



# **Community Infrastructure Levy: Viability Study**

Prepared for  
Bristol City Council

February 2012

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# 1 Executive Summary

- 1.1 This report tests the ability of a range of development types throughout the City of Bristol to yield contributions to infrastructure requirements through a Community Infrastructure Levy ('CIL'). For residential development, due regard has also been given to the Council's policy requirement that such developments should contribute towards the provision of affordable housing.

## Methodology

- 1.2 The study methodology compares the residual land values of a range of generic developments to the sites' current use values, plus a margin to incentivise landowners to release their sites for development. If a development incorporating a given level of CIL generates a higher value than the current use value (plus appropriate landowner's margin), then it can be judged that the proposed level of CIL will be viable.
- 1.3 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.4 The housing and commercial property markets are inherently cyclical and the Council is testing its proposed rates of CIL at a time when values have fallen below their peak. We have controlled for this factor by running a sensitivity analysis which inflates sales values by 10% and build costs by 5%. This analysis will enable the Council to determine levels of CIL that are viable in today's terms but also the levels that might become viable following an improvement in market conditions over the life of the Charging Schedule.

## Key findings

- 1.5 The key findings of the study are as follows:
- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future improvements.
  - A majority of **residential schemes** in the North West, Inner West and Inner East Core Strategy zones should be able to absorb a CIL rate of £70 per square metre, leaving a substantial margin for site-specific factors that might affect viability. In the remaining Core Strategy zones (North, East and South), a CIL rate of £50 per square metre would be viable in most circumstances.
  - In some circumstances, particularly in the North, East and South zones, developments are currently unviable whether or not CIL is levied. The imposition of CIL will therefore not affect the prospects of these sites being delivered. Where these sites are re-tested with lower proportions of affordable housing, CIL contributions can be secured.
  - Our appraisals indicate that **student housing** schemes could accommodate a CIL of up to a maximum of £220 per square metre. We suggest a CIL rate of between £90 to £120 per square metre to allow an adequate buffer for site specific factors.

- **Hotel developments** could accommodate a CIL of up to a maximum of £160 per sq metre. We would suggest a rate of between £70 to £100 to allow an adequate buffer for site-specific factors.
  - **Office developments** generate positive residual land values but they are not sufficiently significant to warrant levying a CIL on this type of development. We recommend that the Council sets a nil rate for offices.
  - Residual values generated by **Retail developments** indicate that the Council could levy a CIL of up to £250 per sq metre. Given the sensitivity of residual values to changes in rent levels, we recommend that the Council might wish to consider a CIL on retail development of around £120 per sq.
  - Our appraisals of developments of **industrial and warehousing floorspace** indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a zero rate for industrial floorspace.
  - Development in Use Classes C2, C2A and D1 often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. These types of facility are generally built by the public sector. We therefore suggest that a nil rate of CIL be set for C2, C2A and D1 uses.
- 1.6 Throughout our appraisals, we have applied CIL to all private residential floorspace and the entire floorspace in commercial schemes. The appraisals therefore disregard the discount that many developers will be able to deduct to reflect existing floorspace. As such, our findings represent a worst-case scenario, in addition to the viability 'buffer' that we have built in to our recommended CIL rates.

## 2 Introduction

- 2.1 This study has been commissioned to provide an evidence base to inform Bristol City Council's CIL Preliminary Draft Charging Schedule ('PDCS'), as required by Regulation 14 of the CIL Regulations April 2010 (as amended). The aims of the study are summarised as follows:
- a to test the impact upon the economics of residential development of a range of levels of CIL;
  - b to test the ability of commercial schemes to make a contribution towards infrastructure through CIL; and
  - c for residential schemes, to test CIL alongside the Council's pre-existing requirements for affordable housing and other Core Strategy requirements.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to make appropriate comparisons and evaluations. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that blanket requirements and conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. It is therefore essential that levels of CIL allow a sufficient margin to allow for these variations.

### Policy Context

#### 2.3 The Policy Context

The CIL regulations state that in setting a charge, local authorities must aim to strike "*an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).

Local authorities must consult relevant stakeholders on the nature and amount of any proposed CIL. Following consultation, a charging schedule must be submitted for independent examination.

The regulations allow a number of exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if controlled by a charity) are subject to relief. Secondly, local authorities may, if they chose, elect to offer an exemption on proven viability grounds. The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement (and the costs of complying with the agreement must exceed the amount of CIL that would have been payable); and that the Authority must be satisfied that granting relief would not constitute state aid.

The CIL regulations enable local authorities to set differential rates for different zones within which development would take place and also for different types of development.

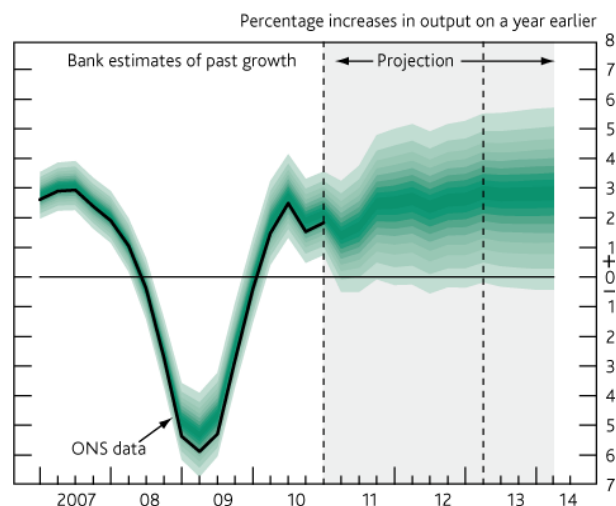
The 2010 regulations set out clear timescales for payment of CIL, which varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allow local authorities to set their own timescales for the payment of CIL if they chose to do so. This is

an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

Only a small number of local authorities (Newark and Sherwood, Redbridge, and Shropshire) have currently implemented CIL, though it is important to note that all London Authorities, as of 1 April 2012, will be required to implement the London Mayoral CIL. It is anticipated that a significant number of local authorities will publish draft Charging Schedules in the next year or so.

## Economic and housing market context

- 2.4 The historic highs achieved in the UK housing market by mid 2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US sub prime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.5 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth early 2010 (see May 2011 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2014) has meant that consumer confidence has started to improve to some extent.

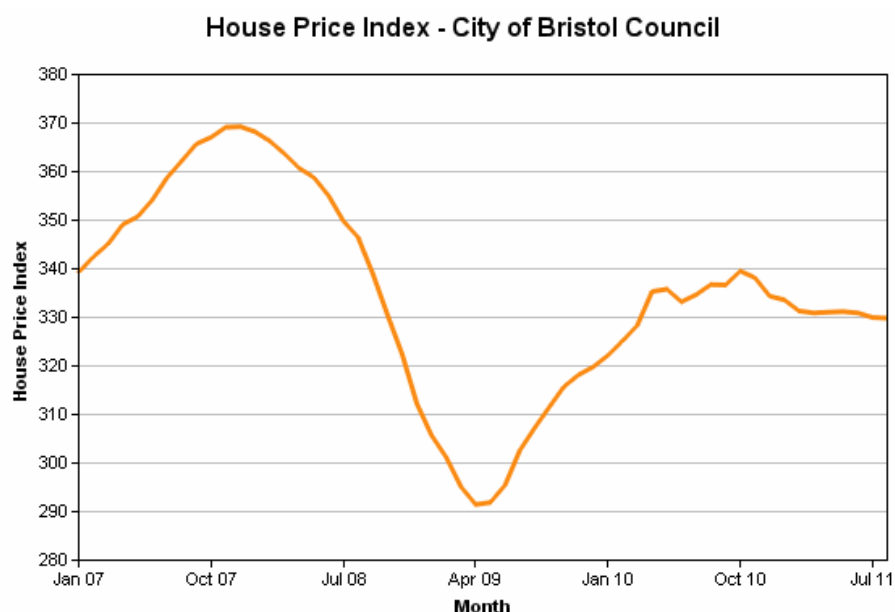


Source: Bank of England

- 2.6 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However it is evident that this brief resurgence has abated, with the Nationwide

and Halifax House Price Indices showing annual house price falls of 0.1% and 2.8% retrospectively in February 2011.

- 2.7 The balance of opinion is that house prices will remain flat in the short term, with continuing high levels of unemployment likely to result in increased repossessions and increased supply of homes into the market. At the same time, demand is expected to remain subdued, due to the continuing difficulties consumers face in securing mortgages.



Source: Land Registry

- 2.8 According to Land Registry data, residential sales values in Bristol have recovered since the lowest point in the cycle in April 2009. Prices have increased by 16.5% between April 2009 and October 2010 but have since fallen back in 2011 and remain 11% below their December 2007 level.
- 2.9 The future trajectory of house prices is currently uncertain, although Savills' identifies Bristol and Bath among cities that are more likely to benefit from house price growth than other areas in England. Savills' current prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in regional mainstream markets (i.e. non-prime) will return to growth in 2012<sup>1</sup>. Savills predict that values will fall by 2.5% in 2011, but increase by 3% in 2012, 5% in 2013, 5% in 2014 and 5.5% in 2015. This equates to cumulative growth of 18% between 2011-2015 inclusive.

### Local Policy context

- 2.10 In its Infrastructure Delivery Programme (IDP) (March 2010), which accompanied its Core Strategy, the Council identified a requirement for funding of circa £835 million over the next 15 years. After sources of anticipated funding have been deducted, the Council estimates a funding gap of circa £144 million to be funded from other sources. The IDP has recently been updated and a revised funding gap of circa £250 million has been identified. The Council recognises that CIL is unlikely to bridge the funding gap in full and that other sources of funding will need to be identified.

<sup>1</sup> Savills Research: Residential Property Focus, May 2011

- 2.11 In addition to financing infrastructure, the Council expects residential developments to provide a mix of affordable housing tenures, sizes and types to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities. The precise number, tenure, size and type of affordable units will be negotiated to reflect identified needs and economic viability, having regard to Core Strategy Policy BCS17 that sets a strategic affordable housing target of 40% in the North West, Inner West and Inner East zones and 30% in the North, East and South zones. In circumstances where site specific or market factors affect scheme viability, developers will be expected to provide viability assessments to demonstrate an alternative affordable housing provision.

### **Development context**

- 2.12 Developments in the City are diverse, reflecting its part 'inner-urban' and part suburban characteristics. Sites in the City range from major regeneration sites in former B2 or B8 use, to small in-fill sites in residential areas. Over the past decade, the developments in the City have increased in density, with the densest schemes located in the City Centre close to transport hubs.

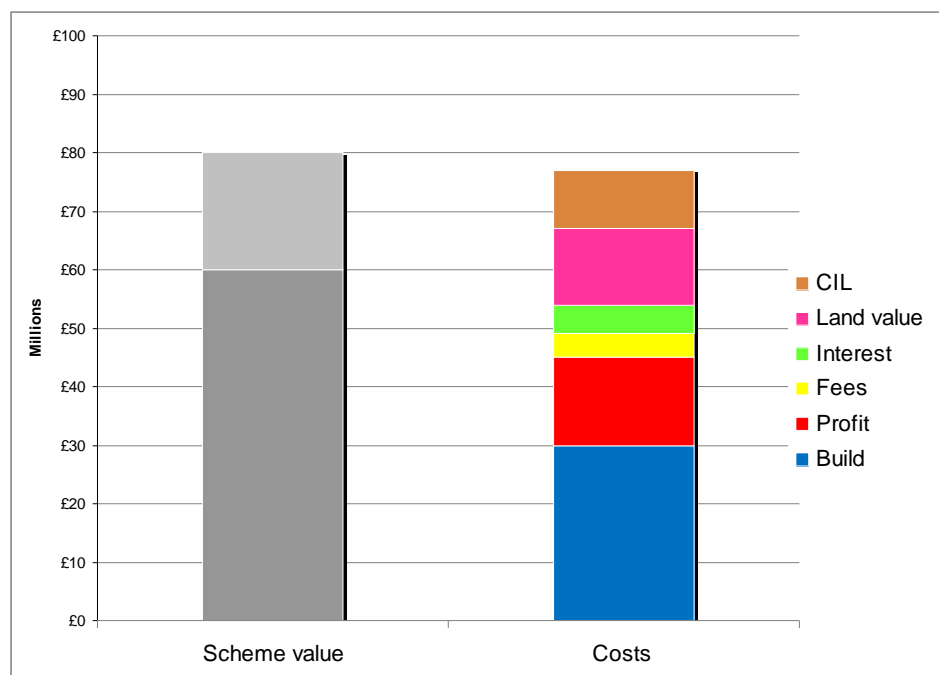


## 3 Methodology

- 3.1 Our methodology follows standard development appraisal conventions, using assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Bristol and reflects the policy requirements set out in the Core Strategy.

### Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing and the payment from a Registered Social Landlord ('RSL') for the completed affordable housing units (the light grey part of the bar). The model then deducts the build costs, fees, interest, CIL (at varying levels) and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 When running a development appraisal, it is necessary to identify the key variables – sales values, costs etc – with some degree of accuracy in advance of implementation of a scheme. Even on the basis of the standard convention that current values and costs are adopted (not values and costs on completion), this can be very difficult. Problems with key appraisal variables can be summarised as follows:
- development costs are nationally and locally monitored and can be reasonably accurately assessed in 'normal' circumstances. In cities like Bristol, many sites will be previously developed and can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;

- development value and costs will also be significantly affected by assumptions about the nature and type of affordable housing provision and other Planning Obligations. In addition, on major projects, assumptions about development phasing; and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, the less the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
  - while Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically up to around 15% of private housing value at the peak of the market in 2007, banks now require schemes to show a higher profit to reflect the current risk (around 20% of private housing value). We do not know when and if profit levels may begin to fall back, although this is unlikely to happen during the life of the Council's Charging Schedule.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value' or another appropriate benchmark to make development worthwhile. Margins above EUV may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Developers will seek to mitigate the impact of 'unknown' development issues through the following strategies:
- When negotiating with the landowner, the developer will either attempt to reflect planning requirements in the offer for the land, or seek to negotiate an option, or complete a deal 'subject to planning' which will enable any additional unknown costs to be passed on to the landowner. It should be noted that such arrangements are not always possible. Ultimately, the landowner meets the cost through reduced land value, providing the basic condition for Residual Land Value to exceed existing use value (plus landowners' margin) or other appropriate benchmark is met; and/or,
  - The developer will seek to build in sufficient tolerance into the development appraisal to offset risks including, for example, design development where costs might be incurred to satisfy planning and design requirements etc. It would also be normal to have a contingency allowance which would generally equate to 2% to 5% of build costs.
  - The extent to which developers can successfully mitigate against all risks depends largely on the degree to which developers have to compete to purchase sites. In a competitive land market, the developer who is prepared to build in less contingency to mitigate against planning and development risks is likely to offer the winning bid.
- 3.7 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. CIL will be a cost to the scheme and will impact on the residual land value. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where

developers have to compete with other developers to secure a site, often speculating on increases in value.

### Viability benchmark

- 3.8 The CIL Regulations provide no specific guidance on how local authorities should test the viability of their proposed charges. However, there is a range of good practice generated by both the Homes and Communities Agency and appeal decisions that assist in guiding planning authorities on how they should approach viability testing for planning policy purposes. This guidance also reflects Bristol's approach to testing scheme-specific viability.
- 3.9 In 2009, the Homes and Communities Agency published a good practice guidance manual 'Investment and Planning Obligations: Responding to the Downturn'. This defines viability as follows: *"a viable development will support a residual land value at level sufficiently above the site's existing use value (EUV) or alternative use value (AUV) to support a land acquisition price acceptable to the landowner"*.
- 3.10 A number of planning appeal decisions provide guidance on the extent to which the residual land value should exceed existing use value to be considered viable:

**Barnet & Chase Farm: APP/Q5300/A/07/2043798/NWF**

*"the appropriate test is that the value generated by the scheme should exceed the value of the site in its current use. The logic is that, if the converse were the case, then sites would not come forward for development"*

**Bath Road, Bristol: APP/P0119/A/08/2069226**

*"The difference between the RLV and the existing site value provides a basis for ascertaining the viability of contributing towards affordable housing."*

**Beckenham: APP/G5180/A/08/2084559**

*"without an affordable housing contribution, the scheme will only yield less than 12% above the existing use value, 8% below the generally accepted margin necessary to induce such development to proceed."*

**Oxford Street, Woodstock: APP/D3125/A/09/2104658**

*"The main parties' valuations of the current existing value of the land are not dissimilar but the Appellant has sought to add a 10% premium. Though the site is owned by the Appellants it must be assumed, for valuation purposes, that the land is being acquired now. It is unreasonable to assume that an existing owner and user of the land would not require a premium over the actual value of the land to offset inconvenience and assist with relocation. The Appellants addition of the 10% premium is not unreasonable in these circumstances."*

- 3.11 It is clear from the planning appeal decisions above and HCA good practice publication that the most appropriate test of viability for planning policy purposes is to consider the residual value of schemes compared to the existing use value plus a premium. As discussed later in this report, our study adopts a premium above EUV as a viability benchmark.
- 3.12 It is important to stress that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve.

## 4 The Appraisal Exercise

### Residential development

- 4.1 We have appraised a series of generic developments, reflecting both the range of sales values and also size of development and densities of development across the City. This is similar to the approach adopted in the *Bristol Housing Viability Study* which was examined and found sound by the Inspector at Bristol Core Strategy Examination held in 2010.

### Overview of key residential appraisal variables

- 4.2 The key variables in any residential development appraisal are as follows:
- 4.3 **Sales values:** Sales values will vary between local authority areas (and within local authority areas) and are constantly changing. Developers will try to complete schemes in a rising or stable market, but movements in sales values are a development 'risk'. During times of falling house prices, local authorities may need to apply their policy requirements flexibly, or developers may cease bringing sites forward. Bristol has recently adopted a flexible approach to its affordable housing targets as a short term measure to aid viability.
- 4.4 **Density:** Density is an important determinant of development value. Higher density development results in a higher quantum of units than a lower density development on the same site, resulting in an increase in gross development value. However, high density development often results in higher development costs, as a result of the need to develop taller buildings, which are more expensive to build than lower rise buildings and the need to often provide basements for car parking and plant. It should therefore not *automatically* be assumed that higher density development results in higher residual land values; while the gross development value of such schemes may be higher, this can be partially offset by increased build costs.
- 4.5 **Gross to net floor space:** The gross to net ratio measures the ratio of saleable space (ie the area inside residential units) compared to the total area of the building (ie including the communal spaces, such as entrance lobbies and stair and lift cores). The higher the density, the lower the gross to net floor space ratio; in taller flatted schemes, more floor space is taken up by common areas and stair and lift cores, and thus less space is available for renting or sale.
- 4.6 **Base construction costs:** While base construction costs will be affected by density and may be affected by other factors, such as flood risk, ground conditions etc., they are well documented and can be reasonably accurately determined in advance by the developer.
- 4.7 **Exceptional costs:** Exceptional costs can be an issue for development viability on previously developed land. Exceptional costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, for the purposes of this exercise, it is not possible to provide a reliable estimate of what exceptional costs would be, as they will differ significantly from site to site. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for decontamination, flood risk mitigation and other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.
- 4.8 **Developer's Profit:** Following standard practice, developer profits are based on an assumed percentage of gross development value. While developer profit ranged from 15% to 17% of private housing gross development value in 2007

(and 6% on the affordable housing), banks currently require a scheme to show higher profits. Higher profits reflect levels of perceived and actual risk. The higher the potential risk, the higher the profit margin in order to offset those risks. At the current time, development risk is high. This is unlikely to change in the first few years after the adoption of the Charging Schedule but should be kept under review thereafter. If conditions improve, it is possible (but by no means guaranteed) that banks will relax their lending criteria and reduce the amount of profit they require schemes to achieve.

## **Commercial development**

- 4.9 We have appraised a series of generic commercial developments, reflecting a range of use classes at average rent levels achieved on lettings of commercial space in actual developments.

## **Threshold Land Values**

- 4.10 When testing the impact of a new planning requirement, it is necessary to establish a threshold land value, which must be exceeded for a scheme to be considered viable with a given level of CIL. Typically, threshold land values are based on Existing Use Value ('EUV') and Alternative Use Value ('AUV'). Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. EUV / AUV is effectively a 'bottom line' in a financial sense and is therefore a key factor in this study.
- 4.11 We have arrived at a broad judgement on the likely range of threshold land values. In each case, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has many fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use value in these circumstances.
- 4.12 In considering the value of sites in existing commercial use, it is necessary to understand the concept of 'yields'. Yields form the basis of the calculation of a building's capital value, based on the net rental income that it generates. Yields are used to calculate the capital value of any building type, which is rented, including both commercial and residential uses. Yields are used to calculate the number of times that the annual rental income will be multiplied to arrive at a capital value. Yields reflect the confidence of a potential purchaser of a building in the income stream (i.e. the rent) that the occupant will pay. They also reflect the quality of the building and its location, as well as general demand for property of that type. The lower the covenant strength of the occupier (or potential occupiers if the building is currently vacant), and the poorer the location of the building, the greater the risk that the tenant may not pay the rent. If this risk is perceived as being high, the yield will be high, resulting in a lower number of years rent purchased (i.e. a lower capital value).
- 4.13 Over the past four years, yields for commercial property have 'moved out' (i.e. increased), signalling lower confidence in the ability of existing tenants to pay their rent and in future demand for commercial space. This has the effect of depressing the capital value of commercial space. However, as the economy recovers, we would expect yields to improve (i.e. decrease), which will result in

increased capital values. Consequently, EUVs might increase, increasing the base value of sites that might come forward, which may have implications for the amounts of CIL that developments can yield.

- 4.14 Redevelopment proposals that generate residual land values below the threshold land value are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. It is simply indicative. When considering individual sites, if proven existing use value justifies a higher EUV than those assumed, then appropriate adjustments may be necessary. Similarly, the margin above EUV that individual landowners may require will inevitably vary. As such, Existing Use Values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.15 The threshold land values used in this study therefore give a broad indication of likely land values across the City, but it is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development.
- 4.16 Threshold land values are identified in the residential assessments contained in the appendices. These are the values at which it is assumed that developments will come forward for residential development. The threshold land values are often significantly higher than the EUV of the site. Whilst EUV will vary for similar uses in different parts of the city, it is considered that the following threshold land values provide appropriate benchmarks:
- Residential land: £2.1 million per ha;
  - Offices: £4.4 million per ha;
  - Industrial land: £1.68 million per ha; and
  - Urban open space: £1.35 million per ha.
- 4.17 As noted above, we have included a 'residential land value' as one of our benchmarks. This is sourced from the Valuation Office Agency and reflects *consented and serviced land values* and thus a very generous benchmark against which to test developments which will require an element of servicing and do not have planning. Valuers would typically deduct an allowance for risk from the value of sites without consent. However, for the purposes of testing levels of CIL, we have made no deduction for risk, which adds to the viability 'buffer'.
- 4.18 In respect of the commercial development assessments attached as Appendix 3, a landowner's premium of 20% has been added to the EUV to encourage the landowner to bring the site forward has been incorporated.

### **Specific Modelling Variables**

- 4.19 This section summarises the individual assumptions used in the appraisals and the rationale for the selection of each variable.

#### **Residential sales values**

- 4.20 Residential values in the City reflect national trends in recent years but do of course vary across the City. We have examined comparable evidence of transacted properties in the City, which indicates that sales values range from £2,626 per sq m (£244 per sq ft) to £3,993 per sq m (£371 per sq ft) on average.



Zone	Value per sq m	Value per sq ft
Inner West	£3,993	£371
Inner East	£3,496	£325
South	£2,960	£275
North West	£3,100	£288
North	£2,723	£253
East	£2,626	£244

- 4.21 As noted earlier in the report, Savills predict that sales values will increase over the medium term. Whilst this predicted growth cannot be guaranteed, we have run a sensitivity analysis assuming growth in sales values of 10%, accompanied by 5% increase in costs (the latter assuming a pick up in construction activity and higher labour and materials costs).

#### Commercial rents and yields

- 4.22 Our research on lettings of commercial floorspace indicates a range of rents achieved, as summarised in table 4.20.1. This table also includes our assumptions on appropriate yields to arrive at a capital value of the commercial space.

**Table 4.22.1: Commercial rents and yields**

Commercial use	Rent (£s per sq ft)	Yield
Office	22.00 – 27.50	6.25%
Industrial/warehousing	6.50	7.5%
Retail	22.50	6.5%

- 4.23 For each commercial use type, we have assumed that the site currently accommodates the same use class and the development involves intensification of that use. We have assumed lower rents and higher yields for existing space than the planned new floorspace, to reflect the lower quality and lower demand for second hand space, as well as the poorer covenant strength of the likely occupier of second hand space. A modest refurbishment cost of £15 per sq ft is allowed for office and industrial floorspace and £50 per sq ft for retail to reflect costs that would be incurred to secure a letting. A 20% landowner premium is added to the resulting existing use value as an incentive for the site to come forward for development.

#### Residential density and mix

- 4.24 We have run appraisals using the range of densities that are typically encountered in the City. Densities are assumed to range from 50 units per hectare – reflecting a modest suburban development - to 200 units per hectare on central City sites.

A consistent unit mix has been adopted for both private and affordable tenures, as follows. The mix varies between density of development.

**Table 4.24.1: Housing Mix**

Density (units per ha)	1 Bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
50	-	-	-	-	30%	50%	20%
120	30%	50%	20%	-	-	-	-
150	30%	50%	20%	-	-	-	-
200	25%	50%	25%	-	-	-	-

### Gross to Net Floor space

- 4.25 The higher the density, the greater the loss of net lettable/ saleable space. This is because flatted schemes require common areas and stair cores, whereas houses provide 100% 'saleable space'. In our model, as a greater quantum of flats is incorporated into the hypothetical development, the build costs increase, to reflect the cost of building the communal space in the blocks of flats.
- 4.26 In our model, we have adopted a gross to net ratio for flats of 85%. This reflects a high volume of schemes that BNP Paribas Real Estate has valued or appraised on behalf of developers, banks and local authorities. The gross to net ratio is reflected in the build cost when measured on the total saleable area (i.e. the area that excludes common areas). For example, if a building is comprised of 10 flats each with a net internal area (i.e. the floorspace inside the flat itself) of 100 square metres, the total net area of the building is 1,000 square metres. However, when the entrance lobbies, corridors and stair cores are taken into account, the total floor area (what is known as the gross internal area) is 1,200 square metres. The net area is 83% of the gross area. If the build cost is £1,500 per square metre, this equates to £1,800 per square metre per net square metre. This is an important distinction when considering whether a build cost is reasonable – the unit of measurement (i.e. gross or net) needs to be consistent.

### Base Construction Costs

#### Residential build costs

- 4.27 The modelling exercise plots a range of base construction costs reflecting density considerations ranging from £908 per gross square metre for houses to £1,260 per square metre (gross) or £1,482 (net) for the higher density flats, incorporating the costs of meeting Lifetime Homes requirements, but excluding external works. After a 15% allowance for external works, the rates for houses increase to £1,044 per square metre and £1,449 per square metre (gross) or £1,704 per square metre (net). These costs are drawn from the RICS Building Cost Information Service (BCIS). The costs could increase further should 'exceptional costs' arise, that is the variety of above average costs which include contamination and remediation. As a result, costs need to be treated with caution and where exceeded, will inevitably affect the capacity of schemes to carry obligations and affordable housing. However, our appraisals include a 5% build cost contingency which would help to mitigate such costs.
- 4.28 Our base construction costs assume that housing is provided to Code for Sustainable Homes level 3 and an additional allowance averaging 6% of base build costs has been added to achieve level 4. This reflects the findings of the CLG's latest 2011 review on the cost of achieving the various CSH levels. The cost of moving to level 5 or 6 is currently prohibitive and technological solutions are required to bring costs down. The Council's expectation of residential developments meeting Level 6 is dependent on the requirements of Level 6



being embedded in updated Building Regulations. There is considerable uncertainty about the timetable for moving towards updating the Building Regulations requirements to level 6, and therefore it is not included in the build cost assumptions. It is also pertinent to note that the Inspector's report on the Newark and Sherwood CIL Charging Schedule indicates that CIL viability should be based on current requirements only.

- 4.29 It is important to note that build costs could increase further should additional 'exceptional costs' arise. As a result, costs need to be treated with caution and where normal levels are exceeded, the capacity of the site concerned to meet the Council's requirements for CIL and affordable housing will be affected. However, with many sites coming forward on previously developed sites, the build costs (which are based on BCIS tender price data) includes an 'average' cost for decontamination and site clearance, with some sites in the sample including such costs.

### **Commercial build costs**

- 4.30 We have relied upon BCIS data for commercial build costs. BCIS reports that the mean average build costs as at the 3<sup>rd</sup> quarter of 2011 for retail is £1,184 per sq; £587 for industrial floorspace; and £1,424 per sq m for air conditioned office floorspace (low rise) and £1,802 per sq m for air conditioned offices or 6 or more storeys.

### **Developer's profit**

- 4.31 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15-17% of private Gross Development Value. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.32 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.33 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks may not allow profit levels to decrease much lower than their current level, if at all.
- 4.34 The minimum generally acceptable profit level is currently around 20% of private housing GDV. Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RSL prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RSL, not by the developer. A reduced profit level on the affordable housing reflects the Homes and Communities Agency's guidelines in its Economic Appraisal Tool.

## Affordable housing tenure and values

- 4.35 The Council's policy position is 77% social rented housing and 23% shared ownership. The Council does not currently accept the new Affordable Rent tenure.
- 4.36 We have calculated the value of the social rented units housing by capitalising the net target rents in the Council's Policy Advice Note on delivering affordable housing, having regard to financing arrangements of Registered Social Landlords. This exercise results in a blended capital value of £835 per square metre (£78 per sq ft).
- 4.37 As intermediate housing is linked to market values, the values will be determined in part by varying market values. The values adopted for this tenure are based on the assumption that 30% of the equity is sold to the occupier and the RSL charges a rent of 1% on the retained equity. This is in line with the requirements set out in the Council's Policy Advice Note on delivering affordable housing.
- 4.38 The CLG/HCA '*2011-2015 Affordable Homes Programme – Framework*' (February 2011) document clearly states that RSLs will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant.

## Phasing of CIL payments

- 4.39 The Council intends to implement a phased approach to the payment of any CIL due for developments where the total CIL payable exceeds £35,000. Payments will be structured as follows and our appraisals adopt this approach:
- 20% on commencement;
  - 20% 6 months after commencement;
  - 30% 12 months after commencement; and
  - 30% 18 months after commencement.

## Other Influential Factors

- 4.40 Variability of landowner attitudes: Land markets need time to adapt to changing policy circumstances and landowners may have the choice to hold sites back and hope that policies change. Up until the recent housing market recession, a more common circumstance in areas of sharp price inflation has been fierce competition between developers. This resulted in some developers buying sites without consent on the expectation that rising capital values would offset risk. When the market turns, these developers find that they are unable to implement their schemes and cannot afford their infrastructure and affordable housing obligations.
- 4.41 Site specific circumstances may arise where the authority is obliged to weigh up perhaps conflicting policy requirements. On sites with an extensive requirement for decontamination (ie above average levels), not all the Council's planning requirements may be affordable. For example, an employment protection policy may require commercial space to be provided in a predominantly residential scheme. The commercial space is likely to have a negative or low value, which requires a cross subsidy from the private housing. This is likely to reduce the amount of subsidy available to provide CIL and affordable housing.

## Summary of key appraisal inputs

4.42 Table 4.42.1 summarises the cost assumptions that have been incorporated into the residential appraisals.

**Table 4.42.1: residential development costs**

Appraisal variable	Assumption
Build costs	£906/sq metre for houses £1,260/sq metre (gross) for flats £1,482/sq metre (net) for flats
External works	15% addition to base build costs
Code for Sustainable Homes uplift above base costs (to achieve CSH level 4)	6% addition to base build costs
Gross to net ratio for flats	85%
Development phasing (This varies depending on site type – the example given is for site type 5 (50 flats at a density of 120 dwellings per hectare))	Pre-construction 3 months Construction 18 months Sales start 21 months (from commencement) Sales end 30 months (from commencement)
On-site S106/S278 allowance	£1,000 per unit
Profit	20% on private housing GDV 6% on affordable housing GDV
Phasing of CIL payments	20% on commencement 20% 6 months after commencement 30% 12 months after commencement 30% 18 months after commencement
Ground rent (private flats only)	£150 per unit
Ground rent investment yield	6%
Professional fees (including planning costs)	10% of build costs
Contingency	5% of build costs
Agents fee	1% of land value
Legal fee	0.8% of land value
Stamp duty	4% of land value
Marketing costs	4% of GDV
Legal sales fee	£600 per unit
Interest	6.5%

## 5 Appraisal outputs

### Residential appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as Appendix 1. We have modelled seven generic site typologies, reflecting different densities and types of development, which are tested in each zone in the City and against four land value benchmarks. These typologies are summarised in table 5.1 below.

**Table 5.1: Development typologies**

	Number of units	Housing type	Development density	Net developable area (ha)
1	2	Houses	50	0.04
2	5	Houses	50	0.10
3	14	Houses	50	0.28
4	50	Houses	50	1.00
5	50	Flats	120	0.42
6	100	Flats	150	0.67
7	100	Flats	200	0.50

- 5.2 For schemes of 15 units or more, we have tested 30% and 40% affordable housing (all assumed to be 77% social rented and 23% Shared Ownership, in line with the Core Strategy).
- 5.3 We have tested Code for Sustainable Homes level 3 and 4 on all schemes. Level 3 is reflected in our base build costs, while a 6% allowance is added where Level 4 is assumed.
- 5.4 For all typologies, we have run a sensitivity analysis in which sales values increase by 10% and build costs also increase by 5%. This is provided for illustrative purposes and may assist the Council in understanding how viability might improve over time. However, the future trajectory of the housing market is inherently uncertain and predictions cannot be relied upon.
- 5.5 The residual land values from each of the scenarios above in each of the Core Strategy zones are then compared to four threshold land values ('TLVs') based on the EUVs and land values set out in paragraphs 4.10 to 4.16. This comparison enables us to determine whether the imposition of CIL would have an impact on development viability. In some cases, the equation RLV less TLV results in a negative number, so the development would not proceed, whether CIL was imposed or not. We therefore focus on situations where the RLV is greater than EUV and where (all other things being equal) the development would proceed. In these situations, CIL has the potential to 'tip the balance' of viability into a negative position.

### Commercial appraisals

- 5.6 Our research on rents achieved on commercial lettings indicates a range of rents within each main use class. Our commercial appraisals therefore model the lower end of the range of rents and capital values to test the impact on viability and the ability of commercial schemes to contribute towards CIL. For each use class tested (B1, B2/B8 and retail), we have run appraisals of a

quantum of floorspace, each with rent levels reflecting the range identified by our research.

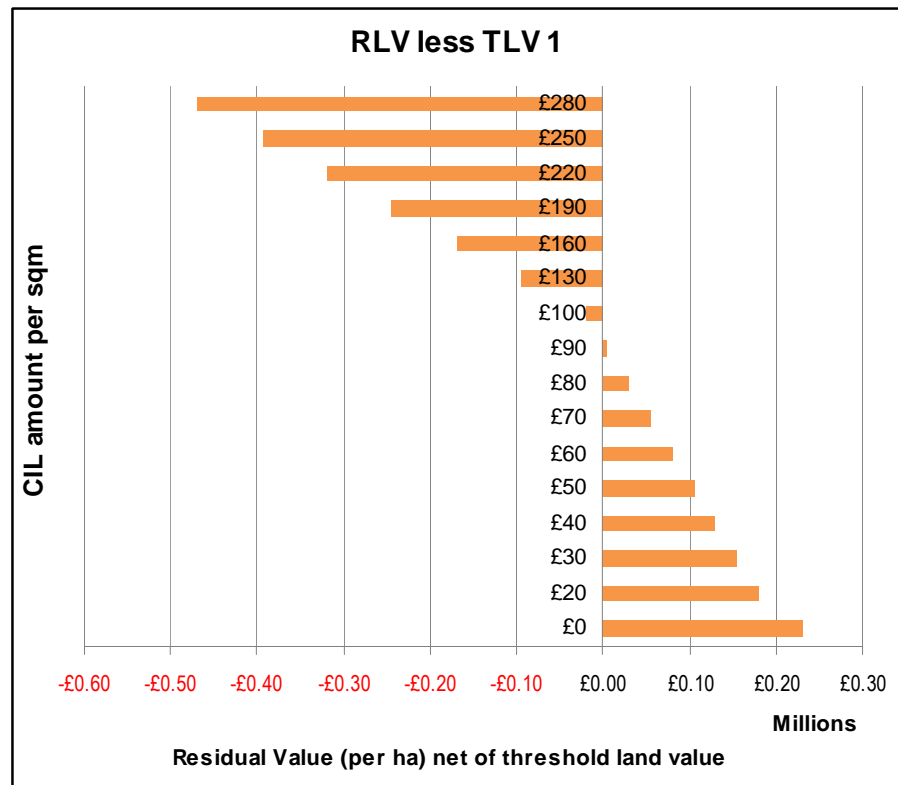
## **Presentation of data**

### **Residential appraisals results**

- 5.7 For development typologies with no affordable housing (i.e. types 1, 2 and 3), there are three spreadsheets, as follows:
- CSH level 3;
  - CSH level 4; and
  - CSH level 4 with sensitivity analysis on sales values and build costs.
- 5.8 For development typologies with affordable housing (i.e. types 4, 5, 6 and 7), there are six spreadsheets, as follows:
- 30% affordable housing, CSH level 3;
  - 30% affordable housing, CSH level 4;
  - 30% affordable housing; CSH level 4 with sensitivity on sales values and build costs;
  - 40% affordable housing, CSH level 3;
  - 40% affordable housing, CSH level 4; and
  - 40% affordable housing, CSH level 4 with sensitivity analysis on sales values and build costs.
- 5.9 A sample of the format of the results is provided below. This sample relates to site type 3.

CIL Viability Bristol City Council		Threshold Land Values (per ha)				
SITE TYPE 3 14 UNITS HOUSES 50 UPH		TLV1	TLV2	TLV3	TLV4	
		Existing resi	Offices	Industrial	Urban Open Sp	
		£2,100,000	£4,391,000	£1,679,000	£1,350,000	
CSH level: 4		10% Sales value inflation				
Aff Hsg: 0%		5% Build cost inflation				
Site type 3 Description: Area 1 £3993 psm Inner West		Site area: 0.28 ha				
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,216,063	7,914,511	5,814,511	3,523,511	6,235,511	6,564,511
20	2,200,357	7,858,418	5,758,418	3,467,418	6,179,418	6,508,418
30	2,192,504	7,830,371	5,730,371	3,439,371	6,151,371	6,480,371
40	2,184,651	7,802,325	5,702,325	3,411,325	6,123,325	6,452,325
50	2,176,798	7,774,279	5,674,279	3,383,279	6,095,279	6,424,279
60	2,168,945	7,746,232	5,646,232	3,355,232	6,067,232	6,396,232
70	2,161,092	7,718,186	5,618,186	3,327,186	6,039,186	6,368,186
80	2,153,239	7,690,139	5,590,139	3,299,139	6,011,139	6,340,139
90	2,145,386	7,662,093	5,562,093	3,271,093	5,983,093	6,312,093
100	2,137,533	7,634,046	5,534,046	3,243,046	5,955,046	6,284,046
130	2,113,974	7,549,907	5,449,907	3,158,907	5,870,907	6,199,907
160	2,090,415	7,465,768	5,365,768	3,074,768	5,786,768	6,115,768
190	2,066,856	7,381,628	5,281,628	2,990,628	5,702,628	6,031,628
220	2,043,297	7,297,489	5,197,489	2,906,489	5,618,489	5,947,489
250	2,019,738	7,213,350	5,113,350	2,822,350	5,534,350	5,863,350
280	1,996,179	7,129,210	5,029,210	2,738,210	5,450,210	5,779,210

- 5.10 Each spreadsheet provides residual values at varying amounts of CIL, starting at £0 and increasing to £280 per square metre. CIL is applied to 100% of private residential floor area in our model and represents a worst case scenario. In reality, a significant proportion of sites will be previously developed and would attract a discount to the amount of CIL payable.
- 5.11 Separate data tables are provided in each spreadsheet for each of the Council's Core Strategy zones (Inner West, Inner East, North West, North, East and South).
- 5.12 The RLV is converted to a per hectare rate and compared to the four threshold land values (residential land, offices, industrial and urban open space). This is shown in the columns headed 'RLV less TLV1, TLV2' etc. A positive number indicates that the development is viable, as the developer will receive a normal level of development profit and the land value will be sufficient for the site to come forward.
- 5.13 The numerical data is then displayed in four graphs, one for each threshold land value. The graph show the amount by which the RLV exceeds TLV (or is less than TLV) for each level of CIL. In the example below, the graph shows that the maximum viable level of CIL would be £90, but that above this level, higher levels of CIL would render the scheme unviable.



### Commercial appraisal results

- 5.14 The commercial appraisal results are more straightforward, due to the narrower range of variables that need to be considered in comparison to residential development. The appraisal results are presented in a similar way to the residential results, using the same charts to show the 'surplus' scheme value after CIL is deducted.

## 6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at Appendix 1 (residential appraisal results), Appendix 2 (filtered residential appraisal results) and Appendix 3 (commercial appraisal results). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the City. These RLVs are then compared to threshold land values. The graphs in the sections below show the outputs of our appraisals using the variables set out in Section 4.
- 6.2 Charging authorities are required to strike “*an appropriate balance*” between the need to raise funding to provide infrastructure to ensure development is sustainable and the potential impact of CIL on the economic viability of development. Our recommendations are that:
- Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
  - Secondly, they should take a balanced view of viability – residual valuations are just one factor influencing a developer’s decision making – the same applies to local authorities.
  - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
  - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
  - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 6.3 The early examinations have seen a debate on how viability evidence should translate into CIL rates. It has now been accepted that there is no requirement for a proposed rate to slavishly follow the outputs of residual valuations. At Shropshire Council’s examination in public, Newark & Sherwood Council argued that rates of CIL should be set at the level dictated by viability evidence which would (if followed literally) have resulted in a Charging Schedule with around thirty different charging zones across the Shropshire area. Clearly this would have resulted in a level of complexity that CIL is intended to avoid. The conclusion of this debate was that CIL rates should not necessarily be determined solely by viability evidence, but *should not be logically contrary* to the evidence. Councils should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool.

### Assessment – residential development

- 6.4 As CIL is intended to operate as a fixed charge, the Council will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure on the one hand and the need to minimise the impact upon development viability on the other. Secondly, as CIL will effectively take a ‘top-slice’ of development value, there is a potential impact on the percentage or tenure mix of affordable housing that can be secured. This is a change from the current system of negotiated financial contributions, where the planning officer can weigh the need for contributions against the requirement that schemes need to contribute towards affordable



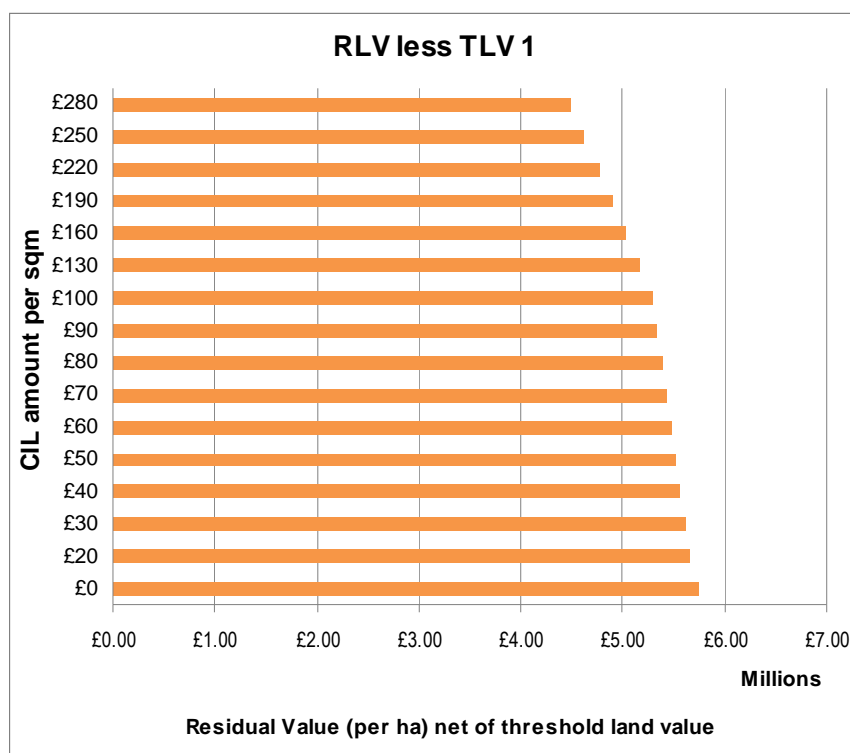
housing provision.

- 6.5 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the level of CIL* and schemes that are viable *prior* to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a critical factor. We have therefore disregarded the ‘unviable’ schemes in recommending an appropriate level of CIL. Appendix 2 provides a ‘filtered’ set of results, removing the unviable development scenarios to provide a clearer picture of the impact of CIL on developments that could proceed in current market conditions. The unviable schemes will only become viable following a degree of real house price inflation, or in the event that the Council agrees to a lower level of affordable housing in the short term. The impact of a reduction in affordable housing is considered later.

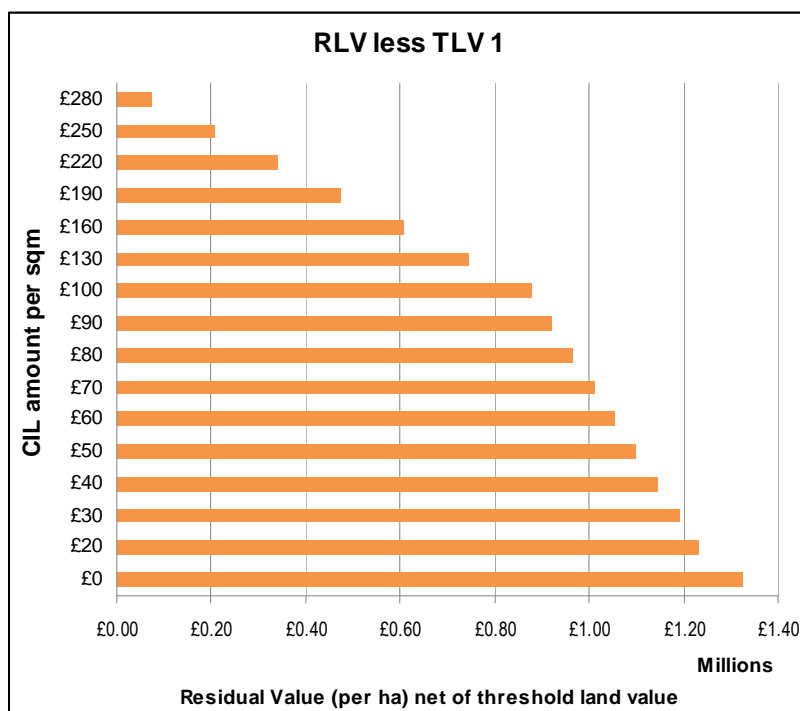
#### Small sites below the 15 unit threshold

- 6.6 Site typologies 1, 2 and 3 provide 2, 5 and 14 units respectively at an assumed density of 50 units per developable hectare. The charts below compare the residual values generated by each site in each of the Core Strategy zones. All the charts assume that the developments are constructed to meet Code for Sustainable Homes level 4. Chart 6.6.1 shows the results for the Inner West zone (the highest value area) and Chart 6.6.2 shows the results for the East zone (the lowest value area). These charts show that residential schemes of this type could viably yield CIL contributions of up to £280 per square metre, leaving a significant viability ‘buffer’ in Inner West and a more modest buffer in the East zone.

**Chart 6.6.1: Site typology 1 (2 units) compared to ‘residential land’ TLV – Inner West Zone**

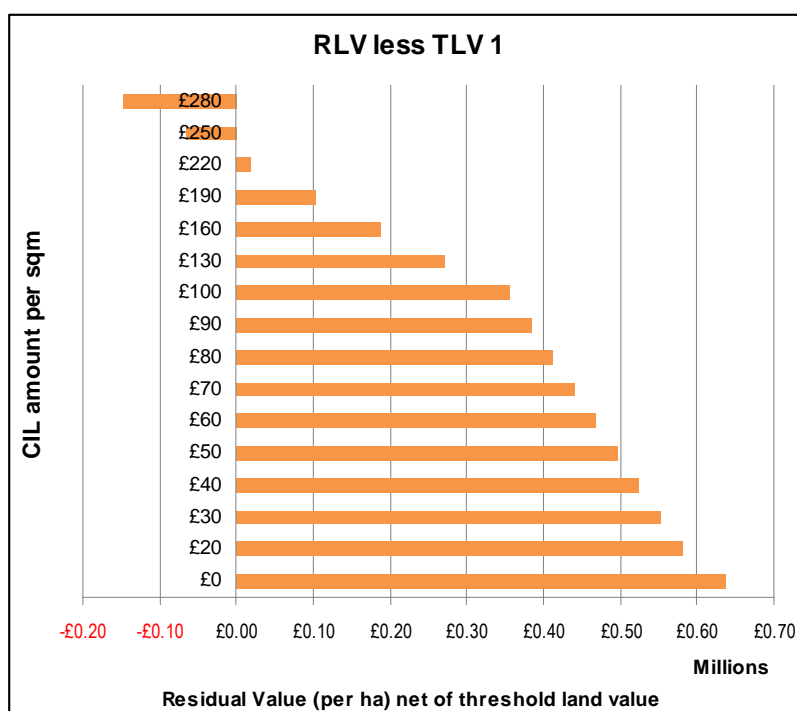


**Chart 6.6.2: Site typology 1 (2 units) compared to 'residential land' TLV – East Zone**



6.7 A similar pattern emerges for development typology 2 (5 units) and development typology 3 (14 units). However, the application of higher levels of CIL (above £220 per square metre to sites in the East zone would render them unviable (see Chart 6.7.1 below).

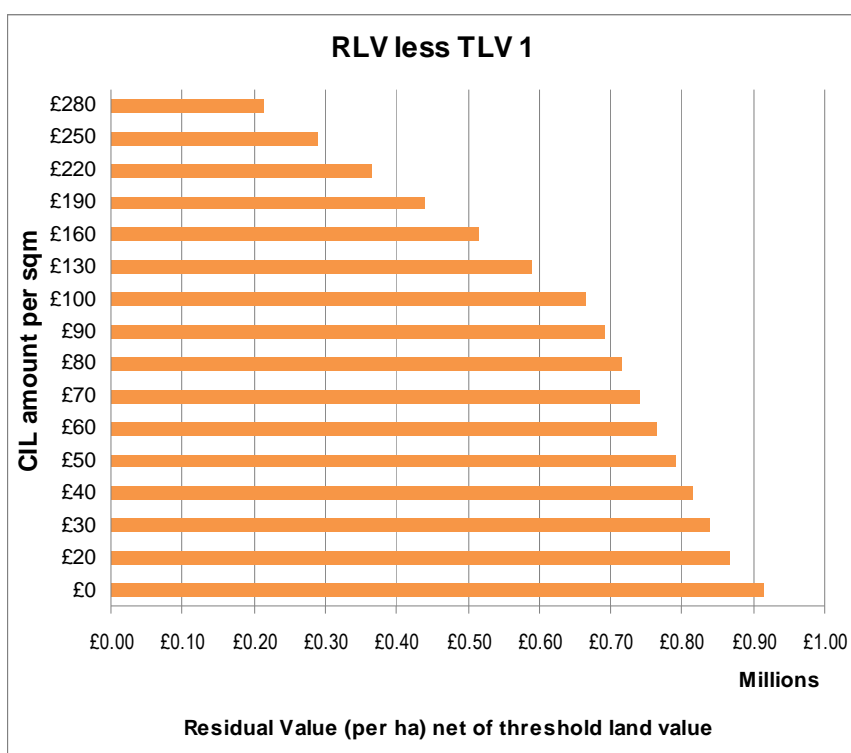
**Chart 6.7.1: Site typology 3 (14 units) compared to 'residential land' TLV in East zone**



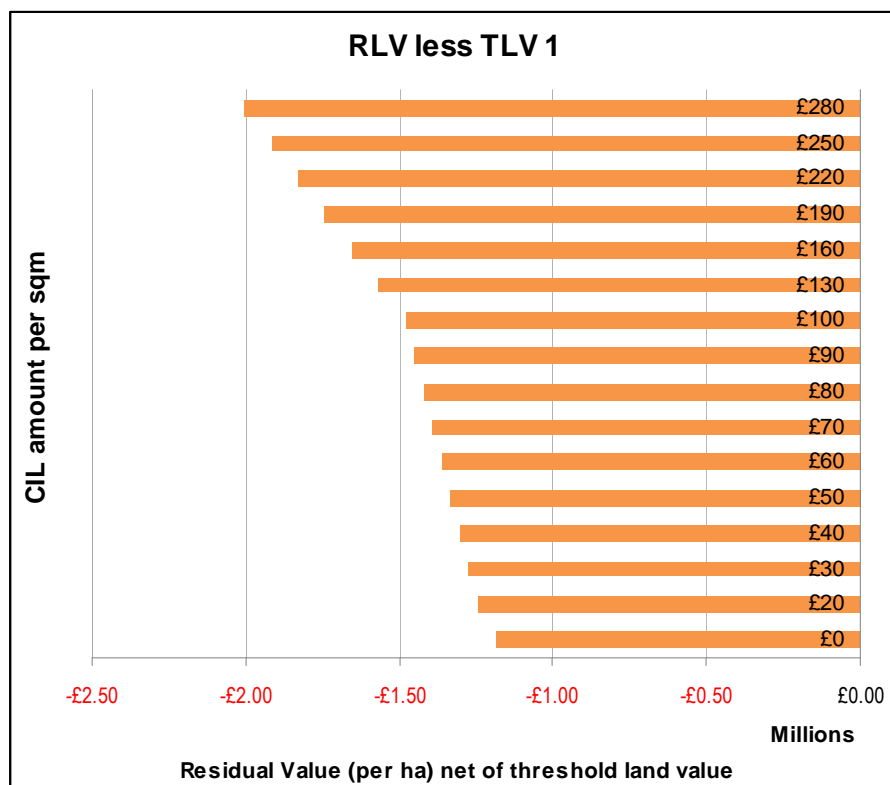
### Sites above the 15 unit threshold qualifying for the Council's affordable housing requirements

- 6.8 Site typologies 4, 5, 6 and 7 provide between 50 and 100 units at an assumed density of 50, 120, 150 and 200 units per developable hectare respectively. All the charts assume that the developments are constructed to meet Code for Sustainable Homes level 4. Chart 6.9.1 shows the results for the Inner West zone (the highest value area) and Chart 6.9.2 shows the results for the East zone (the lowest value area). These charts show that residential schemes in the Inner West Zone could viably yield CIL contributions of up to £280 per square metre, leaving a modest viability 'buffer' at the top end of the CIL testing range. However, sites of this typology in the East (and all other zones outside the Inner West) would be unviable, regardless of the level of CIL.
- 6.9 As noted earlier in the report, the Council sets a differential policy for affordable housing. Whilst we have run appraisals incorporating both 30% and 40% affordable housing for all zones, the charts below incorporate an appropriate level.

**Chart 6.9.1 Site typology 4 (50 units at 50 units per hectare) compared to 'residential land' TLV, Inner West Zone – 40% affordable housing and CSH level 4**

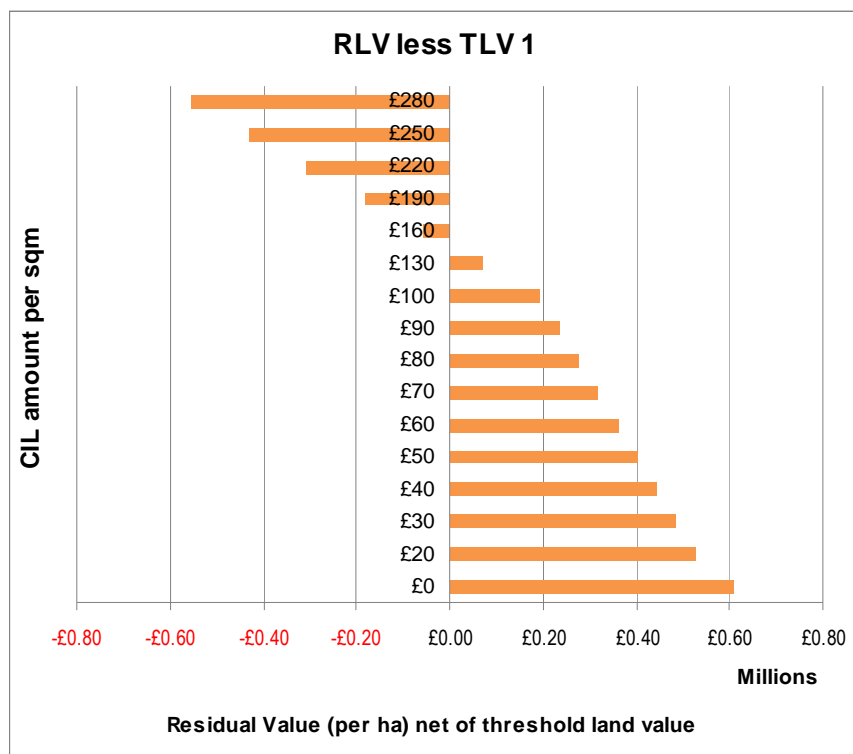


**Chart 6.9.2 Site typology 4 (50 units at 50 units per hectare), East Zone – 30% affordable housing and CSH level 4**

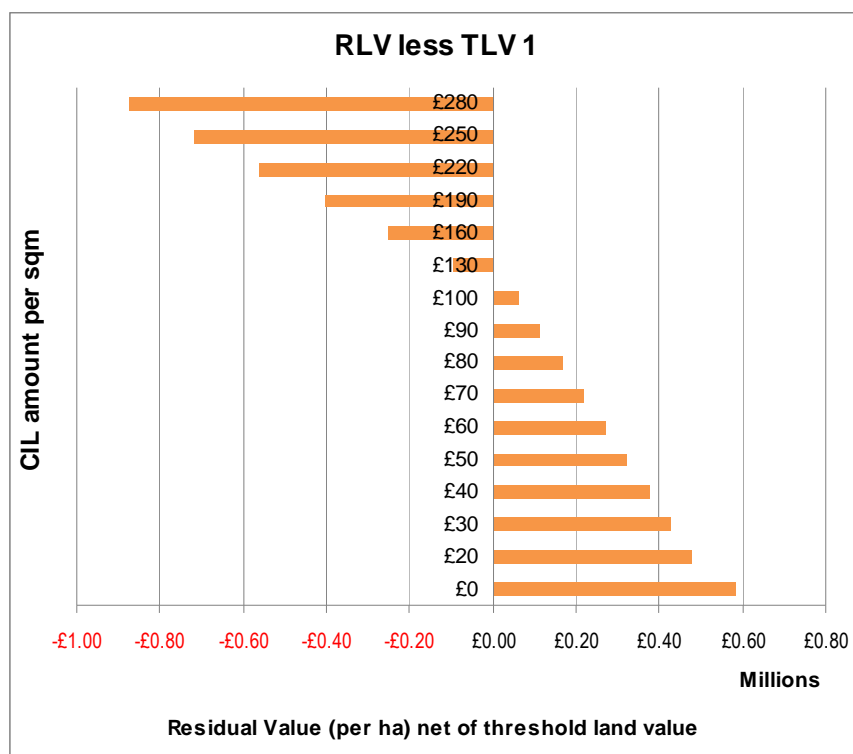


- 6.10 Outside the Inner West zone, all other developments in typology 4 were unviable at the appropriate level of affordable housing as required by the Core Strategy.
- 6.11 A similar pattern emerges for development typologies 5, 6 and 7. Only sites in the Inner West are viable with the required percentage of affordable housing when compared to 'residential land' TLV.
- 6.12 In the Inner West zone, the viable level of CIL falls on site typologies 5 and 6. On site typology 5, the maximum viable level of CIL that could be secured falls to £130 per square metre and on site typology 6, the maximum viable level would fall to £100 per square metre (see charts 6.12.1 and 6.12.2).

**Chart 6.12.1 Site typology 5 (50 units at 120 units per hectare), Inner West Zone – 40% affordable housing and CSH level 4**



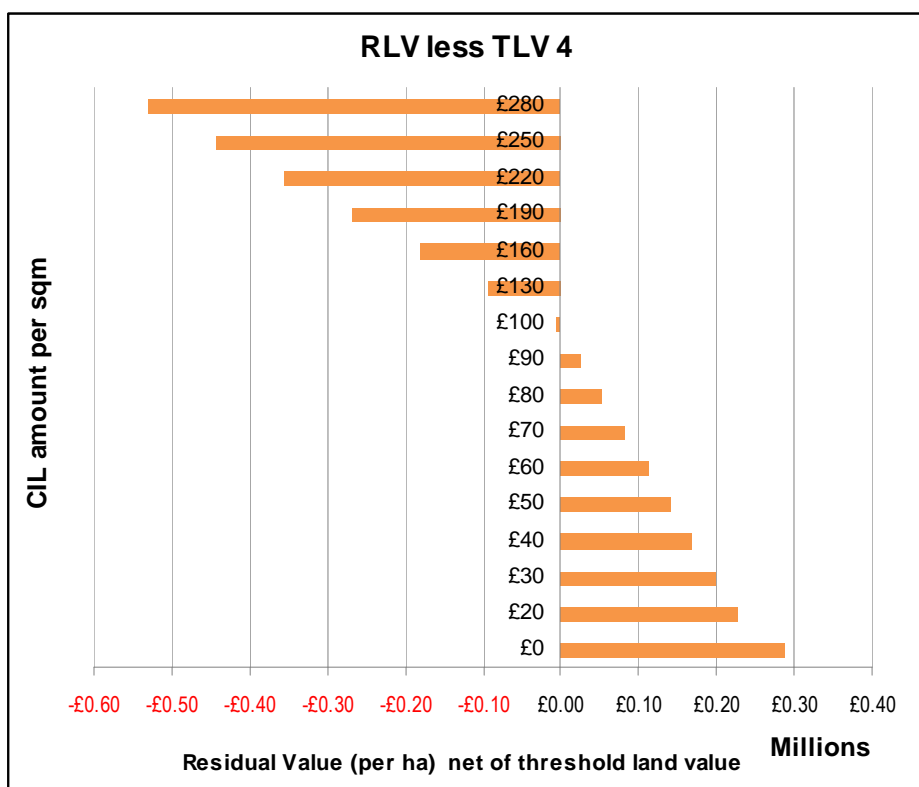
**Chart 6.12.2 Site typology 6 (100 units at 150 units per hectare), Inner West Zone – 40% affordable housing and CSH level 4**



### Viability of developments when compared to other threshold land values

- 6.13 It is important to note that many developments will be on sites that are in alternative uses, such as existing offices, former industrial sites and urban open land. As previously noted, we have compared the results of our appraisals to existing use values of office and industrial sites and urban open space. Chart 6.13.1 shows the results for site typology 4 with 30% affordable housing in the South Zone compared to TLV4 (urban open space). Schemes could viably yield a CIL of up to £90 per square metre.

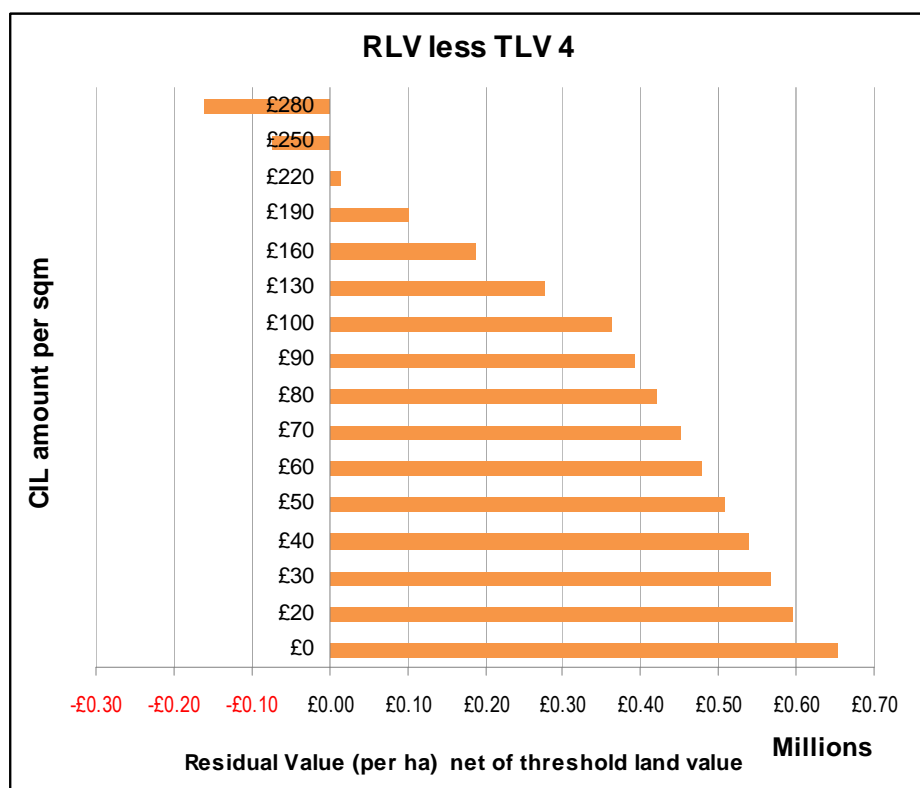
**Chart 6.13.1 Site typology 4 (50 units at 50 units per hectare), South Zone – 30% affordable housing and CSH level 4**



### Impact of real house price growth

- 6.14 Our appraisals include a sensitivity analysis which considers the impact upon viability of a real terms increase in sales values, resulting from a 10% nominal increase in sales values and a 5% increase in build costs. Increasing real house prices will improve the viability of schemes, enabling them to come forward and make CIL contributions.
- 6.15 Chart 6.15.1 illustrates the impact of the 10% increase in sales values and 5% increase in build costs. This is the same development typology and zone as Chart 6.13.1, showing an improvement in the maximum viable level of CIL from £90 per square metre at current values to £220 per square following an increase in sales values.

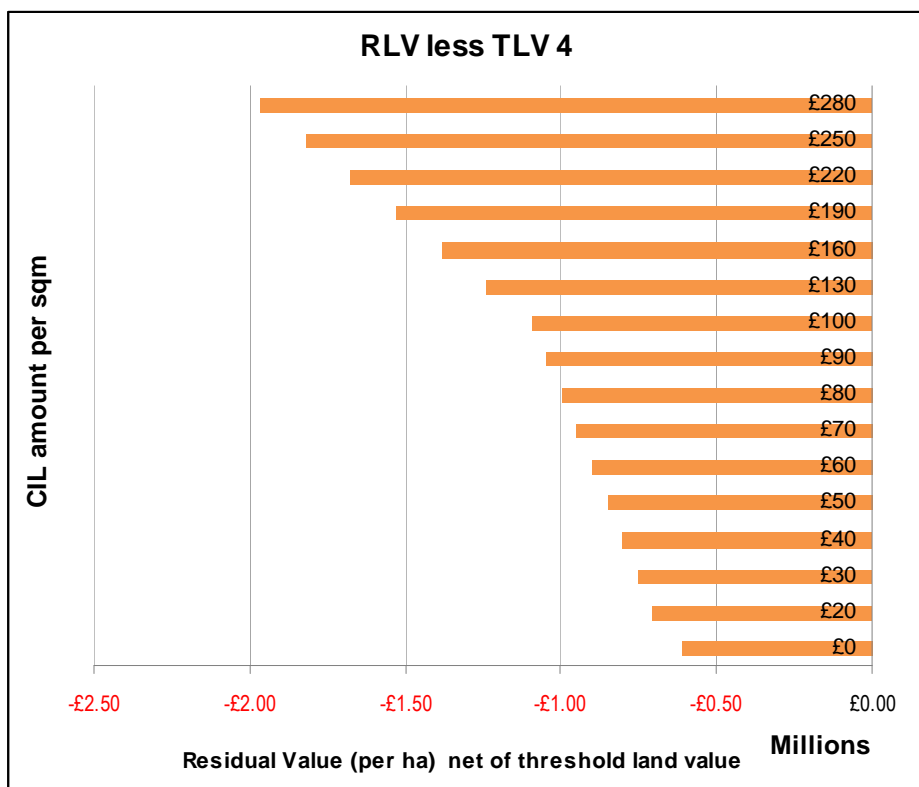
**Chart 6.15.1 Site typology 4 (50 units at 50 units per hectare), South Zone – 30% affordable housing and CSH level 4 – 10% increase in sales values and 5% increase in build costs**



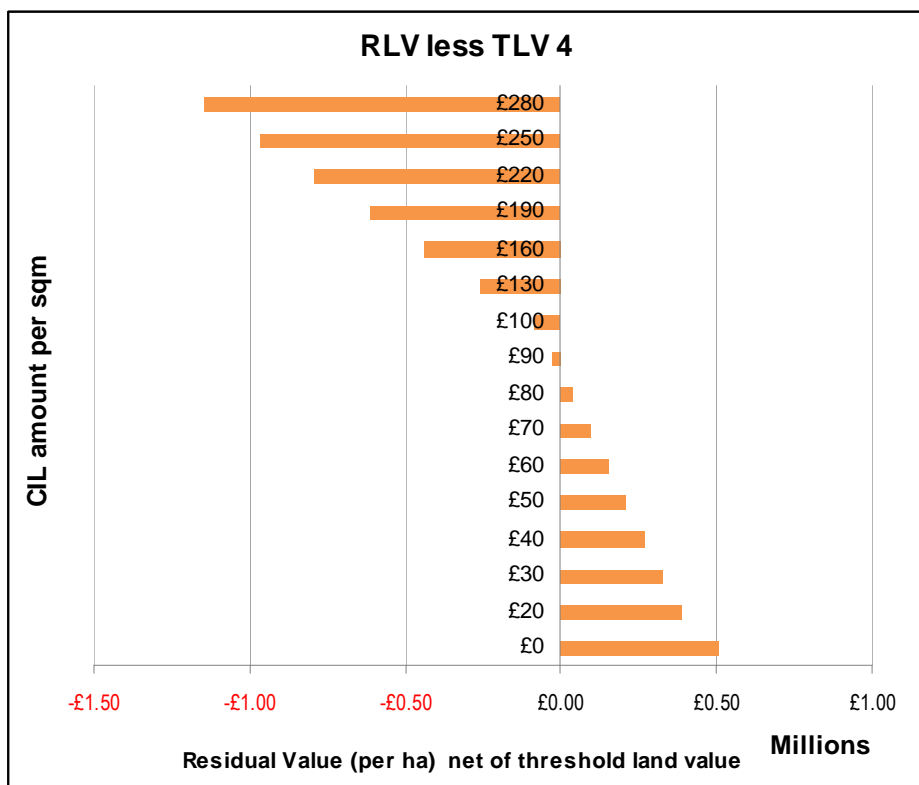
### Reduced affordable housing

- 6.16 On residential developments, the Council has the option of reducing the quantum of affordable housing if viability issues emerge. To illustrate the impact of reducing affordable housing requirements on scheme viability, Chart 6.16.1 shows the impact of CIL on a scheme with site typology 5, assuming 30% affordable housing and CSH Level 3, compared to 15% affordable in Chart 6.16.2.
- 6.17 The reduction enables an unviable scheme (even if no CIL is levied) to become viable and capable of making a significant CIL contribution of up to £80 per square metre.
- 6.18 Clearly any reduction in affordable housing is undesirable, but in the short term this is an approach that many authorities (including Bristol) are adopting as a short term measure to encourage delivery of housing.
- 6.19 As sales values improve over time, the Council would be in a position to secure its target levels of affordable housing, in addition to securing CIL contributions without any adverse effect on development viability.

**Chart 6.16.1: Site typology 5 (50 units at 120 units per hectare) in South zone – 30% affordable housing and CSH level 3**



**Chart 6.16.2: Site typology 5 in South zone (50 units at 120 units per hectare) – 15% affordable housing and CSH level 3**





### Determining a maximum viable rate of CIL

- 6.20 As noted in paragraph 6.5, where a scheme is unviable the imposition of CIL at any level (including zero) will not make the scheme viable. Other factors (i.e. sales values, build costs or threshold land values) would need to change to make the scheme viable. For the purpose of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement. These scenarios are shown in the filtered results at Appendix 2.
- 6.21 Site type 1 generates residual values that are substantially higher than the threshold land values, even at the highest level of CIL in the testing range of up to £280 per square metre. There are two exceptions to this; firstly, in the South zone, a CIL of only £20 could be levied on residential schemes on land previously used as offices; and secondly, in the North West, a CIL of up to £100 per square metre could be levied. Redevelopment of offices to residential use in the South are rare and therefore this case could be discounted.
- 6.22 In all but one of the viable scenarios for Site type 2, the viable level of CIL is greater than the range of £0 to £280 that we tested. In the one remaining case, a CIL of up to £220 per square metre could be levied. An identical pattern emerges for the Site type 3 results.
- 6.23 For site type 4, a scheme is viable in the South zone, where 30% affordable housing is required. This scheme can viably support a CIL of up to £90 per square metre. Where 40% affordable housing is required (Inner West, Inner East and North West), all but one viable development scenario indicate that a CIL of up to £280 per square metre would be viable. In the remaining scenario, a maximum CIL of £130 per square metre would be viable.
- 6.24 Site type 5 has two viable scenarios, where the maximum levels of CIL that could be charged are £220 and £130 per square metre. Both these sites are within the Inner West zone, where 40% affordable housing is required.
- 6.25 Site type 6 also has two viable scenarios, where the maximum levels of CIL that could be charged without making the schemes unviable would be £100 per square metre and £190 per square metre.
- 6.26 These viable scenarios and maximum levels of CIL are summarised in Table 6.26.1.

**Table 6.26.1: Maximum levels of CIL in viable development scenarios**

Site type	Maximum CIL in 40% affordable housing zone (Inner West, Inner East and North West)	Maximum CIL in 30% affordable housing zone (North, South and East)
Site type 1	£100 (NW)	*£280 (S)
Site type 2	£280 (all areas)	£220 (E)
Site type 3	£280 (all areas)	£220 (E)
Site type 4	£130 (IE)	£90 (S)
Site type 5	£130 (IW)	n/a
Site type 6	£100 (IW)	n/a
Site type 7	n/a	n/a

\* excluding the £20 scenario for the reasons set out in paragraph 6.21.

- 6.27 It appears that the Council could set a higher rate of CIL on sites where affordable housing is not required. However, the Council may wish to avoid this option given that its Core Strategy makes reference to securing payments in lieu of affordable housing on sites that fall below the 15 unit threshold. If payments are required, this would clearly erode the residual value and reduce a scheme's capacity to viably support CIL payments.
- 6.28 Weighing the impact of CIL from the viable results discussed above, our conclusion is that the Council could reasonably require a £70 per square metre CIL on residential development in the Inner West, Inner East and North West zones; and a £50 per square metre CIL in North, South and East zones. These levels of CIL would allow a sufficient viability 'buffer' below the maximum levels of CIL identified by our appraisals (i.e. a buffer of 30% below the lowest maximum CIL in the 40% affordable housing zone and a 44% buffer for the 30% affordable housing zone, recognising that development viability is more difficult in the latter zone) .

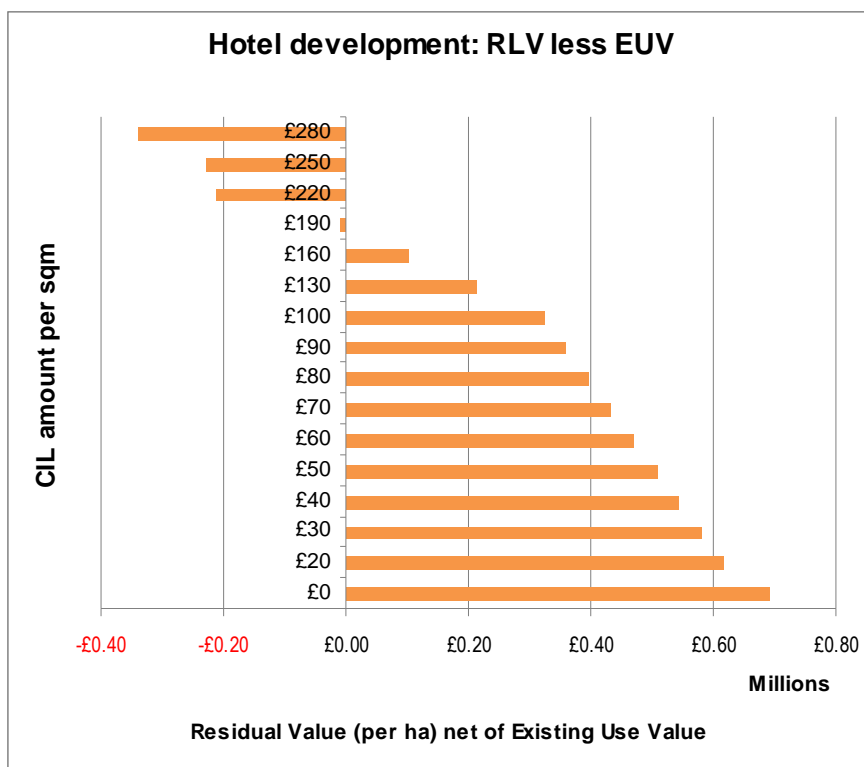
### **Sheltered housing**

- 6.29 The viability of sheltered housing is largely similar to that of general residential as sales values reflect local market levels. However, there are two factors which adversely affect viability. Firstly, the rate of sale of sheltered housing schemes is generally slower than for mainstream residential, due to the more limited market catchments. Developers consequently incur greater interest costs on land and build costs. Secondly, sheltered housing schemes include a significantly higher level of communal space to accommodate social areas and other facilities.
- 6.30 We would therefore recommend that the Council has regard to the CIL rates for general residential, but allows a greater 'buffer' below the maximum viable rate of CIL to accommodate these special factors.

### **Hotel development**

- 6.31 We have separately assessed the ability of hotel developments to make contributions through CIL (appraisal results attached at Appendix 3). Assuming a capital value of £110,000 per room (based on the £14.5 million sale of the Novotel Bristol Centre which has 131 rooms), our appraisals indicate that hotel development should be able to absorb a CIL of up to a maximum of £160 per sqm. Viable rates of CIL are show in Chart 6.31.1.

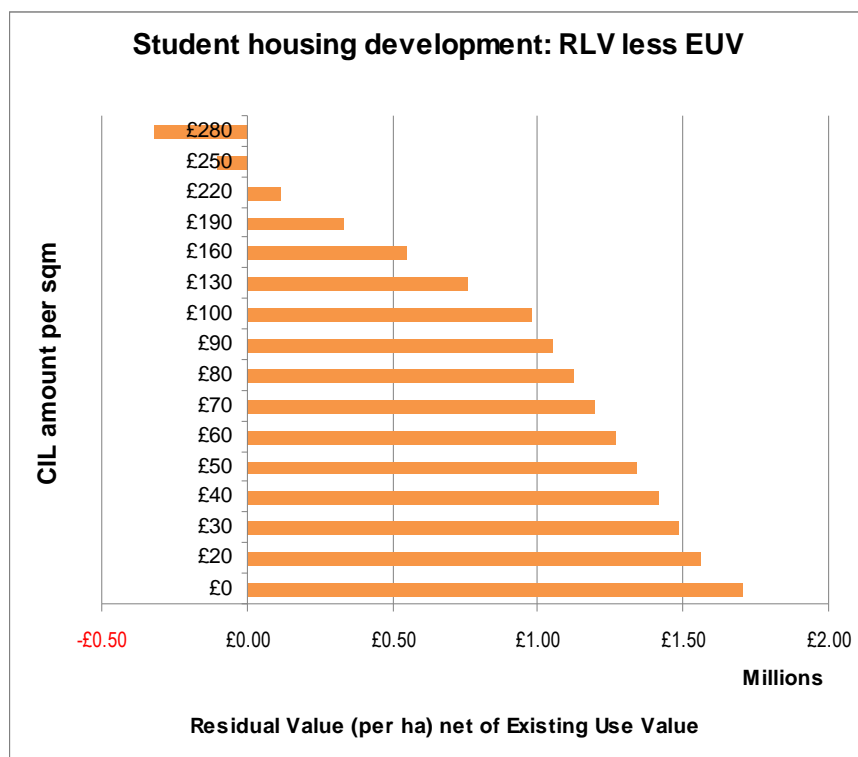
**Chart 6.31.1: Hotel development - viable rates of CIL**



### **Student housing development**

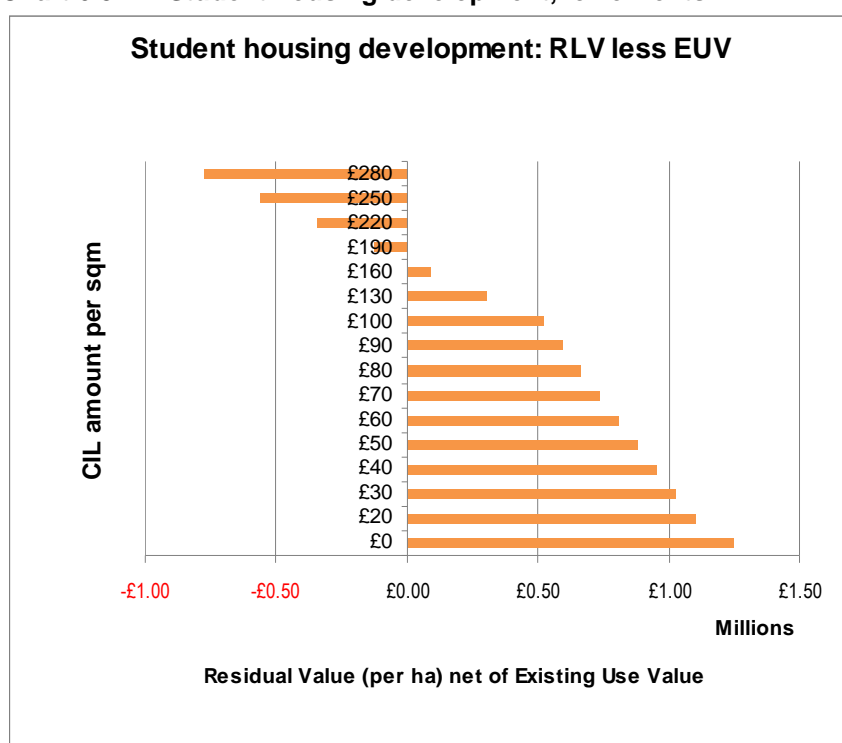
- 6.32 Student housing developments in the City typically generate reasonably good residual land values, although the level of rent charged is a critical factor. Schemes developed by universities themselves tend to have lower rent levels than schemes developed by private sector bodies, such as Unite. Given the financial constraints that universities now operate under, it is likely that most if not all new student housing will be developed by the private sector.
- 6.33 Our appraisal indicates that a typical student housing scheme, with rents of £117.50 per week (based on a sample of Unite schemes operating across the City), should be able to contribute a CIL of up to £220 per square metre. The results of our student housing appraisals are summarised in Chart 6.33.1 below.

**Chart 6.33.1: Student housing development**



6.34 We have tested the impact of changes in rent levels below the level initially assumed (i.e. from £117.50 per week to £115 per week). This small change results in a significant change in the viable levels of CIL, as shown in Chart 6.34.1 below.

**Chart 6.34.1: Student housing development, lower rents**



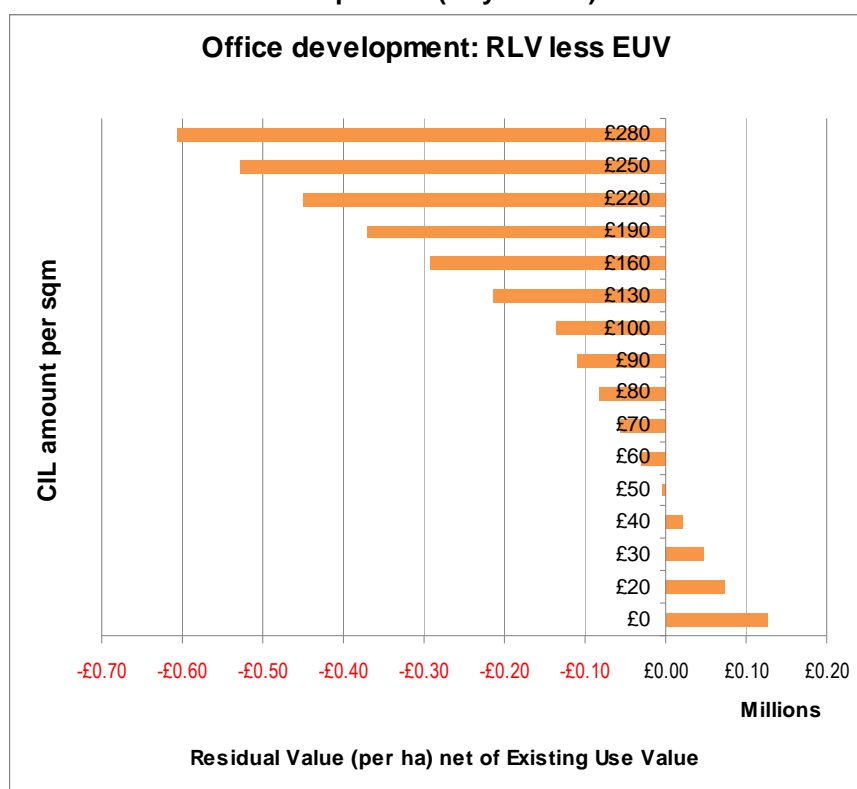
## Assessment – commercial development

- 6.35 Our appraisals indicate that the ability of commercial schemes to viably make contributions through CIL will vary according to use class. Retail development generate positive RLVs in excess of EUV benchmarks, resulting in a surplus that could be used to make CIL contributions. However, office developments are only marginally viable in the current market and industrial development is generally unviable.
- 6.36 As noted in section 4, the level of rents that can be achieved for commercial space varies according to exact location; quality of building; and configuration of space. Consequently, our appraisals reflect this range to show the likely contributions that can be secured in the 'least viable' scenario where rents are lowest up to the 'most viable' scenario where rents are highest.

### Office development

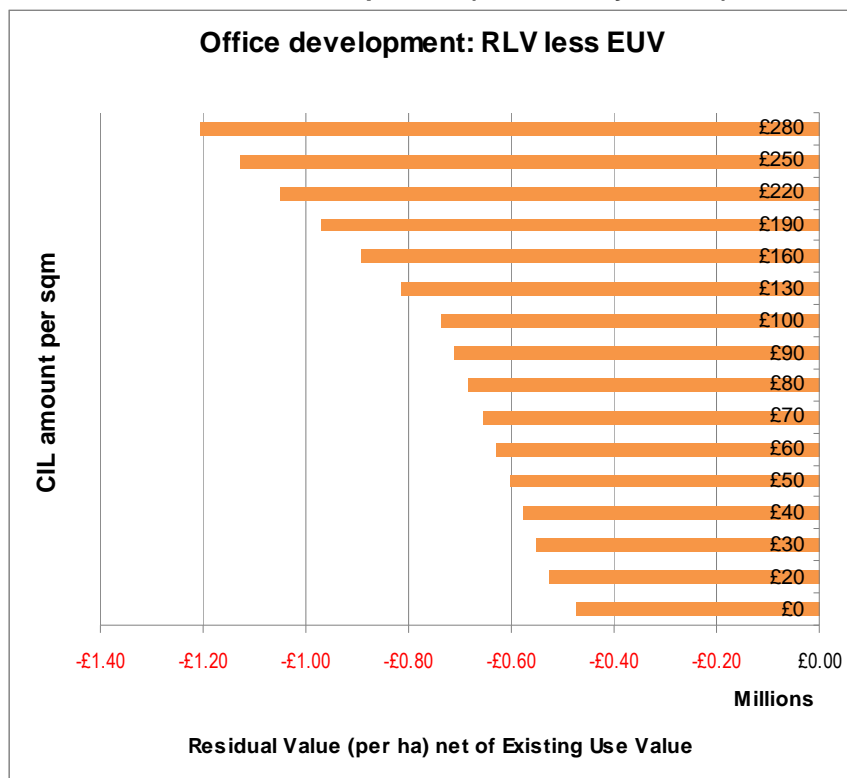
- 6.37 The results of our office appraisals indicate that developments in the City Centre generate positive residual values (in excess of an assumed EUV of a building that is half the size of the proposed development). However, these residual values would only be marginally higher than EUV and there would be limited scope to secure contributions to CIL without risking making the schemes unviable (see Chart 6.29.1 below).
- 6.38 Although in theory the appraisals indicate that the Council could secure a CIL of £40 per sq m from office developments in the City Centre, the appraisal results are very sensitive to rent levels achieved. Requiring any level of CIL from office development would leave very little in terms of a viability 'buffer' to account for site specific variations.

**Chart 6.38.1: Office developments (City Centre)**



- 6.39 Outside the City Centre, offices attract considerably lower rents (circa £22 per sq ft compared to £27.50 per sq ft in the City Centre). At these rents, office developments generate positive residual values, but not of a sufficient amount to cover the site's EUV (see Chart 6.39.1).

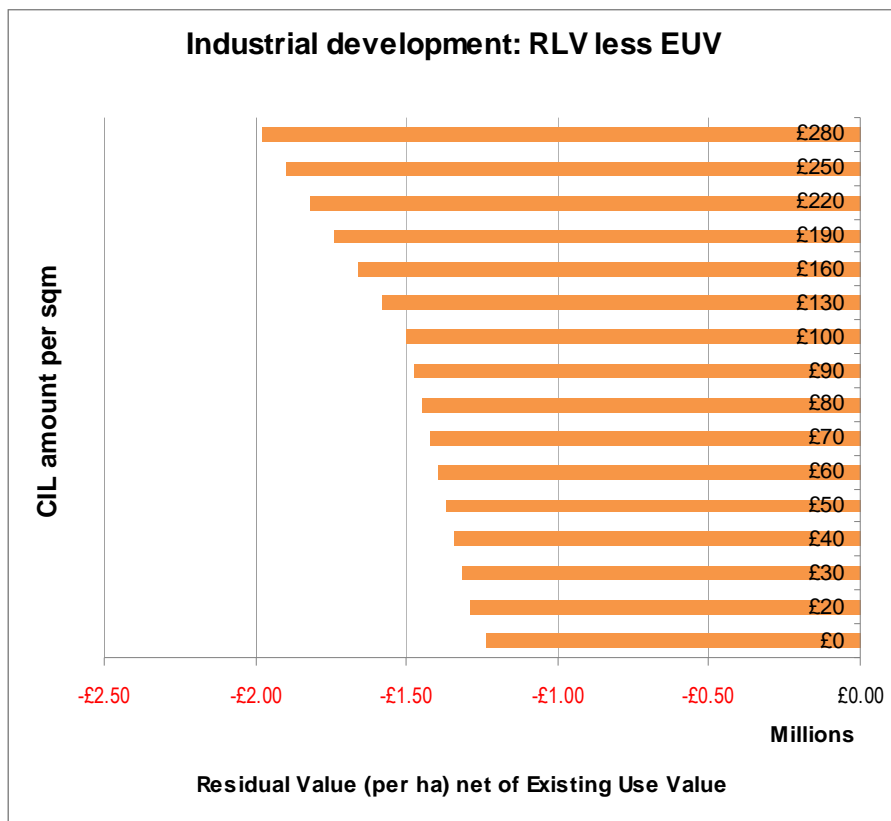
**Chart 6.39.1: Office developments (outside City Centre)**



#### **Industrial/warehouse development**

- 6.40 Industrial uses in Bristol attract rents of £6.50 per sq ft, having fallen from £7.50 per sq ft since 2008. Yields have reduced recently to around 7.5%. As a result of relatively low rents, industrial floorspace does not currently generate positive residual land values, as shown in Chart 6.40.1. As a consequence, it is unlikely that a significant quantum of industrial development will come forward in the short term.

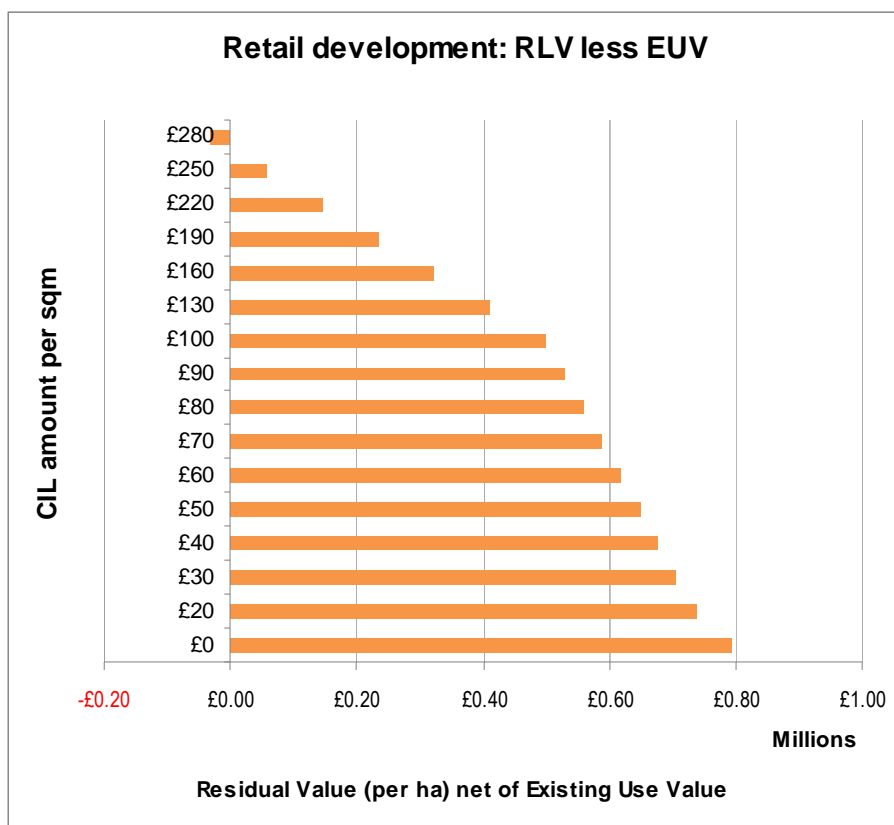
**Chart 6.40.1: Industrial development**



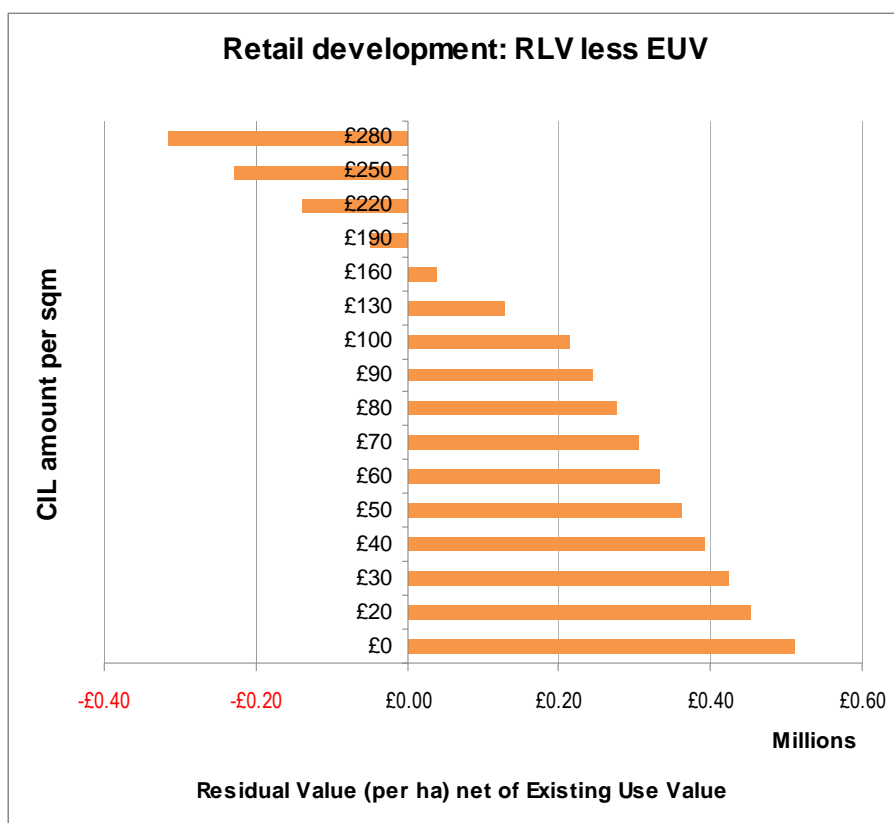
### **Retail development**

- 6.41 Bristol City Centre has a strong retail sector, with prime rents achieved in Cabot Circus, Concorde Street and Brigstowe Street, following a shift away from West Broadmead. Average rents for lettings during 2011 were £22.50 per sq ft.
- 6.42 Our appraisals indicate that retail development could yield a CIL of up to £250 per sq metre, as shown in Chart 6.42.1. However, residual values of retail development are sensitive to rent levels and the Council could need to be mindful of this when setting rates of CIL. For example, Chart 6.42.2 shows the impact upon viable levels of CIL if rents fall from £22.50 to £21.50. The maximum level of CIL under these circumstances would reduce to £160 per sq metre.

**Chart 6.42.1: Retail development**



**Chart 6.42.2: Retail development, reduced rent (£21.50 down from £22.50)**





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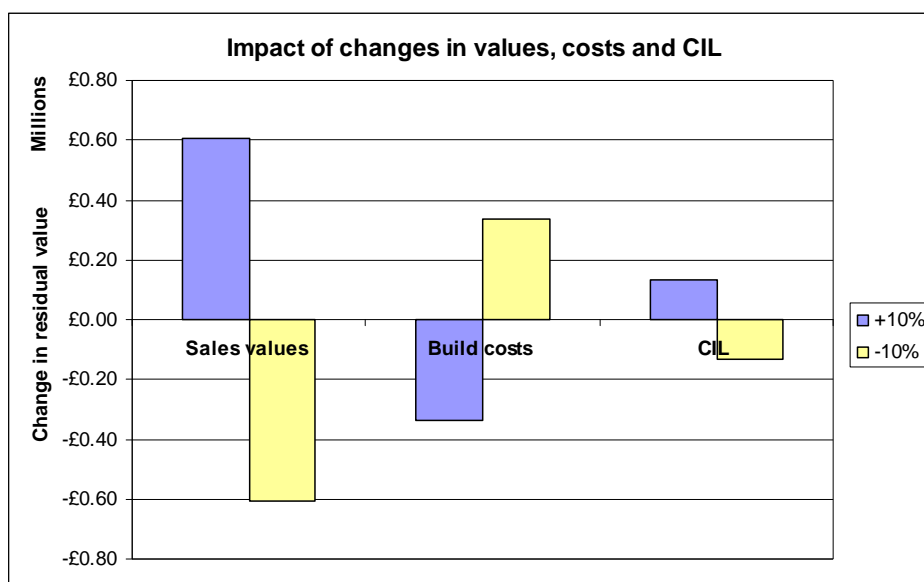
### **C2, C2A and D1 floorspace development**

- 6.43 Floorspace developed under Use Classes C2, C2A and D1 typically include uses that do not accommodate revenue-generating operations, such as schools, hospitals, health centres, prisons, museums and places of worship. Other uses within these Classes that do generate an income stream (such as swimming pools) generally have operating costs that are far higher than the income and therefore require public subsidy. Many of these developments will be infrastructure themselves, which CIL could help to provide. It is therefore unlikely that C2, C2A and D1 uses will be capable of generating any contribution towards CIL.
- 6.44 In light of these results, the next section of this report sets out our recommendations to the Council on how it might approach setting appropriate levels of CIL to strike an appropriate balance between revenue maximisation and viability.

## 7 Conclusions and recommendations

- 7.1 The results of our analysis indicate a degree of variation in viability of development in terms of use classes. In light of these variations, two options are available to the Council under the CIL regulations. Firstly, the Council could set a single CIL rate across the City, having regard to the least viable use classes and least viable locations. This option would suggest the adoption of the 'lowest common denominator', with sites that could have provided a greater contribution towards infrastructure requirements not doing so. In other words, the Council could be securing the benefit of simplicity at the expense of potential income foregone that could otherwise have funded infrastructure. Secondly, the Council has the option of setting different rates for different use classes and different areas. The results of our study point firmly towards the second option as our recommended route.
- 7.2 We have also referred to the results of development appraisals as being highly dependent upon the inputs, which will vary significantly between individual developments. In the main, the imposition of CIL is *not* a critical factor in determining whether a scheme is viable or not (with the relationship between scheme value, costs and existing use value benchmarks being far more important). This is evidenced by the very marginal differences between the 'pre' and 'post' CIL residential appraisals shown in the charts in Section 6. This point is also illustrated in Chart 7.2.1 below, which compares the impact on the residual value of a scheme of a 10% increase and decrease in sales values and a 10% increase and decrease in build costs to a £100 per sq metre change in CIL.

**Chart 7.2.1: Impact of changing levels of CIL in context of other factors**



- 7.3 Given CIL's nature as a fixed tariff, it is important that the Council selects rates that are not on the limit of viability. This is particularly important for commercial floorspace, where the Council does not have the ability to 'flex' other planning obligations to absorb site-specific viability issues. In contrast, the Council could in principle set higher rates for residential schemes as the level of affordable housing could be adjusted in the case of marginally viable schemes. However, this approach runs the risk of frustrating one of the Council's other key objectives of delivering affordable housing. Consequently, sensitive CIL rate setting for residential schemes is also vital.

