£671,250	-£427,996	-£186,190	£49,185	£273,232	£493,902	£713,139	£931,012	£1,367,084
£75	-£946,921	-£702,641	-£459,321	-£217,404	£18,421	£243,483	£465,328	£685,024	£902,957	£1,339,029
£100	-£978,396	-£734,032	-£490,646	-£248,618	-£12,344	£213,734	£436,754	£656,909	£874,902	£1,310,974
£125	-£1,009,870	-£765,423	-£521,971	-£279,832	-£43,109	£183,985	£408,180	£628,794	£846,846	£1,282,919
£150	-£1,041,345	-£796,814	-£553,296	-£311,046	-£73,873	£154,236	£379,606	£600,678	£818,791	£1,254,864
£175	-£1,072,820	-£828,205	-£584,622	-£342,260	-£104,638	£124,487	£351,032	£572,563	£790,736	£1,226,809
£200	-£1,104,295	-£859,596	-£615,947	-£373,474	-£135,403	£94,739	£322,458	£544,448	£762,681	£1,198,754
£225	-£1,135,770	-£890,987	-£647,272	-£404,689	-£166,167	£64,990	£293,884	£516,333	£734,626	£1,170,699
£250	-£1,167,245	-£922,378	-£678,597	-£435,903	-£196,932	£35,241	£265,310	£488,218	£706,571	£1,142,643
£275	-£1,198,720	-£953,769	-£709,922	-£467,117	-£227,697	£5,492	£236,736	£460,103	£678,516	£1,114,588
£300	-£1,230,194	-£985,160	-£741,247	-£498,331	-£258,461	-£24,257	£208,163	£431,988	£650,461	£1,086,533
£325	-£1,261,669	-£1,016,551	-£772,572	-£529,545	-£289,226	-£54,006	£179,589	£403,873	£622,406	£1,058,478
£350	-£1,293,144	-£1,047,942	-£803,898	-£560,759	-£319,991	-£83,755	£151,015	£375,758	£594,351	£1,030,423
£375	-£1,324,619	-£1,079,333	-£835,223	-£591,973	-£350,755	-£113,504	£122,441	£347,642	£566,296	£1,002,368
£400	-£1,356,094	-£1,110,724	-£866,548	-£623,188	-£381,520	-£143,253	£93,867	£319,527	£538,241	£974,313
£425	-£1,387,569	-£1,142,115	-£897,873	-£654,402	-£412,285	-£173,002	£65,293	£291,412	£510,186	£946,258
£450	-£1,419,044	-£1,173,506	-£929,198	-£685,616	-£443,049	-£202,750	£36,719	£263,297	£482,131	£918,203
£475	-£1,450,518	-£1,204,897	-£960,523	-£716,830	-£473,814	-£232,499	£8,145	£235,182	£454,076	£890,148
£500	-£1,481,993	-£1,236,288	-£991,848	-£748,044	-£504,579	-£262,248	-£20,429	£207,067	£426,021	£862,093
	Residual Land Value (£ per hectare)									
£0	-£3,177,004	-£2,267,582	-£1,361,536	-£461,222	£412,601	£1,239,987	£2,053,600	£2,867,214	£3,678,715	£5,303,829
£25	-£3,294,302	-£2,384,567	-£1,478,276	-£577,548	£297,950	£1,129,121	£1,947,114	£2,762,437	£3,574,162	£5,199,276
£50	-£3,411,599	-£2,501,552	-£1,595,015	-£693,874	£183,299	£1,018,256	£1,840,627	£2,657,661	£3,469,609	£5,094,723
£75	-£3,528,897	-£2,618,537	-£1,711,755	-£810,200	£68,649	£907,390	£1,734,141	£2,552,884	£3,365,056	£4,990,170
£100	-£3,646,195	-£2,735,522	-£1,828,495	-£926,526	-£46,002	£796,525	£1,627,654	£2,448,107	£3,260,503	£4,885,617
£125	-£3,763,492	-£2,852,507	-£1,945,234	-£1,042,852	-£160,653	£685,659	£1,521,167	£2,343,330	£3,155,950	£4,781,064
£150	-£3,880,790	-£2,969,492	-£2,061,974	-£1,159,178	-£275,304	£574,794	£1,414,681	£2,238,553	£3,051,397	£4,676,511
£175	-£3,998,087	-£3,086,477	-£2,178,714	-£1,275,504	-£389,955	£463,928	£1,308,194	£2,133,777	£2,946,844	£4,571,958
£200	-£4,115,385	-£3,203,463	-£2,295,453	-£1,391,830	-£504,606	£353,063	£1,201,707	£2,029,000	£2,842,290	£4,467,405
£225	-£4,232,683	-£3,320,448	-£2,412,193	-£1,508,156	-£619,257	£242,197	£1,095,221	£1,924,223	£2,737,737	£4,362,852
£250	-£4,349,980	-£3,437,433	-£2,528,933	-£1,624,482	-£733,908	£131,332	£988,734	£1,819,446	£2,633,184	£4,258,299
£275	-£4,467,278	-£3,554,418	-£2,645,673	-£1,740,808	-£848,559	£20,467	£882,248	£1,714,669	£2,528,631	£4,153,746
£300	-£4,584,575	-£3,671,403	-£2,762,412	-£1,857,134	-£963,210	-£90,399	£775,761	£1,609,892	£2,424,078	£4,049,193
£325	-£4,701,873	-£3,788,388	-£2,879,152	-£1,973,460	-£1,077,861	-£201,264	£669,274	£1,505,116	£2,319,525	£3,944,640
£350	-£4,819,171	-£3,905,373	-£2,995,892	-£2,089,786	-£1,192,512	-£312,130	£562,788	£1,400,339	£2,214,972	£3,840,087
£375	-£4,936,468	-£4,022,358	-£3,112,631	-£2,206,112	-£1,307,163	-£422,995	£456,301	£1,295,562	£2,110,419	£3,735,534
£400	-£5,053,766	-£4,139,343	-£3,229,371	-£2,322,438	-£1,421,813	-£533,861	£349,815	£1,190,785	£2,005,866	£3,630,981
£425	-£5,171,064	-£4,256,328	-£3,346,111	-£2,438,764	-£1,536,464	-£644,726	£243,328	£1,086,008	£1,901,313	£3,526,428
£450	-£5,288,361	-£4,373,313	-£3,462,850	-£2,555,090	-£1,651,115	-£755,592	£136,841	£981,232	£1,796,760	£3,421,874
£475	-£5,405,659	-£4,490,298	-£3,579,590	-£2,671,416	-£1,765,766	-£866,457	£30,355	£876,455	£1,692,207	£3,317,321
£500	-£5,522,956	-£4,607,283	-£3,696,330	-£2,787,742	-£1,880,417	-£977,323	-£76,132	£771,678	£1,587,654	£3,212,768

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL or GF	Viability Test 1 (RLVs compared with BLV range £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLVs compared with BLV range £1,250,000 to £3,000,000/ha)
Viability indications - Full Range of sites including Higher value PDL	Viability Test 3 (RLV >£3,000,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	GF or potentially low-grade PDL (e.g. paddocks / amenity land through to garden and former community uses, yards, workshops, similar)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL benchmark/residential land values

Borough of Broxbourne Council - Community Infrastructure Levy (CIL) - Viability Assessment - Small Housing Sites - Appendix 2  
Residential Indications: Table 2i: 10 Houses