7.4 Our core recommendations on levels are CIL are therefore summarised as follows:

- The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the Council keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future improvements.
- The ability of **residential schemes** to make CIL contributions varies significantly depending on size and type of scheme, area and the current use of the site. Having regard to these variations, a majority of residential schemes in the North West, Inner West and Inner East Core Strategy zones should be able to absorb a CIL rate of £70 per square metre, leaving a margin for site-specific factors that might affect viability. In the remaining Core Strategy zones (North, East and South), a CIL rate of £50 per square metre would be viable in most circumstances.
- In some circumstances, particularly in the North, East and South zones, developments are currently unviable whether or not CIL is levied. The imposition of CIL will therefore not affect the prospects of these sites being delivered. Where these sites are re-tested with lower proportions of affordable housing, CIL contributions can be secured. Viability of these sites can be improved in the short term by reducing the quantum of affordable housing sought.
- Our appraisals indicate that **student housing** schemes could accommodate a CIL of up to a maximum of £220 per square metre. However, small variations in rent levels can result in significant changes to residual land values. To allow for these variations, we recommend that the Council considers a CIL rate of somewhere in the range of £90 to £120 per square metre to allow an adequate buffer for site-specific factors.
- **Hotel developments** could accommodate a CIL of up to a maximum of £160 per sq metre. We would suggest a rate of between £70 to £100 to allow an adequate buffer for site-specific factors. A rate of £70 would fall in line with the residential rate in the higher value zones and would result in a simpler charging schedule.
- **Office developments** range in value, with rents typically around £22 per sq ft at the lower level. Although office developments generate positive residual land values (in excess of EUV plus premium), they are not sufficiently significant to warrant levying a CIL on this type of development. Given that there are no other significant planning obligations that could be 'flexed' to absorb viability issues on lower value schemes, we recommend that the Council sets a nil rate for offices.
- Residual values generated by **Retail developments** are significantly higher than those for other forms of commercial development. At average rent levels of £22.50 per sq ft, our appraisals indicate that retail development could viably yield a CIL of up to £250 per sq metre. However, if rents fall from £22.50 to £21.50, the maximum viable level of CIL would fall to £160 per sq metre. We therefore recommend that the Council might wish to consider a CIL on retail development of around £120 per sq metre to allow an adequate viability 'buffer' to address site-specific differences in values and costs.
- Our appraisals of developments of **industrial and warehousing floorspace** indicate that these uses are unlikely to generate positive residual land values. Even when positive land values are achieved, they fall short of existing use values. We recommend that zero rates are set for these use classes, although it is unlikely that a significant quantum of

development of this type would come forward in the short term.

- 7.5 For residential schemes, the application of CIL of £50 to £70 per sq m does not appear to be a critical factor in determining whether or not a scheme is viable. When considered in context of total scheme costs, a CIL of £70 is a very modest amount, accounting for less than 3% of total development costs (i.e. less than a developer's contingency which is typically 5%). Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these sites. However, the Council should also consider the potential CIL that could be secured from other viable sites when determining an appropriate balance between revenue maximisation and viability.
- 7.6 The Council's proposed CIL rates are summarised in Table 7.6.1 below.

**Table 7.6.1: Proposed CIL rates**

Development type	CIL rate (£s per square metre)
Residential (Inner Zone)	70
Residential (Outer Zone)	50
Office and Industrial	Nil
Hotels	70
Retail	120
Student housing	100
Development in Use Classes C2, C2A and D1	Nil
All other development	50

- 7.7 Table 7.7.1 shows that the impact of the application of CIL at the rates proposed by the Council is significantly lower than the maximum viable levels. The rates allow a viability buffer that should be large enough to take account of economic downturns and site-specific issues that may affect individual development schemes. The table also shows that CIL will constitute a very modest proportion of Total Development Costs and Gross Development Value.

**Table 7.7.1**

Development type	Maximum viable CIL rate (per sq m)	Proposed CIL rate (per sq m)	CIL as % of maximum viable rate	CIL as % of Total Development Costs	CIL and % of Gross Development Value
Inner Zone Residential (under 15 units)	£280	£70	25	3.2	2.3
Inner Zone Residential (over 15 units)	£130	£70	54	2.2	1.9
Outer Zone Residential (under 15 units)	£220	£50	23	2.5	1.9
Outer Zone Residential (over 15 units)	£90	£50	56	1.6	1.5
Retail	£250	£120	48	4.5	3.4
Student accommodation	£220	£100	45	3.2	2.8
Hotel	£160	£70	44	1.9	1.8

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## Appendix 1 Residential appraisal results

CIL Viability   Bristol City Council

SITE TYPE   1  
2 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

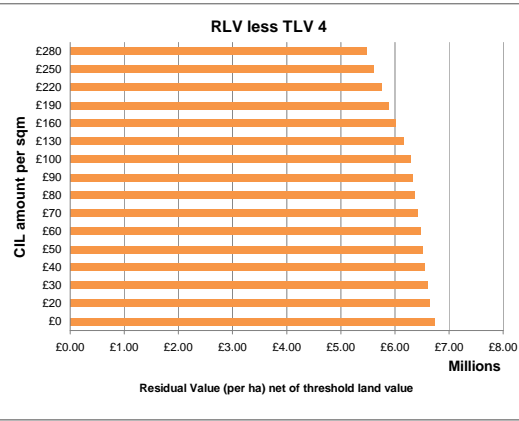
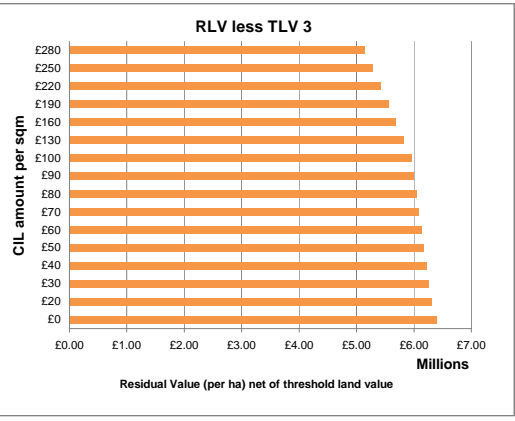
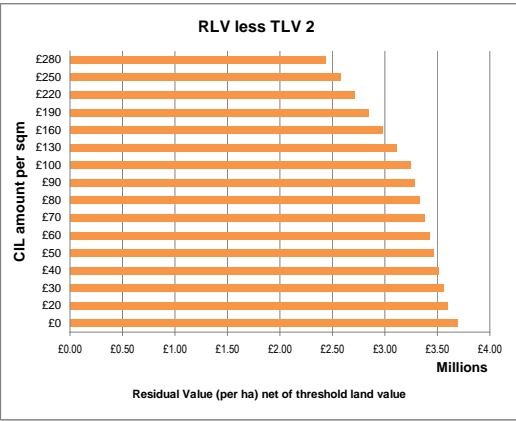
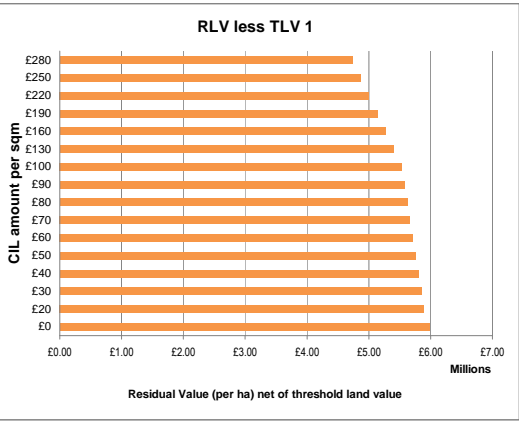
NB includes infrastructure @ £0.35m per ha

CSH level:	3
Aff Hsg:	0%

	Sales value inflation
	Build cost inflation

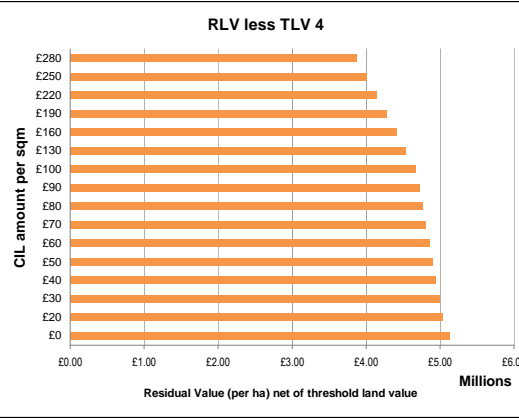
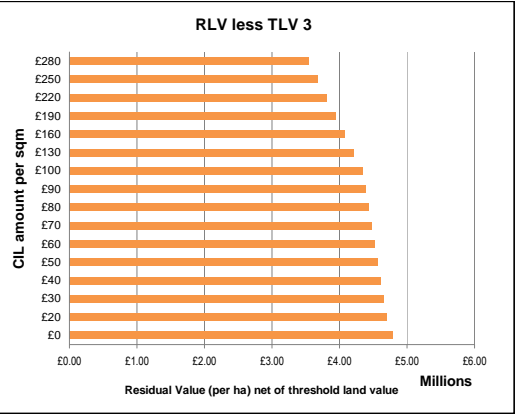
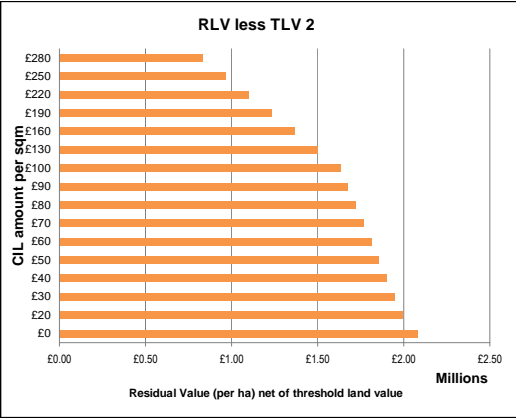
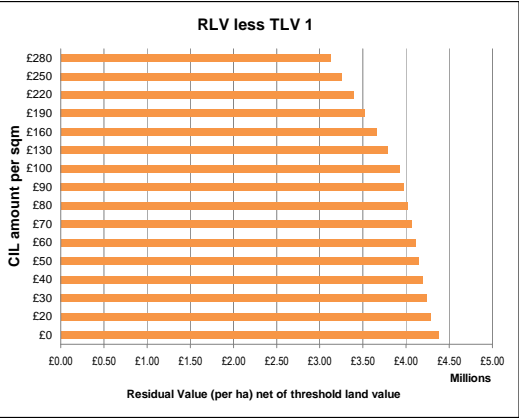
Site type 1 Description: **Area 1   £3993 psm Inner West** Site area: 0.04 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	323,110	8,077,755	5,977,755	3,686,755	6,398,755	6,727,755
20	319,537	7,988,433	5,888,433	3,597,433	6,309,433	6,638,433
30	317,751	7,943,772	5,843,772	3,552,772	6,264,772	6,593,772
40	315,964	7,899,111	5,799,111	3,508,111	6,220,111	6,549,111
50	314,178	7,854,450	5,754,450	3,463,450	6,175,450	6,504,450
60	312,392	7,809,789	5,709,789	3,418,789	6,130,789	6,459,789
70	310,605	7,765,128	5,665,128	3,374,128	6,086,128	6,415,128
80	308,819	7,720,467	5,620,467	3,329,467	6,041,467	6,370,467
90	307,032	7,675,805	5,575,805	3,284,805	5,996,805	6,325,805
100	305,246	7,631,144	5,531,144	3,240,144	5,952,144	6,281,144
130	299,886	7,497,161	5,397,161	3,106,161	5,818,161	6,147,161
160	294,527	7,363,178	5,263,178	2,972,178	5,684,178	6,013,178
190	289,168	7,229,195	5,129,195	2,838,195	5,550,195	5,879,195
220	283,808	7,095,212	4,995,212	2,704,212	5,416,212	5,745,212
250	278,449	6,961,229	4,861,229	2,570,229	5,282,229	5,611,229
280	273,090	6,827,246	4,727,246	2,436,246	5,148,246	5,477,246



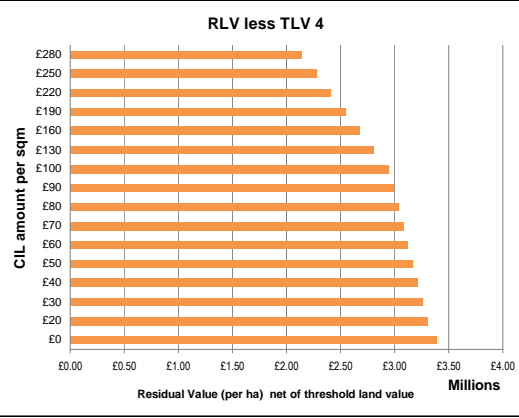
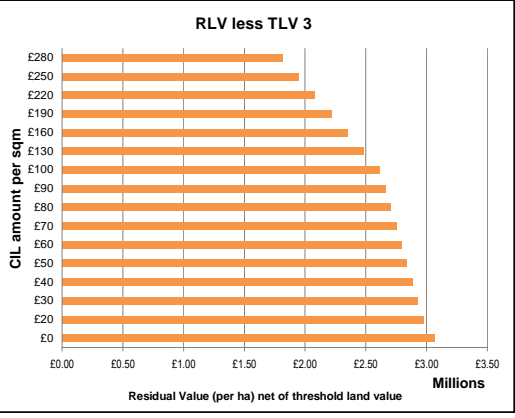
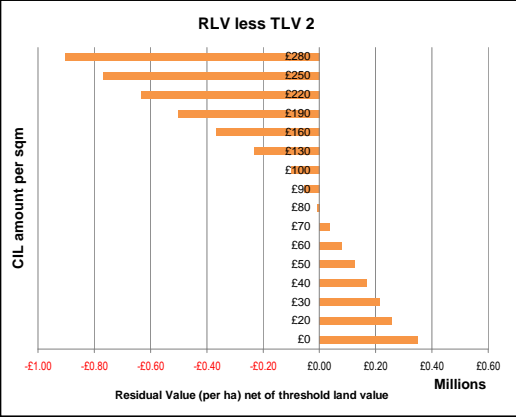
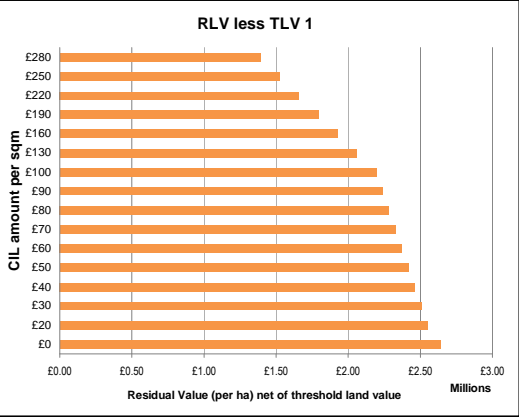
Site type 1 Description: **Area 2   £3496 psm Inner East** Site area: 0.04 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	258,812	6,470,310	4,370,310	2,079,310	4,791,310	5,120,310
20	255,240	6,380,988	4,280,988	1,989,988	4,701,988	5,030,988
30	253,453	6,336,327	4,236,327	1,945,327	4,657,327	4,986,327
40	251,667	6,291,666	4,191,666	1,900,666	4,612,666	4,941,666
50	249,880	6,247,005	4,147,005	1,856,005	4,568,005	4,897,005
60	248,094	6,202,344	4,102,344	1,811,344	4,523,344	4,852,344
70	246,307	6,157,683	4,057,683	1,766,683	4,478,683	4,807,683
80	244,521	6,113,022	4,013,022	1,722,022	4,434,022	4,763,022
90	242,734	6,068,361	3,968,361	1,677,361	4,389,361	4,718,361
100	240,948	6,023,700	3,923,700	1,632,700	4,344,700	4,673,700
130	235,589	5,889,716	3,789,716	1,498,716	4,210,716	4,539,716
160	230,229	5,755,733	3,655,733	1,364,733	4,076,733	4,405,733
190	224,870	5,621,750	3,521,750	1,230,750	3,942,750	4,271,750
220	219,511	5,487,767	3,387,767	1,096,767	3,808,767	4,137,767
250	214,151	5,353,784	3,253,784	962,784	3,674,784	4,003,784
280	208,792	5,219,801	3,119,801	828,801	3,540,801	3,869,801



Site type 1 Description: **Area 3   £2960 psm South** Site area: 0.04 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	189,544	4,738,598	2,638,598	347,598	3,059,598	3,388,598
20	185,971	4,649,276	2,549,276	258,276	2,970,276	3,299,276
30	184,185	4,604,615	2,504,615	213,615	2,925,615	3,254,615
40	182,398	4,559,954	2,459,954	168,954	2,880,954	3,209,954
50	180,612	4,515,293	2,415,293	124,293	2,836,293	3,165,293
60	178,825	4,470,632	2,370,632	79,632	2,791,632	3,120,632
70	177,039	4,425,971	2,325,971	34,971	2,746,971	3,075,971
80	175,252	4,381,310	2,281,310	-	9,690	2,702,310
90	173,466	4,336,649	2,236,649	-	54,351	2,657,649
100	171,680	4,291,988	2,191,988	-	99,012	2,612,988
130	166,320	4,158,004	2,058,004	-	232,996	2,479,004
160	160,961	4,024,021	1,924,021	-	366,979	2,345,021
190	155,602	3,890,038	1,790,038	-	500,962	2,211,038
220	150,242	3,756,055	1,656,055	-	634,945	2,077,055
250	144,883	3,622,072	1,522,072	-	768,928	1,943,072
280	139,524	3,488,089	1,388,089	-	902,911	1,809,089



CIL Viability Bristol City Council

SITE TYPE 1  
2 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

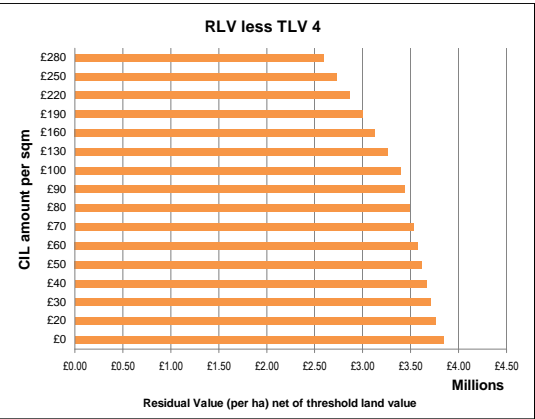
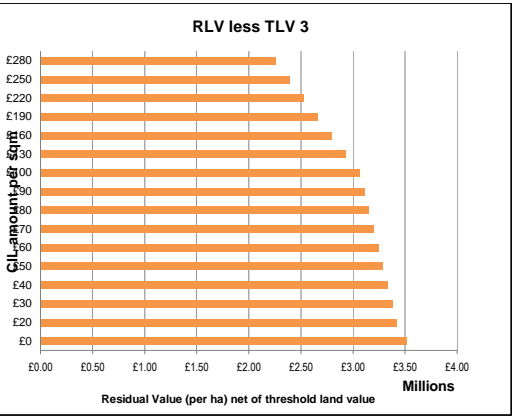
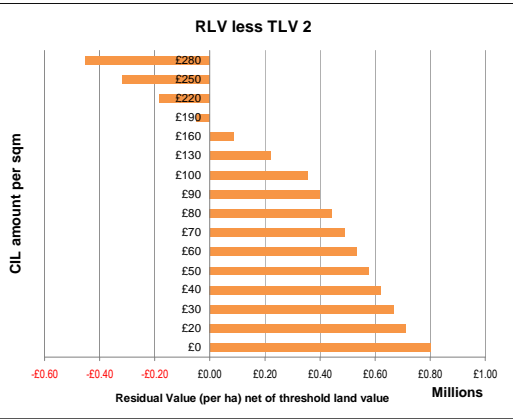
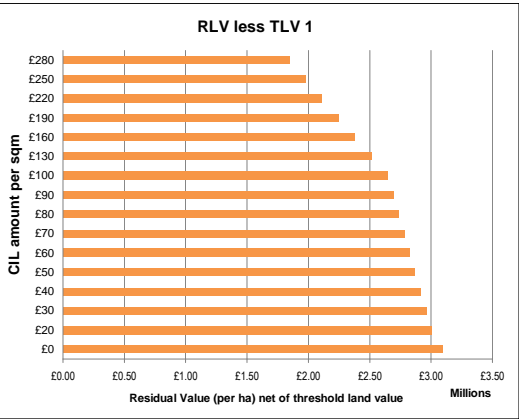
NB includes infrastructure @ £0.35m per ha

CSH level:	3
Aff Hsg:	0%

	Sales value inflation
	Build cost inflation

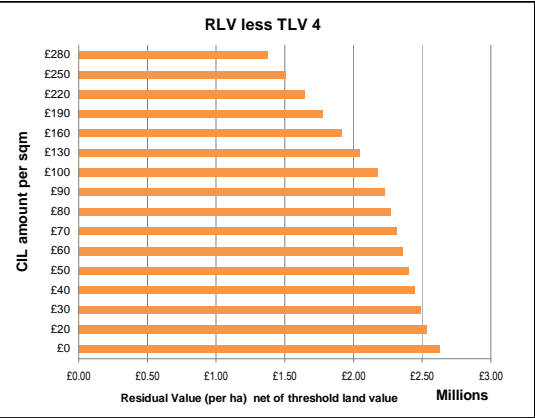
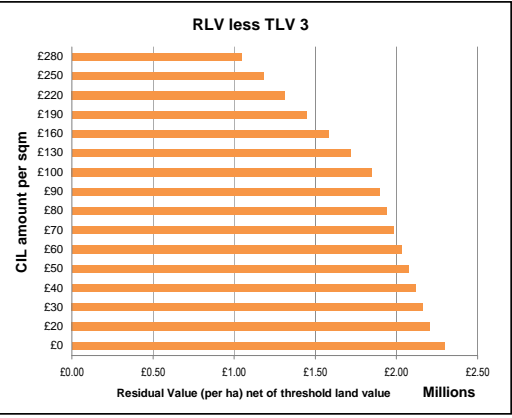
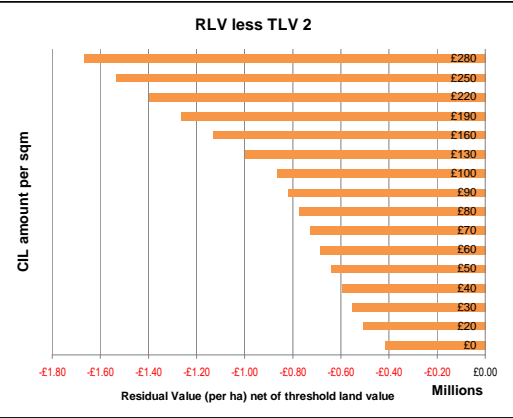
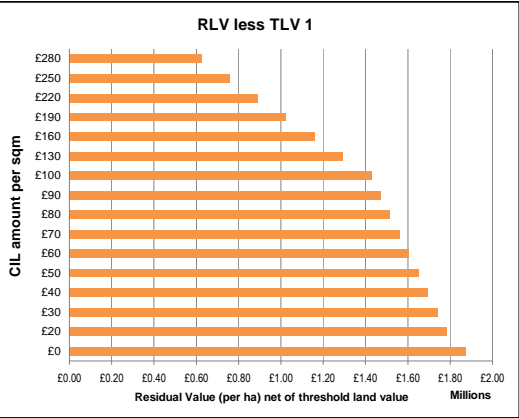
Site type 1	Description:	Area 4 £3100 psm North West	Site area:	0.04 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	207,631	5,190,775	3,090,775	799,775	3,511,775	3,840,775
20	204,058	5,101,453	3,001,453	710,453	3,422,453	3,751,453
30	202,272	5,056,792	2,956,792	665,792	3,377,792	3,706,792
40	200,485	5,012,131	2,912,131	621,131	3,333,131	3,662,131
50	198,699	4,967,470	2,867,470	576,470	3,288,470	3,617,470
60	196,912	4,922,809	2,822,809	531,809	3,243,809	3,572,809
70	195,126	4,878,148	2,778,148	487,148	3,199,148	3,528,148
80	193,339	4,833,487	2,733,487	442,487	3,154,487	3,483,487
90	191,553	4,788,826	2,688,826	397,826	3,109,826	3,438,826
100	189,767	4,744,165	2,644,165	353,165	3,065,165	3,394,165
130	184,407	4,610,182	2,510,182	219,182	2,931,182	3,260,182
160	179,048	4,476,199	2,376,199	85,199	2,797,199	3,126,199
190	173,689	4,342,216	2,242,216	-	2,663,216	2,992,216
220	168,329	4,208,233	2,108,233	-	2,529,233	2,858,233
250	162,970	4,074,249	1,974,249	-	2,395,249	2,724,249
280	157,611	3,940,266	1,840,266	-	2,261,266	2,590,266



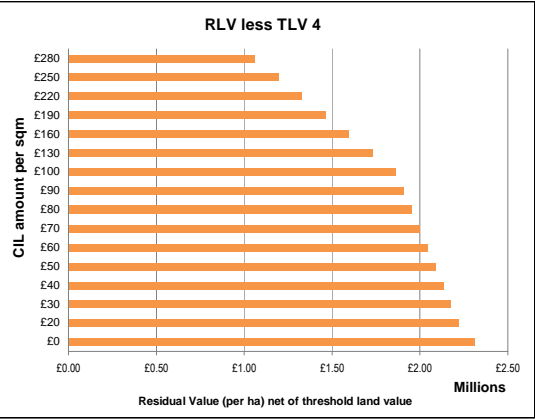
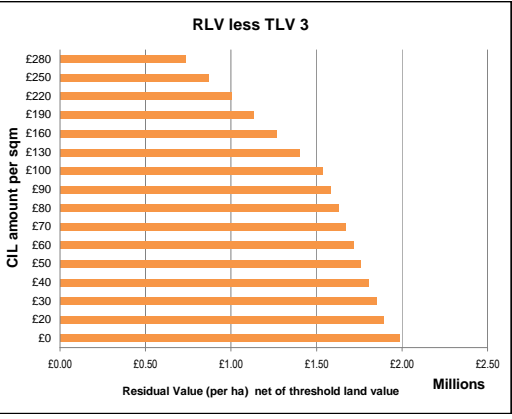
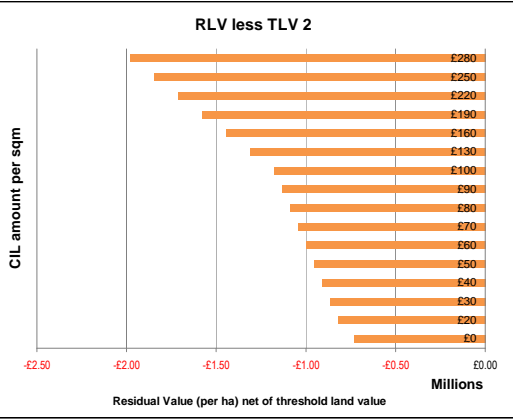
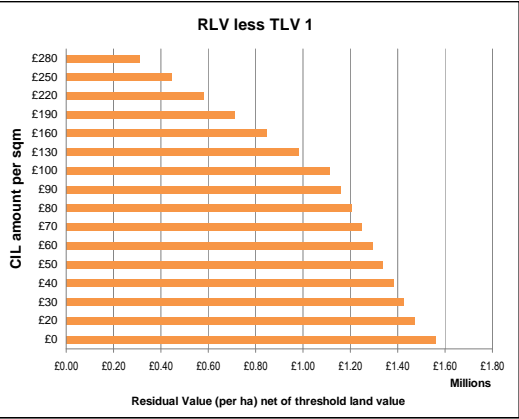
Site type 1	Description:	Area 5 £2723 psm North	Site area:	0.04 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	158,935	3,973,374	1,873,374	-	417,626	2,294,374
20	155,362	3,884,052	1,784,052	-	506,948	2,534,052
30	153,576	3,839,391	1,739,391	-	551,609	2,489,391
40	151,789	3,794,730	1,694,730	-	596,270	2,444,730
50	150,003	3,750,069	1,650,069	-	640,931	2,400,069
60	148,216	3,705,408	1,605,408	-	685,592	2,355,408
70	146,430	3,660,747	1,560,747	-	730,253	2,310,747
80	144,643	3,616,086	1,516,086	-	774,914	2,266,086
90	142,857	3,571,425	1,471,425	-	819,575	2,221,425
100	141,071	3,526,764	1,426,764	-	864,236	2,176,764
130	135,711	3,392,781	1,292,781	-	998,219	2,042,781
160	130,352	3,258,798	1,158,798	-	1,132,202	1,908,798
190	124,993	3,124,815	1,024,815	-	1,266,185	1,774,815
220	119,633	2,990,832	890,832	-	1,400,168	1,640,832
250	114,274	2,856,849	756,849	-	1,534,151	1,506,849
280	108,915	2,722,865	622,865	-	1,668,135	1,372,865



Site type 1	Description:	Area 6 £2626 psm East	Site area:	0.04 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	146,413	3,660,328	1,560,328	-	730,672	1,981,328
20	142,840	3,571,006	1,471,006	-	819,994	1,892,006
30	141,054	3,526,345	1,426,345	-	864,655	1,847,345
40	139,267	3,481,684	1,381,684	-	909,316	1,802,684
50	137,481	3,437,023	1,337,023	-	953,977	1,758,023
60	135,694	3,392,362	1,292,362	-	998,638	1,713,362
70	133,908	3,347,701	1,247,701	-	1,043,299	1,668,701
80	132,122	3,303,040	1,203,040	-	1,087,960	1,624,040
90	130,335	3,258,379	1,158,379	-	1,132,621	1,579,379
100	128,549	3,213,718	1,113,718	-	1,177,282	1,534,718
130	123,189	3,079,735	979,735	-	1,311,265	1,400,735
160	117,830	2,945,752	845,752	-	1,445,248	1,266,752
190	112,471	2,811,769	711,769	-	1,579,231	1,132,769
220	107,111	2,677,786	577,786	-	1,713,214	998,786
250	101,752	2,543,803	443,803	-	1,847,197	864,803
280	96,393	2,409,819	309,819	-	1,981,181	730,819





CIL Viability   Bristol City Council

SITE TYPE   1  
2 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

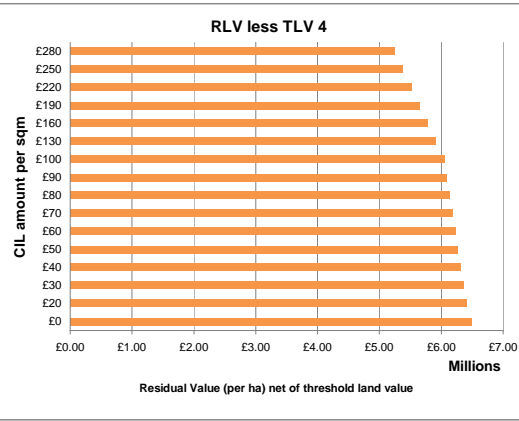
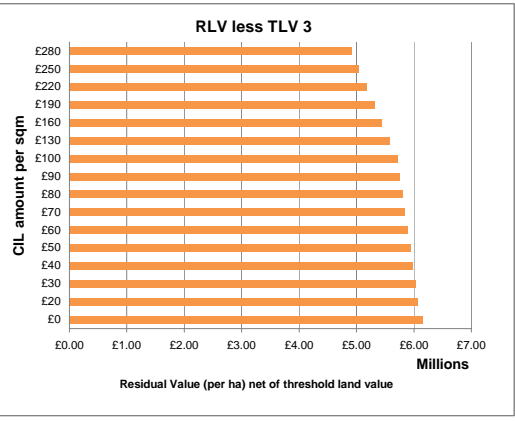
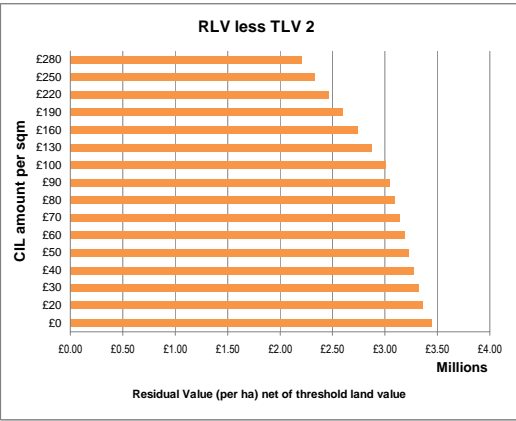
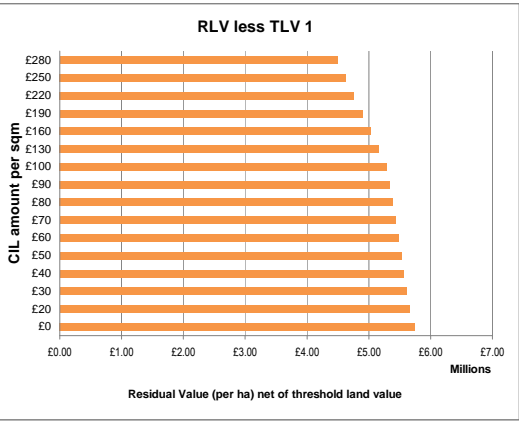
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	0%

	Sales value inflation
	Build cost inflation

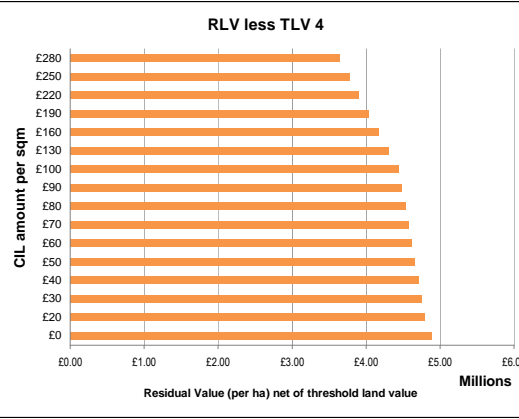
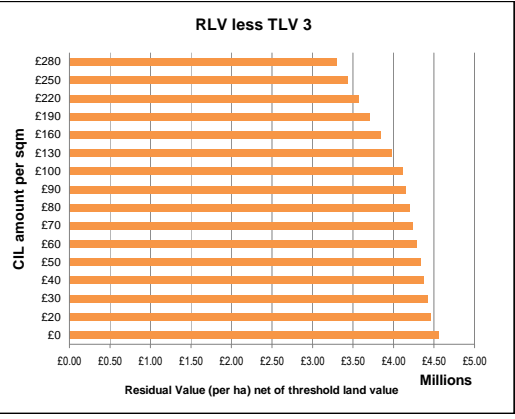
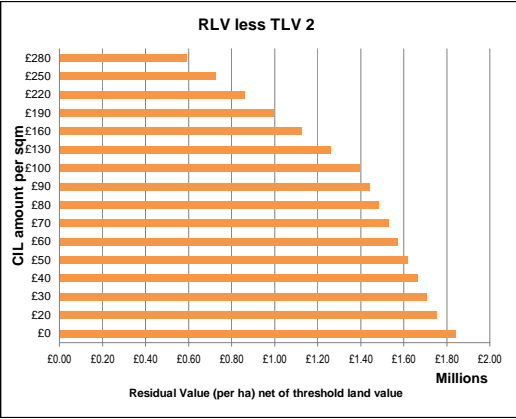
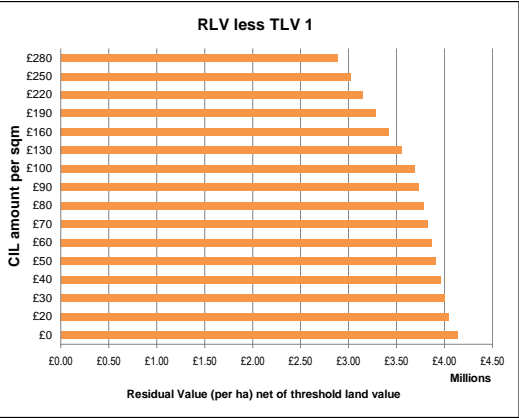
Site type 1 Description: **Area 1   £3993 psm Inner West** Site area: 0.04 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	313,602	7,840,052	5,740,052	3,449,052	6,161,052	6,490,052
20	310,029	7,750,729	5,650,729	3,359,729	6,071,729	6,400,729
30	308,243	7,706,068	5,606,068	3,315,068	6,027,068	6,356,068
40	306,456	7,661,407	5,561,407	3,270,407	5,982,407	6,311,407
50	304,670	7,616,746	5,516,746	3,225,746	5,937,746	6,266,746
60	302,883	7,572,085	5,472,085	3,181,085	5,893,085	6,222,085
70	301,097	7,527,424	5,427,424	3,136,424	5,848,424	6,177,424
80	299,311	7,482,763	5,382,763	3,091,763	5,803,763	6,132,763
90	297,524	7,438,102	5,338,102	3,047,102	5,759,102	6,088,102
100	295,738	7,393,441	5,293,441	3,002,441	5,714,441	6,043,441
130	290,378	7,259,458	5,159,458	2,868,458	5,580,458	5,909,458
160	285,019	7,125,475	5,025,475	2,734,475	5,446,475	5,775,475
190	279,660	6,991,492	4,891,492	2,600,492	5,312,492	5,641,492
220	274,300	6,857,509	4,757,509	2,466,509	5,178,509	5,507,509
250	268,941	6,723,526	4,623,526	2,332,526	5,044,526	5,373,526
280	263,582	6,589,542	4,489,542	2,198,542	4,910,542	5,239,542



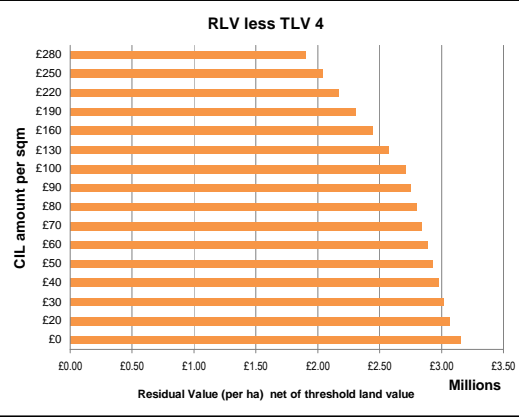
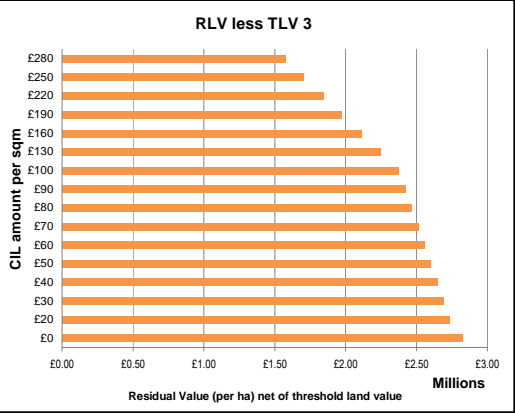
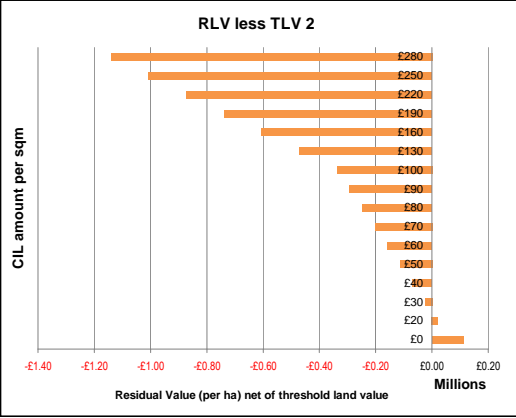
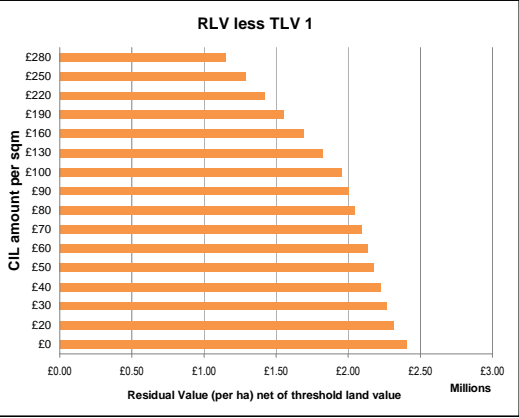
Site type 1 Description: **Area 2   £3496 psm Inner East** Site area: 0.04 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	249,304	6,232,607	4,132,607	1,841,607	4,553,607	4,882,607
20	245,731	6,143,285	4,043,285	1,752,285	4,464,285	4,793,285
30	243,945	6,098,623	3,998,623	1,707,623	4,419,623	4,748,623
40	242,158	6,053,962	3,953,962	1,662,962	4,374,962	4,703,962
50	240,372	6,009,301	3,909,301	1,618,301	4,330,301	4,659,301
60	238,586	5,964,640	3,864,640	1,573,640	4,285,640	4,614,640
70	236,799	5,919,979	3,819,979	1,528,979	4,240,979	4,569,979
80	235,013	5,875,318	3,775,318	1,484,318	4,196,318	4,525,318
90	233,226	5,830,657	3,730,657	1,439,657	4,151,657	4,480,657
100	231,440	5,785,996	3,685,996	1,394,996	4,106,996	4,435,996
130	226,081	5,652,013	3,552,013	1,261,013	3,973,013	4,302,013
160	220,721	5,518,030	3,418,030	1,127,030	3,839,030	4,168,030
190	215,362	5,384,047	3,284,047	993,047	3,705,047	4,034,047
220	210,003	5,250,064	3,150,064	859,064	3,571,064	3,900,064
250	204,643	5,116,081	3,016,081	725,081	3,437,081	3,766,081
280	199,284	4,982,098	2,882,098	591,098	3,303,098	3,632,098

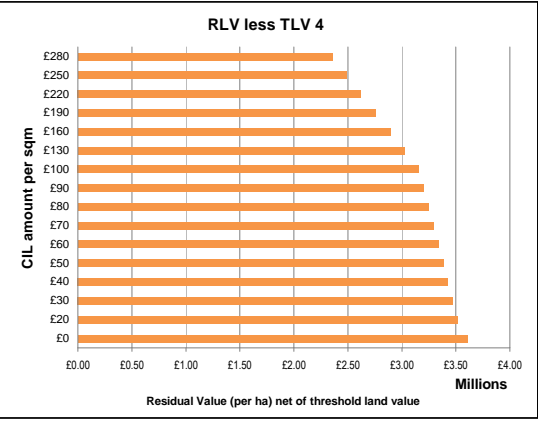
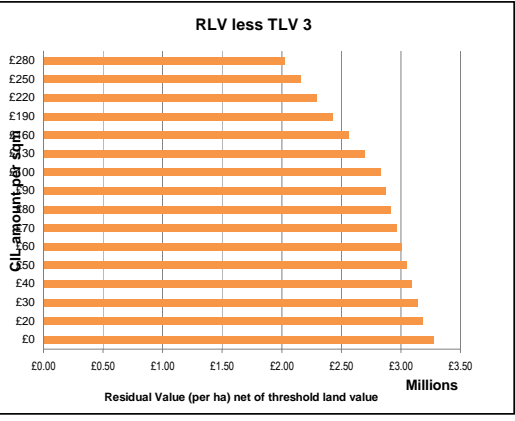
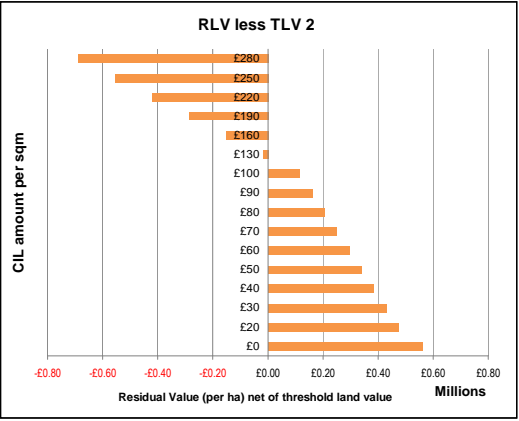
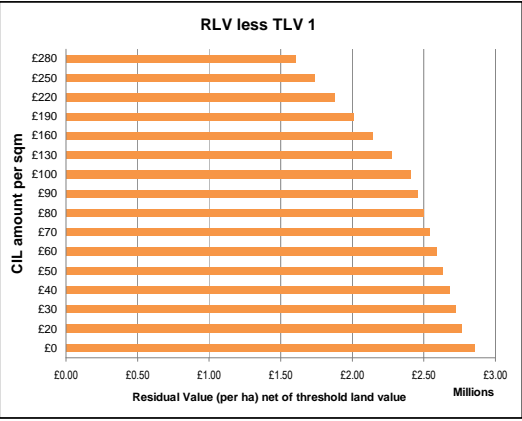


Site type 1 Description: **Area 3   £2960 psm South** Site area: 0.04 ha

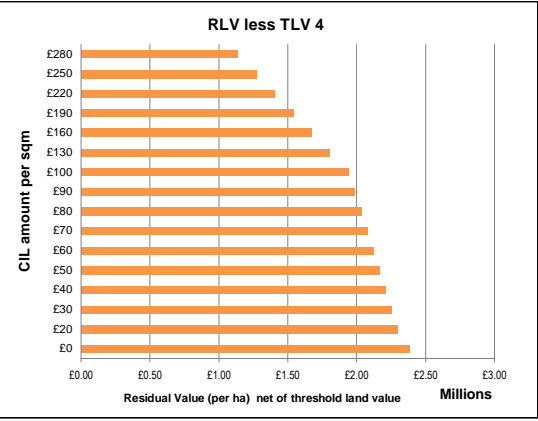
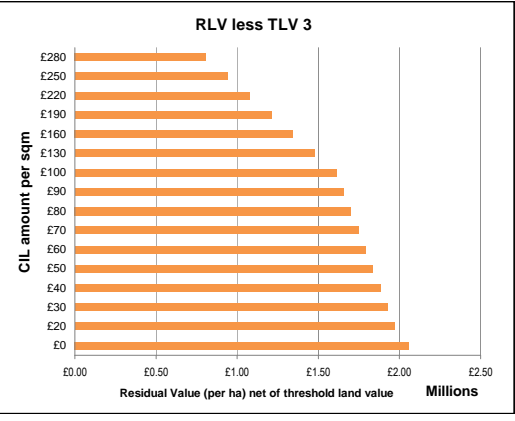
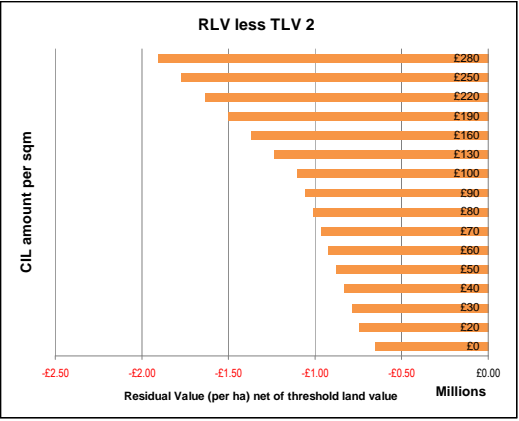
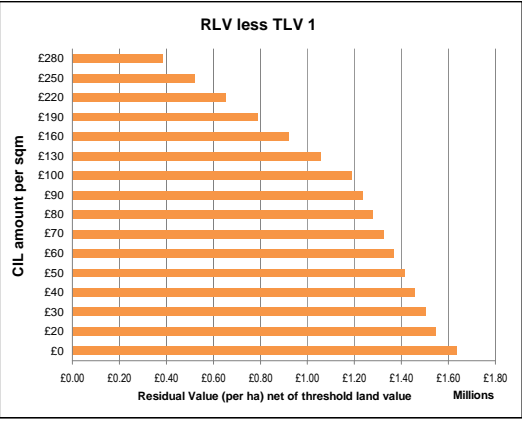
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	180,036	4,500,895	2,400,895	109,895	2,821,895	3,150,895
20	176,463	4,411,573	2,311,573	20,573	2,732,573	3,061,573
30	174,676	4,366,911	2,266,911	24,089	2,687,911	3,016,911
40	172,890	4,322,250	2,222,250	68,750	2,643,250	2,972,250
50	171,104	4,277,589	2,177,589	113,411	2,598,589	2,927,589
60	169,317	4,232,928	2,132,928	158,072	2,553,928	2,882,928
70	167,531	4,188,267	2,088,267	202,733	2,509,267	2,838,267
80	165,744	4,143,606	2,043,606	247,394	2,464,606	2,793,606
90	163,958	4,098,945	1,998,945	292,055	2,419,945	2,748,945
100	162,171	4,054,284	1,954,284	336,716	2,375,284	2,704,284
130	156,812	3,920,301	1,820,301	470,699	2,241,301	2,570,301
160	151,453	3,786,318	1,686,318	604,682	2,107,318	2,436,318
190	146,093	3,652,335	1,552,335	738,665	1,973,335	2,302,335
220	140,734	3,518,352	1,418,352	872,648	1,839,352	2,168,352
250	135,375	3,384,369	1,284,369	1,006,631	1,705,369	2,034,369
280	130,015	3,250,386	1,150,386	1,140,614	1,571,386	1,900,386



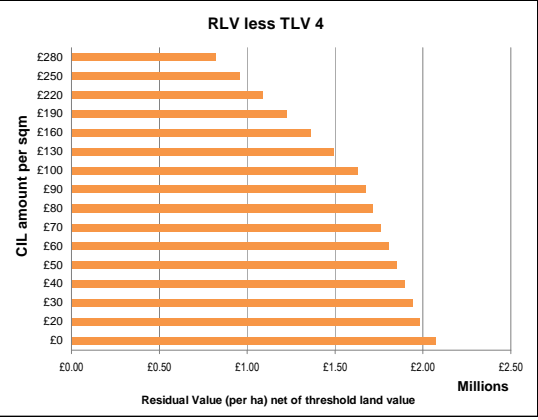
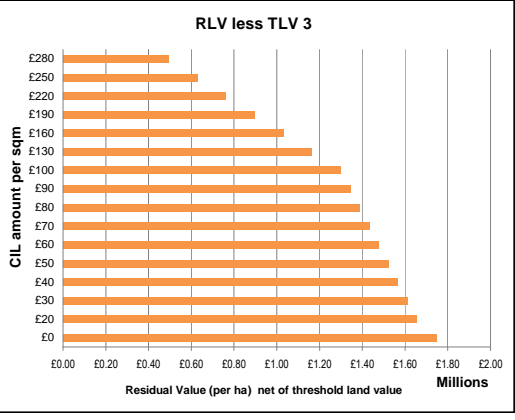
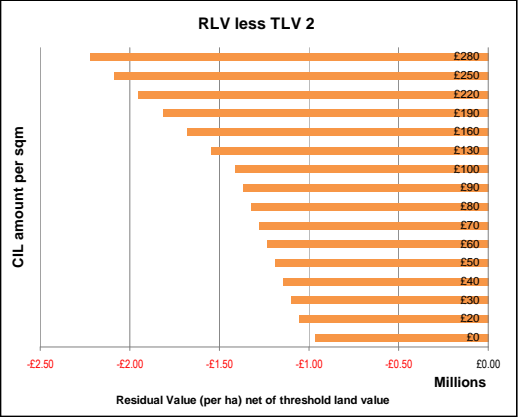
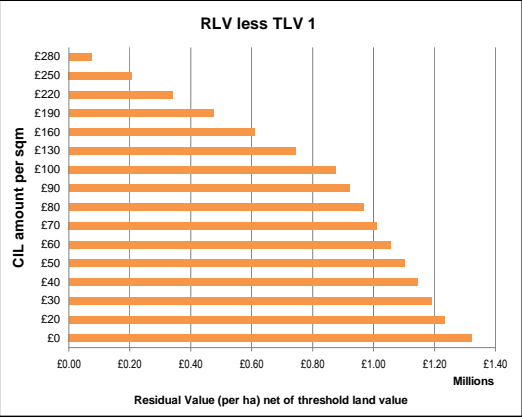
Site type 1	Description:	Area 4£3100 psm North West			Site area:	0.04 ha	
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	198,123	4,953,072	2,853,072	562,072	3,274,072	3,603,072	
20	194,550	4,863,750	2,763,750	472,750	3,184,750	3,513,750	
30	192,764	4,819,089	2,719,089	428,089	3,140,089	3,469,089	
40	190,977	4,774,428	2,674,428	383,428	3,095,428	3,424,428	
50	189,191	4,729,767	2,629,767	338,767	3,050,767	3,379,767	
60	187,404	4,685,106	2,585,106	294,106	3,006,106	3,335,106	
70	185,618	4,640,445	2,540,445	249,445	2,961,445	3,290,445	
80	183,831	4,595,784	2,495,784	204,784	2,916,784	3,245,784	
90	182,045	4,551,123	2,451,123	160,123	2,872,123	3,201,123	
100	180,258	4,506,462	2,406,462	115,462	2,827,462	3,156,462	
130	174,899	4,372,479	2,272,479	-	18,521	3,022,479	
160	169,540	4,238,496	2,138,496	-	152,504	2,888,496	
190	164,180	4,104,512	2,004,512	-	286,488	2,754,512	
220	158,821	3,970,529	1,870,529	-	420,471	2,620,529	
250	153,462	3,836,546	1,736,546	-	554,454	2,486,546	
280	148,103	3,702,563	1,602,563	-	688,437	2,352,563	



Site type 1	Description:		Area 5 £2723 psm North			Site area:	0.04 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	149,427	3,735,671	1,635,671	-	655,329	2,385,671	
20	145,854	3,646,349	1,546,349	-	744,651	1,967,349	
30	144,068	3,601,688	1,501,688	-	789,312	1,922,688	
40	142,281	3,557,027	1,457,027	-	833,973	1,878,027	
50	140,495	3,512,366	1,412,366	-	878,634	1,833,366	
60	138,708	3,467,705	1,367,705	-	923,295	1,788,705	
70	136,922	3,423,044	1,323,044	-	967,956	1,744,044	
80	135,135	3,378,383	1,278,383	-	1,012,617	1,699,383	
90	133,349	3,333,722	1,233,722	-	1,057,278	1,654,722	
100	131,562	3,289,061	1,189,061	-	1,101,939	1,610,061	
130	126,203	3,155,078	1,055,078	-	1,235,922	1,476,078	
160	120,844	3,021,095	921,095	-	1,369,905	1,342,095	
190	115,484	2,887,111	787,111	-	1,503,889	1,208,111	
220	110,125	2,753,128	653,128	-	1,637,872	1,074,128	
250	104,766	2,619,145	519,145	-	1,771,855	940,145	
280	99,406	2,485,162	385,162	-	1,905,838	806,162	



Site type 1	Description:		Area 6 £2626 psm East			Site area:	0.04 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	136,905	3,422,625	1,322,625	-	968,375	2,072,625	
20	133,332	3,333,303	1,233,303	-	1,057,697	1,983,303	
30	131,546	3,288,642	1,188,642	-	1,102,358	1,938,642	
40	129,759	3,243,981	1,143,981	-	1,147,019	1,893,981	
50	127,973	3,199,320	1,099,320	-	1,191,680	1,849,320	
60	126,186	3,154,659	1,054,659	-	1,236,341	1,804,659	
70	124,400	3,109,998	1,009,998	-	1,281,002	1,759,998	
80	122,613	3,065,337	965,337	-	1,325,663	1,715,337	
90	120,827	3,020,676	920,676	-	1,370,324	1,670,676	
100	119,041	2,976,015	876,015	-	1,414,985	1,626,015	
130	113,681	2,842,032	742,032	-	1,548,968	1,492,032	
160	108,322	2,708,049	608,049	-	1,682,951	1,358,049	
190	102,963	2,574,065	474,065	-	1,816,935	1,224,065	
220	97,603	2,440,082	340,082	-	1,950,918	1,090,082	
250	92,244	2,306,099	206,099	-	2,084,901	956,099	
280	86,885	2,172,116	72,116	-	2,218,884	822,116	



CIL Viability   Bristol City Council

SITE TYPE   1  
2 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

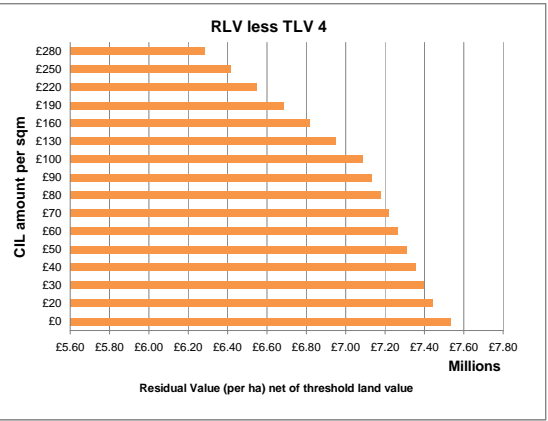
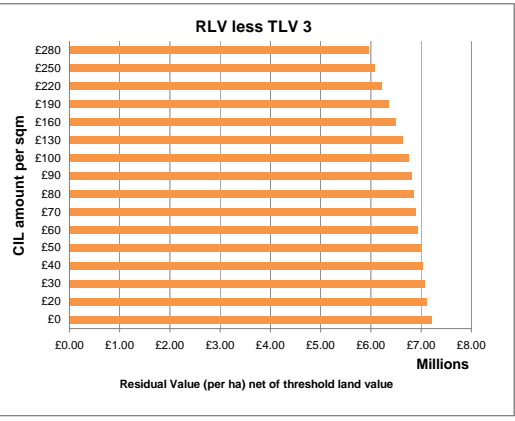
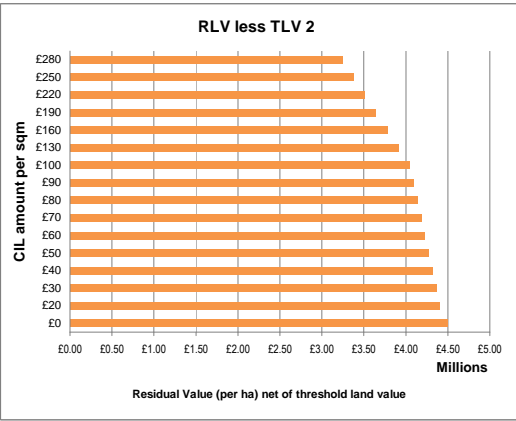
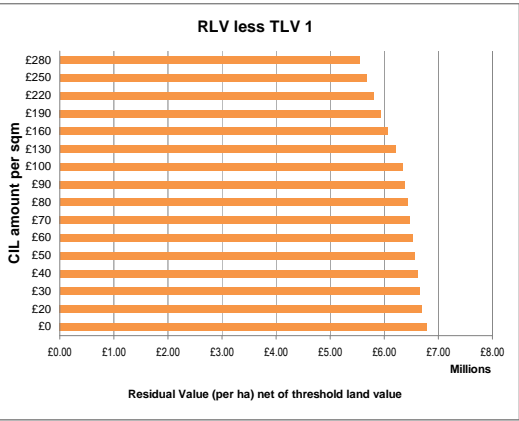
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	0%

10%	Sales value inflation
5%	Build cost inflation

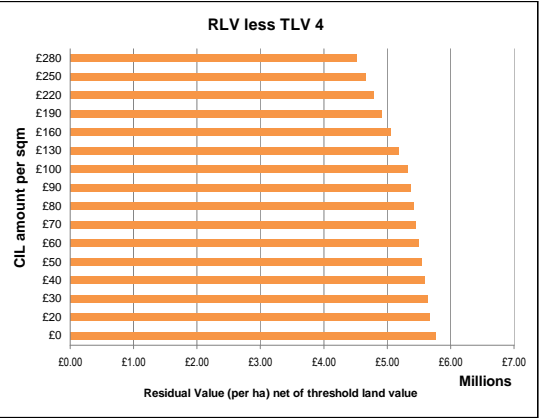
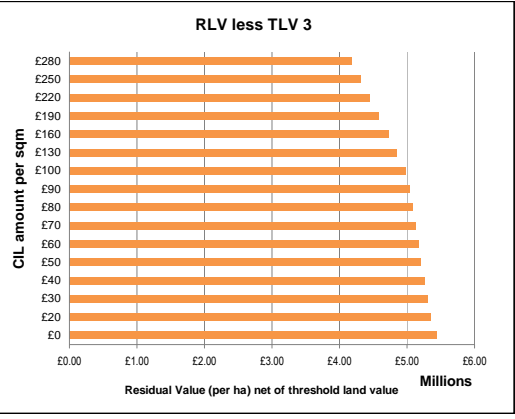
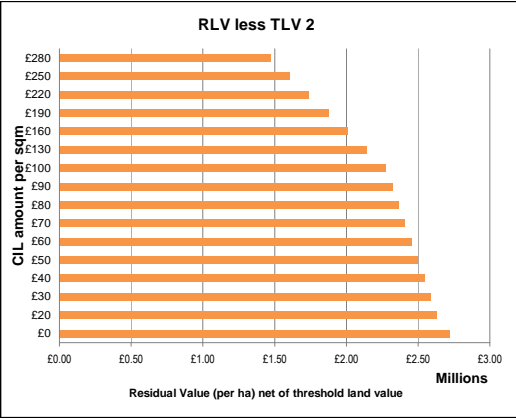
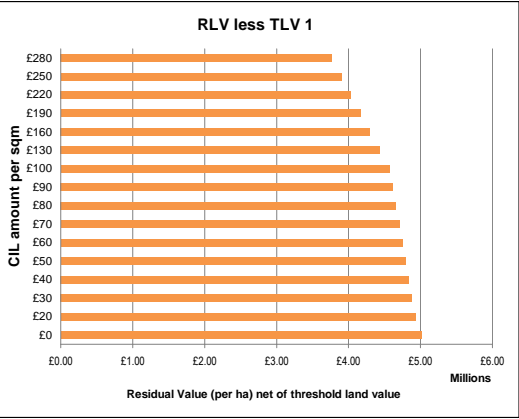
Site type 1	Description:	Area 1   £3993 psm Inner West	Site area:	0.04 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	355,236	8,880,908	6,780,908	4,489,908	7,201,908	7,530,908
20	351,663	8,791,586	6,691,586	4,400,586	7,112,586	7,441,586
30	349,877	8,746,925	6,646,925	4,355,925	7,067,925	7,396,925
40	348,091	8,702,264	6,602,264	4,311,264	7,023,264	7,352,264
50	346,304	8,657,603	6,557,603	4,266,603	6,978,603	7,307,603
60	344,518	8,612,942	6,512,942	4,221,942	6,933,942	7,262,942
70	342,731	8,568,281	6,468,281	4,177,281	6,889,281	7,218,281
80	340,945	8,523,620	6,423,620	4,132,620	6,844,620	7,173,620
90	339,158	8,478,959	6,378,959	4,087,959	6,799,959	7,128,959
100	337,372	8,434,298	6,334,298	4,043,298	6,755,298	7,084,298
130	332,013	8,300,315	6,200,315	3,909,315	6,621,315	6,950,315
160	326,653	8,166,331	6,066,331	3,775,331	6,487,331	6,816,331
190	321,294	8,032,348	5,932,348	3,641,348	6,353,348	6,682,348
220	315,935	7,898,365	5,798,365	3,507,365	6,219,365	6,548,365
250	310,575	7,764,382	5,664,382	3,373,382	6,085,382	6,414,382
280	305,216	7,630,399	5,530,399	3,239,399	5,951,399	6,280,399



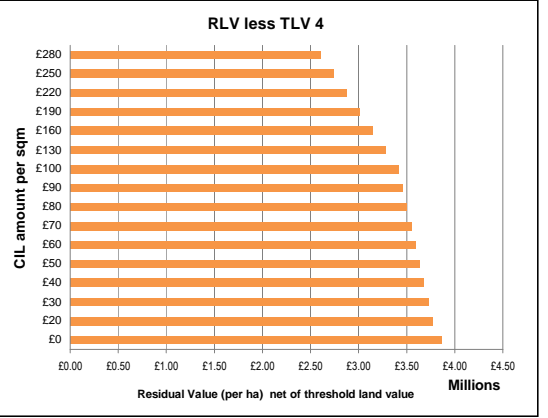
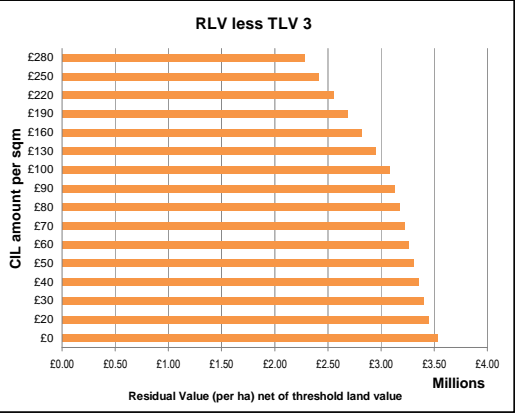
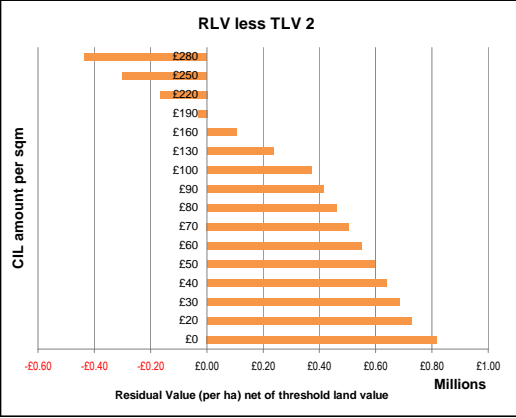
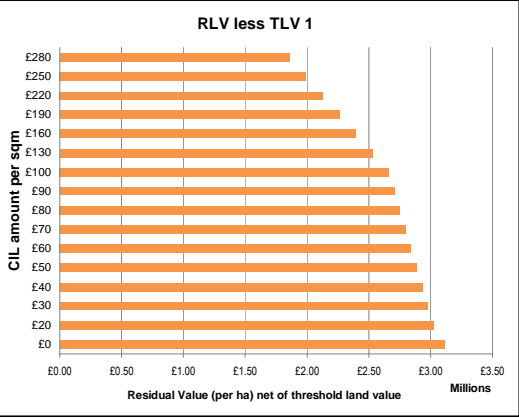
Site type 1	Description:	Area 2   £3496 psm Inner East	Site area:	0.04 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	284,509	7,112,719	5,012,719	2,721,719	5,433,719	5,762,719
20	280,936	7,023,397	4,923,397	2,632,397	5,344,397	5,673,397
30	279,149	6,978,736	4,878,736	2,587,736	5,299,736	5,628,736
40	277,363	6,934,074	4,834,074	2,543,074	5,255,074	5,584,074
50	275,577	6,889,413	4,789,413	2,498,413	5,210,413	5,539,413
60	273,790	6,844,752	4,744,752	2,453,752	5,165,752	5,494,752
70	272,004	6,800,091	4,700,091	2,409,091	5,121,091	5,450,091
80	270,217	6,755,430	4,655,430	2,364,430	5,076,430	5,405,430
90	268,431	6,710,769	4,610,769	2,319,769	5,031,769	5,360,769
100	266,644	6,666,108	4,566,108	2,275,108	4,987,108	5,316,108
130	261,285	6,532,125	4,432,125	2,141,125	4,853,125	5,182,125
160	255,926	6,398,142	4,298,142	2,007,142	4,719,142	5,048,142
190	250,566	6,264,159	4,164,159	1,873,159	4,585,159	4,914,159
220	245,207	6,130,176	4,030,176	1,739,176	4,451,176	4,780,176
250	239,848	5,996,193	3,896,193	1,605,193	4,317,193	4,646,193
280	234,488	5,862,210	3,762,210	1,471,210	4,183,210	4,512,210

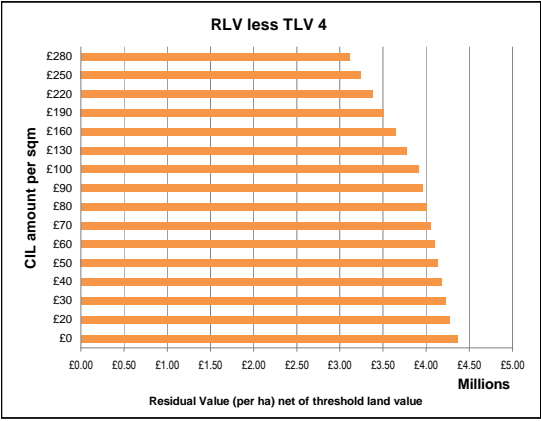
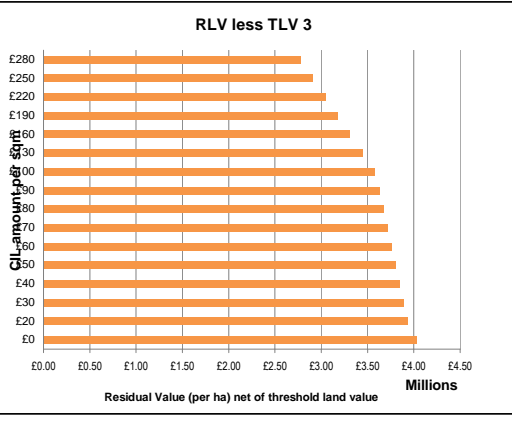
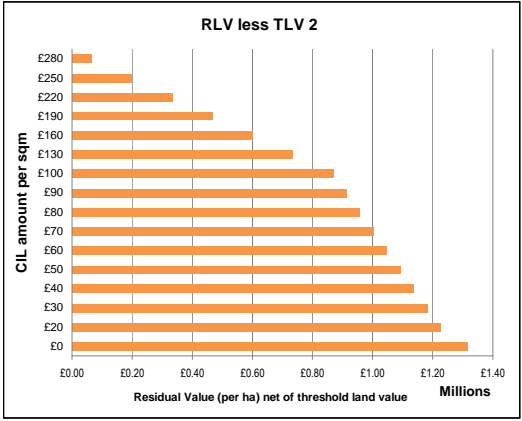
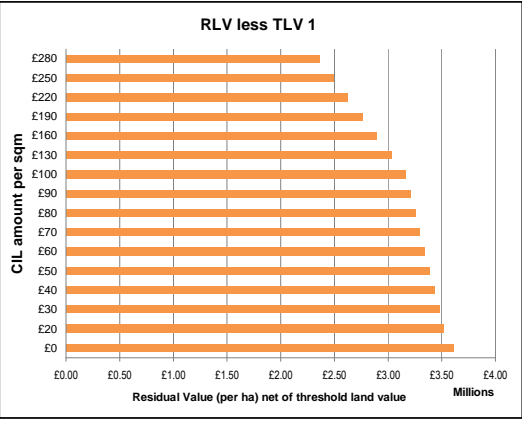


Site type 1	Description:	Area 3   £2960 psm South	Site area:	0.04 ha
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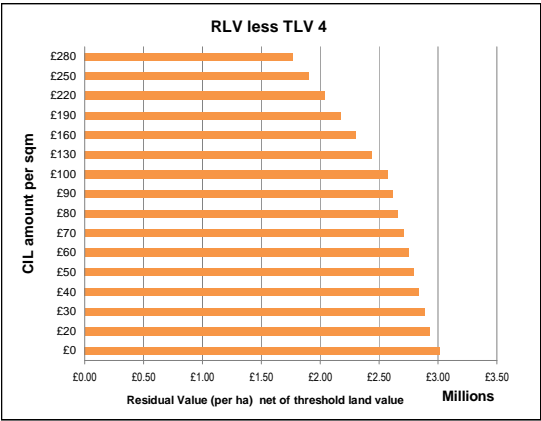
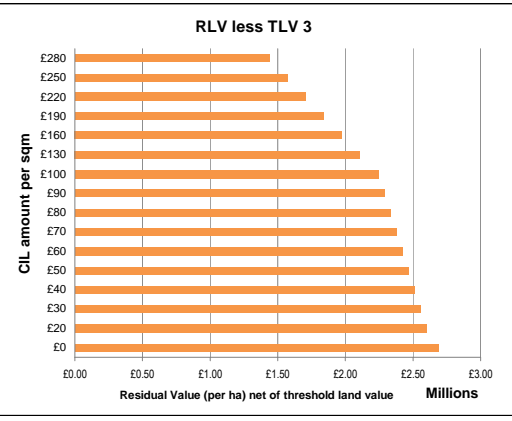
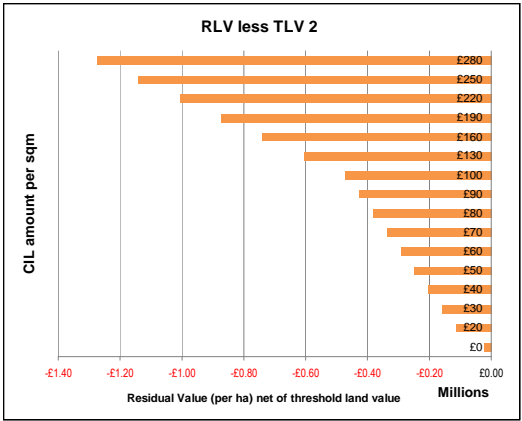
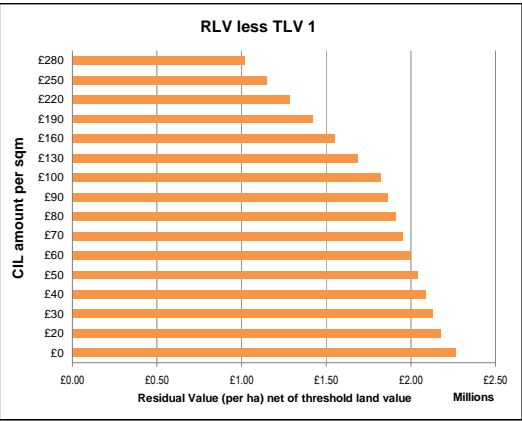
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	208,313	5,207,835	3,107,835	816,835	3,528,835	3,857,835
20	204,741	5,118,513	3,018,513	727,513	3,439,513	3,768,513
30	202,954	5,073,852	2,973,852	682,852	3,394,852	3,723,852
40	201,168	5,029,191	2,929,191	638,191	3,350,191	3,679,191
50	199,381	4,984,530	2,884,530	593,530	3,305,530	3,634,530
60	197,595	4,939,869	2,839,869	548,869	3,260,869	3,589,869
70	195,808	4,895,208	2,795,208	504,208	3,216,208	3,545,208
80	194,022	4,850,547	2,750,547	459,547	3,171,547	3,500,547
90	192,235	4,805,886	2,705,886	414,886	3,126,886	3,455,886
100	190,449	4,761,225	2,661,225	370,225	3,082,225	3,411,225
130	185,090	4,627,242	2,527,242	236,242	2,948,242	3,277,242
160	179,730	4,493,259	2,393,259	102,259	2,814,259	3,143,259
190	174,371	4,359,276	2,259,276	-	31,724	2,680,276
220	169,012	4,225,293	2,125,293	-	165,707	2,546,293
250	163,652	4,091,310	1,991,310	-	299,690	2,412,310
280	158,293	3,957,326	1,857,326	-	433,674	2,278,326



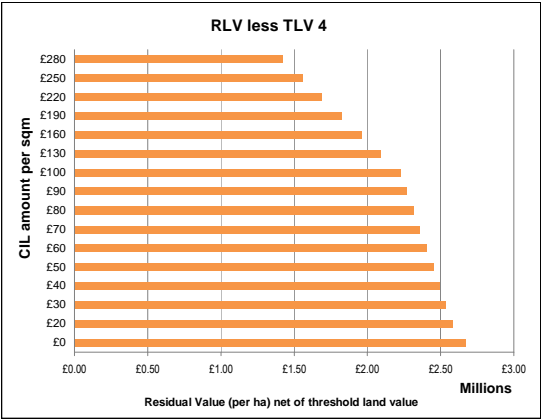
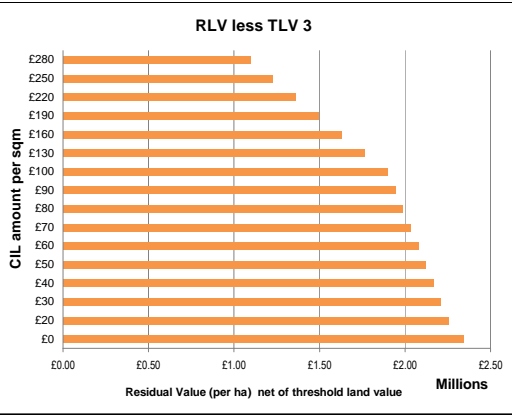
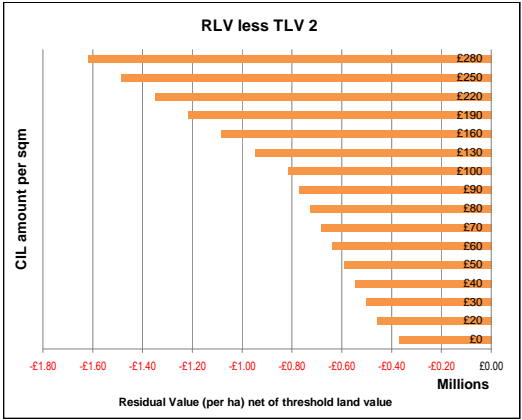
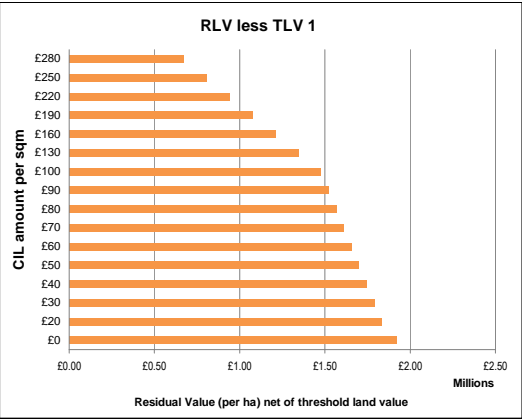
Site type 1	Description:	Area 4£3100 psm North West				Site area:	0.04 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	228,209	5,705,231	3,605,231	1,314,231	4,026,231	4,355,231	
20	224,636	5,615,909	3,515,909	1,224,909	3,936,909	4,265,909	
30	222,850	5,571,248	3,471,248	1,180,248	3,892,248	4,221,248	
40	221,063	5,526,587	3,426,587	1,135,587	3,847,587	4,176,587	
50	219,277	5,481,926	3,381,926	1,090,926	3,802,926	4,131,926	
60	217,491	5,437,264	3,337,264	1,046,264	3,758,264	4,087,264	
70	215,704	5,392,603	3,292,603	1,001,603	3,713,603	4,042,603	
80	213,918	5,347,942	3,247,942	956,942	3,668,942	3,997,942	
90	212,131	5,303,281	3,203,281	912,281	3,624,281	3,953,281	
100	210,345	5,258,620	3,158,620	867,620	3,579,620	3,908,620	
130	204,985	5,124,637	3,024,637	733,637	3,445,637	3,774,637	
160	199,626	4,990,654	2,890,654	599,654	3,311,654	3,640,654	
190	194,267	4,856,671	2,756,671	465,671	3,177,671	3,506,671	
220	188,908	4,722,688	2,622,688	331,688	3,043,688	3,372,688	
250	183,548	4,588,705	2,488,705	197,705	2,909,705	3,238,705	
280	178,189	4,454,722	2,354,722	63,722	2,775,722	3,104,722	



Site type 1	Description:	Area 5 £2723 psm North			Site area:	0.04 ha	
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	174,644	4,366,090	2,266,090	-	24,910	2,687,090	3,016,090
20	171,071	4,276,768	2,176,768	-	114,232	2,597,768	2,926,768
30	169,284	4,232,107	2,132,107	-	158,893	2,553,107	2,882,107
40	167,498	4,187,446	2,087,446	-	203,554	2,508,446	2,837,446
50	165,711	4,142,784	2,042,784	-	248,216	2,463,784	2,792,784
60	163,925	4,098,123	1,998,123	-	292,877	2,419,123	2,748,123
70	162,138	4,053,462	1,953,462	-	337,538	2,374,462	2,703,462
80	160,352	4,008,801	1,908,801	-	382,199	2,329,801	2,658,801
90	158,566	3,964,140	1,864,140	-	426,860	2,285,140	2,614,140
100	156,779	3,919,479	1,819,479	-	471,521	2,240,479	2,569,479
130	151,420	3,785,496	1,685,496	-	605,504	2,106,496	2,435,496
160	146,061	3,651,513	1,551,513	-	739,487	1,972,513	2,301,513
190	140,701	3,517,530	1,417,530	-	873,470	1,838,530	2,167,530
220	135,342	3,383,547	1,283,547	-	1,007,453	1,704,547	2,033,547
250	129,983	3,249,564	1,149,564	-	1,141,436	1,570,564	1,899,564
280	124,623	3,115,581	1,015,581	-	1,275,419	1,436,581	1,765,581



Site type 1	Description:	Area 6£2626 psm East				Site area:	0.04 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	160,870	4,021,739	1,921,739	-	369,261	2,342,739	
20	157,297	3,932,417	1,832,417	-	458,583	2,253,417	
30	155,510	3,887,756	1,787,756	-	503,244	2,208,756	
40	153,724	3,843,095	1,743,095	-	547,905	2,164,095	
50	151,937	3,798,434	1,698,434	-	592,566	2,119,434	
60	150,151	3,753,773	1,653,773	-	637,227	2,074,773	
70	148,364	3,709,112	1,609,112	-	681,888	2,030,112	
80	146,578	3,664,451	1,564,451	-	726,549	1,985,451	
90	144,792	3,619,790	1,519,790	-	771,210	1,940,790	
100	143,005	3,575,129	1,475,129	-	815,871	1,896,129	
130	137,646	3,441,146	1,341,146	-	949,854	1,762,146	
160	132,287	3,307,163	1,207,163	-	1,083,837	1,628,163	
190	126,927	3,173,179	1,073,179	-	1,217,821	1,494,179	
220	121,568	3,039,196	939,196	-	1,351,804	1,360,196	
250	116,209	2,905,213	805,213	-	1,485,787	1,226,213	
280	110,849	2,771,230	671,230	-	1,619,770	1,092,230	



CIL Viability   Bristol City Council

SITE TYPE   2  
5 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

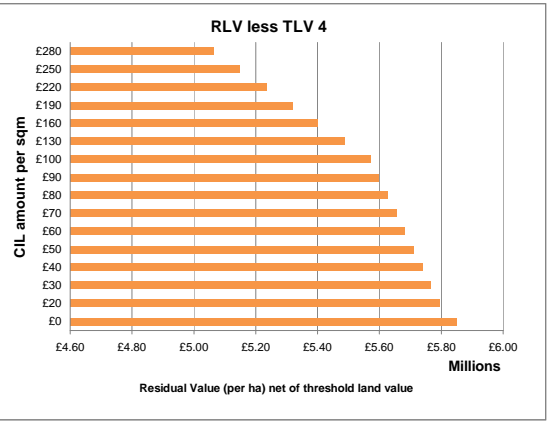
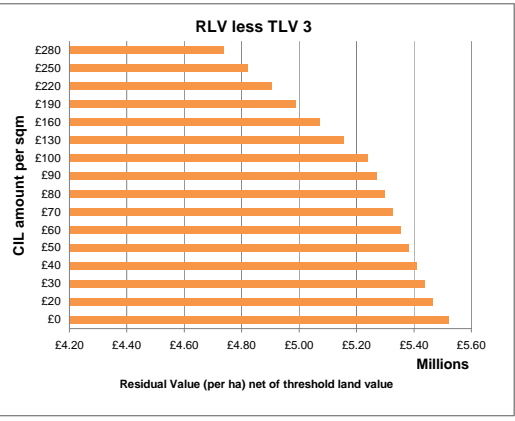
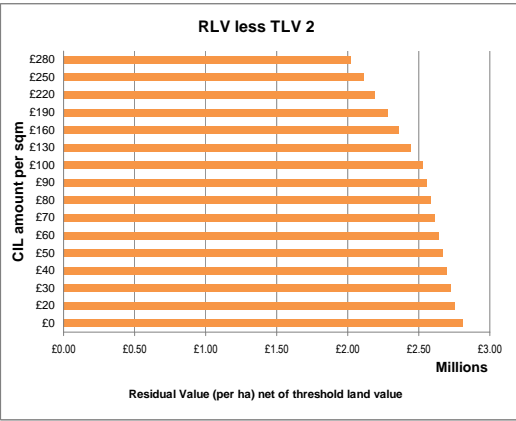
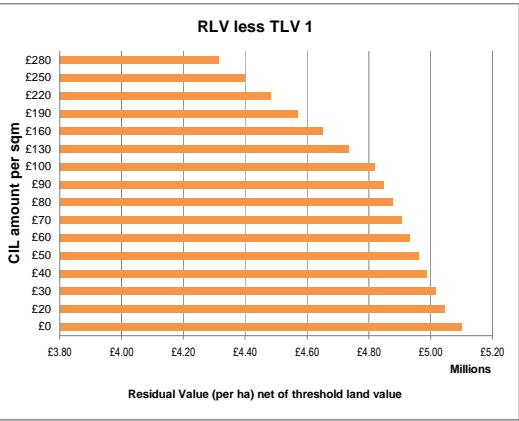
NB includes infrastructure @ £0.35m per ha

CSH level:	3
Aff Hsg:	0%

0%	Sales value inflation
0%	Build cost inflation

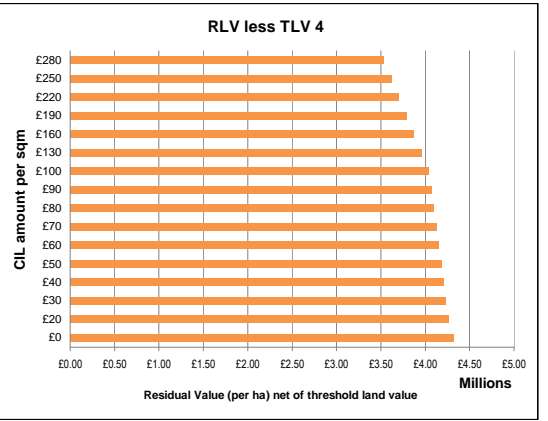
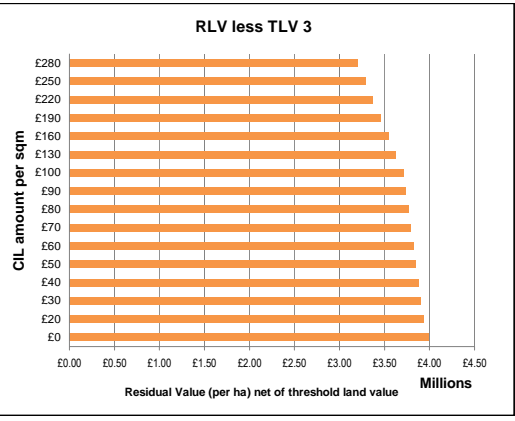
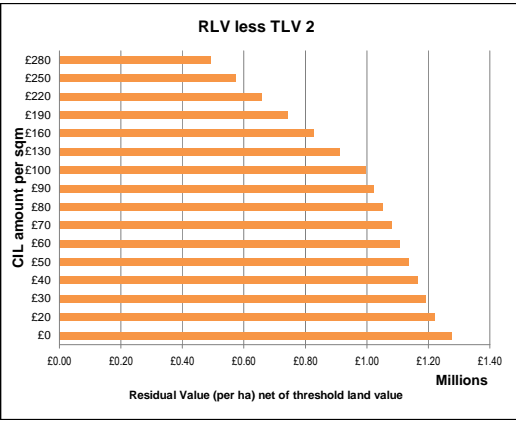
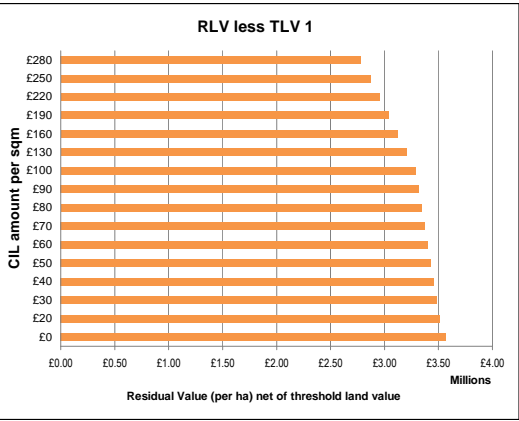
Site type 2 Description: **Area 1**   £3993 psm: Inner West   Site area:   0.10 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	719,991	7,199,911	5,099,911	2,808,911	5,520,911	5,849,911
20	714,382	7,143,818	5,043,818	2,752,818	5,464,818	5,793,818
30	711,577	7,115,771	5,015,771	2,724,771	5,436,771	5,765,771
40	708,772	7,087,725	4,987,725	2,696,725	5,408,725	5,737,725
50	705,968	7,059,678	4,959,678	2,668,678	5,380,678	5,709,678
60	703,163	7,031,632	4,931,632	2,640,632	5,352,632	5,681,632
70	700,359	7,003,586	4,903,586	2,612,586	5,324,586	5,653,586
80	697,554	6,975,539	4,875,539	2,584,539	5,296,539	5,625,539
90	694,749	6,947,493	4,847,493	2,556,493	5,268,493	5,597,493
100	691,945	6,919,446	4,819,446	2,528,446	5,240,446	5,569,446
130	683,531	6,835,307	4,735,307	2,444,307	5,156,307	5,485,307
160	675,117	6,751,168	4,651,168	2,360,168	5,072,168	5,401,168
190	666,703	6,667,028	4,567,028	2,276,028	4,988,028	5,317,028
220	658,289	6,582,889	4,482,889	2,191,889	4,903,889	5,232,889
250	649,875	6,498,750	4,398,750	2,107,750	4,819,750	5,148,750
280	641,461	6,414,610	4,314,610	2,023,610	4,735,610	5,064,610



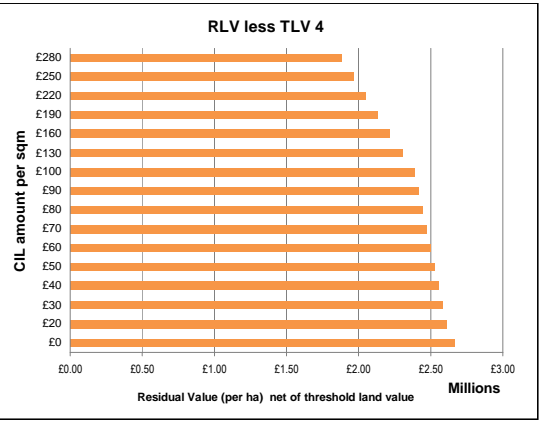
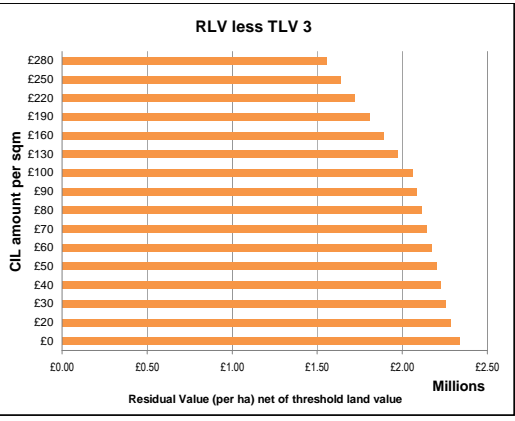
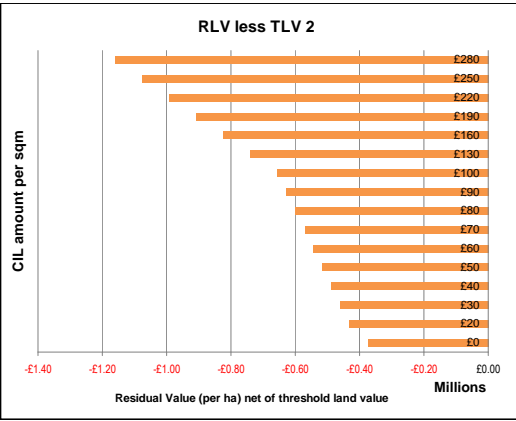
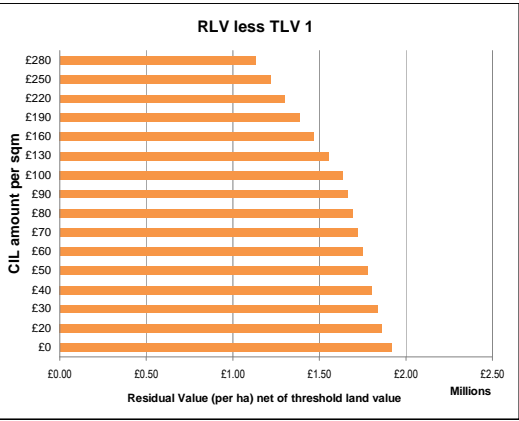
Site type 2 Description: **Area 2**   £3496 psm: Inner East   Site area:   0.10 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	566,706	5,667,060	3,567,060	1,276,060	3,988,060	4,317,060
20	561,097	5,610,967	3,510,967	1,219,967	3,931,967	4,260,967
30	558,292	5,582,921	3,482,921	1,191,921	3,903,921	4,232,921
40	555,487	5,554,874	3,454,874	1,163,874	3,875,874	4,204,874
50	552,683	5,526,828	3,426,828	1,135,828	3,847,828	4,176,828
60	549,878	5,498,782	3,398,782	1,107,782	3,819,782	4,148,782
70	547,074	5,470,735	3,370,735	1,079,735	3,791,735	4,120,735
80	544,269	5,442,689	3,342,689	1,051,689	3,763,689	4,092,689
90	541,464	5,414,642	3,314,642	1,023,642	3,735,642	4,064,642
100	538,660	5,386,596	3,286,596	995,596	3,707,596	4,036,596
130	530,246	5,302,457	3,202,457	911,457	3,623,457	3,952,457
160	521,832	5,218,317	3,118,317	827,317	3,539,317	3,868,317
190	513,418	5,134,178	3,034,178	743,178	3,455,178	3,784,178
220	505,004	5,050,039	2,950,039	659,039	3,371,039	3,700,039
250	496,590	4,965,899	2,865,899	574,899	3,286,899	3,615,899
280	488,176	4,881,760	2,781,760	490,760	3,202,760	3,531,760

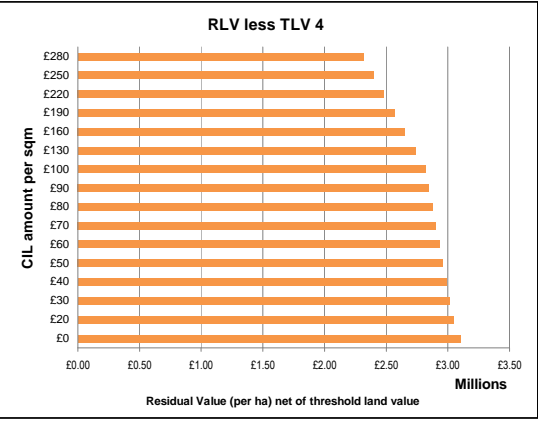
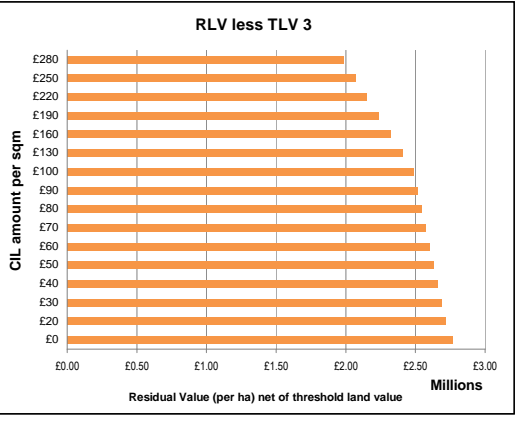
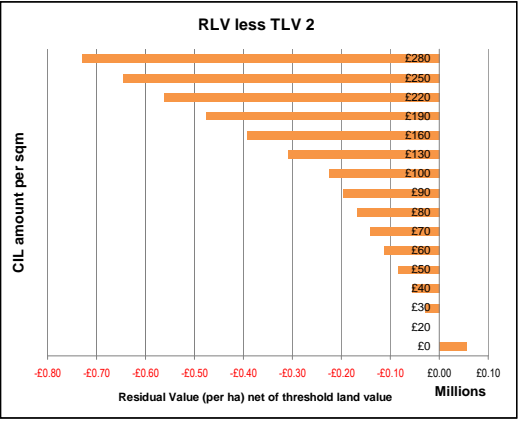
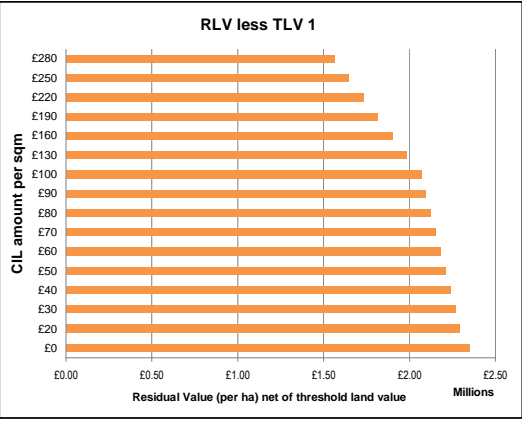


Site type 2 Description: **Area 3**   £2960 psm: South   Site area:   0.10 ha

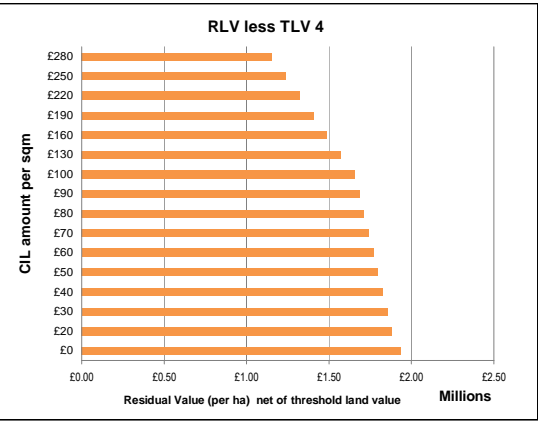
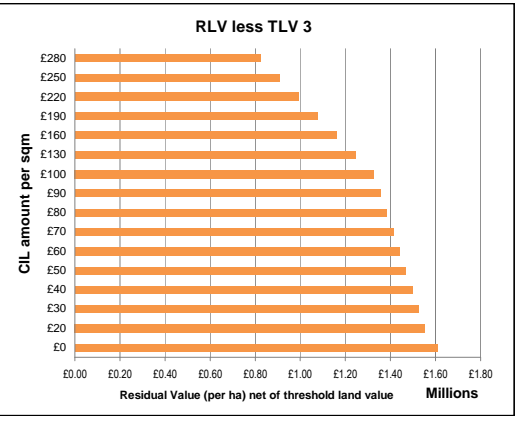
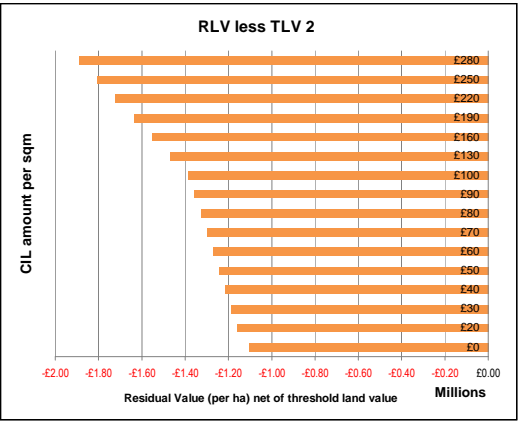
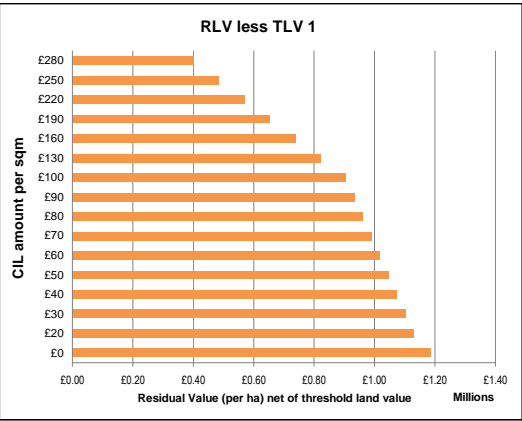
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	401,571	4,015,709	1,915,709	-	375,291	2,336,709
20	395,962	3,959,617	1,859,617	-	431,383	2,609,617
30	393,157	3,931,570	1,831,570	-	459,430	2,581,570
40	390,352	3,903,524	1,803,524	-	487,476	2,553,524
50	387,548	3,875,477	1,775,477	-	515,523	2,525,477
60	384,743	3,847,431	1,747,431	-	543,569	2,497,431
70	381,938	3,819,384	1,719,384	-	571,616	2,469,384
80	379,134	3,791,338	1,691,338	-	599,662	2,441,338
90	376,329	3,763,291	1,663,291	-	627,709	2,413,291
100	373,525	3,735,245	1,635,245	-	655,755	2,385,245
130	365,111	3,651,106	1,551,106	-	739,894	2,301,106
160	356,697	3,566,966	1,466,966	-	824,034	2,216,966
190	348,283	3,482,827	1,382,827	-	908,173	2,132,827
220	339,869	3,398,688	1,298,688	-	992,312	2,048,688
250	331,455	3,314,548	1,214,548	-	1,076,452	1,964,548
280	323,041	3,230,409	1,130,409	-	1,160,591	1,880,409



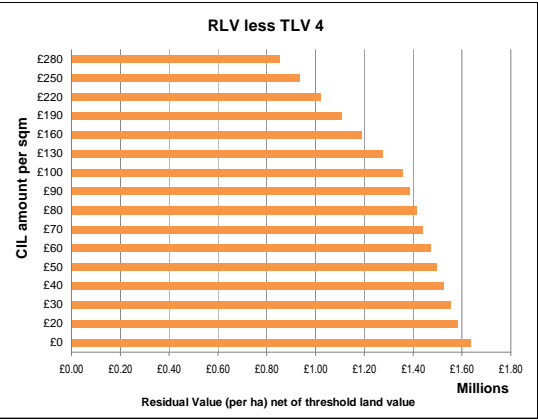
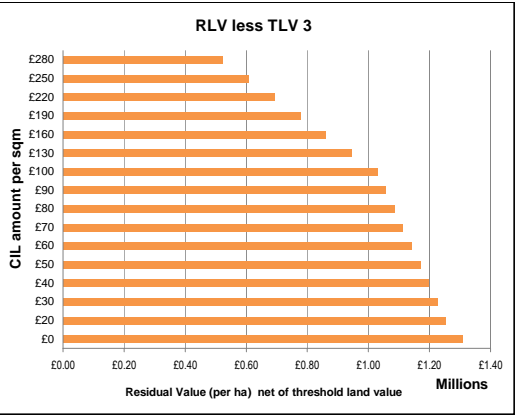
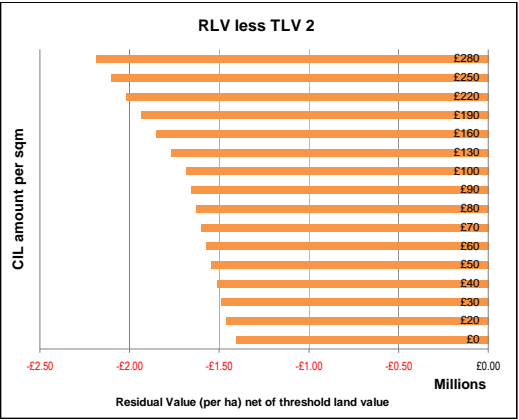
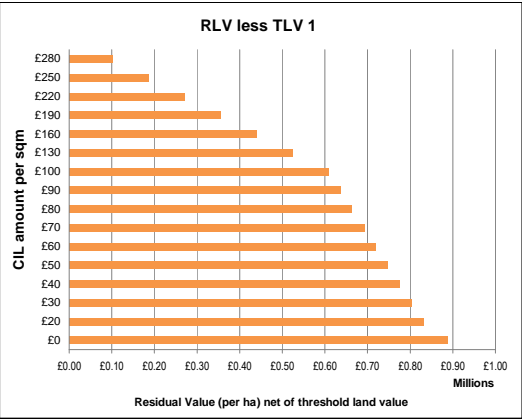
Site type 2	Description:	Area 4 £3100 psm North West			Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	444,690	4,446,903	2,346,903	55,903	2,767,903	3,096,903
20	439,081	4,390,810	2,290,810	190	2,711,810	3,040,810
30	436,276	4,362,764	2,262,764	28,236	2,683,764	3,012,764
40	433,472	4,334,718	2,234,718	56,282	2,655,718	2,984,718
50	430,667	4,306,671	2,206,671	84,329	2,627,671	2,956,671
60	427,862	4,278,625	2,178,625	112,375	2,599,625	2,928,625
70	425,058	4,250,578	2,150,578	140,422	2,571,578	2,900,578
80	422,253	4,222,532	2,122,532	168,468	2,543,532	2,872,532
90	419,449	4,194,485	2,094,485	196,515	2,515,485	2,844,485
100	416,644	4,166,439	2,066,439	224,561	2,487,439	2,816,439
130	408,230	4,082,300	1,982,300	308,700	2,403,300	2,732,300
160	399,816	3,998,160	1,898,160	392,840	2,319,160	2,648,160
190	391,402	3,914,021	1,814,021	476,979	2,235,021	2,564,021
220	382,988	3,829,882	1,729,882	561,118	2,150,882	2,479,882
250	374,574	3,745,742	1,645,742	645,258	2,066,742	2,395,742
280	366,160	3,661,603	1,561,603	729,397	1,982,603	2,311,603