Development Scenario	10 Houses
Site Density (dph)*	40.00
Net Land Area (ha)	0.25
Gross Land Area (ha)	0.29

\*based on residential net developable area

CIL Test £ per sq. m.	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10
	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,500
	Residual Land Value (£)									
£0	£406,036	£562,463	£718,888	£874,910	£1,031,337	£1,187,358	£1,343,785	£1,500,212	£1,656,233	£1,968,680
£25	£385,465	£542,208	£698,764	£854,786	£1,011,213	£1,167,233	£1,323,660	£1,480,087	£1,636,108	£1,948,556
£50	£364,895	£521,954	£678,639	£834,661	£991,088	£1,147,109	£1,303,536	£1,459,963	£1,615,984	£1,928,431
£75	£344,325	£501,700	£658,515	£814,537	£970,964	£1,126,984	£1,283,411	£1,439,838	£1,595,859	£1,908,307
£100	£323,755	£481,446	£638,390	£794,412	£950,839	£1,106,860	£1,263,286	£1,419,714	£1,575,735	£1,888,182
£125	£303,185	£461,192	£618,266	£774,288	£930,715	£1,086,735	£1,243,162	£1,399,589	£1,555,610	£1,868,058
£150	£282,614	£440,938	£598,141	£754,163	£910,590	£1,066,611	£1,223,037	£1,379,465	£1,535,485	£1,847,933
£175	£262,044	£420,684	£578,017	£734,039	£890,466	£1,046,486	£1,202,912	£1,359,340	£1,515,361	£1,827,809
£200	£241,474	£400,430	£557,892	£713,914	£870,341	£1,026,362	£1,182,788	£1,339,216	£1,495,236	£1,807,684
£225	£220,904	£380,176	£537,768	£693,789	£850,216	£1,006,237	£1,162,663	£1,319,091	£1,475,112	£1,787,560
£250	£200,333	£359,922	£517,643	£673,665	£830,092	£986,113	£1,142,539	£1,298,967	£1,454,987	£1,767,435
£275	£179,763	£339,668	£497,519	£653,540	£809,967	£965,988	£1,122,414	£1,278,842	£1,434,863	£1,747,311
£300	£159,193	£319,414	£477,395	£633,416	£789,843	£945,863	£1,102,289	£1,258,718	£1,414,738	£1,727,186
£325	£138,623	£299,160	£457,270	£613,291	£769,718	£925,739	£1,082,165	£1,238,593	£1,394,614	£1,707,061
£350	£118,053	£278,905	£437,146	£593,167	£749,594	£905,614	£1,062,040	£1,218,468	£1,374,489	£1,686,937
£375	£97,482	£258,651	£417,021	£573,042	£729,469	£885,490	£1,041,915	£1,198,344	£1,354,365	£1,666,812
£400	£76,912	£238,397	£396,897	£552,918	£709,345	£865,365	£1,021,791	£1,178,219	£1,334,240	£1,646,688
£425	£56,342	£218,143	£376,772	£532,793	£689,220	£845,241	£1,001,666	£1,158,095	£1,314,116	£1,626,563
£450	£35,772	£197,889	£356,648	£512,669	£669,096	£825,116	£981,541	£1,137,970	£1,293,991	£1,606,439
£475	£15,202	£177,635	£336,523	£492,544	£648,971	£804,992	£961,417	£1,117,846	£1,273,866	£1,586,314
£500	£-5,369	£157,381	£316,399	£472,420	£628,847	£784,867	£941,292	£1,097,721	£1,253,742	£1,566,190
	Residual Land Value (£ per hectare)									
£0	£1,412,298	£1,956,391	£2,500,481	£3,043,166	£3,587,260	£4,129,941	£4,674,035	£5,218,129	£5,760,809	£6,847,584
£25	£1,340,749	£1,885,943	£2,430,483	£2,973,168	£3,517,262	£4,059,942	£4,604,036	£5,148,130	£5,690,811	£6,777,586
£50	£1,269,200	£1,815,494	£2,360,484	£2,903,169	£3,447,263	£3,989,944	£4,534,037	£5,078,132	£5,620,813	£6,707,587
£75	£1,197,652	£1,745,045	£2,290,486	£2,833,171	£3,377,265	£3,919,946	£4,464,039	£5,008,134	£5,550,814	£6,637,589
£100	£1,126,103	£1,674,596	£2,220,488	£2,763,173	£3,307,267	£3,849,947	£4,394,040	£4,938,135	£5,480,816	£6,567,591
£125	£1,054,555	£1,604,147	£2,150,490	£2,693,174	£3,237,268	£3,779,949	£4,324,041	£4,868,137	£5,410,818	£6,497,592
£150	£983,006	£1,533,698	£2,080,492	£2,623,176	£3,167,270	£3,709,950	£4,254,042	£4,798,138	£5,340,819	£6,427,594
£175	£911,458	£1,463,249	£2,010,494	£2,553,177	£3,097,271	£3,639,952	£4,184,043	£4,728,140	£5,270,821	£6,357,595
£200	£839,909	£1,392,800	£1,940,495	£2,483,179	£3,027,273	£3,569,954	£4,114,045	£4,658,142	£5,200,822	£6,287,597
£225	£768,361	£1,322,351	£1,870,497	£2,413,181	£2,957,275	£3,499,955	£4,044,046	£4,588,143	£5,130,824	£6,217,599
£250	£696,812	£1,251,902	£1,800,499	£2,343,182	£2,887,276	£3,429,957	£3,974,047	£4,518,145	£5,060,826	£6,147,600
£275	£625,264	£1,181,453	£1,730,501	£2,273,184	£2,817,278	£3,359,958	£3,904,048	£4,448,146	£4,990,827	£6,077,602
£300	£553,715	£1,111,004	£1,660,503	£2,203,185	£2,747,279	£3,289,960	£3,834,050	£4,378,148	£4,920,829	£6,007,603
£325	£482,166	£1,040,555	£1,590,505	£2,133,187	£2,677,281	£3,219,962	£3,764,051	£4,308,150	£4,850,830	£5,937,605
£350	£410,618	£970,106	£1,520,506	£2,063,189	£2,607,283	£3,149,963	£3,694,052	£4,238,151	£4,780,832	£5,867,607
£375	£339,069	£899,657	£1,450,508	£1,993,190	£2,537,284	£3,079,965	£3,624,053	£4,168,153	£4,710,834	£5,797,608
£400	£267,521	£829,208	£1,380,510	£1,923,192	£2,467,286	£3,009,966	£3,554,055	£4,098,154	£4,640,835	£5,727,610
£425	£195,972	£758,759	£1,310,512	£1,853,193	£2,397,287	£2,939,968	£3,484,056	£4,028,156	£4,570,837	£5,657,611
£450	£124,424	£688,310	£1,240,514	£1,783,195	£2,327,289	£2,869,969	£3,414,057	£3,958,158	£4,500,838	£5,587,613
£475	£52,875	£617,861	£1,170,516	£1,713,197	£2,257,291	£2,799,971	£3,344,058	£3,888,159	£4,430,840	£5,517,615
£500	£-18,673	£547,412	£1,100,518	£1,643,198	£2,187,292	£2,729,973	£3,274,060	£3,818,161	£4,360,842	£5,447,616

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL or GF	Viability Test 1 (RLVs compared with BLV range £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLVs compared with BLV range £1,250,000 to £3,000,000/ha)
Viability indications - Full Range of sites including Higher value PDL	Viability Test 3 (RLV >£3,000,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	GF or potentially low-grade PDL (e.g. paddocks / amenity land through to garden and former community uses, yards, workshops, similar)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL benchmark/residential land values

Borough of Broxbourne Council - Community Infrastructure Levy (CIL) - Viability Assessment - Small Housing Sites - Appendix 2  
Residential Indications: Table 2j: 10 Houses [UQ]

Development Scenario	10
Houses [UQ]	
Site Density (dph)*	40.00
Net Land Area (ha)	0.25
Gross Land Area (ha)	0.29

\*based on residential net developable area

CIL Test £ per sq. m.	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10
	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,500
	Residual Land Value (£)									
£0	£124,474	£284,650	£441,077	£597,098	£753,524	£909,545	£1,065,972	£1,222,399	£1,378,420	£1,690,868
£25	£102,564	£263,426	£420,591	£576,893	£733,400	£889,421	£1,045,848	£1,202,275	£1,358,296	£1,670,743
£50	£80,654	£242,203	£400,106	£556,689	£713,275	£869,296	£1,025,723	£1,182,150	£1,338,171	£1,650,619
£75	£58,744	£220,979	£379,620	£536,485	£693,151	£849,172	£1,005,599	£1,162,026	£1,318,046	£1,630,494
£100	£36,834	£199,756	£359,134	£516,281	£673,026	£829,047	£985,474	£1,141,901	£1,297,922	£1,610,370
£125	£14,924	£178,532	£338,649	£496,076	£652,902	£808,923	£965,350	£1,121,777	£1,277,797	£1,590,245
£150	£-6,985	£157,309	£318,163	£475,872	£632,777	£788,798	£945,225	£1,101,652	£1,257,673	£1,570,121
£175	£-28,895	£136,085	£297,678	£455,668	£612,653	£768,674	£925,101	£1,081,528	£1,237,548	£1,549,996
£200	£-50,805	£114,862	£277,192	£435,464	£592,528	£748,549	£904,976	£1,061,403	£1,217,423	£1,529,872
£225	£-72,715	£93,638	£256,706	£415,260	£572,404	£728,425	£884,852	£1,041,279	£1,197,299	£1,509,747
£250	£-94,625	£72,415	£236,221	£395,055	£552,279	£708,300	£864,727	£1,021,154	£1,177,174	£1,489,622
£275	£-116,535	£51,191	£215,735	£374,851	£532,155	£688,175	£844,603	£1,001,030	£1,157,050	£1,469,498
£300	£-138,444	£29,968	£195,249	£354,647	£512,030	£668,051	£824,478	£980,905	£1,136,925	£1,449,373
£325	£-160,354	£8,744	£174,764	£334,443	£491,906	£647,926	£804,353	£960,780	£1,116,800	£1,429,249
£350	£-182,264	£-12,479	£154,278	£314,238	£471,781	£627,802	£784,229	£940,656	£1,096,676	£1,409,124
£375	£-204,174	£-33,703	£133,792	£294,034	£451,657	£607,677	£764,104	£920,531	£1,076,551	£1,389,000
£400	£-226,084	£-54,926	£113,307	£273,830	£431,532	£587,553	£743,980	£900,407	£1,056,427	£1,368,875
£425	£-247,994	£-76,150	£92,821	£253,626	£411,407	£567,428	£723,855	£880,282	£1,036,302	£1,348,751
£450	£-269,904	£-97,373	£72,336	£233,421	£391,283	£547,304	£703,731	£860,158	£1,016,177	£1,328,626
£475	£-291,813	£-118,597	£51,850	£213,217	£371,158	£527,179	£683,606	£840,033	£996,053	£1,308,502
£500	£-313,723	£-139,820	£31,364	£193,013	£351,034	£507,055	£663,482	£819,909	£975,928	£1,288,377
	Residual Land Value (£ per hectare)									
£0	£432,952	£990,087	£1,534,181	£2,076,862	£2,620,954	£3,163,636	£3,707,730	£4,251,824	£4,794,505	£5,881,280
£25	£356,744	£916,266	£1,462,926	£2,006,586	£2,550,956	£3,093,638	£3,637,732	£4,181,826	£4,724,506	£5,811,281
£50	£280,536	£842,445	£1,391,672	£1,936,310	£2,480,957	£3,023,639	£3,567,733	£4,111,827	£4,654,508	£5,741,283
£75	£204,327	£768,624	£1,320,418	£1,866,035	£2,410,959	£2,953,641	£3,497,735	£4,041,829	£4,584,509	£5,671,284
£100	£128,119	£694,803	£1,249,163	£1,795,759	£2,340,961	£2,883,643	£3,427,737	£3,971,831	£4,514,510	£5,601,286
£125	£51,911	£620,983	£1,177,909	£1,725,483	£2,270,962	£2,813,644	£3,357,738	£3,901,832	£4,444,512	£5,531,288
£150	£-24,297	£547,162	£1,106,655	£1,655,208	£2,200,964	£2,743,646	£3,287,740	£3,831,834	£4,374,513	£5,461,289
£175	£-100,505	£473,341	£1,035,400	£1,584,932	£2,130,966	£2,673,647	£3,217,741	£3,761,835	£4,304,515	£5,391,291
£200	£-176,713	£399,520	£964,146	£1,514,657	£2,060,967	£2,603,649	£3,147,743	£3,691,837	£4,234,516	£5,321,292
£225	£-252,922	£325,699	£892,891	£1,444,381	£1,990,969	£2,533,651	£3,077,745	£3,621,839	£4,164,518	£5,251,294
£250	£-329,130	£251,878	£821,637	£1,374,105	£1,920,971	£2,463,652	£3,007,746	£3,551,840	£4,094,519	£5,181,296
£275	£-405,338	£178,057	£750,383	£1,303,830	£1,850,972	£2,393,654	£2,937,748	£3,481,842	£4,024,520	£5,111,297
£300	£-481,546	£104,236	£679,128	£1,233,554	£1,780,974	£2,323,655	£2,867,749	£3,411,843	£3,954,522	£5,041,299
£325	£-557,754	£30,416	£607,874	£1,163,278	£1,710,976	£2,253,657	£2,797,751	£3,341,845	£3,884,523	£4,971,300
£350	£-633,962	£-43,405	£536,620	£1,093,003	£1,640,977	£2,183,659	£2,727,753	£3,271,847	£3,814,525	£4,901,302
£375	£-710,171	£-117,226	£465,365	£1,022,727	£1,570,979	£2,113,660	£2,657,754	£3,201,848	£3,744,526	£4,831,304
£400	£-786,379	£-191,047	£394,111	£952,452	£1,500,981	£2,043,662	£2,587,756	£3,131,850	£3,674,527	£4,761,305
£425	£-862,587	£-264,868	£322,856	£882,176	£1,430,983	£1,973,664	£2,517,757	£3,061,851	£3,604,529	£4,691,307
£450	£-938,795	£-338,689	£251,602	£811,900	£1,360,984	£1,903,665	£2,447,759	£2,991,853	£3,534,530	£4,621,308
£475	£-1,015,003	£-412,510	£180,348	£741,625	£1,290,986	£1,833,667	£2,377,761	£2,921,855	£3,464,532	£4,551,310
£500	£-1,091,211	£-486,331	£109,093	£671,349	£1,220,988	£1,763,668	£2,307,762	£2,851,856	£3,394,533	£4,481,312