Site type 2	Description:	Area 5	£2723 psm North	Site area:	0.10 ha		
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	328,600	3,285,997	1,185,997	-	1,105,003	1,606,997	1,935,997
20	322,990	3,229,904	1,129,904	-	1,161,096	1,550,904	1,879,904
30	320,186	3,201,857	1,101,857	-	1,189,143	1,522,857	1,851,857
40	317,381	3,173,811	1,073,811	-	1,217,189	1,494,811	1,823,811
50	314,576	3,145,764	1,045,764	-	1,245,236	1,466,764	1,795,764
60	311,772	3,117,718	1,017,718	-	1,273,282	1,438,718	1,767,718
70	308,967	3,089,672	989,672	-	1,301,328	1,410,672	1,739,672
80	306,163	3,061,625	961,625	-	1,329,375	1,382,625	1,711,625
90	303,358	3,033,579	933,579	-	1,357,421	1,354,579	1,683,579
100	300,553	3,005,532	905,532	-	1,385,468	1,326,532	1,655,532
130	292,139	2,921,393	821,393	-	1,469,607	1,242,393	1,571,393
160	283,725	2,837,254	737,254	-	1,553,746	1,158,254	1,487,254
190	275,311	2,753,114	653,114	-	1,637,886	1,074,114	1,403,114
220	266,898	2,668,975	568,975	-	1,722,025	989,975	1,318,975
250	258,484	2,584,836	484,836	-	1,806,164	905,836	1,234,836
280	250,070	2,500,696	400,696	-	1,890,304	821,696	1,150,696



Site type 2	Description:	Area 6	£2626 psm East	Site area:	0.10 ha	
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	298,748	2,987,478	887,478	-	1,403,522	1,308,478
20	293,138	2,931,385	831,385	-	1,459,615	1,252,385
30	290,334	2,903,338	803,338	-	1,487,662	1,224,338
40	287,529	2,875,292	775,292	-	1,515,708	1,196,292
50	284,725	2,847,246	747,246	-	1,543,754	1,168,246
60	281,920	2,819,199	719,199	-	1,571,801	1,140,199
70	279,115	2,791,153	691,153	-	1,599,847	1,112,153
80	276,311	2,763,106	663,106	-	1,627,894	1,084,106
90	273,506	2,735,060	635,060	-	1,655,940	1,056,060
100	270,701	2,707,013	607,013	-	1,683,987	1,028,013
130	262,287	2,622,874	522,874	-	1,768,126	943,874
160	253,873	2,538,735	438,735	-	1,852,265	859,735
190	245,460	2,454,595	354,595	-	1,936,405	775,595
220	237,046	2,370,456	270,456	-	2,020,544	691,456
250	228,632	2,286,317	186,317	-	2,104,683	607,317
280	220,218	2,202,178	102,178	-	2,188,822	523,178





CIL Viability   Bristol City Council

SITE TYPE   2  
5 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

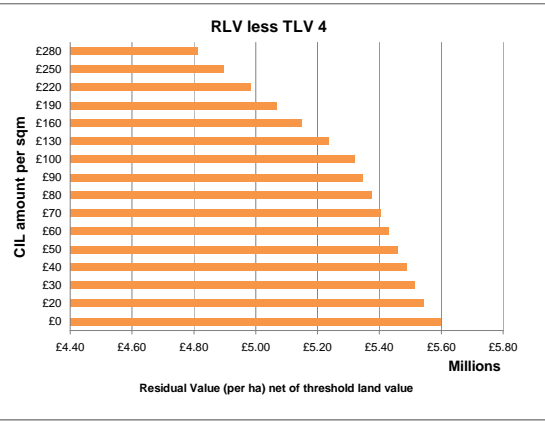
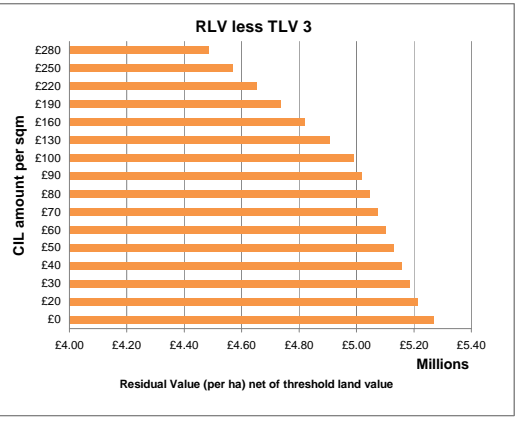
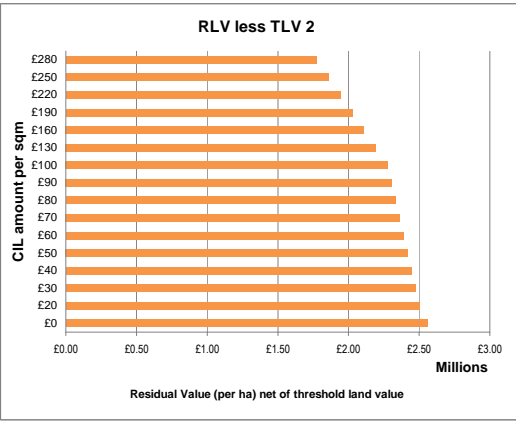
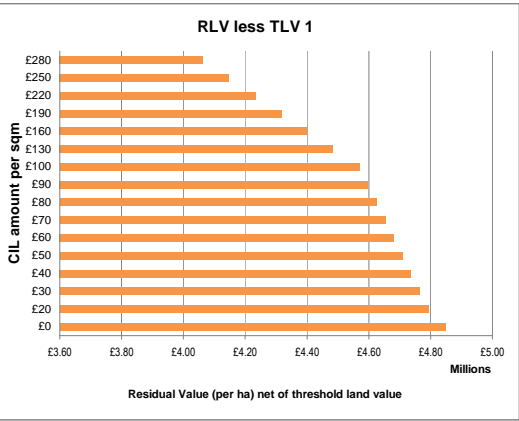
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	0%

0%	Sales value inflation
0%	Build cost inflation

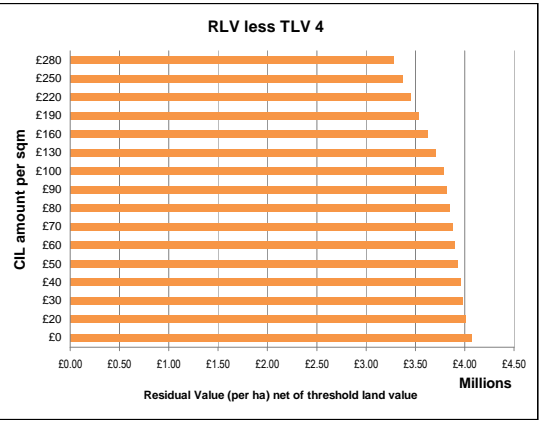
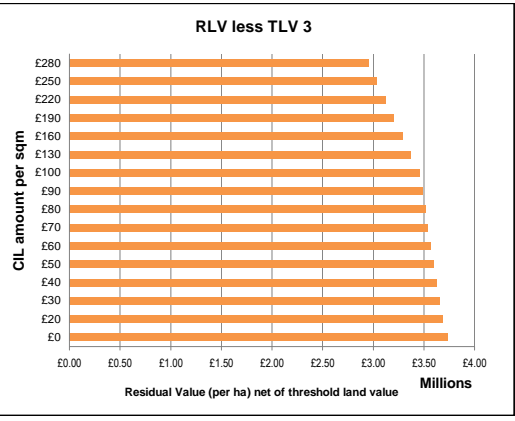
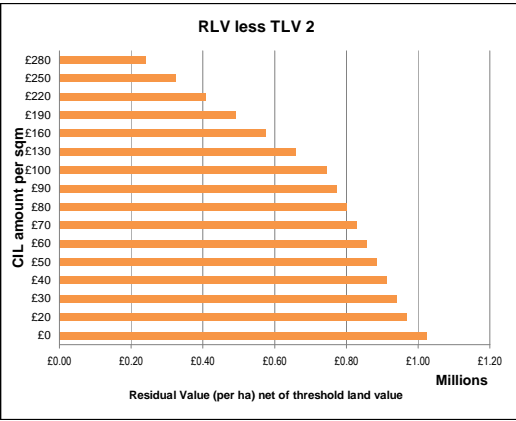
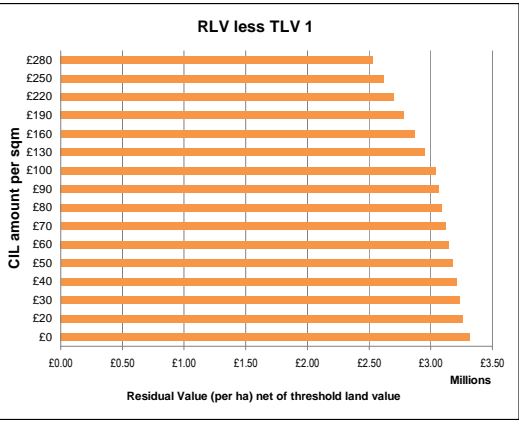
Site type 2 Description: **Area 1**   £3993 psm: Inner West   Site area:   0.10 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	694,822	6,948,222	4,848,222	2,557,222	5,269,222	5,598,222
20	689,213	6,892,129	4,792,129	2,501,129	5,213,129	5,542,129
30	686,408	6,864,083	4,764,083	2,473,083	5,185,083	5,514,083
40	683,604	6,836,037	4,736,037	2,445,037	5,157,037	5,486,037
50	680,799	6,807,990	4,707,990	2,416,990	5,128,990	5,457,990
60	677,994	6,779,944	4,679,944	2,388,944	5,100,944	5,429,944
70	675,190	6,751,897	4,651,897	2,360,897	5,072,897	5,401,897
80	672,385	6,723,851	4,623,851	2,332,851	5,044,851	5,373,851
90	669,580	6,695,804	4,595,804	2,304,804	5,016,804	5,345,804
100	666,776	6,667,758	4,567,758	2,276,758	4,988,758	5,317,758
130	658,362	6,583,619	4,483,619	2,192,619	4,904,619	5,233,619
160	649,948	6,499,479	4,399,479	2,108,479	4,820,479	5,149,479
190	641,534	6,415,340	4,315,340	2,024,340	4,736,340	5,065,340
220	633,120	6,331,201	4,231,201	1,940,201	4,652,201	4,981,201
250	624,706	6,247,061	4,147,061	1,856,061	4,568,061	4,897,061
280	616,292	6,162,922	4,062,922	1,771,922	4,483,922	4,812,922



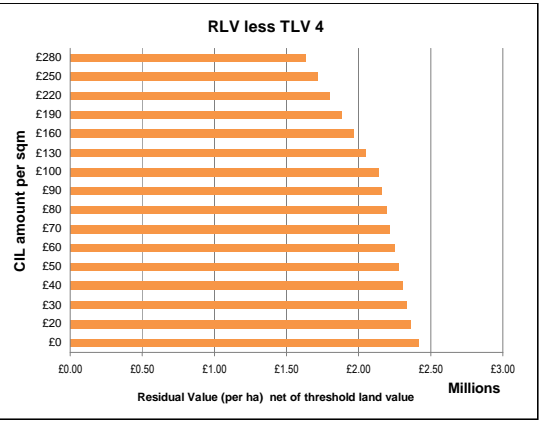
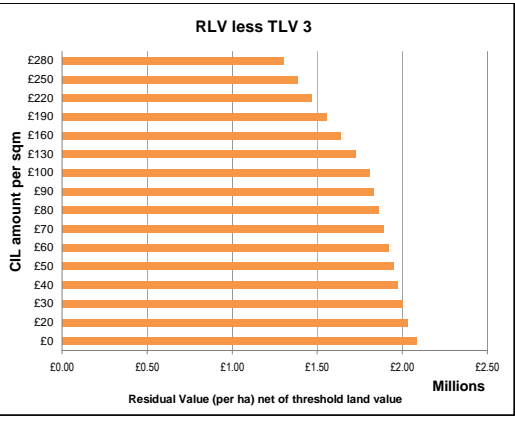
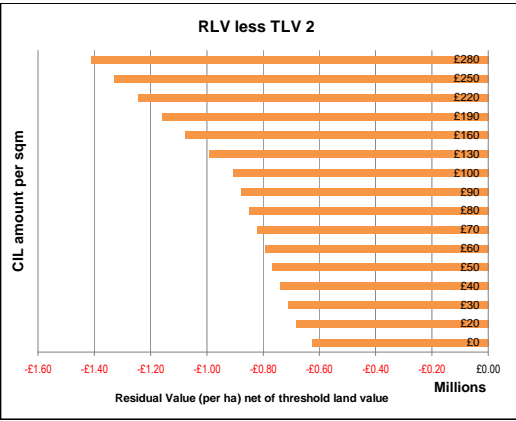
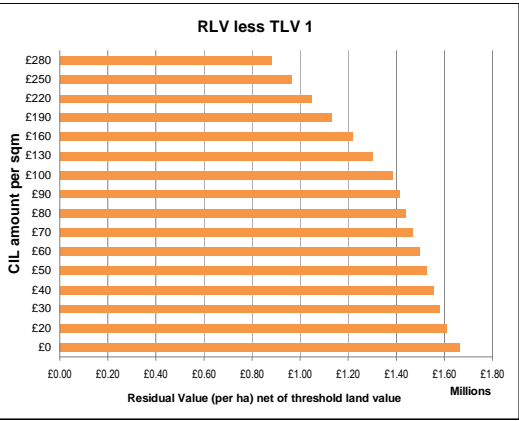
Site type 2 Description: **Area 2**   £3496 psm: Inner East   Site area:   0.10 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	541,537	5,415,372	3,315,372	1,024,372	3,736,372	4,065,372
20	535,928	5,359,279	3,259,279	968,279	3,680,279	4,009,279
30	533,123	5,331,233	3,231,233	940,233	3,652,233	3,981,233
40	530,319	5,303,186	3,203,186	912,186	3,624,186	3,953,186
50	527,514	5,275,140	3,175,140	884,140	3,596,140	3,925,140
60	524,709	5,247,093	3,147,093	856,093	3,568,093	3,897,093
70	521,905	5,219,047	3,119,047	828,047	3,540,047	3,869,047
80	519,100	5,191,000	3,091,000	800,000	3,512,000	3,841,000
90	516,295	5,162,954	3,062,954	771,954	3,483,954	3,812,954
100	513,491	5,134,908	3,034,908	743,908	3,455,908	3,784,908
130	505,077	5,050,768	2,950,768	659,768	3,371,768	3,700,768
160	496,663	4,966,629	2,866,629	575,629	3,287,629	3,616,629
190	488,249	4,882,490	2,782,490	491,490	3,203,490	3,532,490
220	479,835	4,798,350	2,698,350	407,350	3,119,350	3,448,350
250	471,421	4,714,211	2,614,211	323,211	3,035,211	3,364,211
280	463,007	4,630,072	2,530,072	239,072	2,951,072	3,280,072

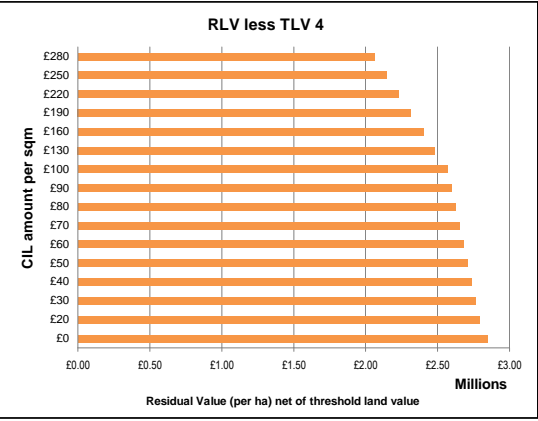
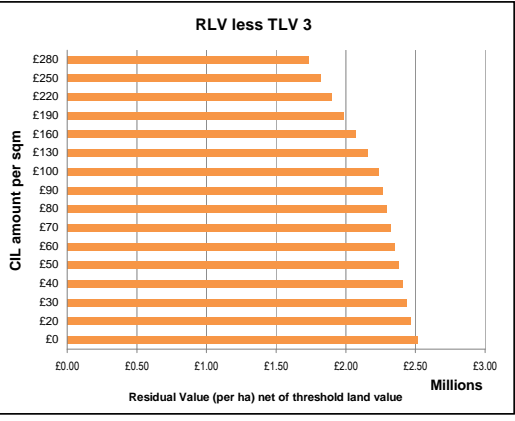
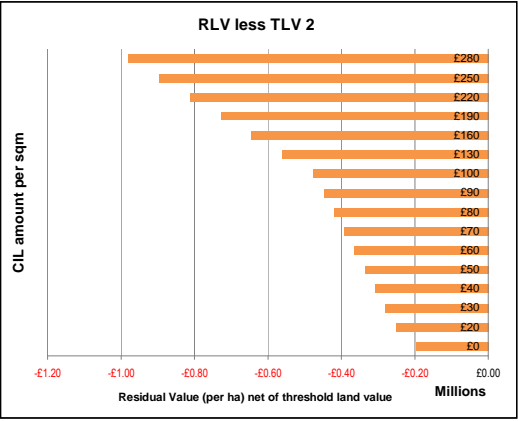
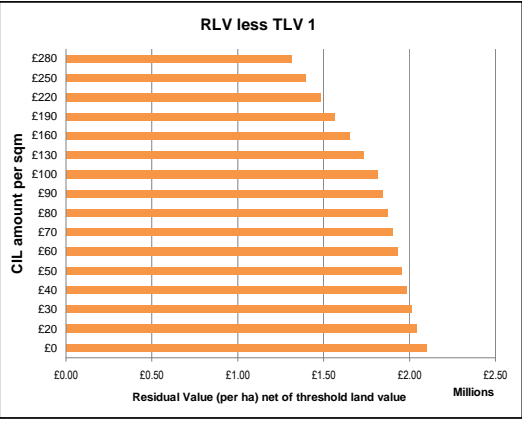


Site type 2 Description: **Area 3**   £2960 psm: South   Site area:   0.10 ha

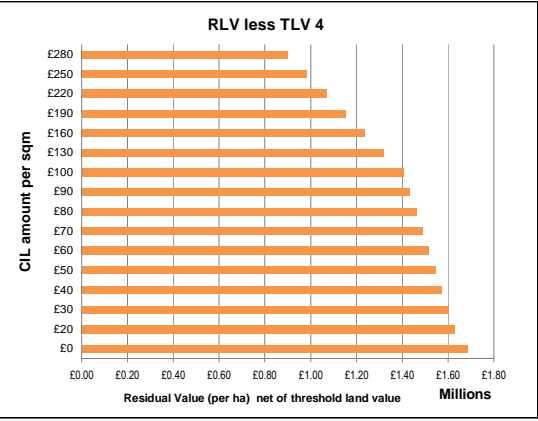
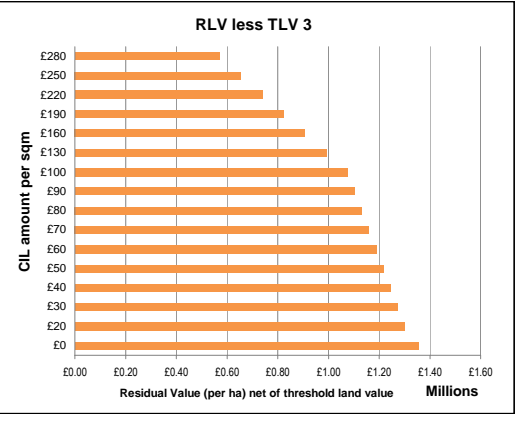
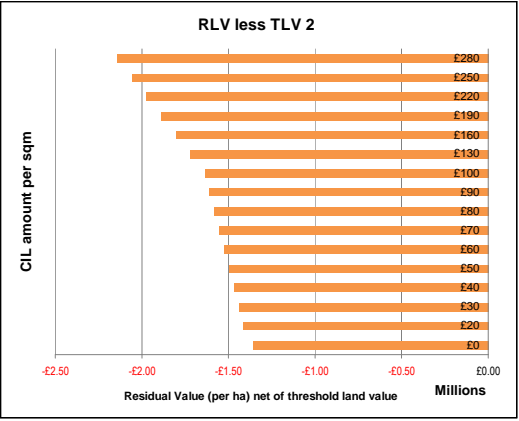
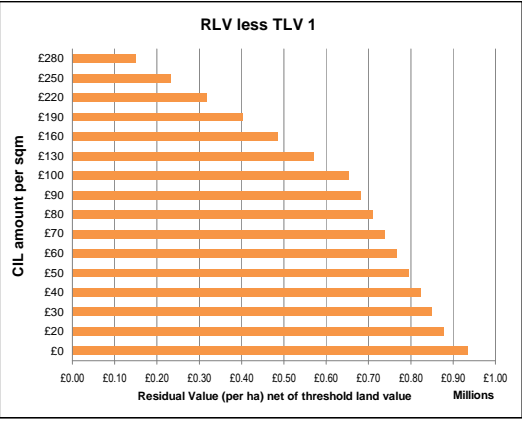
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	376,402	3,764,021	1,664,021	-	626,979	2,085,021
20	370,793	3,707,928	1,607,928	-	683,072	2,028,928
30	367,988	3,679,882	1,579,882	-	711,118	2,000,882
40	365,184	3,651,835	1,551,835	-	739,165	1,972,835
50	362,379	3,623,789	1,523,789	-	767,211	1,944,789
60	359,574	3,595,743	1,495,743	-	795,257	1,916,743
70	356,770	3,567,696	1,467,696	-	823,304	1,888,696
80	353,965	3,539,650	1,439,650	-	851,350	1,860,650
90	351,160	3,511,603	1,411,603	-	879,397	1,832,603
100	348,356	3,483,557	1,383,557	-	907,443	1,804,557
130	339,942	3,399,417	1,299,417	-	991,583	1,720,417
160	331,528	3,315,278	1,215,278	-	1,075,722	1,636,278
190	323,114	3,231,139	1,131,139	-	1,159,861	1,552,139
220	314,700	3,146,999	1,046,999	-	1,244,001	1,467,999
250	306,286	3,062,860	962,860	-	1,328,140	1,383,860
280	297,872	2,978,721	878,721	-	1,412,279	1,299,721



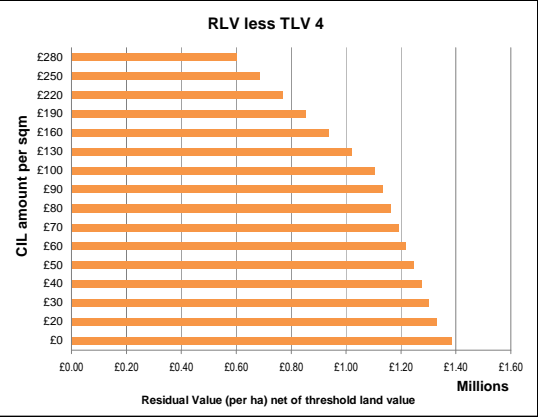
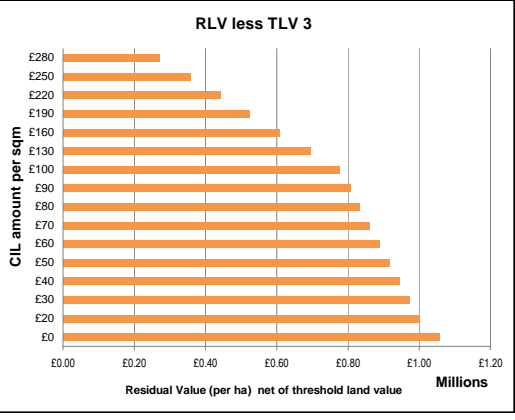
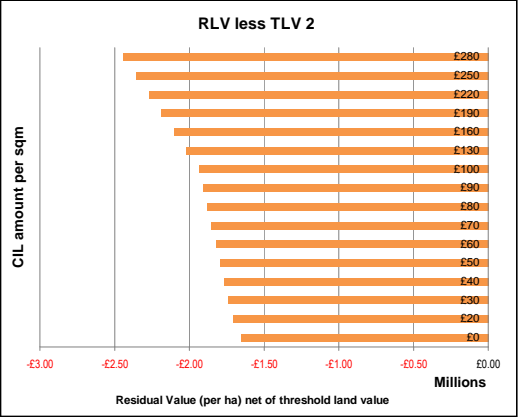
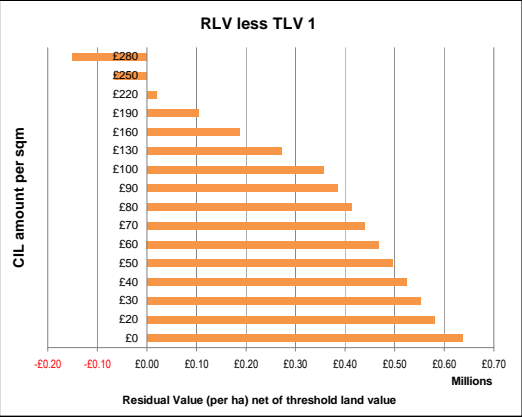
Site type 2	Description:	Area 4 £3100 psm North West			Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	419,522	4,195,215	2,095,215	- 195,785	2,516,215	2,845,215
20	413,912	4,139,122	2,039,122	- 251,878	2,460,122	2,789,122
30	411,108	4,111,076	2,011,076	- 279,924	2,432,076	2,761,076
40	408,303	4,083,029	1,983,029	- 307,971	2,404,029	2,733,029
50	405,498	4,054,983	1,954,983	- 336,017	2,375,983	2,704,983
60	402,694	4,026,936	1,926,936	- 364,064	2,347,936	2,676,936
70	399,889	3,998,890	1,898,890	- 392,110	2,319,890	2,648,890
80	397,084	3,970,844	1,870,844	- 420,156	2,291,844	2,620,844
90	394,280	3,942,797	1,842,797	- 448,203	2,263,797	2,592,797
100	391,475	3,914,751	1,814,751	- 476,249	2,235,751	2,564,751
130	383,061	3,830,611	1,730,611	- 560,389	2,151,611	2,480,611
160	374,647	3,746,472	1,646,472	- 644,528	2,067,472	2,396,472
190	366,233	3,662,333	1,562,333	- 728,667	1,983,333	2,312,333
220	357,819	3,578,193	1,478,193	- 812,807	1,899,193	2,228,193
250	349,405	3,494,054	1,394,054	- 896,946	1,815,054	2,144,054
280	340,991	3,409,915	1,309,915	- 981,085	1,730,915	2,059,915



Site type 2	Description:	Area 5 £2723 psm North			Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	303,431	3,034,308	934,308	- 1,356,692	1,355,308	1,684,308
20	297,822	2,978,215	878,215	- 1,412,785	1,299,215	1,628,215
30	295,017	2,950,169	850,169	- 1,440,831	1,271,169	1,600,169
40	292,212	2,922,123	822,123	- 1,468,877	1,243,123	1,572,123
50	289,408	2,894,076	794,076	- 1,496,924	1,215,076	1,544,076
60	286,603	2,866,030	766,030	- 1,524,970	1,187,030	1,516,030
70	283,798	2,837,983	737,983	- 1,553,017	1,158,983	1,487,983
80	280,994	2,809,937	709,937	- 1,581,063	1,130,937	1,459,937
90	278,189	2,781,890	681,890	- 1,609,110	1,102,890	1,431,890
100	275,384	2,753,844	653,844	- 1,637,156	1,074,844	1,403,844
130	266,970	2,669,705	569,705	- 1,721,295	990,705	1,319,705
160	258,557	2,585,565	485,565	- 1,805,435	906,565	1,235,565
190	250,143	2,501,426	401,426	- 1,889,574	822,426	1,151,426
220	241,729	2,417,287	317,287	- 1,973,713	738,287	1,067,287
250	233,315	2,333,147	233,147	- 2,057,853	654,147	983,147
280	224,901	2,249,008	149,008	- 2,141,992	570,008	899,008



Site type 2	Description:	Area 6 £2626 psm East			Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	273,579	2,735,790	635,790	- 1,655,210	1,056,790	1,385,790
20	267,970	2,679,697	579,697	- 1,711,303	1,000,697	1,329,697
30	265,165	2,651,650	551,650	- 1,739,350	972,650	1,301,650
40	262,360	2,623,604	523,604	- 1,767,396	944,604	1,273,604
50	259,556	2,595,557	495,557	- 1,795,443	916,557	1,245,557
60	256,751	2,567,511	467,511	- 1,823,489	888,511	1,217,511
70	253,946	2,539,464	439,464	- 1,851,536	860,464	1,189,464
80	251,142	2,511,418	411,418	- 1,879,582	832,418	1,161,418
90	248,337	2,483,372	383,372	- 1,907,628	804,372	1,133,372
100	245,533	2,455,325	355,325	- 1,935,675	776,325	1,105,325
130	237,119	2,371,186	271,186	- 2,019,814	692,186	1,021,186
160	228,705	2,287,046	187,046	- 2,103,954	608,046	937,046
190	220,291	2,202,907	102,907	- 2,188,093	523,907	852,907
220	211,877	2,118,768	18,768	- 2,272,232	439,768	768,768
250	203,463	2,034,629	65,371	- 2,356,371	355,629	684,629
280	195,049	1,950,489	- 149,511	- 2,440,511	271,489	600,489





CIL Viability   Bristol City Council

SITE TYPE   2  
5 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

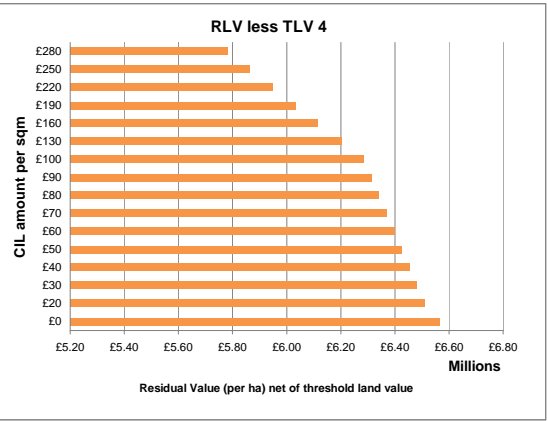
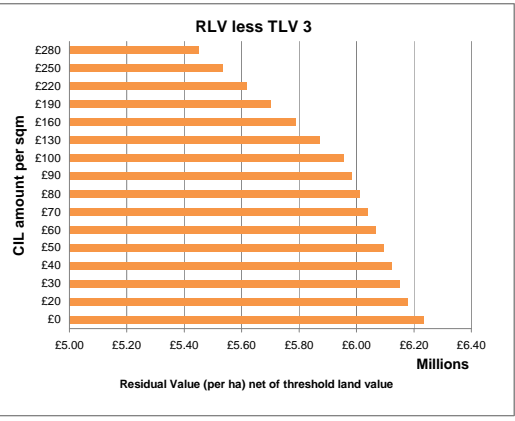
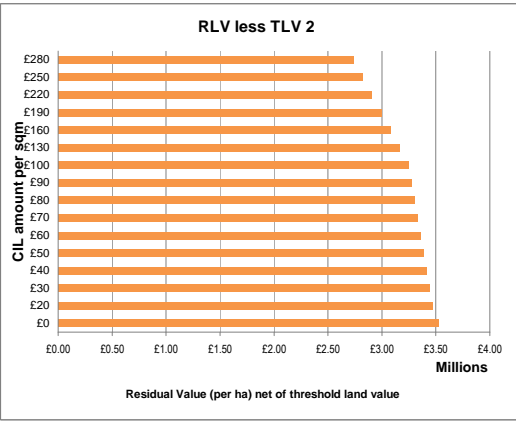
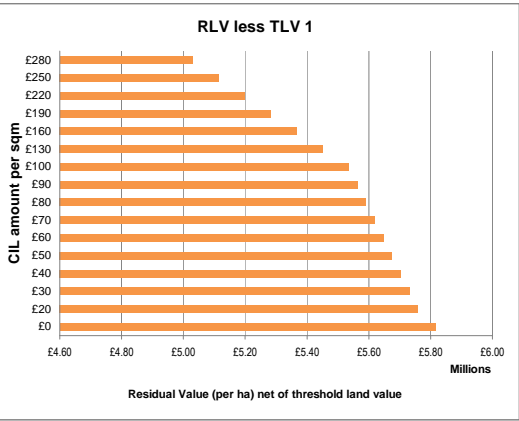
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	0%

10%	Sales value inflation
5%	Build cost inflation

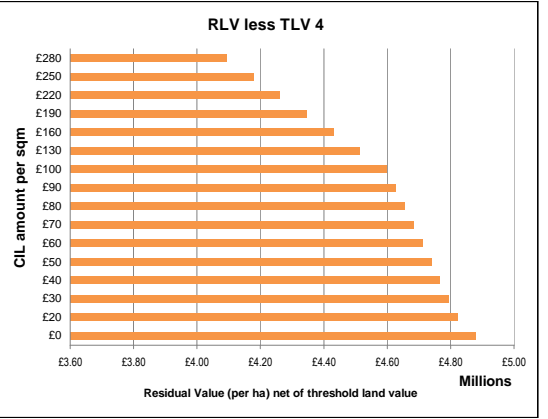
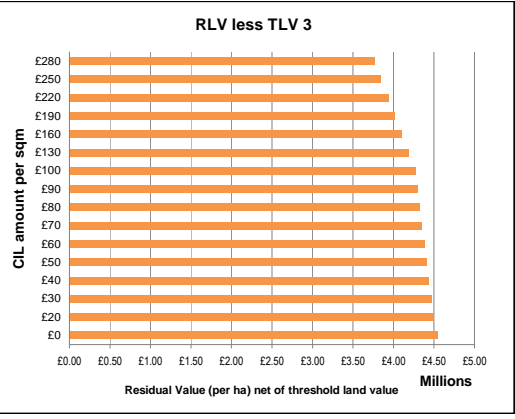
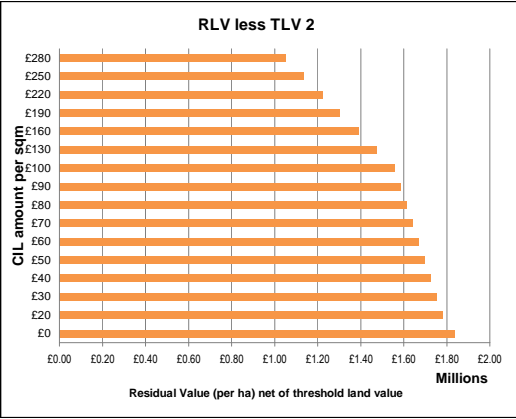
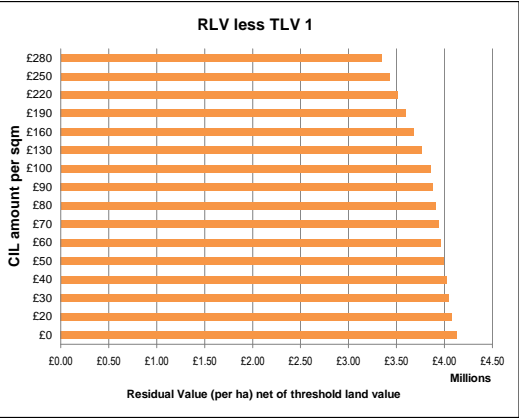
Site type 2	Description:	Area 1	£3993 psm. Inner West	Site area:	0.10 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	791,451	7,914,511	5,814,511	3,523,511	6,235,511	6,564,511
20	785,842	7,858,418	5,758,418	3,467,418	6,179,418	6,508,418
30	783,037	7,830,371	5,730,371	3,439,371	6,151,371	6,480,371
40	780,232	7,802,325	5,702,325	3,411,325	6,123,325	6,452,325
50	777,428	7,774,279	5,674,279	3,383,279	6,095,279	6,424,279
60	774,623	7,746,232	5,646,232	3,355,232	6,067,232	6,396,232
70	771,819	7,718,186	5,618,186	3,327,186	6,039,186	6,368,186
80	769,014	7,690,139	5,590,139	3,299,139	6,011,139	6,340,139
90	766,209	7,662,093	5,562,093	3,271,093	5,983,093	6,312,093
100	763,405	7,634,046	5,534,046	3,243,046	5,955,046	6,284,046
130	754,991	7,549,907	5,449,907	3,158,907	5,870,907	6,199,907
160	746,577	7,465,768	5,365,768	3,074,768	5,786,768	6,115,768
190	738,163	7,381,628	5,281,628	2,990,628	5,702,628	6,031,628
220	729,749	7,297,489	5,197,489	2,906,489	5,618,489	5,947,489
250	721,335	7,213,350	5,113,350	2,822,350	5,534,350	5,863,350
280	712,921	7,129,210	5,029,210	2,738,210	5,450,210	5,779,210



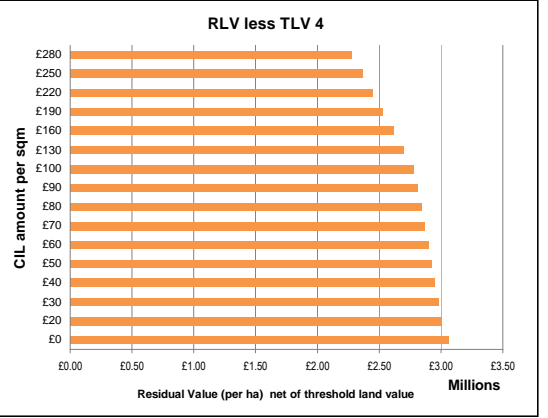
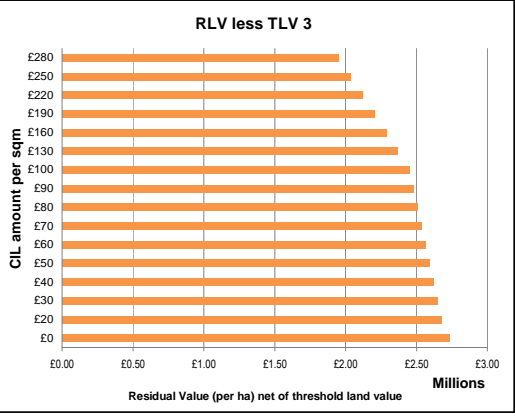
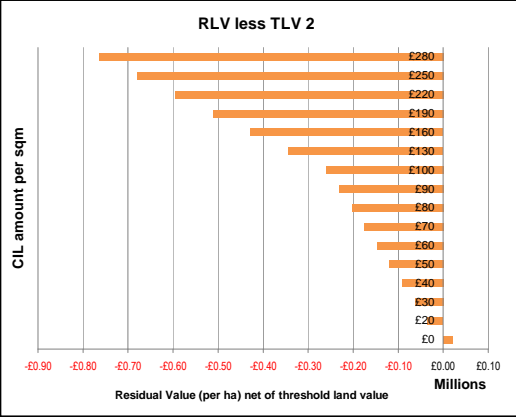
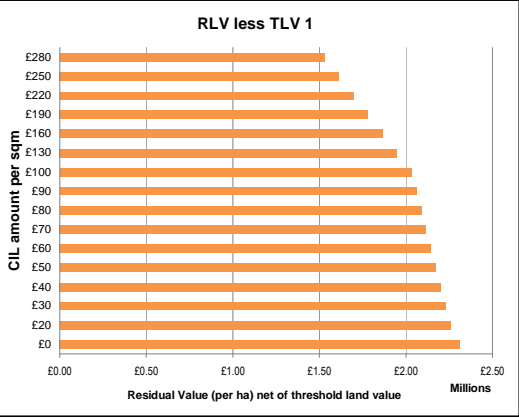
Site type 2	Description:	Area 2	£3496 psm. Inner East	Site area:	0.10 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	622,838	6,228,375	4,128,375	1,837,375	4,549,375	4,878,375
20	617,228	6,172,282	4,072,282	1,781,282	4,493,282	4,822,282
30	614,424	6,144,236	4,044,236	1,753,236	4,465,236	4,794,236
40	611,619	6,116,190	4,016,190	1,725,190	4,437,190	4,766,190
50	608,814	6,088,143	3,988,143	1,697,143	4,409,143	4,738,143
60	606,010	6,060,097	3,960,097	1,669,097	4,381,097	4,710,097
70	603,205	6,032,050	3,932,050	1,641,050	4,353,050	4,682,050
80	600,400	6,004,004	3,904,004	1,613,004	4,325,004	4,654,004
90	597,596	5,975,957	3,875,957	1,584,957	4,296,957	4,625,957
100	594,791	5,947,911	3,847,911	1,556,911	4,268,911	4,597,911
130	586,377	5,863,772	3,763,772	1,472,772	4,184,772	4,513,772
160	577,963	5,779,632	3,679,632	1,388,632	4,100,632	4,429,632
190	569,549	5,695,493	3,595,493	1,304,493	4,016,493	4,345,493
220	561,135	5,611,354	3,511,354	1,220,354	3,932,354	4,261,354
250	552,721	5,527,214	3,427,214	1,136,214	3,848,214	4,177,214
280	544,307	5,443,075	3,343,075	1,052,075	3,764,075	4,093,075

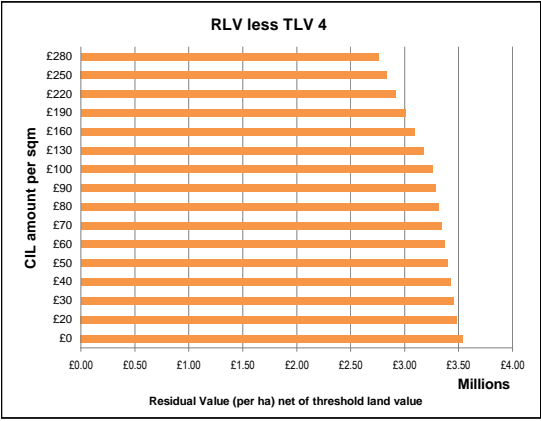
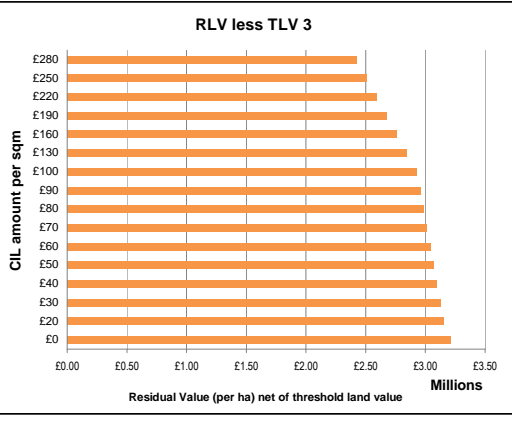
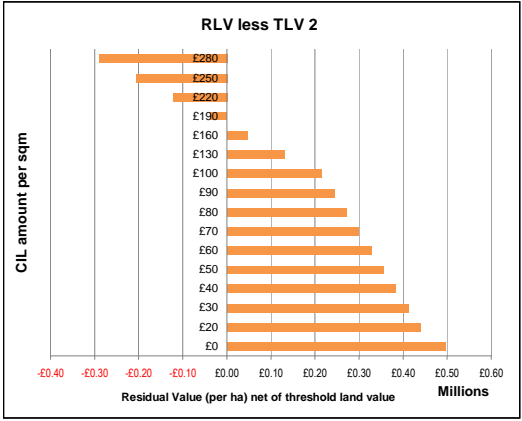
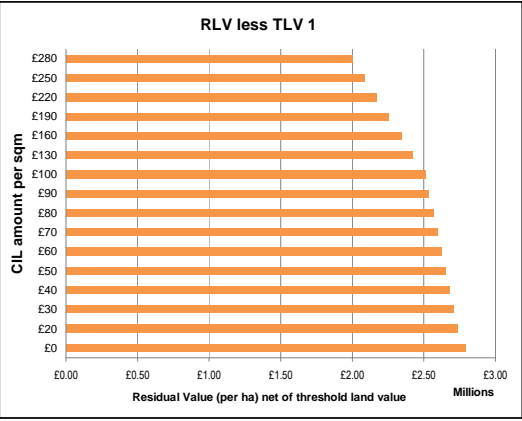


Site type 2	Description:	Area 3	£2960 psm. South	Site area:	0.10 ha
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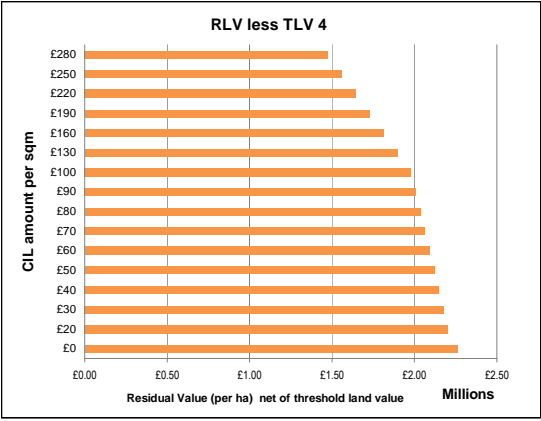
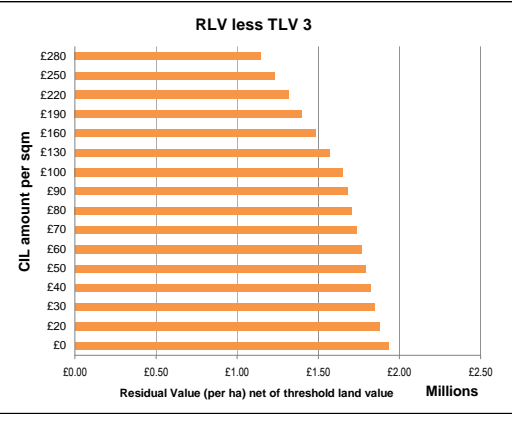
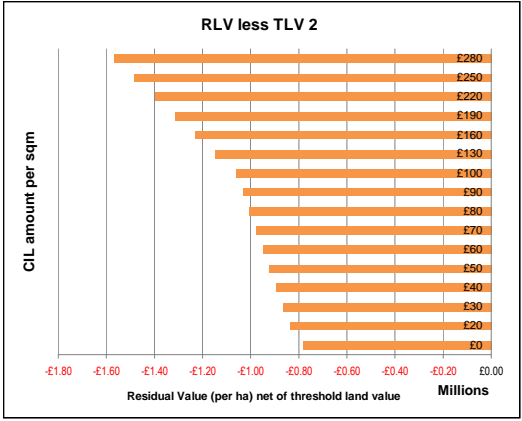
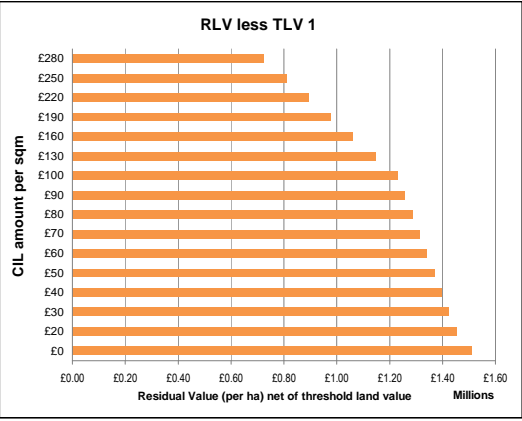
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	441,189	4,411,889	2,311,889	20,889	2,732,889	3,061,889
20	435,580	4,355,797	2,255,797	35,203	2,676,797	3,005,797
30	432,775	4,327,750	2,227,750	63,250	2,648,750	2,977,750
40	429,970	4,299,704	2,199,704	91,296	2,620,704	2,949,704
50	427,166	4,271,657	2,171,657	119,343	2,592,657	2,921,657
60	424,361	4,243,611	2,143,611	147,389	2,564,611	2,893,611
70	421,556	4,215,564	2,115,564	175,436	2,536,564	2,865,564
80	418,752	4,187,518	2,087,518	203,482	2,508,518	2,837,518
90	415,947	4,159,471	2,059,471	231,529	2,480,471	2,809,471
100	413,143	4,131,425	2,031,425	259,575	2,452,425	2,781,425
130	404,729	4,047,286	1,947,286	343,714	2,368,286	2,697,286
160	396,315	3,963,146	1,863,146	427,854	2,284,146	2,613,146
190	387,901	3,879,007	1,779,007	511,993	2,200,007	2,529,007
220	379,487	3,794,868	1,694,868	596,132	2,115,868	2,444,868
250	371,073	3,710,728	1,610,728	680,272	2,031,728	2,360,728
280	362,659	3,626,589	1,526,589	764,411	1,947,589	2,276,589



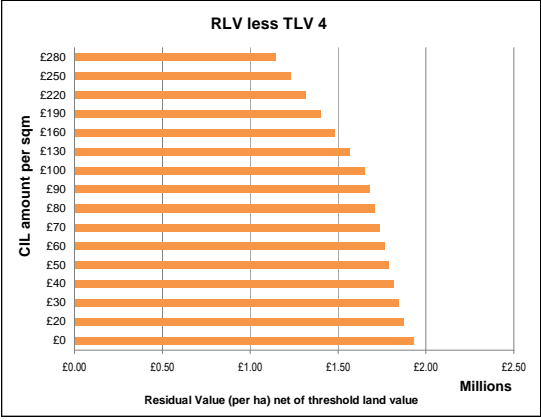
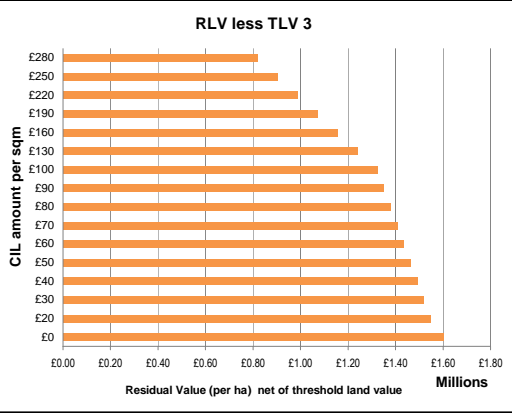
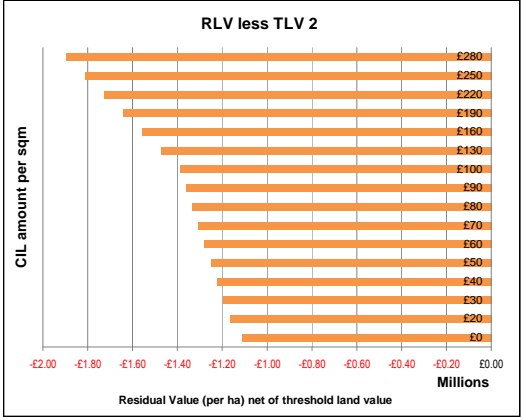
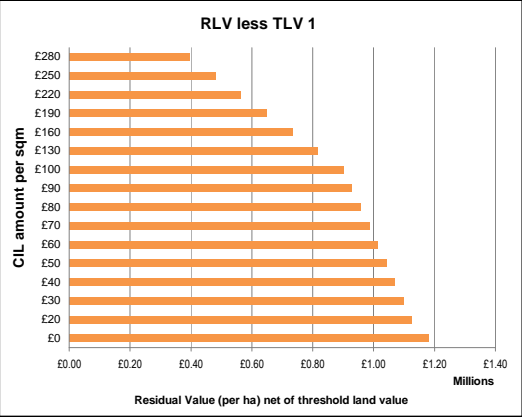
Site type 2	Description:	Area 4 £3100 psm North West			Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	488,620	4,886,203	2,786,203	495,203	3,207,203	3,536,203
20	483,011	4,830,110	2,730,110	439,110	3,151,110	3,480,110
30	480,206	4,802,063	2,702,063	411,063	3,123,063	3,452,063
40	477,402	4,774,017	2,674,017	383,017	3,095,017	3,424,017
50	474,597	4,745,971	2,645,971	354,971	3,066,971	3,395,971
60	471,792	4,717,924	2,617,924	326,924	3,038,924	3,367,924
70	468,988	4,689,878	2,589,878	298,878	3,010,878	3,339,878
80	466,183	4,661,831	2,561,831	270,831	2,982,831	3,311,831
90	463,378	4,633,785	2,533,785	242,785	2,954,785	3,283,785
100	460,574	4,605,738	2,505,738	214,738	2,926,738	3,255,738
130	452,160	4,521,599	2,421,599	130,599	2,842,599	3,171,599
160	443,746	4,437,460	2,337,460	46,460	2,758,460	3,087,460
190	435,332	4,353,320	2,253,320	37,680	2,674,320	3,003,320
220	426,918	4,269,181	2,169,181	121,819	2,590,181	2,919,181
250	418,504	4,185,042	2,085,042	205,958	2,506,042	2,835,042
280	410,090	4,100,902	2,000,902	290,098	2,421,902	2,750,902



Site type 2	Description:	Area 5 £2723 psm North			Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	360,921	3,609,205	1,509,205	-	781,795	1,930,205
20	355,311	3,553,112	1,453,112	-	837,888	1,874,112
30	352,507	3,525,066	1,425,066	-	865,934	1,846,066
40	349,702	3,497,020	1,397,020	-	893,980	1,818,020
50	346,897	3,468,973	1,368,973	-	922,027	1,789,973
60	344,093	3,440,927	1,340,927	-	950,073	1,761,927
70	341,288	3,412,880	1,312,880	-	978,120	1,733,880
80	338,483	3,384,834	1,284,834	-	1,006,166	1,705,834
90	335,679	3,356,787	1,256,787	-	1,034,213	1,677,787
100	332,874	3,328,741	1,228,741	-	1,062,259	1,649,741
130	324,460	3,244,602	1,144,602	-	1,146,398	1,565,602
160	316,046	3,160,462	1,060,462	-	1,230,538	1,481,462
190	307,632	3,076,323	976,323	-	1,314,677	1,397,323
220	299,218	2,992,184	892,184	-	1,398,816	1,313,184
250	290,804	2,908,044	808,044	-	1,482,956	1,229,044
280	282,391	2,823,905	723,905	-	1,567,095	1,144,905



Site type 2	Description:	Area 6 £2626 psm East			Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	328,083	3,280,835	1,180,835	-	1,110,165	1,601,835
20	322,474	3,224,742	1,124,742	-	1,166,258	1,874,742
30	319,670	3,196,695	1,096,695	-	1,194,305	1,846,695
40	316,865	3,168,649	1,068,649	-	1,222,351	1,818,649
50	314,060	3,140,602	1,040,602	-	1,250,398	1,790,602
60	311,256	3,112,556	1,012,556	-	1,278,444	1,762,556
70	308,451	3,084,510	984,510	-	1,306,490	1,734,510
80	305,646	3,056,463	956,463	-	1,334,537	1,706,463
90	302,842	3,028,417	928,417	-	1,362,583	1,678,417
100	300,037	3,000,370	900,370	-	1,390,630	1,650,370
130	291,623	2,916,231	816,231	-	1,474,769	1,566,231
160	283,209	2,832,092	732,092	-	1,558,908	1,482,092
190	274,795	2,747,952	647,952	-	1,643,048	1,397,952
220	266,381	2,663,813	563,813	-	1,727,187	1,313,813
250	257,967	2,579,674	479,674	-	1,811,326	1,229,674
280	249,553	2,495,534	395,534	-	1,895,466	1,145,534



CIL Viability   Bristol City Council

SITE TYPE   3  
14 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

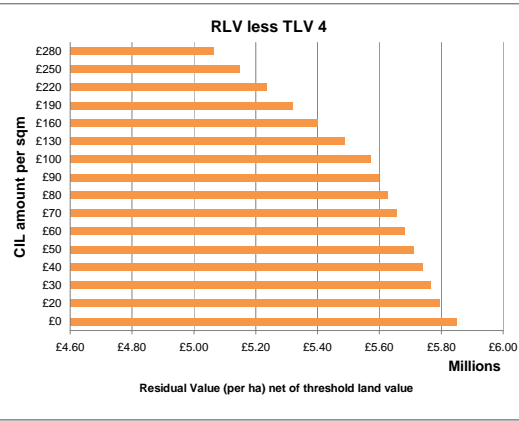
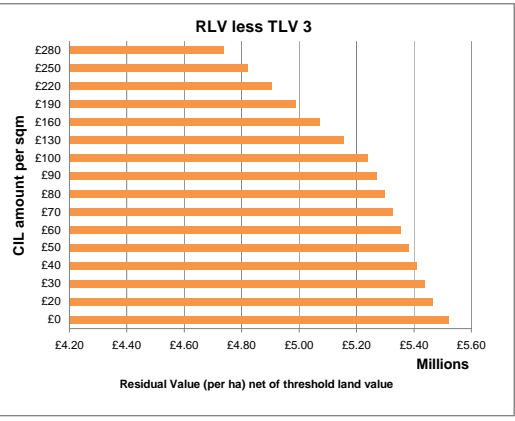
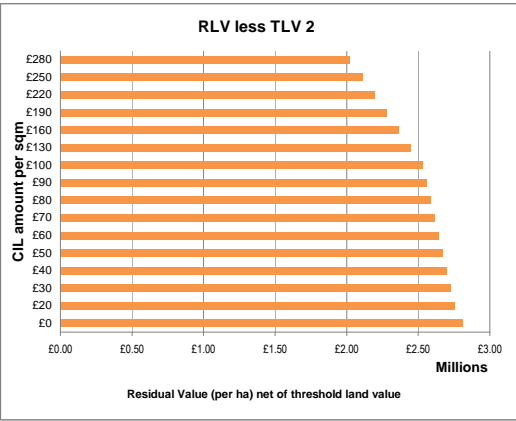
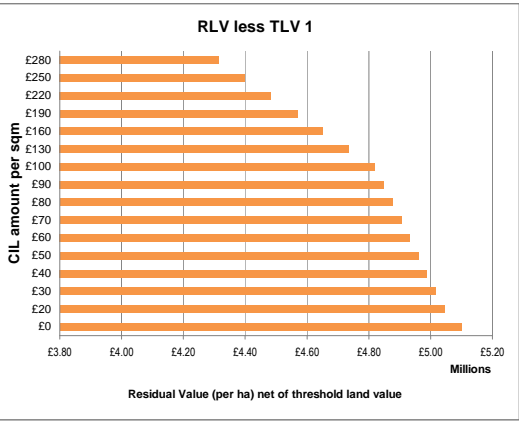
NB includes infrastructure @ £0.35m per ha

CSH level:	3
Aff Hsg:	0%

0%	Sales value inflation
0%	Build cost inflation

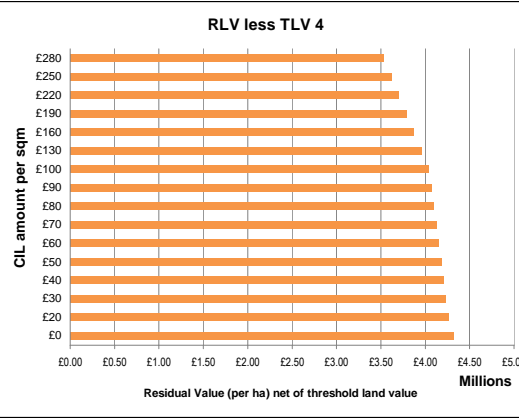
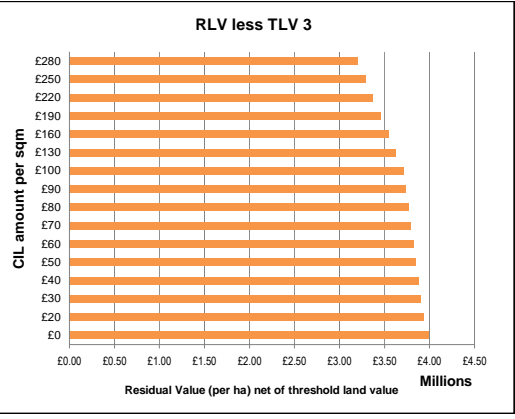
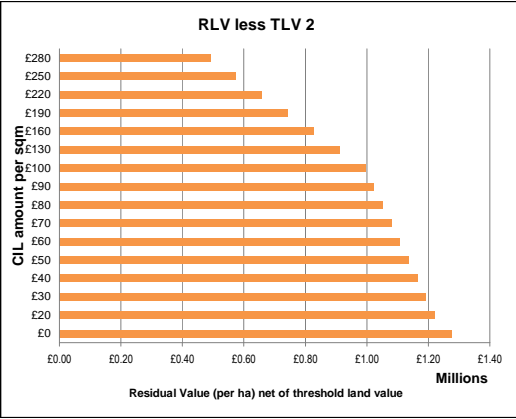
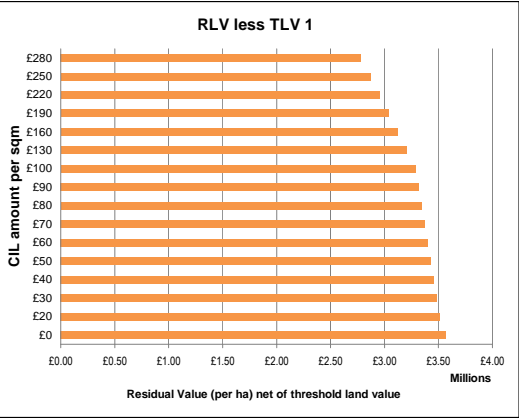
Site type 3 Description: **Area 1   £3993 psm Inner West** Site area: 0.28 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,015,975	7,199,911	5,099,911	2,808,911	5,520,911	5,849,911
20	2,000,269	7,143,818	5,043,818	2,752,818	5,464,818	5,793,818
30	1,992,416	7,115,771	5,015,771	2,724,771	5,436,771	5,765,771
40	1,984,563	7,087,725	4,987,725	2,696,725	5,408,725	5,737,725
50	1,976,710	7,059,678	4,959,678	2,668,678	5,380,678	5,709,678
60	1,968,857	7,031,632	4,931,632	2,640,632	5,352,632	5,681,632
70	1,961,004	7,003,586	4,903,586	2,612,586	5,324,586	5,653,586
80	1,953,151	6,975,539	4,875,539	2,584,539	5,296,539	5,625,539
90	1,945,298	6,947,493	4,847,493	2,556,493	5,268,493	5,597,493
100	1,937,445	6,919,446	4,819,446	2,528,446	5,240,446	5,569,446
130	1,913,886	6,835,307	4,735,307	2,444,307	5,156,307	5,485,307
160	1,890,327	6,751,168	4,651,168	2,360,168	5,072,168	5,401,168
190	1,866,768	6,667,028	4,567,028	2,276,028	4,988,028	5,317,028
220	1,843,209	6,582,889	4,482,889	2,191,889	4,903,889	5,232,889
250	1,819,650	6,498,750	4,398,750	2,107,750	4,819,750	5,148,750
280	1,796,091	6,414,610	4,314,610	2,023,610	4,735,610	5,064,610



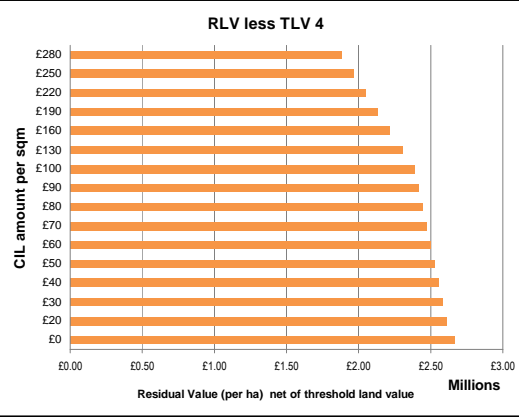
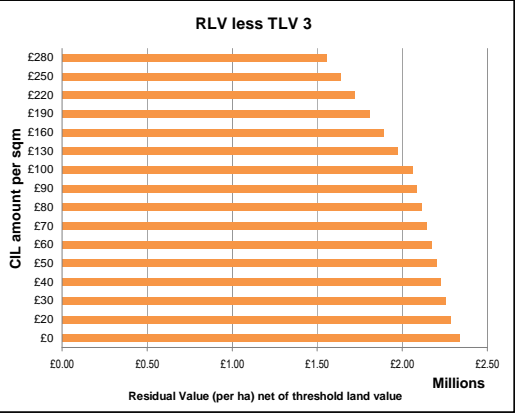
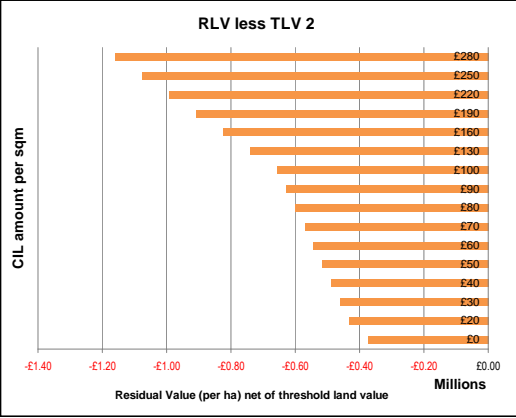
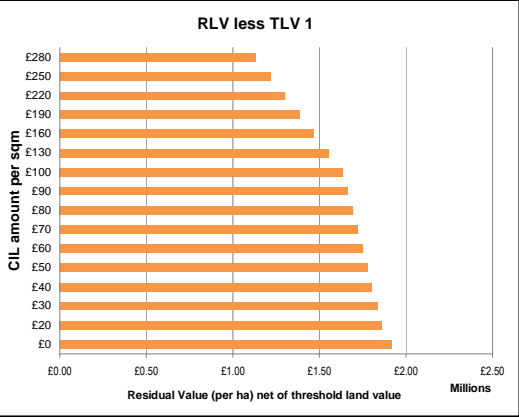
Site type 3 Description: **Area 2   £3496 psm Inner East** Site area: 0.28 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,586,777	5,667,060	3,567,060	1,276,060	3,988,060	4,317,060
20	1,571,071	5,610,967	3,510,967	1,219,967	3,931,967	4,260,967
30	1,563,218	5,582,921	3,482,921	1,191,921	3,903,921	4,232,921
40	1,555,365	5,554,874	3,454,874	1,163,874	3,875,874	4,204,874
50	1,547,512	5,526,828	3,426,828	1,135,828	3,847,828	4,176,828
60	1,539,659	5,498,782	3,398,782	1,107,782	3,819,782	4,148,782
70	1,531,806	5,470,735	3,370,735	1,079,735	3,791,735	4,120,735
80	1,523,953	5,442,689	3,342,689	1,051,689	3,763,689	4,092,689
90	1,516,100	5,414,642	3,314,642	1,023,642	3,735,642	4,064,642
100	1,508,247	5,386,596	3,286,596	995,596	3,707,596	4,036,596
130	1,484,688	5,302,457	3,202,457	911,457	3,623,457	3,952,457
160	1,461,129	5,218,317	3,118,317	827,317	3,539,317	3,868,317
190	1,437,570	5,134,178	3,034,178	743,178	3,455,178	3,784,178
220	1,414,011	5,050,039	2,950,039	659,039	3,371,039	3,700,039
250	1,390,452	4,965,899	2,865,899	574,899	3,286,899	3,615,899
280	1,366,893	4,881,760	2,781,760	490,760	3,202,760	3,531,760

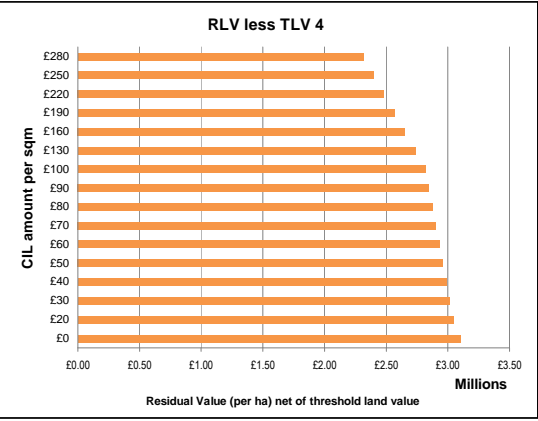
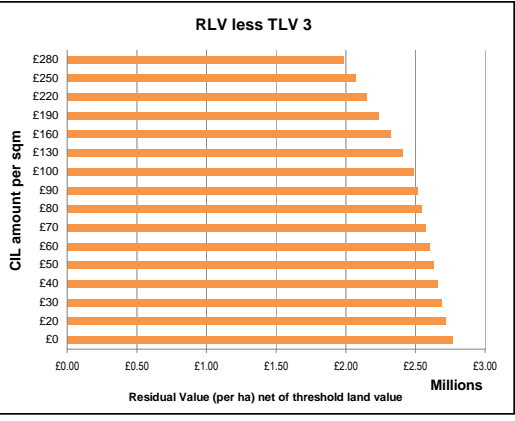
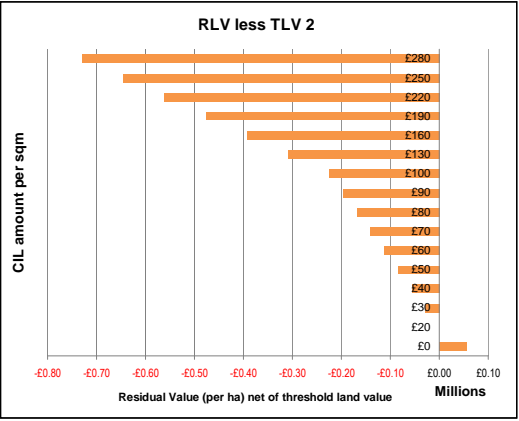
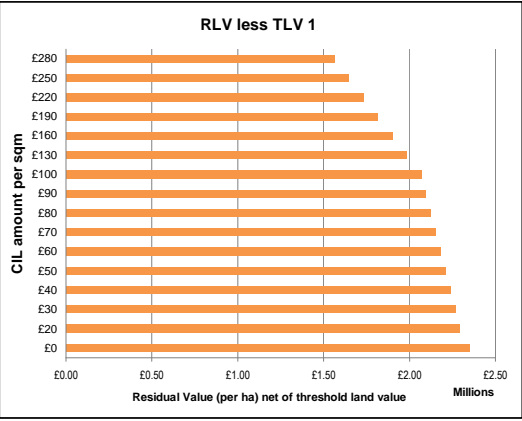


Site type 3 Description: **Area 3   £2960 psm South** Site area: 0.28 ha

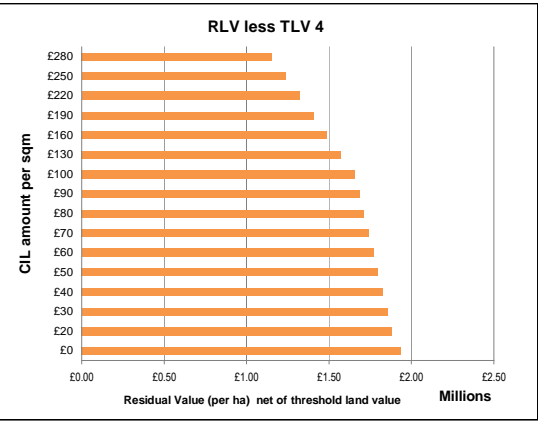
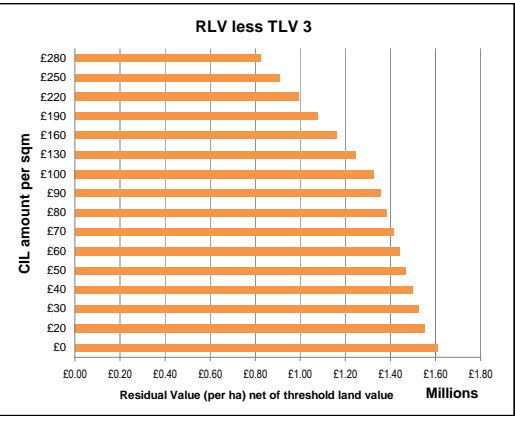
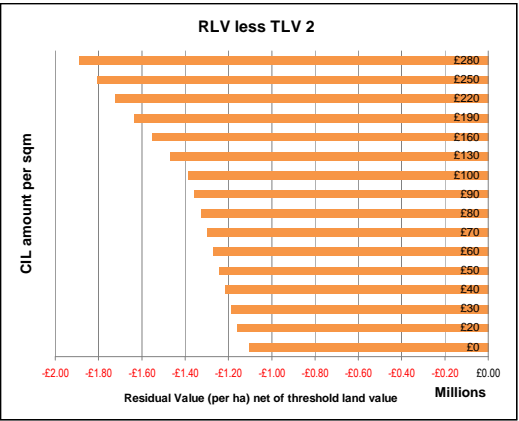
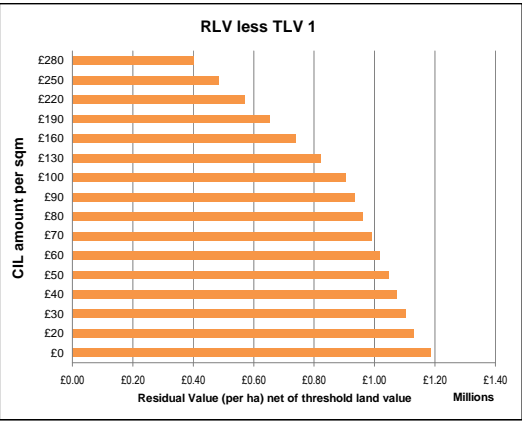
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,124,399	4,015,709	1,915,709	-	375,291	2,336,709
20	1,108,693	3,959,617	1,859,617	-	431,383	2,609,617
30	1,100,840	3,931,570	1,831,570	-	459,430	2,581,570
40	1,092,987	3,903,524	1,803,524	-	487,476	2,553,524
50	1,085,134	3,875,477	1,775,477	-	515,523	2,525,477
60	1,077,281	3,847,431	1,747,431	-	543,569	2,497,431
70	1,069,428	3,819,384	1,719,384	-	571,616	2,469,384
80	1,061,575	3,791,338	1,691,338	-	599,662	2,441,338
90	1,053,722	3,763,291	1,663,291	-	627,709	2,413,291
100	1,045,869	3,735,245	1,635,245	-	655,755	2,385,245
130	1,022,310	3,651,106	1,551,106	-	739,894	2,301,106
160	998,751	3,566,966	1,466,966	-	824,034	2,216,966
190	975,192	3,482,827	1,382,827	-	908,173	2,132,827
220	951,633	3,398,688	1,298,688	-	992,312	2,048,688
250	928,074	3,314,548	1,214,548	-	1,076,452	1,964,548
280	904,515	3,230,409	1,130,409	-	1,160,591	1,880,409



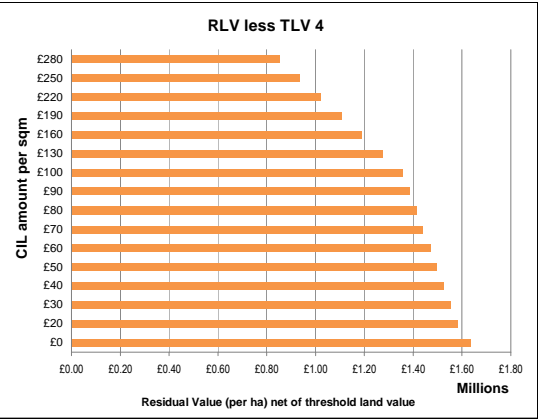
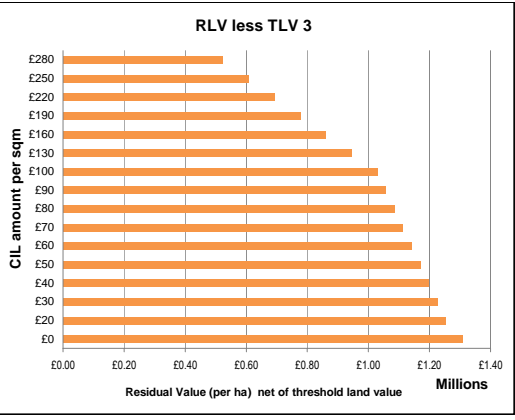
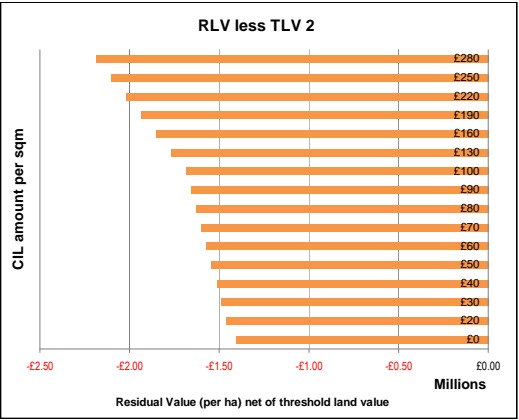
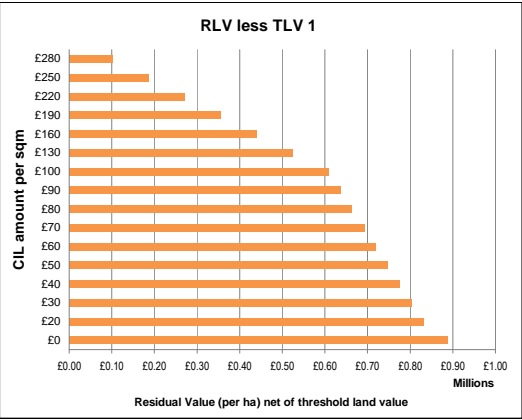
Site type 3	Description:	Area 4 £3100 psm North West			Site area:	0.28 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,245,133	4,446,903	2,346,903	55,903	2,767,903	3,096,903
20	1,229,427	4,390,810	2,290,810	190	2,711,810	3,040,810
30	1,221,574	4,362,764	2,262,764	28,236	2,683,764	3,012,764
40	1,213,721	4,334,718	2,234,718	56,282	2,655,718	2,984,718
50	1,205,868	4,306,671	2,206,671	84,329	2,627,671	2,956,671
60	1,198,015	4,278,625	2,178,625	112,375	2,599,625	2,928,625
70	1,190,162	4,250,578	2,150,578	140,422	2,571,578	2,900,578
80	1,182,309	4,222,532	2,122,532	168,468	2,543,532	2,872,532
90	1,174,456	4,194,485	2,094,485	196,515	2,515,485	2,844,485
100	1,166,603	4,166,439	2,066,439	224,561	2,487,439	2,816,439
130	1,143,044	4,082,300	1,982,300	308,700	2,403,300	2,732,300
160	1,119,485	3,998,160	1,898,160	392,840	2,319,160	2,648,160
190	1,095,926	3,914,021	1,814,021	476,979	2,235,021	2,564,021
220	1,072,367	3,829,882	1,729,882	561,118	2,150,882	2,479,882
250	1,048,808	3,745,742	1,645,742	645,258	2,066,742	2,395,742
280	1,025,249	3,661,603	1,561,603	729,397	1,982,603	2,311,603



Site type 3	Description:	Area 5 £2723 psm North			Site area:	0.28 ha	
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	920,079	3,285,997	1,185,997	-	1,105,003	1,606,997	1,935,997
20	904,373	3,229,904	1,129,904	-	1,161,096	1,550,904	1,879,904
30	896,520	3,201,857	1,101,857	-	1,189,143	1,522,857	1,851,857
40	888,667	3,173,811	1,073,811	-	1,217,189	1,494,811	1,823,811
50	880,814	3,145,764	1,045,764	-	1,245,236	1,466,764	1,795,764
60	872,961	3,117,718	1,017,718	-	1,273,282	1,438,718	1,767,718
70	865,108	3,089,672	989,672	-	1,301,328	1,410,672	1,739,672
80	857,255	3,061,625	961,625	-	1,329,375	1,382,625	1,711,625
90	849,402	3,033,579	933,579	-	1,357,421	1,354,579	1,683,579
100	841,549	3,005,532	905,532	-	1,385,468	1,326,532	1,655,532
130	817,990	2,921,393	821,393	-	1,469,607	1,242,393	1,571,393
160	794,431	2,837,254	737,254	-	1,553,746	1,158,254	1,487,254
190	770,872	2,753,114	653,114	-	1,637,886	1,074,114	1,403,114
220	747,313	2,668,975	568,975	-	1,722,025	989,975	1,318,975
250	723,754	2,584,836	484,836	-	1,806,164	905,836	1,234,836
280	700,195	2,500,696	400,696	-	1,890,304	821,696	1,150,696



Site type 3	Description:	Area 6	£2626 psm East	Site area:	0.28 ha	
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	836,494	2,987,478	887,478	-	1,403,522	1,637,478
20	820,788	2,931,385	831,385	-	1,459,615	1,581,385
30	812,935	2,903,338	803,338	-	1,487,662	1,553,338
40	805,082	2,875,292	775,292	-	1,515,708	1,525,292
50	797,229	2,847,246	747,246	-	1,543,754	1,497,246
60	789,376	2,819,199	719,199	-	1,571,801	1,469,199
70	781,523	2,791,153	691,153	-	1,599,847	1,441,153
80	773,670	2,763,106	663,106	-	1,627,894	1,413,106
90	765,817	2,735,060	635,060	-	1,655,940	1,385,060
100	757,964	2,707,013	607,013	-	1,683,987	1,357,013
130	734,405	2,622,874	522,874	-	1,768,126	1,272,874
160	710,846	2,538,735	438,735	-	1,852,265	1,188,735
190	687,287	2,454,595	354,595	-	1,936,405	1,104,595
220	663,728	2,370,456	270,456	-	2,020,544	1,020,456
250	640,169	2,286,317	186,317	-	2,104,683	936,317
280	616,610	2,202,178	102,178	-	2,188,822	852,178



CIL Viability   Bristol City Council

SITE TYPE   3  
14 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

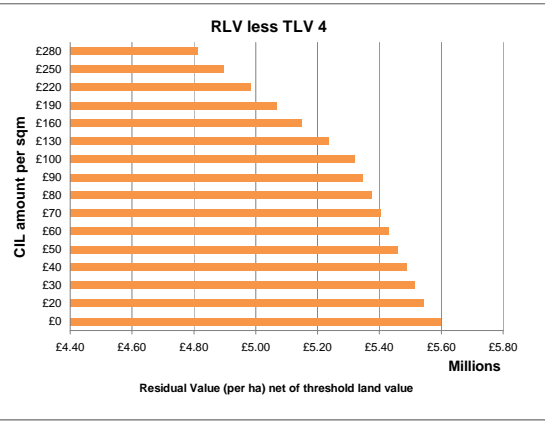
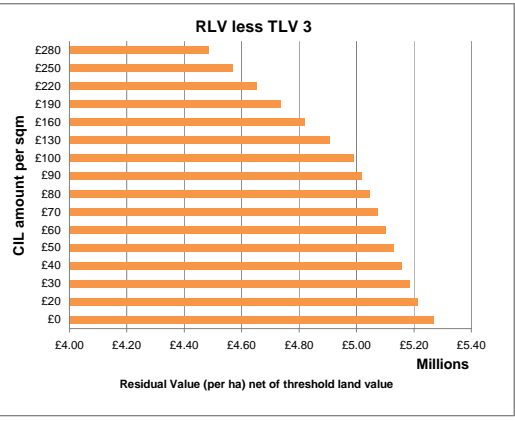
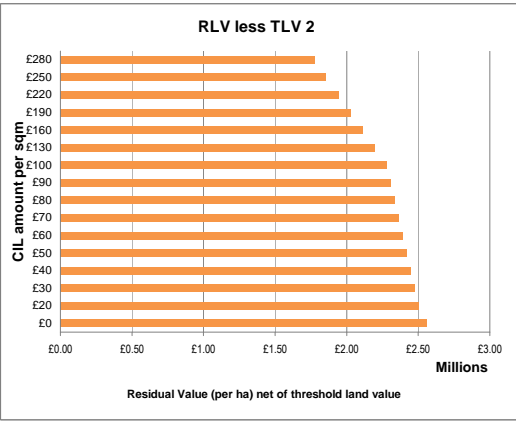
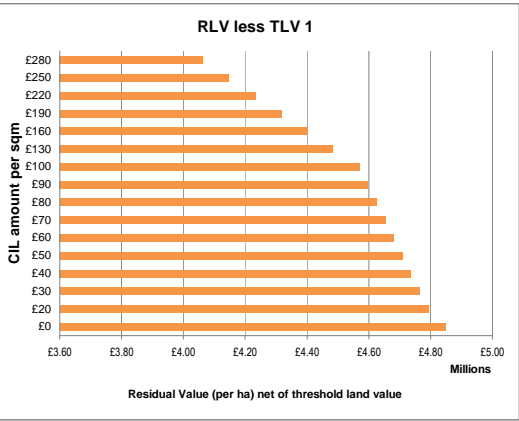
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	0%

0%	Sales value inflation
0%	Build cost inflation

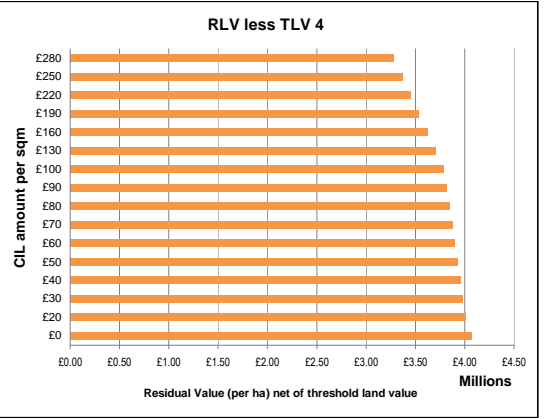
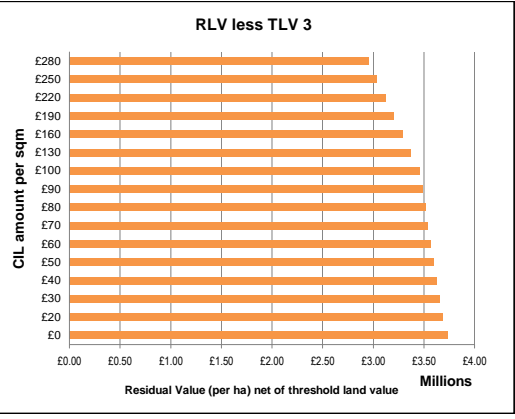
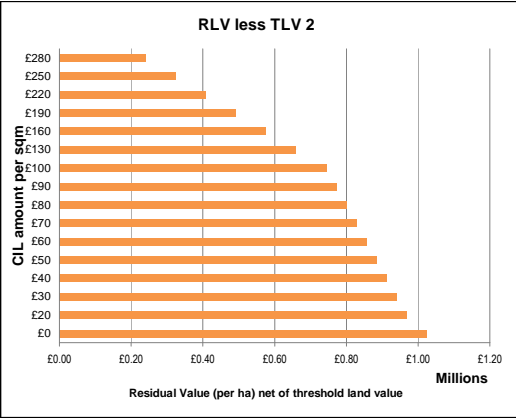
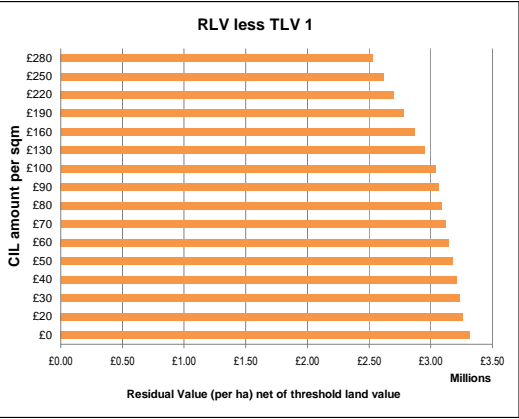
Site type 3 Description: **Area 1   £3993 psm Inner West** Site area: 0.28 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,945,502	6,948,222	4,848,222	2,557,222	5,269,222	5,598,222
20	1,929,796	6,892,129	4,792,129	2,501,129	5,213,129	5,542,129
30	1,921,943	6,864,083	4,764,083	2,473,083	5,185,083	5,514,083
40	1,914,090	6,836,037	4,736,037	2,445,037	5,157,037	5,486,037
50	1,906,237	6,807,990	4,707,990	2,416,990	5,128,990	5,457,990
60	1,898,384	6,779,944	4,679,944	2,388,944	5,100,944	5,429,944
70	1,890,531	6,751,897	4,651,897	2,360,897	5,072,897	5,401,897
80	1,882,678	6,723,851	4,623,851	2,332,851	5,044,851	5,373,851
90	1,874,825	6,695,804	4,595,804	2,304,804	5,016,804	5,345,804
100	1,866,972	6,667,758	4,567,758	2,276,758	4,988,758	5,317,758
130	1,843,413	6,583,619	4,483,619	2,192,619	4,904,619	5,233,619
160	1,819,854	6,499,479	4,399,479	2,108,479	4,820,479	5,149,479
190	1,796,295	6,415,340	4,315,340	2,024,340	4,736,340	5,065,340
220	1,772,736	6,331,201	4,231,201	1,940,201	4,652,201	4,981,201
250	1,749,177	6,247,061	4,147,061	1,856,061	4,568,061	4,897,061
280	1,725,618	6,162,922	4,062,922	1,771,922	4,483,922	4,812,922



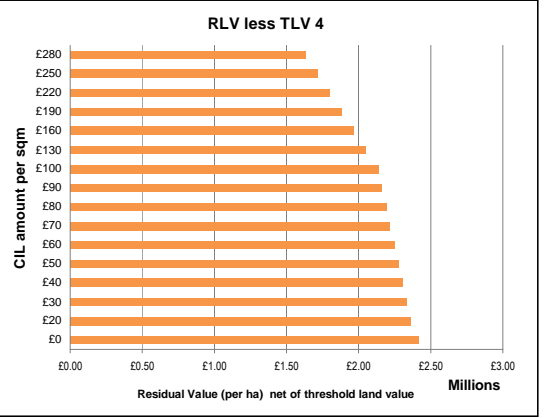
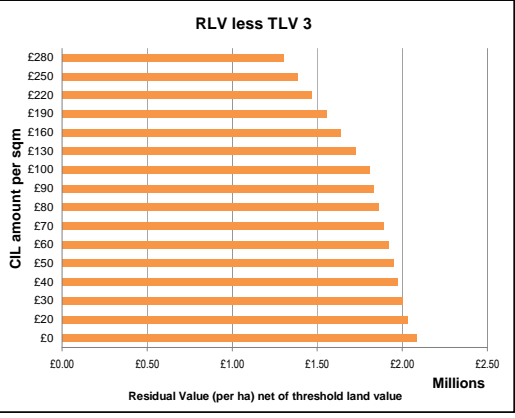
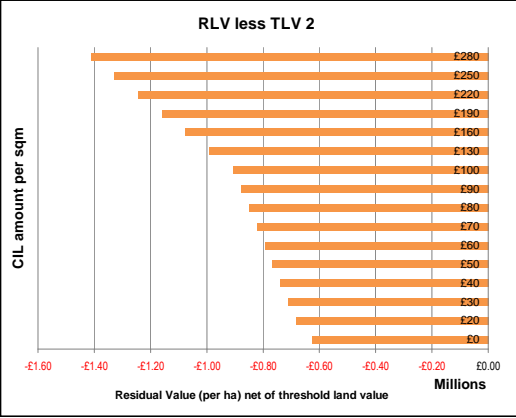
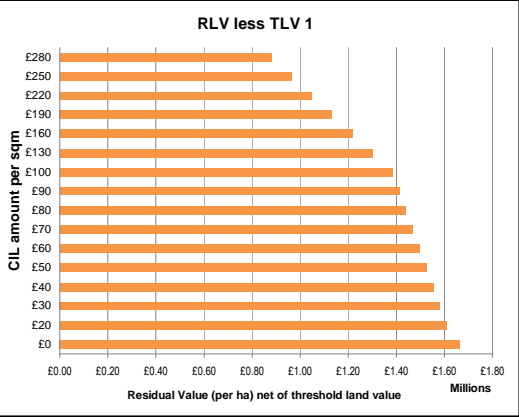
Site type 3 Description: **Area 2   £3496 psm Inner East** Site area: 0.28 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,516,304	5,415,372	3,315,372	1,024,372	3,736,372	4,065,372
20	1,500,598	5,359,279	3,259,279	968,279	3,680,279	4,009,279
30	1,492,745	5,331,233	3,231,233	940,233	3,652,233	3,981,233
40	1,484,892	5,303,186	3,203,186	912,186	3,624,186	3,953,186
50	1,477,039	5,275,140	3,175,140	884,140	3,596,140	3,925,140
60	1,469,186	5,247,093	3,147,093	856,093	3,568,093	3,897,093
70	1,461,333	5,219,047	3,119,047	828,047	3,540,047	3,869,047
80	1,453,480	5,191,000	3,091,000	800,000	3,512,000	3,841,000
90	1,445,627	5,162,954	3,062,954	771,954	3,483,954	3,812,954
100	1,437,774	5,134,908	3,034,908	743,908	3,455,908	3,784,908
130	1,414,215	5,050,768	2,950,768	659,768	3,371,768	3,700,768
160	1,390,656	4,966,629	2,866,629	575,629	3,287,629	3,616,629
190	1,367,097	4,882,490	2,782,490	491,490	3,203,490	3,532,490
220	1,343,538	4,798,350	2,698,350	407,350	3,119,350	3,448,350
250	1,319,979	4,714,211	2,614,211	323,211	3,035,211	3,364,211
280	1,296,420	4,630,072	2,530,072	239,072	2,951,072	3,280,072

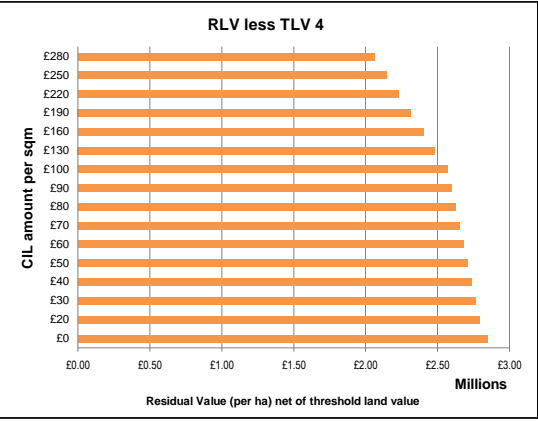
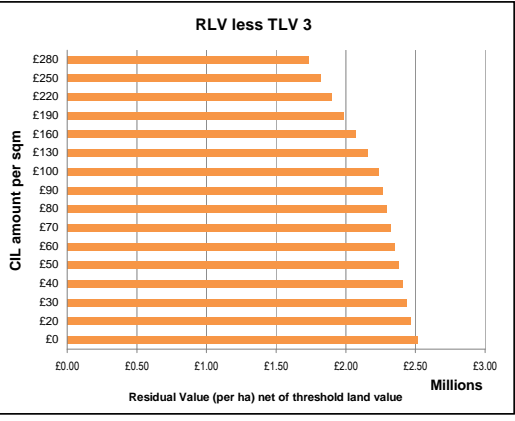
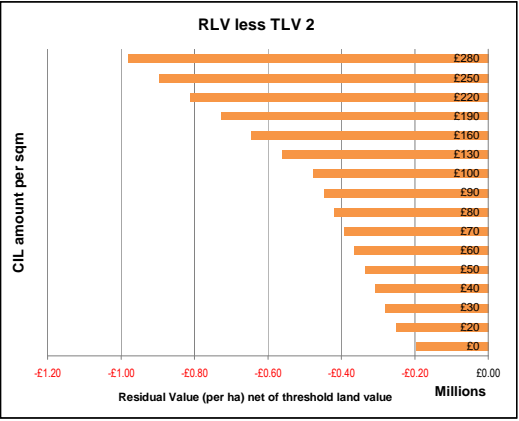
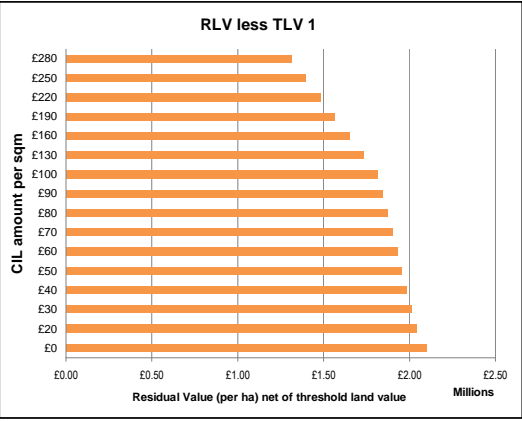


Site type 3 Description: **Area 3   £2960 psm South** Site area: 0.28 ha

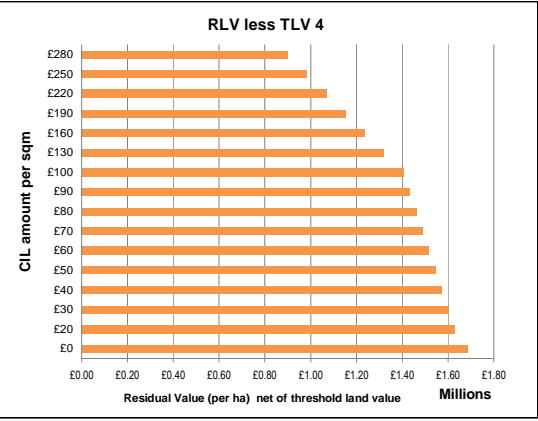
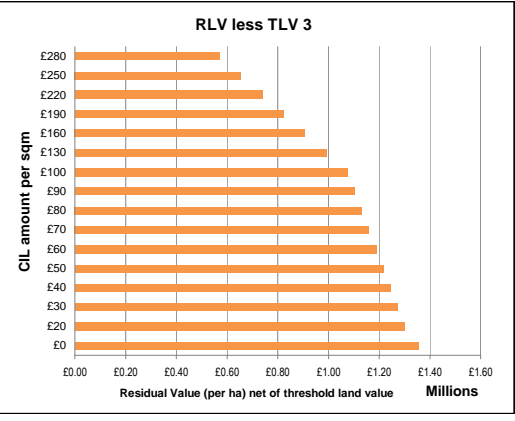
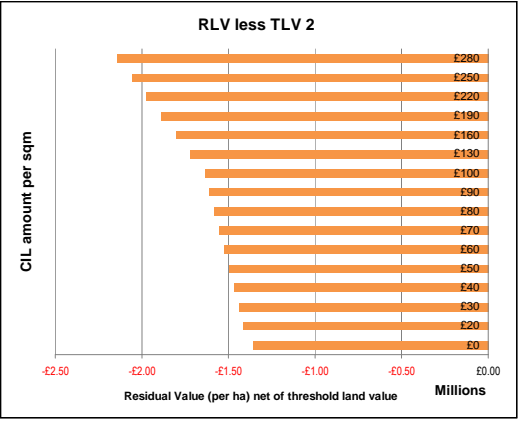
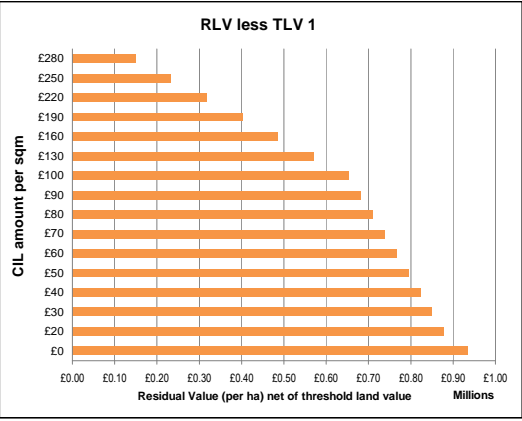
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,053,926	3,764,021	1,664,021	-	626,979	2,085,021
20	1,038,220	3,707,928	1,607,928	-	683,072	2,028,928
30	1,030,367	3,679,882	1,579,882	-	711,118	2,000,882
40	1,022,514	3,651,835	1,551,835	-	739,165	1,972,835
50	1,014,661	3,623,789	1,523,789	-	767,211	1,944,789
60	1,006,808	3,595,743	1,495,743	-	795,257	1,916,743
70	998,955	3,567,696	1,467,696	-	823,304	1,888,696
80	991,102	3,539,650	1,439,650	-	851,350	1,860,650
90	983,249	3,511,603	1,411,603	-	879,397	1,832,603
100	975,396	3,483,557	1,383,557	-	907,443	1,804,557
130	951,837	3,399,417	1,299,417	-	991,583	1,720,417
160	928,278	3,315,278	1,215,278	-	1,075,722	1,636,278
190	904,719	3,231,139	1,131,139	-	1,159,861	1,552,139
220	881,160	3,146,999	1,046,999	-	1,244,001	1,467,999
250	857,601	3,062,860	962,860	-	1,328,140	1,383,860
280	834,042	2,978,721	878,721	-	1,412,279	1,299,721



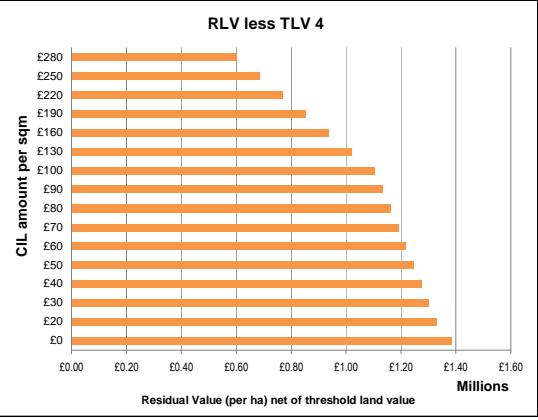
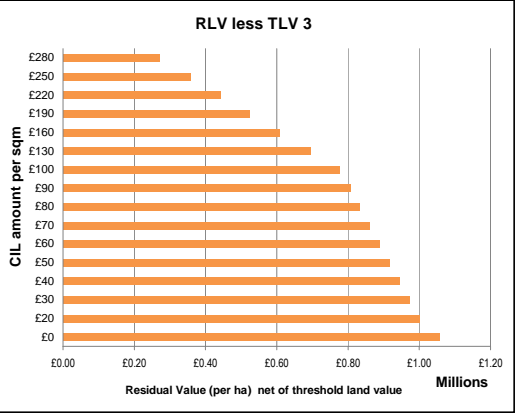
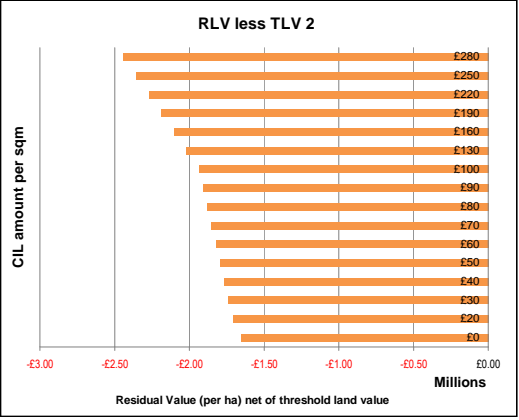
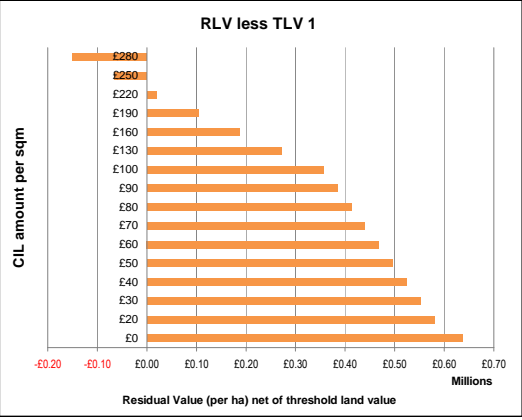
Site type 3	Description:	Area 4 £3100 psm North West			Site area:	0.28 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,174,660	4,195,215	2,095,215	- 195,785	2,516,215	2,845,215
20	1,158,954	4,139,122	2,039,122	- 251,878	2,460,122	2,789,122
30	1,151,101	4,111,076	2,011,076	- 279,924	2,432,076	2,761,076
40	1,143,248	4,083,029	1,983,029	- 307,971	2,404,029	2,733,029
50	1,135,395	4,054,983	1,954,983	- 336,017	2,375,983	2,704,983
60	1,127,542	4,026,936	1,926,936	- 364,064	2,347,936	2,676,936
70	1,119,689	3,998,890	1,898,890	- 392,110	2,319,890	2,648,890
80	1,111,836	3,970,844	1,870,844	- 420,156	2,291,844	2,620,844
90	1,103,983	3,942,797	1,842,797	- 448,203	2,263,797	2,592,797
100	1,096,130	3,914,751	1,814,751	- 476,249	2,235,751	2,564,751
130	1,072,571	3,830,611	1,730,611	- 560,389	2,151,611	2,480,611
160	1,049,012	3,746,472	1,646,472	- 644,528	2,067,472	2,396,472
190	1,025,453	3,662,333	1,562,333	- 728,667	1,983,333	2,312,333
220	1,001,894	3,578,193	1,478,193	- 812,807	1,899,193	2,228,193
250	978,335	3,494,054	1,394,054	- 896,946	1,815,054	2,144,054
280	954,776	3,409,915	1,309,915	- 981,085	1,730,915	2,059,915



Site type 3	Description:	Area 5 £2723 psm North			Site area:	0.28 ha	
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	849,606	3,034,308	934,308	- 1,356,692	1,355,308	1,684,308	
20	833,900	2,978,215	878,215	- 1,412,785	1,299,215	1,628,215	
30	826,047	2,950,169	850,169	- 1,440,831	1,271,169	1,600,169	
40	818,194	2,922,123	822,123	- 1,468,877	1,243,123	1,572,123	
50	810,341	2,894,076	794,076	- 1,496,924	1,215,076	1,544,076	
60	802,488	2,866,030	766,030	- 1,524,970	1,187,030	1,516,030	
70	794,635	2,837,983	737,983	- 1,553,017	1,158,983	1,487,983	
80	786,782	2,809,937	709,937	- 1,581,063	1,130,937	1,459,937	
90	778,929	2,781,890	681,890	- 1,609,110	1,102,890	1,431,890	
100	771,076	2,753,844	653,844	- 1,637,156	1,074,844	1,403,844	
130	747,517	2,669,705	569,705	- 1,721,295	990,705	1,319,705	
160	723,958	2,585,565	485,565	- 1,805,435	906,565	1,235,565	
190	700,399	2,501,426	401,426	- 1,889,574	822,426	1,151,426	
220	676,840	2,417,287	317,287	- 1,973,713	738,287	1,067,287	
250	653,281	2,333,147	233,147	- 2,057,853	654,147	983,147	
280	629,722	2,249,008	149,008	- 2,141,992	570,008	899,008	



Site type 3	Description:	Area 6 £2626 psm East			Site area:	0.28 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	766,021	2,735,790	635,790	- 1,655,210	1,056,790	1,385,790
20	750,315	2,679,697	579,697	- 1,711,303	1,000,697	1,329,697
30	742,462	2,651,650	551,650	- 1,739,350	972,650	1,301,650
40	734,609	2,623,604	523,604	- 1,767,396	944,604	1,273,604
50	726,756	2,595,557	495,557	- 1,795,443	916,557	1,245,557
60	718,903	2,567,511	467,511	- 1,823,489	888,511	1,217,511
70	711,050	2,539,464	439,464	- 1,851,536	860,464	1,189,464
80	703,197	2,511,418	411,418	- 1,879,582	832,418	1,161,418
90	695,344	2,483,372	383,372	- 1,907,628	804,372	1,133,372
100	687,491	2,455,325	355,325	- 1,935,675	776,325	1,105,325
130	663,932	2,371,186	271,186	- 2,019,814	692,186	1,021,186
160	640,373	2,287,046	187,046	- 2,103,954	608,046	937,046
190	616,814	2,202,907	102,907	- 2,188,093	523,907	852,907
220	593,255	2,118,768	18,768	- 2,272,232	439,768	768,768
250	569,696	2,034,629	65,371	- 2,356,371	355,629	684,629
280	546,137	1,950,489	- 149,511	- 2,440,511	271,489	600,489





CIL Viability

Bristol City Council

Threshold Land Values (per ha)

SITE TYPE

3

14 UNITS

HOUSES

50 UPH

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

NB includes infrastructure @ £0.35m per ha

CSH level:

4

10%

Sales value inflation

Aff Hsg:

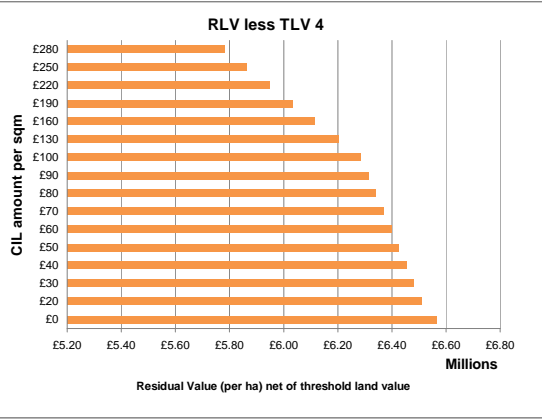
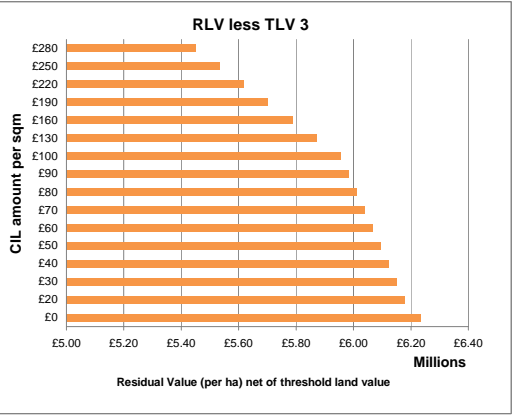
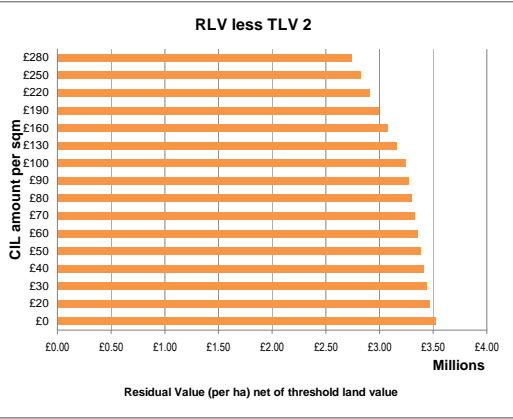
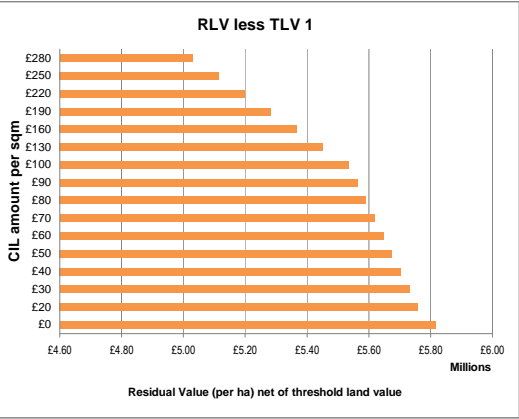
0%

5%

Build cost inflation

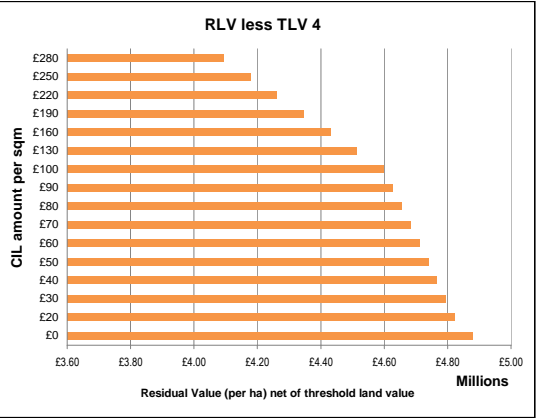
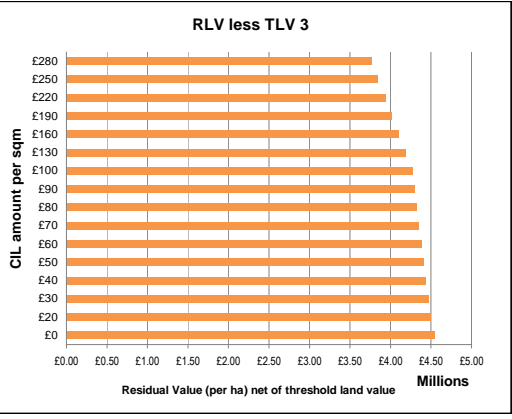
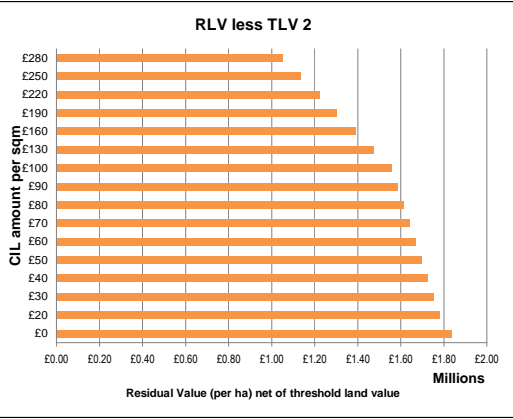
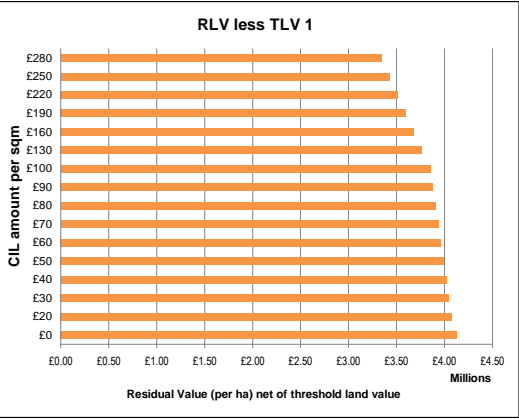
Site type 3 Description: Area 1 £3993 psm Inner West Site area: 0.28 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,216,063	7,914,511	5,814,511	3,523,511	6,235,511	6,564,511
20	2,200,357	7,858,418	5,758,418	3,467,418	6,179,418	6,508,418
30	2,192,504	7,830,371	5,730,371	3,439,371	6,151,371	6,480,371
40	2,184,651	7,802,325	5,702,325	3,411,325	6,123,325	6,452,325
50	2,176,798	7,774,279	5,674,279	3,383,279	6,095,279	6,424,279
60	2,168,945	7,746,232	5,646,232	3,355,232	6,067,232	6,396,232
70	2,161,092	7,718,186	5,618,186	3,327,186	6,039,186	6,368,186
80	2,153,239	7,690,139	5,590,139	3,299,139	6,011,139	6,340,139
90	2,145,386	7,662,093	5,562,093	3,271,093	5,983,093	6,312,093
100	2,137,533	7,634,046	5,534,046	3,243,046	5,955,046	6,284,046
130	2,113,974	7,549,907	5,449,907	3,158,907	5,870,907	6,199,907
160	2,090,415	7,465,768	5,365,768	3,074,768	5,786,768	6,115,768
190	2,066,856	7,381,628	5,281,628	2,990,628	5,702,628	6,031,628
220	2,043,297	7,297,489	5,197,489	2,906,489	5,618,489	5,947,489
250	2,019,738	7,213,350	5,113,350	2,822,350	5,534,350	5,863,350
280	1,996,179	7,129,210	5,029,210	2,738,210	5,450,210	5,779,210



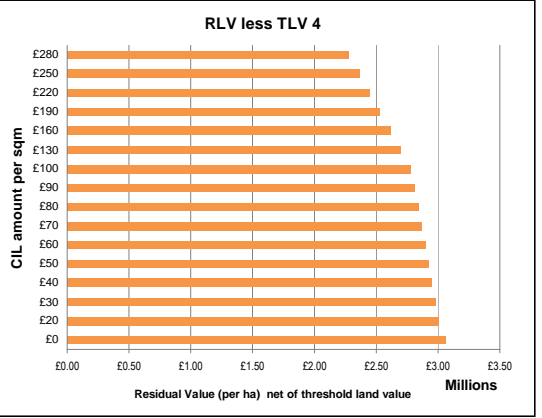
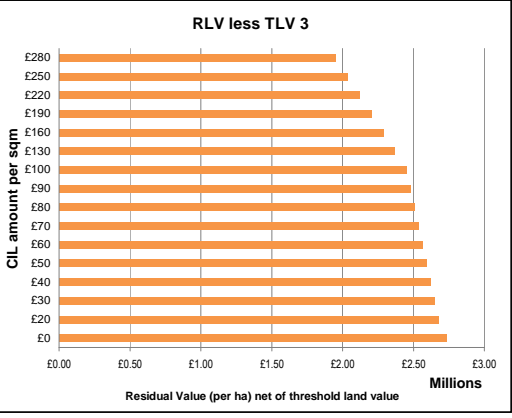
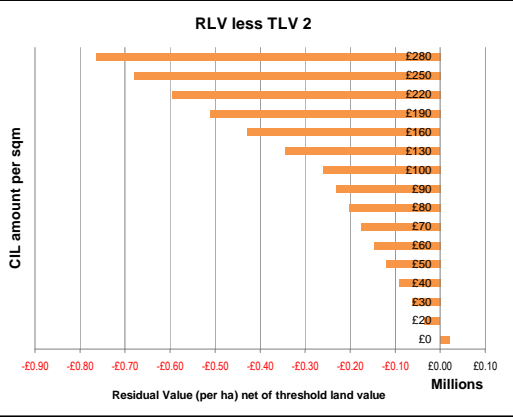
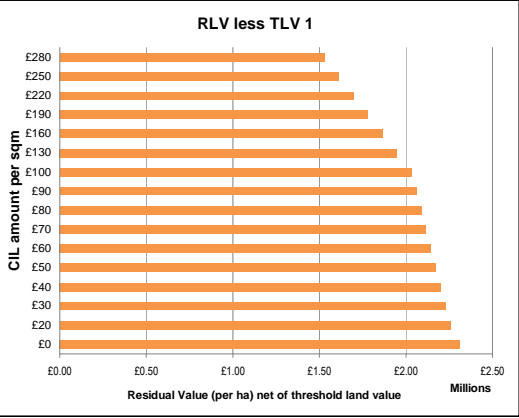
Site type 3 Description: Area 2 £3496 psm Inner East Site area: 0.28 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,743,945	6,228,375	4,128,375	1,837,375	4,549,375	4,878,375
20	1,728,239	6,172,282	4,072,282	1,781,282	4,493,282	4,822,282
30	1,720,386	6,144,236	4,044,236	1,753,236	4,465,236	4,794,236
40	1,712,533	6,116,190	4,016,190	1,725,190	4,437,190	4,766,190
50	1,704,680	6,088,143	3,988,143	1,697,143	4,409,143	4,738,143
60	1,696,827	6,060,097	3,960,097	1,669,097	4,381,097	4,710,097
70	1,688,974	6,032,050	3,932,050	1,641,050	4,353,050	4,682,050
80	1,681,121	6,004,004	3,904,004	1,613,004	4,325,004	4,654,004
90	1,673,268	5,975,957	3,875,957	1,584,957	4,296,957	4,625,957
100	1,665,415	5,947,911	3,847,911	1,556,911	4,268,911	4,597,911
130	1,641,856	5,863,772	3,763,772	1,472,772	4,184,772	4,513,772
160	1,618,297	5,779,632	3,679,632	1,388,632	4,100,632	4,429,632
190	1,594,738	5,695,493	3,595,493	1,304,493	4,016,493	4,345,493
220	1,571,179	5,611,354	3,511,354	1,220,354	3,932,354	4,261,354
250	1,547,620	5,527,214	3,427,214	1,136,214	3,848,214	4,177,214
280	1,524,061	5,443,075	3,343,075	1,052,075	3,764,075	4,093,075

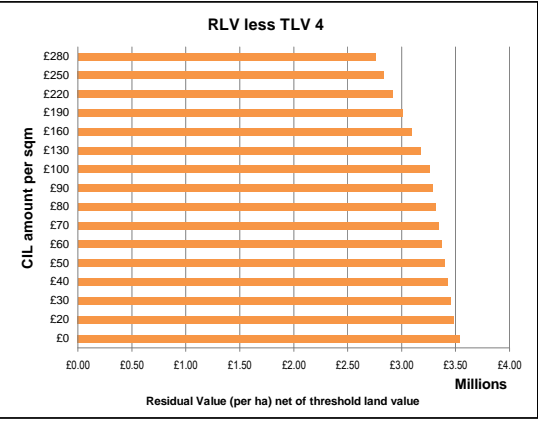
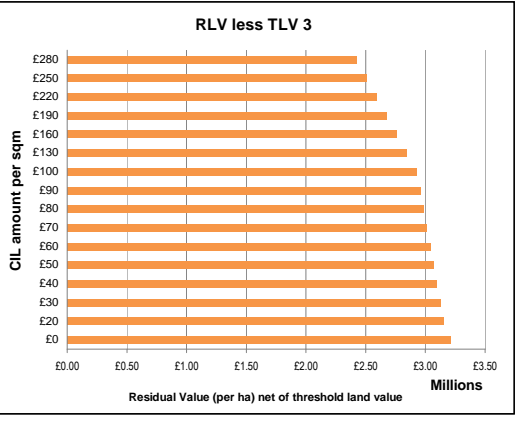
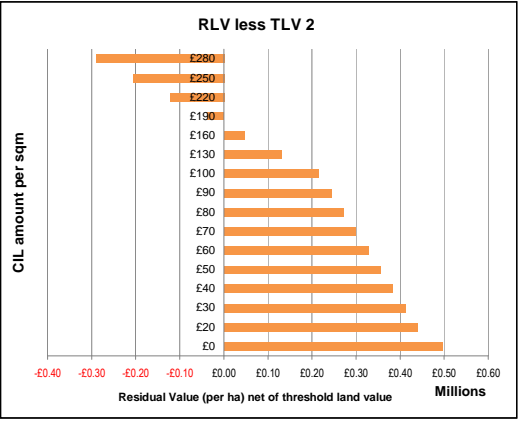
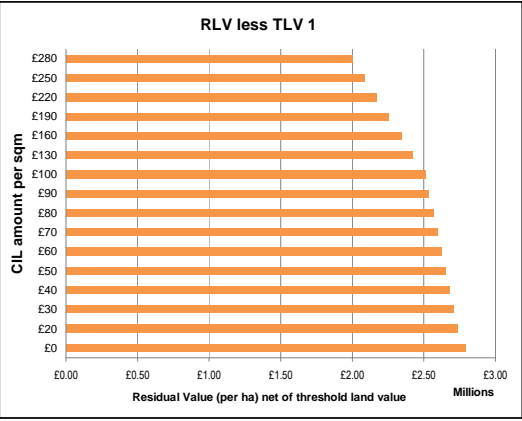


Site type 3 Description: Area 3 £2960 psm South Site area: 0.28 ha

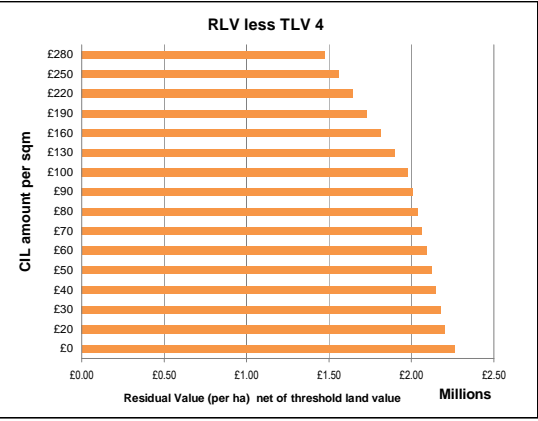
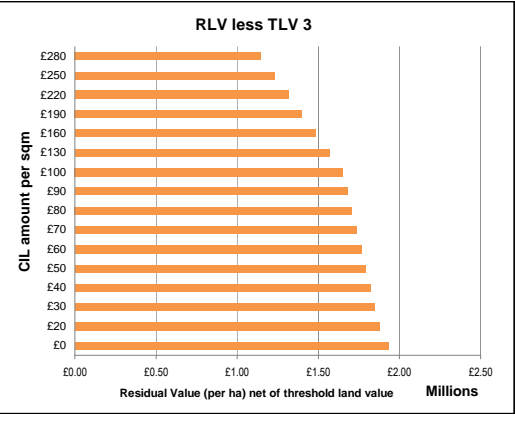
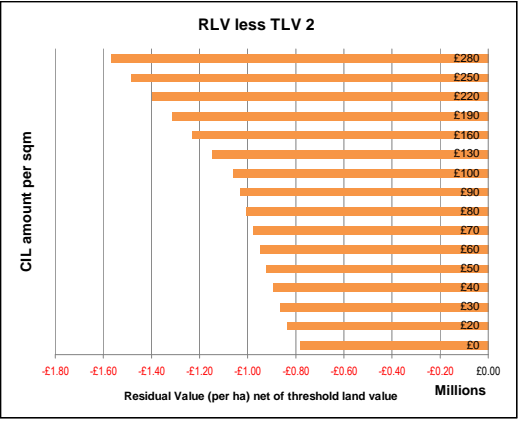
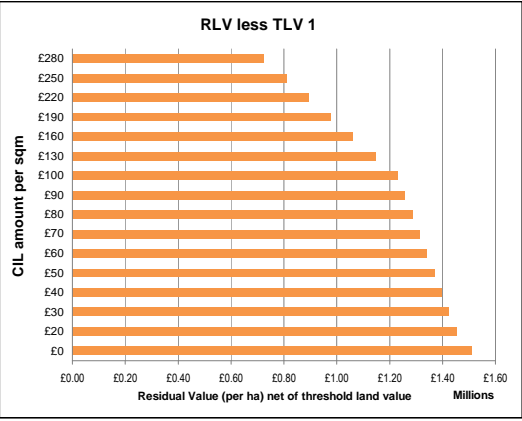
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,235,329	4,411,889	2,311,889	20,889	2,732,889	3,061,889
20	1,219,623	4,355,797	2,255,797	35,203	2,676,797	3,005,797
30	1,211,770	4,327,750	2,227,750	63,250	2,648,750	2,977,750
40	1,203,917	4,299,704	2,199,704	91,296	2,620,704	2,949,704
50	1,196,064	4,271,657	2,171,657	119,343	2,592,657	2,921,657
60	1,188,211	4,243,611	2,143,611	147,389	2,564,611	2,893,611
70	1,180,358	4,215,564	2,115,564	175,436	2,536,564	2,865,564
80	1,172,505	4,187,518	2,087,518	203,482	2,508,518	2,837,518
90	1,164,652	4,159,471	2,059,471	231,529	2,480,471	2,809,471
100	1,156,799	4,131,425	2,031,425	259,575	2,452,425	2,781,425
130	1,133,240	4,047,286	1,947,286	343,714	2,368,286	2,697,286
160	1,109,681	3,963,146	1,863,146	427,854	2,284,146	2,613,146
190	1,086,122	3,879,007	1,779,007	511,993	2,200,007	2,529,007
220	1,062,563	3,794,868	1,694,868	596,132	2,115,868	2,444,868
250	1,039,004	3,710,728	1,610,728	680,272	2,031,728	2,360,728
280	1,015,445	3,626,589	1,526,589	764,411	1,947,589	2,276,589



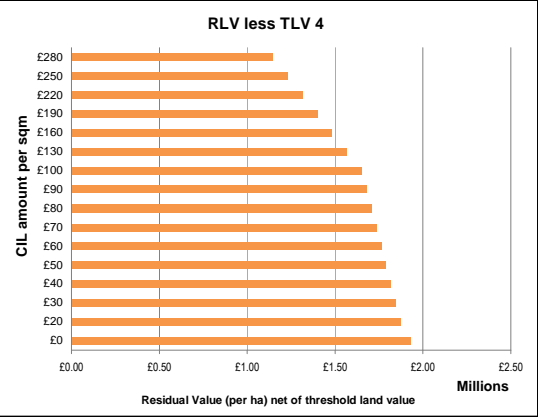
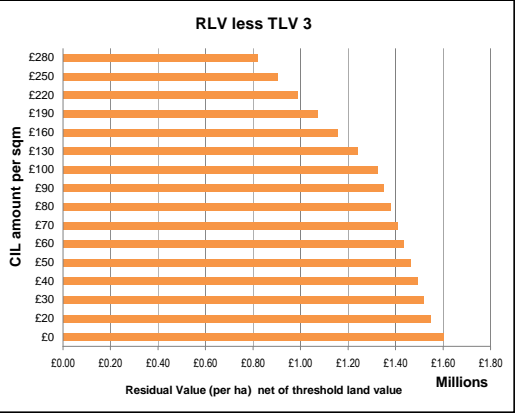
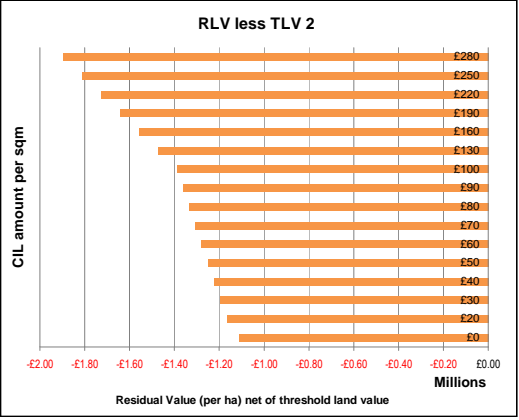
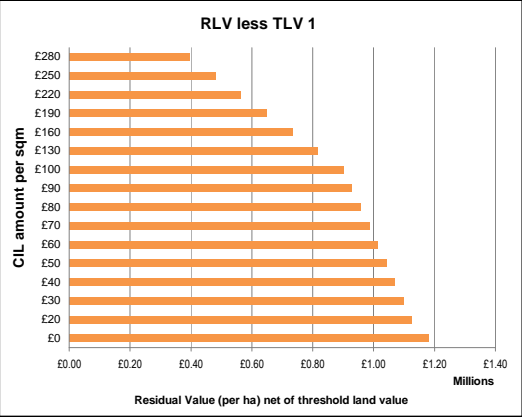
Site type 3	Description:	Area 4 £3100 psm North West			Site area:	0.28 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,368,137	4,886,203	2,786,203	495,203	3,207,203	3,536,203
20	1,352,431	4,830,110	2,730,110	439,110	3,151,110	3,480,110
30	1,344,578	4,802,063	2,702,063	411,063	3,123,063	3,452,063
40	1,336,725	4,774,017	2,674,017	383,017	3,095,017	3,424,017
50	1,328,872	4,745,971	2,645,971	354,971	3,066,971	3,395,971
60	1,321,019	4,717,924	2,617,924	326,924	3,038,924	3,367,924
70	1,313,166	4,689,878	2,589,878	298,878	3,010,878	3,339,878
80	1,305,313	4,661,831	2,561,831	270,831	2,982,831	3,311,831
90	1,297,460	4,633,785	2,533,785	242,785	2,954,785	3,283,785
100	1,289,607	4,605,738	2,505,738	214,738	2,926,738	3,255,738
130	1,266,048	4,521,599	2,421,599	130,599	2,842,599	3,171,599
160	1,242,489	4,437,460	2,337,460	46,460	2,758,460	3,087,460
190	1,218,930	4,353,320	2,253,320	37,680	2,674,320	3,003,320
220	1,195,371	4,269,181	2,169,181	121,819	2,590,181	2,919,181
250	1,171,812	4,185,042	2,085,042	205,958	2,506,042	2,835,042
280	1,148,253	4,100,902	2,000,902	290,098	2,421,902	2,750,902



Site type 3	Description:	Area 5 £2723 psm North			Site area:	0.28 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,010,577	3,609,205	1,509,205	-	781,795	1,930,205
20	994,871	3,553,112	1,453,112	-	837,888	1,874,112
30	987,018	3,525,066	1,425,066	-	865,934	1,846,066
40	979,165	3,497,020	1,397,020	-	893,980	1,818,020
50	971,312	3,468,973	1,368,973	-	922,027	1,789,973
60	963,459	3,440,927	1,340,927	-	950,073	1,761,927
70	955,606	3,412,880	1,312,880	-	978,120	1,733,880
80	947,753	3,384,834	1,284,834	-	1,006,166	1,705,834
90	939,900	3,356,787	1,256,787	-	1,034,213	1,677,787
100	932,047	3,328,741	1,228,741	-	1,062,259	1,649,741
130	908,488	3,244,602	1,144,602	-	1,146,398	1,565,602
160	884,929	3,160,462	1,060,462	-	1,230,538	1,481,462
190	861,370	3,076,323	976,323	-	1,314,677	1,397,323
220	837,811	2,992,184	892,184	-	1,398,816	1,313,184
250	814,252	2,908,044	808,044	-	1,482,956	1,229,044
280	790,693	2,823,905	723,905	-	1,567,095	1,144,905



Site type 3	Description:	Area 6 £2626 psm East			Site area:	0.28 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	918,634	3,280,835	1,180,835	-	1,110,165	1,601,835
20	902,928	3,224,742	1,124,742	-	1,166,258	1,874,742
30	895,075	3,196,695	1,096,695	-	1,194,305	1,846,695
40	887,222	3,168,649	1,068,649	-	1,222,351	1,818,649
50	879,369	3,140,602	1,040,602	-	1,250,398	1,790,602
60	871,516	3,112,556	1,012,556	-	1,278,444	1,762,556
70	863,663	3,084,510	984,510	-	1,306,490	1,734,510
80	855,810	3,056,463	956,463	-	1,334,537	1,706,463
90	847,957	3,028,417	928,417	-	1,362,583	1,678,417
100	840,104	3,000,370	900,370	-	1,390,630	1,650,370
130	816,545	2,916,231	816,231	-	1,474,769	1,566,231
160	792,986	2,832,092	732,092	-	1,558,908	1,482,092
190	769,427	2,747,952	647,952	-	1,643,048	1,397,952
220	745,868	2,663,813	563,813	-	1,727,187	1,313,813
250	722,309	2,579,674	479,674	-	1,811,326	1,229,674
280	698,750	2,495,534	395,534	-	1,895,466	1,145,534





CIL Viability Bristol City Council

SITE TYPE 4  
50 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

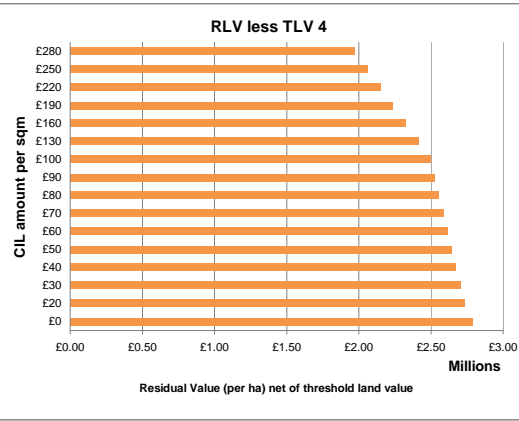
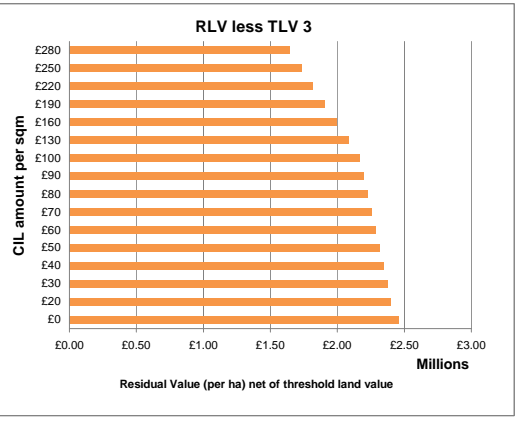
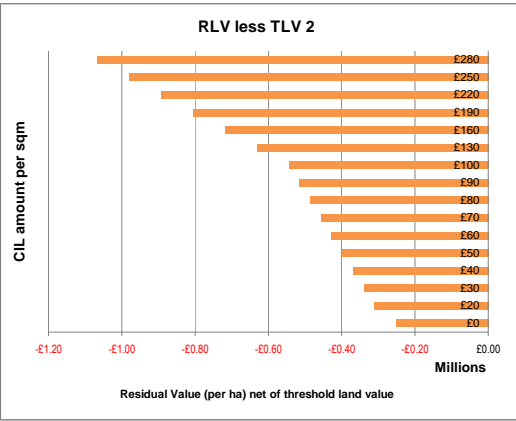
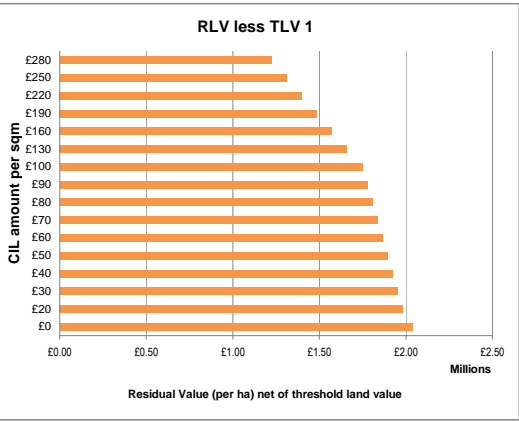
NB includes infrastructure @ £0.35m per ha

CSH level:	3
Aff Hsg:	30%

0%	Sales value inflation
0%	Build cost inflation

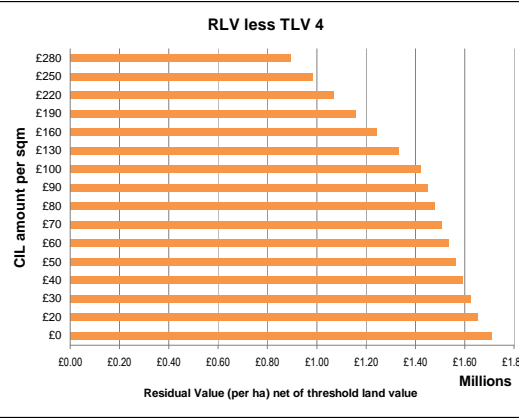
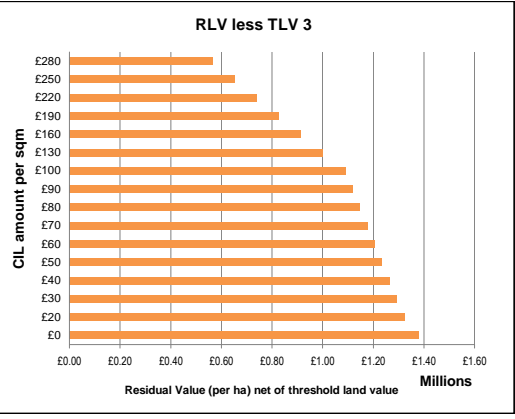
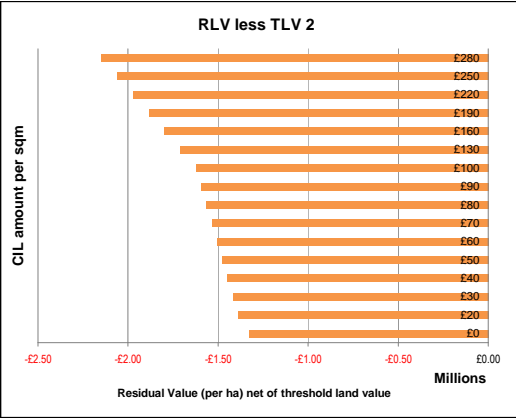
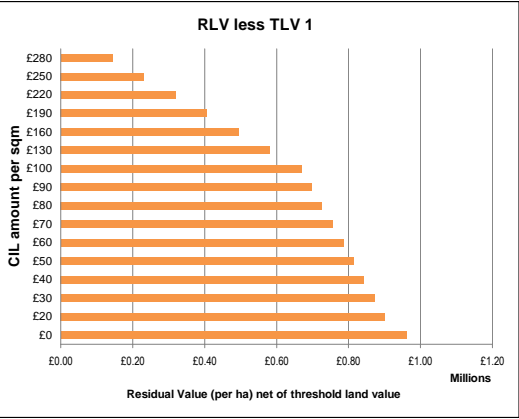
Site type 4	Description:	Area 1 £3993 psm Inner West	Site area:	1.00 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	4,138,386	4,138,386	2,038,386	-	252,614	2,459,386
20	4,080,086	4,080,086	1,980,086	-	310,914	2,730,086
30	4,050,936	4,050,936	1,950,936	-	340,064	2,700,936
40	4,021,786	4,021,786	1,921,786	-	369,214	2,671,786
50	3,992,636	3,992,636	1,892,636	-	398,364	2,642,636
60	3,963,487	3,963,487	1,863,487	-	427,513	2,613,487
70	3,934,337	3,934,337	1,834,337	-	456,663	2,584,337
80	3,905,187	3,905,187	1,805,187	-	485,813	2,555,187
90	3,876,037	3,876,037	1,776,037	-	514,963	2,526,037
100	3,846,887	3,846,887	1,746,887	-	544,113	2,496,887
130	3,759,437	3,759,437	1,659,437	-	631,563	2,409,437
160	3,671,987	3,671,987	1,571,987	-	719,013	1,992,987
190	3,584,537	3,584,537	1,484,537	-	806,463	1,905,537
220	3,497,087	3,497,087	1,397,087	-	893,913	1,818,087
250	3,409,638	3,409,638	1,309,638	-	981,362	1,730,638
280	3,322,188	3,322,188	1,222,188	-	1,068,812	1,643,188



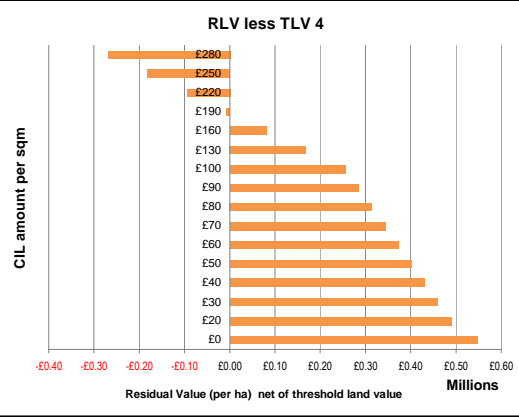
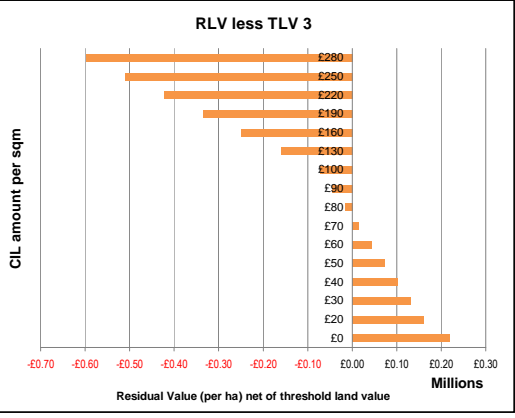
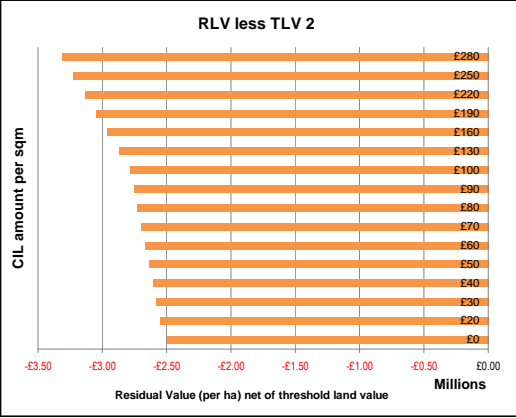
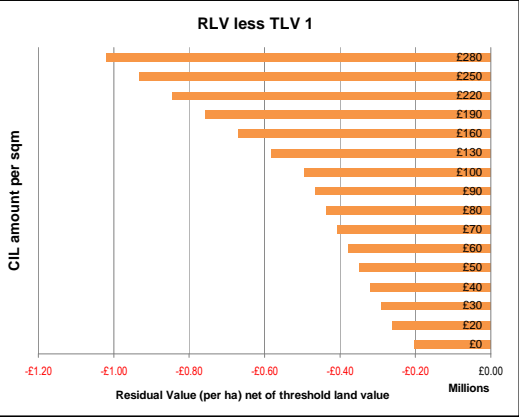
Site type 4	Description:	Area 2 £3496 psm Inner East	Site area:	1.00 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	3,059,426	3,059,426	959,426	-	1,331,574	1,380,426
20	3,001,127	3,001,127	901,127	-	1,389,873	1,322,127
30	2,971,977	2,971,977	871,977	-	1,419,023	1,292,977
40	2,942,827	2,942,827	842,827	-	1,448,173	1,263,827
50	2,913,677	2,913,677	813,677	-	1,477,323	1,234,677
60	2,884,527	2,884,527	784,527	-	1,506,473	1,205,527
70	2,855,377	2,855,377	755,377	-	1,535,623	1,176,377
80	2,826,227	2,826,227	726,227	-	1,564,773	1,147,227
90	2,797,077	2,797,077	697,077	-	1,593,923	1,118,077
100	2,767,927	2,767,927	667,927	-	1,623,073	1,088,927
130	2,680,477	2,680,477	580,477	-	1,710,523	1,330,477
160	2,593,027	2,593,027	493,027	-	1,797,973	914,027
190	2,505,578	2,505,578	405,578	-	1,885,422	826,578
220	2,418,128	2,418,128	318,128	-	1,972,872	739,128
250	2,330,678	2,330,678	230,678	-	2,060,322	651,678
280	2,243,228	2,243,228	143,228	-	2,147,772	564,228

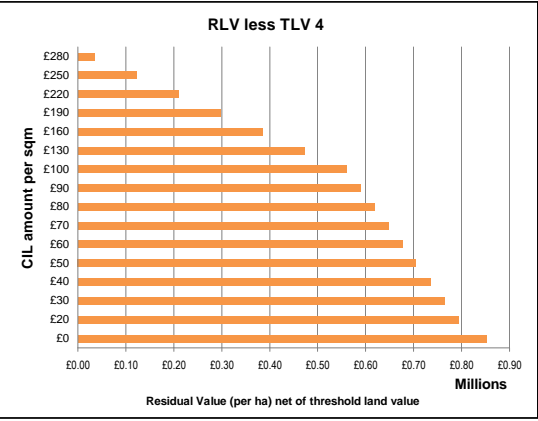
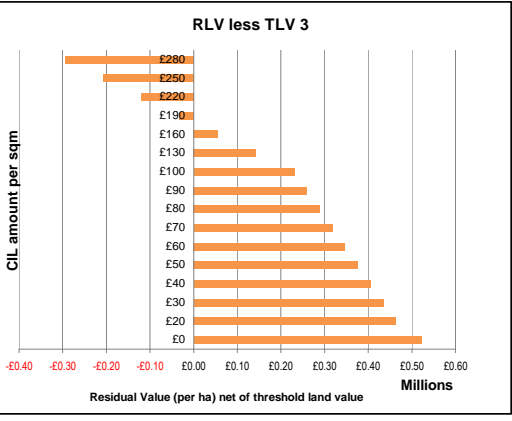
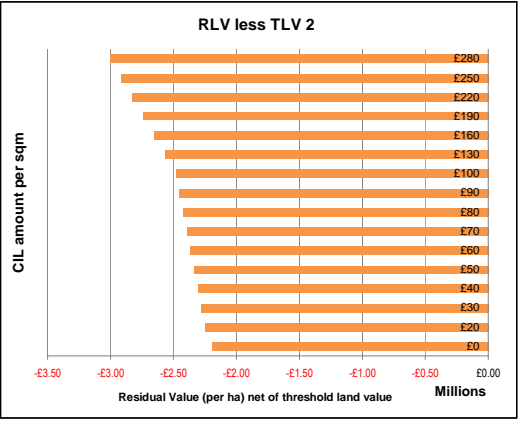
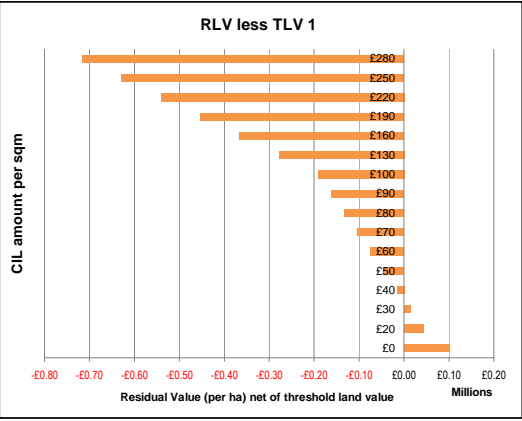


Site type 4	Description:	Area 3 £2960 psm South	Site area:	1.00 ha
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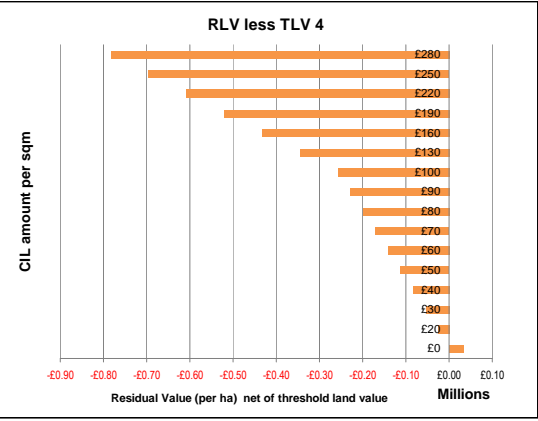
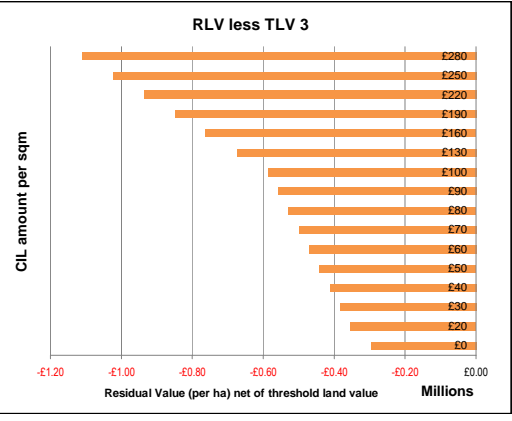
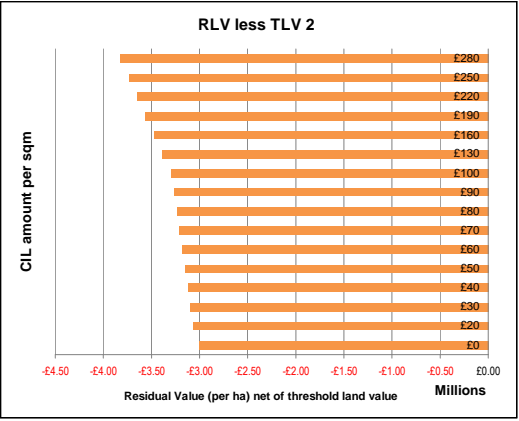
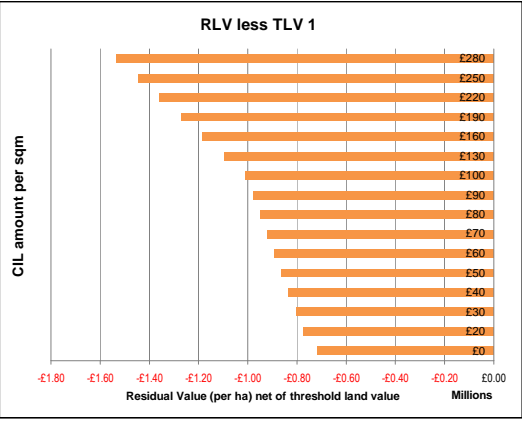
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,897,055	1,897,055	-	202,945	-	2,493,945
20	1,838,755	1,838,755	-	261,245	-	2,552,245
30	1,809,605	1,809,605	-	290,395	-	2,581,395
40	1,780,456	1,780,456	-	319,544	-	2,610,544
50	1,751,306	1,751,306	-	348,694	-	2,639,694
60	1,722,156	1,722,156	-	377,844	-	2,668,844
70	1,693,006	1,693,006	-	406,994	-	2,697,994
80	1,663,856	1,663,856	-	436,144	-	2,727,144
90	1,634,706	1,634,706	-	465,294	-	2,756,294
100	1,605,556	1,605,556	-	494,444	-	2,785,444
130	1,518,106	1,518,106	-	581,894	-	2,872,894
160	1,430,656	1,430,656	-	669,344	-	2,960,344
190	1,343,206	1,343,206	-	756,794	-	3,047,794
220	1,255,757	1,255,757	-	844,243	-	3,135,243
250	1,168,307	1,168,307	-	931,693	-	3,222,693
280	1,080,857	1,080,857	-	1,019,143	-	3,310,143



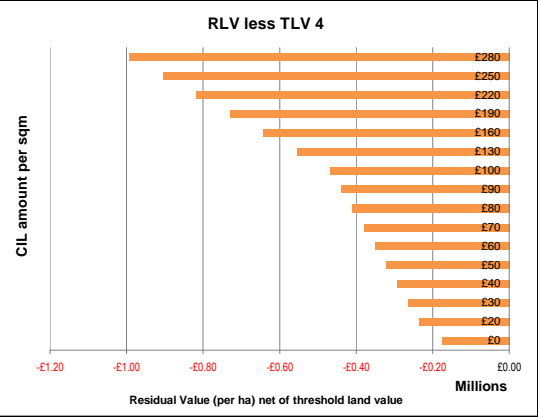
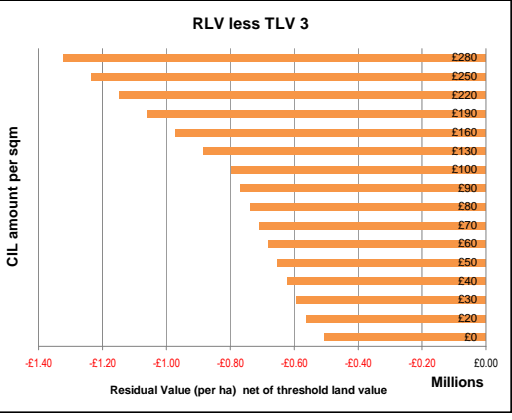
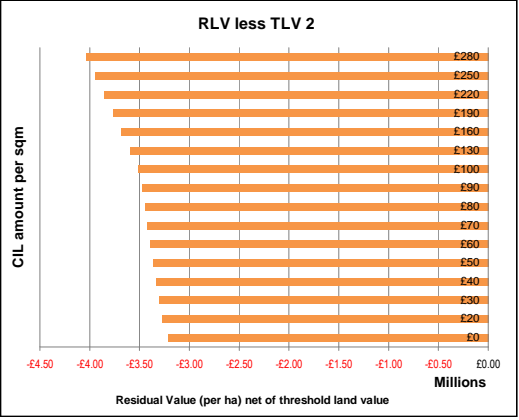
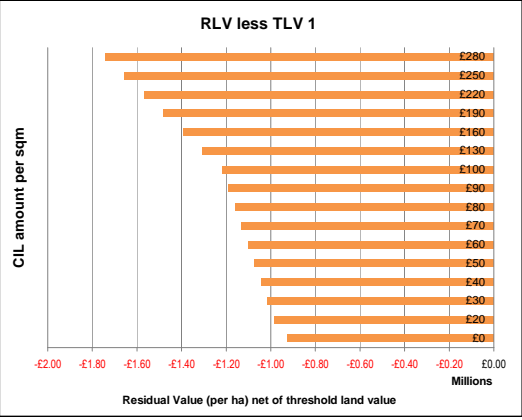
Site type 4	Description:	Area 4£3100 psm North West			Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,200,569	2,200,569	100,569	- 2,190,431	521,569	850,569
20	2,142,269	2,142,269	42,269	- 2,248,731	463,269	792,269
30	2,113,119	2,113,119	13,119	- 2,277,881	434,119	763,119
40	2,083,969	2,083,969	- 16,031	- 2,307,031	404,969	733,969
50	2,054,819	2,054,819	- 45,181	- 2,336,181	375,819	704,819
60	2,025,669	2,025,669	- 74,331	- 2,365,331	346,669	675,669
70	1,996,519	1,996,519	- 103,481	- 2,394,481	317,519	646,519
80	1,967,369	1,967,369	- 132,631	- 2,423,631	288,369	617,369
90	1,938,219	1,938,219	- 161,781	- 2,452,781	259,219	588,219
100	1,909,069	1,909,069	- 190,931	- 2,481,931	230,069	559,069
130	1,821,620	1,821,620	- 278,380	- 2,569,380	142,620	471,620
160	1,734,170	1,734,170	- 365,830	- 2,656,830	55,170	384,170
190	1,646,720	1,646,720	- 453,280	- 2,744,280	- 32,280	296,720
220	1,559,270	1,559,270	- 540,730	- 2,831,730	- 119,730	209,270
250	1,471,820	1,471,820	- 628,180	- 2,919,180	- 207,180	121,820
280	1,384,371	1,384,371	- 715,629	- 3,006,629	- 294,629	34,371



Site type 4	Description:	Area 5 £2723 psm North				Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	1,383,417	1,383,417	- 716,583	- 3,007,583	- 295,583	33,417	
20	1,325,117	1,325,117	- 774,883	- 3,065,883	- 353,883	- 24,883	
30	1,295,967	1,295,967	- 804,033	- 3,095,033	- 383,033	- 54,033	
40	1,266,817	1,266,817	- 833,183	- 3,124,183	- 412,183	- 83,183	
50	1,237,667	1,237,667	- 862,333	- 3,153,333	- 441,333	- 112,333	
60	1,208,517	1,208,517	- 891,483	- 3,182,483	- 470,483	- 141,483	
70	1,179,367	1,179,367	- 920,633	- 3,211,633	- 499,633	- 170,633	
80	1,150,217	1,150,217	- 949,783	- 3,240,783	- 528,783	- 199,783	
90	1,121,067	1,121,067	- 978,933	- 3,269,933	- 557,933	- 228,933	
100	1,091,918	1,091,918	- 1,008,082	- 3,299,082	- 587,082	- 258,082	
130	1,004,468	1,004,468	- 1,095,532	- 3,386,532	- 674,532	- 345,532	
160	917,018	917,018	- 1,182,982	- 3,473,982	- 761,982	- 432,982	
190	829,568	829,568	- 1,270,432	- 3,561,432	- 849,432	- 520,432	
220	742,118	742,118	- 1,357,882	- 3,648,882	- 936,882	- 607,882	
250	654,668	654,668	- 1,445,332	- 3,736,332	- 1,024,332	- 695,332	
280	567,219	567,219	- 1,532,781	- 3,823,781	- 1,111,781	- 782,781	



Site type 4	Description:	Area 6 £2626 psm East				Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	1,173,292	1,173,292	- 926,708	- 3,217,708	- 505,708	- 176,708	
20	1,114,992	1,114,992	- 985,008	- 3,276,008	- 564,008	- 235,008	
30	1,085,842	1,085,842	- 1,014,158	- 3,305,158	- 593,158	- 264,158	
40	1,056,692	1,056,692	- 1,043,308	- 3,334,308	- 622,308	- 293,308	
50	1,027,542	1,027,542	- 1,072,458	- 3,363,458	- 651,458	- 322,458	
60	998,393	998,393	- 1,101,607	- 3,392,607	- 680,607	- 351,607	
70	969,243	969,243	- 1,130,757	- 3,421,757	- 709,757	- 380,757	
80	940,093	940,093	- 1,159,907	- 3,450,907	- 738,907	- 409,907	
90	910,943	910,943	- 1,189,057	- 3,480,057	- 768,057	- 439,057	
100	881,793	881,793	- 1,218,207	- 3,509,207	- 797,207	- 468,207	
130	794,343	794,343	- 1,305,657	- 3,596,657	- 884,657	- 555,657	
160	706,893	706,893	- 1,393,107	- 3,684,107	- 972,107	- 643,107	
190	619,443	619,443	- 1,480,557	- 3,771,557	- 1,059,557	- 730,557	
220	531,993	531,993	- 1,568,007	- 3,859,007	- 1,147,007	- 818,007	
250	444,544	444,544	- 1,655,456	- 3,946,456	- 1,234,456	- 905,456	
280	357,094	357,094	- 1,742,906	- 4,033,906	- 1,321,906	- 992,906	



CIL Viability Bristol City Council

SITE TYPE 4  
50 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

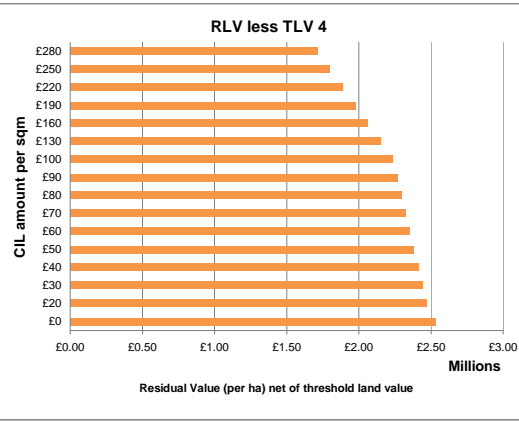
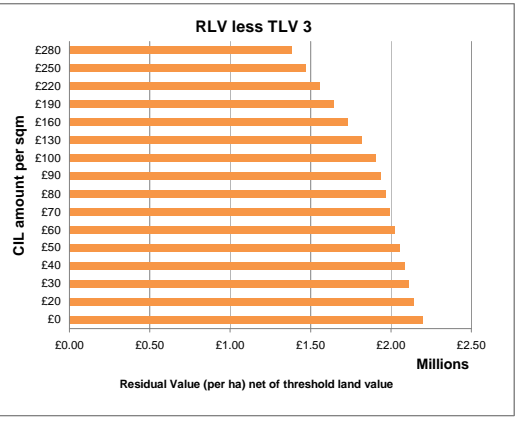
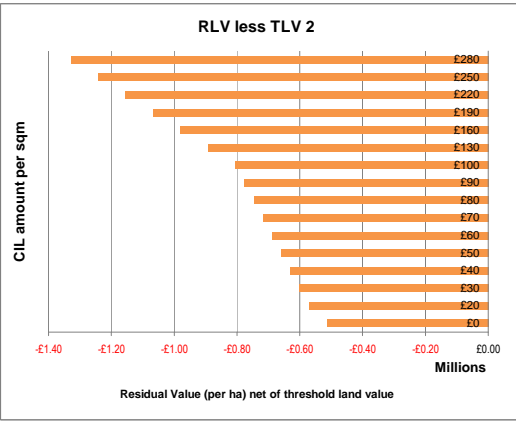
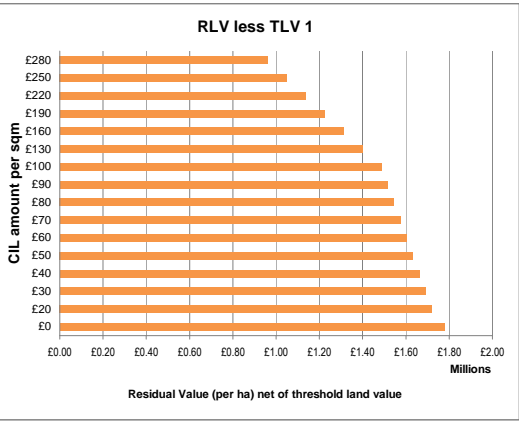
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	30%

0%	Sales value inflation
0%	Build cost inflation

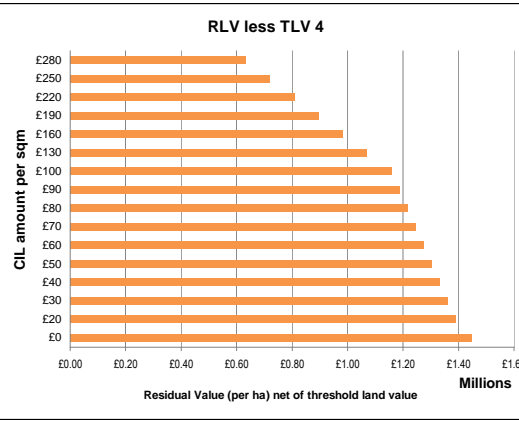
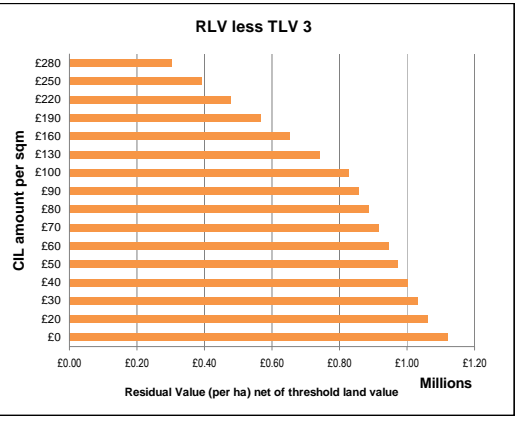
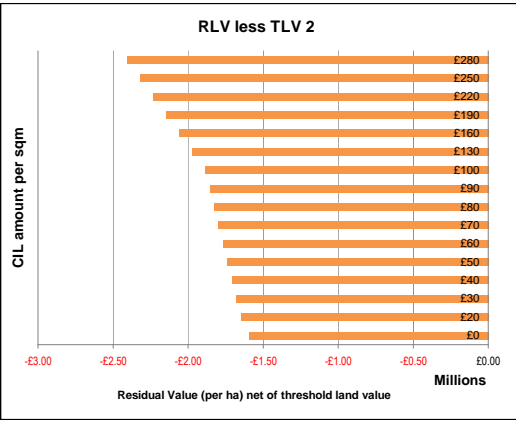
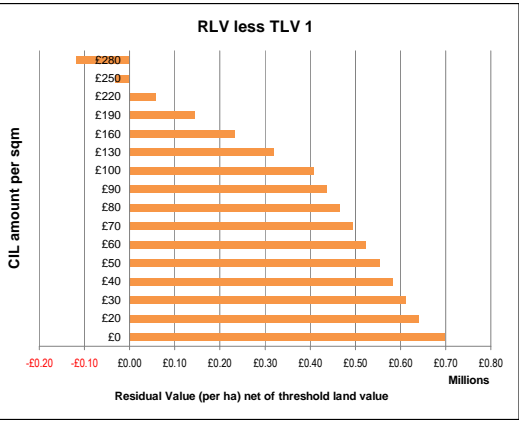
Site type 4 Description: Area 1 £3993 psm Inner West Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	3,877,264	3,877,264	1,777,264	-	513,736	2,198,264
20	3,818,964	3,818,964	1,718,964	-	572,036	2,468,964
30	3,789,815	3,789,815	1,689,815	-	601,185	2,439,815
40	3,760,665	3,760,665	1,660,665	-	630,335	2,410,665
50	3,731,515	3,731,515	1,631,515	-	659,485	2,381,515
60	3,702,365	3,702,365	1,602,365	-	688,635	2,352,365
70	3,673,215	3,673,215	1,573,215	-	717,785	2,323,215
80	3,644,065	3,644,065	1,544,065	-	746,935	2,294,065
90	3,614,915	3,614,915	1,514,915	-	776,085	2,264,915
100	3,585,765	3,585,765	1,485,765	-	805,235	2,235,765
130	3,498,315	3,498,315	1,398,315	-	892,685	2,148,315
160	3,410,865	3,410,865	1,310,865	-	980,135	2,060,865
190	3,323,415	3,323,415	1,223,415	-	1,067,585	1,973,415
220	3,235,966	3,235,966	1,135,966	-	1,155,034	1,885,966
250	3,148,516	3,148,516	1,048,516	-	1,242,484	1,798,516
280	3,061,066	3,061,066	961,066	-	1,329,934	1,711,066



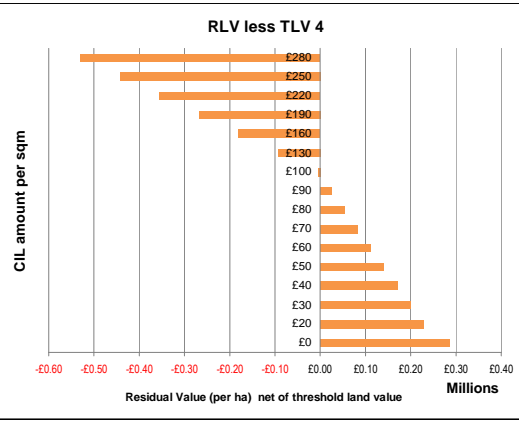
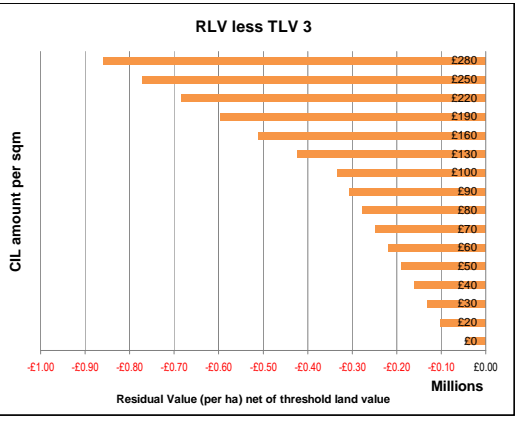
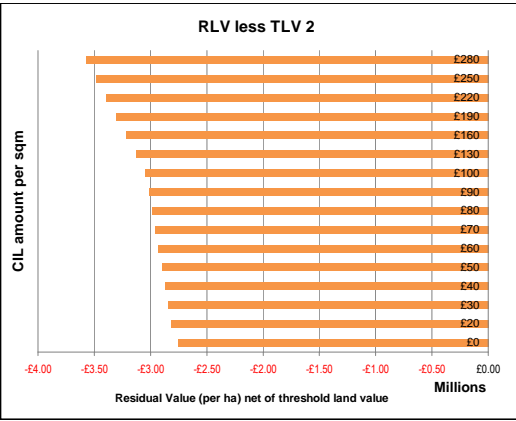
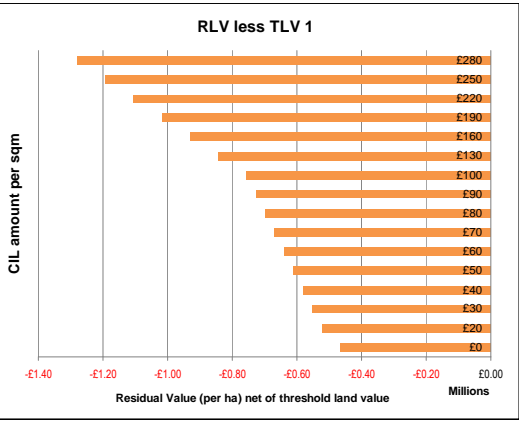
Site type 4 Description: Area 2 £3496 psm Inner East Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,798,305	2,798,305	698,305	-	1,119,305	1,448,305
20	2,740,005	2,740,005	640,005	-	1,050,995	1,390,005
30	2,710,855	2,710,855	610,855	-	1,031,855	1,360,855
40	2,681,705	2,681,705	581,705	-	1,002,705	1,331,705
50	2,652,555	2,652,555	552,555	-	973,555	1,302,555
60	2,623,405	2,623,405	523,405	-	944,405	1,273,405
70	2,594,255	2,594,255	494,255	-	915,255	1,244,255
80	2,565,105	2,565,105	465,105	-	886,105	1,215,105
90	2,535,955	2,535,955	435,955	-	856,955	1,185,955
100	2,506,805	2,506,805	406,805	-	827,805	1,156,805
130	2,419,355	2,419,355	319,355	-	1,971,645	1,069,355
160	2,331,906	2,331,906	231,906	-	2,059,094	981,906
190	2,244,456	2,244,456	144,456	-	2,146,544	894,456
220	2,157,006	2,157,006	57,006	-	2,233,994	807,006
250	2,069,556	2,069,556	-30,444	-	2,321,444	719,556
280	1,982,106	1,982,106	-117,894	-	2,408,894	632,106

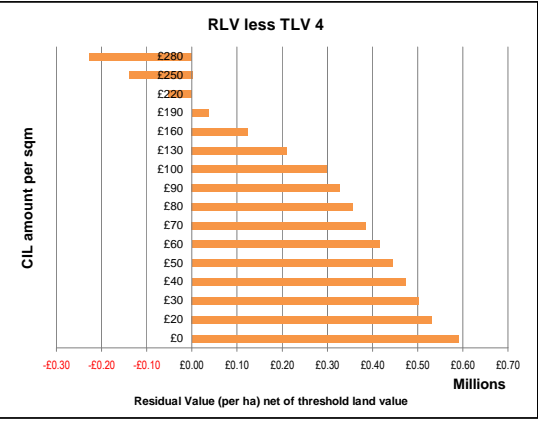
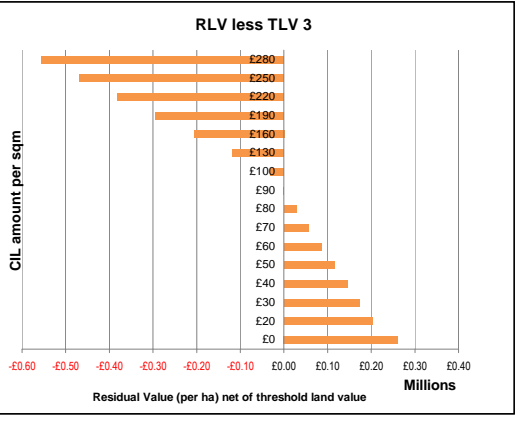
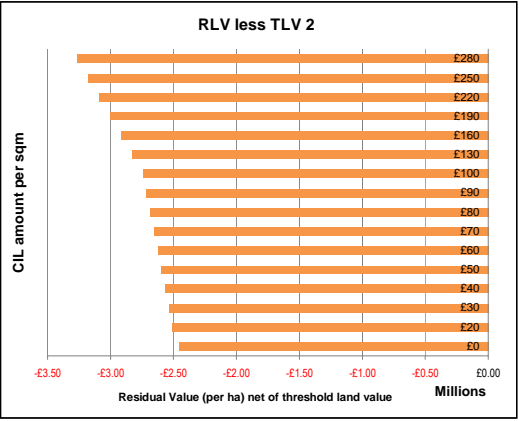
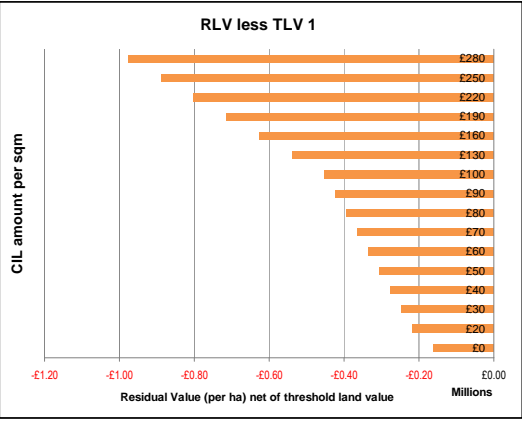


Site type 4 Description: Area 3 £2960 psm South Site area: 1.00 ha

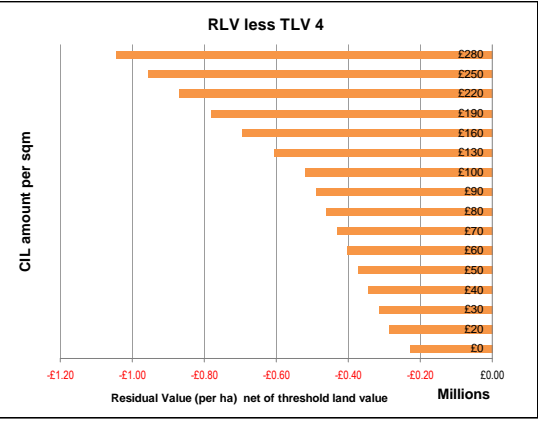
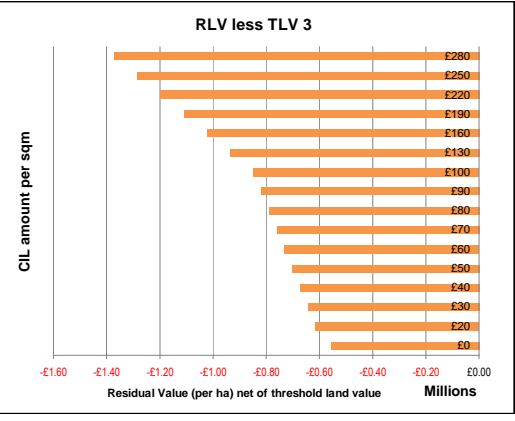
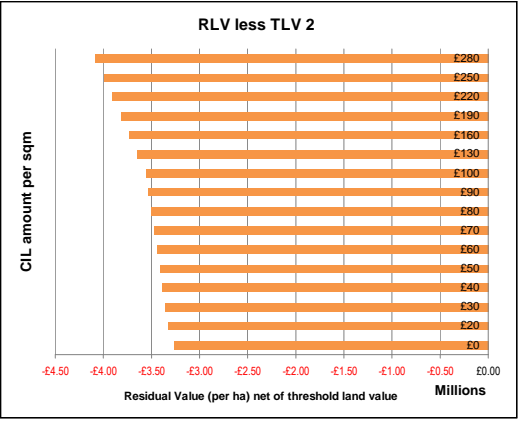
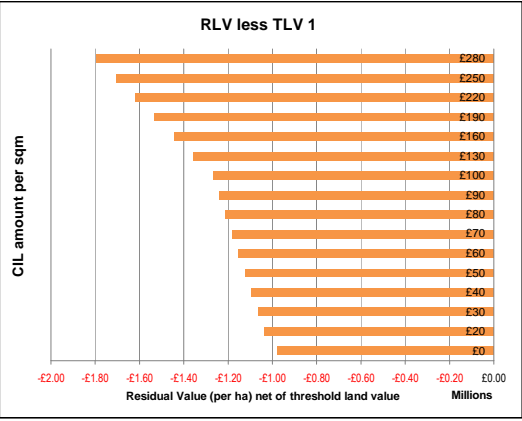
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,635,933	1,635,933	-	464,067	-	285,933
20	1,577,634	1,577,634	-	522,366	-	227,634
30	1,548,484	1,548,484	-	551,516	-	198,484
40	1,519,334	1,519,334	-	580,666	-	169,334
50	1,490,184	1,490,184	-	609,816	-	140,184
60	1,461,034	1,461,034	-	638,966	-	111,034
70	1,431,884	1,431,884	-	668,116	-	81,884
80	1,402,734	1,402,734	-	697,266	-	52,734
90	1,373,584	1,373,584	-	726,416	-	23,584
100	1,344,434	1,344,434	-	755,566	-	5,434
130	1,256,984	1,256,984	-	843,016	-	93,016
160	1,169,534	1,169,534	-	930,466	-	180,466
190	1,082,085	1,082,085	-	1,017,915	-	267,915
220	994,635	994,635	-	1,105,365	-	355,365
250	907,185	907,185	-	1,192,815	-	442,815
280	819,735	819,735	-	1,280,265	-	530,265



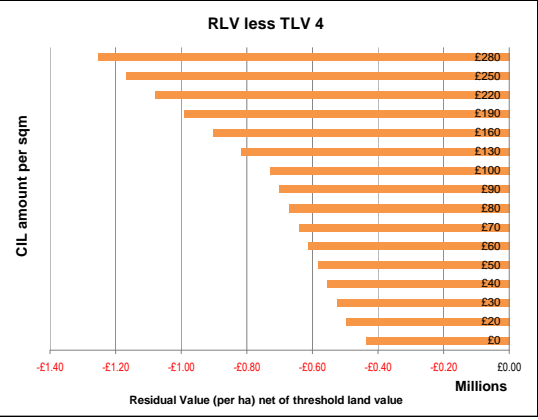
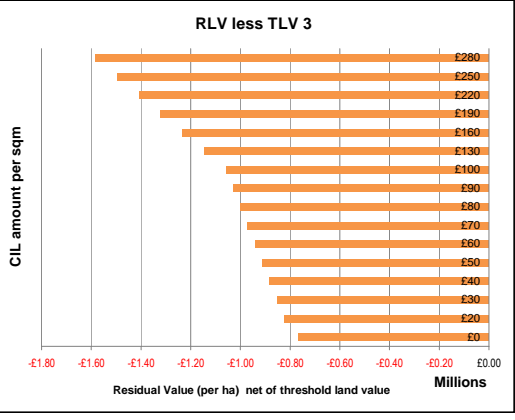
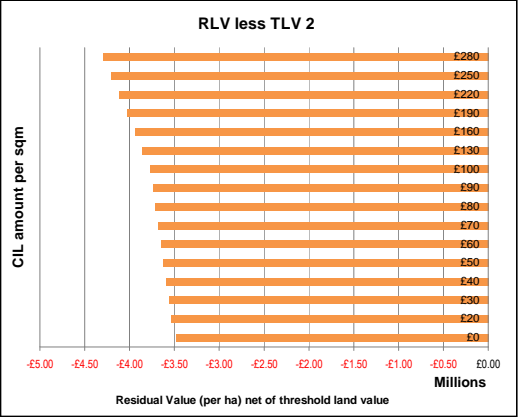
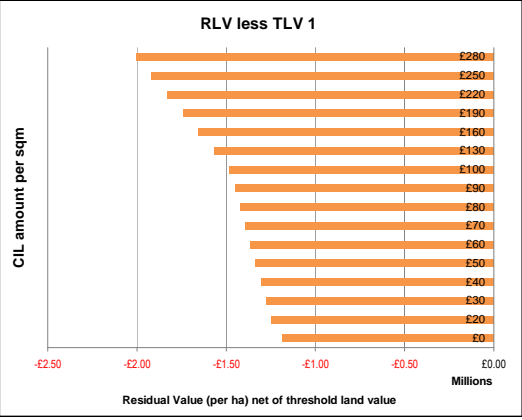
Site type 4	Description:	Area 4 £3100 psm North West			Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,939,447	1,939,447	- 160,553	- 2,451,553	260,447	589,447
20	1,881,147	1,881,147	- 218,853	- 2,509,853	202,147	531,147
30	1,851,997	1,851,997	- 248,003	- 2,539,003	172,997	501,997
40	1,822,847	1,822,847	- 277,153	- 2,568,153	143,847	472,847
50	1,793,697	1,793,697	- 306,303	- 2,597,303	114,697	443,697
60	1,764,547	1,764,547	- 335,453	- 2,626,453	85,547	414,547
70	1,735,397	1,735,397	- 364,603	- 2,655,603	56,397	385,397
80	1,706,247	1,706,247	- 393,753	- 2,684,753	27,247	356,247
90	1,677,098	1,677,098	- 422,902	- 2,713,902	- 1,902	327,098
100	1,647,948	1,647,948	- 452,052	- 2,743,052	- 31,052	297,948
130	1,560,498	1,560,498	- 539,502	- 2,830,502	- 118,502	210,498
160	1,473,048	1,473,048	- 626,952	- 2,917,952	- 205,952	123,048
190	1,385,598	1,385,598	- 714,402	- 3,005,402	- 293,402	35,598
220	1,298,148	1,298,148	- 801,852	- 3,092,852	- 380,852	- 51,852
250	1,210,698	1,210,698	- 889,302	- 3,180,302	- 468,302	- 139,302
280	1,123,249	1,123,249	- 976,751	- 3,267,751	- 555,751	- 226,751



Site type 4	Description:	Area 5 £2723 psm North				Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	1,122,295	1,122,295	- 977,705	- 3,268,705	- 556,705	- 227,705	
20	1,063,995	1,063,995	- 1,036,005	- 3,327,005	- 615,005	- 286,005	
30	1,034,845	1,034,845	- 1,065,155	- 3,356,155	- 644,155	- 315,155	
40	1,005,695	1,005,695	- 1,094,305	- 3,385,305	- 673,305	- 344,305	
50	976,545	976,545	- 1,123,455	- 3,414,455	- 702,455	- 373,455	
60	947,395	947,395	- 1,152,605	- 3,443,605	- 731,605	- 402,605	
70	918,246	918,246	- 1,181,754	- 3,472,754	- 760,754	- 431,754	
80	889,096	889,096	- 1,210,904	- 3,501,904	- 789,904	- 460,904	
90	859,946	859,946	- 1,240,054	- 3,531,054	- 819,054	- 490,054	
100	830,796	830,796	- 1,269,204	- 3,560,204	- 848,204	- 519,204	
130	743,346	743,346	- 1,356,654	- 3,647,654	- 935,654	- 606,654	
160	655,896	655,896	- 1,444,104	- 3,735,104	- 1,023,104	- 694,104	
190	568,446	568,446	- 1,531,554	- 3,822,554	- 1,110,554	- 781,554	
220	480,996	480,996	- 1,619,004	- 3,910,004	- 1,198,004	- 869,004	
250	393,547	393,547	- 1,706,453	- 3,997,453	- 1,285,453	- 956,453	
280	306,097	306,097	- 1,793,903	- 4,084,903	- 1,372,903	- 1,043,903	



Site type 4	Description:	Area 6£2626 psm East				Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	912,170	912,170	- 1,187,830	- 3,478,830	- 766,830	- 437,830	
20	853,870	853,870	- 1,246,130	- 3,537,130	- 825,130	- 496,130	
30	824,721	824,721	- 1,275,279	- 3,566,279	- 854,279	- 525,279	
40	795,571	795,571	- 1,304,429	- 3,595,429	- 883,429	- 554,429	
50	766,421	766,421	- 1,333,579	- 3,624,579	- 912,579	- 583,579	
60	737,271	737,271	- 1,362,729	- 3,653,729	- 941,729	- 612,729	
70	708,121	708,121	- 1,391,879	- 3,682,879	- 970,879	- 641,879	
80	678,971	678,971	- 1,421,029	- 3,712,029	- 1,000,029	- 671,029	
90	649,821	649,821	- 1,450,179	- 3,741,179	- 1,029,179	- 700,179	
100	620,671	620,671	- 1,479,329	- 3,770,329	- 1,058,329	- 729,329	
130	533,221	533,221	- 1,566,779	- 3,857,779	- 1,145,779	- 816,779	
160	445,771	445,771	- 1,654,229	- 3,945,229	- 1,233,229	- 904,229	
190	358,321	358,321	- 1,741,679	- 4,032,679	- 1,320,679	- 991,679	
220	270,872	270,872	- 1,829,128	- 4,120,128	- 1,408,128	- 1,079,128	
250	183,422	183,422	- 1,916,578	- 4,207,578	- 1,495,578	- 1,166,578	
280	95,972	95,972	- 2,004,028	- 4,295,028	- 1,583,028	- 1,254,028	



CIL Viability Bristol City Council

SITE TYPE 4  
50 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1 Existing resi	TLV2 Offices	TLV3 Industrial	TLV4 Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

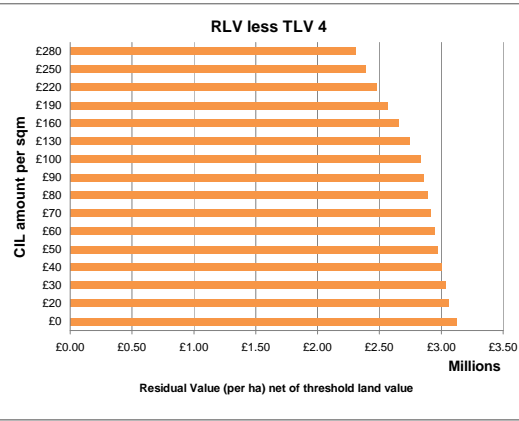
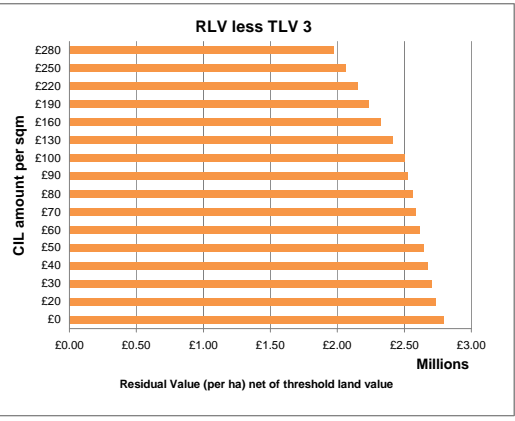
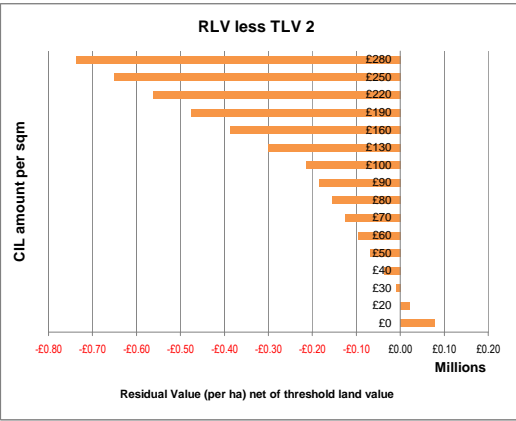
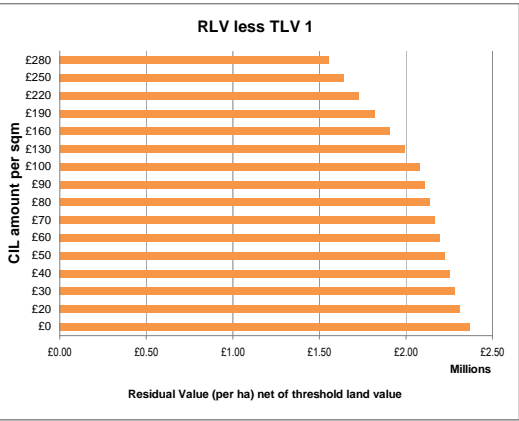
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	30%

10%	Sales value inflation
5%	Build cost inflation

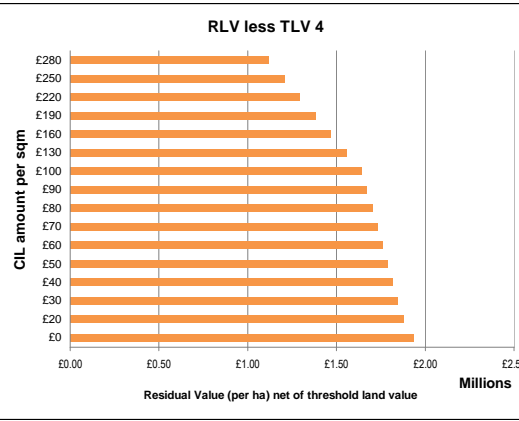
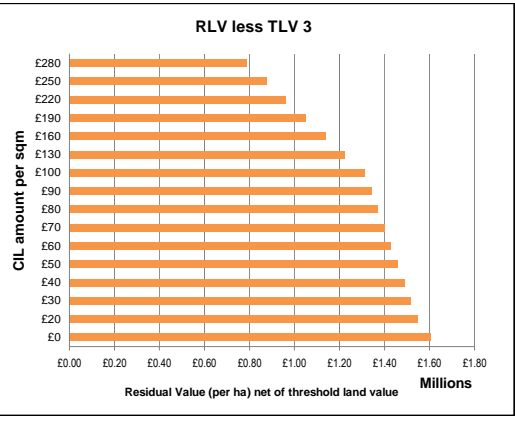
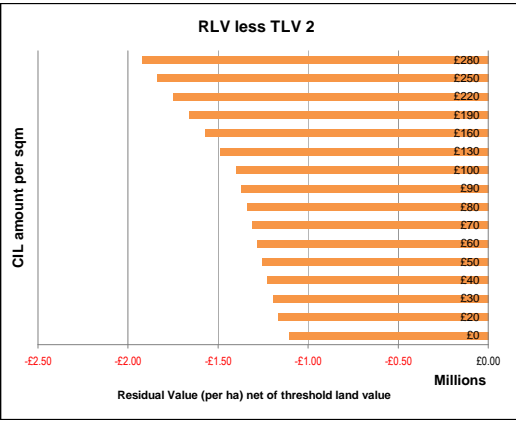
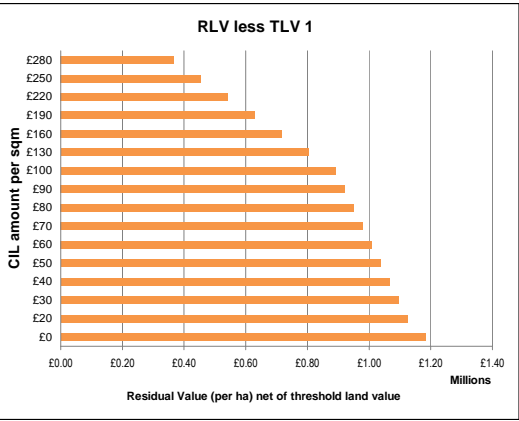
Site type 4 Description: Area 1 £3993 psm Inner West Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	4,469,267	4,469,267	2,369,267	78,267	2,790,267	3,119,267
20	4,410,967	4,410,967	2,310,967	19,967	2,731,967	3,060,967
30	4,381,818	4,381,818	2,281,818	-	2,702,818	3,031,818
40	4,352,668	4,352,668	2,252,668	-	38,332	2,673,668
50	4,323,518	4,323,518	2,223,518	-	67,482	2,644,518
60	4,294,368	4,294,368	2,194,368	-	96,632	2,615,368
70	4,265,218	4,265,218	2,165,218	-	125,782	2,586,218
80	4,236,068	4,236,068	2,136,068	-	154,932	2,557,068
90	4,206,918	4,206,918	2,106,918	-	184,082	2,527,918
100	4,177,768	4,177,768	2,077,768	-	213,232	2,498,768
130	4,090,318	4,090,318	1,990,318	-	300,682	2,411,318
160	4,002,868	4,002,868	1,902,868	-	388,132	2,323,868
190	3,915,419	3,915,419	1,815,419	-	475,581	2,236,419
220	3,827,969	3,827,969	1,727,969	-	563,031	2,148,969
250	3,740,519	3,740,519	1,640,519	-	650,481	2,061,519
280	3,653,069	3,653,069	1,553,069	-	737,931	1,974,069



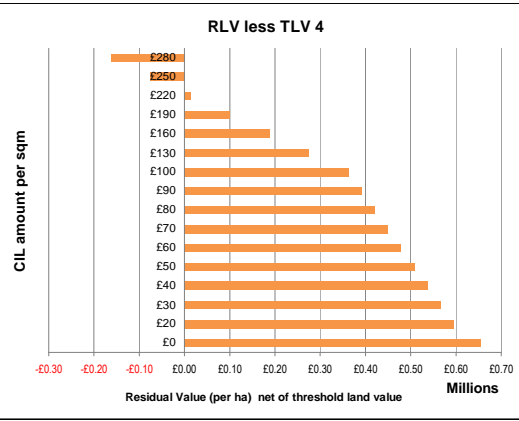
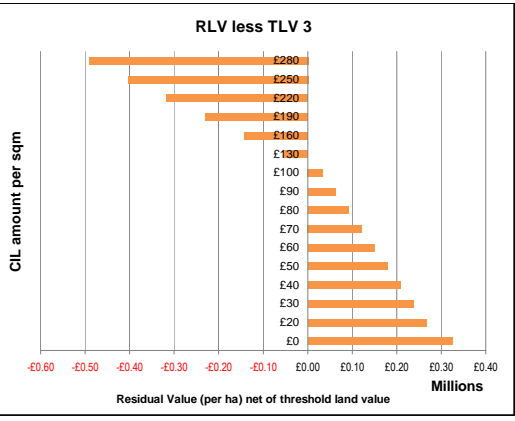
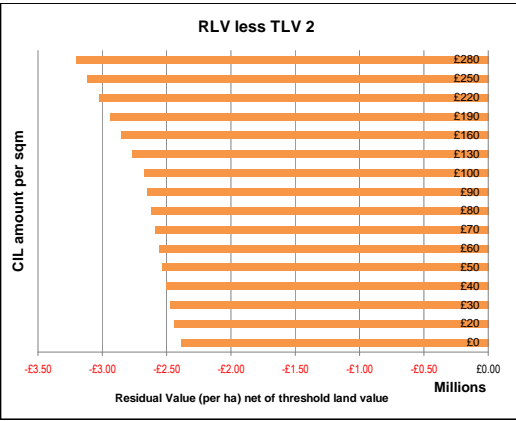
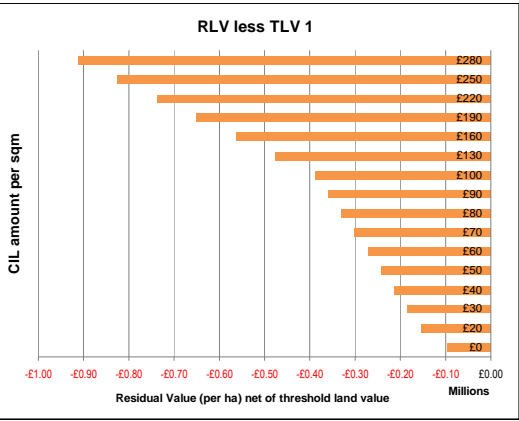
Site type 4 Description: Area 2 £3496 psm Inner East Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	3,282,412	3,282,412	1,182,412	-	1,108,588	1,603,412
20	3,224,112	3,224,112	1,124,112	-	1,166,888	1,545,112
30	3,194,962	3,194,962	1,094,962	-	1,196,038	1,515,962
40	3,165,812	3,165,812	1,065,812	-	1,225,188	1,486,812
50	3,136,662	3,136,662	1,036,662	-	1,254,338	1,457,662
60	3,107,512	3,107,512	1,007,512	-	1,283,488	1,428,512
70	3,078,362	3,078,362	978,362	-	1,312,638	1,399,362
80	3,049,212	3,049,212	949,212	-	1,341,788	1,370,212
90	3,020,062	3,020,062	920,062	-	1,370,938	1,341,062
100	2,990,912	2,990,912	890,912	-	1,400,088	1,311,912
130	2,903,462	2,903,462	803,462	-	1,487,538	1,224,462
160	2,816,013	2,816,013	716,013	-	1,574,987	1,137,013
190	2,728,563	2,728,563	628,563	-	1,662,437	1,049,563
220	2,641,113	2,641,113	541,113	-	1,749,887	962,113
250	2,553,663	2,553,663	453,663	-	1,837,337	874,663
280	2,466,213	2,466,213	366,213	-	1,924,787	787,213

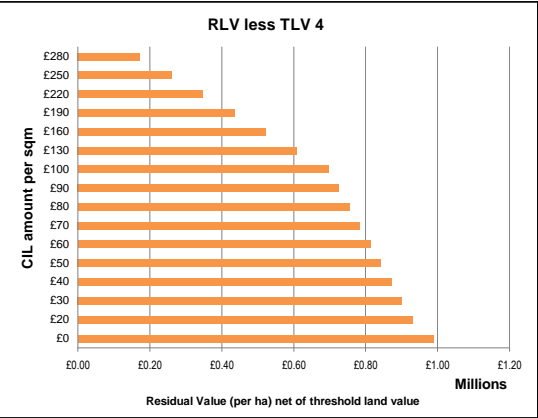
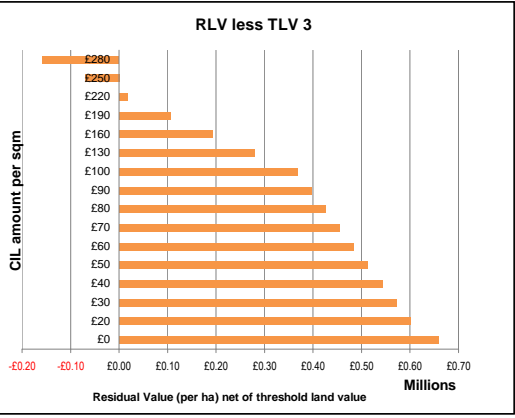
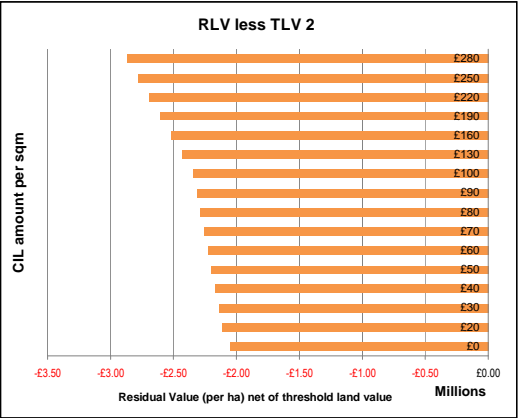
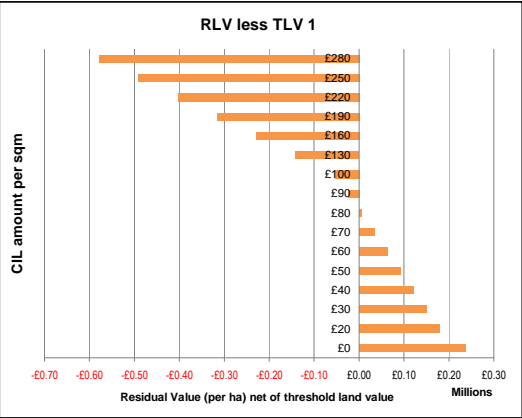


Site type 4 Description: Area 3 £2960 psm South Site area: 1.00 ha

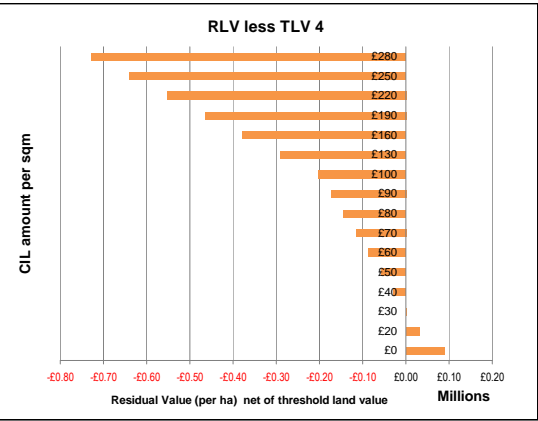
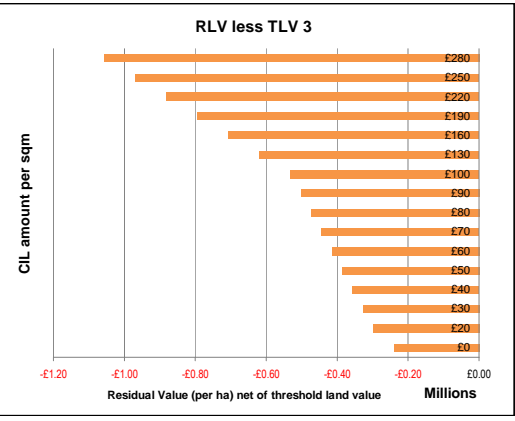
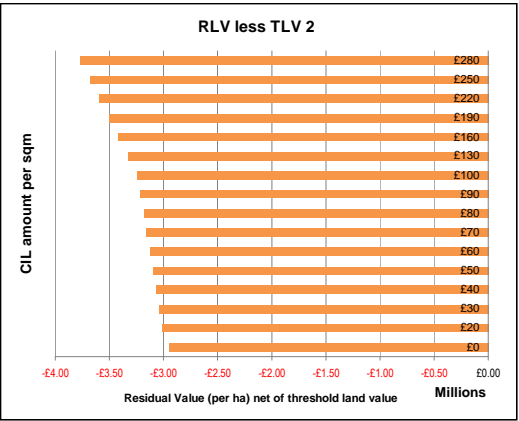
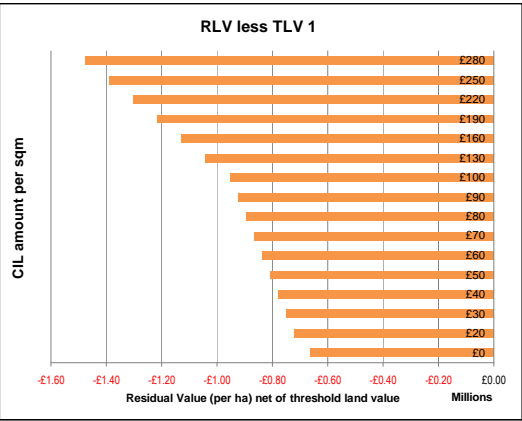
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,003,803	2,003,803	-	96,197	2,387,197	324,803
20	1,945,504	1,945,504	-	154,496	2,445,496	266,504
30	1,916,354	1,916,354	-	183,646	2,474,646	237,354
40	1,887,204	1,887,204	-	212,796	2,503,796	208,204
50	1,858,054	1,858,054	-	241,946	2,532,946	179,054
60	1,828,904	1,828,904	-	271,096	2,562,096	149,904
70	1,799,754	1,799,754	-	300,246	2,591,246	120,754
80	1,770,604	1,770,604	-	329,396	2,620,396	91,604
90	1,741,454	1,741,454	-	358,546	2,649,546	62,454
100	1,712,304	1,712,304	-	387,696	2,678,696	33,304
130	1,624,854	1,624,854	-	475,146	2,766,146	-
160	1,537,404	1,537,404	-	562,596	2,853,596	-
190	1,449,955	1,449,955	-	650,045	2,941,045	-
220	1,362,505	1,362,505	-	737,495	3,028,495	-
250	1,275,055	1,275,055	-	824,945	3,115,945	-
280	1,187,605	1,187,605	-	912,395	3,203,395	-