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL or GF	Viability Test 1 (RLVs compared with BLV range £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLVs compared with BLV range £1,250,000 to £3,000,000/ha)
Viability indications - Full Range of sites including Higher value PDL	Viability Test 3 (RLV >£3,000,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	GF or potentially low-grade PDL (e.g. paddocks / amenity land through to garden and former community uses, yards, workshops, similar)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL benchmark/residential land values

Borough of Broxbourne Council - Community Infrastructure Levy (CIL) - Viability Assessment - Small Housing Sites - Appendix 2  
Residential Indications: Table 2k: 10 Flats

Development Scenario	10 Flats
Site Density (dph)*	75.00
Net Land Area (ha)	0.13
Gross Land Area (ha)	0.15

\*based on residential net developable area

CIL Test £ per sq. m.	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10
	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,500
	Residual Land Value (£)									
£0	-£215,724	-£106,617	£1,871	£103,462	£204,788	£303,855	£401,912	£499,970	£597,772	£793,632
£25	-£232,872	-£123,699	-£15,124	£86,863	£188,583	£288,113	£386,395	£484,621	£582,503	£778,363
£50	-£250,019	-£140,780	-£32,119	£70,264	£172,378	£272,371	£370,877	£469,272	£567,234	£763,094
£75	-£267,167	-£157,862	-£49,114	£53,664	£156,172	£256,629	£355,359	£453,923	£551,965	£747,825
£100	-£284,315	-£174,943	-£66,109	£37,065	£139,967	£240,887	£339,841	£438,575	£536,696	£732,556
£125	-£301,462	-£192,024	-£83,104	£20,466	£123,762	£225,145	£324,323	£423,226	£521,427	£717,287
£150	-£318,610	-£209,106	-£100,099	£3,867	£107,557	£209,403	£308,805	£407,877	£506,158	£702,018
£175	-£335,758	-£226,187	-£117,093	-£12,733	£91,352	£193,661	£293,287	£392,528	£490,889	£686,749
£200	-£352,906	-£243,269	-£134,088	-£29,332	£75,147	£177,919	£277,769	£377,180	£475,620	£671,480
£225	-£370,053	-£260,350	-£151,083	-£45,931	£58,942	£162,177	£262,252	£361,831	£460,351	£656,211
£250	-£387,201	-£277,432	-£168,078	-£62,530	£42,737	£146,435	£246,734	£346,482	£445,082	£640,942
£275	-£404,349	-£294,513	-£185,073	-£79,130	£26,532	£130,693	£231,216	£331,133	£429,813	£625,673
£300	-£421,496	-£311,595	-£202,068	-£95,729	£10,326	£114,951	£215,698	£315,785	£414,544	£610,404
£325	-£438,644	-£328,676	-£219,063	-£112,328	-£5,879	£99,209	£200,180	£300,436	£399,275	£595,135
£350	-£455,792	-£345,757	-£236,057	-£128,927	-£22,084	£83,467	£184,662	£285,087	£384,006	£579,866
£375	-£472,940	-£362,839	-£253,052	-£145,527	-£38,289	£67,725	£169,144	£269,738	£368,737	£564,597
£400	-£490,087	-£379,920	-£270,047	-£162,126	-£54,494	£51,983	£153,626	£254,390	£353,468	£549,328
£425	-£507,235	-£397,002	-£287,042	-£178,725	-£70,699	£36,241	£138,109	£239,041	£338,199	£534,059
£450	-£524,383	-£414,083	-£304,037	-£195,325	-£86,904	£20,499	£122,591	£223,692	£322,930	£518,790
£475	-£541,531	-£431,165	-£321,032	-£211,924	-£103,109	£4,757	£107,073	£208,343	£307,661	£503,521
£500	-£558,678	-£448,246	-£338,027	-£228,523	-£119,315	-£10,984	£91,555	£192,995	£292,392	£488,252
	Residual Land Value (£ per hectare)									
£0	-£1,406,895	-£695,330	£12,200	£674,754	£1,335,573	£1,981,664	£2,621,168	£3,260,672	£3,898,515	£5,175,862
£25	-£1,518,728	-£806,731	-£98,636	£566,498	£1,229,887	£1,878,999	£2,519,964	£3,160,571	£3,798,934	£5,076,281
£50	-£1,630,561	-£918,132	-£209,472	£458,242	£1,124,202	£1,776,334	£2,418,761	£3,060,471	£3,699,354	£4,976,701
£75	-£1,742,394	-£1,029,532	-£320,308	£349,986	£1,018,516	£1,673,668	£2,317,557	£2,960,370	£3,599,773	£4,877,120
£100	-£1,854,227	-£1,140,933	-£431,144	£241,730	£912,830	£1,571,003	£2,216,354	£2,860,270	£3,500,193	£4,777,540
£125	-£1,966,059	-£1,252,334	-£541,980	£133,474	£807,145	£1,468,338	£2,115,150	£2,760,169	£3,400,612	£4,677,959
£150	-£2,077,892	-£1,363,734	-£652,816	£25,217	£701,459	£1,365,673	£2,013,947	£2,660,068	£3,301,031	£4,578,379
£175	-£2,189,725	-£1,475,135	-£763,652	-£83,039	£595,774	£1,263,008	£1,912,743	£2,559,968	£3,201,451	£4,478,798
£200	-£2,301,558	-£1,586,536	-£874,489	-£191,295	£490,088	£1,160,343	£1,811,540	£2,459,867	£3,101,870	£4,379,217
£225	-£2,413,391	-£1,697,936	-£985,325	-£299,551	£384,403	£1,057,678	£1,710,336	£2,359,767	£3,002,290	£4,279,637
£250	-£2,525,224	-£1,809,337	-£1,096,161	-£407,807	£278,717	£955,013	£1,609,132	£2,259,666	£2,902,709	£4,180,056
£275	-£2,637,057	-£1,920,738	-£1,206,997	-£516,063	£173,032	£852,348	£1,507,929	£2,159,566	£2,803,128	£4,080,476
£300	-£2,748,890	-£2,032,138	-£1,317,833	-£624,319	£67,346	£749,683	£1,406,725	£2,059,465	£2,703,548	£3,980,895
£325	-£2,860,723	-£2,143,539	-£1,428,669	-£732,575	-£38,339	£647,018	£1,305,522	£1,959,365	£2,603,967	£3,881,314
£350	-£2,972,556	-£2,254,940	-£1,539,505	-£840,831	-£144,025	£544,353	£1,204,318	£1,859,264	£2,504,387	£3,781,734
£375	-£3,084,389	-£2,366,340	-£1,650,341	-£949,088	-£249,710	£441,687	£1,103,115	£1,759,163	£2,404,806	£3,682,153
£400	-£3,196,222	-£2,477,741	-£1,761,178	-£1,057,344	-£355,396	£339,022	£1,001,911	£1,659,063	£2,305,225	£3,582,573
£425	-£3,308,055	-£2,589,142	-£1,872,014	-£1,165,600	-£461,082	£236,357	£900,708	£1,558,962	£2,205,645	£3,482,992
£450	-£3,419,888	-£2,700,543	-£1,982,850	-£1,273,856	-£566,767	£133,692	£799,504	£1,458,862	£2,106,064	£3,383,411
£475	-£3,531,721	-£2,811,943	-£2,093,686	-£1,382,112	-£672,453	£31,027	£698,301	£1,358,761	£2,006,484	£3,283,831
£500	-£3,643,554	-£2,923,344	-£2,204,522	-£1,490,368	-£778,138	-£71,638	£597,097	£1,258,661	£1,906,903	£3,184,250