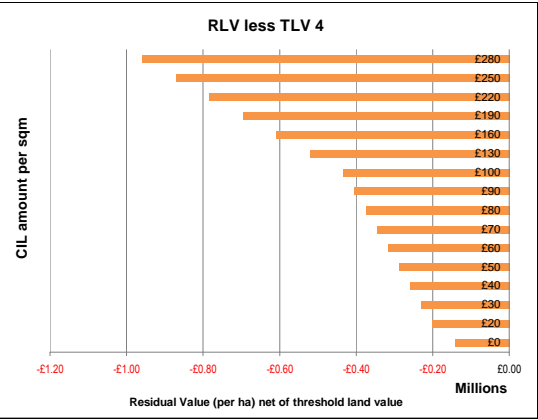
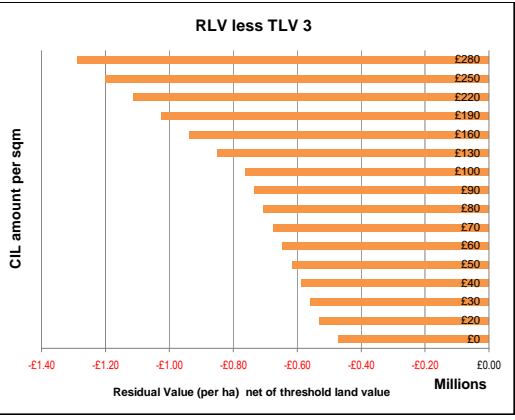
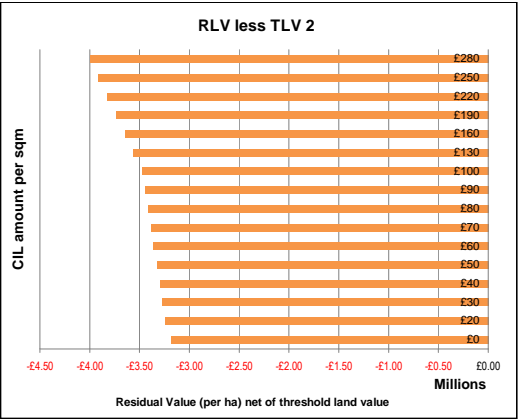
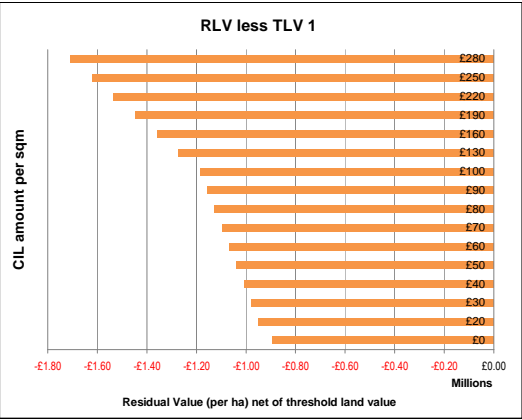
Site type 4	Description:	Area 4 £3100 psm North West			Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	2,337,668	2,337,668	237,668	- 2,053,332	658,668	987,668	
20	2,279,368	2,279,368	179,368	- 2,111,632	600,368	929,368	
30	2,250,218	2,250,218	150,218	- 2,140,782	571,218	900,218	
40	2,221,069	2,221,069	121,069	- 2,169,931	542,069	871,069	
50	2,191,919	2,191,919	91,919	- 2,199,081	512,919	841,919	
60	2,162,769	2,162,769	62,769	- 2,228,231	483,769	812,769	
70	2,133,619	2,133,619	33,619	- 2,257,381	454,619	783,619	
80	2,104,469	2,104,469	4,469	- 2,286,531	425,469	754,469	
90	2,075,319	2,075,319	- 24,681	- 2,315,681	396,319	725,319	
100	2,046,169	2,046,169	- 53,831	- 2,344,831	367,169	696,169	
130	1,958,719	1,958,719	- 141,281	- 2,432,281	279,719	608,719	
160	1,871,269	1,871,269	- 228,731	- 2,519,731	192,269	521,269	
190	1,783,819	1,783,819	- 316,181	- 2,607,181	104,819	433,819	
220	1,696,370	1,696,370	- 403,630	- 2,694,630	17,370	346,370	
250	1,608,920	1,608,920	- 491,080	- 2,782,080	- 70,080	258,920	
280	1,521,470	1,521,470	- 578,530	- 2,869,530	- 157,530	171,470	



Site type 4	Description:	Area 5 £2723 psm North				Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	1,438,801	1,438,801	- 661,199	- 2,952,199	- 240,199	88,801	
20	1,380,501	1,380,501	- 719,499	- 3,010,499	- 298,499	30,501	
30	1,351,351	1,351,351	- 748,649	- 3,039,649	- 327,649	1,351	
40	1,322,201	1,322,201	- 777,799	- 3,068,799	- 356,799	- 27,799	
50	1,293,052	1,293,052	- 806,948	- 3,097,948	- 385,948	- 56,948	
60	1,263,902	1,263,902	- 836,098	- 3,127,098	- 415,098	- 86,098	
70	1,234,752	1,234,752	- 865,248	- 3,156,248	- 444,248	- 115,248	
80	1,205,602	1,205,602	- 894,398	- 3,185,398	- 473,398	- 144,398	
90	1,176,452	1,176,452	- 923,548	- 3,214,548	- 502,548	- 173,548	
100	1,147,302	1,147,302	- 952,698	- 3,243,698	- 531,698	- 202,698	
130	1,059,852	1,059,852	- 1,040,148	- 3,331,148	- 619,148	- 290,148	
160	972,402	972,402	- 1,127,598	- 3,418,598	- 706,598	- 377,598	
190	884,952	884,952	- 1,215,048	- 3,506,048	- 794,048	- 465,048	
220	797,503	797,503	- 1,302,497	- 3,593,497	- 881,497	- 552,497	
250	710,053	710,053	- 1,389,947	- 3,680,947	- 968,947	- 639,947	
280	622,603	622,603	- 1,477,397	- 3,768,397	- 1,056,397	- 727,397	



Site type 4	Description:	Area 6 £2626 psm East				Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	1,207,664	1,207,664	- 892,336	- 3,183,336	- 471,336	- 142,336		
20	1,149,364	1,149,364	- 950,636	- 3,241,636	- 529,636	- 200,636		
30	1,120,214	1,120,214	- 979,786	- 3,270,786	- 558,786	- 229,786		
40	1,091,064	1,091,064	- 1,008,936	- 3,299,936	- 587,936	- 258,936		
50	1,061,914	1,061,914	- 1,038,086	- 3,329,086	- 617,086	- 288,086		
60	1,032,764	1,032,764	- 1,067,236	- 3,358,236	- 646,236	- 317,236		
70	1,003,614	1,003,614	- 1,096,386	- 3,387,386	- 675,386	- 346,386		
80	974,464	974,464	- 1,125,536	- 3,416,536	- 704,536	- 375,536		
90	945,315	945,315	- 1,154,685	- 3,445,685	- 733,685	- 404,685		
100	916,165	916,165	- 1,183,835	- 3,474,835	- 762,835	- 433,835		
130	828,715	828,715	- 1,271,285	- 3,562,285	- 850,285	- 521,285		
160	741,265	741,265	- 1,358,735	- 3,649,735	- 937,735	- 608,735		
190	653,815	653,815	- 1,446,185	- 3,737,185	- 1,025,185	- 696,185		
220	566,365	566,365	- 1,533,635	- 3,824,635	- 1,112,635	- 783,635		
250	478,915	478,915	- 1,621,085	- 3,912,085	- 1,200,085	- 871,085		
280	391,466	391,466	- 1,708,534	- 3,999,534	- 1,287,534	- 958,534		





CIL Viability Bristol City Council

SITE TYPE 4  
50 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

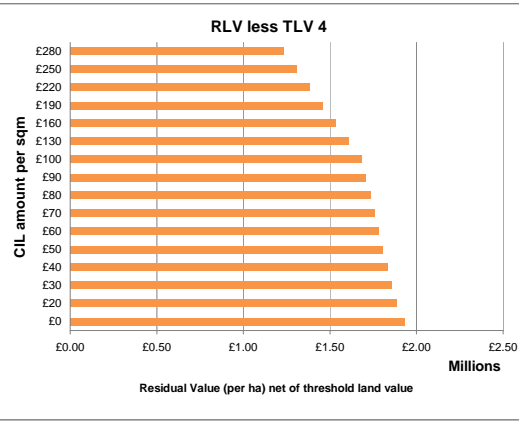
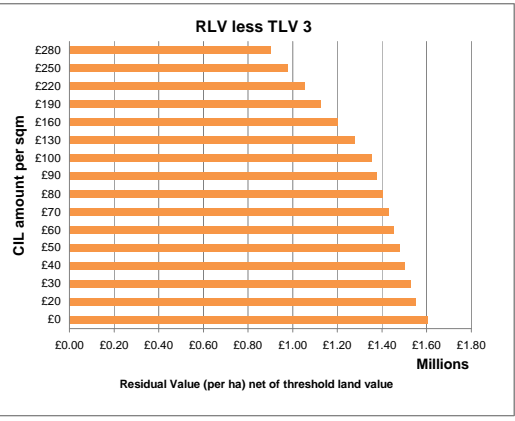
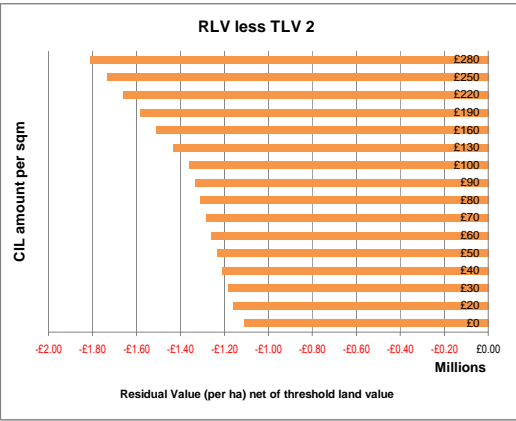
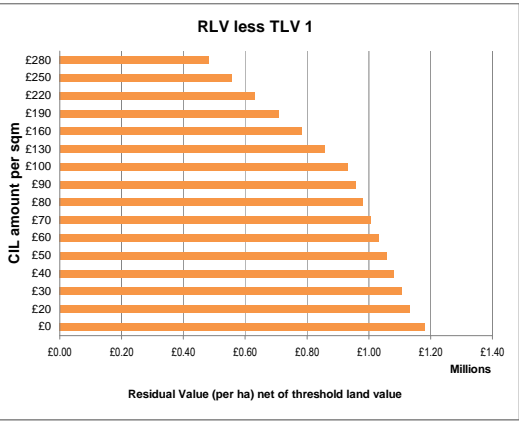
NB includes infrastructure @ £0.35m per ha

CSH level:	3
Aff Hsg:	40%

0%	Sales value inflation
0%	Build cost inflation

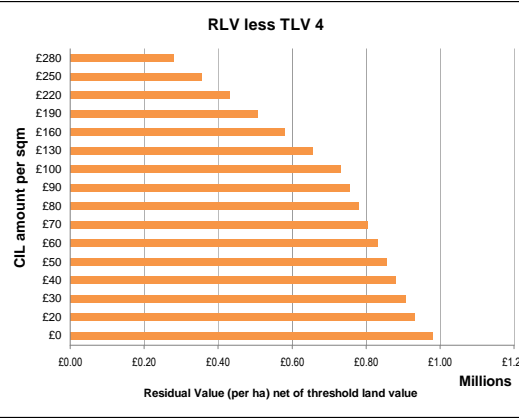
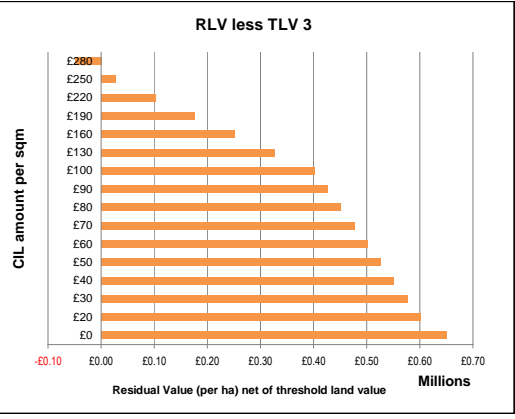
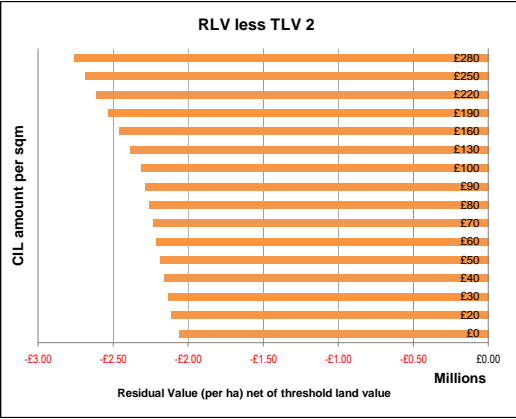
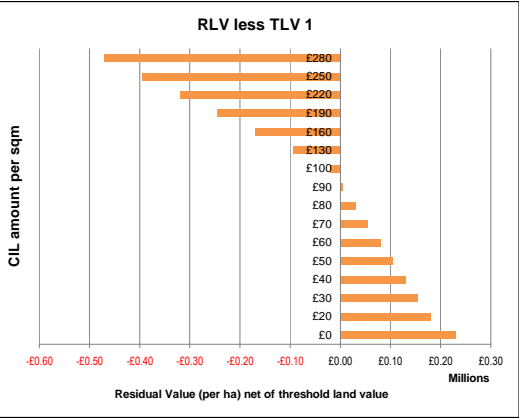
Site type 4 Description: Area 1 £3993 psm Inner West Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	3,280,761	3,280,761	1,180,761	1,110,239	1,601,761	1,930,761
20	3,230,790	3,230,790	1,130,790	1,160,210	1,551,790	1,880,790
30	3,205,804	3,205,804	1,105,804	1,185,196	1,526,804	1,855,804
40	3,180,818	3,180,818	1,080,818	1,210,182	1,501,818	1,830,818
50	3,155,833	3,155,833	1,055,833	1,235,167	1,476,833	1,805,833
60	3,130,847	3,130,847	1,030,847	1,260,153	1,451,847	1,780,847
70	3,105,861	3,105,861	1,005,861	1,285,139	1,426,861	1,755,861
80	3,080,876	3,080,876	980,876	1,310,124	1,401,876	1,730,876
90	3,055,890	3,055,890	955,890	1,335,110	1,376,890	1,705,890
100	3,030,904	3,030,904	930,904	1,360,096	1,351,904	1,680,904
130	2,955,947	2,955,947	855,947	1,435,053	1,276,947	1,605,947
160	2,880,990	2,880,990	780,990	1,510,010	1,201,990	1,530,990
190	2,806,033	2,806,033	706,033	1,584,967	1,127,033	1,456,033
220	2,731,076	2,731,076	631,076	1,659,924	1,052,076	1,381,076
250	2,656,119	2,656,119	556,119	1,734,881	977,119	1,306,119
280	2,581,162	2,581,162	481,162	1,809,838	902,162	1,231,162



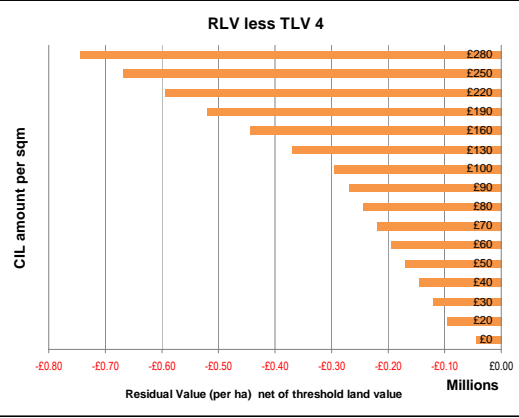
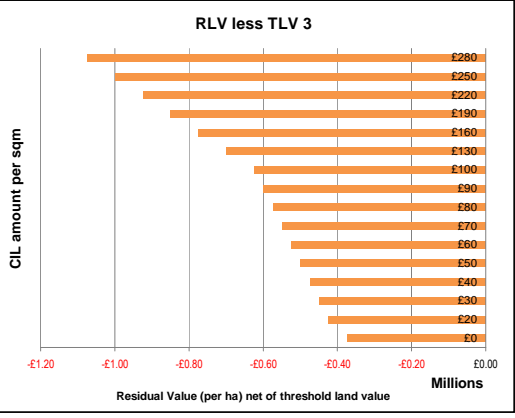
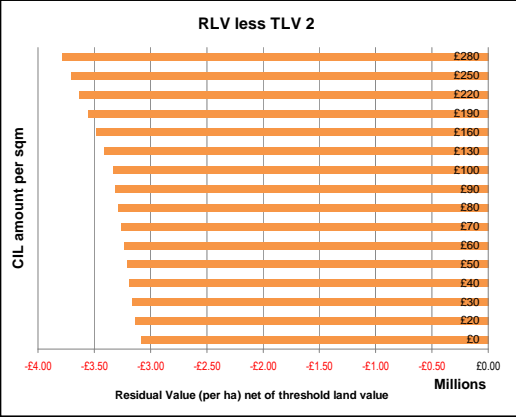
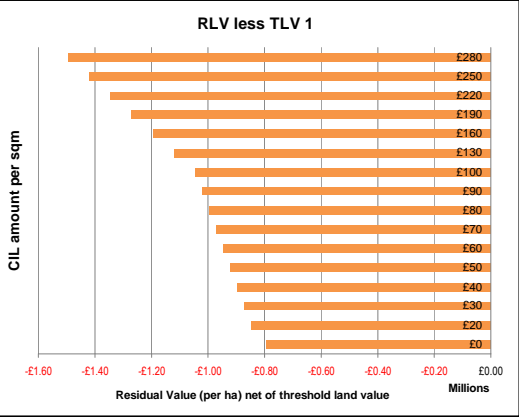
Site type 4 Description: Area 2 £3496 psm Inner East Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,329,684	2,329,684	229,684	2,061,316	650,684	979,684
20	2,279,713	2,279,713	179,713	2,111,287	600,713	929,713
30	2,254,727	2,254,727	154,727	2,136,273	575,727	904,727
40	2,229,742	2,229,742	129,742	2,161,258	550,742	879,742
50	2,204,756	2,204,756	104,756	2,186,244	525,756	854,756
60	2,179,770	2,179,770	79,770	2,211,230	500,770	829,770
70	2,154,785	2,154,785	54,785	2,236,215	475,785	804,785
80	2,129,799	2,129,799	29,799	2,261,201	450,799	779,799
90	2,104,813	2,104,813	4,813	2,286,187	425,813	754,813
100	2,079,828	2,079,828	-20,172	2,311,172	400,828	729,828
130	2,004,871	2,004,871	-95,129	2,386,129	325,871	654,871
160	1,929,914	1,929,914	-170,086	2,461,086	250,914	579,914
190	1,854,957	1,854,957	-245,043	2,536,043	175,957	504,957
220	1,780,000	1,780,000	-320,000	2,611,000	101,000	430,000
250	1,705,043	1,705,043	-394,957	2,685,957	26,043	355,043
280	1,630,086	1,630,086	-469,914	2,760,914	-48,914	280,086

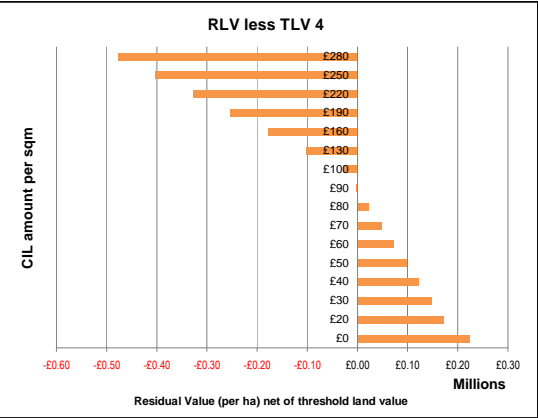
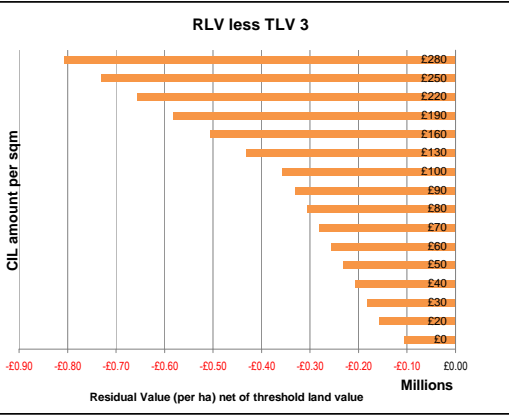
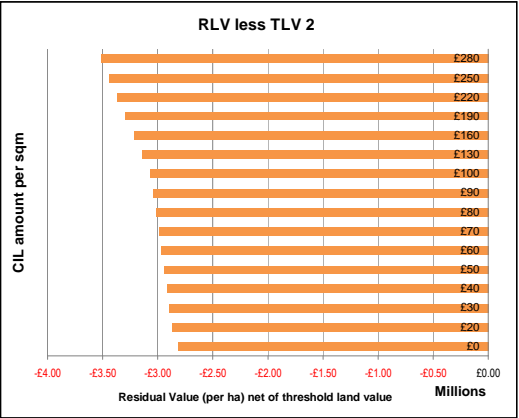
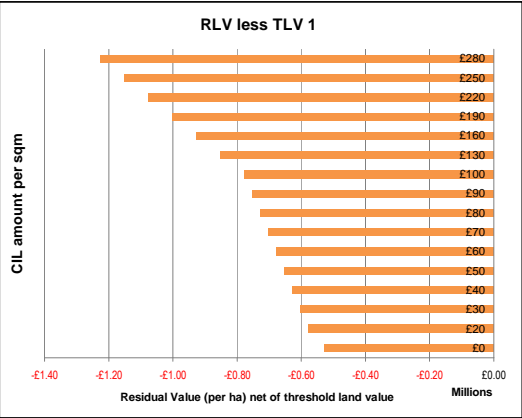


Site type 4 Description: Area 3 £2960 psm South Site area: 1.00 ha

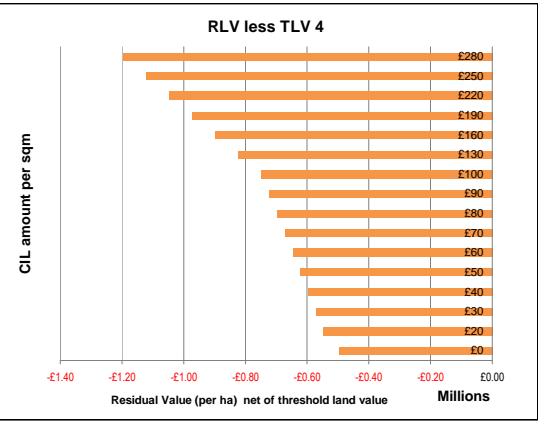
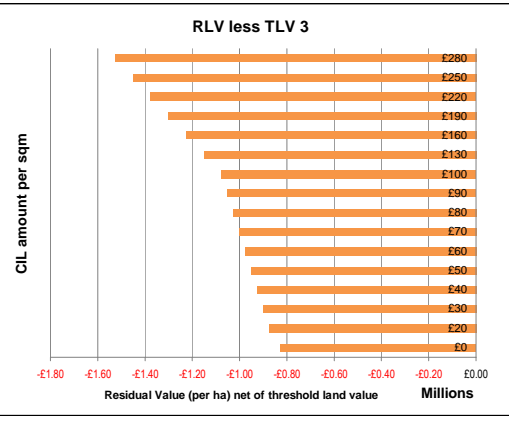
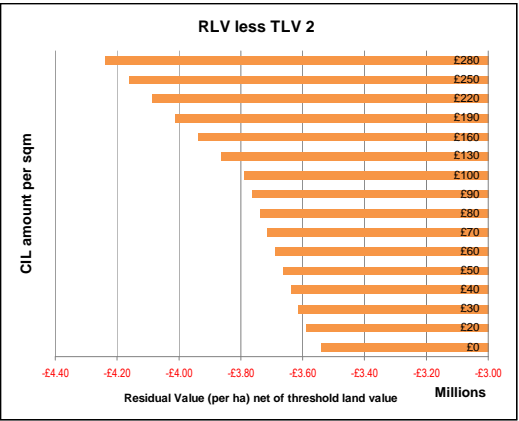
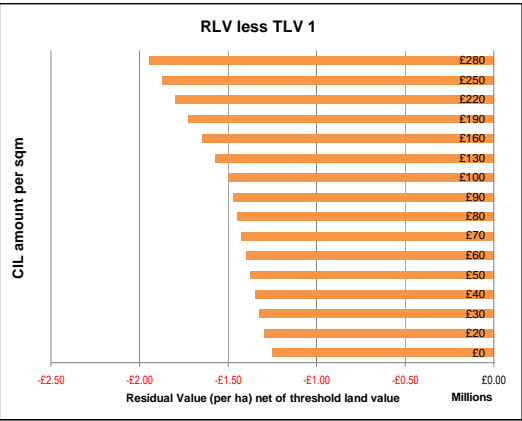
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,305,083	1,305,083	-794,917	3,085,917	373,917	44,917
20	1,255,111	1,255,111	-844,889	3,135,889	423,889	94,889
30	1,230,126	1,230,126	-869,874	3,160,874	448,874	119,874
40	1,205,140	1,205,140	-894,860	3,185,860	473,860	144,860
50	1,180,154	1,180,154	-919,846	3,210,846	498,846	169,846
60	1,155,169	1,155,169	-944,831	3,235,831	523,831	194,831
70	1,130,183	1,130,183	-969,817	3,260,817	548,817	219,817
80	1,105,197	1,105,197	-994,803	3,285,803	573,803	244,803
90	1,080,212	1,080,212	-1,019,788	3,310,788	598,788	269,788
100	1,055,226	1,055,226	-1,044,774	3,335,774	623,774	294,774
130	980,269	980,269	-1,119,731	3,410,731	698,731	369,731
160	905,312	905,312	-1,194,688	3,485,688	773,688	444,688
190	830,355	830,355	-1,269,645	3,560,645	848,645	519,645
220	755,398	755,398	-1,344,602	3,635,602	923,602	594,602
250	680,441	680,441	-1,419,559	3,710,559	998,559	669,559
280	605,484	605,484	-1,494,516	3,785,516	1,073,516	744,516



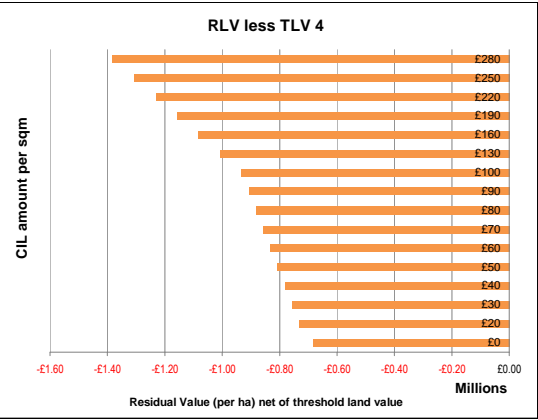
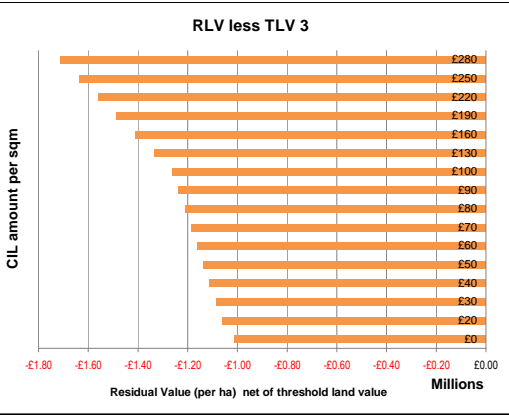
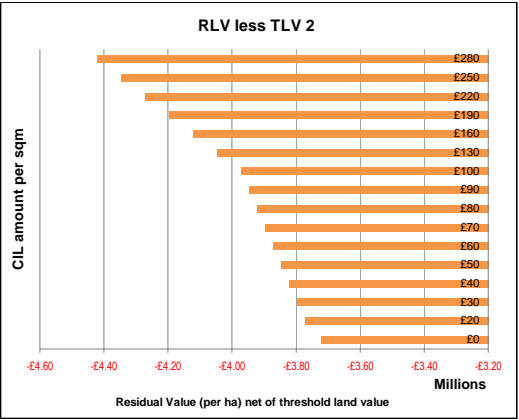
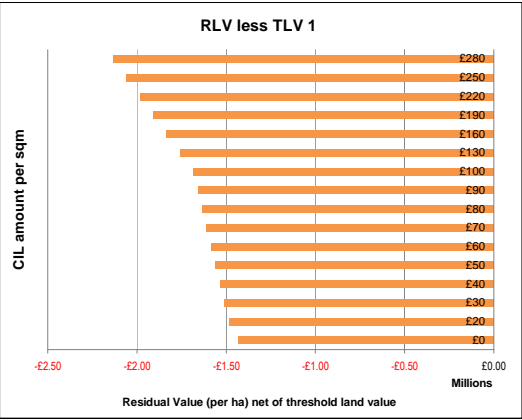
Site type 4	Description:	Area 4£3100 psm North West				Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	1,572,622	1,572,622	- 527,378	- 2,818,378	- 106,378	222,622	
20	1,522,651	1,522,651	- 577,349	- 2,868,349	- 156,349	172,651	
30	1,497,665	1,497,665	- 602,335	- 2,893,335	- 181,335	147,665	
40	1,472,680	1,472,680	- 627,320	- 2,918,320	- 206,320	122,680	
50	1,447,694	1,447,694	- 652,306	- 2,943,306	- 231,306	97,694	
60	1,422,708	1,422,708	- 677,292	- 2,968,292	- 256,292	72,708	
70	1,397,723	1,397,723	- 702,277	- 2,993,277	- 281,277	47,723	
80	1,372,737	1,372,737	- 727,263	- 3,018,263	- 306,263	22,737	
90	1,347,751	1,347,751	- 752,249	- 3,043,249	- 331,249	- 2,249	
100	1,322,766	1,322,766	- 777,234	- 3,068,234	- 356,234	- 27,234	
130	1,247,809	1,247,809	- 852,191	- 3,143,191	- 431,191	- 102,191	
160	1,172,852	1,172,852	- 927,148	- 3,218,148	- 506,148	- 177,148	
190	1,097,895	1,097,895	- 1,002,105	- 3,293,105	- 581,105	- 252,105	
220	1,022,938	1,022,938	- 1,077,062	- 3,368,062	- 656,062	- 327,062	
250	947,981	947,981	- 1,152,019	- 3,443,019	- 731,019	- 402,019	
280	873,024	873,024	- 1,226,976	- 3,517,976	- 805,976	- 476,976	



Site type 4	Description:	Area 5£2723 psm North				Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	852,323	852,323	- 1,247,677	- 3,538,677	- 826,677	497,677	
20	802,352	802,352	- 1,297,648	- 3,588,648	- 876,648	547,648	
30	777,366	777,366	- 1,322,634	- 3,613,634	- 901,634	572,634	
40	752,380	752,380	- 1,347,620	- 3,638,620	- 926,620	597,620	
50	727,395	727,395	- 1,372,605	- 3,663,605	- 951,605	622,605	
60	702,409	702,409	- 1,397,591	- 3,688,591	- 976,591	647,591	
70	677,423	677,423	- 1,422,577	- 3,713,577	- 1,001,577	672,577	
80	652,438	652,438	- 1,447,562	- 3,738,562	- 1,026,562	697,562	
90	627,452	627,452	- 1,472,548	- 3,763,548	- 1,051,548	722,548	
100	602,466	602,466	- 1,497,534	- 3,788,534	- 1,076,534	747,534	
130	527,509	527,509	- 1,572,491	- 3,863,491	- 1,151,491	822,491	
160	452,552	452,552	- 1,647,448	- 3,938,448	- 1,226,448	897,448	
190	377,595	377,595	- 1,722,405	- 4,013,405	- 1,301,405	972,405	
220	302,638	302,638	- 1,797,362	- 4,088,362	- 1,376,362	1,047,362	
250	227,681	227,681	- 1,872,319	- 4,163,319	- 1,451,319	1,122,319	
280	152,724	152,724	- 1,947,276	- 4,238,276	- 1,526,276	1,197,276	



Site type 4	Description:	Area 6£2626 psm East				Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	667,103	667,103	- 1,432,897	- 3,723,897	- 1,011,897	682,897	
20	617,132	617,132	- 1,482,868	- 3,773,868	- 1,061,868	732,868	
30	592,146	592,146	- 1,507,854	- 3,798,854	- 1,086,854	757,854	
40	567,160	567,160	- 1,532,840	- 3,823,840	- 1,111,840	782,840	
50	542,175	542,175	- 1,557,825	- 3,848,825	- 1,136,825	807,825	
60	517,189	517,189	- 1,582,811	- 3,873,811	- 1,161,811	832,811	
70	492,203	492,203	- 1,607,797	- 3,898,797	- 1,186,797	857,797	
80	467,218	467,218	- 1,632,782	- 3,923,782	- 1,211,782	882,782	
90	442,232	442,232	- 1,657,768	- 3,948,768	- 1,236,768	907,768	
100	417,246	417,246	- 1,682,754	- 3,973,754	- 1,261,754	932,754	
130	342,289	342,289	- 1,757,711	- 4,048,711	- 1,336,711	1,007,711	
160	267,332	267,332	- 1,832,668	- 4,123,668	- 1,411,668	1,082,668	
190	192,375	192,375	- 1,907,625	- 4,198,625	- 1,486,625	1,157,625	
220	117,418	117,418	- 1,982,582	- 4,273,582	- 1,561,582	1,232,582	
250	42,462	42,462	- 2,057,538	- 4,348,538	- 1,636,538	1,307,538	
280	-32,495	32,495	- 2,132,495	- 4,423,495	- 1,711,495	1,382,495	





SITE TYPE 4  
50 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1 Existing resi	TLV2 Offices	TLV3 Industrial	TLV4 Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

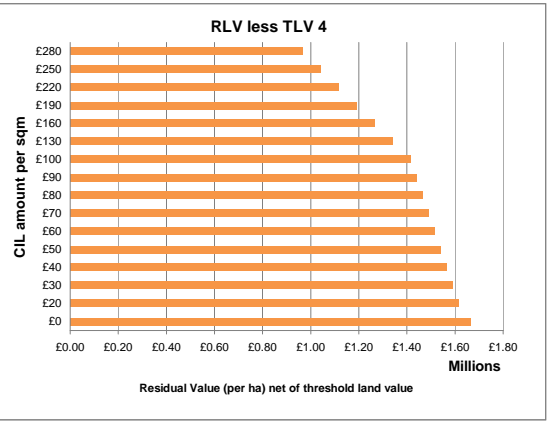
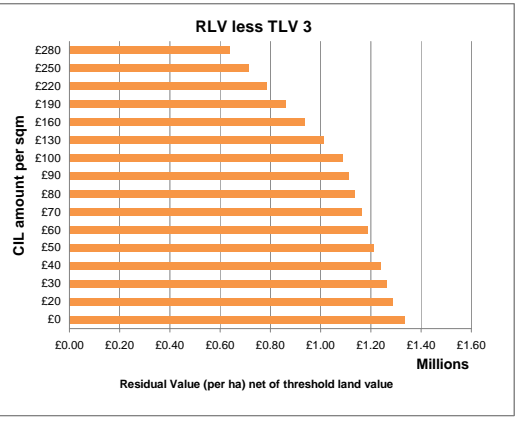
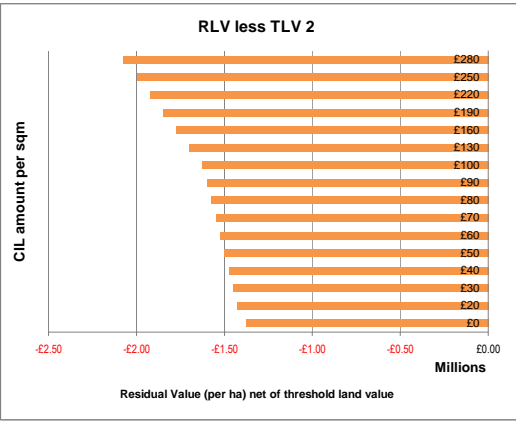
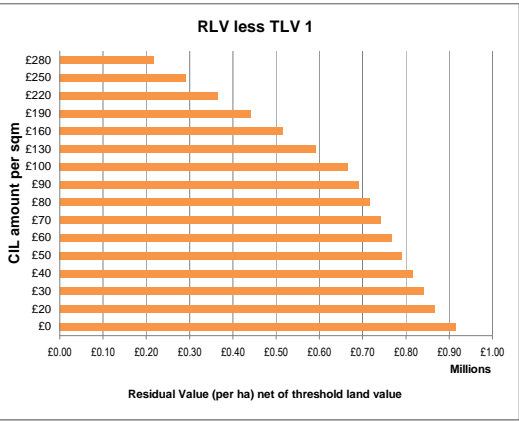
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	40%

0%	Sales value inflation
0%	Build cost inflation

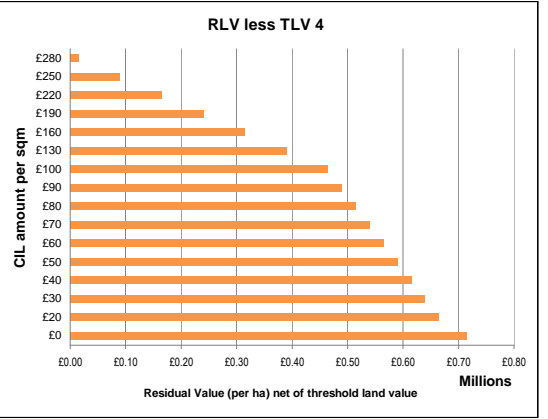
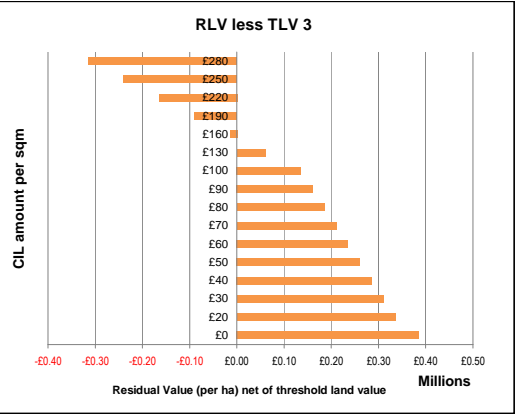
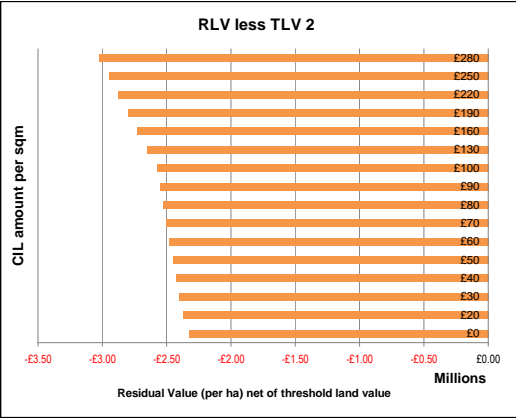
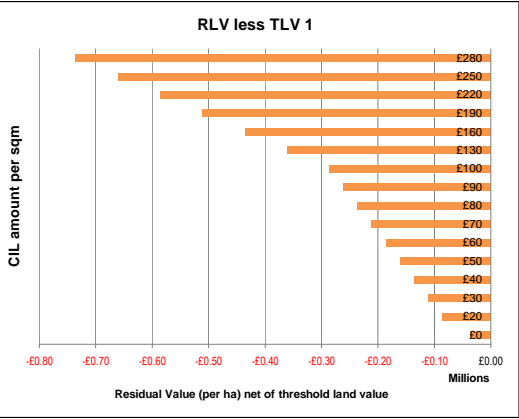
Site type 4 Description: Area 1 £3993 psm Inner West Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	3,015,263	3,015,263	915,263	- 1,375,737	1,336,263	1,665,263
20	2,965,291	2,965,291	865,291	- 1,425,709	1,286,291	1,615,291
30	2,940,306	2,940,306	840,306	- 1,450,694	1,261,306	1,590,306
40	2,915,320	2,915,320	815,320	- 1,475,680	1,236,320	1,565,320
50	2,890,334	2,890,334	790,334	- 1,500,666	1,211,334	1,540,334
60	2,865,349	2,865,349	765,349	- 1,525,651	1,186,349	1,515,349
70	2,840,363	2,840,363	740,363	- 1,550,637	1,161,363	1,490,363
80	2,815,377	2,815,377	715,377	- 1,575,623	1,136,377	1,465,377
90	2,790,392	2,790,392	690,392	- 1,600,608	1,111,392	1,440,392
100	2,765,406	2,765,406	665,406	- 1,625,594	1,086,406	1,415,406
130	2,690,449	2,690,449	590,449	- 1,700,551	1,011,449	1,340,449
160	2,615,492	2,615,492	515,492	- 1,775,508	936,492	1,265,492
190	2,540,535	2,540,535	440,535	- 1,850,465	861,535	1,190,535
220	2,465,578	2,465,578	365,578	- 1,925,422	786,578	1,115,578
250	2,390,621	2,390,621	290,621	- 2,000,379	711,621	1,040,621
280	2,315,664	2,315,664	215,664	- 2,075,336	636,664	965,664



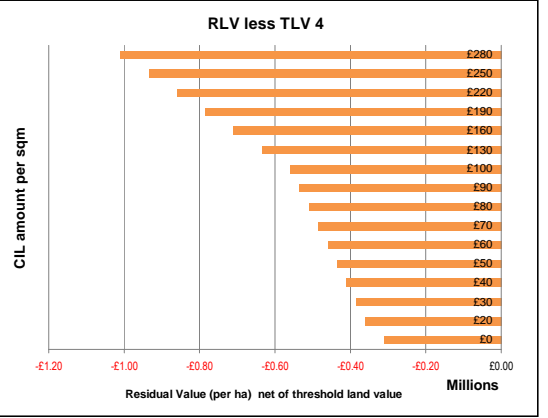
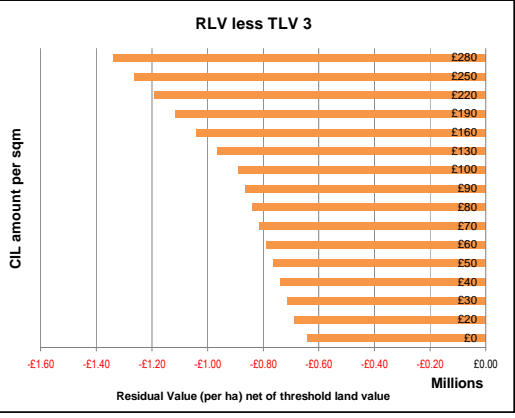
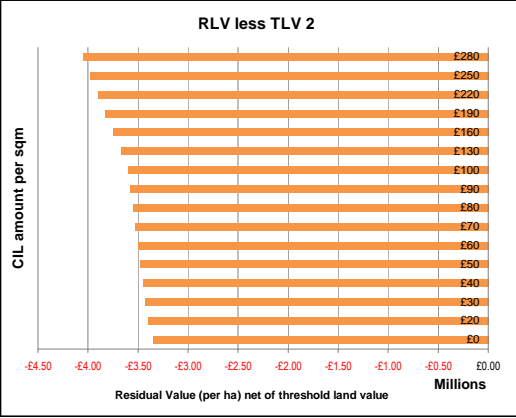
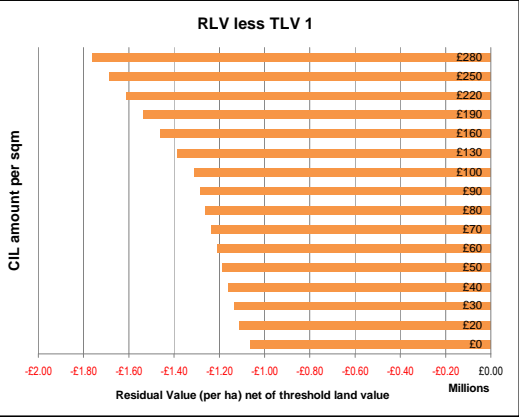
Site type 4 Description: Area 2 £3496 psm Inner East Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,064,186	2,064,186	- 35,814	- 2,326,814	385,186	714,186
20	2,014,215	2,014,215	- 85,785	- 2,376,785	335,215	664,215
30	1,989,229	1,989,229	- 110,771	- 2,401,771	310,229	639,229
40	1,964,243	1,964,243	- 135,757	- 2,426,757	285,243	614,243
50	1,939,258	1,939,258	- 160,742	- 2,451,742	260,258	589,258
60	1,914,272	1,914,272	- 185,728	- 2,476,728	235,272	564,272
70	1,889,286	1,889,286	- 210,714	- 2,501,714	210,286	539,286
80	1,864,301	1,864,301	- 235,699	- 2,526,699	185,301	514,301
90	1,839,315	1,839,315	- 260,685	- 2,551,685	160,315	489,315
100	1,814,329	1,814,329	- 285,671	- 2,576,671	135,329	464,329
130	1,739,372	1,739,372	- 360,628	- 2,651,628	60,372	389,372
160	1,664,415	1,664,415	- 435,585	- 2,726,585	- 14,585	314,415
190	1,589,458	1,589,458	- 510,542	- 2,801,542	- 89,542	239,458
220	1,514,501	1,514,501	- 585,499	- 2,876,499	- 164,499	164,501
250	1,439,544	1,439,544	- 660,456	- 2,951,456	- 239,456	89,544
280	1,364,587	1,364,587	- 735,413	- 3,026,413	- 314,413	14,587

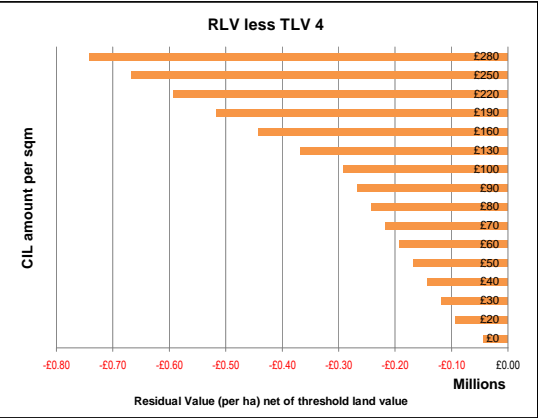
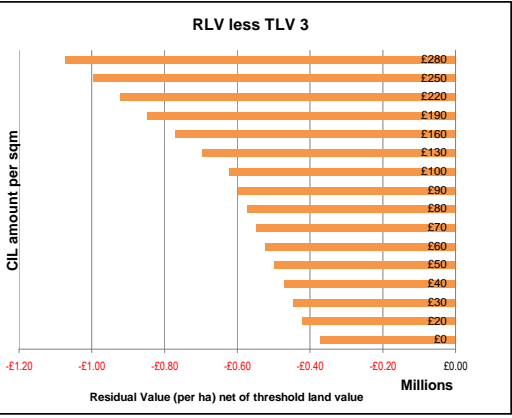
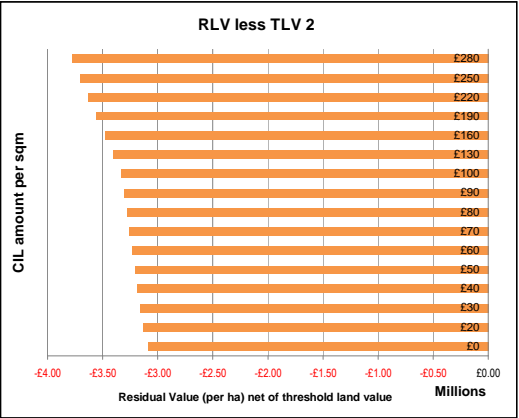
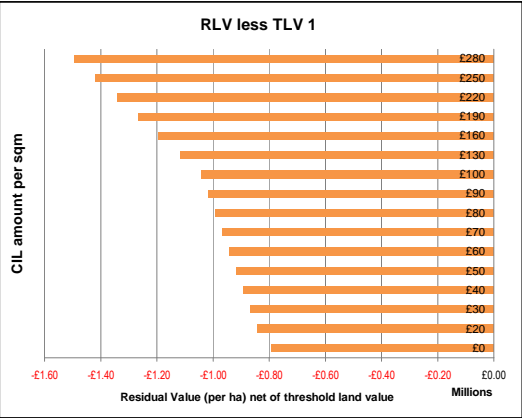


Site type 4 Description: Area 3 £2960 psm South Site area: 1.00 ha

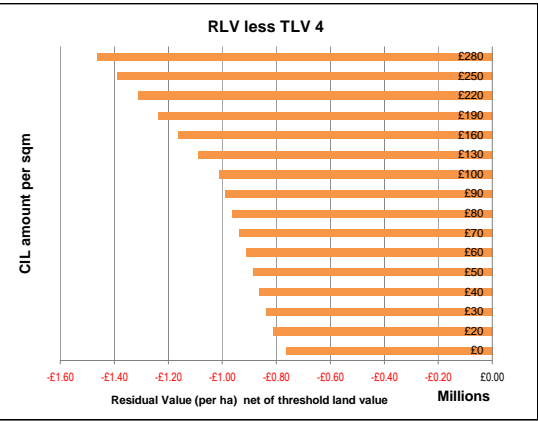
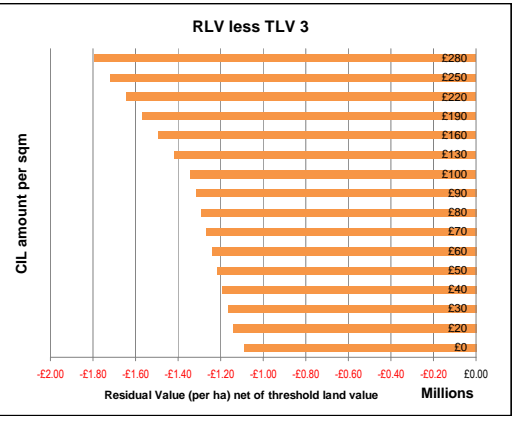
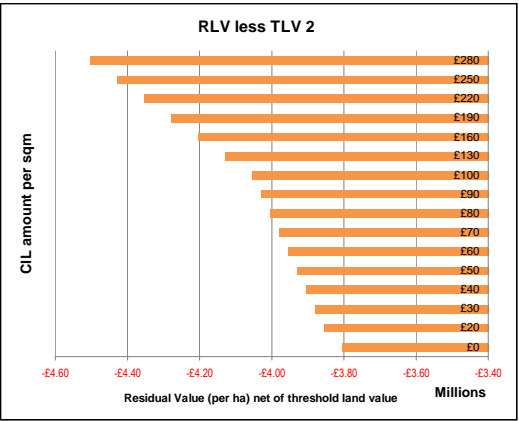
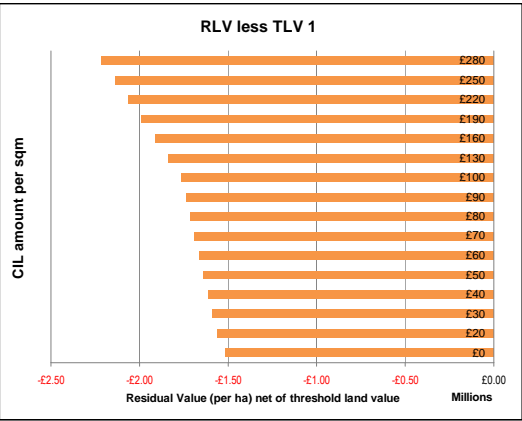
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,039,584	1,039,584	- 1,060,416	- 3,351,416	639,416	310,416
20	989,613	989,613	- 1,110,387	- 3,401,387	689,387	360,387
30	964,627	964,627	- 1,135,373	- 3,426,373	714,373	385,373
40	939,642	939,642	- 1,160,358	- 3,451,358	739,358	410,358
50	914,656	914,656	- 1,185,344	- 3,476,344	764,344	435,344
60	889,670	889,670	- 1,210,330	- 3,501,330	789,330	460,330
70	864,685	864,685	- 1,235,315	- 3,526,315	814,315	485,315
80	839,699	839,699	- 1,260,301	- 3,551,301	839,301	510,301
90	814,713	814,713	- 1,285,287	- 3,576,287	864,287	535,287
100	789,728	789,728	- 1,310,272	- 3,601,272	889,272	560,272
130	714,771	714,771	- 1,385,229	- 3,676,229	964,229	635,229
160	639,814	639,814	- 1,460,186	- 3,751,186	1,039,186	710,186
190	564,857	564,857	- 1,535,143	- 3,826,143	1,114,143	785,143
220	489,900	489,900	- 1,610,100	- 3,901,100	1,189,100	860,100
250	414,943	414,943	- 1,685,057	- 3,976,057	1,264,057	935,057
280	339,986	339,986	- 1,760,014	- 4,051,014	1,339,014	1,010,014



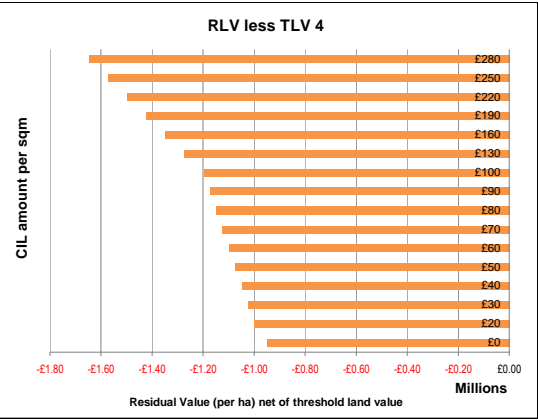
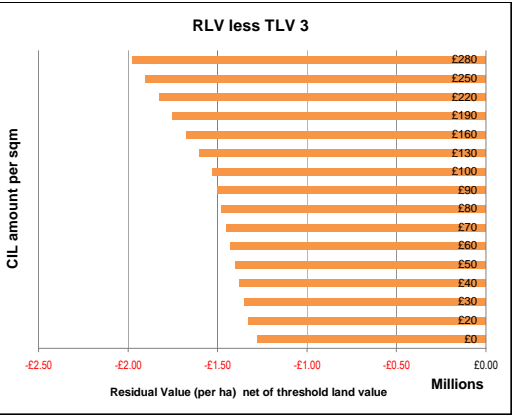
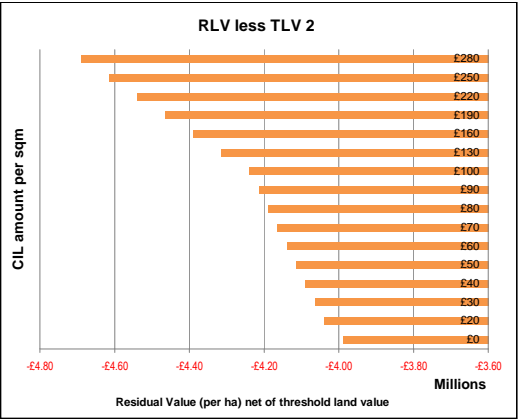
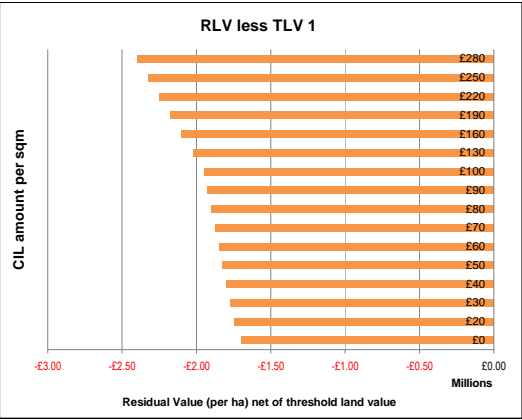
Site type 4	Description:	Area 4£3100 psm North West				Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	1,307,124	1,307,124	- 792,876	- 3,083,876	- 371,876	- 42,876	
20	1,257,153	1,257,153	- 842,847	- 3,133,847	- 421,847	- 92,847	
30	1,232,167	1,232,167	- 867,833	- 3,158,833	- 446,833	- 117,833	
40	1,207,181	1,207,181	- 892,819	- 3,183,819	- 471,819	- 142,819	
50	1,182,196	1,182,196	- 917,804	- 3,208,804	- 496,804	- 167,804	
60	1,157,210	1,157,210	- 942,790	- 3,233,790	- 521,790	- 192,790	
70	1,132,224	1,132,224	- 967,776	- 3,258,776	- 546,776	- 217,776	
80	1,107,239	1,107,239	- 992,761	- 3,283,761	- 571,761	- 242,761	
90	1,082,253	1,082,253	- 1,017,747	- 3,308,747	- 596,747	- 267,747	
100	1,057,267	1,057,267	- 1,042,733	- 3,333,733	- 621,733	- 292,733	
130	982,311	982,311	- 1,117,689	- 3,408,689	- 696,689	- 367,689	
160	907,354	907,354	- 1,192,646	- 3,483,646	- 771,646	- 442,646	
190	832,397	832,397	- 1,267,603	- 3,558,603	- 846,603	- 517,603	
220	757,440	757,440	- 1,342,560	- 3,633,560	- 921,560	- 592,560	
250	682,483	682,483	- 1,417,517	- 3,708,517	- 996,517	- 667,517	
280	607,526	607,526	- 1,492,474	- 3,783,474	- 1,071,474	- 742,474	



Site type 4	Description:	Area 5 £2723 psm North				Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	586,825	586,825	- 1,513,175	- 3,804,175	- 1,092,175	- 763,175	
20	536,853	536,853	- 1,563,147	- 3,854,147	- 1,142,147	- 813,147	
30	511,868	511,868	- 1,588,132	- 3,879,132	- 1,167,132	- 838,132	
40	486,882	486,882	- 1,613,118	- 3,904,118	- 1,192,118	- 863,118	
50	461,896	461,896	- 1,638,104	- 3,929,104	- 1,217,104	- 888,104	
60	436,911	436,911	- 1,663,089	- 3,954,089	- 1,242,089	- 913,089	
70	411,925	411,925	- 1,688,075	- 3,979,075	- 1,267,075	- 938,075	
80	386,939	386,939	- 1,713,061	- 4,004,061	- 1,292,061	- 963,061	
90	361,954	361,954	- 1,738,046	- 4,029,046	- 1,317,046	- 988,046	
100	336,968	336,968	- 1,763,032	- 4,054,032	- 1,342,032	- 1,013,032	
130	262,011	262,011	- 1,837,989	- 4,128,989	- 1,416,989	- 1,087,989	
160	187,054	187,054	- 1,912,946	- 4,203,946	- 1,491,946	- 1,162,946	
190	112,097	112,097	- 1,987,903	- 4,278,903	- 1,566,903	- 1,237,903	
220	37,140	37,140	- 2,062,860	- 4,353,860	- 1,641,860	- 1,312,860	
250	-37,817	37,817	- 2,137,817	- 4,428,817	- 1,716,817	- 1,387,817	
280	-112,774	112,774	- 2,212,774	- 4,503,774	- 1,791,774	- 1,462,774	



Site type 4	Description:	Area 6£2626 psm East				Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	401,605	401,605	- 1,698,395	- 3,989,395	- 1,277,395	- 948,395	
20	351,634	351,634	- 1,748,366	- 4,039,366	- 1,327,366	- 998,366	
30	326,648	326,648	- 1,773,352	- 4,064,352	- 1,352,352	- 1,023,352	
40	301,662	301,662	- 1,798,338	- 4,089,338	- 1,377,338	- 1,048,338	
50	276,677	276,677	- 1,823,323	- 4,114,323	- 1,402,323	- 1,073,323	
60	251,691	251,691	- 1,848,309	- 4,139,309	- 1,427,309	- 1,098,309	
70	226,705	226,705	- 1,873,295	- 4,164,295	- 1,452,295	- 1,123,295	
80	201,720	201,720	- 1,898,280	- 4,189,280	- 1,477,280	- 1,148,280	
90	176,734	176,734	- 1,923,266	- 4,214,266	- 1,502,266	- 1,173,266	
100	151,748	151,748	- 1,948,252	- 4,239,252	- 1,527,252	- 1,198,252	
130	76,791	76,791	- 2,023,209	- 4,314,209	- 1,602,209	- 1,273,209	
160	1,834	1,834	- 2,098,166	- 4,389,166	- 1,677,166	- 1,348,166	
190	-73,123	73,123	- 2,173,123	- 4,464,123	- 1,752,123	- 1,423,123	
220	-148,080	148,080	- 2,248,080	- 4,539,080	- 1,827,080	- 1,498,080	
250	-223,037	223,037	- 2,323,037	- 4,614,037	- 1,902,037	- 1,573,037	
280	-297,994	297,994	- 2,397,994	- 4,688,994	- 1,976,994	- 1,647,994	



CIL Viability   Bristol City Council

SITE TYPE   4  
50 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1 Existing resi	TLV2 Offices	TLV3 Industrial	TLV4 Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

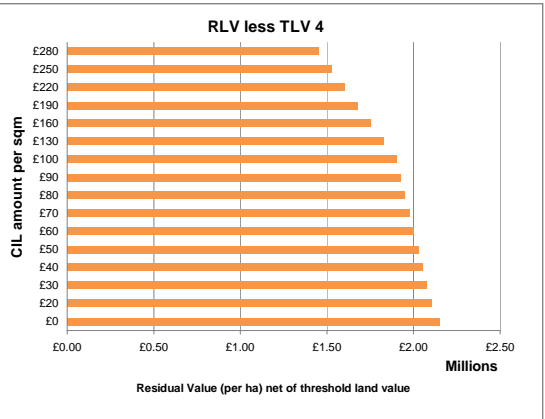
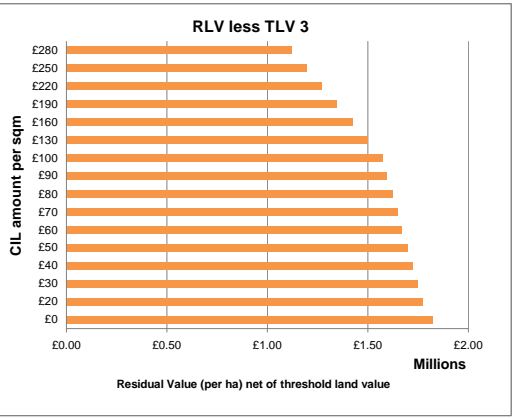
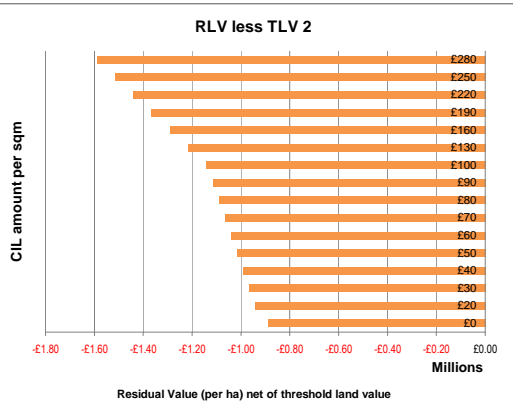
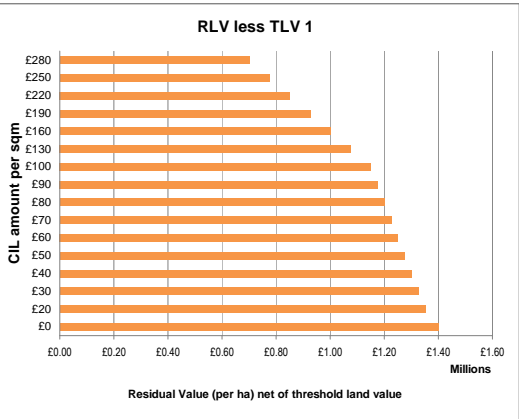
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	40%

10%	Sales value inflation
5%	Build cost inflation

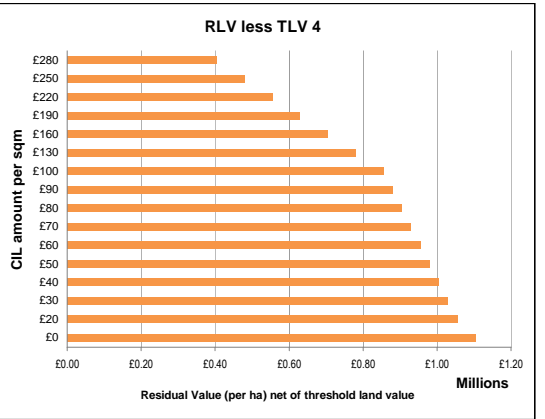
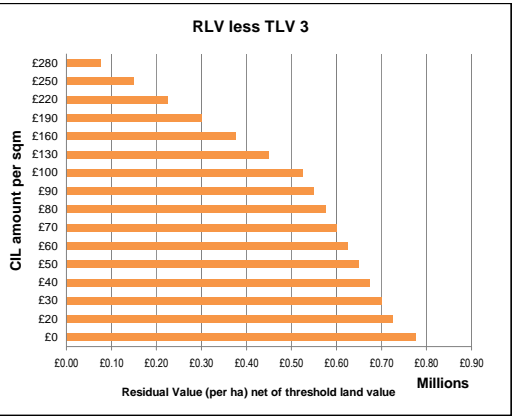
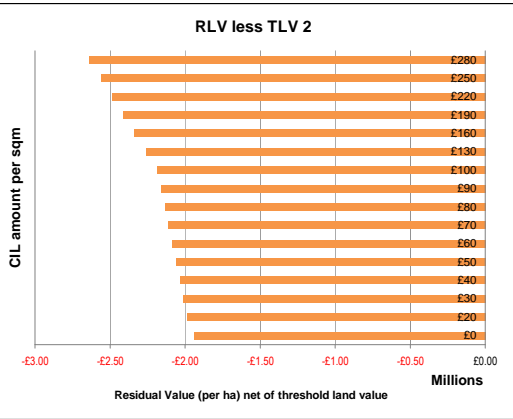
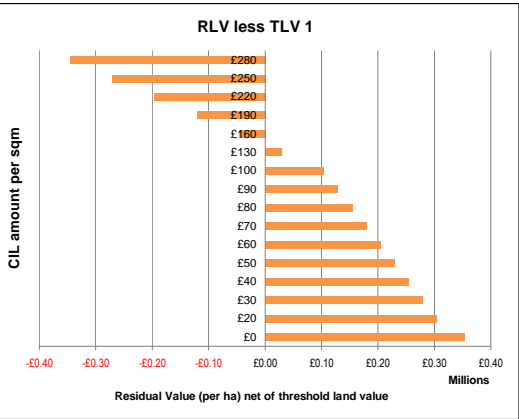
Site type 4 Description: **Area 1   £3993 psm Inner West** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	3,500,007	3,500,007	1,400,007	- 890,993	1,821,007	2,150,007
20	3,450,036	3,450,036	1,350,036	- 940,964	1,771,036	2,100,036
30	3,425,050	3,425,050	1,325,050	- 965,950	1,746,050	2,075,050
40	3,400,064	3,400,064	1,300,064	- 990,936	1,721,064	2,050,064
50	3,375,079	3,375,079	1,275,079	- 1,015,921	1,696,079	2,025,079
60	3,350,093	3,350,093	1,250,093	- 1,040,907	1,671,093	2,000,093
70	3,325,107	3,325,107	1,225,107	- 1,065,893	1,646,107	1,975,107
80	3,300,122	3,300,122	1,200,122	- 1,090,878	1,621,122	1,950,122
90	3,275,136	3,275,136	1,175,136	- 1,115,864	1,596,136	1,925,136
100	3,250,150	3,250,150	1,150,150	- 1,140,850	1,571,150	1,900,150
130	3,175,193	3,175,193	1,075,193	- 1,215,807	1,496,193	1,825,193
160	3,100,236	3,100,236	1,000,236	- 1,290,764	1,421,236	1,750,236
190	3,025,279	3,025,279	925,279	- 1,365,721	1,346,279	1,675,279
220	2,950,322	2,950,322	850,322	- 1,440,678	1,271,322	1,600,322
250	2,875,365	2,875,365	775,365	- 1,515,635	1,196,365	1,525,365
280	2,800,408	2,800,408	700,408	- 1,590,592	1,121,408	1,450,408



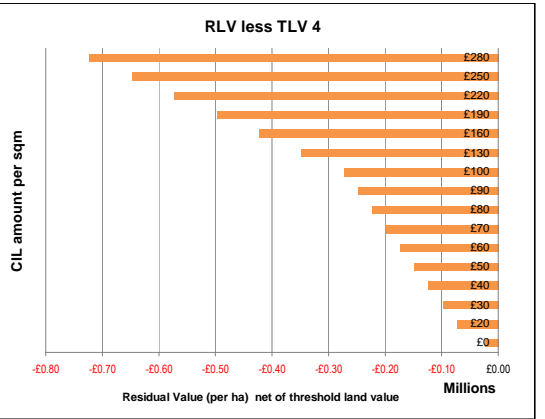
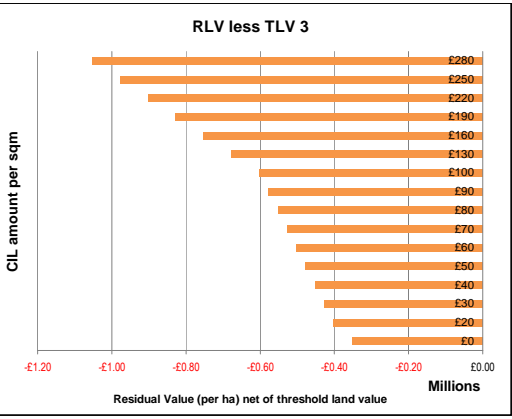
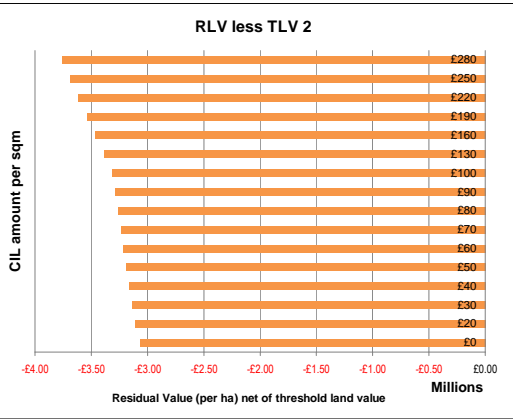
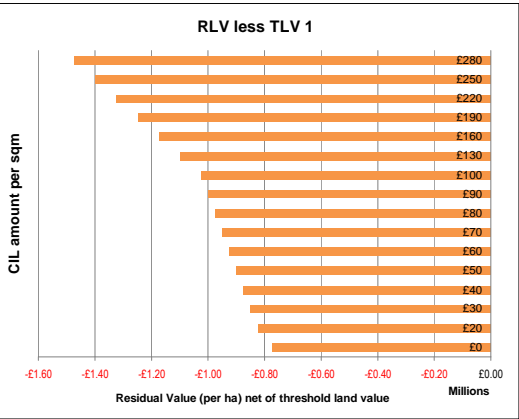
Site type 4 Description: **Area 2   £3496 psm Inner East** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,453,823	2,453,823	353,823	- 1,937,177	774,823	1,103,823
20	2,403,851	2,403,851	303,851	- 1,987,149	724,851	1,053,851
30	2,378,866	2,378,866	278,866	- 2,012,134	699,866	1,028,866
40	2,353,880	2,353,880	253,880	- 2,037,120	674,880	1,003,880
50	2,328,894	2,328,894	228,894	- 2,062,106	649,894	978,894
60	2,303,909	2,303,909	203,909	- 2,087,091	624,909	953,909
70	2,278,923	2,278,923	178,923	- 2,112,077	599,923	928,923
80	2,253,937	2,253,937	153,937	- 2,137,063	574,937	903,937
90	2,228,952	2,228,952	128,952	- 2,162,048	549,952	878,952
100	2,203,966	2,203,966	103,966	- 2,187,034	524,966	853,966
130	2,129,009	2,129,009	29,009	- 2,261,991	450,009	779,009
160	2,054,052	2,054,052	- 45,948	- 2,336,948	375,052	704,052
190	1,979,095	1,979,095	- 120,905	- 2,411,905	300,095	629,095
220	1,904,138	1,904,138	- 195,862	- 2,486,862	225,138	554,138
250	1,829,181	1,829,181	- 270,819	- 2,561,819	150,181	479,181
280	1,754,224	1,754,224	- 345,776	- 2,636,776	75,224	404,224

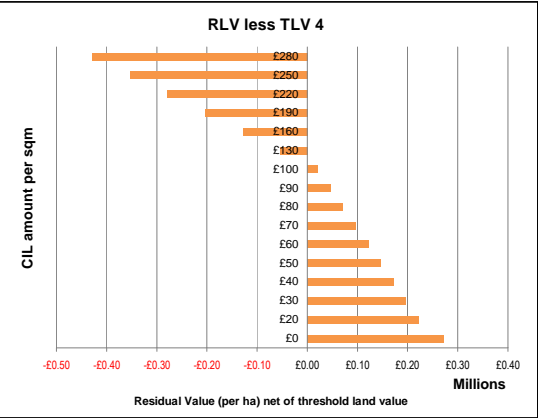
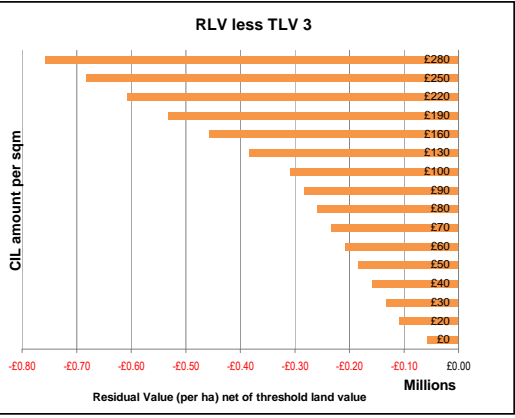
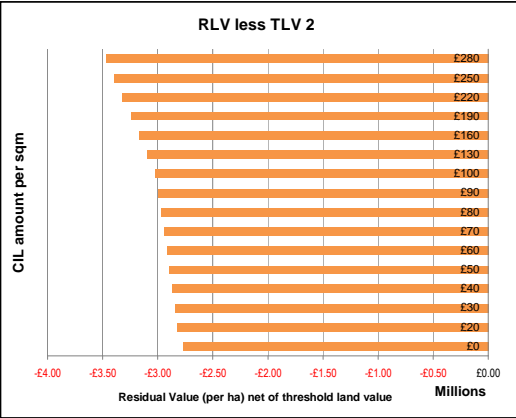
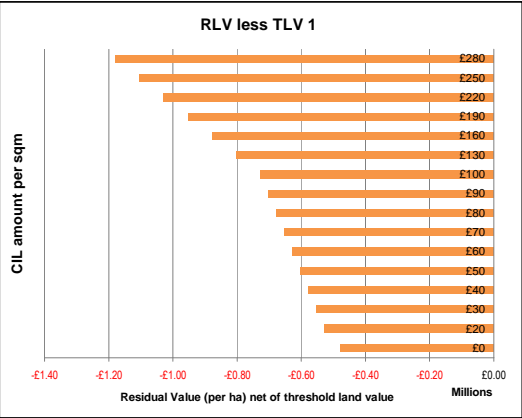


Site type 4 Description: **Area 3   £2960 psm South** Site area: 1.00 ha

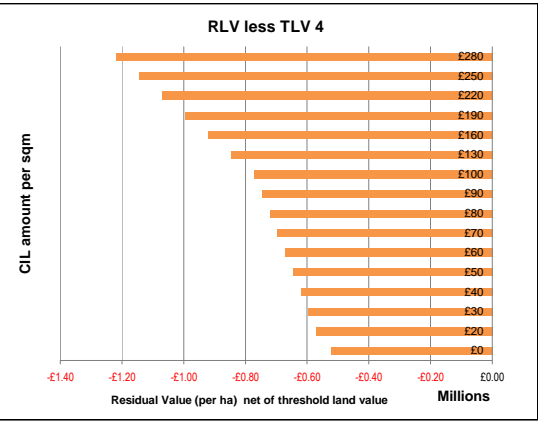
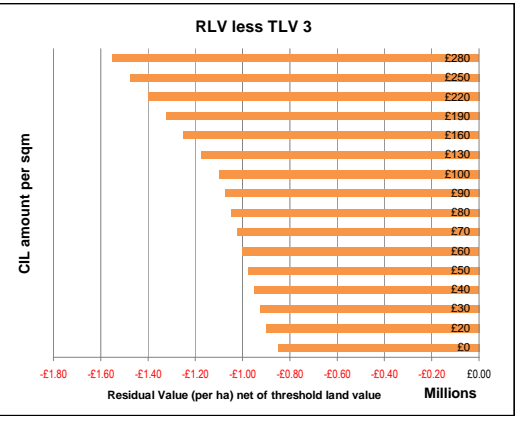
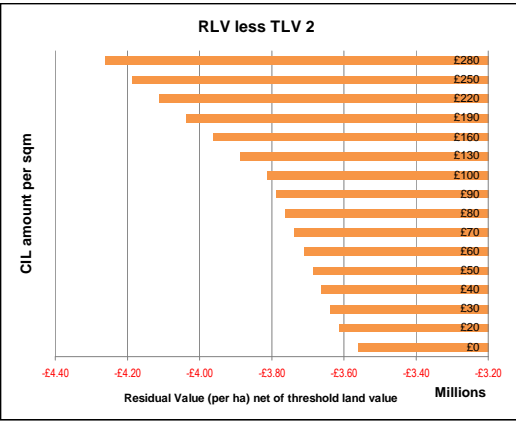
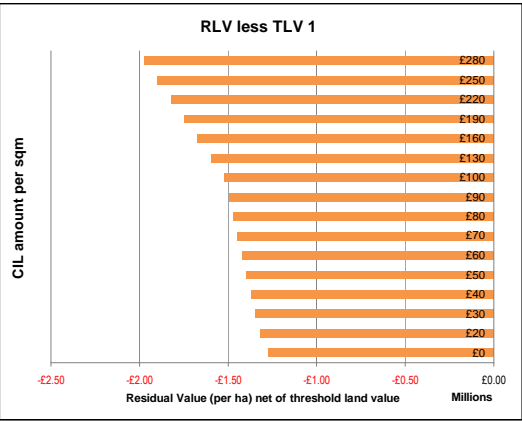
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,326,761	1,326,761	- 773,239	- 3,064,239	- 352,239	- 23,239
20	1,276,789	1,276,789	- 823,211	- 3,114,211	- 402,211	- 73,211
30	1,251,804	1,251,804	- 848,196	- 3,139,196	- 427,196	- 98,196
40	1,226,818	1,226,818	- 873,182	- 3,164,182	- 452,182	- 123,182
50	1,201,832	1,201,832	- 898,168	- 3,189,168	- 477,168	- 148,168
60	1,176,847	1,176,847	- 923,153	- 3,214,153	- 502,153	- 173,153
70	1,151,861	1,151,861	- 948,139	- 3,239,139	- 527,139	- 198,139
80	1,126,875	1,126,875	- 973,125	- 3,264,125	- 552,125	- 223,125
90	1,101,890	1,101,890	- 998,110	- 3,289,110	- 577,110	- 248,110
100	1,076,904	1,076,904	- 1,023,096	- 3,314,096	- 602,096	- 273,096
130	1,001,947	1,001,947	- 1,098,053	- 3,389,053	- 677,053	- 348,053
160	926,990	926,990	- 1,173,010	- 3,464,010	- 752,010	- 423,010
190	852,033	852,033	- 1,247,967	- 3,538,967	- 826,967	- 497,967
220	777,076	777,076	- 1,322,924	- 3,613,924	- 901,924	- 572,924
250	702,119	702,119	- 1,397,881	- 3,688,881	- 976,881	- 647,881
280	627,162	627,162	- 1,472,838	- 3,763,838	- 1,051,838	- 722,838



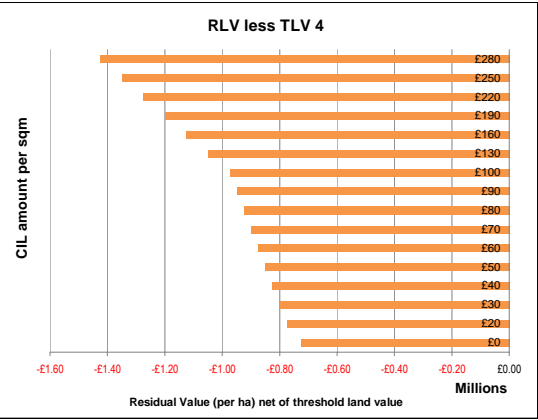
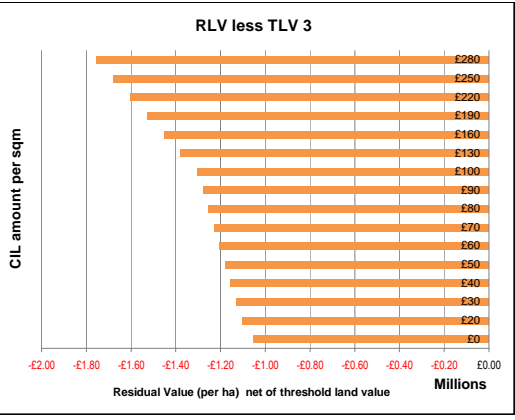
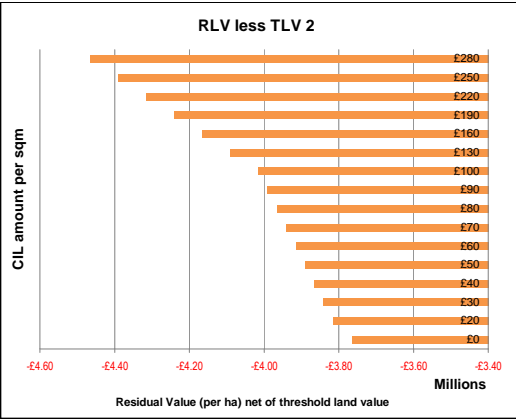
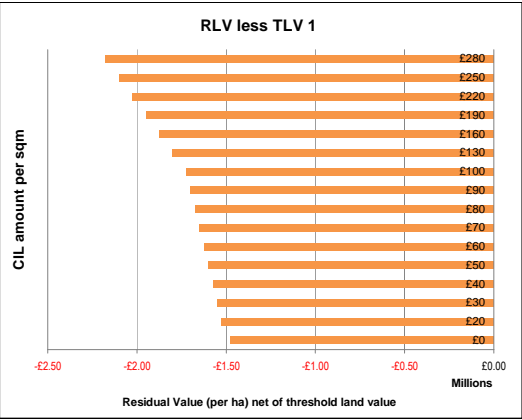
Site type 4	Description:	Area 4 £3100 psm North West				Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	1,621,055	1,621,055	- 478,945	- 2,769,945	- 57,945	271,055	
20	1,571,083	1,571,083	- 528,917	- 2,819,917	- 107,917	221,083	
30	1,546,098	1,546,098	- 553,902	- 2,844,902	- 132,902	196,098	
40	1,521,112	1,521,112	- 578,888	- 2,869,888	- 157,888	171,112	
50	1,496,126	1,496,126	- 603,874	- 2,894,874	- 182,874	146,126	
60	1,471,141	1,471,141	- 628,859	- 2,919,859	- 207,859	121,141	
70	1,446,155	1,446,155	- 653,845	- 2,944,845	- 232,845	96,155	
80	1,421,169	1,421,169	- 678,831	- 2,969,831	- 257,831	71,169	
90	1,396,184	1,396,184	- 703,816	- 2,994,816	- 282,816	46,184	
100	1,371,198	1,371,198	- 728,802	- 3,019,802	- 307,802	21,198	
130	1,296,241	1,296,241	- 803,759	- 3,094,759	- 382,759	- 53,759	
160	1,221,284	1,221,284	- 878,716	- 3,169,716	- 457,716	- 128,716	
190	1,146,327	1,146,327	- 953,673	- 3,244,673	- 532,673	- 203,673	
220	1,071,370	1,071,370	- 1,028,630	- 3,319,630	- 607,630	- 278,630	
250	996,413	996,413	- 1,103,587	- 3,394,587	- 682,587	- 353,587	
280	921,456	921,456	- 1,178,544	- 3,469,544	- 757,544	- 428,544	



Site type 4	Description:	Area 5 £2723 psm North				Site area:	1.00 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	828,725	828,725	- 1,271,275	- 3,562,275	- 850,275	- 521,275	
20	778,754	778,754	- 1,321,246	- 3,612,246	- 900,246	- 571,246	
30	753,768	753,768	- 1,346,232	- 3,637,232	- 925,232	- 596,232	
40	728,783	728,783	- 1,371,217	- 3,662,217	- 950,217	- 621,217	
50	703,797	703,797	- 1,396,203	- 3,687,203	- 975,203	- 646,203	
60	678,811	678,811	- 1,421,189	- 3,712,189	- 1,000,189	- 671,189	
70	653,826	653,826	- 1,446,174	- 3,737,174	- 1,025,174	- 696,174	
80	628,840	628,840	- 1,471,160	- 3,762,160	- 1,050,160	- 721,160	
90	603,854	603,854	- 1,496,146	- 3,787,146	- 1,075,146	- 746,146	
100	578,869	578,869	- 1,521,131	- 3,812,131	- 1,100,131	- 771,131	
130	503,912	503,912	- 1,596,088	- 3,887,088	- 1,175,088	- 846,088	
160	428,955	428,955	- 1,671,045	- 3,962,045	- 1,250,045	- 921,045	
190	353,998	353,998	- 1,746,002	- 4,037,002	- 1,325,002	- 996,002	
220	279,041	279,041	- 1,820,959	- 4,111,959	- 1,399,959	- 1,070,959	
250	204,084	204,084	- 1,895,916	- 4,186,916	- 1,474,916	- 1,145,916	
280	129,127	129,127	- 1,970,873	- 4,261,873	- 1,549,873	- 1,220,873	



Site type 4	Description:	Area 6 £2626 psm East				Site area:	1.00 ha	
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	624,983	624,983	- 1,475,017	- 3,766,017	- 1,054,017	- 725,017		
20	575,012	575,012	- 1,524,988	- 3,815,988	- 1,103,988	- 774,988		
30	550,026	550,026	- 1,549,974	- 3,840,974	- 1,128,974	- 799,974		
40	525,041	525,041	- 1,574,959	- 3,865,959	- 1,153,959	- 824,959		
50	500,055	500,055	- 1,599,945	- 3,890,945	- 1,178,945	- 849,945		
60	475,069	475,069	- 1,624,931	- 3,915,931	- 1,203,931	- 874,931		
70	450,084	450,084	- 1,649,916	- 3,940,916	- 1,228,916	- 899,916		
80	425,098	425,098	- 1,674,902	- 3,965,902	- 1,253,902	- 924,902		
90	400,112	400,112	- 1,699,888	- 3,990,888	- 1,278,888	- 949,888		
100	375,127	375,127	- 1,724,873	- 4,015,873	- 1,303,873	- 974,873		
130	300,170	300,170	- 1,799,830	- 4,090,830	- 1,378,830	- 1,049,830		
160	225,213	225,213	- 1,874,787	- 4,165,787	- 1,453,787	- 1,124,787		
190	150,256	150,256	- 1,949,744	- 4,240,744	- 1,528,744	- 1,199,744		
220	75,299	75,299	- 2,024,701	- 4,315,701	- 1,603,701	- 1,274,701		
250	342	342	- 2,099,658	- 4,390,658	- 1,678,658	- 1,349,658		
280	-74,615	74,615	- 2,174,615	- 4,465,615	- 1,753,615	- 1,424,615		



CIL Viability Bristol City Council

SITE TYPE 5  
50 UNITS  
FLATS  
120 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

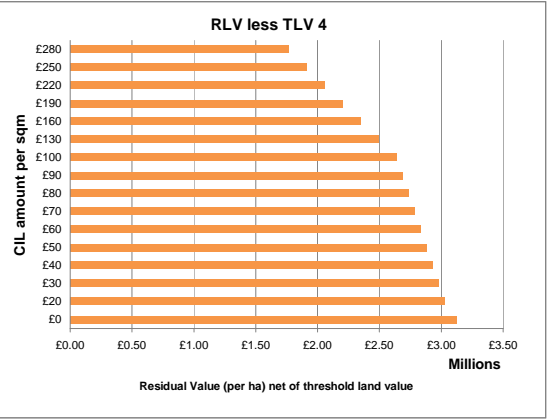
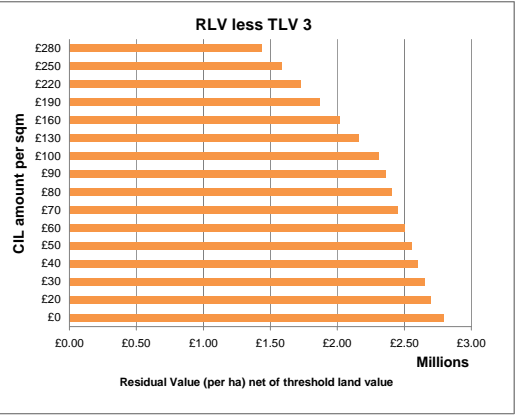
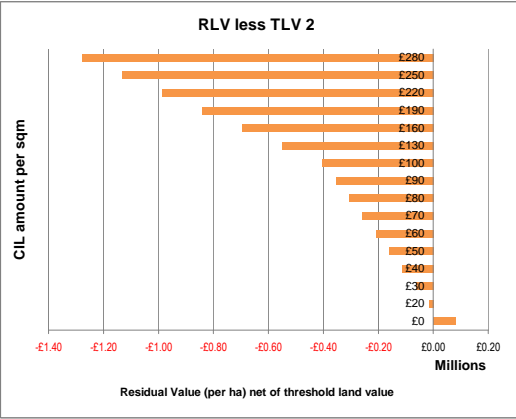
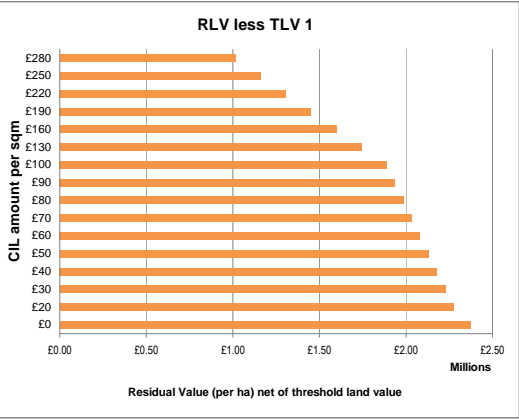
NB includes infrastructure @ £0.35m per ha

CSH level:	3
Aff Hsg:	30%

0%	Sales value inflation
0%	Build cost inflation

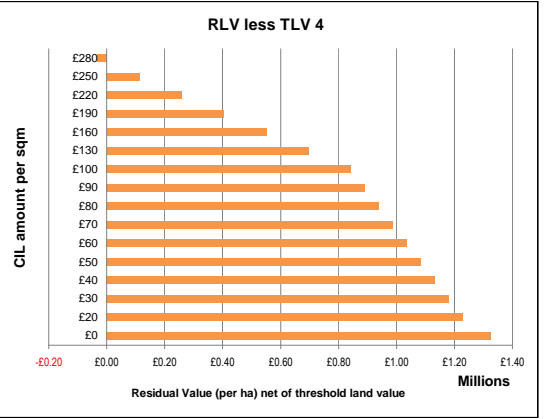
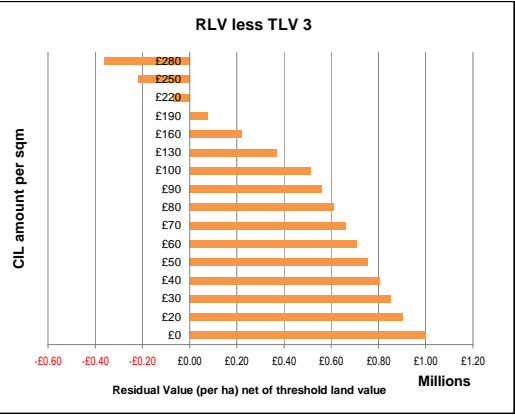
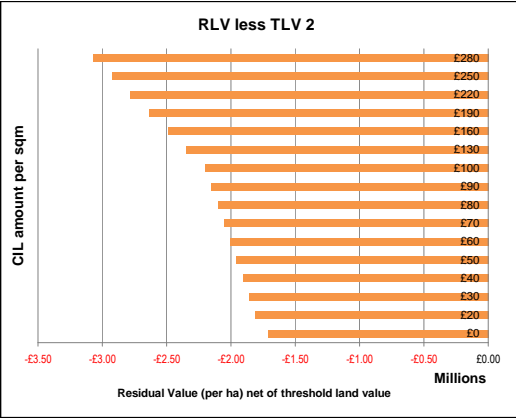
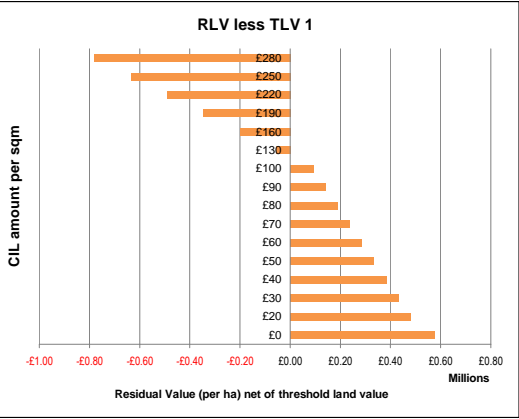
Site type 5 Description: Area 1 £3993 psm Inner West Site area: 0.42 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,863,445	4,472,268	2,372,268	81,268	2,793,268	3,122,268
20	1,823,011	4,375,227	2,275,227	15,773	2,696,227	3,025,227
30	1,802,794	4,326,706	2,226,706	64,294	2,647,706	2,976,706
40	1,782,577	4,278,186	2,178,186	112,814	2,599,186	2,928,186
50	1,762,361	4,229,665	2,129,665	161,335	2,550,665	2,879,665
60	1,742,144	4,181,145	2,081,145	209,855	2,502,145	2,831,145
70	1,721,927	4,132,624	2,032,624	258,376	2,453,624	2,782,624
80	1,701,710	4,084,104	1,984,104	306,896	2,405,104	2,734,104
90	1,681,493	4,035,583	1,935,583	355,417	2,356,583	2,685,583
100	1,661,276	3,987,063	1,887,063	403,937	2,308,063	2,637,063
130	1,600,625	3,841,501	1,741,501	549,499	2,162,501	2,491,501
160	1,539,975	3,695,939	1,595,939	695,061	2,016,939	2,345,939
190	1,479,324	3,550,378	1,450,378	840,622	1,871,378	2,200,378
220	1,418,673	3,404,816	1,304,816	986,184	1,725,816	2,054,816
250	1,358,023	3,259,254	1,159,254	1,131,746	1,580,254	1,909,254
280	1,297,372	3,113,693	1,013,693	1,277,307	1,434,693	1,763,693



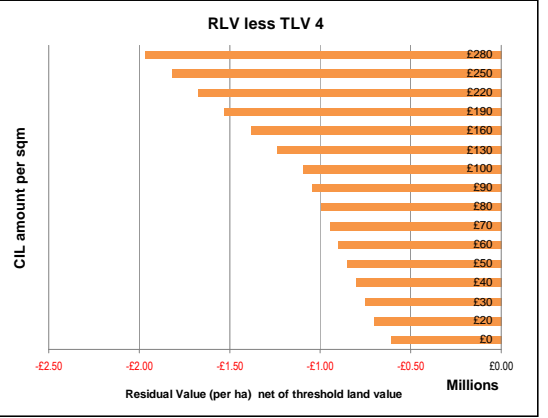
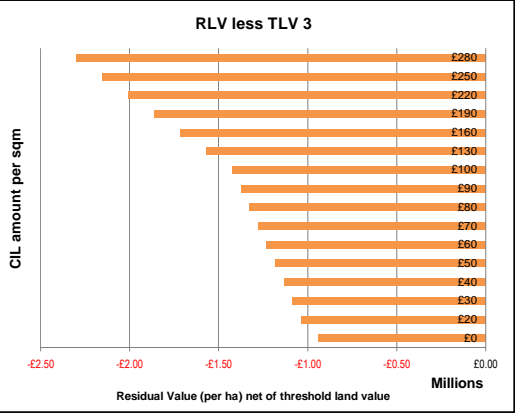
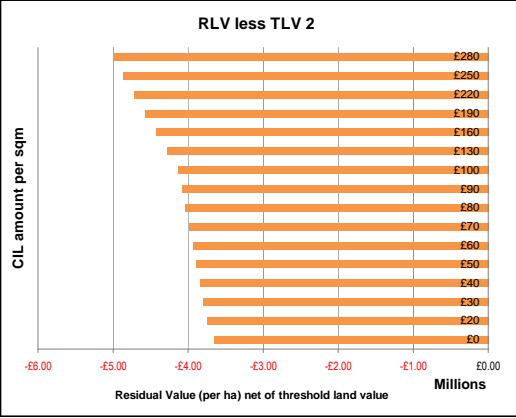
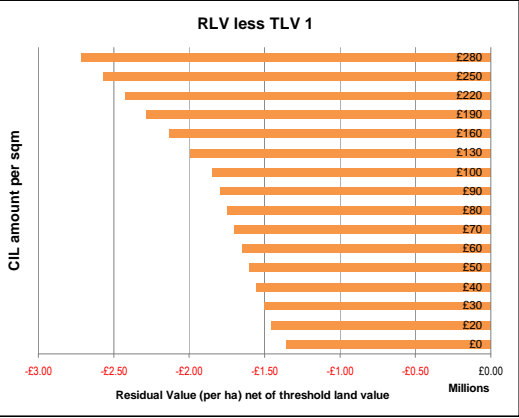
Site type 5 Description: Area 2 £3496 psm Inner East Site area: 0.42 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,115,134	2,676,322	576,322	1,714,678	997,322	1,326,322
20	1,074,700	2,579,281	479,281	1,811,719	900,281	1,229,281
30	1,054,484	2,530,761	430,761	1,860,239	851,761	1,180,761
40	1,034,267	2,482,240	382,240	1,908,760	803,240	1,132,240
50	1,014,050	2,433,719	333,719	1,957,281	754,719	1,083,719
60	993,833	2,385,199	285,199	2,005,801	706,199	1,035,199
70	973,616	2,336,678	236,678	2,054,322	657,678	986,678
80	953,399	2,288,158	188,158	2,102,842	609,158	938,158
90	933,182	2,239,637	139,637	2,151,363	560,637	889,637
100	912,965	2,191,117	91,117	2,199,883	512,117	841,117
130	852,315	2,045,555	54,445	2,345,445	366,555	695,555
160	791,664	1,899,993	200,007	2,491,007	220,993	549,993
190	731,013	1,754,432	345,568	2,636,568	75,432	404,432
220	670,363	1,608,870	491,130	2,782,130	70,130	258,870
250	609,712	1,463,308	636,692	2,927,692	215,692	113,308
280	549,061	1,317,747	782,253	3,073,253	361,253	32,253

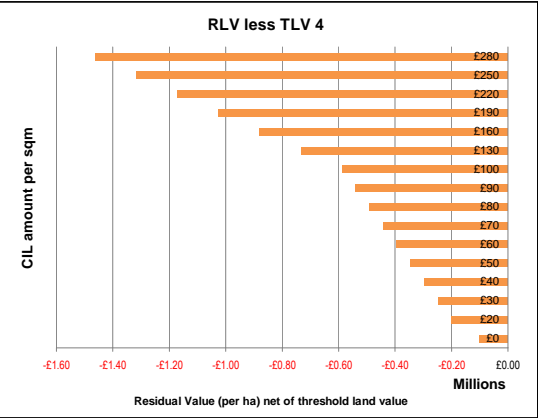
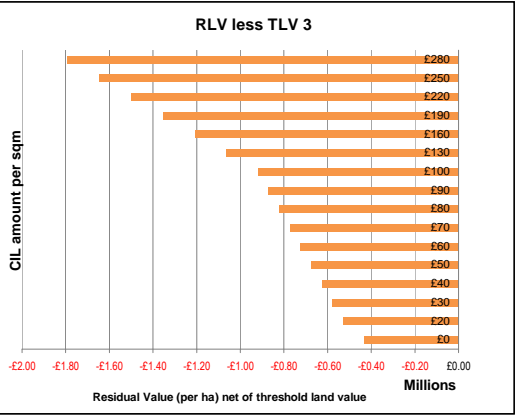
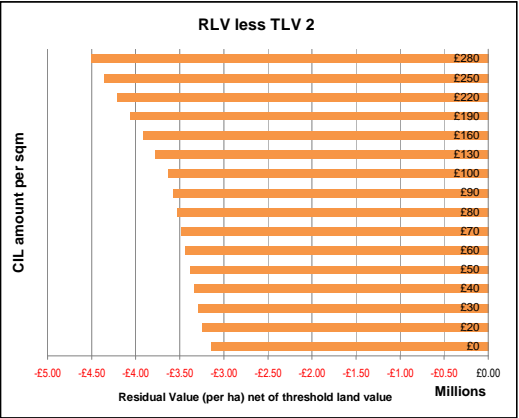
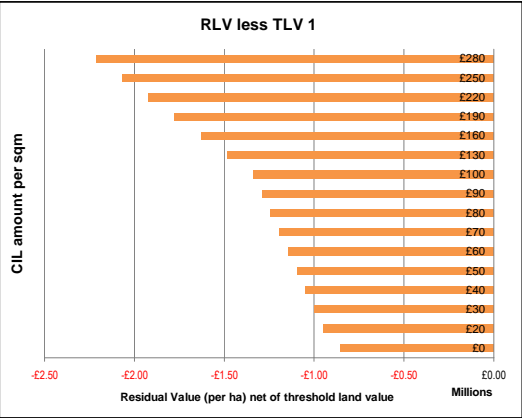