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL or GF	Viability Test 1 (RLVs compared with BLV range £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLVs compared with BLV range £1,250,000 to £3,000,000/ha)
Viability indications - Full Range of sites including Higher value PDL	Viability Test 3 (RLV >£3,000,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	GF or potentially low-grade PDL (e.g. paddocks / amenity land through to garden and former community uses, yards, workshops, similar)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL benchmark/residential land values

**Borough of Broxbourne Council - Community Infrastructure Levy (CIL) - Viability Assessment - Small Housing Sites - Appendix 2  
Residential Indications: Table 2i: 10 Flats [UQ]**

Development Scenario	10
	Flats [UQ]
Site Density (dph)*	75.00
Net Land Area (ha)	0.13
Gross Land Area (ha)	0.15

\*based on residential net developable area

CIL Test £ per sq. m.	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10
	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,500
	<b>Residual Land Value (£)</b>									
£0	-£588,843	-£478,465	-£368,387	-£258,883	-£149,639	-£41,213	£63,207	£164,919	£265,101	£460,961
£25	-£606,109	-£495,702	-£385,578	-£276,026	-£166,725	-£58,227	£46,461	£148,553	£249,151	£445,556
£50	-£623,375	-£512,938	-£402,770	-£293,169	-£183,812	-£75,242	£29,715	£132,186	£233,200	£430,151
£75	-£640,641	-£530,174	-£419,962	-£310,313	-£200,898	-£92,257	£12,968	£115,820	£217,250	£414,746
£100	-£657,907	-£547,410	-£437,153	-£327,456	-£217,985	-£109,271	-£3,778	£99,454	£201,299	£399,342
£125	-£675,173	-£564,647	-£454,345	-£344,599	-£235,071	-£126,286	-£20,524	£83,088	£185,348	£383,937
£150	-£692,439	-£581,883	-£471,537	-£361,742	-£252,158	-£143,301	-£37,270	£66,722	£169,398	£368,532
£175	-£709,705	-£599,119	-£488,728	-£378,885	-£269,244	-£160,316	-£54,017	£50,356	£153,447	£353,127
£200	-£726,971	-£616,356	-£505,920	-£396,028	-£286,331	-£177,330	-£70,763	£33,989	£137,497	£337,722
£225	-£744,237	-£633,592	-£523,111	-£413,171	-£303,417	-£194,345	-£87,509	£17,623	£121,546	£322,317
£250	-£761,503	-£650,828	-£540,303	-£430,315	-£320,504	-£211,360	-£104,255	£1,257	£105,596	£306,912
£275	-£778,769	-£668,064	-£557,495	-£447,458	-£337,590	-£228,374	-£121,002	-£15,109	£89,645	£291,507
£300	-£796,035	-£685,301	-£574,686	-£464,601	-£354,677	-£245,389	-£137,748	-£31,475	£73,695	£276,103
£325	-£813,301	-£702,537	-£591,878	-£481,744	-£371,763	-£262,404	-£154,494	-£47,841	£57,744	£260,698
£350	-£830,567	-£719,773	-£609,070	-£498,887	-£388,850	-£279,418	-£171,240	-£64,207	£41,793	£245,293
£375	-£847,833	-£737,010	-£626,261	-£516,030	-£405,936	-£296,433	-£187,987	-£80,574	£25,843	£229,888
£400	-£865,099	-£754,246	-£643,453	-£533,174	-£423,023	-£313,448	-£204,733	-£96,940	£9,892	£214,483
£425	-£882,365	-£771,482	-£660,644	-£550,317	-£440,109	-£330,463	-£221,479	-£113,306	-£6,058	£199,078
£450	-£899,631	-£788,719	-£677,836	-£567,460	-£457,196	-£347,477	-£238,225	-£129,672	-£22,009	£183,673
£475	-£916,897	-£805,955	-£695,028	-£584,603	-£474,283	-£364,492	-£254,972	-£146,038	-£37,959	£168,269
£500	-£934,163	-£823,191	-£712,219	-£601,746	-£491,369	-£381,507	-£271,718	-£162,404	-£53,910	£152,864
	<b>Residual Land Value (£ per hectare)</b>									
£0	-£3,840,278	-£3,120,426	-£2,402,522	-£1,688,368	-£975,904	-£268,778	£412,220	£1,075,556	£1,728,921	£3,006,268
£25	-£3,952,882	-£3,232,836	-£2,514,642	-£1,800,171	-£1,087,338	-£379,744	£303,005	£968,821	£1,624,895	£2,905,801
£50	-£4,065,487	-£3,345,247	-£2,626,761	-£1,911,974	-£1,198,772	-£490,709	£193,790	£862,085	£1,520,870	£2,805,335
£75	-£4,178,091	-£3,457,658	-£2,738,880	-£2,023,778	-£1,310,206	-£601,675	£84,576	£755,349	£1,416,845	£2,704,868
£100	-£4,290,695	-£3,570,068	-£2,851,000	-£2,135,581	-£1,421,639	-£712,640	-£24,639	£648,614	£1,312,819	£2,604,402
£125	-£4,403,300	-£3,682,479	-£2,963,119	-£2,247,384	-£1,533,073	-£823,605	-£133,854	£541,878	£1,208,794	£2,503,935
£150	-£4,515,904	-£3,794,889	-£3,075,238	-£2,359,187	-£1,644,507	-£934,571	-£243,068	£435,142	£1,104,769	£2,403,469
£175	-£4,628,509	-£3,907,300	-£3,187,358	-£2,470,990	-£1,755,941	-£1,045,536	-£352,283	£328,406	£1,000,743	£2,303,002
£200	-£4,741,113	-£4,019,711	-£3,299,477	-£2,582,793	-£1,867,375	-£1,156,502	-£461,497	£221,671	£896,718	£2,202,535
£225	-£4,853,718	-£4,132,121	-£3,411,596	-£2,694,597	-£1,978,809	-£1,267,467	-£570,712	£114,935	£792,693	£2,102,069
£250	-£4,966,322	-£4,244,532	-£3,523,716	-£2,806,400	-£2,090,242	-£1,378,433	-£679,927	£8,199	£688,667	£2,001,602
£275	-£5,078,926	-£4,356,942	-£3,635,835	-£2,918,203	-£2,201,676	-£1,489,398	-£789,141	-£98,537	£584,642	£1,901,136
£300	-£5,191,531	-£4,469,353	-£3,747,954	-£3,030,006	-£2,313,110	-£1,600,363	-£898,356	-£205,272	£480,617	£1,800,669
£325	-£5,304,135	-£4,581,764	-£3,860,074	-£3,141,809	-£2,424,544	-£1,711,329	-£1,007,571	-£312,008	£376,591	£1,700,203
£350	-£5,416,740	-£4,694,174	-£3,972,193	-£3,253,612	-£2,535,978	-£1,822,294	-£1,116,785	-£418,744	£272,566	£1,599,736
£375	-£5,529,344	-£4,806,585	-£4,084,312	-£3,365,415	-£2,647,412	-£1,933,260	-£1,226,000	-£525,479	£168,541	£1,499,270
£400	-£5,641,949	-£4,918,995	-£4,196,432	-£3,477,219	-£2,758,845	-£2,044,225	-£1,335,215	-£632,215	£64,515	£1,398,803
£425	-£5,754,553	-£5,031,406	-£4,308,551	-£3,589,022	-£2,870,279	-£2,155,191	-£1,444,429	-£738,951	-£39,510	£1,298,336
£450	-£5,867,157	-£5,143,816	-£4,420,670	-£3,700,825	-£2,981,713	-£2,266,156	-£1,553,644	-£845,687	-£143,535	£1,197,870
£475	-£5,979,762	-£5,256,227	-£4,532,790	-£3,812,628	-£3,093,147	-£2,377,121	-£1,662,859	-£952,422	-£247,561	£1,097,403
£500	-£6,092,366	-£5,368,638	-£4,644,909	-£3,924,431	-£3,204,581	-£2,488,087	-£1,772,073	-£1,059,158	-£351,586	£996,937