Site type 5 Description: Area 3 £2960 psm South Site area: 0.42 ha

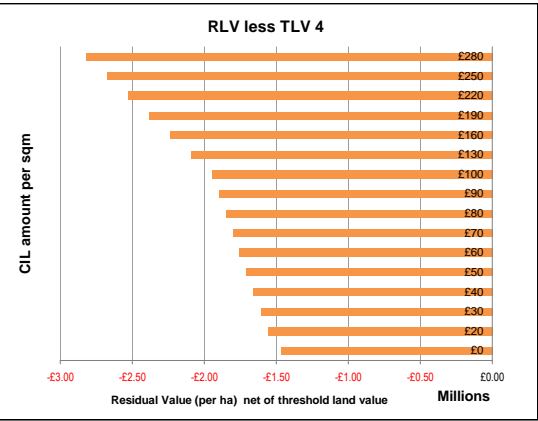
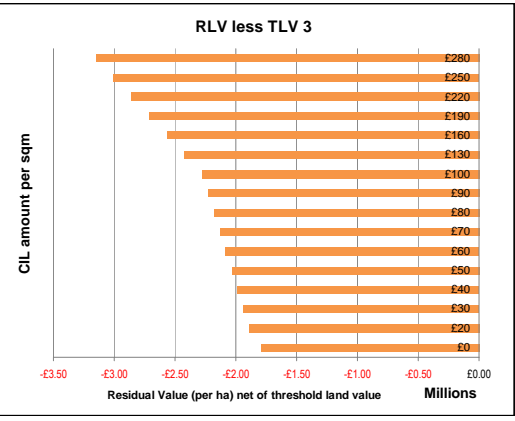
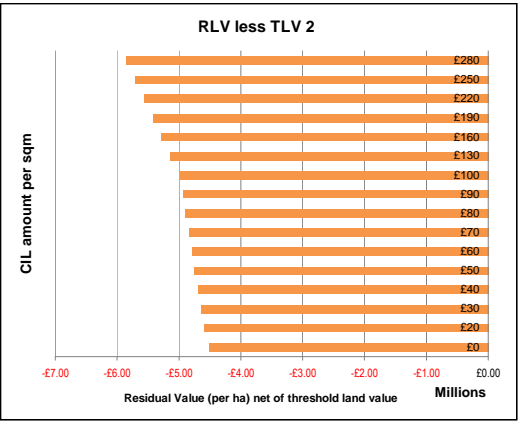
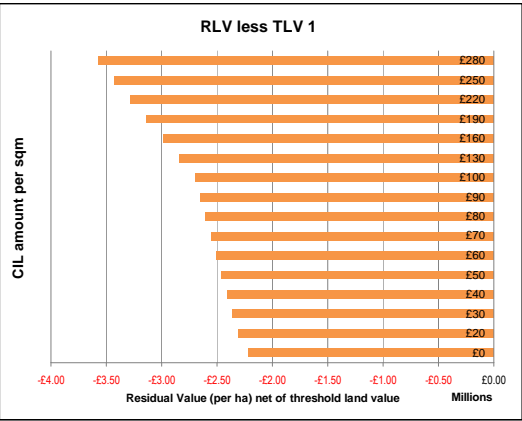
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	308,974	741,537	1,358,463	3,649,463	937,463	608,463
20	268,540	644,496	1,455,504	3,746,504	1,034,504	705,504
30	248,323	595,975	1,504,025	3,795,025	1,083,025	754,025
40	228,106	547,454	1,552,546	3,843,546	1,131,546	802,546
50	207,889	498,934	1,601,066	3,892,066	1,180,066	851,066
60	187,672	450,413	1,649,587	3,940,587	1,228,587	899,587
70	167,455	401,893	1,698,107	3,989,107	1,277,107	948,107
80	147,238	353,372	1,746,628	4,037,628	1,325,628	996,628
90	127,022	304,852	1,795,148	4,086,148	1,374,148	1,045,148
100	106,805	256,331	1,843,669	4,134,669	1,422,669	1,093,669
130	46,154	110,770	1,989,230	4,280,230	1,568,230	1,239,230
160	14,497	34,792	2,134,792	4,425,792	1,713,792	1,384,792
190	75,147	180,354	2,280,354	4,571,354	1,859,354	1,530,354
220	135,798	325,915	2,425,915	4,716,915	2,004,915	1,675,915
250	196,449	471,477	2,571,477	4,862,477	2,150,477	1,821,477
280	257,099	617,039	2,717,039	5,008,039	2,296,039	1,967,039



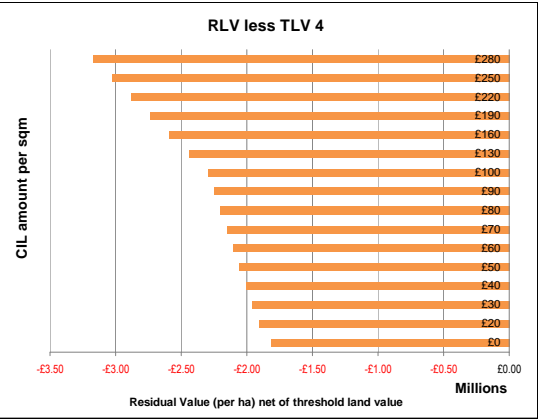
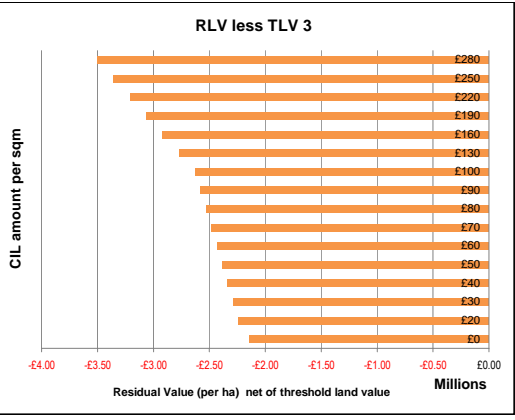
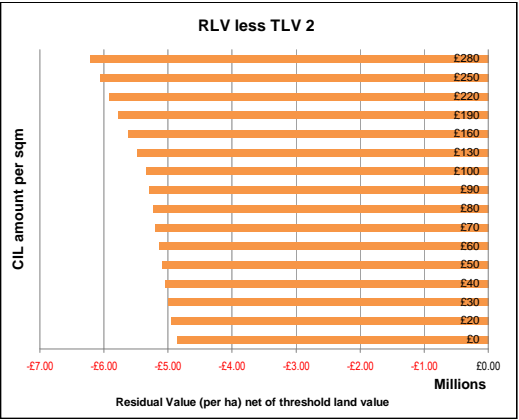
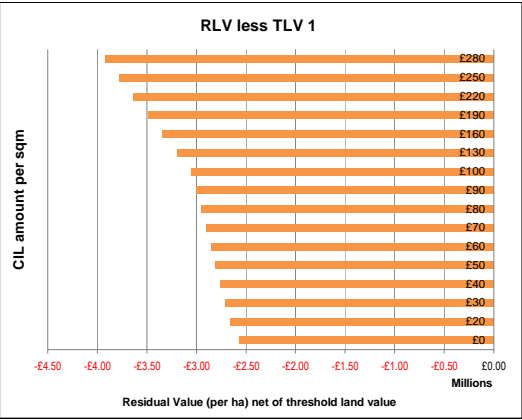
Site type	S	Description:	Area 4	£3100 psm North West	Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	519,475	1,246,740	- 853,260	- 3,144,260	- 432,260	- 103,260
20	479,041	1,149,699	- 950,301	- 3,241,301	- 529,301	- 200,301
30	458,824	1,101,178	- 998,822	- 3,289,822	- 577,822	- 248,822
40	438,607	1,052,658	- 1,047,342	- 3,338,342	- 626,342	- 297,342
50	418,390	1,004,137	- 1,095,863	- 3,386,863	- 674,863	- 345,863
60	398,174	955,617	- 1,144,383	- 3,435,383	- 723,383	- 394,383
70	377,957	907,096	- 1,192,904	- 3,483,904	- 771,904	- 442,904
80	357,740	858,576	- 1,241,424	- 3,532,424	- 820,424	- 491,424
90	337,523	810,055	- 1,289,945	- 3,580,945	- 868,945	- 539,945
100	317,306	761,534	- 1,338,466	- 3,629,466	- 917,466	- 588,466
130	256,655	615,973	- 1,484,027	- 3,775,027	- 1,063,027	- 734,027
160	196,005	470,411	- 1,629,589	- 3,920,589	- 1,208,589	- 879,589
190	135,354	324,849	- 1,775,151	- 4,066,151	- 1,354,151	- 1,025,151
220	74,703	179,288	- 1,920,712	- 4,211,712	- 1,499,712	- 1,170,712
250	14,053	33,726	- 2,066,274	- 4,357,274	- 1,645,274	- 1,316,274
280	- 46,598	- 111,835	- 2,211,835	- 4,502,835	- 1,790,835	- 1,461,835



Site type	S	Description:	Area 5	£2723 psm North	Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	-47,259	- 113,423	- 2,213,423	- 4,504,423	- 1,792,423	- 1,463,423
20	-87,693	- 210,464	- 2,310,464	- 4,601,464	- 1,889,464	- 1,560,464
30	-107,910	- 258,984	- 2,358,984	- 4,649,984	- 1,937,984	- 1,608,984
40	-128,127	- 307,505	- 2,407,505	- 4,698,505	- 1,986,505	- 1,657,505
50	-148,344	- 356,025	- 2,456,025	- 4,747,025	- 2,035,025	- 1,706,025
60	-168,561	- 404,546	- 2,504,546	- 4,795,546	- 2,083,546	- 1,754,546
70	-188,778	- 453,066	- 2,553,066	- 4,844,066	- 2,132,066	- 1,803,066
80	-208,995	- 501,587	- 2,601,587	- 4,892,587	- 2,180,587	- 1,851,587
90	-229,211	- 550,108	- 2,650,108	- 4,941,108	- 2,229,108	- 1,900,108
100	-249,428	- 598,628	- 2,698,628	- 4,989,628	- 2,277,628	- 1,948,628
130	-310,079	- 744,190	- 2,844,190	- 5,135,190	- 2,423,190	- 2,094,190
160	-370,730	- 889,751	- 2,989,751	- 5,280,751	- 2,568,751	- 2,239,751
190	-431,380	- 1,035,313	- 3,135,313	- 5,426,313	- 2,714,313	- 2,385,313
220	-492,031	- 1,180,875	- 3,280,875	- 5,571,875	- 2,859,875	- 2,530,875
250	-552,682	- 1,326,436	- 3,426,436	- 5,717,436	- 3,005,436	- 2,676,436
280	-613,332	- 1,471,998	- 3,571,998	- 5,862,998	- 3,150,998	- 2,821,998



Site type	S	Description:	Area 6	£2626 psm East	Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	-192,991	- 463,179	- 2,563,179	- 4,854,179	- 2,142,179	- 1,813,179
20	-233,425	- 560,220	- 2,660,220	- 4,951,220	- 2,239,220	- 1,910,220
30	-253,642	- 608,740	- 2,708,740	- 4,999,740	- 2,287,740	- 1,958,740
40	-273,859	- 657,261	- 2,757,261	- 5,048,261	- 2,336,261	- 2,007,261
50	-294,076	- 705,781	- 2,805,781	- 5,096,781	- 2,384,781	- 2,055,781
60	-314,292	- 754,302	- 2,854,302	- 5,145,302	- 2,433,302	- 2,104,302
70	-334,509	- 802,823	- 2,902,823	- 5,193,823	- 2,481,823	- 2,152,823
80	-354,726	- 851,343	- 2,951,343	- 5,242,343	- 2,530,343	- 2,201,343
90	-374,943	- 899,864	- 2,999,864	- 5,290,864	- 2,578,864	- 2,249,864
100	-395,160	- 948,384	- 3,048,384	- 5,339,384	- 2,627,384	- 2,298,384
130	-455,811	- 1,093,946	- 3,193,946	- 5,484,946	- 2,772,946	- 2,443,946
160	-516,461	- 1,239,507	- 3,339,507	- 5,630,507	- 2,918,507	- 2,589,507
190	-577,112	- 1,385,069	- 3,485,069	- 5,776,069	- 3,064,069	- 2,735,069
220	-637,763	- 1,530,631	- 3,630,631	- 5,921,631	- 3,209,631	- 2,880,631
250	-698,413	- 1,676,192	- 3,776,192	- 6,067,192	- 3,355,192	- 3,026,192
280	-759,064	- 1,821,754	- 3,921,754	- 6,212,754	- 3,500,754	- 3,171,754





CIL Viability Bristol City Council

SITE TYPE 5  
50 UNITS  
FLATS  
120 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

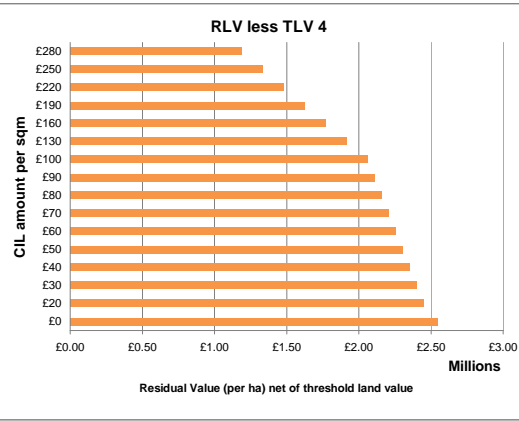
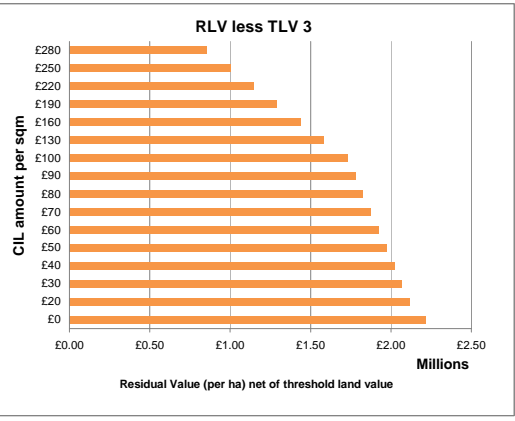
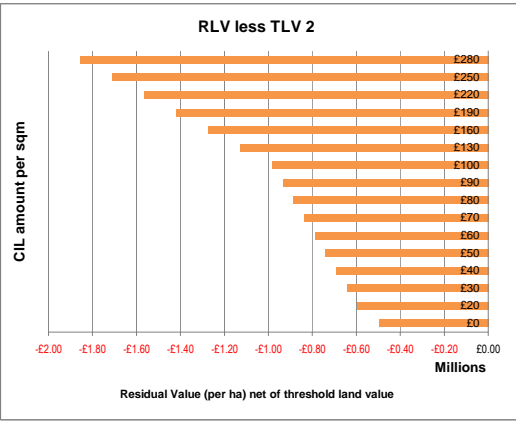
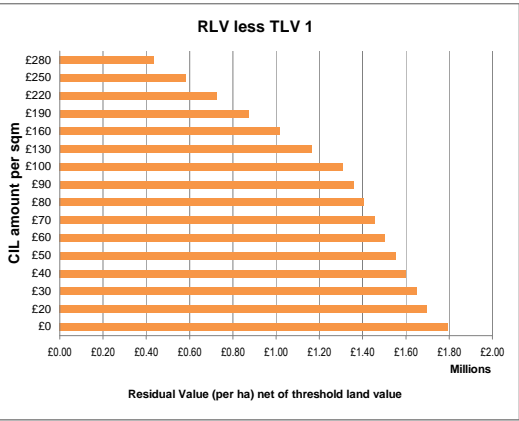
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	30%

0%	Sales value inflation
0%	Build cost inflation

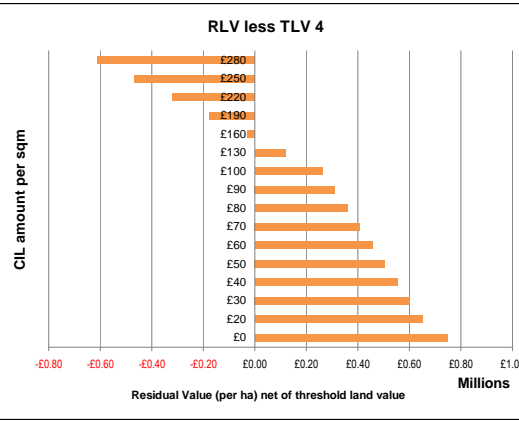
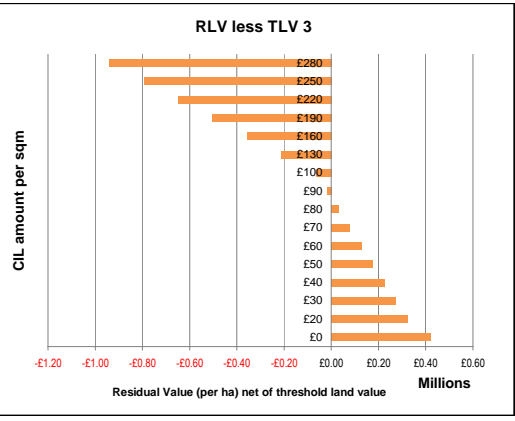
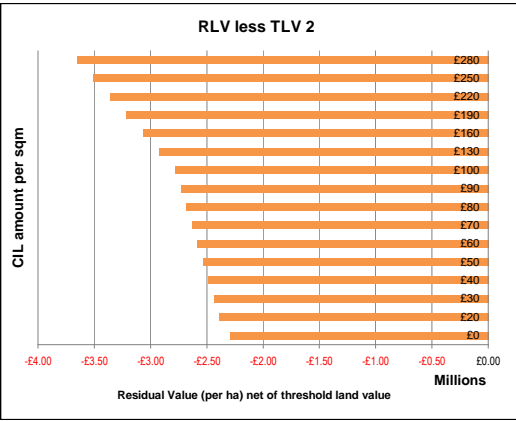
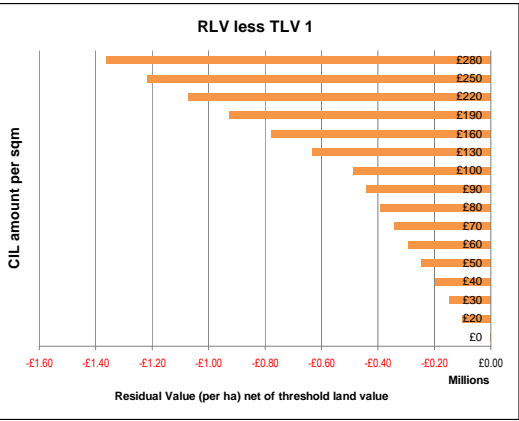
Site type 5	Description: Area 1 £3993 psm Inner West	Site area: 0.42 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,622,032	3,892,877	1,792,877	-	498,123	2,213,877
20	1,581,598	3,795,836	1,695,836	-	595,164	2,445,836
30	1,561,381	3,747,315	1,647,315	-	643,685	2,068,315
40	1,541,165	3,698,795	1,598,795	-	692,205	2,348,795
50	1,520,948	3,650,274	1,550,274	-	740,726	2,300,274
60	1,500,731	3,601,754	1,501,754	-	789,246	2,251,754
70	1,480,514	3,553,233	1,453,233	-	837,767	2,203,233
80	1,460,297	3,504,713	1,404,713	-	886,287	2,154,713
90	1,440,080	3,456,192	1,356,192	-	934,808	2,106,192
100	1,419,863	3,407,672	1,307,672	-	983,328	2,057,672
130	1,359,212	3,262,110	1,162,110	-	1,128,890	1,912,110
160	1,298,562	3,116,548	1,016,548	-	1,274,452	1,766,548
190	1,237,911	2,970,987	870,987	-	1,420,013	1,620,987
220	1,177,260	2,825,425	725,425	-	1,565,575	1,475,425
250	1,116,610	2,679,863	579,863	-	1,711,137	1,329,863
280	1,055,959	2,534,302	434,302	-	1,856,698	1,184,302



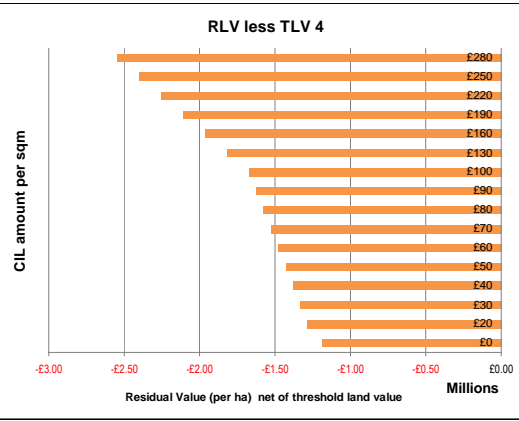
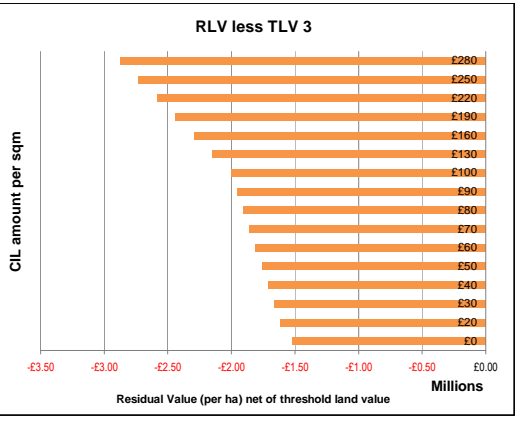
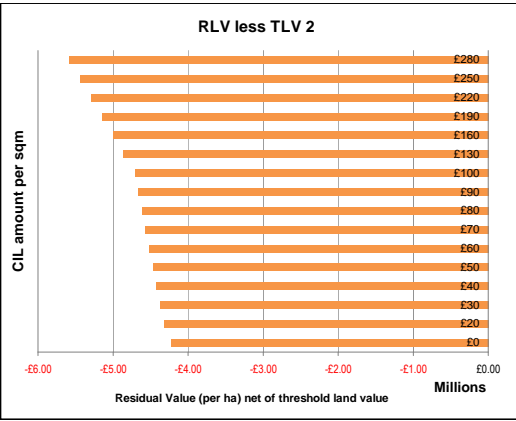
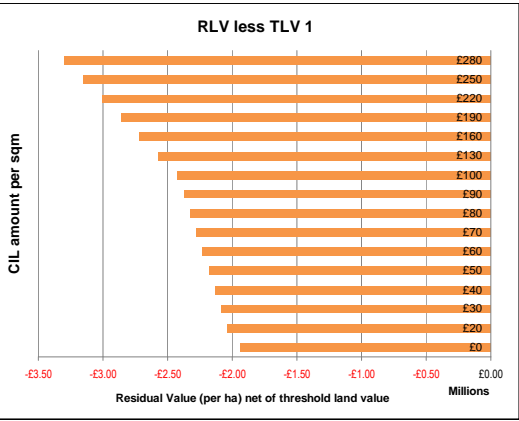
Site type 5	Description: Area 2 £3496 psm Inner East	Site area: 0.42 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	873,721	2,096,931	-	3,069	2,294,069	417,931
20	833,287	1,999,890	-	100,110	2,391,110	320,890
30	813,071	1,951,369	-	148,631	2,439,631	272,369
40	792,854	1,902,849	-	197,151	2,488,151	223,849
50	772,637	1,854,328	-	245,672	2,536,672	175,328
60	752,420	1,805,808	-	294,192	2,585,192	126,808
70	732,203	1,757,287	-	342,713	2,633,713	78,287
80	711,986	1,708,767	-	391,233	2,682,233	29,767
90	691,769	1,660,246	-	439,754	2,730,754	-
100	671,552	1,611,726	-	488,274	2,779,274	-
130	610,902	1,466,164	-	633,836	2,924,836	-
160	550,251	1,320,602	-	779,398	3,070,398	-
190	489,600	1,175,041	-	924,959	3,215,959	-
220	428,950	1,029,479	-	1,070,521	3,361,521	-
250	368,299	883,917	-	1,216,083	3,507,083	-
280	307,648	738,356	-	1,361,644	3,652,644	-

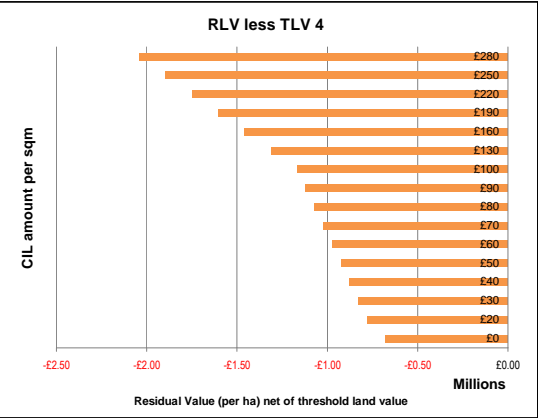
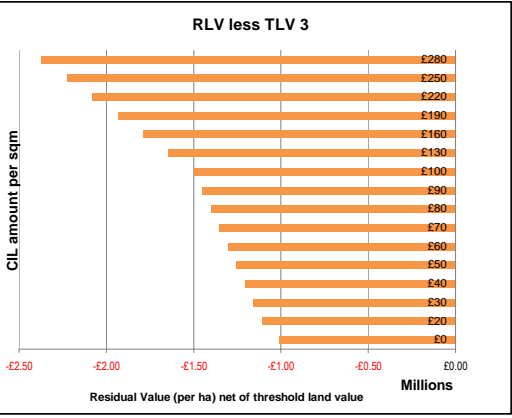
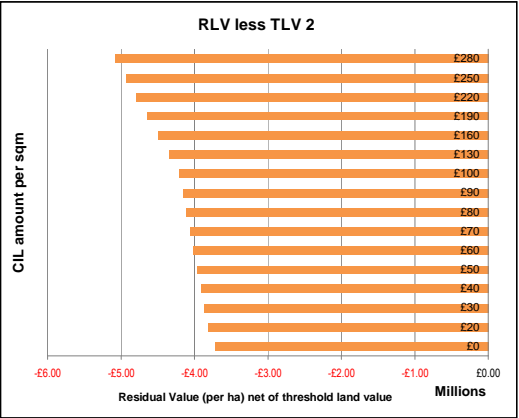
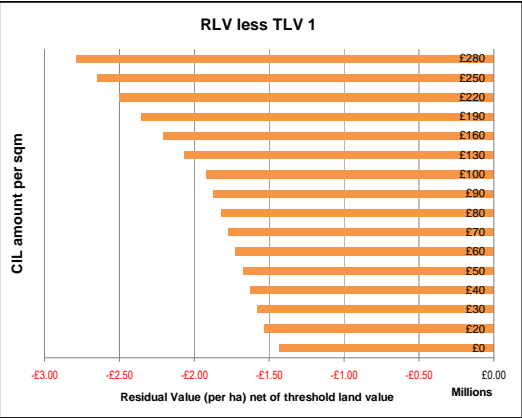


Site type 5	Description: Area 3 £2960 psm South	Site area: 0.42 ha
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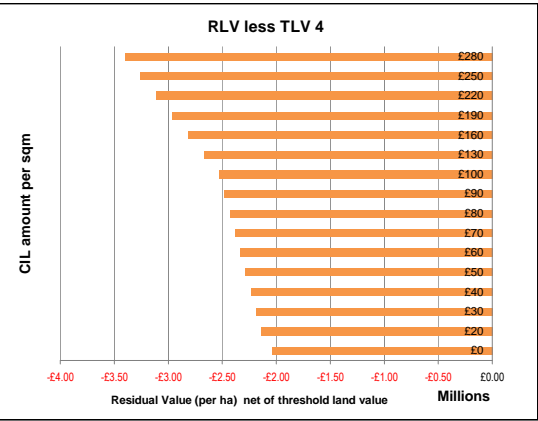
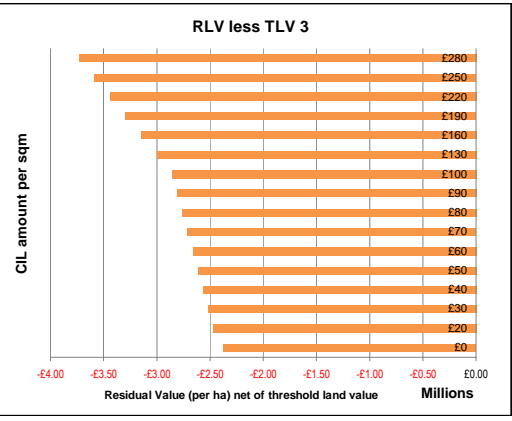
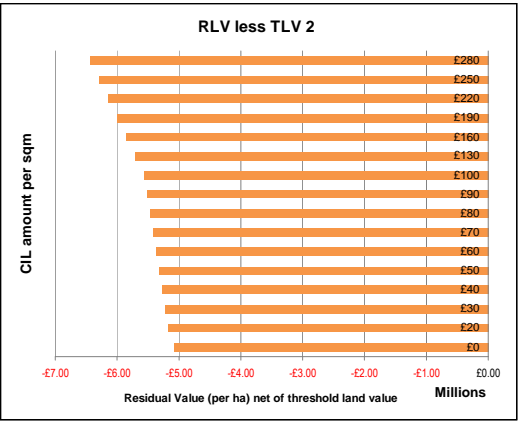
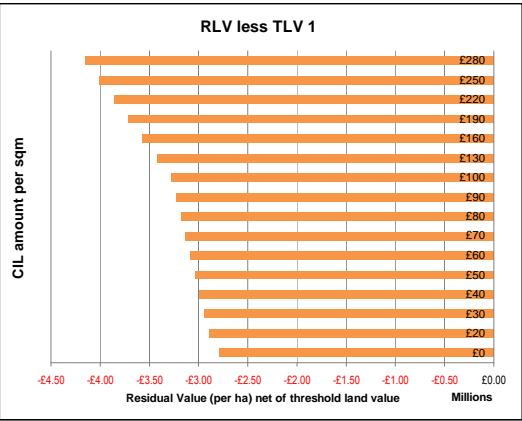
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	67,561	162,146	-	1,937,854	-	1,516,854
20	27,127	65,104	-	2,034,896	-	1,613,896
30	6,910	16,584	-	2,083,416	-	1,662,416
40	13,307	31,937	-	2,131,937	-	1,710,937
50	33,524	80,457	-	2,180,457	-	1,759,457
60	53,741	128,978	-	2,228,978	-	1,807,978
70	73,958	177,498	-	2,277,498	-	1,856,498
80	94,174	226,019	-	2,326,019	-	1,905,019
90	114,391	274,539	-	2,374,539	-	1,953,539
100	134,608	323,060	-	2,423,060	-	2,002,060
130	195,259	468,622	-	2,568,622	-	2,147,622
160	255,910	614,183	-	2,714,183	-	2,293,183
190	316,560	759,745	-	2,859,745	-	2,438,745
220	377,211	905,306	-	3,005,306	-	2,584,306
250	437,862	1,050,868	-	3,150,868	-	2,729,868
280	498,512	1,196,430	-	3,296,430	-	2,875,430



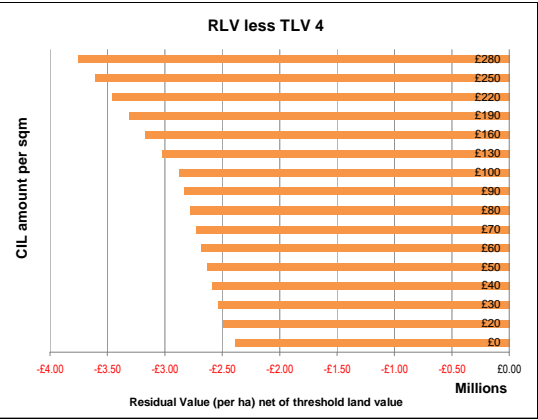
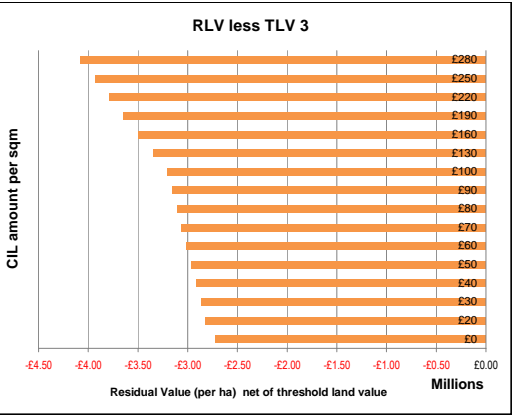
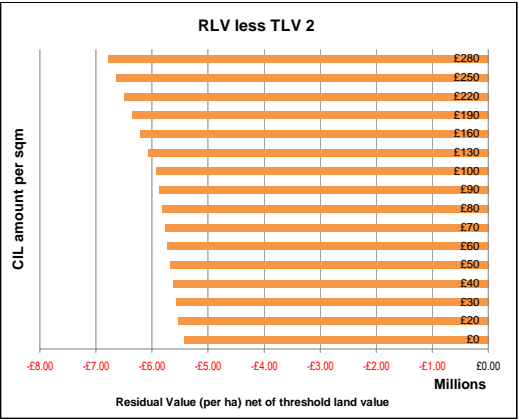
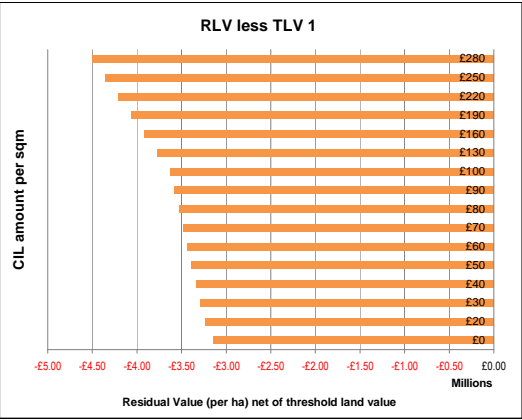
Site type	S	Description:	Area 4	£3100 psm North West	Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	278,062	667,349	- 1,432,651	- 3,723,651	- 1,011,651	- 682,651
20	237,628	570,308	- 1,529,692	- 3,820,692	- 1,108,692	- 779,692
30	217,411	521,787	- 1,578,213	- 3,869,213	- 1,157,213	- 828,213
40	197,194	473,267	- 1,626,733	- 3,917,733	- 1,205,733	- 876,733
50	176,978	424,746	- 1,675,254	- 3,966,254	- 1,254,254	- 925,254
60	156,761	376,226	- 1,723,774	- 4,014,774	- 1,302,774	- 973,774
70	136,544	327,705	- 1,772,295	- 4,063,295	- 1,351,295	- 1,022,295
80	116,327	279,184	- 1,820,816	- 4,111,816	- 1,399,816	- 1,070,816
90	96,110	230,664	- 1,869,336	- 4,160,336	- 1,448,336	- 1,119,336
100	75,893	182,143	- 1,917,857	- 4,208,857	- 1,496,857	- 1,167,857
130	15,242	36,582	- 2,063,418	- 4,354,418	- 1,642,418	- 1,313,418
160	45,408	- 108,980	- 2,208,980	- 4,499,980	- 1,787,980	- 1,458,980
190	106,059	- 254,542	- 2,354,542	- 4,645,542	- 1,933,542	- 1,604,542
220	166,710	- 400,103	- 2,500,103	- 4,791,103	- 2,079,103	- 1,750,103
250	227,360	- 545,665	- 2,645,665	- 4,936,665	- 2,224,665	- 1,895,665
280	288,011	- 691,226	- 2,791,226	- 5,082,226	- 2,370,226	- 2,041,226



Site type	S	Description:	Area 5	£2723 psm North	Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	-288,672	- 692,814	- 2,792,814	- 5,083,814	- 2,371,814	- 2,042,814
20	-329,106	- 789,855	- 2,889,855	- 5,180,855	- 2,468,855	- 2,139,855
30	-349,323	- 838,375	- 2,938,375	- 5,229,375	- 2,517,375	- 2,188,375
40	-369,540	- 886,896	- 2,986,896	- 5,277,896	- 2,565,896	- 2,236,896
50	-389,757	- 935,416	- 3,035,416	- 5,326,416	- 2,614,416	- 2,285,416
60	-409,974	- 983,937	- 3,083,937	- 5,374,937	- 2,662,937	- 2,333,937
70	-430,191	- 1,032,458	- 3,132,458	- 5,423,458	- 2,711,458	- 2,382,458
80	-450,408	- 1,080,978	- 3,180,978	- 5,471,978	- 2,759,978	- 2,430,978
90	-470,624	- 1,129,499	- 3,229,499	- 5,520,499	- 2,808,499	- 2,479,499
100	-490,841	- 1,178,019	- 3,278,019	- 5,569,019	- 2,857,019	- 2,528,019
130	-551,492	- 1,323,581	- 3,423,581	- 5,714,581	- 3,002,581	- 2,673,581
160	-612,143	- 1,469,142	- 3,569,142	- 5,860,142	- 3,148,142	- 2,819,142
190	-672,793	- 1,614,704	- 3,714,704	- 6,005,704	- 3,293,704	- 2,964,704
220	-733,444	- 1,760,266	- 3,860,266	- 6,151,266	- 3,439,266	- 3,110,266
250	-794,095	- 1,905,827	- 4,005,827	- 6,296,827	- 3,584,827	- 3,255,827
280	-854,745	- 2,051,389	- 4,151,389	- 6,442,389	- 3,730,389	- 3,401,389



Site type	S	Description:	Area 6	£2626 psm East	Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	-434,404	- 1,042,570	- 3,142,570	- 5,433,570	- 2,721,570	- 2,392,570
20	-474,838	- 1,139,611	- 3,239,611	- 5,530,611	- 2,818,611	- 2,489,611
30	-495,055	- 1,188,131	- 3,288,131	- 5,579,131	- 2,867,131	- 2,538,131
40	-515,272	- 1,236,652	- 3,336,652	- 5,627,652	- 2,915,652	- 2,586,652
50	-535,489	- 1,285,172	- 3,385,172	- 5,676,172	- 2,964,172	- 2,635,172
60	-555,705	- 1,333,693	- 3,433,693	- 5,724,693	- 3,012,693	- 2,683,693
70	-575,922	- 1,382,214	- 3,482,214	- 5,773,214	- 3,061,214	- 2,732,214
80	-596,139	- 1,430,734	- 3,530,734	- 5,821,734	- 3,109,734	- 2,780,734
90	-616,356	- 1,479,255	- 3,579,255	- 5,870,255	- 3,158,255	- 2,829,255
100	-636,573	- 1,527,775	- 3,627,775	- 5,918,775	- 3,206,775	- 2,877,775
130	-697,224	- 1,673,337	- 3,773,337	- 6,064,337	- 3,352,337	- 3,023,337
160	-757,874	- 1,818,899	- 3,918,899	- 6,209,899	- 3,497,899	- 3,168,899
190	-818,525	- 1,964,460	- 4,064,460	- 6,355,460	- 3,643,460	- 3,314,460
220	-879,176	- 2,110,022	- 4,210,022	- 6,501,022	- 3,789,022	- 3,460,022
250	-939,826	- 2,255,583	- 4,355,583	- 6,646,583	- 3,934,583	- 3,605,583
280	-1,000,477	- 2,401,145	- 4,501,145	- 6,792,145	- 4,080,145	- 3,751,145





SITE TYPE 5  
50 UNITS  
FLATS  
120 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

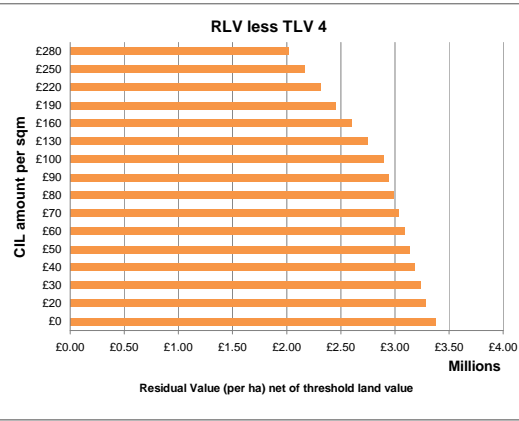
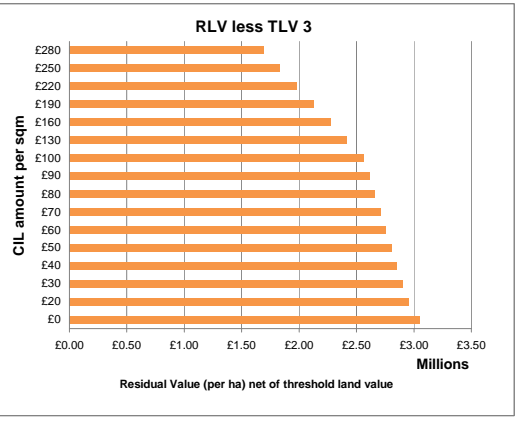
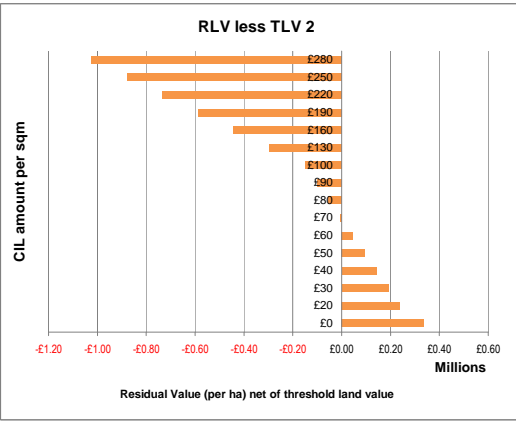
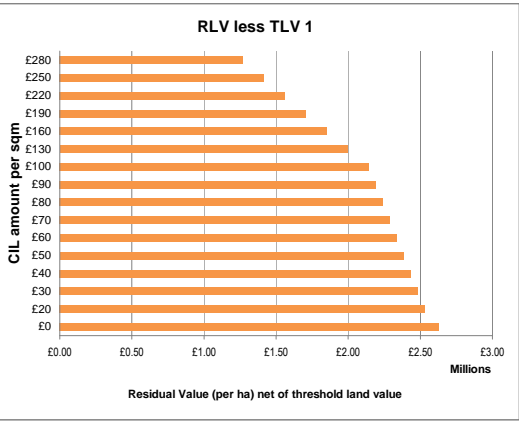
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	30%

10%	Sales value inflation
5%	Build cost inflation

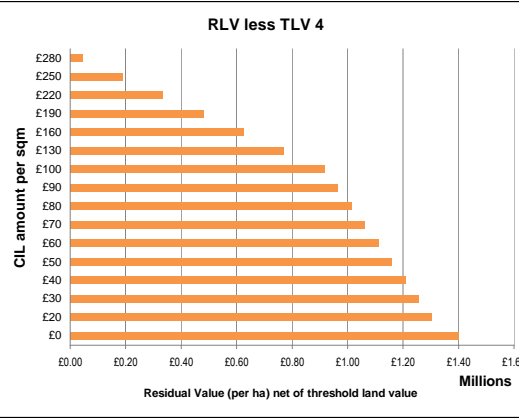
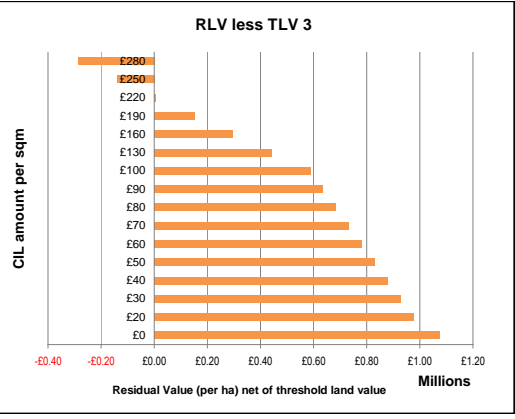
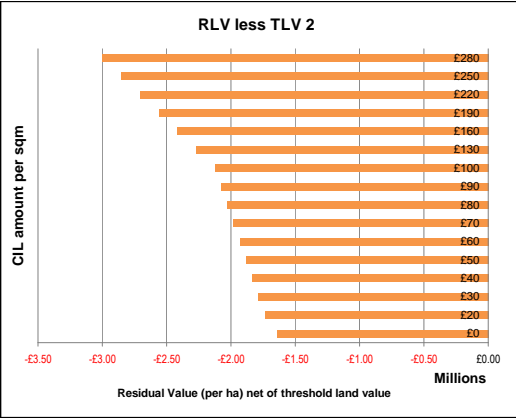
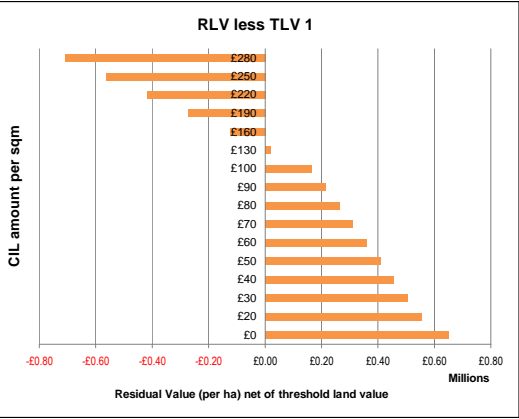
Site type 5 Description: Area 1 £3993 psm Inner West Site area: 0.42 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,969,287	4,726,289	2,626,289	335,289	3,047,289	3,376,289
20	1,928,853	4,629,248	2,529,248	238,248	2,950,248	3,279,248
30	1,908,636	4,580,727	2,480,727	189,727	2,901,727	3,230,727
40	1,888,419	4,532,206	2,432,206	141,206	2,853,206	3,182,206
50	1,868,202	4,483,686	2,383,686	92,686	2,804,686	3,133,686
60	1,847,986	4,435,165	2,335,165	44,165	2,756,165	3,085,165
70	1,827,769	4,386,645	2,286,645	-	2,707,645	3,036,645
80	1,807,552	4,338,124	2,238,124	-	2,659,124	2,988,124
90	1,787,335	4,289,604	2,189,604	-	2,610,604	2,939,604
100	1,767,118	4,241,083	2,141,083	-	2,562,083	2,891,083
130	1,706,467	4,095,522	1,995,522	-	2,416,522	2,745,522
160	1,645,817	3,949,960	1,849,960	-	2,270,960	2,599,960
190	1,585,166	3,804,398	1,704,398	-	2,125,398	2,454,398
220	1,524,515	3,658,837	1,558,837	-	2,079,837	2,308,837
250	1,463,865	3,513,275	1,413,275	-	2,034,275	2,163,275
280	1,403,214	3,367,713	1,267,713	-	1,988,713	2,017,713



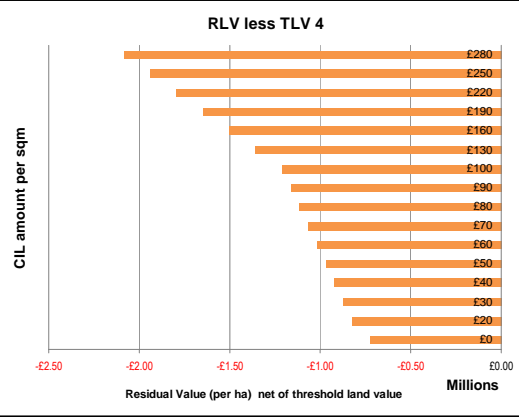
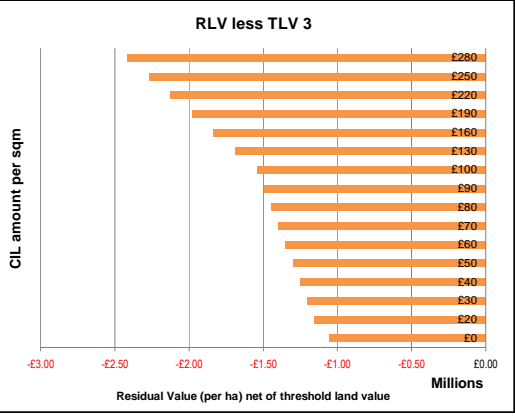
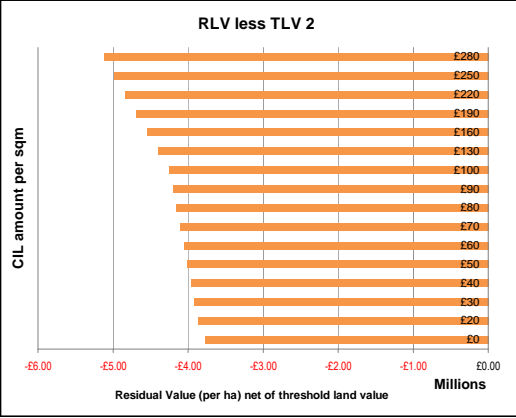
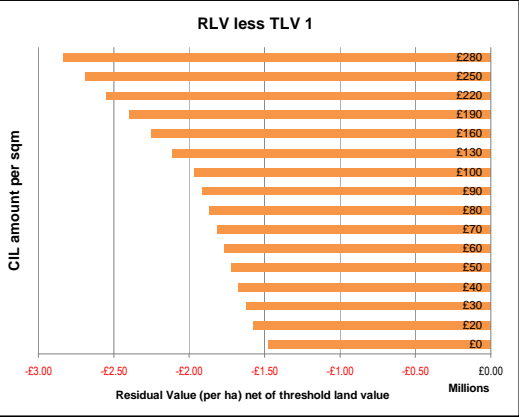
Site type 5 Description: Area 2 £3496 psm Inner East Site area: 0.42 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,146,145	2,750,748	650,748	-	1,640,252	1,400,748
20	1,105,711	2,653,707	553,707	-	1,737,293	1,303,707
30	1,085,494	2,605,186	505,186	-	1,785,814	1,255,186
40	1,065,277	2,556,666	456,666	-	1,834,334	1,206,666
50	1,045,061	2,508,145	408,145	-	1,882,855	1,158,145
60	1,024,844	2,459,625	359,625	-	1,931,375	1,109,625
70	1,004,627	2,411,104	311,104	-	1,979,896	1,061,104
80	984,410	2,362,584	262,584	-	2,028,416	1,012,584
90	964,193	2,314,063	214,063	-	2,076,937	964,063
100	943,976	2,265,543	165,543	-	2,125,457	915,543
130	883,325	2,119,981	19,981	-	2,271,019	769,981
160	822,675	1,974,419	-	125,581	2,416,581	624,419
190	762,024	1,828,858	-	271,142	2,562,142	478,858
220	701,373	1,683,296	-	416,704	2,707,704	333,296
250	640,723	1,537,734	-	562,266	2,853,266	187,734
280	580,072	1,392,173	-	707,827	2,998,827	42,173

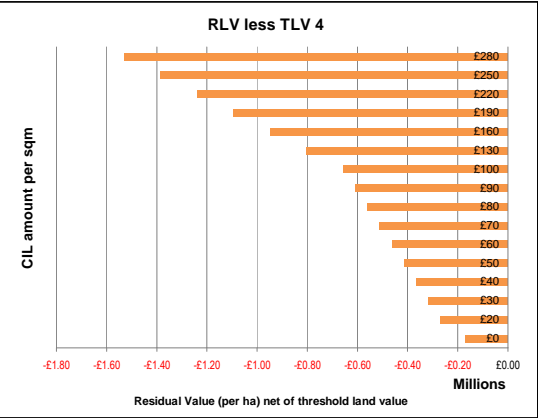
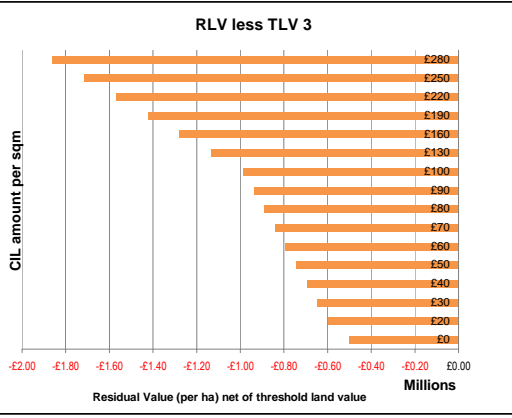
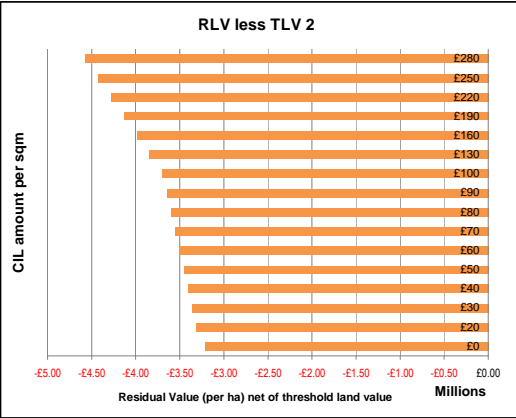
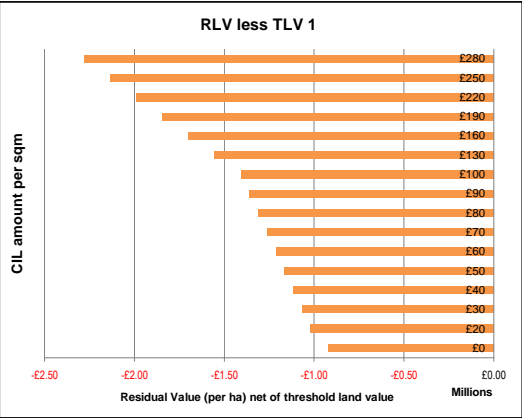


Site type 5 Description: Area 3 £2960 psm South Site area: 0.42 ha

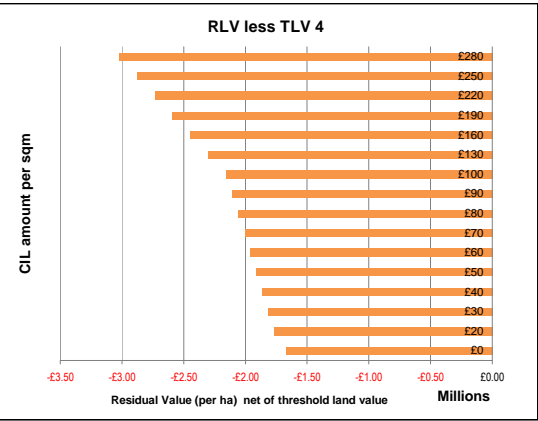
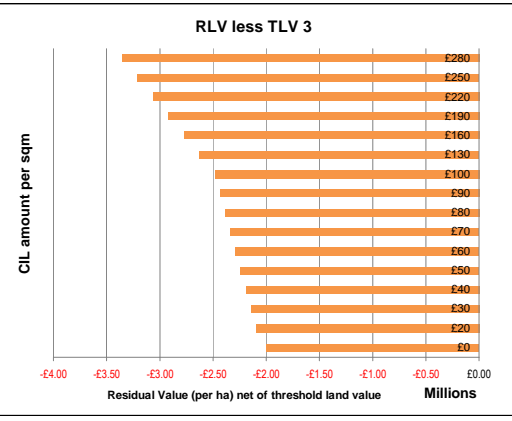
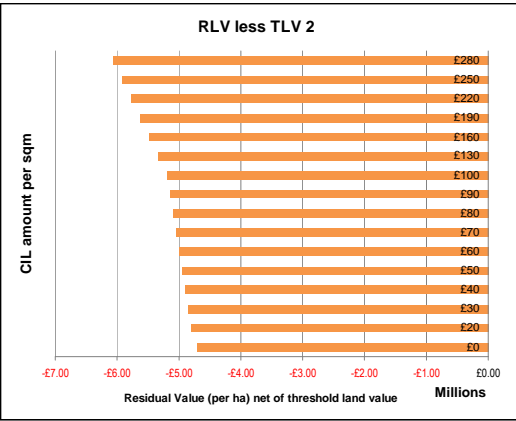
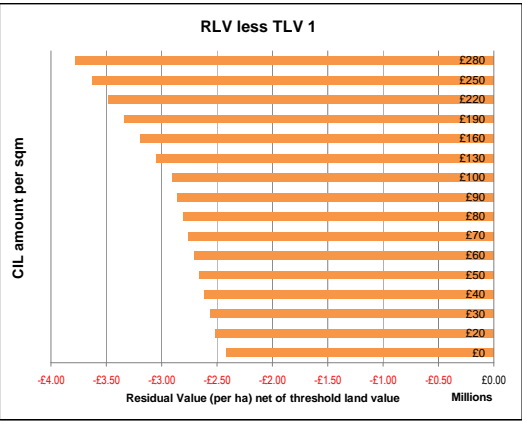
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	259,368	622,484	-	1,477,516	-	3,768,516
20	218,935	525,443	-	1,574,557	-	3,865,557
30	198,718	476,922	-	1,623,078	-	3,914,078
40	178,501	428,402	-	1,671,598	-	3,962,598
50	158,284	379,881	-	1,720,119	-	4,011,119
60	138,067	331,361	-	1,768,639	-	4,059,639
70	117,850	282,840	-	1,817,160	-	4,108,160
80	97,633	234,320	-	1,865,680	-	4,156,680
90	77,416	185,799	-	1,914,201	-	4,205,201
100	57,199	137,279	-	1,962,721	-	4,253,721
130	-	8,283	-	2,108,283	-	4,399,283
160	64,102	153,845	-	2,253,845	-	4,544,845
190	124,753	299,406	-	2,399,406	-	4,690,406
220	185,403	444,968	-	2,544,968	-	4,835,968
250	246,054	590,530	-	2,690,530	-	4,981,530
280	306,705	736,091	-	2,836,091	-	5,127,091



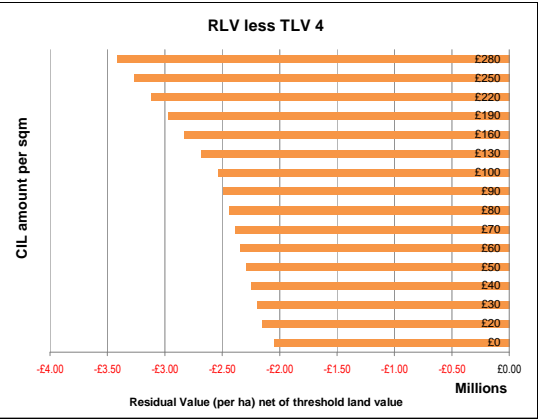
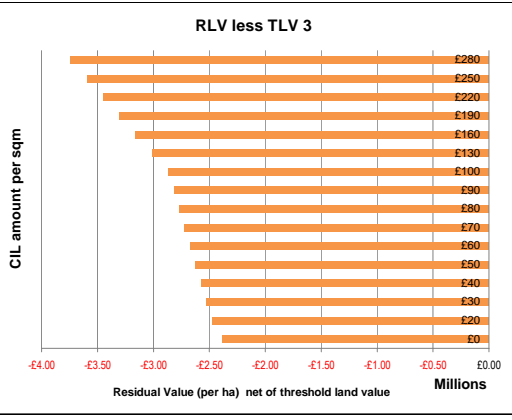
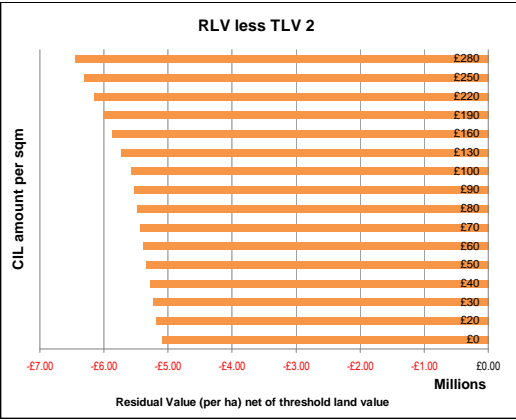
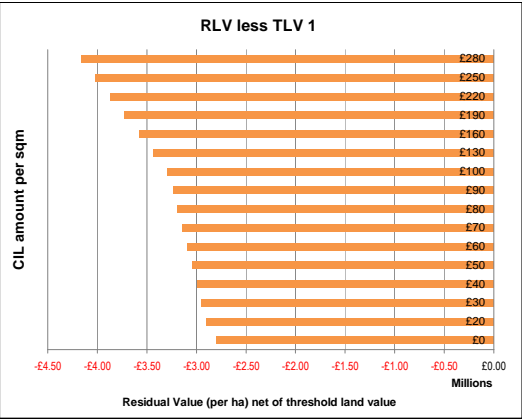
Site type	S	Description:	Area 4£3100 psm North West				Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	490,920	1,178,208	- 921,792	- 3,212,792	- 500,792	- 171,792		
20	450,486	1,081,167	- 1,018,833	- 3,309,833	- 597,833	- 268,833		
30	430,269	1,032,646	- 1,067,354	- 3,358,354	- 646,354	- 317,354		
40	410,052	984,125	- 1,115,875	- 3,406,875	- 694,875	- 365,875		
50	389,835	935,605	- 1,164,395	- 3,455,395	- 743,395	- 414,395		
60	369,618	887,084	- 1,212,916	- 3,503,916	- 791,916	- 462,916		
70	349,402	838,564	- 1,261,436	- 3,552,436	- 840,436	- 511,436		
80	329,185	790,043	- 1,309,957	- 3,600,957	- 888,957	- 559,957		
90	308,968	741,523	- 1,358,477	- 3,649,477	- 937,477	- 608,477		
100	288,751	693,002	- 1,406,998	- 3,697,998	- 985,998	- 656,998		
130	228,100	547,441	- 1,552,559	- 3,843,559	- 1,131,559	- 802,559		
160	167,450	401,879	- 1,698,121	- 3,989,121	- 1,277,121	- 948,121		
190	106,799	256,317	- 1,843,683	- 4,134,683	- 1,422,683	- 1,093,683		
220	46,148	110,756	- 1,989,244	- 4,280,244	- 1,568,244	- 1,239,244		
250	14,503	34,806	- 2,134,806	- 4,425,806	- 1,713,806	- 1,384,806		
280	- 75,153	- 180,368	- 2,280,368	- 4,571,368	- 1,859,368	- 1,530,368		



Site type	S	Description:	Area 5£2723 psm North				Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	-132,488	317,971	- 2,417,971	- 4,708,971	- 1,996,971	- 1,667,971		
20	-172,922	415,012	- 2,515,012	- 4,806,012	- 2,094,012	- 1,765,012		
30	-193,139	463,533	- 2,563,533	- 4,854,533	- 2,142,533	- 1,813,533		
40	-213,356	512,053	- 2,612,053	- 4,903,053	- 2,191,053	- 1,862,053		
50	-233,572	560,574	- 2,660,574	- 4,951,574	- 2,239,574	- 1,910,574		
60	-253,789	609,094	- 2,709,094	- 5,000,094	- 2,288,094	- 1,959,094		
70	-274,006	657,615	- 2,757,615	- 5,048,615	- 2,336,615	- 2,007,615		
80	-294,223	706,136	- 2,806,136	- 5,097,136	- 2,385,136	- 2,056,136		
90	-314,440	754,656	- 2,854,656	- 5,145,656	- 2,433,656	- 2,104,656		
100	-334,657	803,177	- 2,903,177	- 5,194,177	- 2,482,177	- 2,153,177		
130	-395,308	948,738	- 3,048,738	- 5,339,738	- 2,627,738	- 2,298,738		
160	-455,958	1,094,300	- 3,194,300	- 5,485,300	- 2,773,300	- 2,444,300		
190	-516,609	1,239,862	- 3,339,862	- 5,630,862	- 2,918,862	- 2,589,862		
220	-577,260	1,385,423	- 3,485,423	- 5,776,423	- 3,064,423	- 2,735,423		
250	-637,910	1,530,985	- 3,630,985	- 5,921,985	- 3,209,985	- 2,880,985		
280	-698,561	1,676,546	- 3,776,546	- 6,067,546	- 3,355,546	- 3,026,546		



Site type	S	Description:	Area 6£2626 psm East				Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	-292,793	702,703	- 2,802,703	- 5,093,703	- 2,381,703	- 2,052,703		
20	-333,227	799,744	- 2,899,744	- 5,190,744	- 2,478,744	- 2,149,744		
30	-353,444	848,264	- 2,948,264	- 5,239,264	- 2,527,264	- 2,198,264		
40	-373,660	896,785	- 2,996,785	- 5,287,785	- 2,575,785	- 2,246,785		
50	-393,877	945,306	- 3,045,306	- 5,336,306	- 2,624,306	- 2,295,306		
60	-414,094	993,826	- 3,093,826	- 5,384,826	- 2,672,826	- 2,343,826		
70	-434,311	1,042,347	- 3,142,347	- 5,433,347	- 2,721,347	- 2,392,347		
80	-454,528	1,090,867	- 3,190,867	- 5,481,867	- 2,769,867	- 2,440,867		
90	-474,745	1,139,388	- 3,239,388	- 5,530,388	- 2,818,388	- 2,489,388		
100	-494,962	1,187,908	- 3,287,908	- 5,578,908	- 2,866,908	- 2,537,908		
130	-555,612	1,333,470	- 3,433,470	- 5,724,470	- 3,012,470	- 2,683,470		
160	-616,263	1,479,032	- 3,579,032	- 5,870,032	- 3,158,032	- 2,829,032		
190	-676,914	1,624,593	- 3,724,593	- 6,015,593	- 3,303,593	- 2,974,593		
220	-737,565	1,770,155	- 3,870,155	- 6,161,155	- 3,449,155	- 3,120,155		
250	-798,215	1,915,716	- 4,015,716	- 6,306,716	- 3,594,716	- 3,265,716		
280	-858,866	2,061,278	- 4,161,278	- 6,452,278	- 3,740,278	- 3,411,278		



CIL Viability Bristol City Council

SITE TYPE 5  
50 UNITS  
FLATS  
120 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

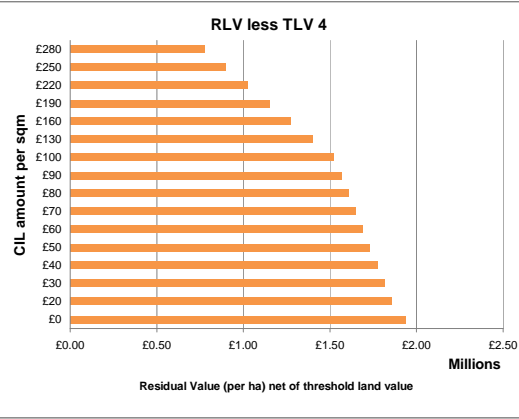
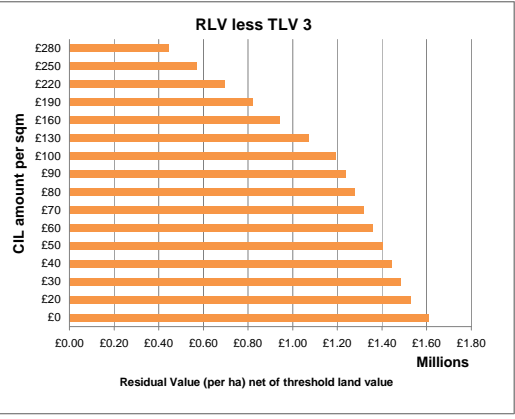
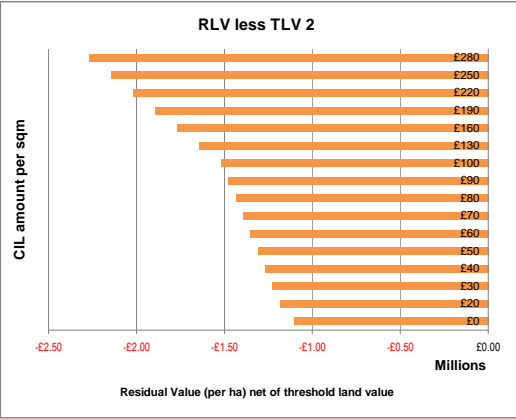
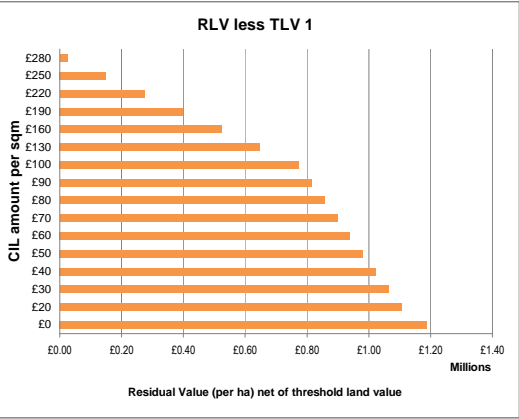
NB includes infrastructure @ £0.35m per ha

CSH level:	3
Aff Hsg:	40%

0%	Sales value inflation
0%	Build cost inflation

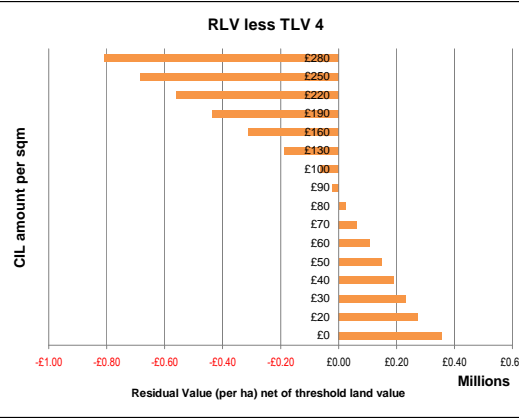
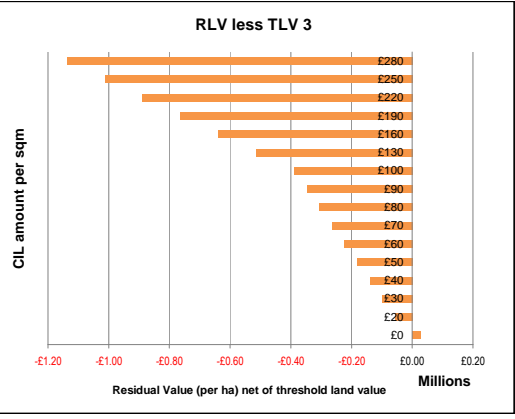
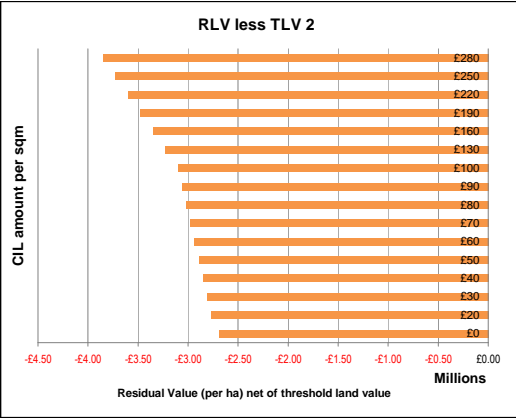
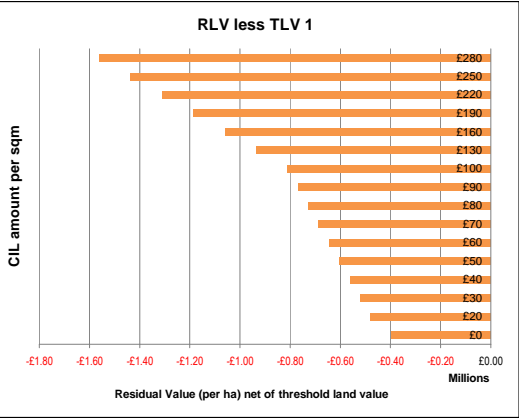
Site type 5 Description: Area 1 £3993 psm Inner West Site area: 0.42 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,370,041	3,288,098	1,188,098	-	1,102,902	1,609,098
20	1,335,383	3,204,920	1,104,920	-	1,186,080	1,854,920
30	1,318,055	3,163,331	1,063,331	-	1,227,669	1,484,331
40	1,300,726	3,121,742	1,021,742	-	1,269,258	1,442,742
50	1,283,397	3,080,153	980,153	-	1,310,847	1,401,153
60	1,266,068	3,038,564	938,564	-	1,352,436	1,359,564
70	1,248,740	2,996,975	896,975	-	1,394,025	1,317,975
80	1,231,411	2,955,386	855,386	-	1,435,614	1,276,386
90	1,214,082	2,913,797	813,797	-	1,477,203	1,234,797
100	1,196,753	2,872,208	772,208	-	1,518,792	1,193,208
130	1,144,767	2,747,441	647,441	-	1,643,559	1,068,441
160	1,092,781	2,622,674	522,674	-	1,768,326	943,674
190	1,040,794	2,497,906	397,906	-	1,893,094	818,906
220	988,808	2,373,139	273,139	-	2,017,861	694,139
250	936,822	2,248,372	148,372	-	2,142,628	569,372
280	884,835	2,123,605	23,605	-	2,267,395	444,605



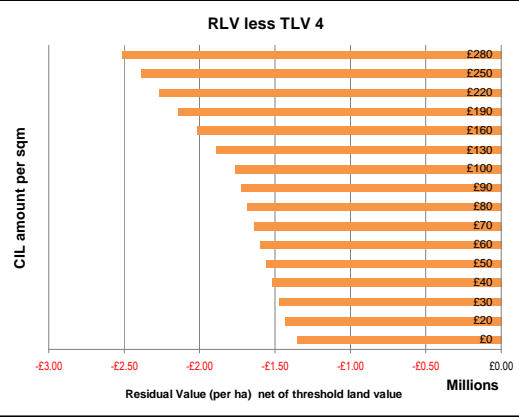
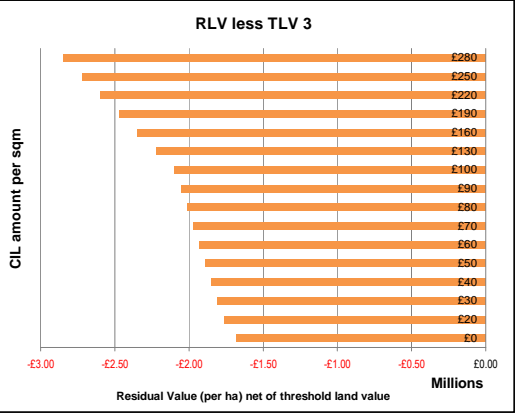
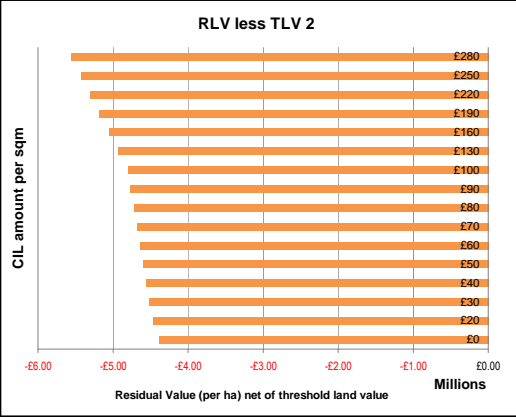
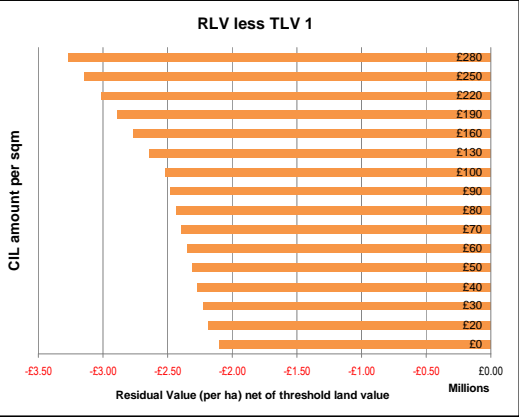
Site type 5 Description: Area 2 £3496 psm Inner East Site area: 0.42 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	710,423	1,705,016	-	394,984	-	26,016
20	675,766	1,621,838	-	478,162	-	57,162
30	658,437	1,580,249	-	519,751	-	98,751
40	641,108	1,538,660	-	561,340	-	140,340
50	623,779	1,497,071	-	602,929	-	181,929
60	606,451	1,455,482	-	644,518	-	223,518
70	589,122	1,413,892	-	686,108	-	265,108
80	571,793	1,372,303	-	727,697	-	306,697
90	554,464	1,330,714	-	769,286	-	348,286
100	537,136	1,289,125	-	810,875	-	389,875
130	485,149	1,164,358	-	935,642	-	514,642
160	433,163	1,039,591	-	1,060,409	-	639,409
190	381,177	914,824	-	1,185,176	-	764,176
220	329,190	790,057	-	1,309,943	-	888,943
250	277,204	665,290	-	1,434,710	-	1,013,710
280	225,218	540,523	-	1,559,477	-	1,138,477

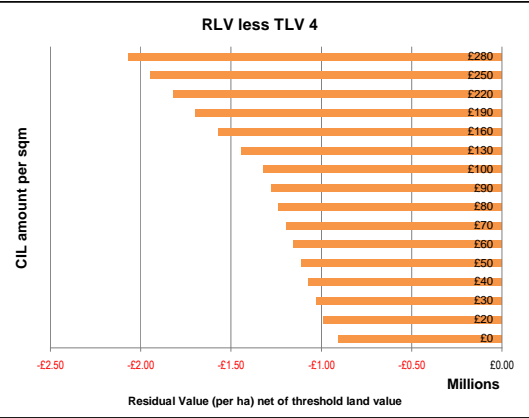
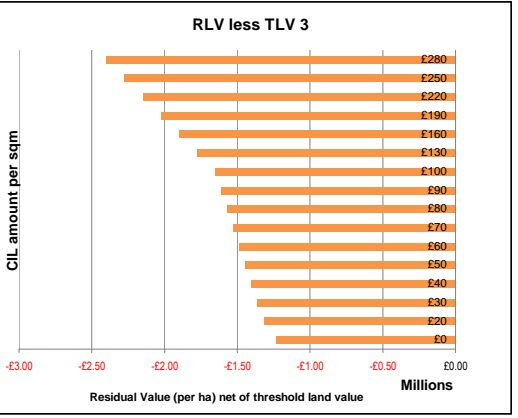
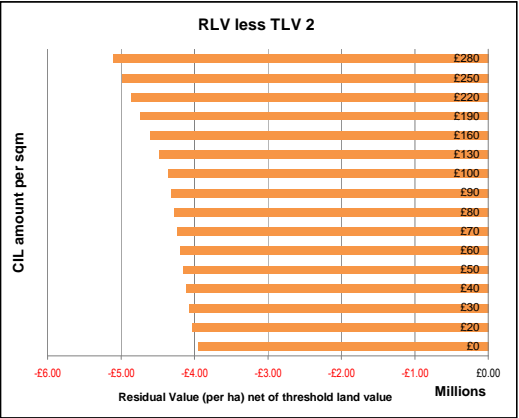
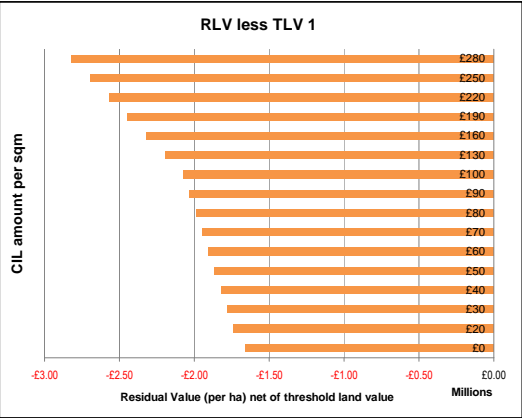


Site type 5 Description: Area 3 £2960 psm South Site area: 0.42 ha

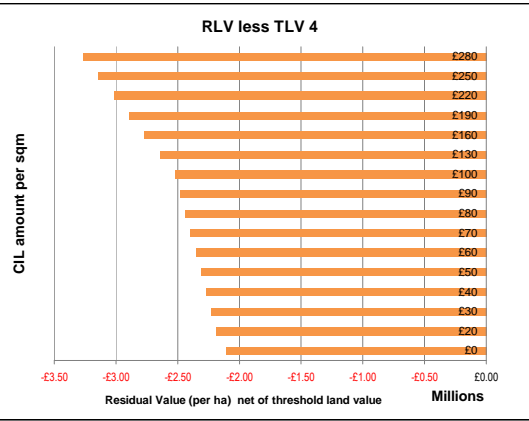
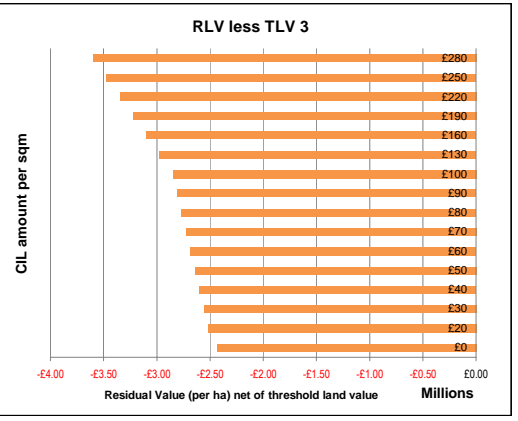
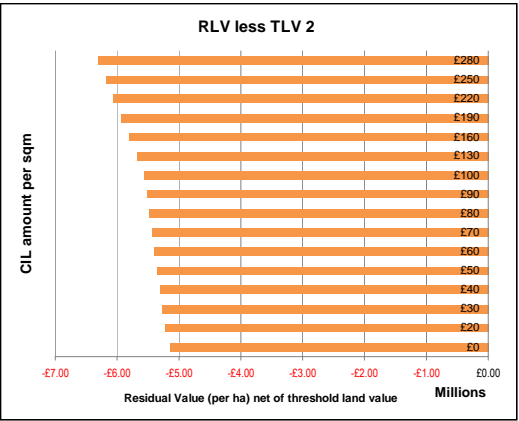
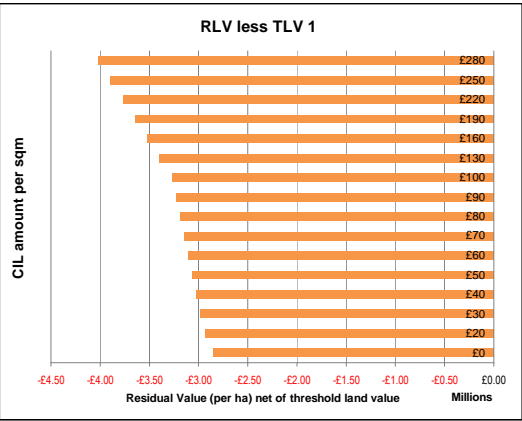
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	-	188	-	450	-	2,100,450
20	-	34,845	-	83,628	-	2,183,628
30	-	52,174	-	125,217	-	2,225,217
40	-	69,503	-	166,806	-	2,266,806
50	-	86,831	-	208,396	-	2,308,396
60	-	104,160	-	249,985	-	2,349,985
70	-	121,489	-	291,574	-	2,391,574
80	-	138,818	-	333,163	-	2,433,163
90	-	156,147	-	374,752	-	2,474,752
100	-	173,475	-	416,341	-	2,516,341
130	-	225,462	-	541,108	-	2,641,108
160	-	277,448	-	665,875	-	2,765,875
190	-	329,434	-	790,642	-	2,890,642
220	-	381,420	-	915,409	-	3,015,409
250	-	433,407	-	1,040,176	-	3,140,176
280	-	485,393	-	1,164,943	-	3,264,943



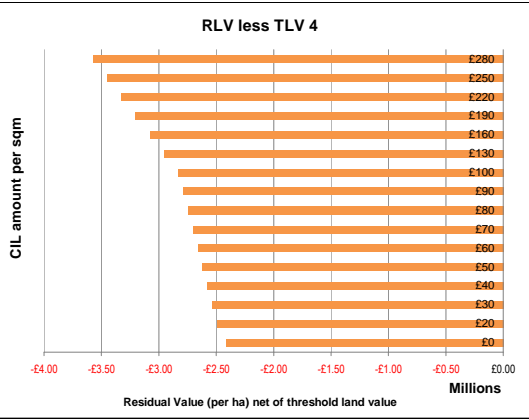
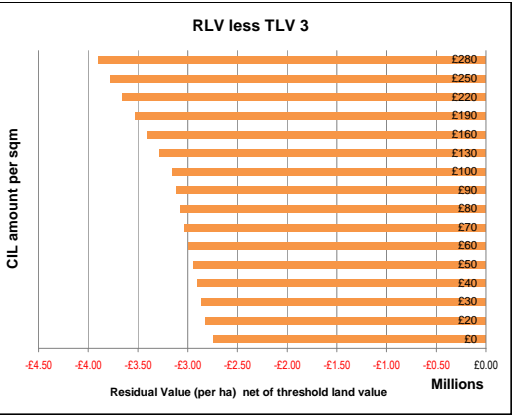
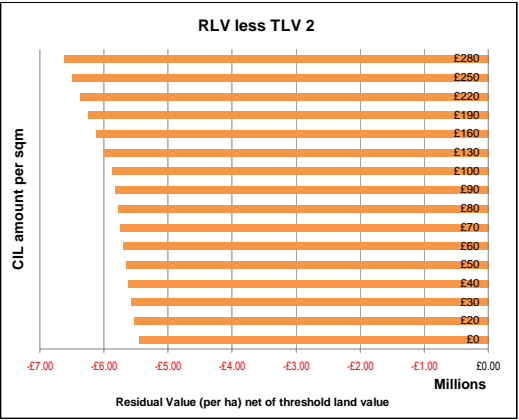
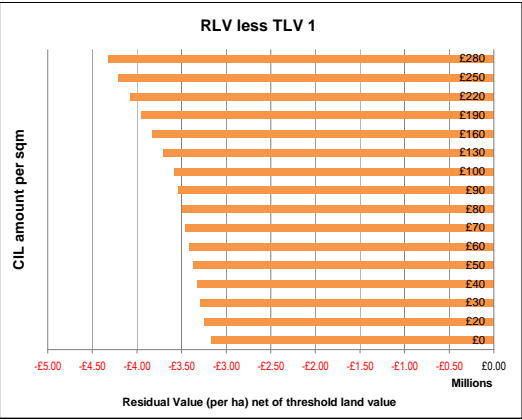
Site type	S	Description:	Area 4	£3100 psm North West	Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	185,364	444,874	- 1,655,126	- 3,946,126	- 1,234,126	- 905,126
20	150,707	361,696	- 1,738,304	- 4,029,304	- 1,317,304	- 988,304
30	133,378	320,107	- 1,779,893	- 4,070,893	- 1,358,893	- 1,029,893
40	116,049	278,518	- 1,821,482	- 4,112,482	- 1,400,482	- 1,071,482
50	98,720	236,929	- 1,863,071	- 4,154,071	- 1,442,071	- 1,113,071
60	81,392	195,340	- 1,904,660	- 4,195,660	- 1,483,660	- 1,154,660
70	64,063	153,751	- 1,946,249	- 4,237,249	- 1,525,249	- 1,196,249
80	46,734	112,162	- 1,987,838	- 4,278,838	- 1,566,838	- 1,237,838
90	29,405	70,573	- 2,029,427	- 4,320,427	- 1,608,427	- 1,279,427
100	12,076	28,984	- 2,071,016	- 4,362,016	- 1,650,016	- 1,321,016
130	- 39,910	- 95,784	- 2,195,784	- 4,486,784	- 1,774,784	- 1,445,784
160	- 91,896	- 220,551	- 2,320,551	- 4,611,551	- 1,899,551	- 1,570,551
190	- 143,882	- 345,318	- 2,445,318	- 4,736,318	- 2,024,318	- 1,695,318
220	- 195,869	- 470,085	- 2,570,085	- 4,861,085	- 2,149,085	- 1,820,085
250	- 247,855	- 594,852	- 2,694,852	- 4,985,852	- 2,273,852	- 1,944,852
280	- 299,841	- 719,619	- 2,819,619	- 5,110,619	- 2,398,619	- 2,069,619



Site type	S	Description:	Area 5	£2723 psm North	Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	-314,198	754,076	- 2,854,076	- 5,145,076	- 2,433,076	- 2,104,076
20	-348,856	837,254	- 2,937,254	- 5,228,254	- 2,516,254	- 2,187,254
30	-366,185	878,843	- 2,978,843	- 5,269,843	- 2,557,843	- 2,228,843
40	-383,513	920,432	- 3,020,432	- 5,311,432	- 2,599,432	- 2,270,432
50	-400,842	962,021	- 3,062,021	- 5,353,021	- 2,641,021	- 2,312,021
60	-418,171	1,003,610	- 3,103,610	- 5,394,610	- 2,682,610	- 2,353,610
70	-435,500	1,045,199	- 3,145,199	- 5,436,199	- 2,724,199	- 2,395,199
80	-452,828	1,086,788	- 3,186,788	- 5,477,788	- 2,765,788	- 2,436,788
90	-470,157	1,128,377	- 3,228,377	- 5,519,377	- 2,807,377	- 2,478,377
100	-487,486	1,169,966	- 3,269,966	- 5,560,966	- 2,848,966	- 2,519,966
130	-539,472	1,294,734	- 3,394,734	- 5,685,734	- 2,973,734	- 2,644,734
160	-591,459	1,419,501	- 3,519,501	- 5,810,501	- 3,098,501	- 2,769,501
190	-643,445	1,544,268	- 3,644,268	- 5,935,268	- 3,223,268	- 2,894,268
220	-695,431	1,669,035	- 3,769,035	- 6,060,035	- 3,348,035	- 3,019,035
250	-747,417	1,793,802	- 3,893,802	- 6,184,802	- 3,472,802	- 3,143,802
280	-799,404	1,918,569	- 4,018,569	- 6,309,569	- 3,597,569	- 3,268,569



Site type	S	Description:	Area 6	£2626 psm East	Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	-442,657	1,062,377	- 3,162,377	- 5,453,377	- 2,741,377	- 2,412,377
20	-477,315	1,145,555	- 3,245,555	- 5,536,555	- 2,824,555	- 2,495,555
30	-494,644	1,187,145	- 3,287,145	- 5,578,145	- 2,866,145	- 2,537,145
40	-511,972	1,228,734	- 3,328,734	- 5,619,734	- 2,907,734	- 2,578,734
50	-529,301	1,270,323	- 3,370,323	- 5,661,323	- 2,949,323	- 2,620,323
60	-546,630	1,311,912	- 3,411,912	- 5,702,912	- 2,990,912	- 2,661,912
70	-563,959	1,353,501	- 3,453,501	- 5,744,501	- 3,032,501	- 2,703,501
80	-581,287	1,395,090	- 3,495,090	- 5,786,090	- 3,074,090	- 2,745,090
90	-598,616	1,436,679	- 3,536,679	- 5,827,679	- 3,115,679	- 2,786,679
100	-615,945	1,478,268	- 3,578,268	- 5,869,268	- 3,157,268	- 2,828,268
130	-667,931	1,603,035	- 3,703,035	- 5,994,035	- 3,282,035	- 2,953,035
160	-719,918	1,727,802	- 3,827,802	- 6,118,802	- 3,406,802	- 3,077,802
190	-771,904	1,852,569	- 3,952,569	- 6,243,569	- 3,531,569	- 3,202,569
220	-823,890	1,977,336	- 4,077,336	- 6,368,336	- 3,656,336	- 3,327,336
250	-875,876	2,102,103	- 4,202,103	- 6,493,103	- 3,781,103	- 3,452,103
280	-927,863	2,226,871	- 4,326,871	- 6,617,871	- 3,905,871	- 3,576,871



CIL Viability Bristol City Council

SITE TYPE 5  
50 UNITS  
FLATS  
120 UPH

Threshold Land Values (per ha)

TLV1 Existing resi	TLV2 Offices	TLV3 Industrial	TLV4 Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

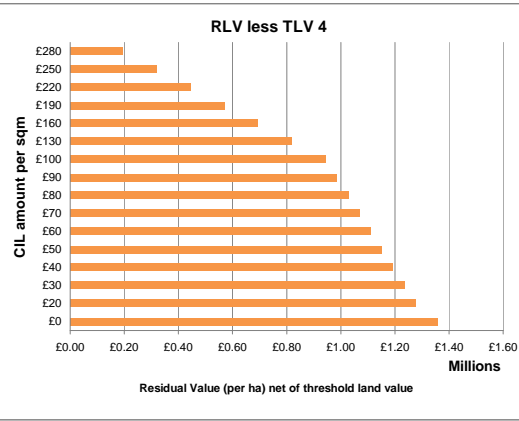
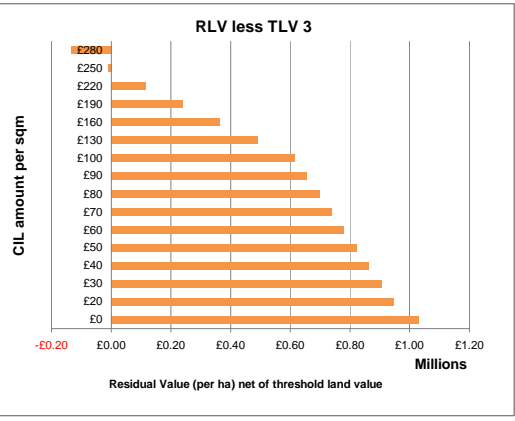
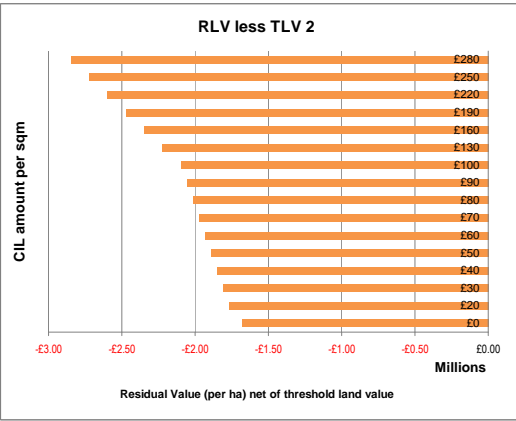
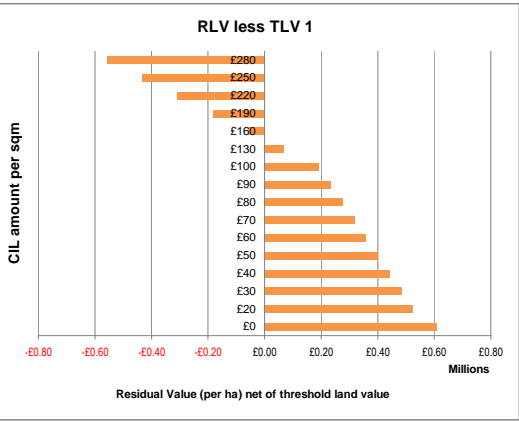
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	40%

0%	Sales value inflation
0%	Build cost inflation

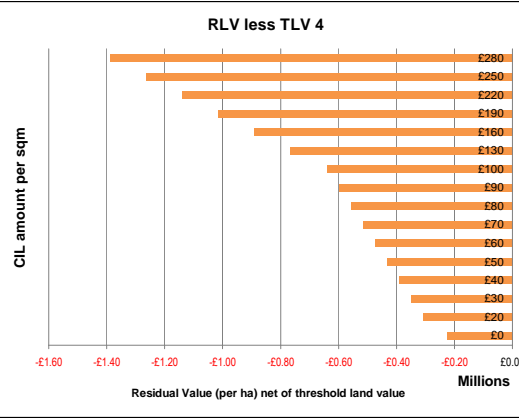
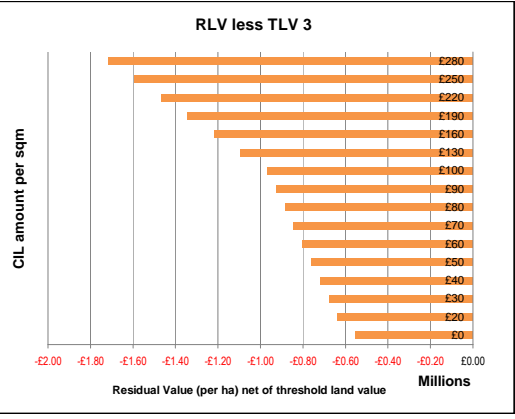
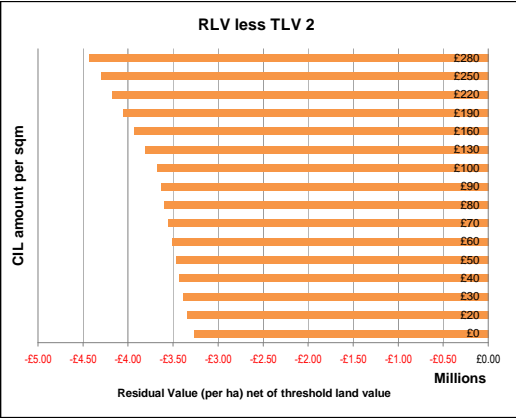
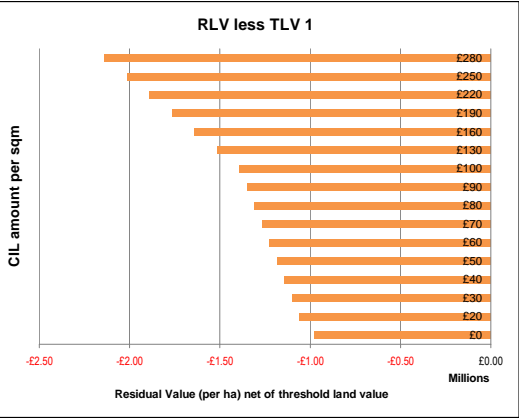
Site type 5 Description: Area 1 £3993 psm Inner West Site area: 0.42 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,128,628	2,708,707	608,707	1,682,293	1,029,707	1,358,707
20	1,093,970	2,625,529	525,529	1,765,471	946,529	1,275,529
30	1,076,642	2,583,940	483,940	1,807,060	904,940	1,233,940
40	1,059,313	2,542,351	442,351	1,848,649	863,351	1,192,351
50	1,041,984	2,500,762	400,762	1,890,238	821,762	1,150,762
60	1,024,655	2,459,173	359,173	1,931,827	780,173	1,109,173
70	1,007,327	2,417,584	317,584	1,973,416	738,584	1,067,584
80	989,998	2,375,995	275,995	2,015,005	696,995	1,025,995
90	972,669	2,334,406	234,406	2,056,594	655,406	984,406
100	955,340	2,292,817	192,817	2,098,183	613,817	942,817
130	903,354	2,168,050	68,050	2,222,950	489,050	818,050
160	851,368	2,043,282	-56,718	2,347,718	364,282	693,282
190	799,381	1,918,515	-181,485	2,472,485	239,515	568,515
220	747,395	1,793,748	-306,252	2,597,252	114,748	443,748
250	695,409	1,668,981	-431,019	2,722,019	-10,019	318,981
280	643,422	1,544,214	-555,786	2,846,786	-134,786	194,214



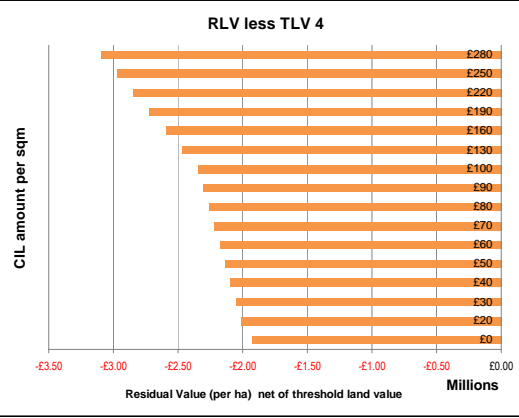
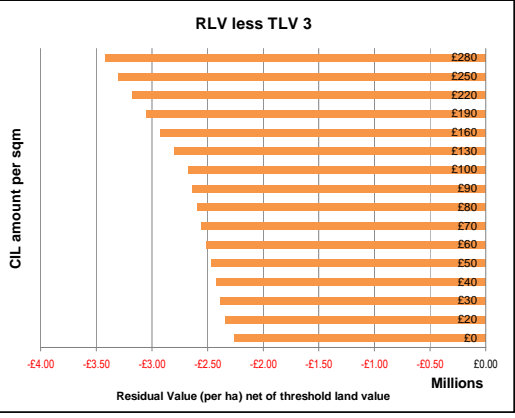
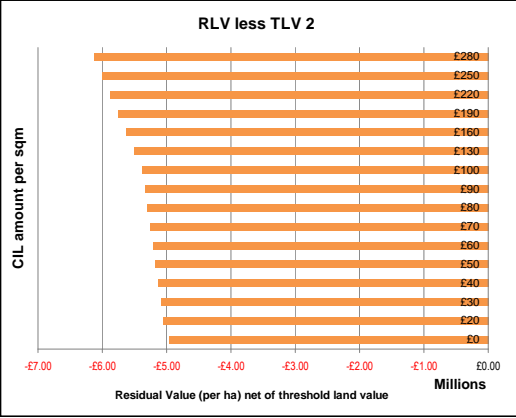
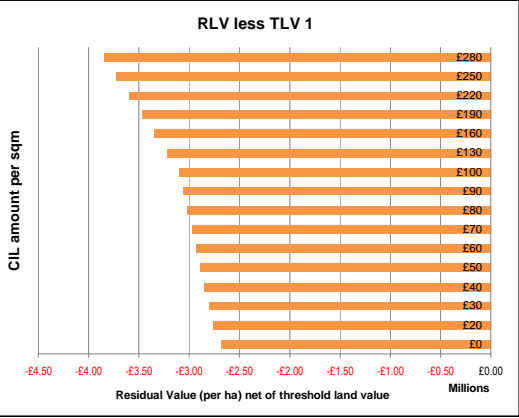
Site type 5 Description: Area 2 £3496 psm Inner East Site area: 0.42 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	469,010	1,125,625	-974,375	3,265,375	553,375	224,375
20	434,353	1,042,447	-1,057,553	3,348,553	636,553	307,553
30	417,024	1,000,858	-1,099,142	3,390,142	678,142	349,142
40	399,695	959,269	-1,140,731	3,431,731	719,731	390,731
50	382,366	917,679	-1,182,321	3,473,321	761,321	432,321
60	365,038	876,090	-1,223,910	3,514,910	802,910	473,910
70	347,709	834,501	-1,265,499	3,556,499	844,499	515,499
80	330,380	792,912	-1,307,088	3,598,088	886,088	557,088
90	313,051	751,323	-1,348,677	3,639,677	927,677	598,677
100	295,723	709,734	-1,390,266	3,681,266	969,266	640,266
130	243,736	584,967	-1,515,033	3,806,033	1,094,033	765,033
160	191,750	460,200	-1,639,800	3,930,800	1,218,800	889,800
190	139,764	335,433	-1,764,567	4,055,567	1,343,567	1,014,567
220	87,777	210,666	-1,889,334	4,180,334	1,468,334	1,139,334
250	35,791	85,899	-2,014,101	4,305,101	1,593,101	1,264,101
280	-16,195	-38,868	-2,138,868	4,429,868	1,717,868	1,388,868