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL or GF	Viability Test 1 (RLVs compared with BLV range £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLVs compared with BLV range £1,250,000 to £3,000,000/ha)
Viability indications - Full Range of sites including Higher value PDL	Viability Test 3 (RLV >£3,000,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	GF or potentially low-grade PDL (e.g. paddocks / amenity land through to garden and former community uses, yards, workshops, similar)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL benchmark/residential land values

**For: Broxbourne Borough Council**



**Small Housing Sites Viability  
Community Infrastructure Levy (CIL)  
Viability Assessment**

**Final Appendix 2a  
-Appraisal Summaries**

**December 2025**

**DSP25931**

**Dixon Searle Partnership**  
Ash House, Tanshire Park,  
Shackleford Road, Elstead, Surrey, GU8 6LB  
<https://www.dixonsearle.co.uk/>



## Typologies

- **1 House (3-bed house – terraced/ semi-detached/ town house)  
VL7 £5,500/sq.m. @ £125 CIL**
- **1 House (5-bed house) VL9 £6,000/sq.m. @ £125 CIL**
- **3 Houses (3-bed houses – terraced/ semi-detached/ town houses)  
VL7 £5,500/sq.m. @ £125 CIL**
- **5 Houses (3&4-bed houses) VL7 £5,500/sq.m. @ £125 CIL**
- **5 Flats (2-bed flats) VL8 £5,750/sq.m. @ £50 CIL**
- **5 Flats (2-bed flats) VL8 £5,750/sq.m. @ £125 CIL**
- **7 Houses (4&5-bed houses) VL7 £5,500/sq.m. @ £125 CIL**
- **10 Houses (2, 3&4-bed houses) VL7 £5,500/sq.m. @ £125 CIL**
- **10 Flats (1&2-bed flats) VL9 £6,000/sq.m. @ £50 CIL**
- **10 Flats (1&2-bed flats) VL9 £6,000/sq.m. @ £125 CIL**

1 House (3-bed house – terraced/ semi-detached)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal

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VL7 £5,500/sq.m.  
@ £125 CIL

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**1 House (3-bed house – terraced/ semi-detached)**  
**Borough of Broxbourne Council**  
**Small housing sites – CIL proposal**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	1	100.00	5,500.30	550,030	550,030

**NET REALISATION** **550,030**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.04 Ha @ 2,916,881.26 /Hect)			116,675		116,675
Stamp Duty			1,167		
Effective Stamp Duty Rate		1.00%			
Agent Fee		1.50%	1,750		
Legal Fee		0.75%	875		
					3,792

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	100.00	2,052.00	205,200	
Contingency		5.00%	12,445	
Site Works & Infrastructure	1.00 un	16,667.00 /un	16,667	
CIL		1.00%	12,500	
S106	1.00 un	1,500.00 /un	1,500	
				248,312
<b>Other Construction</b>				
Externals		10.00%	20,520	
Sustainability/Carbon Reduction		2.00%	4,104	
Electric Vehicle Charging (market)	1.00 un	865.00 /un	865	
M4(2) 5%	100.00 m <sup>2</sup>	15.50	1,550	
				27,039

**PROFESSIONAL FEES**

Professional Fees		10.00%	24,804		24,804
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	16,501		
Sales Legal Fee	1.00 un	1,000.00 /un	1,000		
					17,501

**MISCELLANEOUS FEES**

Market Profit		17.50%	96,255		96,255
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**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Land			7,338		
Construction			3,904		
Other			4,409		
Total Finance Cost					15,651

**TOTAL COSTS** **550,030**

**PROFIT**

**0**

**Performance Measures**

1 House (5-bed house)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal

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VL9 £6,000/sq.m.  
@ £125 CIL

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**1 House (5-bed house)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	1	250.00	6,000.15	1,500,038	1,500,038

**NET REALISATION 1,500,038**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.06 Ha @ 1,835,858.65 /Hect)			110,152		110,152
Stamp Duty			1,102		
Effective Stamp Duty Rate		1.00%			
Agent Fee		1.50%	1,652		
Legal Fee		0.75%	826		
					3,580

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	250.00	3,040.00	760,000	
Contingency		5.00%	44,047	
Site Works & Infrastructure	1.00 un	25,000.00 /un	25,000	
CIL		1.00%	31,250	
S106	1.00 un	1,500.00 /un	1,500	861,797
<b>Other Construction</b>				
Externals		10.00%	76,000	
Sustainability/Carbon Reduction		2.00%	15,200	
Electric Vehicle Charging (market)	1.00 un	865.00 /un	865	
M4(2) 5%	250.00 m <sup>2</sup>	15.50	3,875	95,940

**PROFESSIONAL FEES**

Professional Fees		10.00%	88,007	88,007
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	45,001	
Sales Legal Fee	1.00 un	1,000.00 /un	1,000	46,001

**MISCELLANEOUS FEES**

Market Profit		17.50%	262,507	262,507
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**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			6,928	
Construction			13,154	
Other			11,972	
Total Finance Cost				32,054

**TOTAL COSTS 1,500,038**

**PROFIT**

**0**

**Performance Measures**

**This appraisal report does not constitute a formal valuation.**

3 Houses (3-bed houses – terraced/ semi-detached)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal

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VL7 £5,500/sq.m.  
@ £125 CIL

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**3 Houses (3-bed houses – terraced/ semi-detached)**  
**Borough of Broxbourne Council**  
**Small housing sites – CIL proposal**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	3	300.00	5,500.30	550,030	1,650,090

**NET REALISATION** **1,650,090**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.12 Ha @ 3,645,608.97 /Hect)			437,473		437,473
Stamp Duty			12,874		
Effective Stamp Duty Rate		2.94%			
Agent Fee		1.50%	6,562		
Legal Fee		0.75%	3,281		
					22,717

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	300.00	1,784.00	535,200	
Contingency		5.00%	32,833	
Site Works & Infrastructure	3.00 un	16,667.00 /un	50,001	
CIL		1.00%	37,500	
S106	3.00 un	1,500.00 /un	4,500	660,034
<b>Other Construction</b>				
Externals		10.00%	53,520	
Sustainability/Carbon Reduction		2.00%	10,704	
Electric Vehicle Charging (market)	3.00 un	865.00 /un	2,595	
M4(2) 5%	300.00 m <sup>2</sup>	15.50	4,650	71,469