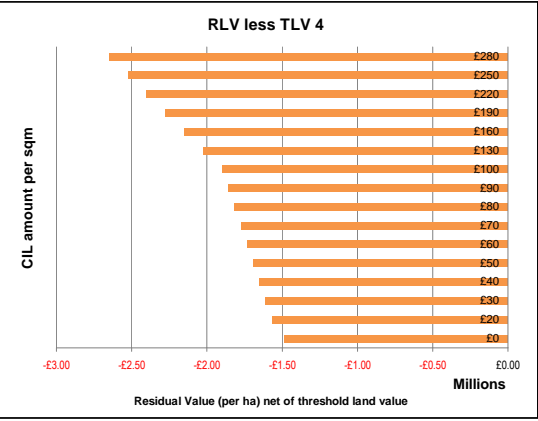
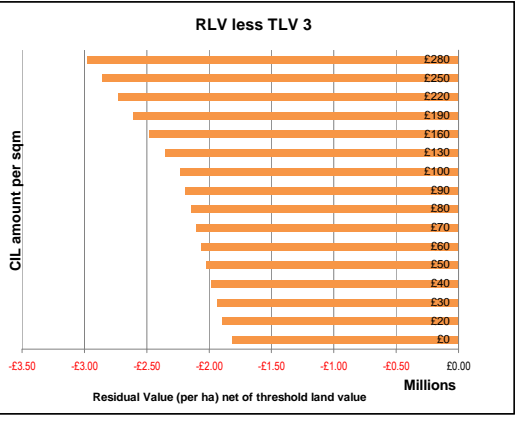
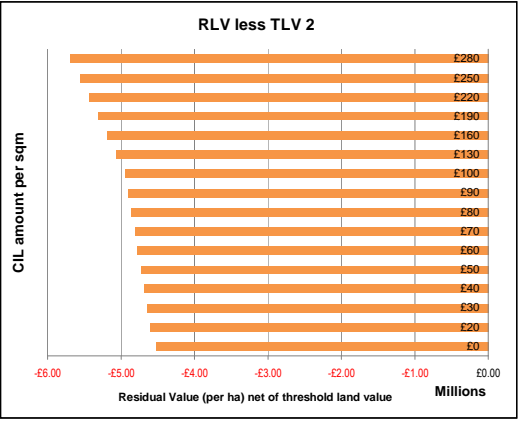
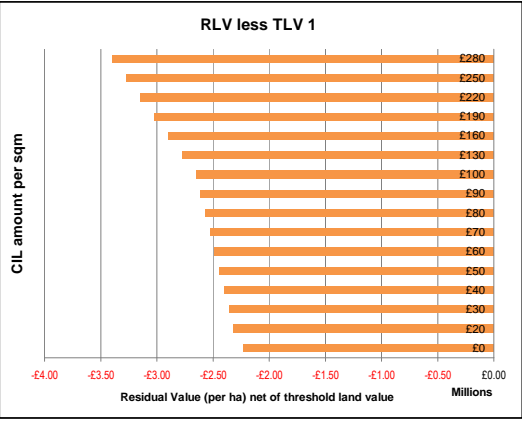


Site type 5 Description: Area 3 £2960 psm South Site area: 0.42 ha

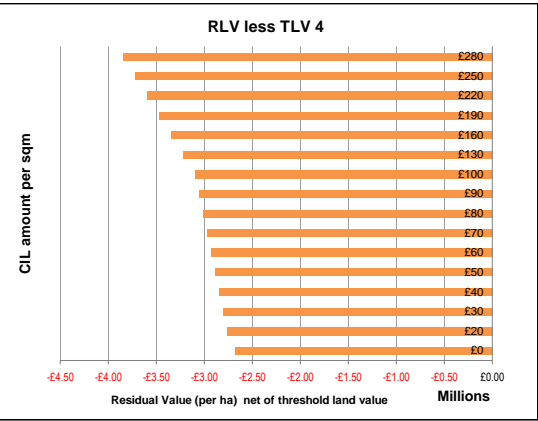
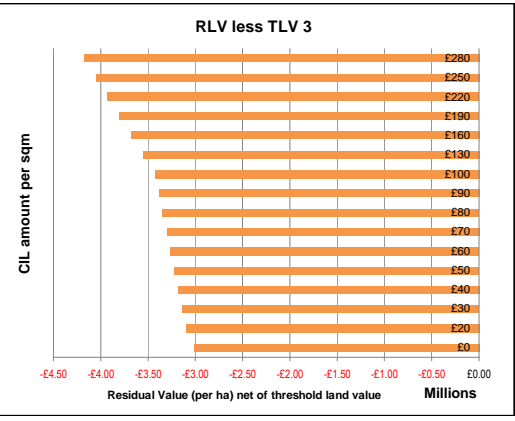
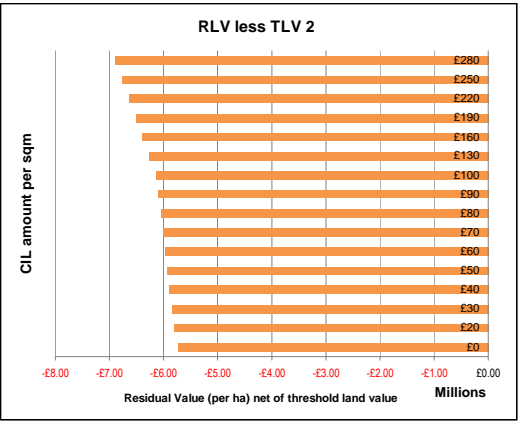
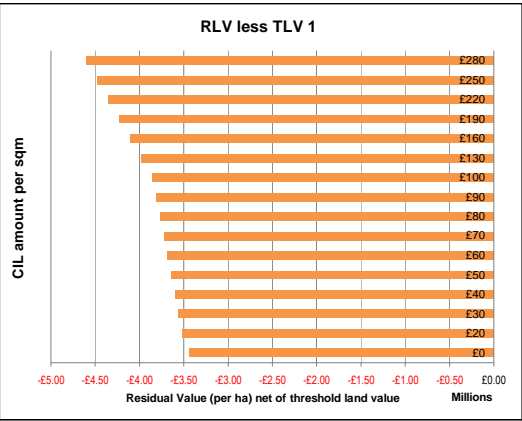
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	241,601	579,841	2,679,841	4,970,841	2,258,841	1,929,841
20	276,258	663,019	2,763,019	5,054,019	2,342,019	2,013,019
30	293,587	704,608	2,804,608	5,095,608	2,383,608	2,054,608
40	310,916	746,198	2,846,198	5,137,198	2,425,198	2,096,198
50	328,244	787,787	2,887,787	5,178,787	2,466,787	2,137,787
60	345,573	829,376	2,929,376	5,220,376	2,508,376	2,179,376
70	362,902	870,965	2,970,965	5,261,965	2,549,965	2,220,965
80	380,231	912,554	3,012,554	5,303,554	2,591,554	2,262,554
90	397,559	954,143	3,054,143	5,345,143	2,633,143	2,304,143
100	414,888	995,732	3,095,732	5,386,732	2,674,732	2,345,732
130	466,875	1,120,499	3,220,499	5,511,499	2,799,499	2,470,499
160	518,861	1,245,266	3,345,266	5,636,266	2,924,266	2,595,266
190	570,847	1,370,033	3,470,033	5,761,033	3,049,033	2,720,033
220	622,833	1,494,800	3,594,800	5,885,800	3,173,800	2,844,800
250	674,820	1,619,567	3,719,567	6,010,567	3,298,567	2,969,567
280	726,806	1,744,334	3,844,334	6,135,334	3,423,334	3,094,334



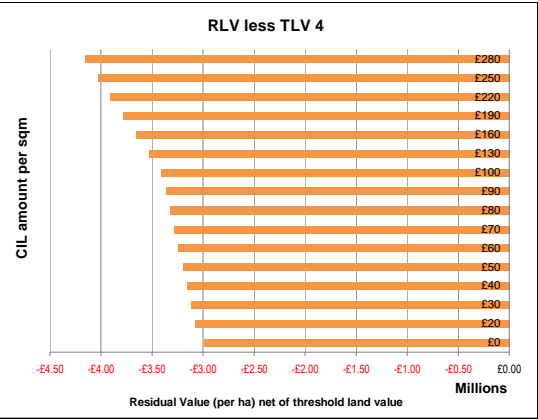
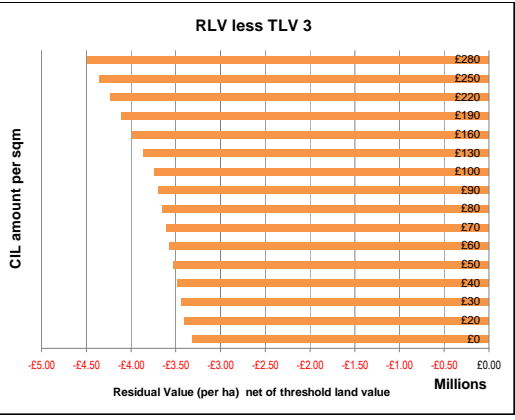
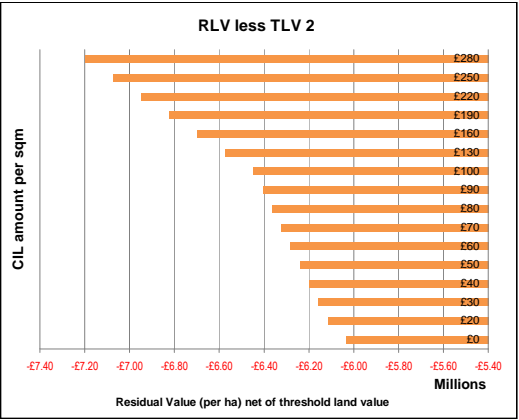
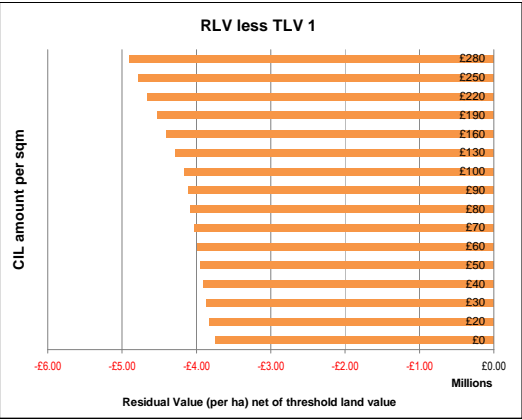
Site type	S	Description:	Area 4	£3100 psm North West	Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	-56,049	-134,517	-2,234,517	-4,525,517	-1,813,517	-1,484,517
20	-90,706	-217,695	-2,317,695	-4,608,695	-1,896,695	-1,567,695
30	-108,035	-259,284	-2,359,284	-4,650,284	-1,938,284	-1,609,284
40	-125,364	-300,873	-2,400,873	-4,691,873	-1,979,873	-1,650,873
50	-142,693	-342,462	-2,442,462	-4,733,462	-2,021,462	-1,692,462
60	-160,021	-384,051	-2,484,051	-4,775,051	-2,063,051	-1,734,051
70	-177,350	-425,640	-2,525,640	-4,816,640	-2,104,640	-1,775,640
80	-194,679	-467,229	-2,567,229	-4,858,229	-2,146,229	-1,817,229
90	-212,008	-508,818	-2,608,818	-4,899,818	-2,187,818	-1,858,818
100	-229,336	-550,408	-2,650,408	-4,941,408	-2,229,408	-1,900,408
130	-281,323	-675,175	-2,775,175	-5,066,175	-2,354,175	-2,025,175
160	-333,309	-799,942	-2,899,942	-5,190,942	-2,478,942	-2,149,942
190	-385,295	-924,709	-3,024,709	-5,315,709	-2,603,709	-2,274,709
220	-437,282	-1,049,476	-3,149,476	-5,440,476	-2,728,476	-2,399,476
250	-489,268	-1,174,243	-3,274,243	-5,565,243	-2,853,243	-2,524,243
280	-541,254	-1,299,010	-3,399,010	-5,690,010	-2,978,010	-2,649,010



Site type	S	Description:	Area 5	£2723 psm North	Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	-555,611	-1,333,467	-3,433,467	-5,724,467	-3,012,467	-2,683,467
20	-590,269	-1,416,645	-3,516,645	-5,807,645	-3,095,645	-2,766,645
30	-607,598	-1,458,234	-3,558,234	-5,849,234	-3,137,234	-2,808,234
40	-624,926	-1,499,823	-3,599,823	-5,890,823	-3,178,823	-2,849,823
50	-642,255	-1,541,412	-3,641,412	-5,932,412	-3,220,412	-2,891,412
60	-659,584	-1,583,001	-3,683,001	-5,974,001	-3,262,001	-2,933,001
70	-676,913	-1,624,590	-3,724,590	-6,015,590	-3,303,590	-2,974,590
80	-694,241	-1,666,179	-3,766,179	-6,057,179	-3,345,179	-3,016,179
90	-711,570	-1,707,768	-3,807,768	-6,098,768	-3,386,768	-3,057,768
100	-728,899	-1,749,357	-3,849,357	-6,140,357	-3,428,357	-3,099,357
130	-780,885	-1,874,125	-3,974,125	-6,265,125	-3,553,125	-3,224,125
160	-832,872	-1,998,892	-4,098,892	-6,389,892	-3,677,892	-3,348,892
190	-884,858	-2,123,659	-4,223,659	-6,514,659	-3,802,659	-3,473,659
220	-936,844	-2,248,426	-4,348,426	-6,639,426	-3,927,426	-3,598,426
250	-988,830	-2,373,193	-4,473,193	-6,764,193	-4,052,193	-3,723,193
280	-1,040,817	-2,497,960	-4,597,960	-6,888,960	-4,176,960	-3,847,960



Site type	S	Description:	Area 6	£2626 psm East	Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	-684,070	-1,641,768	-3,741,768	-6,032,768	-3,320,768	-2,991,768
20	-718,728	-1,724,947	-3,824,947	-6,115,947	-3,403,947	-3,074,947
30	-736,057	-1,766,536	-3,866,536	-6,157,536	-3,445,536	-3,116,536
40	-753,385	-1,808,125	-3,908,125	-6,199,125	-3,487,125	-3,158,125
50	-770,714	-1,849,714	-3,949,714	-6,240,714	-3,528,714	-3,199,714
60	-788,043	-1,891,303	-3,991,303	-6,282,303	-3,570,303	-3,241,303
70	-805,372	-1,932,892	-4,032,892	-6,323,892	-3,611,892	-3,282,892
80	-822,700	-1,974,481	-4,074,481	-6,365,481	-3,653,481	-3,324,481
90	-840,029	-2,016,070	-4,116,070	-6,407,070	-3,695,070	-3,366,070
100	-857,358	-2,057,659	-4,157,659	-6,448,659	-3,736,659	-3,407,659
130	-909,344	-2,182,426	-4,282,426	-6,573,426	-3,861,426	-3,532,426
160	-961,330	-2,307,193	-4,407,193	-6,698,193	-3,986,193	-3,657,193
190	-1,013,317	-2,431,960	-4,531,960	-6,822,960	-4,110,960	-3,781,960
220	-1,065,303	-2,556,727	-4,656,727	-6,947,727	-4,235,727	-3,906,727
250	-1,117,289	-2,681,494	-4,781,494	-7,072,494	-4,360,494	-4,031,494
280	-1,169,276	-2,806,262	-4,906,262	-7,197,262	-4,485,262	-4,156,262





CIL Viability   Bristol City Council

SITE TYPE   5  
50 UNITS  
FLATS  
120 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

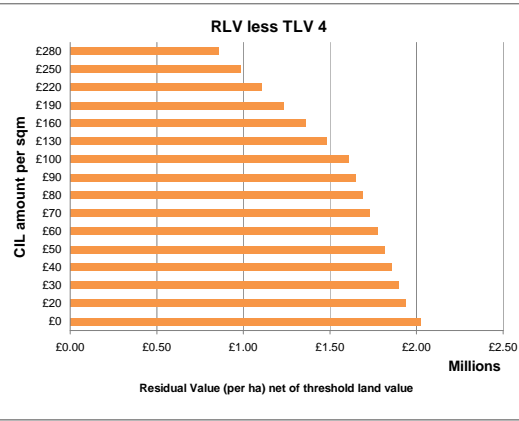
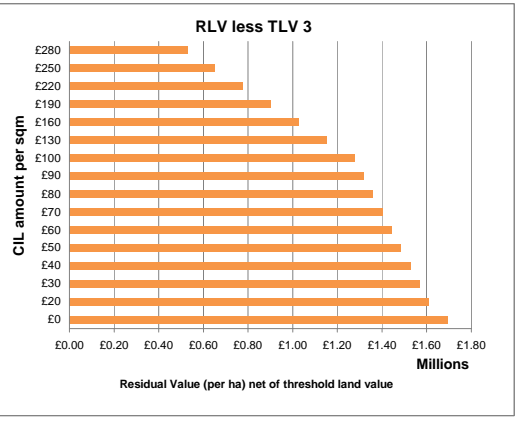
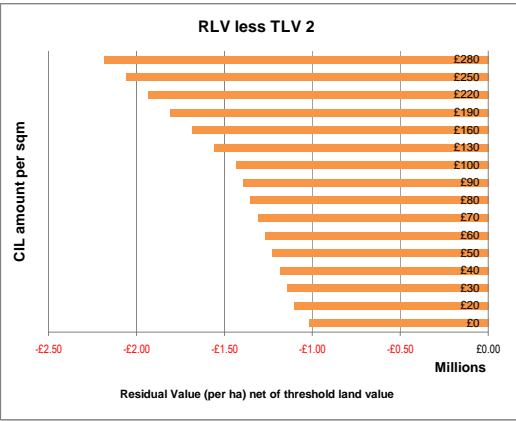
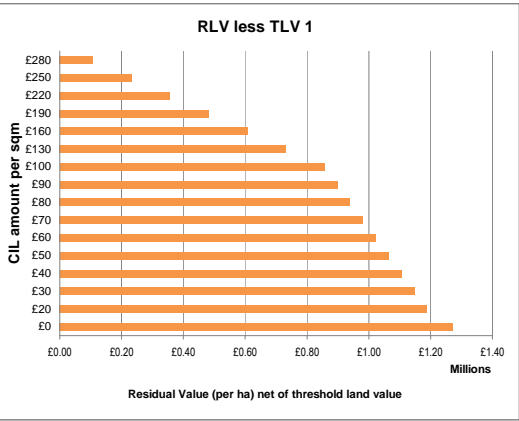
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	40%

10%	Sales value inflation
5%	Build cost inflation

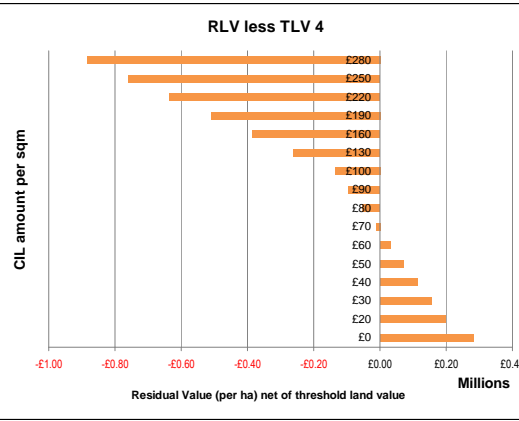
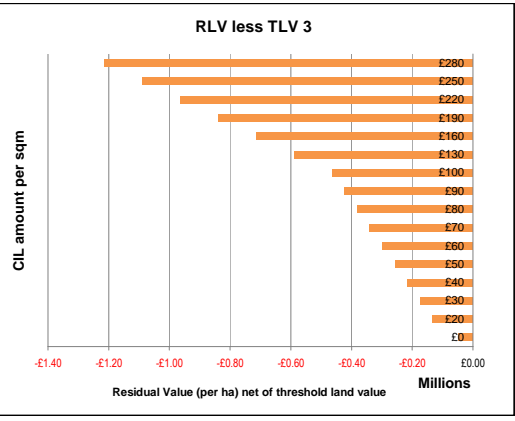
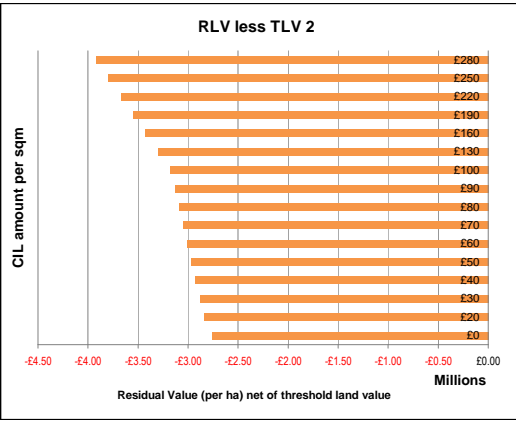
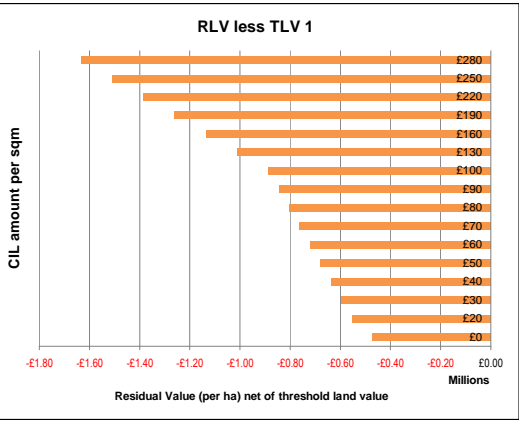
Site type 5 Description: **Area 1   £3993 psm Inner West** Site area: 0.42 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,404,681	3,371,233	1,271,233	-	1,019,767	1,692,233
20	1,370,023	3,288,055	1,188,055	-	1,102,945	1,938,055
30	1,352,694	3,246,466	1,146,466	-	1,144,534	1,567,466
40	1,335,366	3,204,877	1,104,877	-	1,186,123	1,525,877
50	1,318,037	3,163,288	1,063,288	-	1,227,712	1,484,288
60	1,300,708	3,121,699	1,021,699	-	1,269,301	1,442,699
70	1,283,379	3,080,110	980,110	-	1,310,890	1,401,110
80	1,266,050	3,038,521	938,521	-	1,352,479	1,359,521
90	1,248,722	2,996,932	896,932	-	1,394,068	1,317,932
100	1,231,393	2,955,343	855,343	-	1,435,657	1,276,343
130	1,179,407	2,830,576	730,576	-	1,560,424	1,151,576
160	1,127,420	2,705,809	605,809	-	1,685,191	1,026,809
190	1,075,434	2,581,042	481,042	-	1,809,958	902,042
220	1,023,448	2,456,275	356,275	-	1,934,725	777,275
250	971,461	2,331,507	231,507	-	2,059,493	652,507
280	919,475	2,206,740	106,740	-	2,184,260	527,740



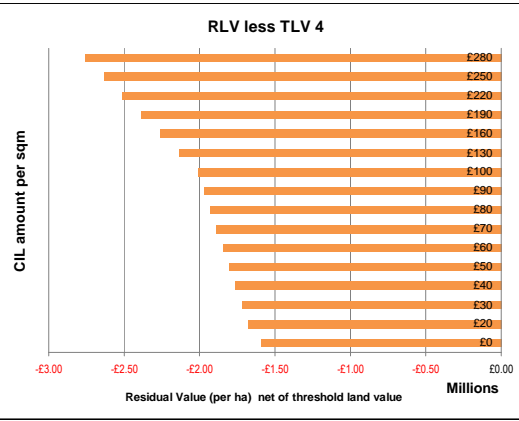
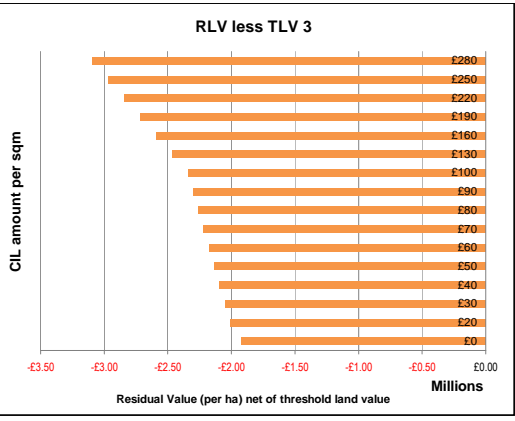
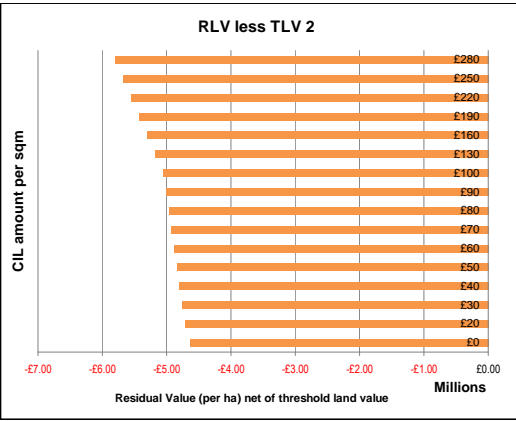
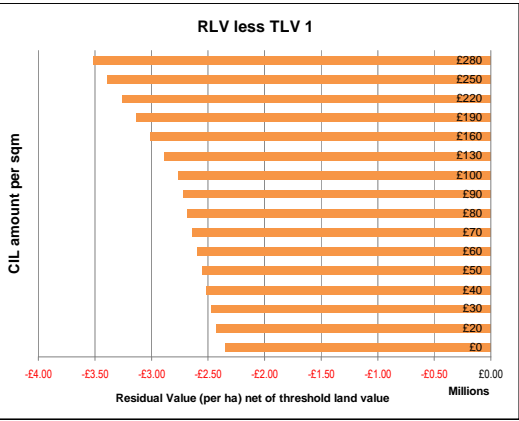
Site type 5 Description: **Area 2   £3496 psm Inner East** Site area: 0.42 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	679,101	1,629,843	-	470,157	-	279,843
20	644,444	1,546,665	-	553,335	-	196,665
30	627,115	1,505,076	-	594,924	-	155,076
40	609,786	1,463,487	-	636,513	-	113,487
50	592,457	1,421,898	-	678,102	-	71,898
60	575,129	1,380,309	-	719,691	-	30,309
70	557,800	1,338,720	-	761,280	-	11,280
80	540,471	1,297,130	-	802,870	-	52,870
90	523,142	1,255,541	-	844,459	-	94,459
100	505,813	1,213,952	-	886,048	-	136,048
130	453,827	1,089,185	-	1,010,815	-	260,815
160	401,841	964,418	-	1,135,582	-	385,582
190	349,855	839,651	-	1,260,349	-	510,349
220	297,868	714,884	-	1,385,116	-	635,116
250	245,882	590,117	-	1,509,883	-	759,883
280	193,896	465,350	-	1,634,650	-	884,650

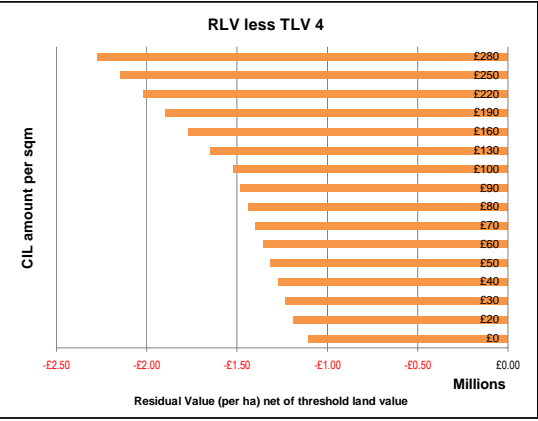
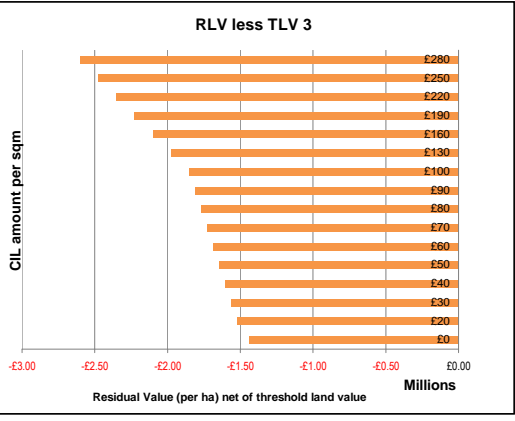
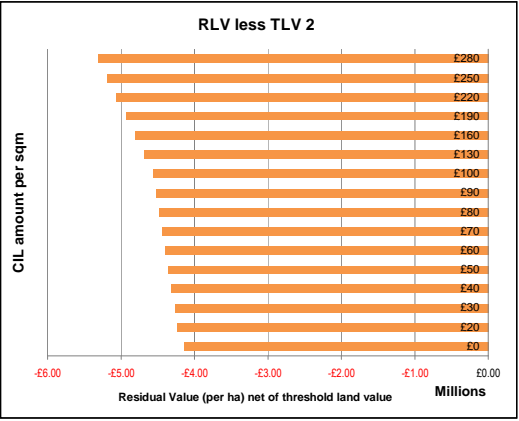
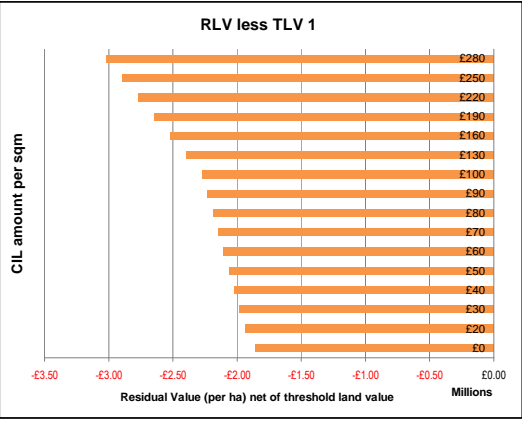


Site type 5 Description: **Area 3   £2960 psm South** Site area: 0.42 ha

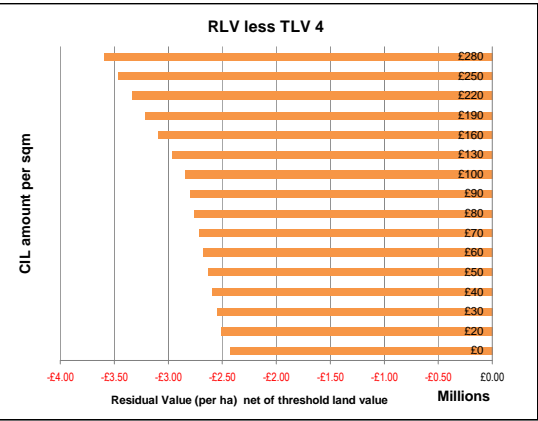
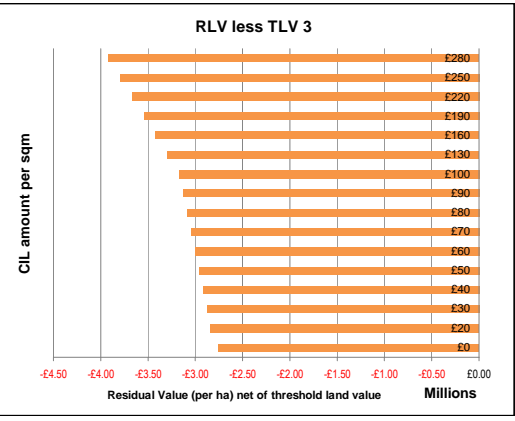
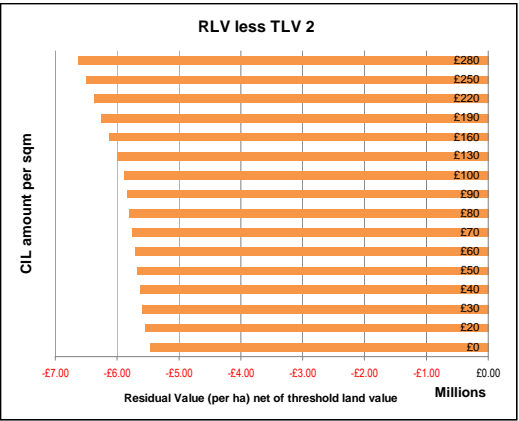
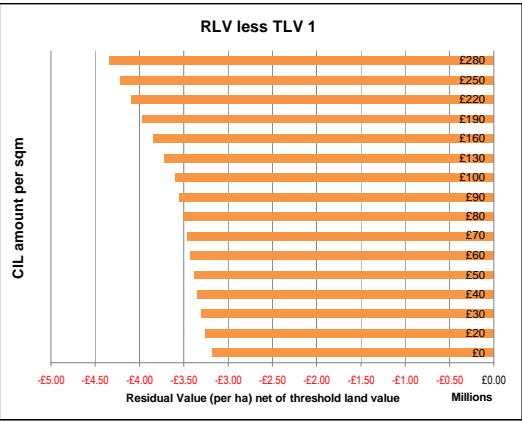
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	-	102,571	-	246,170	-	2,346,170
20	-	137,228	-	329,348	-	2,429,348
30	-	154,557	-	370,937	-	2,470,937
40	-	171,886	-	412,526	-	2,512,526
50	-	189,215	-	454,115	-	2,554,115
60	-	206,543	-	495,704	-	2,595,704
70	-	223,872	-	537,293	-	2,637,293
80	-	241,201	-	578,882	-	2,678,882
90	-	258,530	-	620,471	-	2,720,471
100	-	275,858	-	662,060	-	2,762,060
130	-	327,845	-	786,827	-	2,886,827
160	-	379,831	-	911,595	-	3,011,595
190	-	431,817	-	1,036,362	-	3,136,362
220	-	483,804	-	1,161,129	-	3,261,129
250	-	535,790	-	1,285,896	-	3,385,896
280	-	587,776	-	1,410,663	-	3,510,663



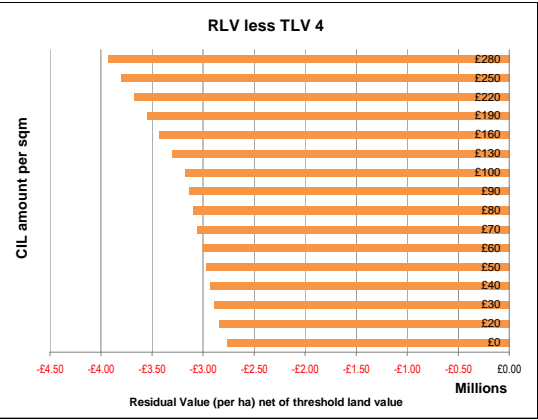
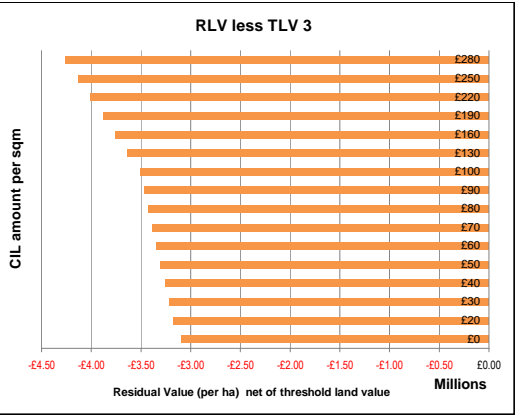
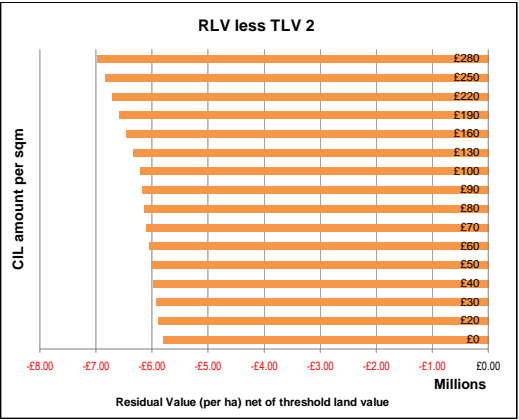
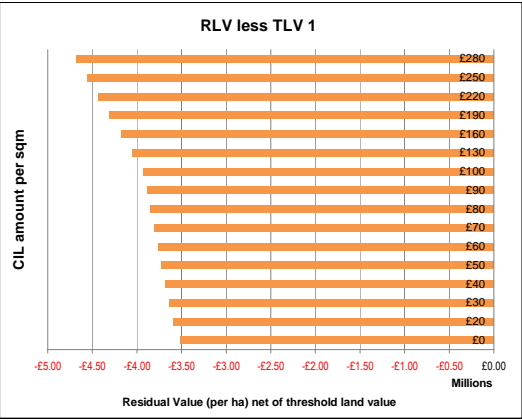
Site type	S	Description:	Area 4£3100 psm North West				Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	101,536	243,687	- 1,856,313	- 4,147,313	- 1,435,313	- 1,106,313		
20	66,879	160,509	- 1,939,491	- 4,230,491	- 1,518,491	- 1,189,491		
30	49,550	118,920	- 1,981,080	- 4,272,080	- 1,560,080	- 1,231,080		
40	32,221	77,331	- 2,022,669	- 4,313,669	- 1,601,669	- 1,272,669		
50	14,892	35,742	- 2,064,258	- 4,355,258	- 1,643,258	- 1,314,258		
60	2,436	- 5,847	- 2,105,847	- 4,396,847	- 1,684,847	- 1,355,847		
70	- 19,765	- 47,436	- 2,147,436	- 4,438,436	- 1,726,436	- 1,397,436		
80	- 37,094	- 89,026	- 2,189,026	- 4,480,026	- 1,768,026	- 1,439,026		
90	- 54,423	- 130,615	- 2,230,615	- 4,521,615	- 1,809,615	- 1,480,615		
100	- 71,751	- 172,204	- 2,272,204	- 4,563,204	- 1,851,204	- 1,522,204		
130	- 123,738	- 296,971	- 2,396,971	- 4,687,971	- 1,975,971	- 1,646,971		
160	- 175,724	- 421,738	- 2,521,738	- 4,812,738	- 2,100,738	- 1,771,738		
190	- 227,710	- 546,505	- 2,646,505	- 4,937,505	- 2,225,505	- 1,896,505		
220	- 279,697	- 671,272	- 2,771,272	- 5,062,272	- 2,350,272	- 2,021,272		
250	- 331,683	- 796,039	- 2,896,039	- 5,187,039	- 2,475,039	- 2,146,039		
280	- 383,669	- 920,806	- 3,020,806	- 5,311,806	- 2,599,806	- 2,270,806		



Site type	S	Description:	Area 5£2723 psm North				Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	-447,983	- 1,075,158	- 3,175,158	- 5,466,158	- 2,754,158	- 2,425,158		
20	-482,640	- 1,158,336	- 3,258,336	- 5,549,336	- 2,837,336	- 2,508,336		
30	-499,969	- 1,199,925	- 3,299,925	- 5,590,925	- 2,878,925	- 2,549,925		
40	-517,298	- 1,241,514	- 3,341,514	- 5,632,514	- 2,920,514	- 2,591,514		
50	-534,626	- 1,283,103	- 3,383,103	- 5,674,103	- 2,962,103	- 2,633,103		
60	-551,955	- 1,324,692	- 3,424,692	- 5,715,692	- 3,003,692	- 2,674,692		
70	-569,284	- 1,366,281	- 3,466,281	- 5,757,281	- 3,045,281	- 2,716,281		
80	-586,613	- 1,407,870	- 3,507,870	- 5,798,870	- 3,086,870	- 2,757,870		
90	-603,941	- 1,449,460	- 3,549,460	- 5,840,460	- 3,128,460	- 2,799,460		
100	-621,270	- 1,491,049	- 3,591,049	- 5,882,049	- 3,170,049	- 2,841,049		
130	-673,257	- 1,615,816	- 3,715,816	- 6,006,816	- 3,294,816	- 2,965,816		
160	-725,243	- 1,740,583	- 3,840,583	- 6,131,583	- 3,419,583	- 3,090,583		
190	-777,229	- 1,865,350	- 3,965,350	- 6,256,350	- 3,544,350	- 3,215,350		
220	-829,215	- 1,990,117	- 4,090,117	- 6,381,117	- 3,669,117	- 3,340,117		
250	-881,202	- 2,114,884	- 4,214,884	- 6,505,884	- 3,793,884	- 3,464,884		
280	-933,188	- 2,239,651	- 4,339,651	- 6,630,651	- 3,918,651	- 3,589,651		



Site type	S	Description:	Area 6£2626 psm East				Site area:	0.42 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	-589,287	- 1,414,290	- 3,514,290	- 5,805,290	- 3,093,290	- 2,764,290		
20	-623,945	- 1,497,468	- 3,597,468	- 5,888,468	- 3,176,468	- 2,847,468		
30	-641,274	- 1,539,057	- 3,639,057	- 5,930,057	- 3,218,057	- 2,889,057		
40	-658,602	- 1,580,646	- 3,680,646	- 5,971,646	- 3,259,646	- 2,930,646		
50	-675,931	- 1,622,235	- 3,722,235	- 6,013,235	- 3,301,235	- 2,972,235		
60	-693,260	- 1,663,824	- 3,763,824	- 6,054,824	- 3,342,824	- 3,013,824		
70	-710,589	- 1,705,413	- 3,805,413	- 6,096,413	- 3,384,413	- 3,055,413		
80	-727,918	- 1,747,002	- 3,847,002	- 6,138,002	- 3,426,002	- 3,097,002		
90	-745,246	- 1,788,591	- 3,888,591	- 6,179,591	- 3,467,591	- 3,138,591		
100	-762,575	- 1,830,180	- 3,930,180	- 6,221,180	- 3,509,180	- 3,180,180		
130	-814,561	- 1,954,947	- 4,054,947	- 6,345,947	- 3,633,947	- 3,304,947		
160	-866,548	- 2,079,714	- 4,179,714	- 6,470,714	- 3,758,714	- 3,429,714		
190	-918,534	- 2,204,481	- 4,304,481	- 6,595,481	- 3,883,481	- 3,554,481		
220	-970,520	- 2,329,249	- 4,429,249	- 6,720,249	- 4,008,249	- 3,679,249		
250	-1,022,507	- 2,454,016	- 4,554,016	- 6,845,016	- 4,133,016	- 3,804,016		
280	-1,074,493	- 2,578,783	- 4,678,783	- 6,969,783	- 4,257,783	- 3,928,783		





CIL Viability   Bristol City Council

SITE TYPE   6  
100 UNITS  
FLATS  
150 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

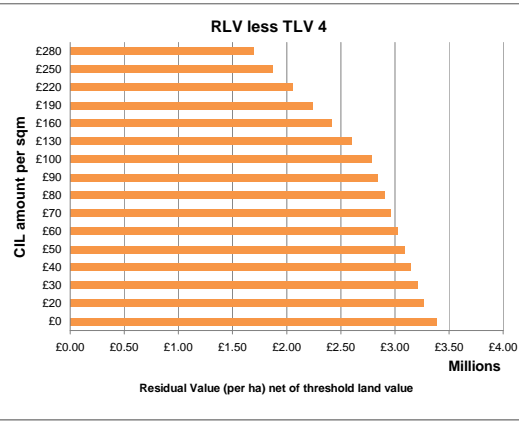
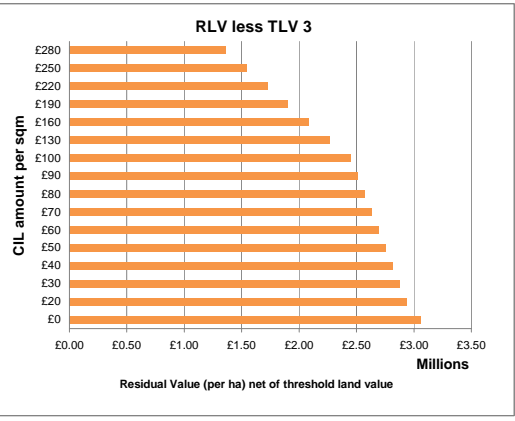
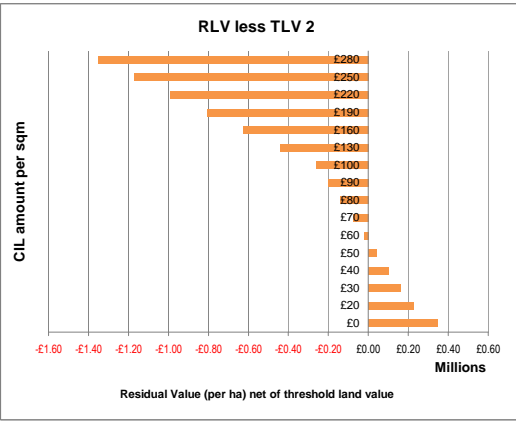
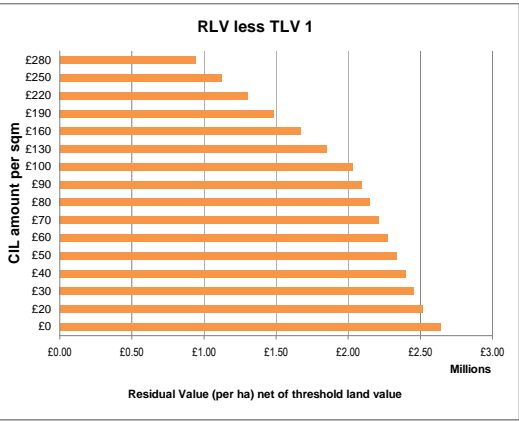
NB includes infrastructure @ £0.35m per ha

CSH level:	3
Aff Hsg:	30%

	Sales value inflation
	Build cost inflation

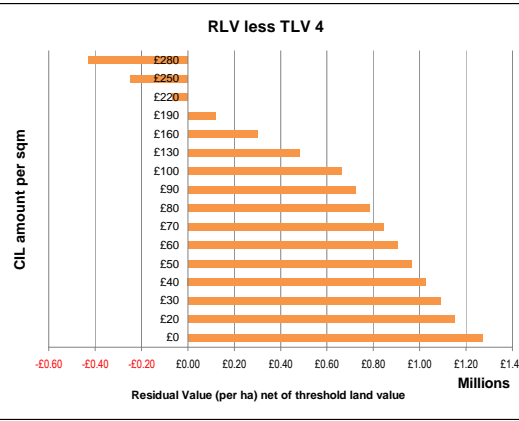
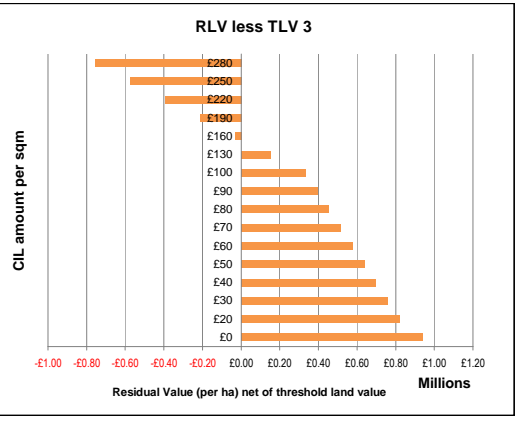
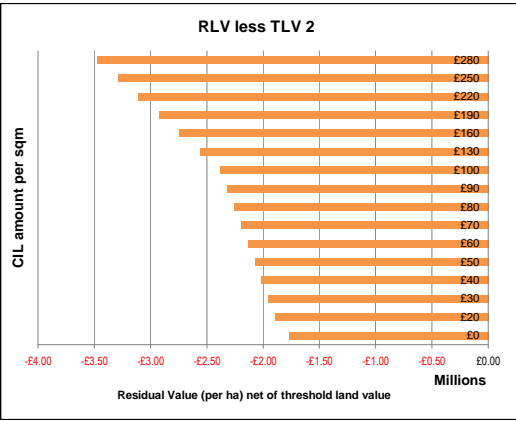
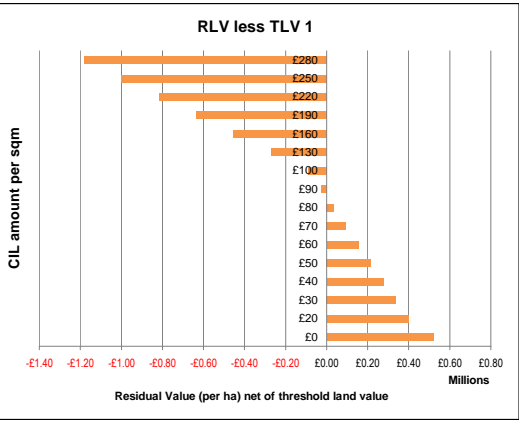
Site type 6	Description:	Area 1   £3993 psm Inner West	Site area:	0.67 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	3,157,335	4,736,003	2,636,003	345,003	3,057,003	3,386,003
20	3,076,468	4,614,701	2,514,701	223,701	2,935,701	3,264,701
30	3,036,034	4,554,051	2,454,051	163,051	2,875,051	3,204,051
40	2,995,600	4,493,400	2,393,400	102,400	2,814,400	3,143,400
50	2,955,166	4,432,749	2,332,749	41,749	2,753,749	3,082,749
60	2,914,732	4,372,099	2,272,099	-	2,693,099	3,022,099
70	2,874,299	4,311,448	2,211,448	-	2,632,448	2,961,448
80	2,833,865	4,250,797	2,150,797	-	2,571,797	2,900,797
90	2,793,431	4,190,147	2,090,147	-	2,511,147	2,840,147
100	2,752,997	4,129,496	2,029,496	-	2,450,496	2,779,496
130	2,631,696	3,947,544	1,847,544	-	2,268,544	2,597,544
160	2,510,395	3,765,592	1,665,592	-	2,086,592	2,415,592
190	2,389,093	3,583,640	1,483,640	-	1,904,640	2,233,640
220	2,267,792	3,401,688	1,301,688	-	1,722,688	2,051,688
250	2,146,490	3,219,736	1,119,736	-	1,540,736	1,869,736
280	2,025,189	3,037,784	937,784	-	1,358,784	1,687,784



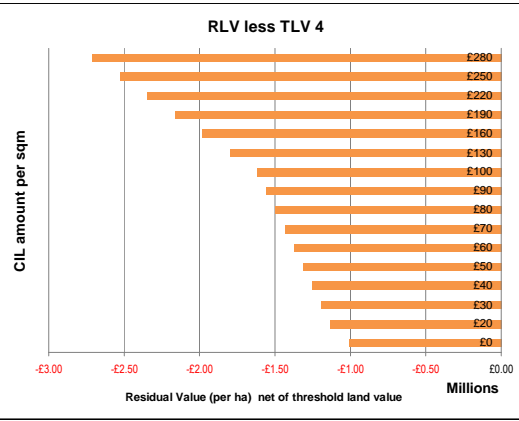
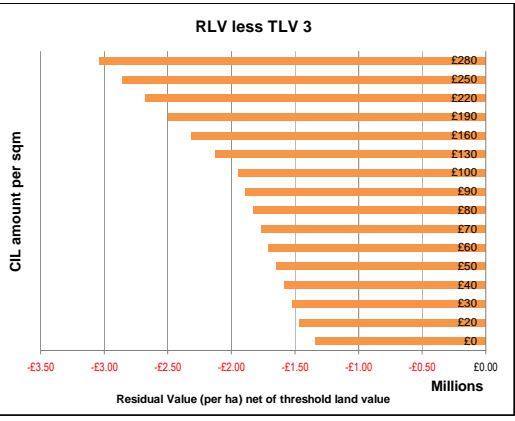
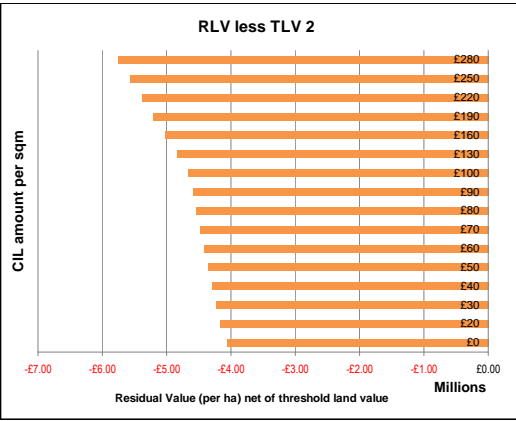
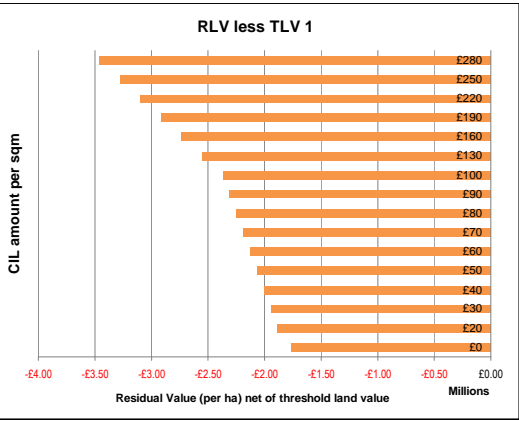
Site type 6	Description:	Area 2   £3496 psm Inner East	Site area:	0.67 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,745,812	2,618,718	518,718	-	1,772,282	939,718
20	1,664,945	2,497,417	397,417	-	1,893,583	818,417
30	1,624,511	2,436,766	336,766	-	1,954,234	757,766
40	1,584,077	2,376,115	276,115	-	2,014,885	697,115
50	1,543,643	2,315,465	215,465	-	2,075,535	636,465
60	1,503,209	2,254,814	154,814	-	2,136,186	575,814
70	1,462,776	2,194,163	94,163	-	2,196,837	515,163
80	1,422,342	2,133,513	33,513	-	2,257,487	454,513
90	1,381,908	2,072,862	-	27,138	2,318,138	393,862
100	1,341,474	2,012,211	-	87,789	2,378,789	333,211
130	1,220,173	1,830,259	-	269,741	2,560,741	151,259
160	1,098,871	1,648,307	-	451,693	2,742,693	-
190	977,570	1,466,355	-	633,645	2,924,645	-
220	856,269	1,284,403	-	815,597	3,106,597	-
250	734,967	1,102,451	-	997,549	3,288,549	-
280	613,666	920,499	-	1,179,501	3,470,501	-

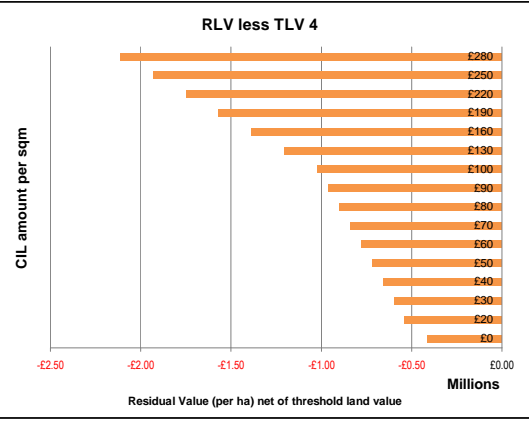
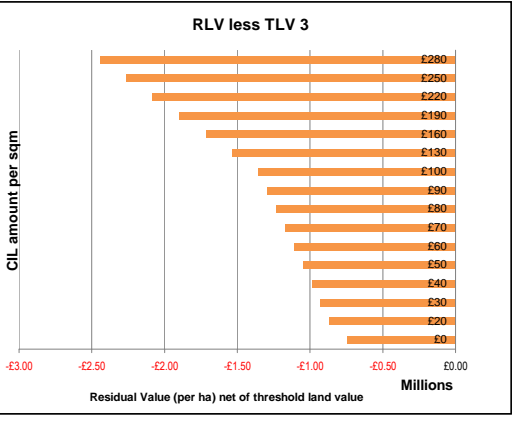
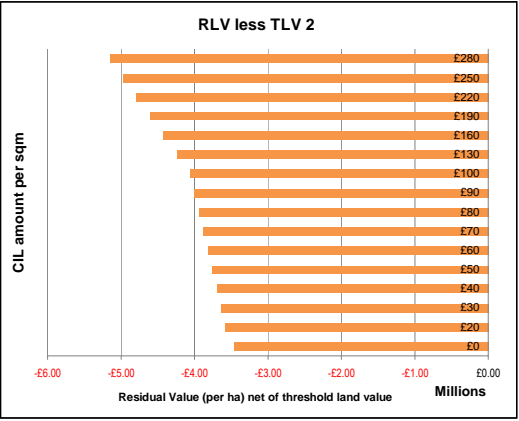
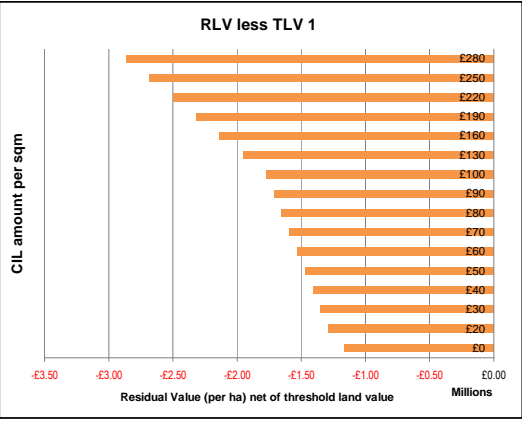


Site type 6	Description:	Area 3   £2960 psm South	Site area:	0.67 ha
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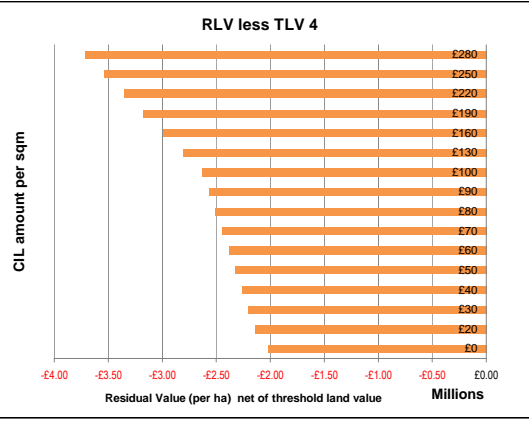
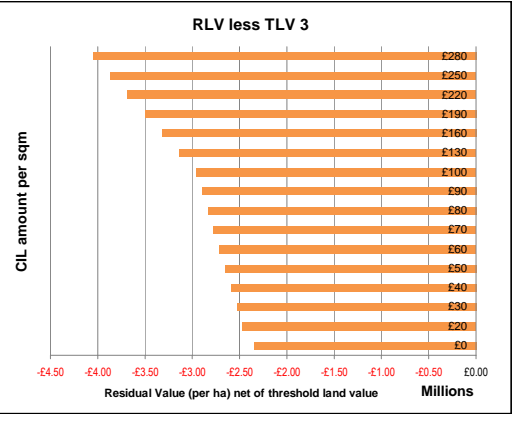
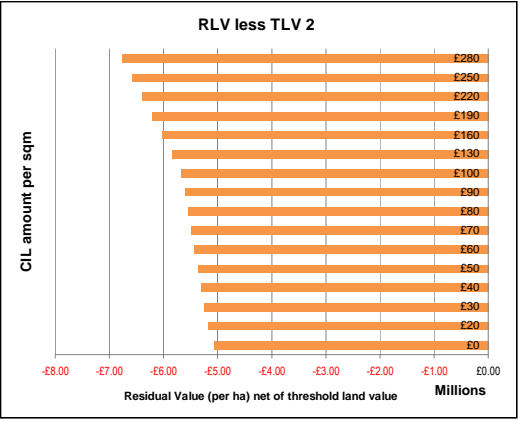
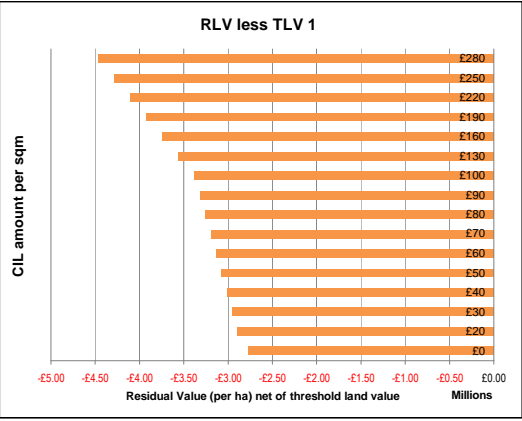
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	225,168	337,752	-	1,762,248	-	1,341,248
20	144,301	216,451	-	1,883,549	-	1,462,549
30	103,867	155,800	-	1,944,200	-	1,523,200
40	63,433	95,149	-	2,004,851	-	1,583,851
50	22,999	34,499	-	2,065,501	-	1,644,501
60	-	17,435	-	2,126,152	-	1,705,152
70	-	57,868	-	86,803	-	2,186,803
80	-	98,302	-	147,453	-	2,247,453
90	-	138,736	-	208,104	-	2,308,104
100	-	179,170	-	268,755	-	2,368,755
130	-	300,471	-	450,707	-	2,550,707
160	-	421,772	-	632,659	-	2,732,659
190	-	543,074	-	814,611	-	2,914,611
220	-	664,375	-	996,563	-	3,096,563
250	-	785,677	-	1,178,515	-	3,278,515
280	-	906,978	-	1,360,467	-	3,460,467



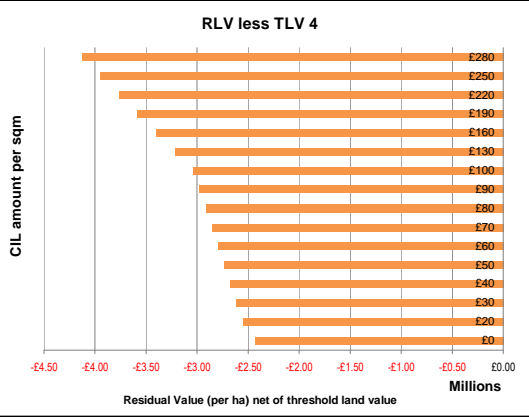
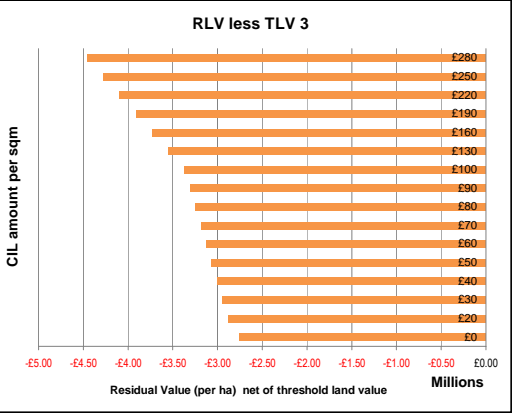
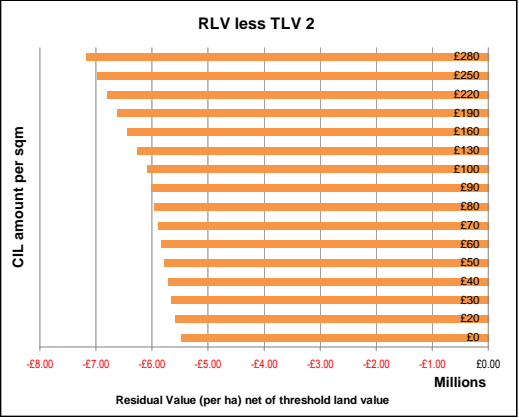
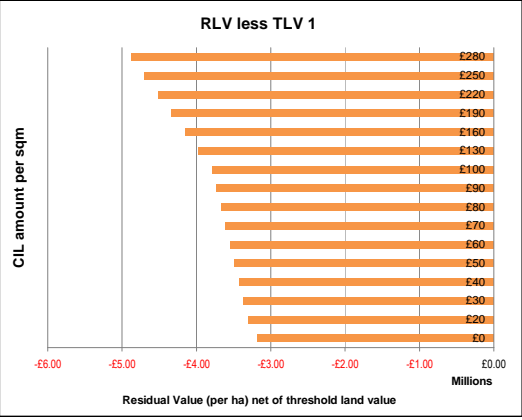
Site type 6	Description:	Area 4£3100 psm North West					Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	622,232	933,349	- 1,166,651	- 3,457,651	- 745,651	- 416,651		
20	541,365	812,047	- 1,287,953	- 3,578,953	- 866,953	- 537,953		
30	500,931	751,397	- 1,348,603	- 3,639,603	- 927,603	- 598,603		
40	460,497	690,746	- 1,409,254	- 3,700,254	- 988,254	- 659,254		
50	420,063	630,095	- 1,469,905	- 3,760,905	- 1,048,905	- 719,905		
60	379,630	569,445	- 1,530,555	- 3,821,555	- 1,109,555	- 780,555		
70	339,196	508,794	- 1,591,206	- 3,882,206	- 1,170,206	- 841,206		
80	298,762	448,143	- 1,651,857	- 3,942,857	- 1,230,857	- 901,857		
90	258,328	387,492	- 1,712,508	- 4,003,508	- 1,291,508	- 962,508		
100	217,895	326,842	- 1,773,158	- 4,064,158	- 1,352,158	- 1,023,158		
130	96,593	144,890	- 1,955,110	- 4,246,110	- 1,534,110	- 1,205,110		
160	- 24,708	- 37,062	- 2,137,062	- 4,428,062	- 1,716,062	- 1,387,062		
190	- 146,010	- 219,014	- 2,319,014	- 4,610,014	- 1,898,014	- 1,569,014		
220	- 267,311	- 400,966	- 2,500,966	- 4,791,966	- 2,079,966	- 1,750,966		
250	- 388,612	- 582,918	- 2,682,918	- 4,973,918	- 2,261,918	- 1,932,918		
280	- 509,914	- 764,870	- 2,864,870	- 5,155,870	- 2,443,870	- 2,114,870		



Site type 6	Description:	Area 5£2723 psm North					Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	-446,787	670,180	- 2,770,180	- 5,061,180	- 2,349,180	- 2,020,180		
20	-527,654	791,482	- 2,891,482	- 5,182,482	- 2,470,482	- 2,141,482		
30	-568,088	852,132	- 2,952,132	- 5,243,132	- 2,531,132	- 2,202,132		
40	-608,522	912,783	- 3,012,783	- 5,303,783	- 2,591,783	- 2,262,783		
50	-648,956	973,434	- 3,073,434	- 5,364,434	- 2,652,434	- 2,323,434		
60	-689,390	1,034,084	- 3,134,084	- 5,425,084	- 2,713,084	- 2,384,084		
70	-729,823	1,094,735	- 3,194,735	- 5,485,735	- 2,773,735	- 2,444,735		
80	-770,257	1,155,386	- 3,255,386	- 5,546,386	- 2,834,386	- 2,505,386		
90	-810,691	1,216,036	- 3,316,036	- 5,607,036	- 2,895,036	- 2,566,036		
100	-851,125	1,276,687	- 3,376,687	- 5,667,687	- 2,955,687	- 2,626,687		
130	-972,426	1,458,639	- 3,558,639	- 5,849,639	- 3,137,639	- 2,808,639		
160	-1,093,727	1,640,591	- 3,740,591	- 6,031,591	- 3,319,591	- 2,990,591		
190	-1,215,029	1,822,543	- 3,922,543	- 6,213,543	- 3,501,543	- 3,172,543		
220	-1,336,330	2,004,495	- 4,104,495	- 6,395,495	- 3,683,495	- 3,354,495		
250	-1,457,632	2,186,447	- 4,286,447	- 6,577,447	- 3,865,447	- 3,536,447		
280	-1,578,933	2,368,399	- 4,468,399	- 6,759,399	- 4,047,399	- 3,718,399		



Site type 6	Description:	Area 6£2626 psm East					Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	-721,677	1,082,516	- 3,182,516	- 5,473,516	- 2,761,516	- 2,432,516		
20	-802,545	1,203,818	- 3,303,818	- 5,594,818	- 2,882,818	- 2,553,818		
30	-842,979	1,264,468	- 3,364,468	- 5,655,468	- 2,943,468	- 2,614,468		
40	-883,413	1,325,119	- 3,425,119	- 5,716,119	- 3,004,119	- 2,675,119		
50	-923,846	1,385,770	- 3,485,770	- 5,776,770	- 3,064,770	- 2,735,770		
60	-964,280	1,446,420	- 3,546,420	- 5,837,420	- 3,125,420	- 2,796,420		
70	-1,004,714	1,507,071	- 3,607,071	- 5,898,071	- 3,186,071	- 2,857,071		
80	-1,045,148	1,567,722	- 3,667,722	- 5,958,722	- 3,246,722	- 2,917,722		
90	-1,085,582	1,628,372	- 3,728,372	- 6,019,372	- 3,307,372	- 2,978,372		
100	-1,126,015	1,689,023	- 3,789,023	- 6,080,023	- 3,368,023	- 3,039,023		
130	-1,247,317	1,870,975	- 3,970,975	- 6,261,975	- 3,549,975	- 3,220,975		
160	-1,368,618	2,052,927	- 4,152,927	- 6,443,927	- 3,731,927	- 3,402,927		
190	-1,489,919	2,234,879	- 4,334,879	- 6,625,879	- 3,913,879	- 3,584,879		
220	-1,611,221	2,416,831	- 4,516,831	- 6,807,831	- 4,095,831	- 3,766,831		
250	-1,732,522	2,598,783	- 4,698,783	- 6,989,783	- 4,277,783	- 3,948,783		
280	-1,853,824	2,780,735	- 4,880,735	- 7,171,735	- 4,459,735	- 4,130,735		



CIL Viability   Bristol City Council

SITE TYPE   6  
100 UNITS  
FLATS  
150 UPH

Threshold Land Values (per ha)

TLV1 Existing resi	TLV2 Offices	TLV3 Industrial	TLV4 Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

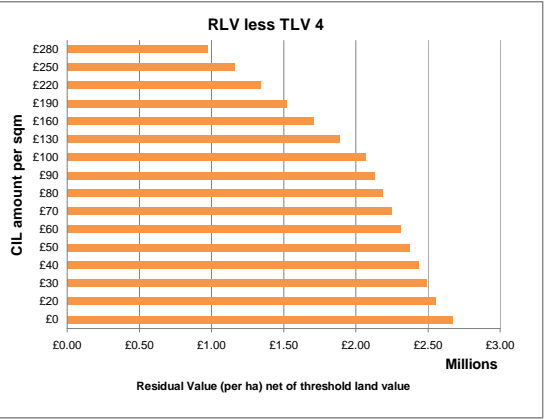
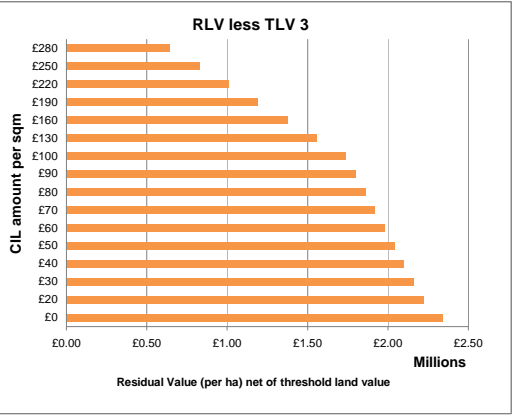
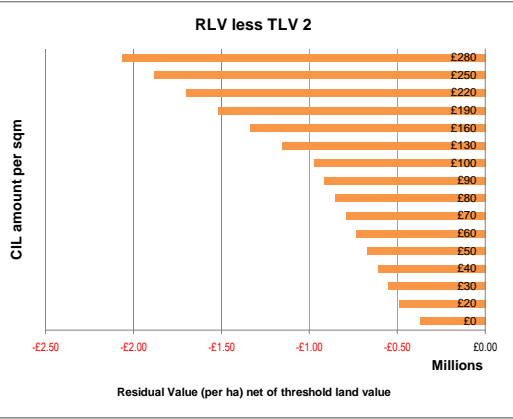
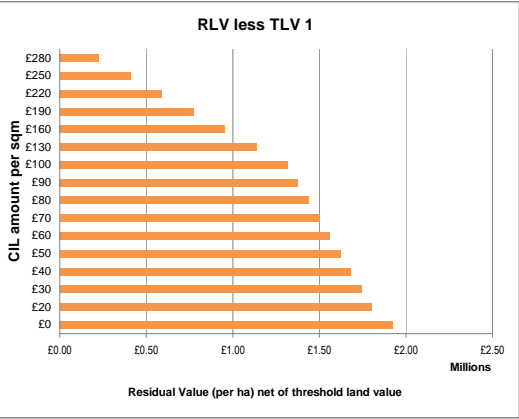
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	30%

	Sales value inflation
	Build cost inflation

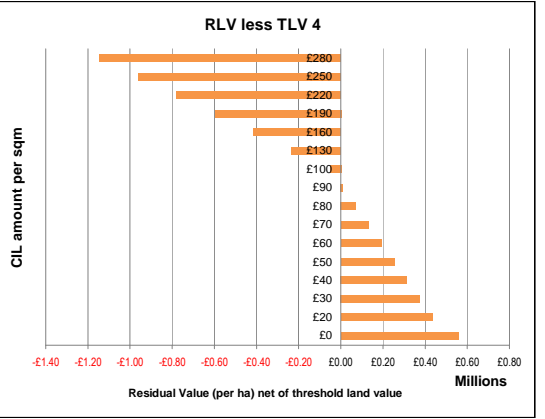
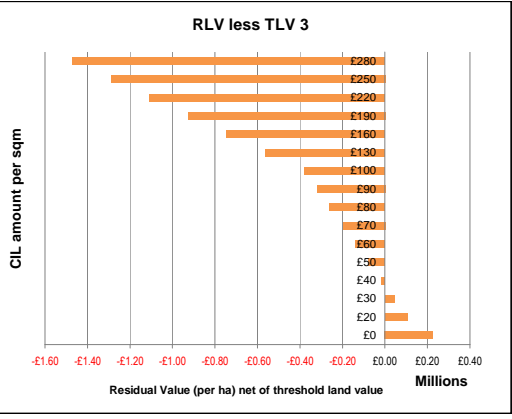
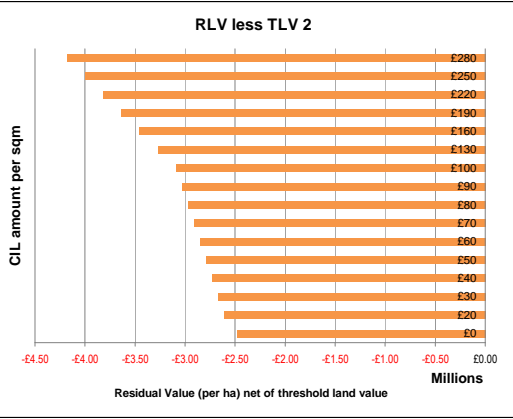
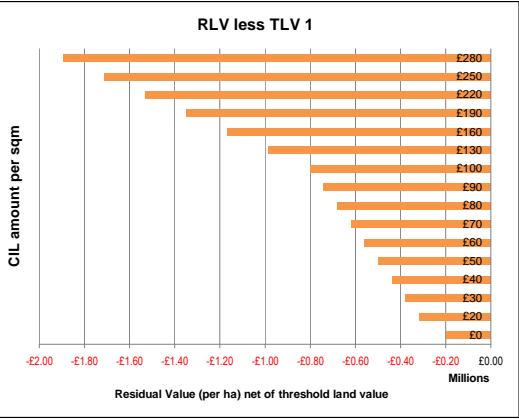
Site type 6 Description: **Area 1   £3993 psm Inner West** Site area: 0.67 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,681,556	4,022,334	1,922,334	-	368,666	2,343,334
20	2,600,688	3,901,032	1,801,032	-	489,968	2,551,032
30	2,560,255	3,840,382	1,740,382	-	550,618	2,490,382
40	2,519,821	3,779,731	1,679,731	-	611,269	2,429,731
50	2,479,387	3,719,080	1,619,080	-	671,920	2,369,080
60	2,438,953	3,658,430	1,558,430	-	732,570	2,308,430
70	2,398,519	3,597,779	1,497,779	-	793,221	2,247,779
80	2,358,086	3,537,128	1,437,128	-	853,872	2,187,128
90	2,317,652	3,476,478	1,376,478	-	914,522	2,126,478
100	2,277,218	3,415,827	1,315,827	-	975,173	2,065,827
130	2,155,917	3,233,875	1,133,875	-	1,157,125	1,883,875
160	2,034,615	3,051,923	951,923	-	1,339,077	1,701,923
190	1,913,314	2,869,971	769,971	-	1,521,029	1,519,971
220	1,792,013	2,688,019	588,019	-	1,702,981	1,338,019
250	1,670,711	2,506,067	406,067	-	1,884,933	1,156,067
280	1,549,410	2,324,115	224,115	-	2,066,885	974,115



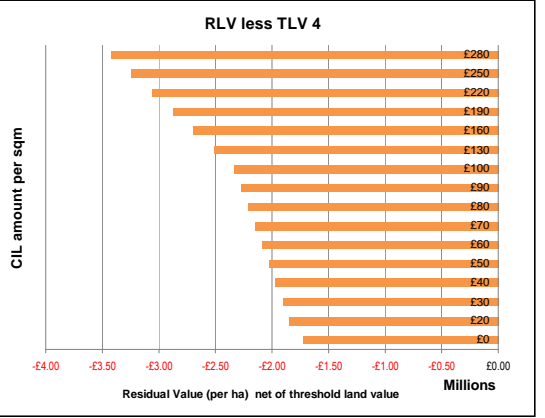
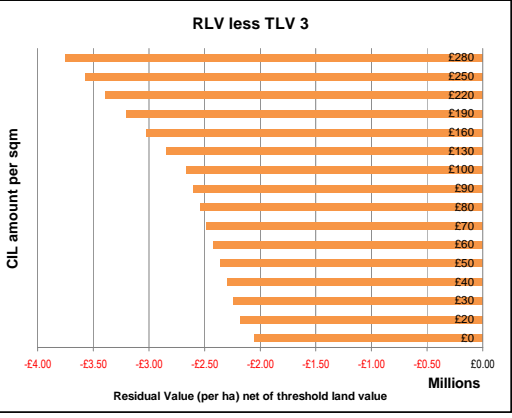
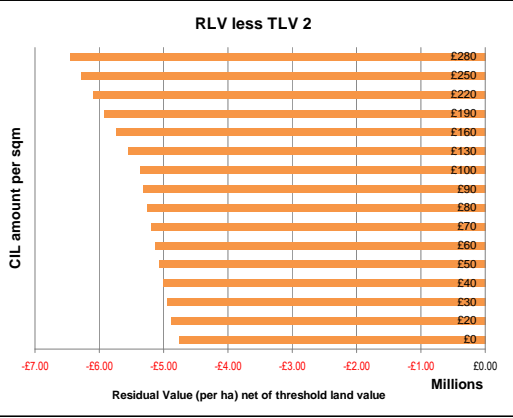
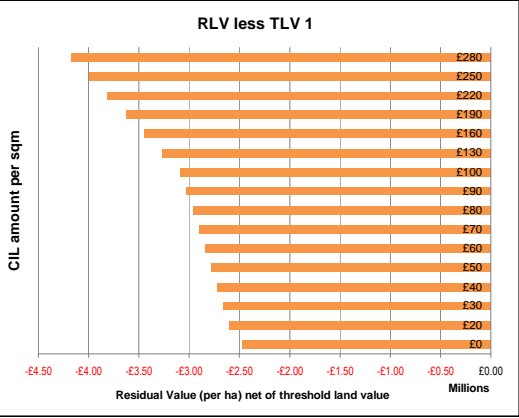
Site type 6 Description: **Area 2   £3496 psm Inner East** Site area: 0.67 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,270,033	1,905,049	-	194,951	-	555,049
20	1,189,165	1,783,748	-	316,252	-	433,748
30	1,148,731	1,723,097	-	376,903	-	373,097
40	1,108,298	1,662,446	-	437,554	-	312,446
50	1,067,864	1,601,796	-	498,204	-	251,796
60	1,027,430	1,541,145	-	558,855	-	191,145
70	986,996	1,480,494	-	619,506	-	130,494
80	946,562	1,419,844	-	680,156	-	69,844
90	906,129	1,359,193	-	740,807	-	9,193
100	865,695	1,298,542	-	801,458	-	-51,458
130	744,394	1,116,590	-	983,410	-	-233,410
160	623,092	934,638	-	1,165,362	-	-415,362
190	501,791	752,686	-	1,347,314	-	-597,314
220	380,489	570,734	-	1,529,266	-	-779,266
250	259,188	388,782	-	1,711,218	-	-961,218
280	137,887	206,830	-	1,893,170	-	-1,143,170

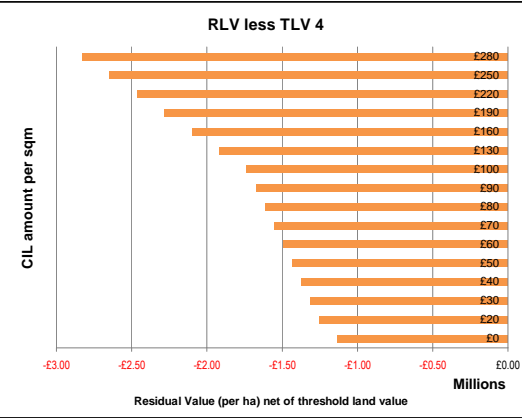
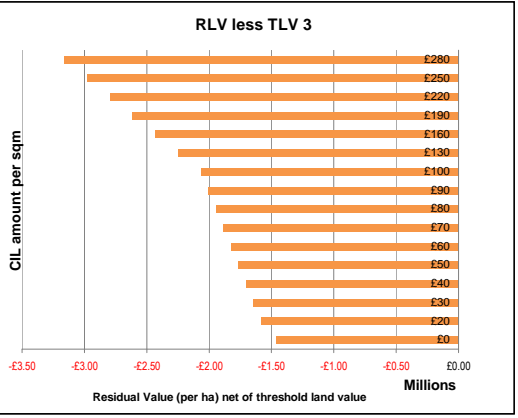
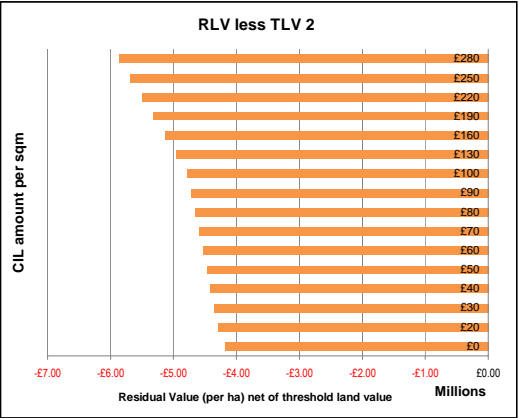
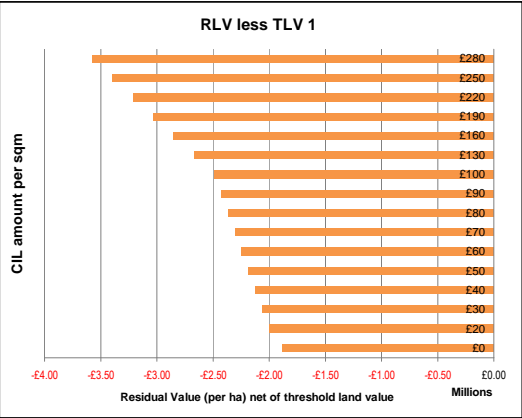


Site type 6 Description: **Area 3   £2960 psm South** Site area: 0.67 ha

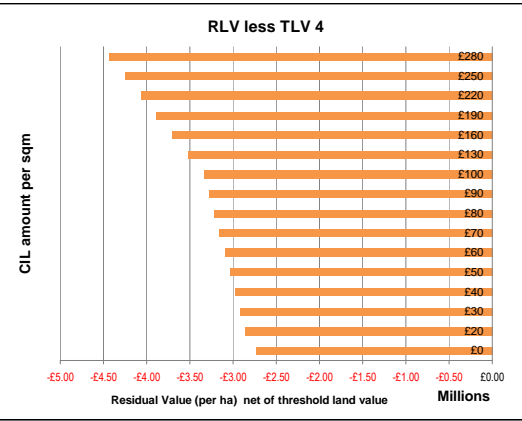
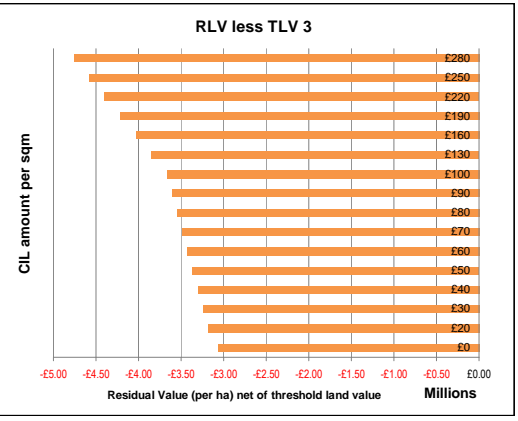
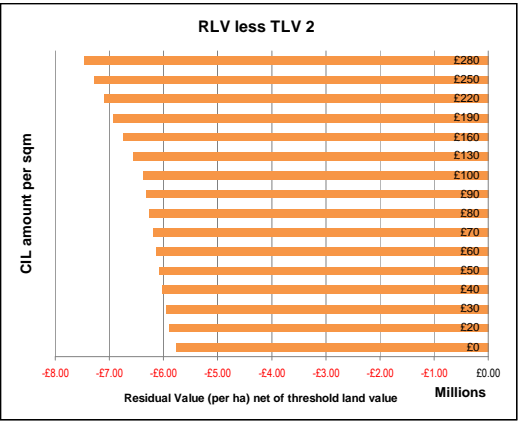
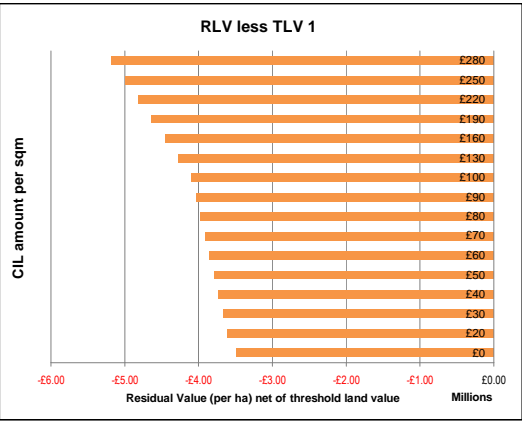
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	250,611	375,917	-	2,475,917	-	1,725,917
20	331,479	497,218	-	2,597,218	-	1,847,218
30	371,913	557,869	-	2,657,869	-	1,907,869
40	412,346	618,519	-	2,718,519	-	1,968,519
50	452,780	679,170	-	2,779,170	-	2,029,170
60	493,214	739,821	-	2,839,821	-	2,089,821
70	533,648	800,472	-	2,900,472	-	2,150,472
80	574,081	861,122	-	2,961,122	-	2,211,122
90	614,515	921,773	-	3,021,773	-	2,271,773
100	654,949	982,424	-	3,082,424	-	2,332,424
130	776,250	1,164,376	-	3,264,376	-	2,514,376
160	897,552	1,346,328	-	3,446,328	-	2,696,328
190	1,018,853	1,528,280	-	3,628,280	-	2,878,280
220	1,140,155	1,710,232	-	3,810,232	-	3,060,232
250	1,261,456	1,892,184	-	3,992,184	-	3,242,184
280	1,382,757	2,074,136	-	4,174,136	-	3,424,136



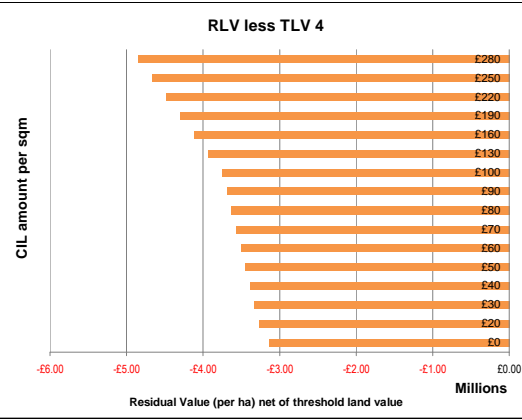
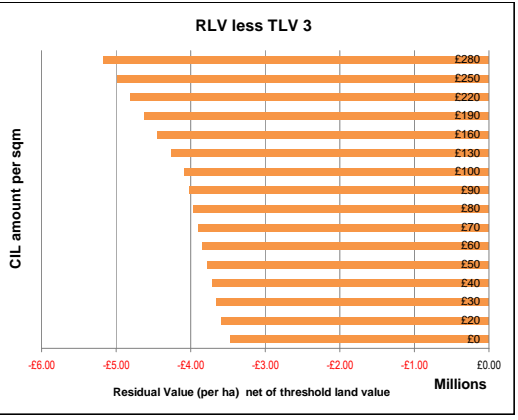
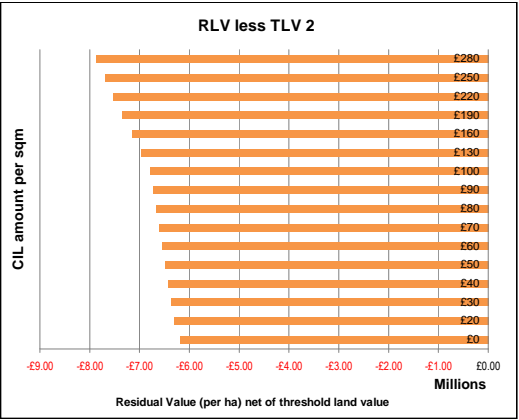
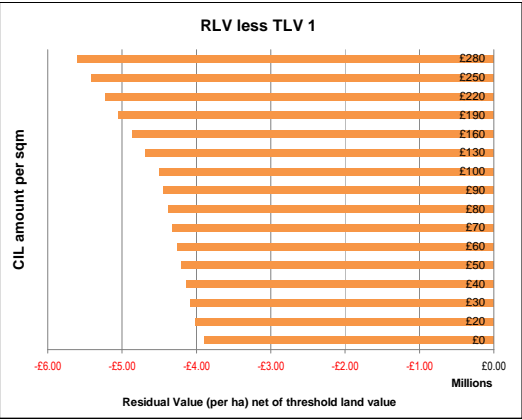
Site type 6	Description:	Area 4 £3100 psm North West				Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	146,453	219,680	- 1,880,320	- 4,171,320	- 1,459,320	- 1,130,320	
20	65,586	98,378	- 2,001,622	- 4,292,622	- 1,580,622	- 1,261,622	
30	25,152	37,728	- 2,062,272	- 4,353,272	- 1,641,272	- 1,312,272	
40	15,282	22,923	- 2,122,923	- 4,413,923	- 1,701,923	- 1,372,923	
50	55,716	83,574	- 2,183,574	- 4,474,574	- 1,762,574	- 1,433,574	
60	96,150	144,224	- 2,244,224	- 4,535,224	- 1,823,224	- 1,494,224	
70	136,583	204,875	- 2,304,875	- 4,595,875	- 1,883,875	- 1,554,875	
80	177,017	265,526	- 2,365,526	- 4,656,526	- 1,944,526	- 1,615,526	
90	217,451	326,176	- 2,426,176	- 4,717,176	- 2,005,176	- 1,676,176	
100	257,885	386,827	- 2,486,827	- 4,777,827	- 2,065,827	- 1,736,827	
130	379,186	568,779	- 2,668,779	- 4,959,779	- 2,247,779	- 1,918,779	
160	500,487	750,731	- 2,850,731	- 5,141,731	- 2,429,731	- 2,100,731	
190	621,789	932,683	- 3,032,683	- 5,323,683	- 2,611,683	- 2,282,683	
220	743,090	1,114,635	- 3,214,635	- 5,505,635	- 2,793,635	- 2,464,635	
250	864,392	1,296,587	- 3,396,587	- 5,687,587	- 2,975,587	- 2,646,587	
280	985,693	1,478,539	- 3,578,539	- 5,869,539	- 3,157,539	- 2,828,539	



Site type 6	Description:	Area 5 £2723 psm North				Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	-922,566	1,383,849	- 3,483,849	- 5,774,849	- 3,062,849	- 2,733,849	
20	-1,003,434	1,505,151	- 3,605,151	- 5,896,151	- 3,184,151	- 2,855,151	
30	-1,043,867	1,565,801	- 3,665,801	- 5,956,801	- 3,244,801	- 2,915,801	
40	-1,084,301	1,626,452	- 3,726,452	- 6,017,452	- 3,305,452	- 2,976,452	
50	-1,124,735	1,687,103	- 3,787,103	- 6,078,103	- 3,366,103	- 3,037,103	
60	-1,165,169	1,747,753	- 3,847,753	- 6,138,753	- 3,426,753	- 3,097,753	
70	-1,205,603	1,808,404	- 3,908,404	- 6,199,404	- 3,487,404	- 3,158,404	
80	-1,246,036	1,869,055	- 3,969,055	- 6,260,055	- 3,548,055	- 3,219,055	
90	-1,286,470	1,929,705	- 4,029,705	- 6,320,705	- 3,608,705	- 3,279,705	
100	-1,326,904	1,990,356	- 4,090,356	- 6,381,356	- 3,669,356	- 3,340,356	
130	-1,448,205	2,172,308	- 4,272,308	- 6,563,308	- 3,851,308	- 3,522,308	
160	-1,569,507	2,354,260	- 4,454,260	- 6,745,260	- 4,033,260	- 3,704,260	
190	-1,690,808	2,536,212	- 4,636,212	- 6,927,212	- 4,215,212	- 3,886,212	
220	-1,812,109	2,718,164	- 4,818,164	- 7,109,164	- 4,397,164	- 4,068,164	
250	-1,933,411	2,900,116	- 5,000,116	- 7,291,116	- 4,579,116	- 4,250,116	
280	-2,054,712	3,082,068	- 5,182,068	- 7,473,068	- 4,761,068	- 4,432,068	



Site type 6	Description:	Area 6 £2626 psm East				Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	-1,197,457	1,796,185	-3,896,185	-6,187,185	-3,475,185	-3,146,185	
20	-1,278,324	1,917,487	-4,017,487	-6,308,487	-3,596,487	-3,267,487	
30	-1,318,758	1,978,137	-4,078,137	-6,369,137	-3,657,137	-3,328,137	
40	-1,359,192	2,038,788	-4,138,788	-6,429,788	-3,717,788	-3,388,788	
50	-1,399,626	2,099,439	-4,199,439	-6,490,439	-3,778,439	-3,449,439	
60	-1,440,060	2,160,089	-4,260,089	-6,551,089	-3,839,089	-3,510,089	
70	-1,480,493	2,220,740	-4,320,740	-6,611,740	-3,899,740	-3,570,740	
80	-1,520,927	2,281,391	-4,381,391	-6,672,391	-3,960,391	-3,631,391	
90	-1,561,361	2,342,041	-4,442,041	-6,733,041	-4,021,041	-3,692,041	
100	-1,601,795	2,402,692	-4,502,692	-6,793,692	-4,081,692	-3,752,692	
130	-1,723,096	2,584,644	-4,684,644	-6,975,644	-4,263,644	-3,934,644	
160	-1,844,397	2,766,596	-4,866,596	-7,157,596	-4,445,596	-4,116,596	
190	-1,965,699	2,948,548	-5,048,548	-7,339,548	-4,627,548	-4,298,548	
220	-2,087,000	3,130,500	-5,230,500	-7,521,500	-4,809,500	-4,480,500	
250	-2,208,301	3,312,452	-5,412,452	-7,703,452	-4,991,452	-4,662,452	
280	-2,329,603	3,494,404	-5,594,404	-7,885,404	-5,173,404	-4,844,404	



CIL Viability Bristol City Council

SITE TYPE 6  
100 UNITS  
FLATS  
150 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

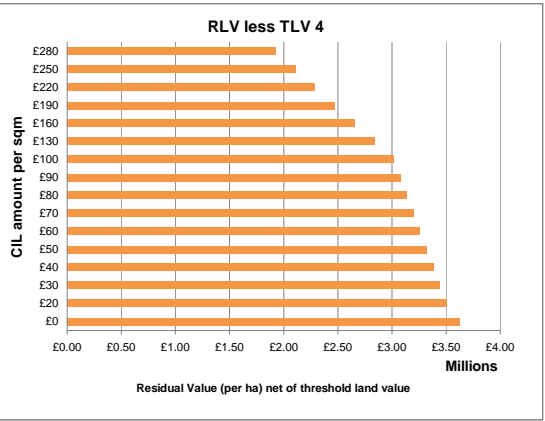
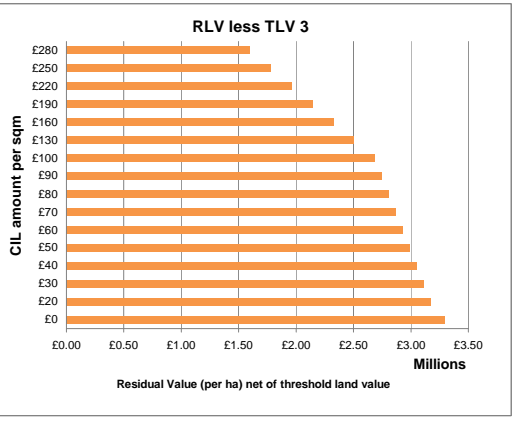
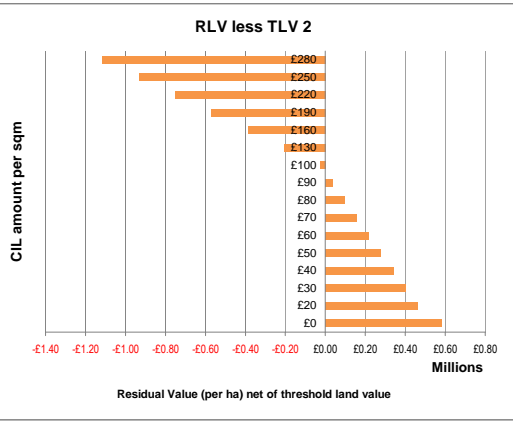
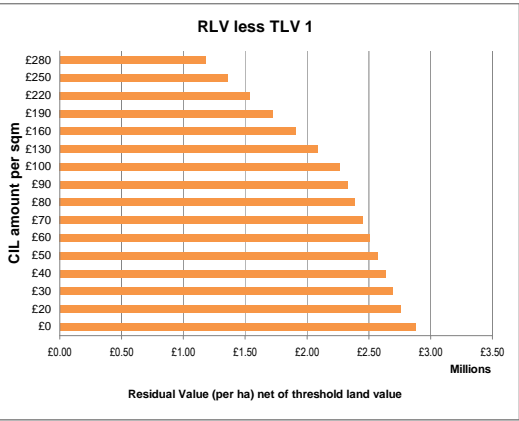
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	30%

10%	Sales value inflation
5%	Build cost inflation

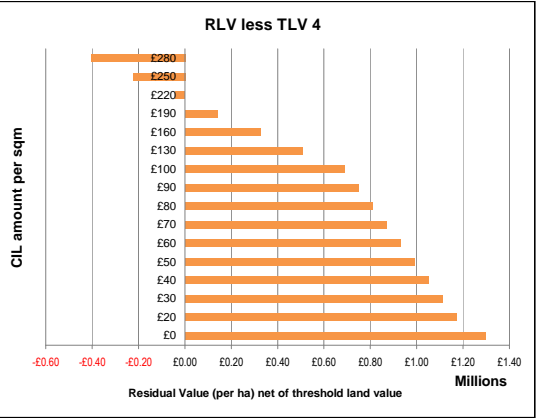
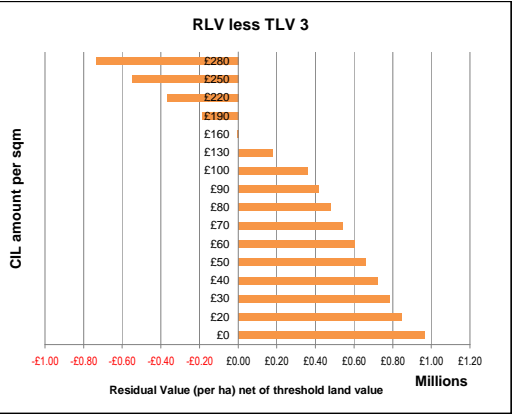
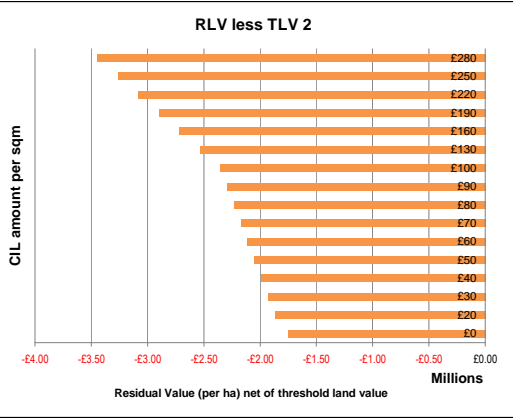
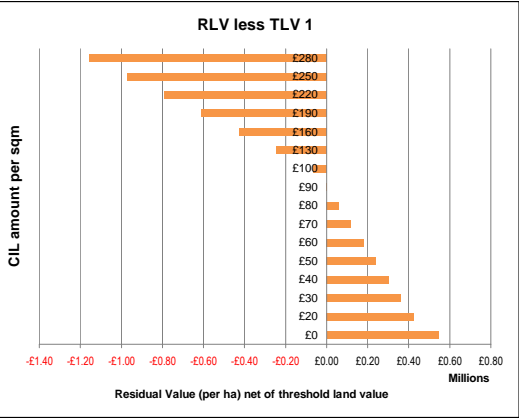
Site type 6	Description: Area 1 £3993 psm Inner West	Site area: 0.67 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	3,315,148	4,972,722	2,872,722	581,722	3,293,722	3,622,722
20	3,234,280	4,851,421	2,751,421	460,421	3,172,421	3,501,421
30	3,193,847	4,790,770	2,690,770	399,770	3,111,770	3,440,770
40	3,153,413	4,730,119	2,630,119	339,119	3,051,119	3,380,119
50	3,112,979	4,669,469	2,569,469	278,469	2,990,469	3,319,469
60	3,072,545	4,608,818	2,508,818	217,818	2,929,818	3,258,818
70	3,032,111	4,548,167	2,448,167	157,167	2,869,167	3,198,167
80	2,991,678	4,487,517	2,387,517	96,517	2,808,517	3,137,517
90	2,951,244	4,426,866	2,326,866	35,866	2,747,866	3,076,866
100	2,910,810	4,366,215	2,266,215	-	2,687,215	3,016,215
130	2,789,509	4,184,263	2,084,263	-	2,505,263	2,834,263
160	2,668,207	4,002,311	1,902,311	-	388,689	2,323,311
190	2,546,906	3,820,359	1,720,359	-	570,641	2,141,359
220	2,425,605	3,638,407	1,538,407	-	752,593	1,959,407
250	2,304,303	3,456,455	1,356,455	-	934,545	1,777,455
280	2,183,002	3,274,503	1,174,503	-	1,116,497	1,595,503
					1,595,503	1,924,503