**PROFESSIONAL FEES**

Professional Fees		10.00%	65,407	65,407
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	49,503	
Sales Legal Fee	3.00 un	1,000.00 /un	3,000	52,503

**MISCELLANEOUS FEES**

Market Profit		17.50%	288,766	288,766
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**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			28,033	
Construction			10,426	
Other			13,262	
Total Finance Cost				51,721

**TOTAL COSTS** **1,650,090**

**PROFIT**

**0**

**Performance Measures**

5 Houses (3&4-bed houses)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal

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VL7 £5,500/sq.m.  
@ £125 CIL

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**5 Houses (3&4-bed houses)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing (3 bed)	4	372.00	5,500.30	511,528	2,046,112	0	2,046,112
Market Housing (4 bed)	<u>1</u>	<u>130.00</u>	5,500.30	715,039	<u>715,039</u>	<u>0</u>	<u>715,039</u>
<b>Totals</b>	<b>5</b>	<b>502.00</b>			<b>2,761,151</b>	<b>0</b>	<b>2,761,151</b>

**NET REALISATION** 2,761,151

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.19 Ha @ 3,822,637.48 /Hect)			726,301				
Stamp Duty			27,315				
Effective Stamp Duty Rate		3.76%					
Agent Fee		1.50%	10,895				
Legal Fee		0.75%	5,447				
							43,657

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing (3 bed)	372.00	1,784.00	663,648	
Market Housing (4 bed)	<u>130.00</u>	<u>1,784.00</u>	<u>231,920</u>	
<b>Totals</b>	<b>502.00 m<sup>2</sup></b>		<b>895,568</b>	
Contingency		5.00%	54,924	
Site Works & Infrastructure	5.00 un	16,667.00 /un	83,335	
CIL		1.00%	62,750	
S106	5.00 un	1,500.00 /un	7,500	
				1,104,077
<b>Other Construction</b>				
Externals		10.00%	89,557	
Sustainability/Carbon Reduction		2.00%	17,911	
Electric Vehicle Charging (market)	5.00 un	865.00 /un	4,325	
M4(2) 5%	502.00 m <sup>2</sup>	15.50	7,781	
				119,574

**PROFESSIONAL FEES**

Professional Fees		10.00%	109,848				
							109,848

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	82,835				
Sales Legal Fee	5.00 un	1,000.00 /un	5,000				
							87,835

**MISCELLANEOUS FEES**

Market Profit		17.50%	483,201				
							483,201

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)							
Land							46,903
Construction							17,479
Other							22,276
Total Finance Cost							86,658

**TOTAL COSTS** 2,761,151

**PROFIT**

**0**

**Performance Measures**

5 Flats (2-bed flats)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal

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VL8 £5,750/sq.m.  
@ £50 CIL

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**5 Flats (2-bed flats)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	5	305.00	5,750.55	350,784	1,753,918	0	1,753,918

**NET REALISATION** **1,753,918**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.08 Ha @ 3,660,523.56 /Hect)			292,842				
Stamp Duty				5,642			
Effective Stamp Duty Rate		1.93%					
Agent Fee		1.50%	4,393				
Legal Fee		0.75%	2,196				
							12,231

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	358.50	2,080.00	745,680	
Contingency		5.00%	44,193	
Site Works & Infrastructure	5.00 un	6,667.00 /un	33,335	
CIL		1.00%	17,925	
S106	5.00 un	1,500.00 /un	7,500	
				848,633

**Other Construction**

Externals		10.00%	74,568	
Sustainability/Carbon Reduction		2.00%	14,914	
Electric Vehicle Charging (market)	5.00 un	1,961.00 /un	9,805	
M4(2) 5%	358.50 m <sup>2</sup>	15.50	5,557	
				104,843

**PROFESSIONAL FEES**

Professional Fees		10.00%	87,405				
							87,405

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	52,618				
Sales Legal Fee	5.00 un	1,000.00 /un	5,000				
							57,618

**MISCELLANEOUS FEES**

Market Profit		17.50%	306,936				
							306,936

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)							
Land				18,584			
Construction				13,396			
Other				11,430			
Total Finance Cost							43,410

**TOTAL COSTS** **1,753,918**

**PROFIT**

**0**

**Performance Measures**

5 Flats (2-bed flats)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal

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VL8 £5,750/sq.m.  
@ £125 CIL

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**5 Flats (2-bed flats)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	5	305.00	5,750.55	350,784	1,753,918	0	1,753,918

**NET REALISATION** **1,753,918**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.08 Ha @ 3,363,543.02 /Hect)			269,083				
Stamp Duty				4,454			269,083
Effective Stamp Duty Rate		1.66%					
Agent Fee		1.50%		4,036			
Legal Fee		0.75%		2,018			
							10,509

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	358.50	2,080.00	745,680
Contingency		5.00%	44,193
Site Works & Infrastructure	5.00 un	6,667.00 /un	33,335
CIL		1.00%	44,813
S106	5.00 un	1,500.00 /un	7,500
			875,520

**Other Construction**

Externals		10.00%	74,568
Sustainability/Carbon Reduction		2.00%	14,914
Electric Vehicle Charging (market)	5.00 un	1,961.00 /un	9,805
M4(2) 5%	358.50 m <sup>2</sup>	15.50	5,557
			104,843

**PROFESSIONAL FEES**

Professional Fees		10.00%	87,405
			87,405

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	52,618
Sales Legal Fee	5.00 un	1,000.00 /un	5,000
			57,618

**MISCELLANEOUS FEES**

Market Profit		17.50%	306,936
			306,936

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			17,032
Construction			13,542
Other			11,430
Total Finance Cost			42,004

**TOTAL COSTS** **1,753,918**

**PROFIT**

**0**

**Performance Measures**

7 Houses (4&5-bed houses)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal

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VL7 £5,500/sq.m.  
@ £125 CIL

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**7 Houses (4&5-bed houses)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing (5 bed)	3	750.00	5,500.30	1,375,075	4,125,225
Market Housing (4 bed)	4	<u>520.00</u>	5,500.30	715,039	<u>2,860,156</u>
<b>Totals</b>	<b>7</b>	<b>1,270.00</b>			<b>6,985,381</b>

**NET REALISATION** **6,985,381**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.27 Ha @ 5,466,687.11 /Hect)		1,476,006		1,476,006
Stamp Duty		64,800		
Effective Stamp Duty Rate	4.39%			
Agent Fee	1.50%	22,140		
Legal Fee	0.75%	11,070		
				98,010

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing (5 bed)	750.00	2,098.00	1,573,500	
Market Housing (4 bed)	<u>520.00</u>	2,098.00	<u>1,090,960</u>	
<b>Totals</b>	<b>1,270.00 m<sup>2</sup></b>		<b>2,664,460</b>	
Contingency		5.00%	156,330	
Site Works & Infrastructure	7.00 un	16,667.00 /un	116,669	
CIL		1.00%	158,750	
S106	7.00 un	1,500.00 /un	10,500	
				3,106,709
<b>Other Construction</b>				
Externals		10.00%	266,446	
Sustainability/Carbon Reduction		2.00%	53,289	
Electric Vehicle Charging (market)	7.00 un	865.00 /un	6,055	
M4(2) 5%	1,270.00 m <sup>2</sup>	15.50	19,685	
				345,475

**PROFESSIONAL FEES**

Professional Fees	10.00%	312,660		312,660
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	209,561	
Sales Legal Fee	7.00 un	1,000.00 /un	7,000	
				216,561

**MISCELLANEOUS FEES**

Market Profit	17.50%	1,222,442		1,222,442
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**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			123,020	
Construction			55,109	
Other			29,389	
Total Finance Cost				207,517

**TOTAL COSTS** **6,985,381**

**PROFIT**

**0**

**Performance Measures**

10 Houses (2, 3&4-bed houses)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal

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VL7 £5,500/sq.m.  
@ £125 CIL

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**APPRAISAL SUMMARY****LICENSED COPY**

**10 Houses (2, 3&4-bed houses)**  
**Borough of Broxbourne Council**  
**Small housing sites – CIL proposal**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing - 4b	1	130.00	5,500.30	715,039	715,039	0	715,039
Market Housing - 3b	5	465.00	5,500.30	511,528	2,557,640	0	2,557,640
Market Housing - 2b	4	316.00	5,500.30	434,524	1,738,095	0	1,738,095
<b>Totals</b>	<b>10</b>	<b>911.00</b>			<b>5,010,773</b>	<b>0</b>	<b>5,010,773</b>

**NET REALISATION****5,010,773****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.29 Ha @ 4,286,766.60 /Hect)			1,243,162				
				1,243,162			
Stamp Duty			53,158				
Effective Stamp Duty Rate		4.28%					
Agent Fee		1.50%	18,647				
Legal Fee		0.75%	9,324				
					81,129		

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing - 4b	130.00	1,784.00	231,920	
Market Housing - 3b	465.00	1,784.00	829,560	
Market Housing - 2b	316.00	1,784.00	563,744	
<b>Totals</b>	<b>911.00 m<sup>2</sup></b>		<b>1,625,224</b>	
Contingency		5.00%	102,870	
Site Works & Infrastructure	10.00 un	12,500.00 /un	125,000	
CIL		1.00%	113,875	
S106	10.00 un	1,500.00 /un	15,000	
				1,981,969
<b>Other Construction</b>				
Externals		15.00%	243,784	
Sustainability/Carbon Reduction		2.00%	32,504	
Electric Vehicle Charging (market)	10.00 un	865.00 /un	8,650	
M4(2) 5%	911.00 m <sup>2</sup>	15.50	14,120	
BNG		0.50%	8,126	
BSL	911.00 m <sup>2</sup>	20.35	18,539	
				325,724

**PROFESSIONAL FEES**

Professional Fees		10.00%	204,876	
				204,876

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	150,323	
Sales Legal Fee	1.00 un	750.00 /un	750	
				151,073

**MISCELLANEOUS FEES**

Market Profit		17.50%	876,885	
				876,885

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			123,185	
Construction			17,357	
Other			5,413	
Total Finance Cost				145,954

**TOTAL COSTS****5,010,773****PROFIT****0****Performance Measures**

10 Flats (1&2-bed flats)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal

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VL9 £6,000/sq.m.  
@ £50 CIL

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**10 Flats (1&2-bed flats)**  
**Borough of Broxbourne Council**  
**Small housing sites – CIL proposal**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing (2 bed)	8	488.00	6,000.15	366,009	2,928,073
Market Housing (1 bed)	<u>2</u>	<u>100.00</u>	6,000.15	300,008	<u>600,015</u>
<b>Totals</b>	<b>10</b>	<b>588.00</b>			<b>3,528,088</b>

**NET REALISATION** **3,528,088**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.15 Ha @ 3,781,561.61 /Hect)			567,234		567,234
Stamp Duty			19,362		
Effective Stamp Duty Rate		3.41%			
Agent Fee		1.50%	8,509		
Legal Fee		0.75%	4,254		
					32,124

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing (2 bed)	573.60	2,080.00	1,193,088	
Market Housing (1 bed)	<u>117.60</u>	2,080.00	<u>244,608</u>	
<b>Totals</b>	<b>691.20 m<sup>2</sup></b>		<b>1,437,696</b>	
Contingency		5.00%	85,720	
Site Works & Infrastructure	10.00 un	6,667.00 /un	66,670	
CIL		1.00%	34,560	
S106	10.00 un	1,500.00 /un	15,000	
				1,639,646

**Other Construction**

Externals		10.00%	143,770	
Sustainability/Carbon Reduction		2.00%	28,754	
Electric Vehicle Charging (market)	10.00 un	1,961.00 /un	19,610	
M4(2) 5%	691.20 m <sup>2</sup>	15.50	10,714	
BNG		0.50%	7,188	
BSL	691.20 m <sup>2</sup>	20.35	14,066	
				224,102

**PROFESSIONAL FEES**

Professional Fees		10.00%	171,440	
				171,440

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	105,843	
Sales Legal Fee	10.00 un	1,000.00 /un	10,000	
				115,843

**MISCELLANEOUS FEES**

Market Profit		17.50%	617,415	
				617,415

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			57,345	
Construction			61,213	
Other			41,726	
Total Finance Cost				160,284

**TOTAL COSTS** **3,528,088**

**PROFIT**

**0**

**Performance Measures**

10 Flats (1&2-bed flats)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal

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VL9 £6,000/sq.m.  
@ £125 CIL

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**10 Flats (1&2-bed flats)  
Borough of Broxbourne Council  
Small housing sites – CIL proposal**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing (2 bed)	8	488.00	6,000.15	366,009	2,928,073
Market Housing (1 bed)	<u>2</u>	<u>100.00</u>	6,000.15	300,008	<u>600,015</u>
<b>Totals</b>	<b>10</b>	<b>588.00</b>			<b>3,528,088</b>

**NET REALISATION** **3,528,088**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.15 Ha @ 3,476,181.15 /Hect)			521,427		521,427
Stamp Duty			17,071		
Effective Stamp Duty Rate		3.27%			
Agent Fee		1.50%	7,821		
Legal Fee		0.75%	3,911		
					28,803

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing (2 bed)	573.60	2,080.00	1,193,088	
Market Housing (1 bed)	<u>117.60</u>	2,080.00	<u>244,608</u>	
<b>Totals</b>	<b>691.20 m<sup>2</sup></b>		<b>1,437,696</b>	
Contingency		5.00%	85,720	
Site Works & Infrastructure	10.00 un	6,667.00 /un	66,670	
CIL		1.00%	86,400	
S106	10.00 un	1,500.00 /un	15,000	
				1,691,486

**Other Construction**

Externals		10.00%	143,770	
Sustainability/Carbon Reduction		2.00%	28,754	
Electric Vehicle Charging (market)	10.00 un	1,961.00 /un	19,610	
M4(2) 5%	691.20 m <sup>2</sup>	15.50	10,714	
BNG		0.50%	7,188	
BSL	691.20 m <sup>2</sup>	20.35	14,066	
				224,102

**PROFESSIONAL FEES**

Professional Fees		10.00%	171,440	
				171,440

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	105,843	
Sales Legal Fee	10.00 un	1,000.00 /un	10,000	
				115,843

**MISCELLANEOUS FEES**

Market Profit		17.50%	617,415	
				617,415

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			52,644	
Construction			63,202	
Other			41,726	
Total Finance Cost				157,572

**TOTAL COSTS** **3,528,088**

**PROFIT**

**0**

**Performance Measures**