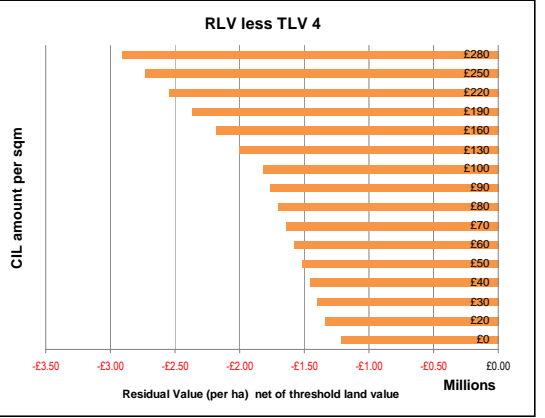
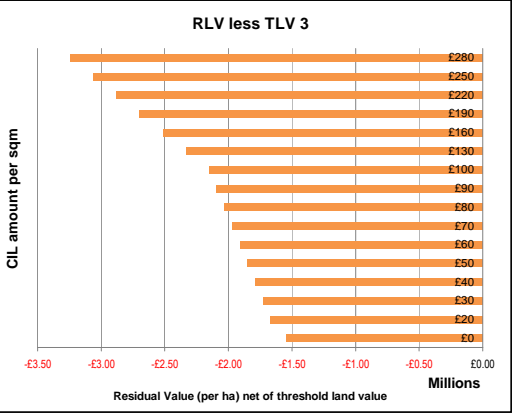
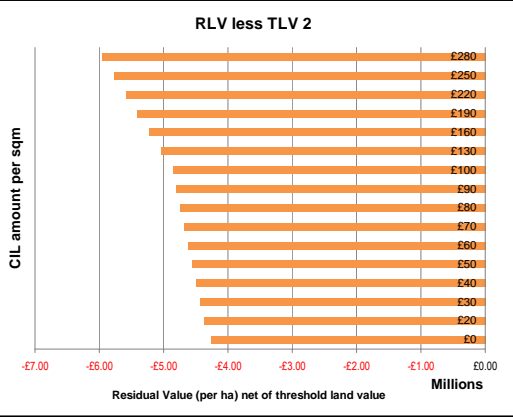
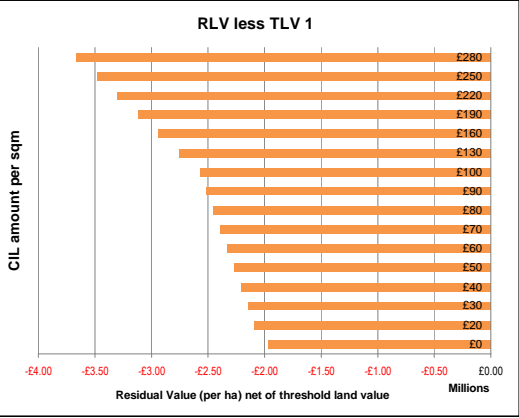
Site type 6	Description: Area 2 £3496 psm Inner East	Site area: 0.67 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,762,473	2,643,709	543,709	-	1,747,291	964,709
20	1,681,605	2,522,408	422,408	-	1,868,592	843,408
30	1,641,171	2,461,757	361,757	-	1,929,243	782,757
40	1,600,737	2,401,106	301,106	-	1,989,894	722,106
50	1,560,304	2,340,456	240,456	-	2,050,544	661,456
60	1,519,870	2,279,805	179,805	-	2,111,195	600,805
70	1,479,436	2,219,154	119,154	-	2,171,846	540,154
80	1,439,002	2,158,503	58,503	-	2,232,497	479,503
90	1,398,569	2,097,853	-	2,147	2,293,147	418,853
100	1,358,135	2,037,202	-	62,798	2,353,798	358,202
130	1,236,833	1,855,250	-	244,750	2,535,750	505,250
160	1,115,532	1,673,298	-	426,702	2,717,702	-
190	994,231	1,491,346	-	608,654	2,899,654	-
220	872,929	1,309,394	-	790,606	3,081,606	-
250	751,628	1,127,442	-	972,558	3,263,558	-
280	630,327	945,490	-	1,154,510	3,445,510	-
					733,510	-
						404,510

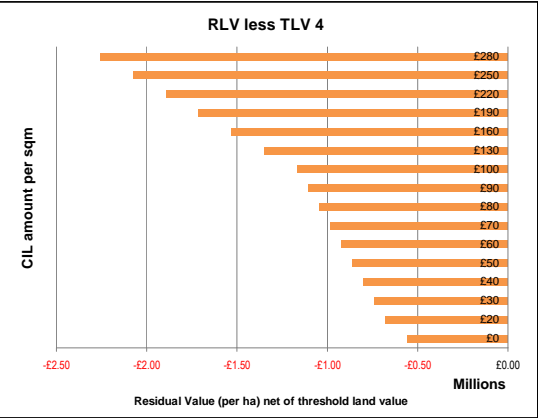
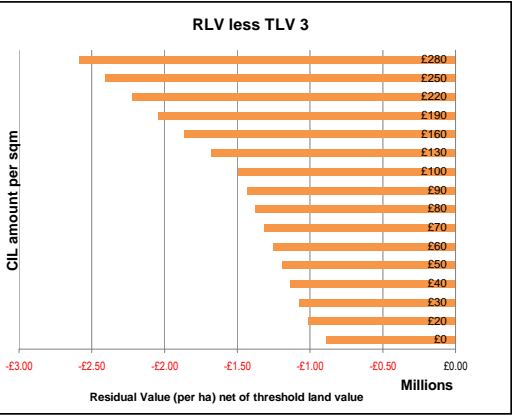
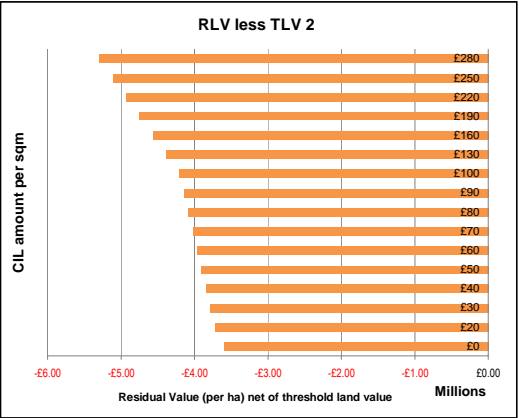
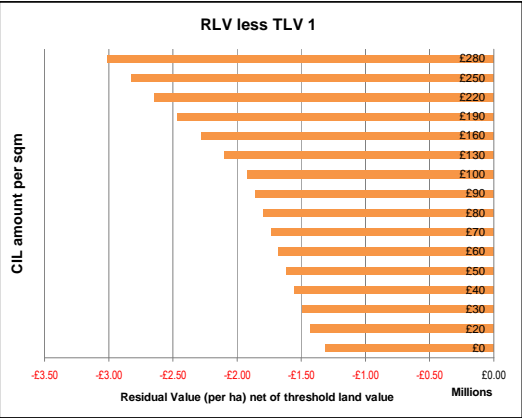


Site type 6	Description: Area 3 £2960 psm South	Site area: 0.67 ha
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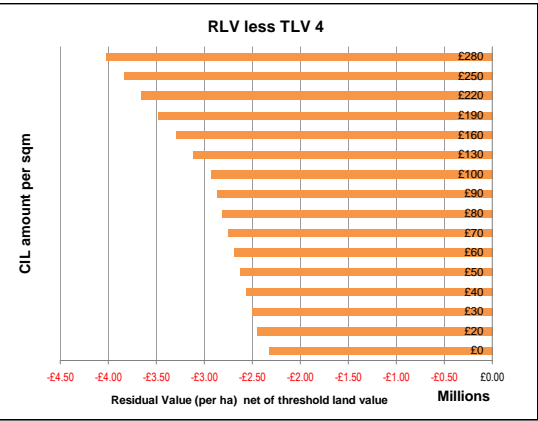
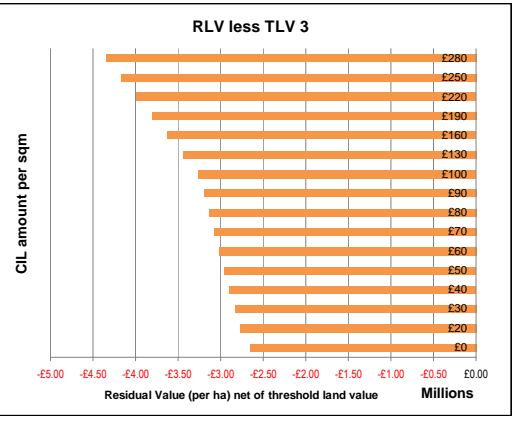
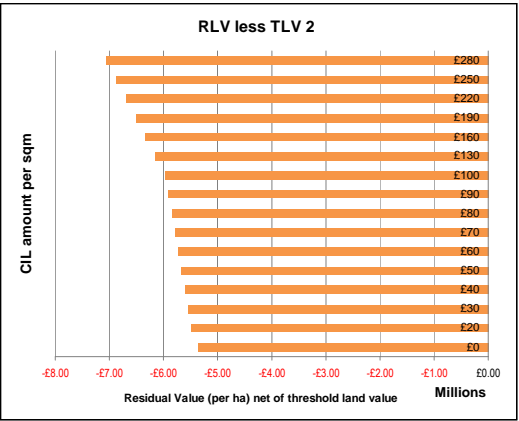
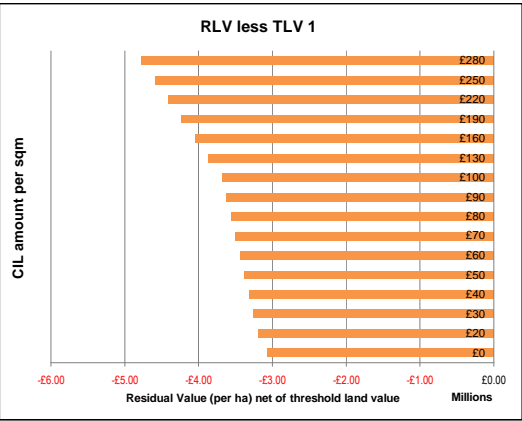
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	89,764	134,646	-	1,965,354	-	1,215,354
20	8,897	13,345	-	2,086,655	-	1,336,655
30	31,537	47,306	-	2,147,306	-	1,397,306
40	71,971	107,956	-	2,207,956	-	1,457,956
50	112,405	168,607	-	2,268,607	-	1,518,607
60	152,838	229,258	-	2,329,258	-	1,579,258
70	193,272	289,908	-	2,389,908	-	1,639,908
80	233,706	350,559	-	2,450,559	-	1,700,559
90	274,140	411,210	-	2,511,210	-	1,761,210
100	314,574	471,860	-	2,571,860	-	1,821,860
130	435,875	653,812	-	2,753,812	-	2,003,812
160	557,176	835,765	-	2,935,765	-	2,185,765
190	678,478	1,017,717	-	3,117,717	-	2,367,717
220	799,779	1,199,669	-	3,299,669	-	2,549,669
250	921,080	1,381,621	-	3,481,621	-	2,731,621
280	1,042,382	1,563,573	-	3,663,573	-	2,913,573
						2,913,573



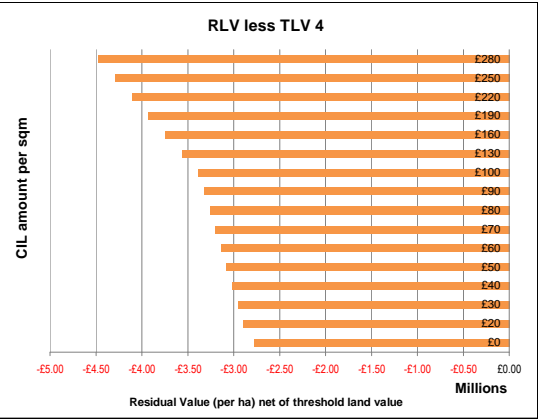
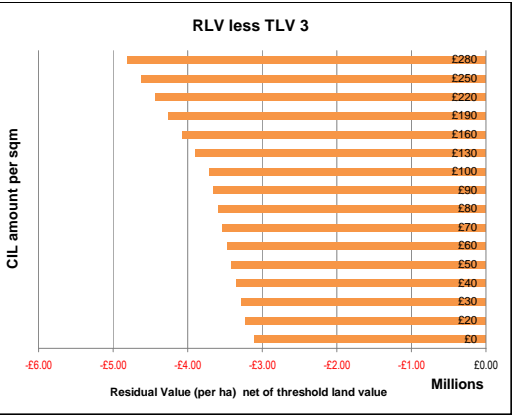
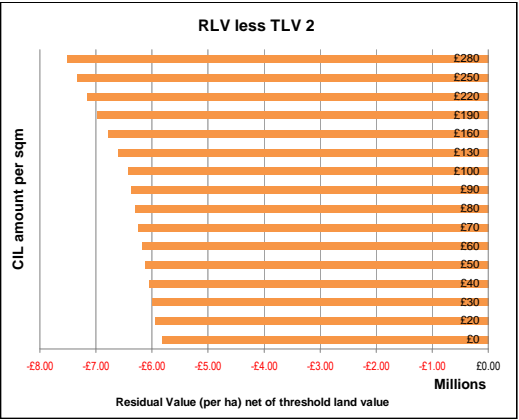
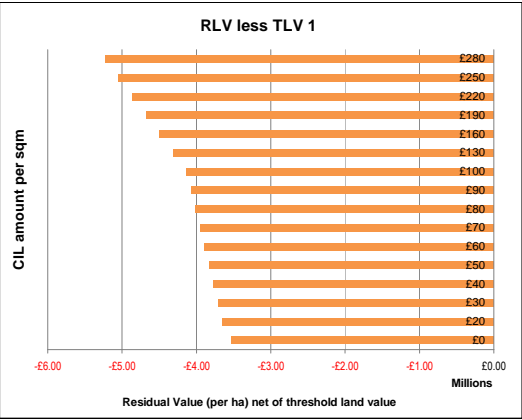
Site type 6	Description:	Area 4£3100 psm North West					Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	526,535	789,802	- 1,310,198	- 3,601,198	- 889,198	- 560,198		
20	445,667	668,501	- 1,431,499	- 3,722,499	- 1,010,499	- 681,499		
30	405,234	607,850	- 1,492,150	- 3,783,150	- 1,071,150	- 742,150		
40	364,800	547,200	- 1,552,800	- 3,843,800	- 1,131,800	- 802,800		
50	324,366	486,549	- 1,613,451	- 3,904,451	- 1,192,451	- 863,451		
60	283,932	425,898	- 1,674,102	- 3,965,102	- 1,253,102	- 924,102		
70	243,498	365,248	- 1,734,752	- 4,025,752	- 1,313,752	- 984,752		
80	203,065	304,597	- 1,795,403	- 4,086,403	- 1,374,403	- 1,045,403		
90	162,631	243,946	- 1,856,054	- 4,147,054	- 1,435,054	- 1,106,054		
100	122,197	183,296	- 1,916,704	- 4,207,704	- 1,495,704	- 1,166,704		
130	896	1,344	- 2,098,656	- 4,389,656	- 1,677,656	- 1,348,656		
160	120,406	- 180,608	- 2,280,608	- 4,571,608	- 1,859,608	- 1,530,608		
190	241,707	- 362,561	- 2,462,561	- 4,753,561	- 2,041,561	- 1,712,561		
220	363,008	- 544,513	- 2,644,513	- 4,935,513	- 2,223,513	- 1,894,513		
250	484,310	- 726,465	- 2,826,465	- 5,117,465	- 2,405,465	- 2,076,465		
280	605,611	- 908,417	- 3,008,417	- 5,299,417	- 2,587,417	- 2,258,417		



Site type 6	Description:	Area 5£2723 psm North					Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	-649,386	974,079	- 3,074,079	- 5,365,079	- 2,653,079	- 2,324,079		
20	-730,254	1,095,381	- 3,195,381	- 5,486,381	- 2,774,381	- 2,445,381		
30	-770,688	1,156,031	- 3,256,031	- 5,547,031	- 2,835,031	- 2,506,031		
40	-811,121	1,216,682	- 3,316,682	- 5,607,682	- 2,895,682	- 2,566,682		
50	-851,555	1,277,333	- 3,377,333	- 5,668,333	- 2,956,333	- 2,627,333		
60	-891,989	1,337,983	- 3,437,983	- 5,728,983	- 3,016,983	- 2,687,983		
70	-932,423	1,398,634	- 3,498,634	- 5,789,634	- 3,077,634	- 2,748,634		
80	-972,856	1,459,285	- 3,559,285	- 5,850,285	- 3,138,285	- 2,809,285		
90	-1,013,290	1,519,935	- 3,619,935	- 5,910,935	- 3,198,935	- 2,869,935		
100	-1,053,724	1,580,586	- 3,680,586	- 5,971,586	- 3,259,586	- 2,930,586		
130	-1,175,025	1,762,538	- 3,862,538	- 6,153,538	- 3,441,538	- 3,112,538		
160	-1,296,327	1,944,490	- 4,044,490	- 6,335,490	- 3,623,490	- 3,294,490		
190	-1,417,628	2,126,442	- 4,226,442	- 6,517,442	- 3,805,442	- 3,476,442		
220	-1,538,930	2,308,394	- 4,408,394	- 6,699,394	- 3,987,394	- 3,658,394		
250	-1,660,231	2,490,346	- 4,590,346	- 6,881,346	- 4,169,346	- 3,840,346		
280	-1,781,532	2,672,298	- 4,772,298	- 7,063,298	- 4,351,298	- 4,022,298		



Site type 6	Description:	Area 6£2626 psm East					Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	-951,766	1,427,649	- 3,527,649	- 5,818,649	- 3,106,649	- 2,777,649		
20	-1,032,633	1,548,950	- 3,648,950	- 5,939,950	- 3,227,950	- 2,898,950		
30	-1,073,067	1,609,601	- 3,709,601	- 6,000,601	- 3,288,601	- 2,959,601		
40	-1,113,501	1,670,252	- 3,770,252	- 6,061,252	- 3,349,252	- 3,020,252		
50	-1,153,935	1,730,902	- 3,830,902	- 6,121,902	- 3,409,902	- 3,080,902		
60	-1,194,369	1,791,553	- 3,891,553	- 6,182,553	- 3,470,553	- 3,141,553		
70	-1,234,802	1,852,204	- 3,952,204	- 6,243,204	- 3,531,204	- 3,202,204		
80	-1,275,236	1,912,854	- 4,012,854	- 6,303,854	- 3,591,854	- 3,262,854		
90	-1,315,670	1,973,505	- 4,073,505	- 6,364,505	- 3,652,505	- 3,323,505		
100	-1,356,104	2,034,156	- 4,134,156	- 6,425,156	- 3,713,156	- 3,384,156		
130	-1,477,405	2,216,108	- 4,316,108	- 6,607,108	- 3,895,108	- 3,566,108		
160	-1,598,707	2,398,060	- 4,498,060	- 6,789,060	- 4,077,060	- 3,748,060		
190	-1,720,008	2,580,012	- 4,680,012	- 6,971,012	- 4,259,012	- 3,930,012		
220	-1,841,309	2,761,964	- 4,861,964	- 7,152,964	- 4,440,964	- 4,111,964		
250	-1,962,611	2,943,916	- 5,043,916	- 7,334,916	- 4,622,916	- 4,293,916		
280	-2,083,912	3,125,868	- 5,225,868	- 7,516,868	- 4,804,868	- 4,475,868		





CIL Viability Bristol City Council

SITE TYPE 6

100 UNITS

FLATS

150 UPH

CSH level:	3
Aff Hsg:	40%

Threshold Land Values (per ha)

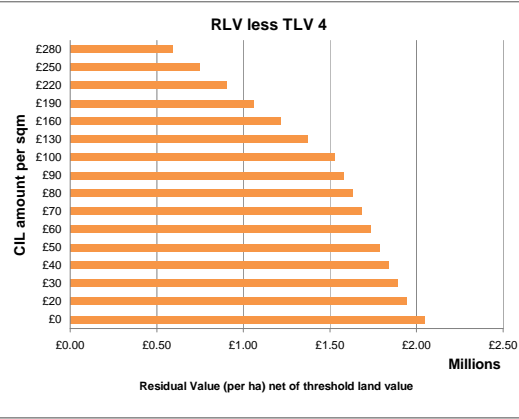
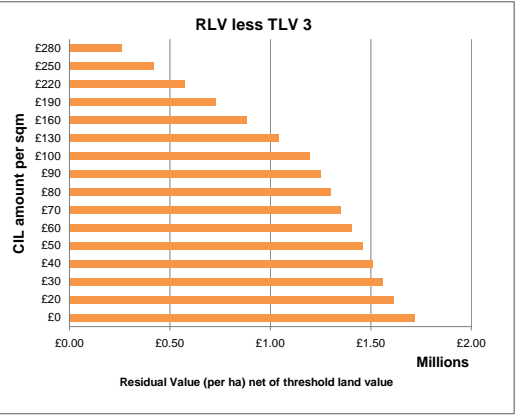
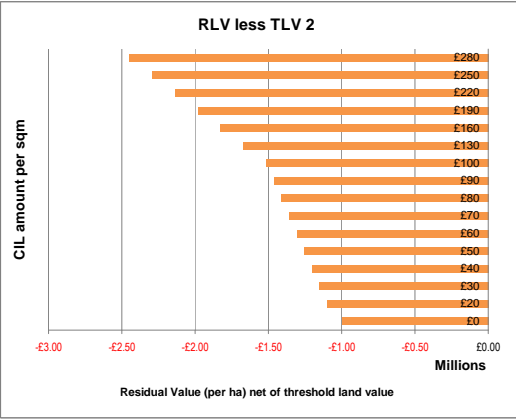
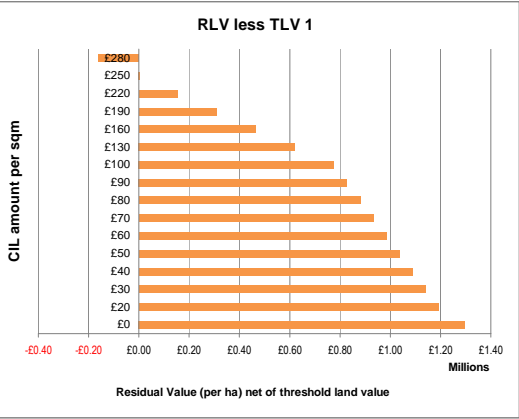
TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

NB includes infrastructure @ £0.35m per ha

	Sales value inflation
	Build cost inflation

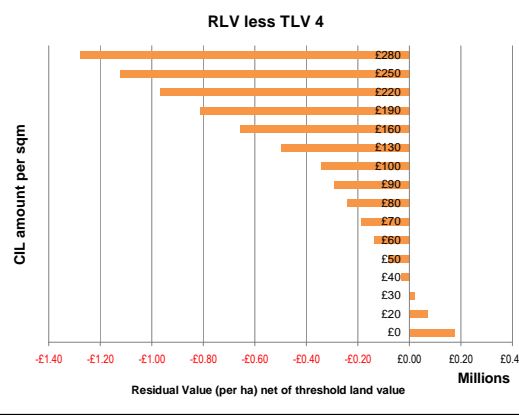
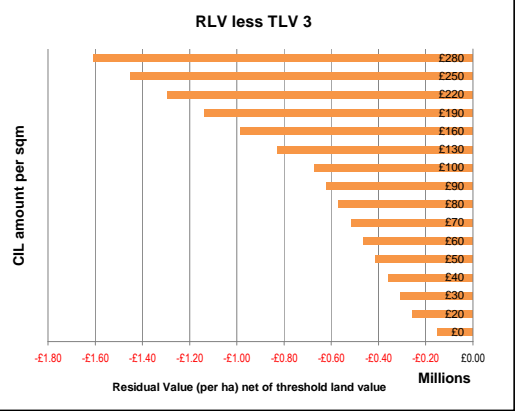
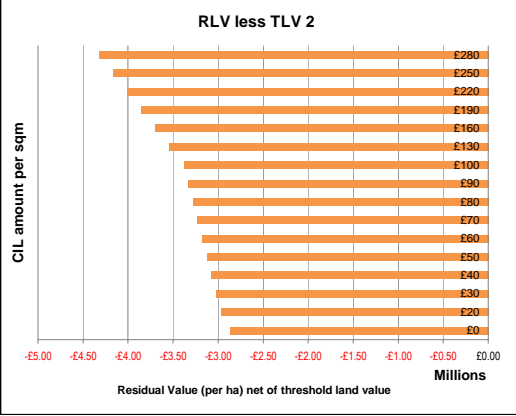
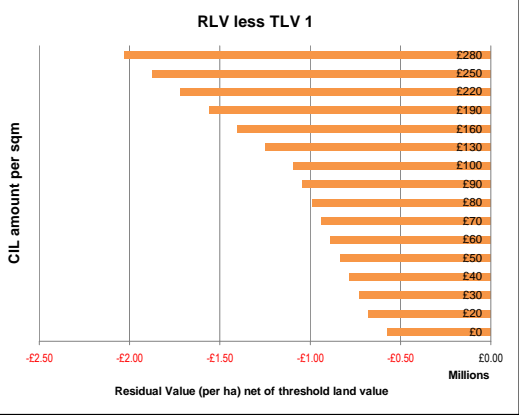
Site type 6 Description: Area 1 £3993 psm Inner West Site area: 0.67 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,263,472	3,395,208	1,295,208	-	995,792	1,716,208
20	2,194,157	3,291,236	1,191,236	-	1,099,764	1,941,236
30	2,159,499	3,239,249	1,139,249	-	1,151,751	1,889,249
40	2,124,842	3,187,263	1,087,263	-	1,203,737	1,837,263
50	2,090,184	3,135,277	1,035,277	-	1,255,723	1,785,277
60	2,055,527	3,083,290	983,290	-	1,307,710	1,733,290
70	2,020,869	3,031,304	931,304	-	1,359,696	1,681,304
80	1,986,212	2,979,318	879,318	-	1,411,682	1,629,318
90	1,951,554	2,927,331	827,331	-	1,463,669	1,577,331
100	1,916,897	2,875,345	775,345	-	1,515,655	1,525,345
130	1,812,924	2,719,386	619,386	-	1,671,614	1,369,386
160	1,708,952	2,563,427	463,427	-	1,827,573	1,213,427
190	1,604,979	2,407,468	307,468	-	1,983,532	1,057,468
220	1,501,006	2,251,510	151,510	-	2,139,490	901,510
250	1,397,034	2,095,551	-	4,449	2,295,449	745,551
280	1,293,061	1,939,592	-	160,408	2,451,408	589,592



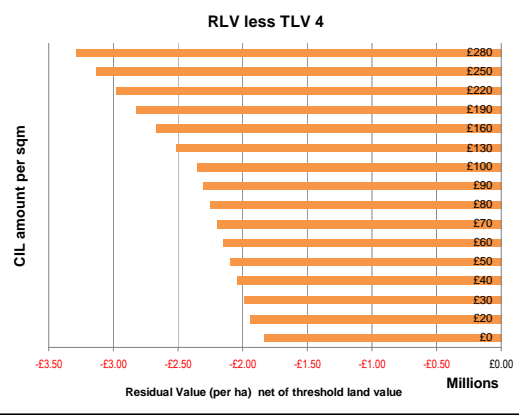
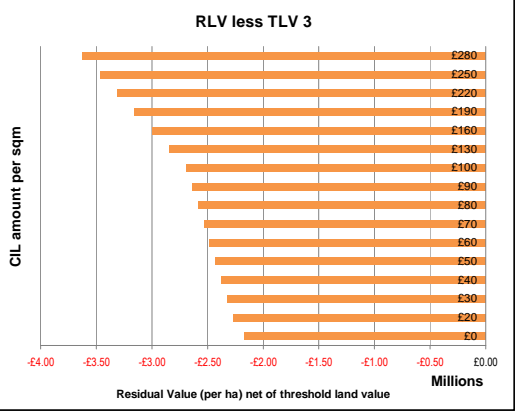
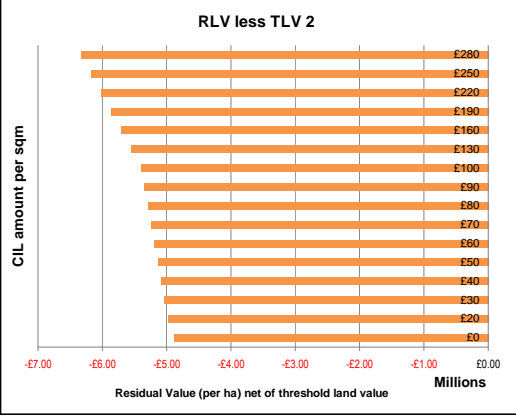
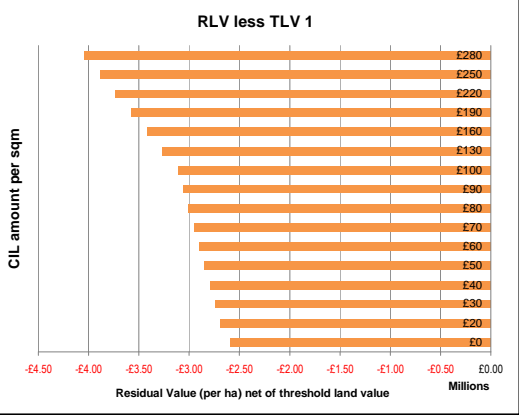
Site type 6 Description: Area 2 £3496 psm Inner East Site area: 0.67 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,017,510	1,526,265	-	573,735	-	2,864,735
20	948,195	1,422,293	-	677,707	-	2,968,707
30	913,537	1,370,306	-	729,694	-	3,020,694
40	878,880	1,318,320	-	781,680	-	3,072,680
50	844,222	1,266,334	-	833,666	-	3,124,666
60	809,565	1,214,347	-	885,653	-	3,176,653
70	774,907	1,162,361	-	937,639	-	3,228,639
80	740,250	1,110,375	-	989,625	-	3,280,625
90	705,592	1,058,388	-	1,041,612	-	3,332,612
100	670,935	1,006,402	-	1,093,598	-	3,384,598
130	566,962	850,443	-	1,249,557	-	3,540,557
160	462,990	694,484	-	1,405,516	-	3,696,516
190	359,017	538,525	-	1,561,475	-	3,852,475
220	255,044	382,567	-	1,717,433	-	4,008,433
250	151,072	226,608	-	1,873,392	-	4,164,392
280	47,099	70,649	-	2,029,351	-	4,320,351

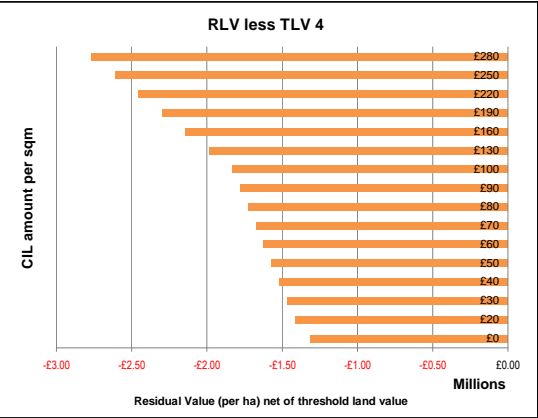
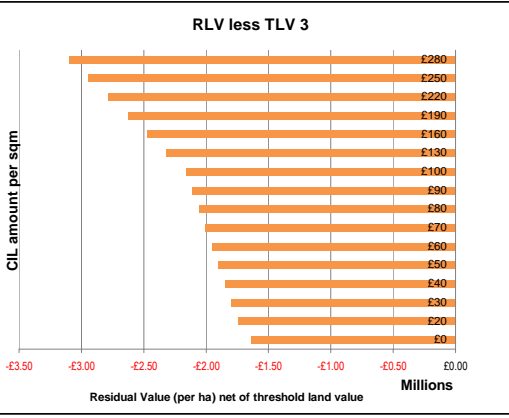
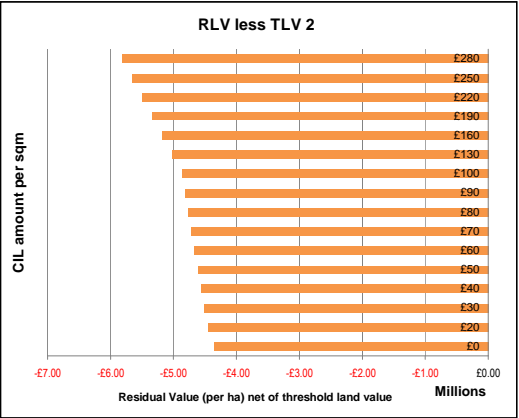
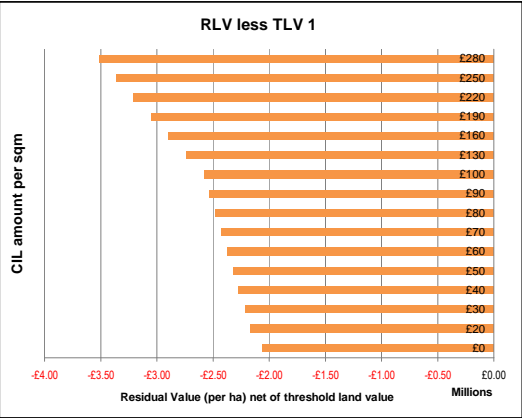


Site type 6 Description: Area 3 £2960 psm South Site area: 0.67 ha

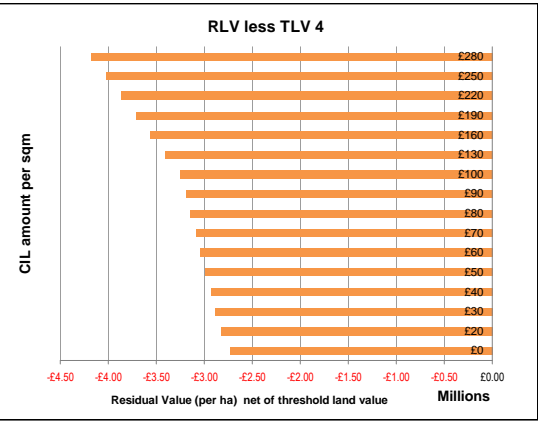
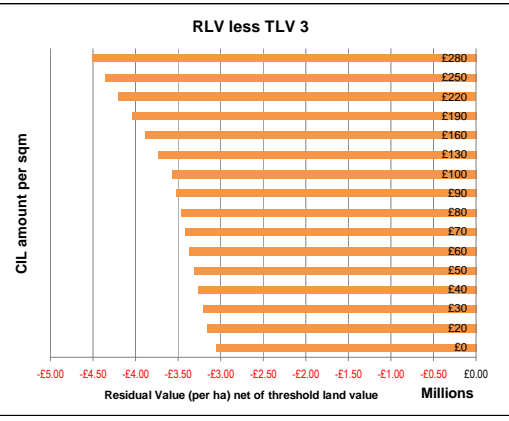
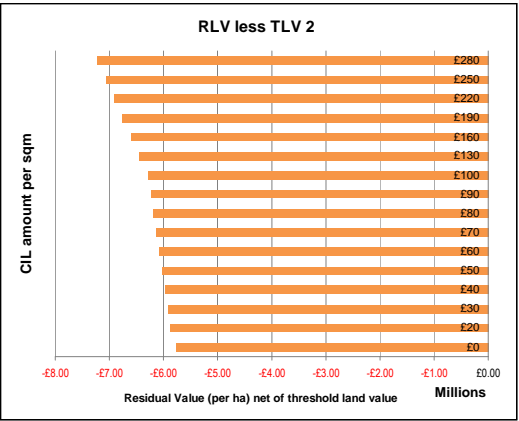
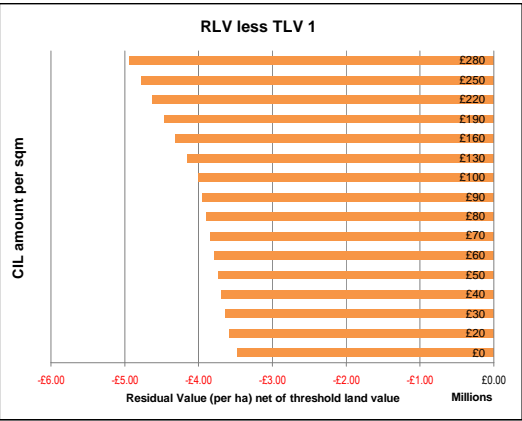
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	324,774	487,161	-	2,587,161	-	2,166,161
20	394,089	591,133	-	2,691,133	-	2,270,133
30	428,746	643,119	-	2,743,119	-	2,322,119
40	463,404	695,106	-	2,795,106	-	2,374,106
50	498,061	747,092	-	2,847,092	-	2,426,092
60	532,719	799,078	-	2,899,078	-	2,478,078
70	567,376	851,065	-	2,951,065	-	2,530,065
80	602,034	903,051	-	3,003,051	-	2,582,051
90	636,692	955,037	-	3,055,037	-	2,634,037
100	671,349	1,007,024	-	3,107,024	-	2,686,024
130	775,322	1,162,982	-	3,262,982	-	2,841,982
160	879,294	1,318,941	-	3,418,941	-	2,997,941
190	983,267	1,474,900	-	3,574,900	-	3,153,900
220	1,087,239	1,630,859	-	3,730,859	-	3,309,859
250	1,191,212	1,786,818	-	3,886,818	-	3,465,818
280	1,295,185	1,942,777	-	4,042,777	-	3,621,777



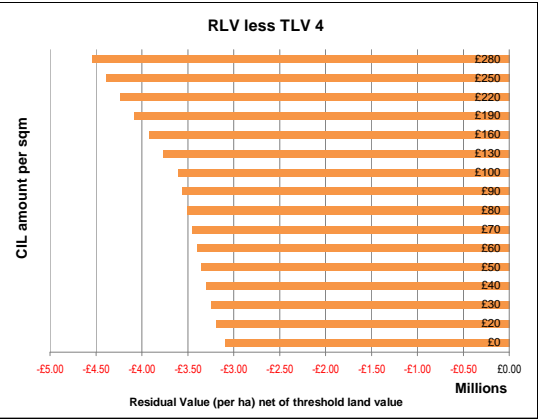
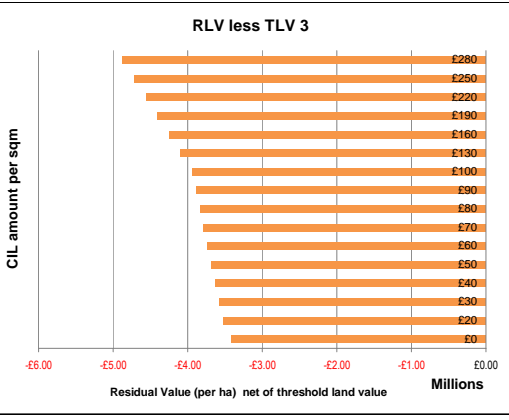
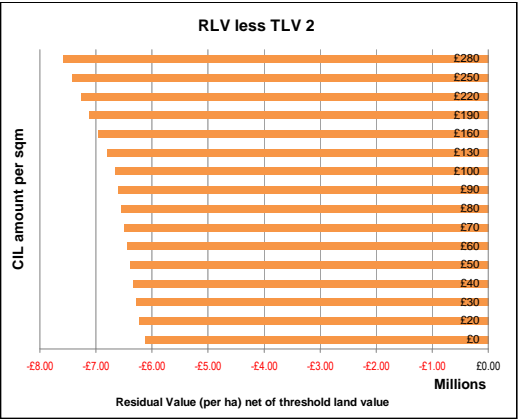
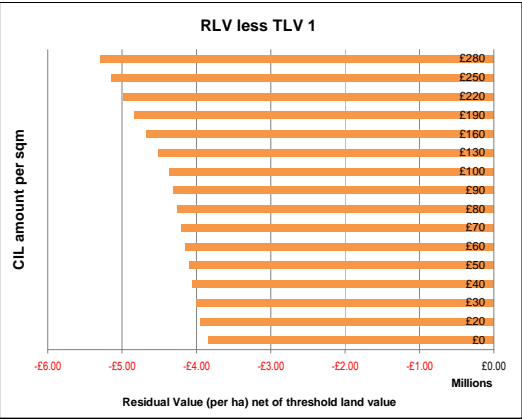
Site type 6	Description:	Area 4£3100 psm North West				Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	25,718	38,577	- 2,061,423	- 4,352,423	- 1,640,423	- 1,311,423	
20	43,597	65,396	- 2,165,396	- 4,456,396	- 1,744,396	- 1,415,396	
30	78,255	117,382	- 2,217,382	- 4,508,382	- 1,796,382	- 1,467,382	
40	112,912	169,368	- 2,269,368	- 4,560,368	- 1,848,368	- 1,519,368	
50	147,570	221,355	- 2,321,355	- 4,612,355	- 1,900,355	- 1,571,355	
60	182,227	273,341	- 2,373,341	- 4,664,341	- 1,952,341	- 1,623,341	
70	216,885	325,327	- 2,425,327	- 4,716,327	- 2,004,327	- 1,675,327	
80	251,542	377,314	- 2,477,314	- 4,768,314	- 2,056,314	- 1,727,314	
90	286,200	429,300	- 2,529,300	- 4,820,300	- 2,108,300	- 1,779,300	
100	320,857	481,286	- 2,581,286	- 4,872,286	- 2,160,286	- 1,831,286	
130	424,830	637,245	- 2,737,245	- 5,028,245	- 2,316,245	- 1,987,245	
160	528,803	793,204	- 2,893,204	- 5,184,204	- 2,472,204	- 2,143,204	
190	632,775	949,163	- 3,049,163	- 5,340,163	- 2,628,163	- 2,299,163	
220	736,748	1,105,122	- 3,205,122	- 5,496,122	- 2,784,122	- 2,455,122	
250	840,720	1,261,081	- 3,361,081	- 5,652,081	- 2,940,081	- 2,611,081	
280	944,693	1,417,040	- 3,517,040	- 5,808,040	- 3,096,040	- 2,767,040	



Site type 6	Description:	Area 5 £2723 psm North				Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	-917,913	1,376,870	- 3,476,870	- 5,767,870	- 3,055,870	- 2,726,870	
20	-987,228	1,480,843	- 3,580,843	- 5,871,843	- 3,159,843	- 2,830,843	
30	-1,021,886	1,532,829	- 3,632,829	- 5,923,829	- 3,211,829	- 2,882,829	
40	-1,056,544	1,584,815	- 3,684,815	- 5,975,815	- 3,263,815	- 2,934,815	
50	-1,091,201	1,636,802	- 3,736,802	- 6,027,802	- 3,315,802	- 2,986,802	
60	-1,125,859	1,688,788	- 3,788,788	- 6,079,788	- 3,367,788	- 3,038,788	
70	-1,160,516	1,740,774	- 3,840,774	- 6,131,774	- 3,419,774	- 3,090,774	
80	-1,195,174	1,792,760	- 3,892,760	- 6,183,760	- 3,471,760	- 3,142,760	
90	-1,229,831	1,844,747	- 3,944,747	- 6,235,747	- 3,523,747	- 3,194,747	
100	-1,264,489	1,896,733	- 3,996,733	- 6,287,733	- 3,575,733	- 3,246,733	
130	-1,368,461	2,052,692	- 4,152,692	- 6,443,692	- 3,731,692	- 3,402,692	
160	-1,472,434	2,208,651	- 4,308,651	- 6,599,651	- 3,887,651	- 3,558,651	
190	-1,576,407	2,364,610	- 4,464,610	- 6,755,610	- 4,043,610	- 3,714,610	
220	-1,680,379	2,520,569	- 4,620,569	- 6,911,569	- 4,199,569	- 3,870,569	
250	-1,784,352	2,676,528	- 4,776,528	- 7,067,528	- 4,355,528	- 4,026,528	
280	-1,888,324	2,832,486	- 4,932,486	- 7,223,486	- 4,511,486	- 4,182,486	



Site type 6	Description:	Area 6 £2626 psm East				Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	-1,160,561	1,740,842	- 3,840,842	- 6,131,842	- 3,419,842	- 3,090,842	
20	-1,229,876	1,844,815	- 3,944,815	- 6,235,815	- 3,523,815	- 3,194,815	
30	-1,264,534	1,896,801	- 3,996,801	- 6,287,801	- 3,575,801	- 3,246,801	
40	-1,299,192	1,948,787	- 4,048,787	- 6,339,787	- 3,627,787	- 3,298,787	
50	-1,333,849	2,000,774	- 4,100,774	- 6,391,774	- 3,679,774	- 3,350,774	
60	-1,368,507	2,052,760	- 4,152,760	- 6,443,760	- 3,731,760	- 3,402,760	
70	-1,403,164	2,104,746	- 4,204,746	- 6,495,746	- 3,783,746	- 3,454,746	
80	-1,437,822	2,156,733	- 4,256,733	- 6,547,733	- 3,835,733	- 3,506,733	
90	-1,472,479	2,208,719	- 4,308,719	- 6,599,719	- 3,887,719	- 3,558,719	
100	-1,507,137	2,260,705	- 4,360,705	- 6,651,705	- 3,939,705	- 3,610,705	
130	-1,611,109	2,416,664	- 4,516,664	- 6,807,664	- 4,095,664	- 3,766,664	
160	-1,715,082	2,572,623	- 4,672,623	- 6,963,623	- 4,251,623	- 3,922,623	
190	-1,819,055	2,728,582	- 4,828,582	- 7,119,582	- 4,407,582	- 4,078,582	
220	-1,923,027	2,884,541	- 4,984,541	- 7,275,541	- 4,563,541	- 4,234,541	
250	-2,027,000	3,040,500	- 5,140,500	- 7,431,500	- 4,719,500	- 4,390,500	
280	-2,130,972	3,196,459	- 5,296,459	- 7,587,459	- 4,875,459	- 4,546,459	





CIL Viability   Bristol City Council

SITE TYPE   6  
100 UNITS  
FLATS  
150 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

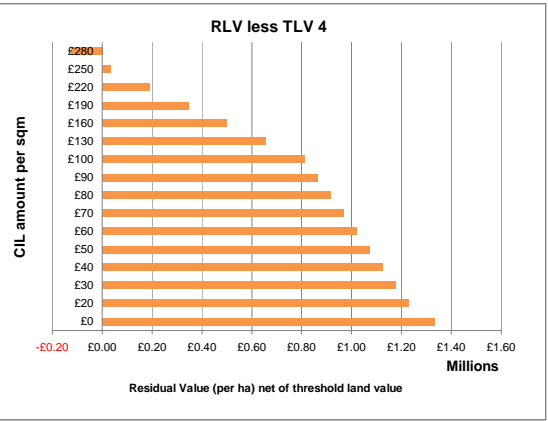
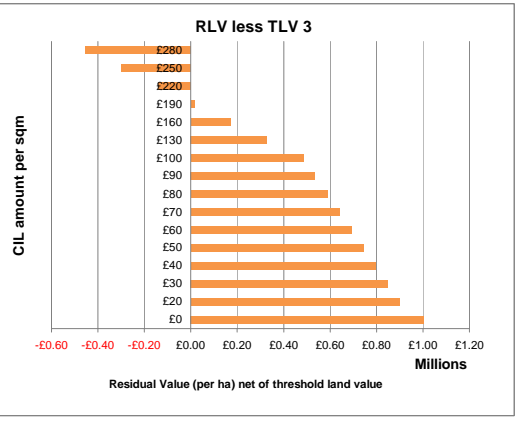
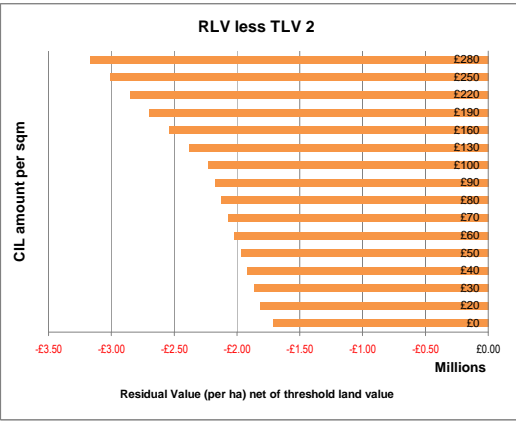
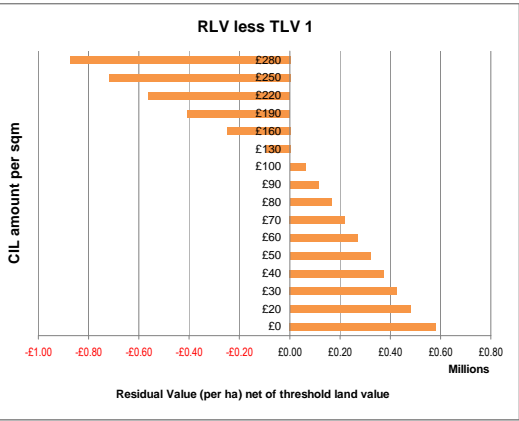
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	40%

	Sales value inflation
	Build cost inflation

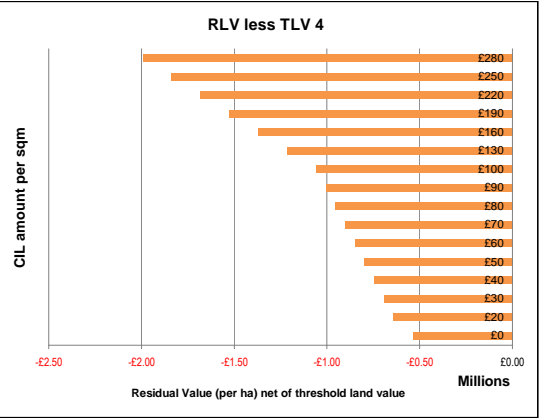
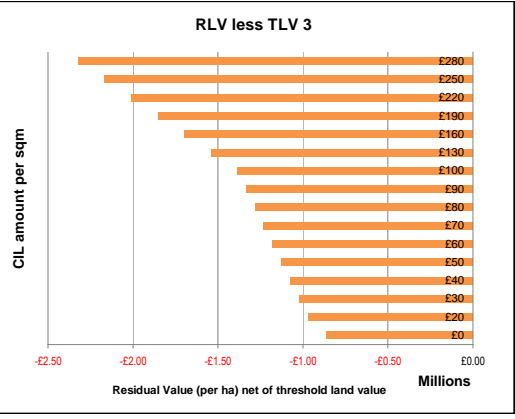
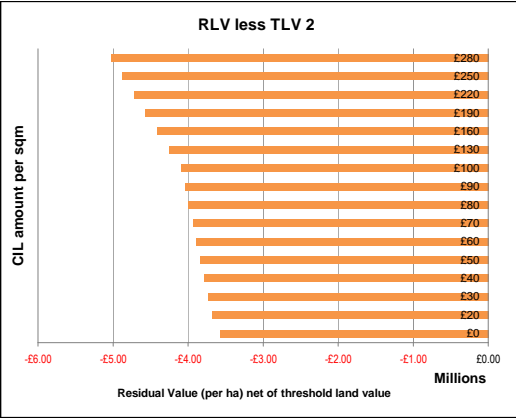
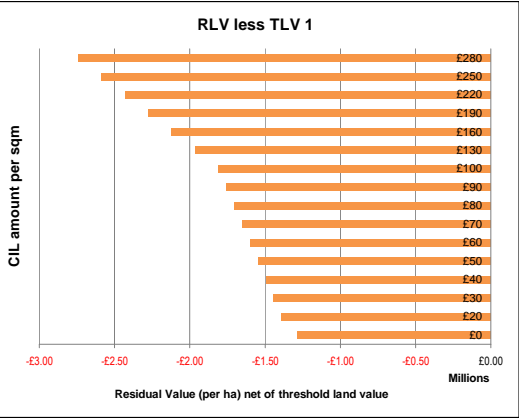
Site type 6 Description: **Area 1   £3993 psm Inner West** Site area: 0.67 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,787,693	2,681,539	581,539	- 1,709,461	1,002,539	1,331,539
20	1,718,378	2,577,567	477,567	- 1,813,433	898,567	1,227,567
30	1,683,720	2,525,580	425,580	- 1,865,420	846,580	1,175,580
40	1,649,063	2,473,594	373,594	- 1,917,406	794,594	1,123,594
50	1,614,405	2,421,608	321,608	- 1,969,392	742,608	1,071,608
60	1,579,748	2,369,621	269,621	- 2,021,379	690,621	1,019,621
70	1,545,090	2,317,635	217,635	- 2,073,365	638,635	967,635
80	1,510,433	2,265,649	165,649	- 2,125,351	586,649	915,649
90	1,475,775	2,213,662	113,662	- 2,177,338	534,662	863,662
100	1,441,117	2,161,676	61,676	- 2,229,324	482,676	811,676
130	1,337,145	2,005,717	- 94,283	- 2,385,283	326,717	655,717
160	1,233,172	1,849,758	- 250,242	- 2,541,242	170,758	499,758
190	1,129,200	1,693,799	- 406,201	- 2,697,201	14,799	343,799
220	1,025,227	1,537,841	- 562,159	- 2,853,159	- 141,159	187,841
250	921,254	1,381,882	- 718,118	- 3,009,118	- 297,118	31,882
280	817,282	1,225,923	- 874,077	- 3,165,077	- 453,077	- 124,077



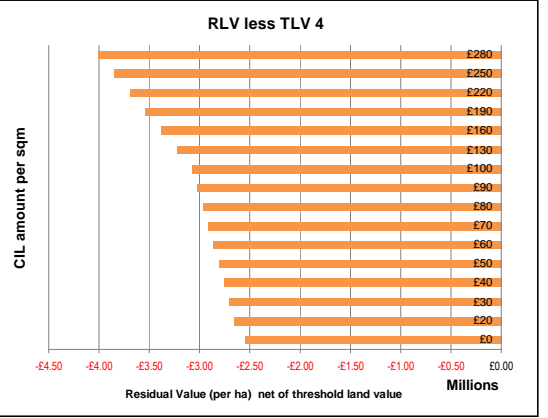
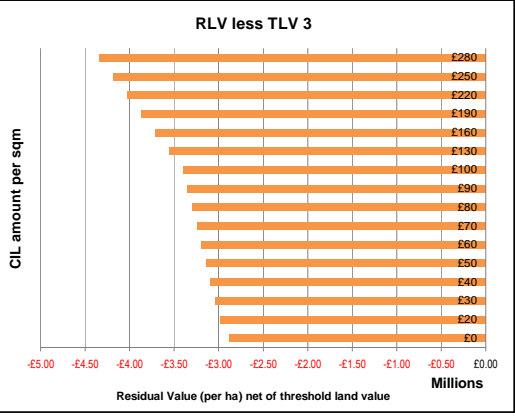
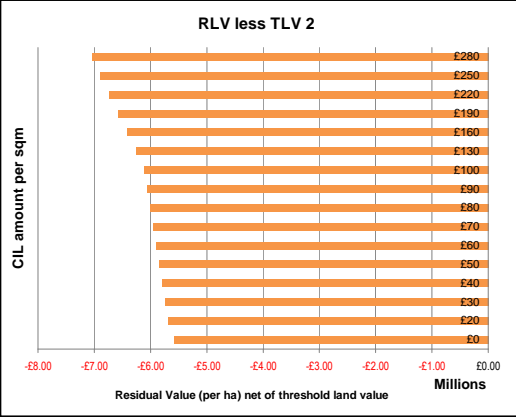
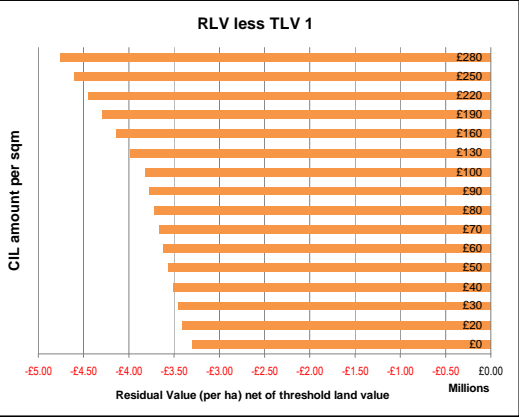
Site type 6 Description: **Area 2   £3496 psm Inner East** Site area: 0.67 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	541,731	812,596	- 1,287,404	- 3,578,404	- 866,404	- 537,404
20	472,416	708,624	- 1,391,376	- 3,682,376	- 970,376	- 641,376
30	437,758	656,637	- 1,443,363	- 3,734,363	- 1,022,363	- 693,363
40	403,101	604,651	- 1,495,349	- 3,786,349	- 1,074,349	- 745,349
50	368,443	552,665	- 1,547,335	- 3,838,335	- 1,126,335	- 797,335
60	333,786	500,678	- 1,599,322	- 3,890,322	- 1,178,322	- 849,322
70	299,128	448,692	- 1,651,308	- 3,942,308	- 1,230,308	- 901,308
80	264,471	396,706	- 1,703,294	- 3,994,294	- 1,282,294	- 953,294
90	229,813	344,719	- 1,755,281	- 4,046,281	- 1,334,281	- 1,005,281
100	195,155	292,733	- 1,807,267	- 4,098,267	- 1,386,267	- 1,057,267
130	91,183	136,774	- 1,963,226	- 4,254,226	- 1,542,226	- 1,213,226
160	- 12,790	- 19,185	- 2,119,185	- 4,410,185	- 1,698,185	- 1,369,185
190	- 116,762	- 175,143	- 2,275,143	- 4,566,143	- 1,854,143	- 1,525,143
220	- 220,735	- 331,102	- 2,431,102	- 4,722,102	- 2,010,102	- 1,681,102
250	- 324,708	- 487,061	- 2,587,061	- 4,878,061	- 2,166,061	- 1,837,061
280	- 428,680	- 643,020	- 2,743,020	- 5,034,020	- 2,322,020	- 1,993,020

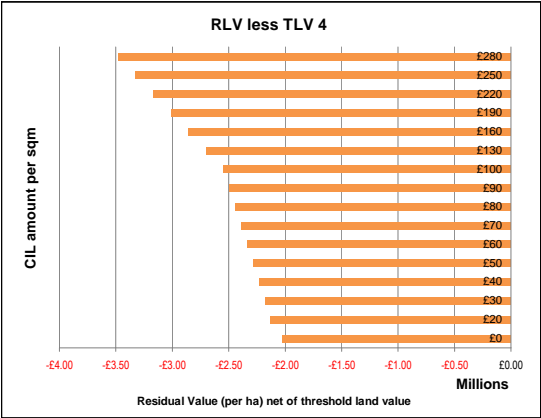
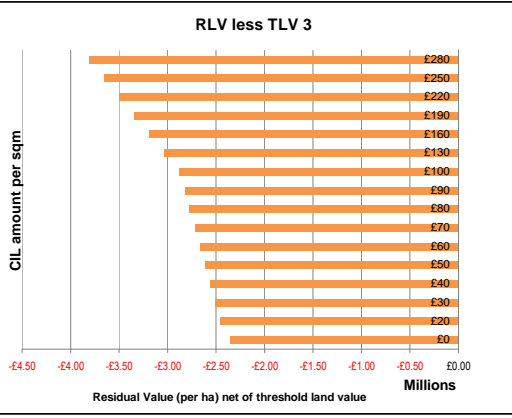
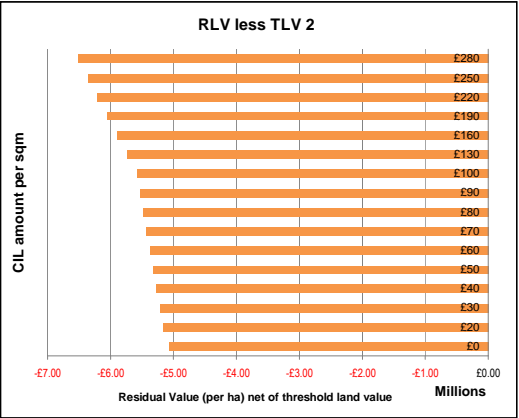
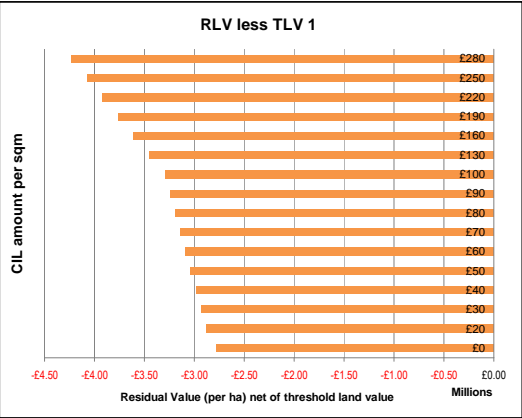


Site type 6 Description: **Area 3   £2960 psm South** Site area: 0.67 ha

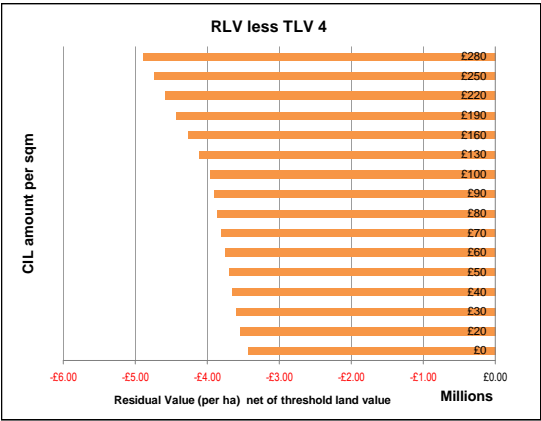
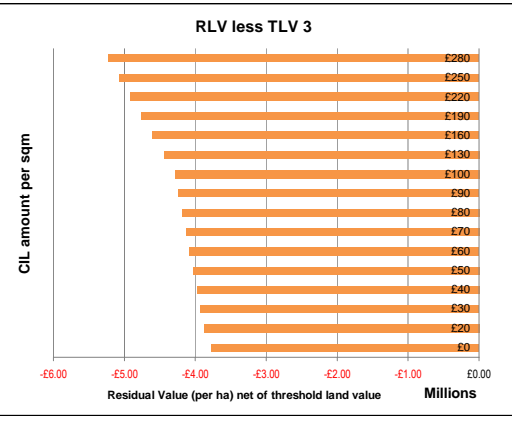
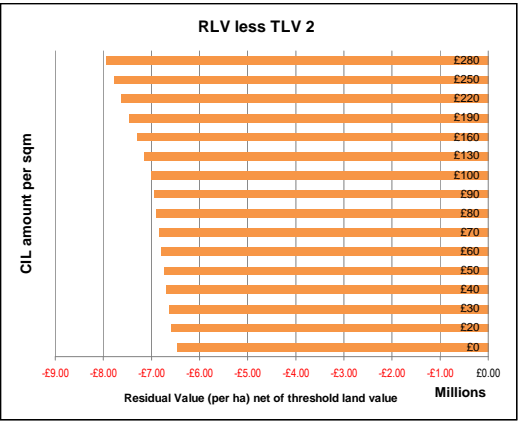
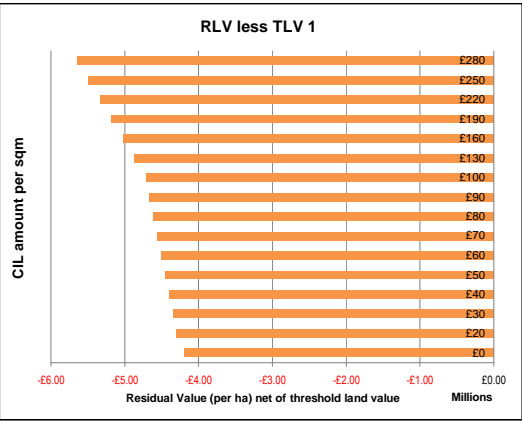
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	- 800,553	- 1,200,830	- 3,300,830	- 5,591,830	- 2,879,830	- 2,550,830
20	- 869,868	- 1,304,802	- 3,404,802	- 5,695,802	- 2,983,802	- 2,654,802
30	- 904,526	- 1,356,788	- 3,456,788	- 5,747,788	- 3,035,788	- 2,706,788
40	- 939,183	- 1,408,775	- 3,508,775	- 5,799,775	- 3,087,775	- 2,758,775
50	- 973,841	- 1,460,761	- 3,560,761	- 5,851,761	- 3,139,761	- 2,810,761
60	- 1,008,498	- 1,512,747	- 3,612,747	- 5,903,747	- 3,191,747	- 2,862,747
70	- 1,043,156	- 1,564,734	- 3,664,734	- 5,955,734	- 3,243,734	- 2,914,734
80	- 1,077,813	- 1,616,720	- 3,716,720	- 6,007,720	- 3,295,720	- 2,966,720
90	- 1,112,471	- 1,668,706	- 3,768,706	- 6,059,706	- 3,347,706	- 3,018,706
100	- 1,147,128	- 1,720,693	- 3,820,693	- 6,111,693	- 3,399,693	- 3,070,693
130	- 1,251,101	- 1,876,651	- 3,976,651	- 6,267,651	- 3,555,651	- 3,226,651
160	- 1,355,074	- 2,032,610	- 4,132,610	- 6,423,610	- 3,711,610	- 3,382,610
190	- 1,459,046	- 2,188,569	- 4,288,569	- 6,579,569	- 3,867,569	- 3,538,569
220	- 1,563,019	- 2,344,528	- 4,444,528	- 6,735,528	- 4,023,528	- 3,694,528
250	- 1,666,991	- 2,500,487	- 4,600,487	- 6,891,487	- 4,179,487	- 3,850,487
280	- 1,770,964	- 2,656,446	- 4,756,446	- 7,047,446	- 4,335,446	- 4,006,446



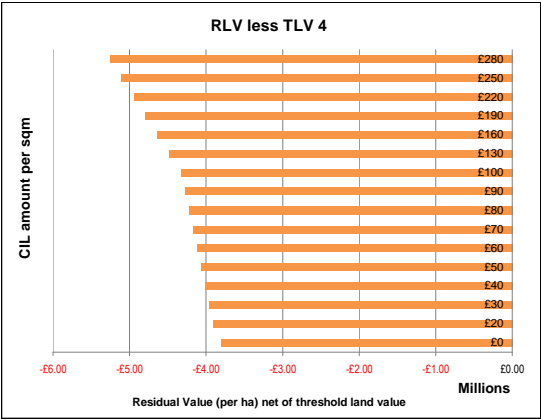
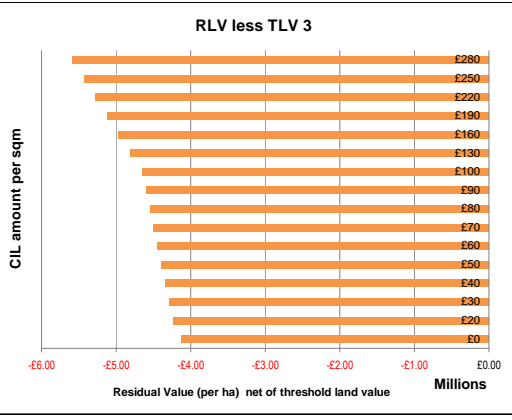
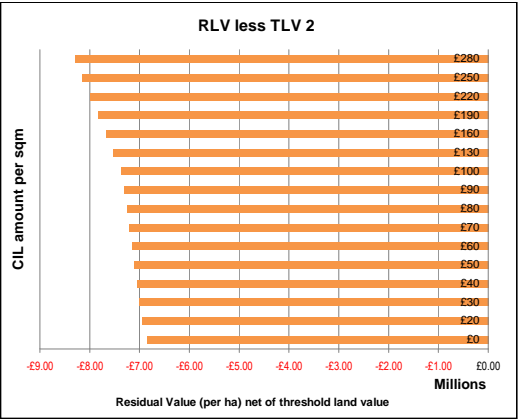
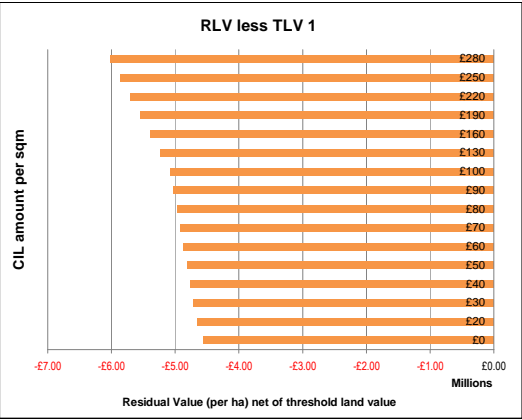
Site type 6	Description:	Area 4£3100 psm North West				Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 450,061	- 675,092	- 2,775,092	- 5,066,092	- 2,354,092	- 2,025,092	
20	- 519,376	- 779,065	- 2,879,065	- 5,170,065	- 2,458,065	- 2,129,065	
30	- 554,034	- 831,051	- 2,931,051	- 5,222,051	- 2,510,051	- 2,181,051	
40	- 588,692	- 883,037	- 2,983,037	- 5,274,037	- 2,562,037	- 2,233,037	
50	- 623,349	- 935,024	- 3,035,024	- 5,326,024	- 2,614,024	- 2,285,024	
60	- 658,007	- 987,010	- 3,087,010	- 5,378,010	- 2,666,010	- 2,337,010	
70	- 692,664	- 1,038,996	- 3,138,996	- 5,429,996	- 2,717,996	- 2,388,996	
80	- 727,322	- 1,090,982	- 3,190,982	- 5,481,982	- 2,769,982	- 2,440,982	
90	- 761,979	- 1,142,969	- 3,242,969	- 5,533,969	- 2,821,969	- 2,492,969	
100	- 796,637	- 1,194,955	- 3,294,955	- 5,585,955	- 2,873,955	- 2,544,955	
130	- 900,609	- 1,350,914	- 3,450,914	- 5,741,914	- 3,029,914	- 2,700,914	
160	- 1,004,582	- 1,506,873	- 3,606,873	- 5,897,873	- 3,185,873	- 2,856,873	
190	- 1,108,555	- 1,662,832	- 3,762,832	- 6,053,832	- 3,341,832	- 3,012,832	
220	- 1,212,527	- 1,818,791	- 3,918,791	- 6,209,791	- 3,497,791	- 3,168,791	
250	- 1,316,500	- 1,974,750	- 4,074,750	- 6,365,750	- 3,653,750	- 3,324,750	
280	- 1,420,472	- 2,130,708	- 4,230,708	- 6,521,708	- 3,809,708	- 3,480,708	



Site type 6	Description:	Area 5 £2723 psm North				Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 1,393,693	- 2,090,539	- 4,190,539	- 6,481,539	- 3,769,539	- 3,440,539	
20	- 1,463,008	- 2,194,512	- 4,294,512	- 6,585,512	- 3,873,512	- 3,544,512	
30	- 1,497,665	- 2,246,498	- 4,346,498	- 6,637,498	- 3,925,498	- 3,596,498	
40	- 1,532,323	- 2,298,484	- 4,398,484	- 6,689,484	- 3,977,484	- 3,648,484	
50	- 1,566,980	- 2,350,471	- 4,450,471	- 6,741,471	- 4,029,471	- 3,700,471	
60	- 1,601,638	- 2,402,457	- 4,502,457	- 6,793,457	- 4,081,457	- 3,752,457	
70	- 1,636,295	- 2,454,443	- 4,554,443	- 6,845,443	- 4,133,443	- 3,804,443	
80	- 1,670,953	- 2,506,429	- 4,606,429	- 6,897,429	- 4,185,429	- 3,856,429	
90	- 1,705,610	- 2,558,416	- 4,658,416	- 6,949,416	- 4,237,416	- 3,908,416	
100	- 1,740,268	- 2,610,402	- 4,710,402	- 7,001,402	- 4,289,402	- 3,960,402	
130	- 1,844,241	- 2,766,361	- 4,866,361	- 7,157,361	- 4,445,361	- 4,116,361	
160	- 1,948,213	- 2,922,320	- 5,022,320	- 7,313,320	- 4,601,320	- 4,272,320	
190	- 2,052,186	- 3,078,279	- 5,178,279	- 7,469,279	- 4,757,279	- 4,428,279	
220	- 2,156,158	- 3,234,238	- 5,334,238	- 7,625,238	- 4,913,238	- 4,584,238	
250	- 2,260,131	- 3,390,196	- 5,490,196	- 7,781,196	- 5,069,196	- 4,740,196	
280	- 2,364,104	- 3,546,155	- 5,646,155	- 7,937,155	- 5,225,155	- 4,896,155	



Site type 6	Description:	Area 6 £2626 psm East				Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 1,636,341	- 2,454,511	- 4,554,511	- 6,845,511	- 4,133,511	- 3,804,511	
20	- 1,705,656	- 2,558,484	- 4,658,484	- 6,949,484	- 4,237,484	- 3,908,484	
30	- 1,740,313	- 2,610,470	- 4,710,470	- 7,001,470	- 4,289,470	- 3,960,470	
40	- 1,774,971	- 2,662,456	- 4,762,456	- 7,053,456	- 4,341,456	- 4,012,456	
50	- 1,809,628	- 2,714,443	- 4,814,443	- 7,105,443	- 4,393,443	- 4,064,443	
60	- 1,844,286	- 2,766,429	- 4,866,429	- 7,157,429	- 4,445,429	- 4,116,429	
70	- 1,878,943	- 2,818,415	- 4,918,415	- 7,209,415	- 4,497,415	- 4,168,415	
80	- 1,913,601	- 2,870,401	- 4,970,401	- 7,261,401	- 4,549,401	- 4,220,401	
90	- 1,948,259	- 2,922,388	- 5,022,388	- 7,313,388	- 4,601,388	- 4,272,388	
100	- 1,982,916	- 2,974,374	- 5,074,374	- 7,365,374	- 4,653,374	- 4,324,374	
130	- 2,086,889	- 3,130,333	- 5,230,333	- 7,521,333	- 4,809,333	- 4,480,333	
160	- 2,190,861	- 3,286,292	- 5,386,292	- 7,677,292	- 4,965,292	- 4,636,292	
190	- 2,294,834	- 3,442,251	- 5,542,251	- 7,833,251	- 5,121,251	- 4,792,251	
220	- 2,398,806	- 3,598,210	- 5,698,210	- 7,989,210	- 5,277,210	- 4,948,210	
250	- 2,502,779	- 3,754,169	- 5,854,169	- 8,145,169	- 5,433,169	- 5,104,169	
280	- 2,606,752	- 3,910,127	- 6,010,127	- 8,301,127	- 5,589,127	- 5,260,127	



SITE TYPE 6  
100 UNITS  
FLATS  
150 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

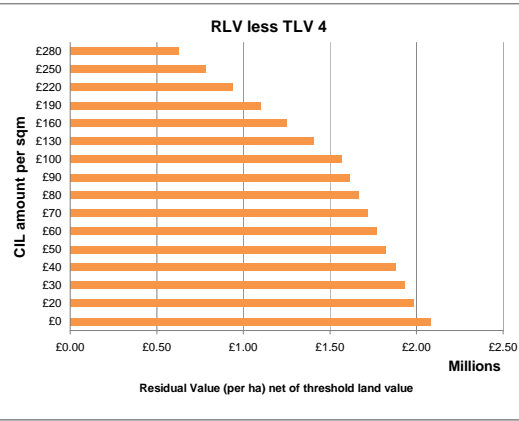
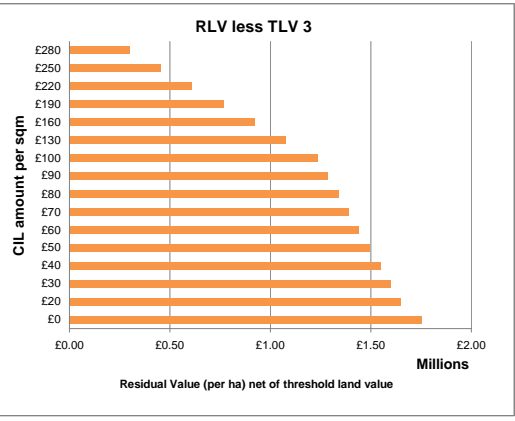
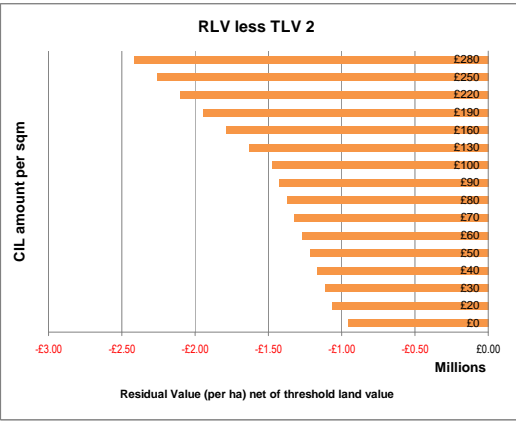
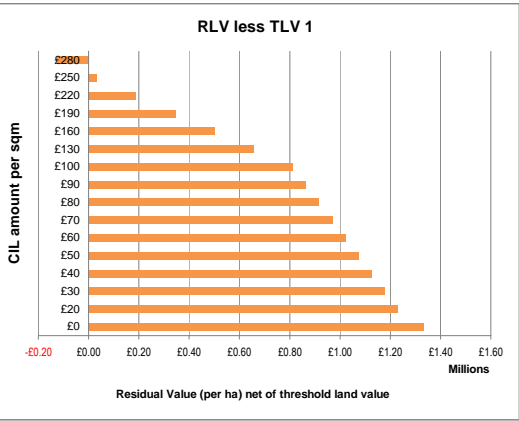
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	40%

10%	Sales value inflation
5%	Build cost inflation

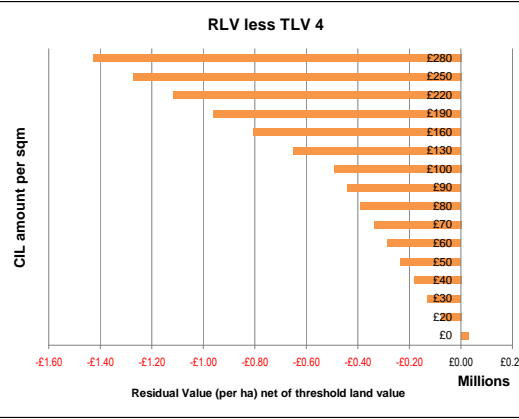
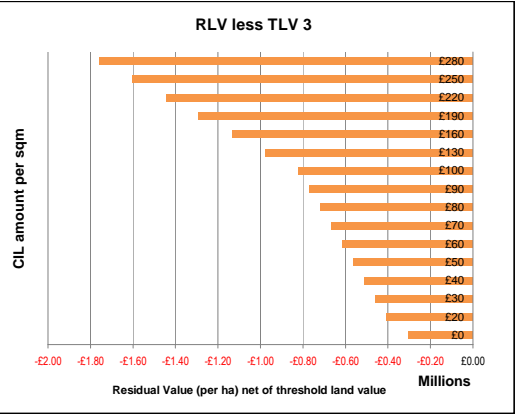
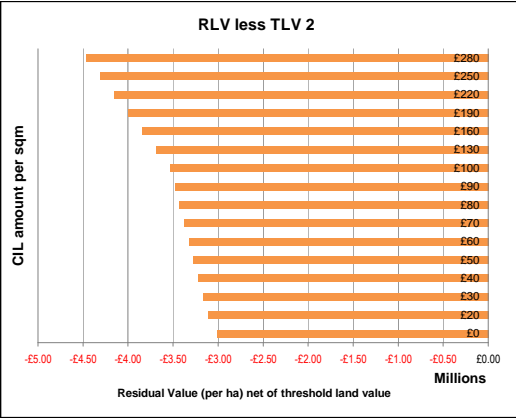
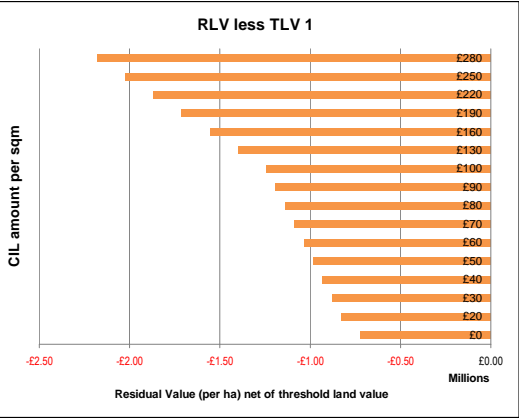
Site type 6 Description: Area 1 £3993 psm Inner West Site area: 0.67 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,288,374	3,432,560	1,332,560	- 958,440	1,753,560	2,082,560
20	2,219,059	3,328,588	1,228,588	- 1,062,412	1,649,588	1,978,588
30	2,184,401	3,276,602	1,176,602	- 1,114,398	1,597,602	1,926,602
40	2,149,744	3,224,615	1,124,615	- 1,166,385	1,545,615	1,874,615
50	2,115,086	3,172,629	1,072,629	- 1,218,371	1,493,629	1,822,629
60	2,080,428	3,120,643	1,020,643	- 1,270,357	1,441,643	1,770,643
70	2,045,771	3,068,656	968,656	- 1,322,344	1,389,656	1,718,656
80	2,011,113	3,016,670	916,670	- 1,374,330	1,337,670	1,666,670
90	1,976,456	2,964,684	864,684	- 1,426,316	1,285,684	1,614,684
100	1,941,798	2,912,698	812,698	- 1,478,302	1,233,698	1,562,698
130	1,837,826	2,756,739	656,739	- 1,634,261	1,077,739	1,406,739
160	1,733,853	2,600,780	500,780	- 1,790,220	921,780	1,250,780
190	1,629,881	2,444,821	344,821	- 1,946,179	765,821	1,094,821
220	1,525,908	2,288,862	188,862	- 2,102,138	609,862	938,862
250	1,421,935	2,132,903	32,903	- 2,258,097	453,903	782,903
280	1,317,963	1,976,944	- 123,056	- 2,414,056	297,944	626,944



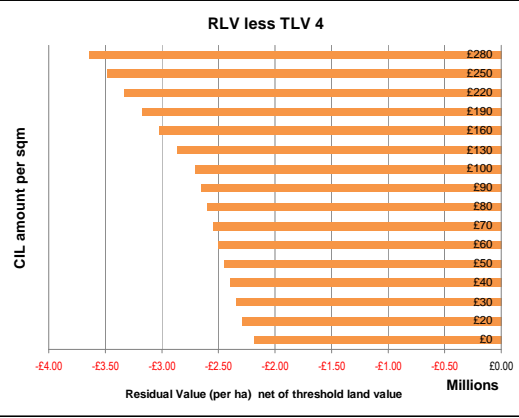
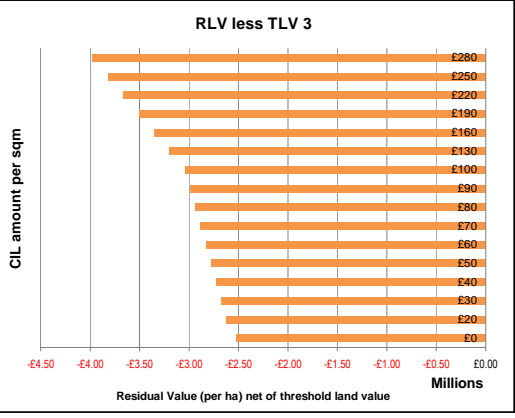
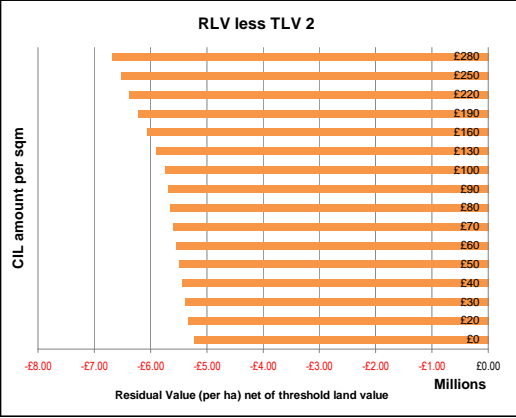
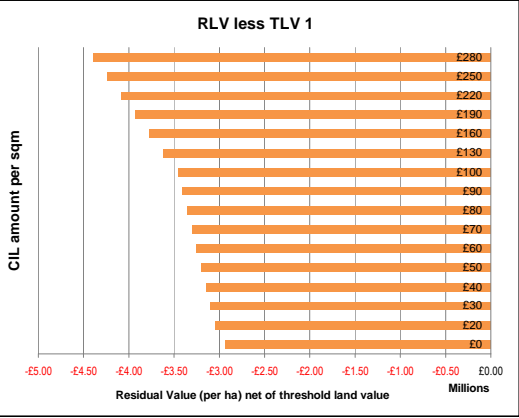
Site type 6 Description: Area 2 £3496 psm Inner East Site area: 0.67 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	917,815	1,376,723	- 723,277	- 3,014,277	- 302,277	26,723
20	848,500	1,272,751	- 827,249	- 3,118,249	- 406,249	77,249
30	813,843	1,220,764	- 879,236	- 3,170,236	- 458,236	129,236
40	779,185	1,168,778	- 931,222	- 3,222,222	- 510,222	181,222
50	744,528	1,116,792	- 983,208	- 3,274,208	- 562,208	233,208
60	709,870	1,064,805	- 1,035,195	- 3,326,195	- 614,195	285,195
70	675,213	1,012,819	- 1,087,181	- 3,378,181	- 666,181	337,181
80	640,555	960,833	- 1,139,167	- 3,430,167	- 718,167	389,167
90	605,898	908,847	- 1,191,153	- 3,482,153	- 770,153	441,153
100	571,240	856,860	- 1,243,140	- 3,534,140	- 822,140	493,140
130	467,268	700,901	- 1,399,099	- 3,690,099	- 978,099	649,099
160	363,295	544,942	- 1,555,058	- 3,846,058	- 1,134,058	805,058
190	259,322	388,984	- 1,711,016	- 4,002,016	- 1,290,016	961,016
220	155,350	233,025	- 1,866,975	- 4,157,975	- 1,445,975	1,116,975
250	51,377	77,066	- 2,022,934	- 4,313,934	- 1,601,934	1,272,934
280	- 52,595	- 78,893	- 2,178,893	- 4,469,893	- 1,757,893	1,428,893

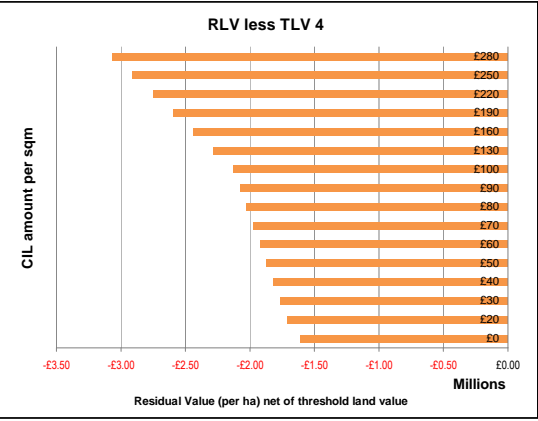
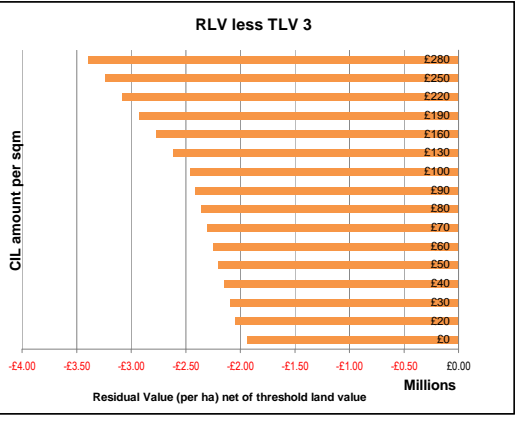
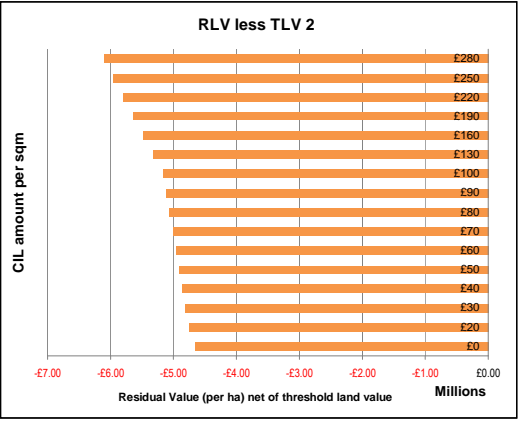
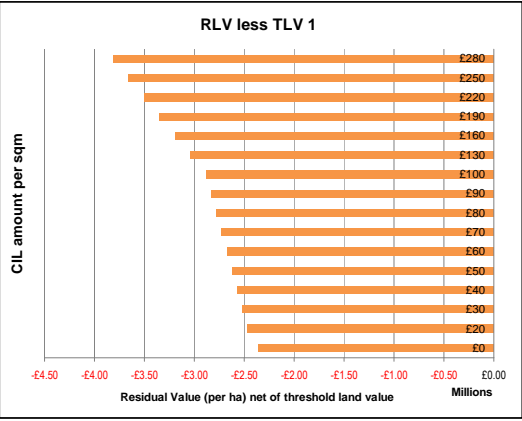


Site type 6 Description: Area 3 £2960 psm South Site area: 0.67 ha

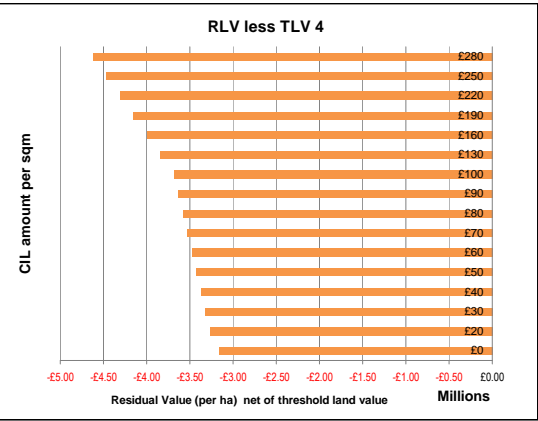
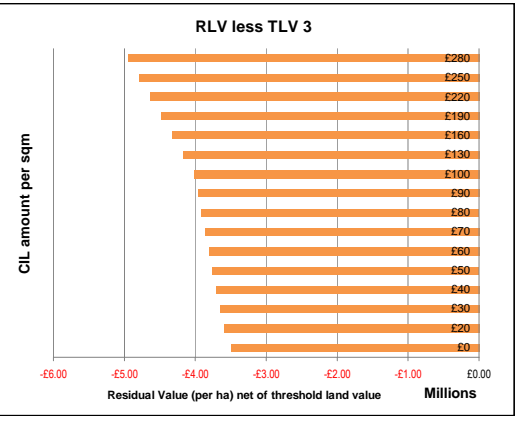
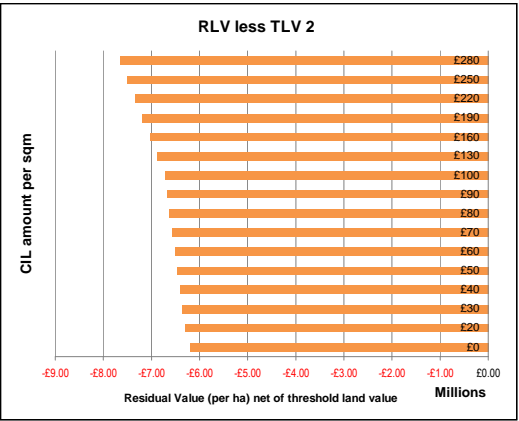
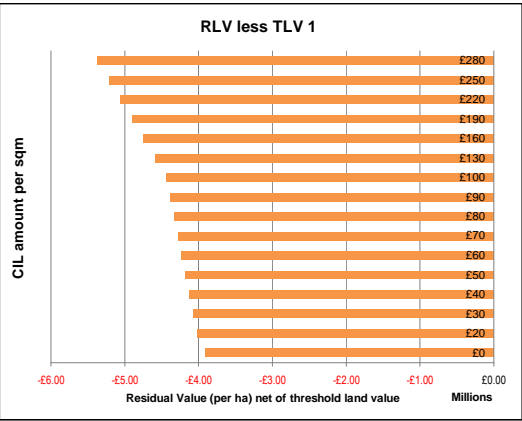
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	- 558,697	- 838,045	- 2,938,045	- 5,229,045	- 2,517,045	- 2,188,045
20	- 628,012	- 942,018	- 3,042,018	- 5,333,018	- 2,621,018	- 2,292,018
30	- 662,669	- 994,004	- 3,094,004	- 5,385,004	- 2,673,004	- 2,344,004
40	- 697,327	- 1,045,990	- 3,145,990	- 5,436,990	- 2,724,990	- 2,395,990
50	- 731,984	- 1,097,977	- 3,197,977	- 5,488,977	- 2,776,977	- 2,447,977
60	- 766,642	- 1,149,963	- 3,249,963	- 5,540,963	- 2,828,963	- 2,499,963
70	- 801,299	- 1,201,949	- 3,301,949	- 5,592,949	- 2,880,949	- 2,551,949
80	- 835,957	- 1,253,935	- 3,353,935	- 5,644,935	- 2,932,935	- 2,603,935
90	- 870,614	- 1,305,922	- 3,405,922	- 5,696,922	- 2,984,922	- 2,655,922
100	- 905,272	- 1,357,908	- 3,457,908	- 5,748,908	- 3,036,908	- 2,707,908
130	- 1,009,245	- 1,513,867	- 3,613,867	- 5,904,867	- 3,192,867	- 2,863,867
160	- 1,113,217	- 1,669,826	- 3,769,826	- 6,060,826	- 3,348,826	- 3,019,826
190	- 1,217,190	- 1,825,785	- 3,925,785	- 6,216,785	- 3,504,785	- 3,175,785
220	- 1,321,162	- 1,981,744	- 4,081,744	- 6,372,744	- 3,660,744	- 3,331,744
250	- 1,425,135	- 2,137,703	- 4,237,703	- 6,528,703	- 3,816,703	- 3,487,703
280	- 1,529,108	- 2,293,661	- 4,393,661	- 6,684,661	- 3,972,661	- 3,643,661



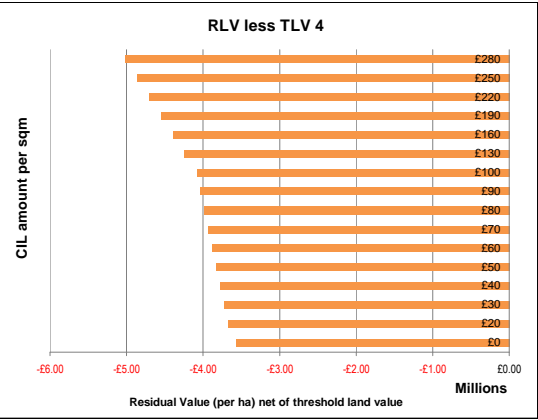
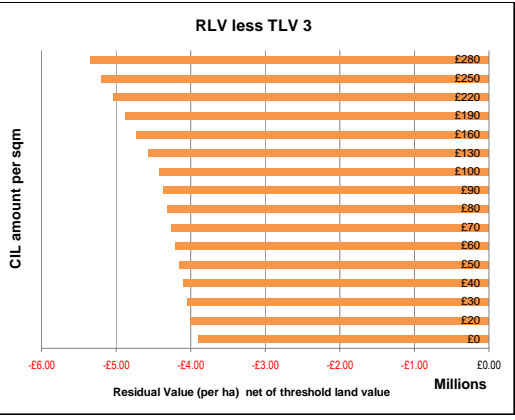
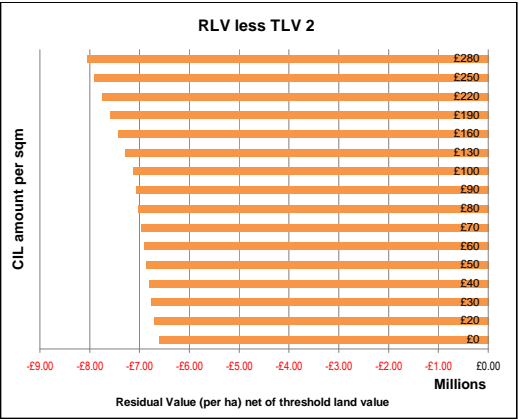
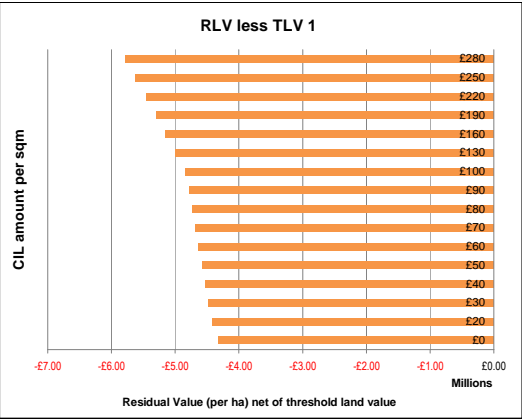
Site type 6	Description:	Area 4£3100 psm North West					Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	-173,156	-259,734	-2,359,734	-4,650,734	-1,938,734	-1,609,734		
20	-242,471	-363,706	-2,463,706	-4,754,706	-2,042,706	-1,713,706		
30	-277,129	-415,693	-2,515,693	-4,806,693	-2,094,693	-1,765,693		
40	-311,786	-467,679	-2,567,679	-4,858,679	-2,146,679	-1,817,679		
50	-346,444	-519,665	-2,619,665	-4,910,665	-2,198,665	-1,869,665		
60	-381,101	-571,652	-2,671,652	-4,962,652	-2,250,652	-1,921,652		
70	-415,759	-623,638	-2,723,638	-5,014,638	-2,302,638	-1,973,638		
80	-450,416	-675,624	-2,775,624	-5,066,624	-2,354,624	-2,025,624		
90	-485,074	-727,611	-2,827,611	-5,118,611	-2,406,611	-2,077,611		
100	-519,731	-779,597	-2,879,597	-5,170,597	-2,458,597	-2,129,597		
130	-623,704	-935,556	-3,035,556	-5,326,556	-2,614,556	-2,285,556		
160	-727,676	-1,091,515	-3,191,515	-5,482,515	-2,770,515	-2,441,515		
190	-831,649	-1,247,474	-3,347,474	-5,638,474	-2,926,474	-2,597,474		
220	-935,622	-1,403,432	-3,503,432	-5,794,432	-3,082,432	-2,753,432		
250	-1,039,594	-1,559,391	-3,659,391	-5,950,391	-3,238,391	-2,909,391		
280	-1,143,567	-1,715,350	-3,815,350	-6,106,350	-3,394,350	-3,065,350		



Site type 6	Description:	Area 5£2723 psm North					Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	-1,211,150	-1,816,725	-3,916,725	-6,207,725	-3,495,725	-3,166,725		
20	-1,280,465	-1,920,698	-4,020,698	-6,311,698	-3,599,698	-3,270,698		
30	-1,315,123	-1,972,684	-4,072,684	-6,363,684	-3,651,684	-3,322,684		
40	-1,349,780	-2,024,671	-4,124,671	-6,415,671	-3,703,671	-3,374,671		
50	-1,384,438	-2,076,657	-4,176,657	-6,467,657	-3,755,657	-3,426,657		
60	-1,419,096	-2,128,643	-4,228,643	-6,519,643	-3,807,643	-3,478,643		
70	-1,453,753	-2,180,630	-4,280,630	-6,571,630	-3,859,630	-3,530,630		
80	-1,488,411	-2,232,616	-4,332,616	-6,623,616	-3,911,616	-3,582,616		
90	-1,523,068	-2,284,602	-4,384,602	-6,675,602	-3,963,602	-3,634,602		
100	-1,557,726	-2,336,588	-4,436,588	-6,727,588	-4,015,588	-3,686,588		
130	-1,661,698	-2,492,547	-4,592,547	-6,883,547	-4,171,547	-3,842,547		
160	-1,765,671	-2,648,506	-4,748,506	-7,039,506	-4,327,506	-3,998,506		
190	-1,869,643	-2,804,465	-4,904,465	-7,195,465	-4,483,465	-4,154,465		
220	-1,973,616	-2,960,424	-5,060,424	-7,351,424	-4,639,424	-4,310,424		
250	-2,077,589	-3,116,383	-5,216,383	-7,507,383	-4,795,383	-4,466,383		
280	-2,181,561	-3,272,342	-5,372,342	-7,663,342	-4,951,342	-4,622,342		



Site type 6	Description:	Area 6£2626 psm East					Site area:	0.67 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4		
0	-1,478,063	-2,217,095	-4,317,095	-6,608,095	-3,896,095	-3,567,095		
20	-1,547,378	-2,321,067	-4,421,067	-6,712,067	-4,000,067	-3,671,067		
30	-1,582,036	-2,373,054	-4,473,054	-6,764,054	-4,052,054	-3,723,054		
40	-1,616,693	-2,425,040	-4,525,040	-6,816,040	-4,104,040	-3,775,040		
50	-1,651,351	-2,477,026	-4,577,026	-6,868,026	-4,156,026	-3,827,026		
60	-1,686,008	-2,529,013	-4,629,013	-6,920,013	-4,208,013	-3,879,013		
70	-1,720,666	-2,580,999	-4,680,999	-6,971,999	-4,259,999	-3,930,999		
80	-1,755,323	-2,632,985	-4,732,985	-7,023,985	-4,311,985	-3,982,985		
90	-1,789,981	-2,684,971	-4,784,971	-7,075,971	-4,363,971	-4,034,971		
100	-1,824,638	-2,736,958	-4,836,958	-7,127,958	-4,415,958	-4,086,958		
130	-1,928,611	-2,892,917	-4,992,917	-7,283,917	-4,571,917	-4,242,917		
160	-2,032,584	-3,048,876	-5,148,876	-7,439,876	-4,727,876	-4,398,876		
190	-2,136,556	-3,204,834	-5,304,834	-7,595,834	-4,883,834	-4,554,834		
220	-2,240,529	-3,360,793	-5,460,793	-7,751,793	-5,039,793	-4,710,793		
250	-2,344,501	-3,516,752	-5,616,752	-7,907,752	-5,195,752	-4,866,752		
280	-2,448,474	-3,672,711	-5,772,711	-8,063,711	-5,351,711	-5,022,711		



CIL Viability   Bristol City Council

SITE TYPE   7  
100 UNITS  
FLATS  
200 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

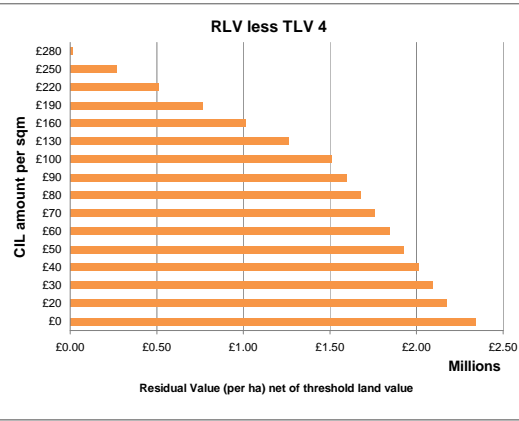
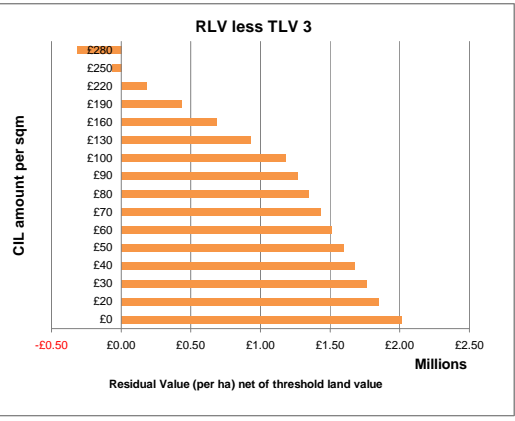
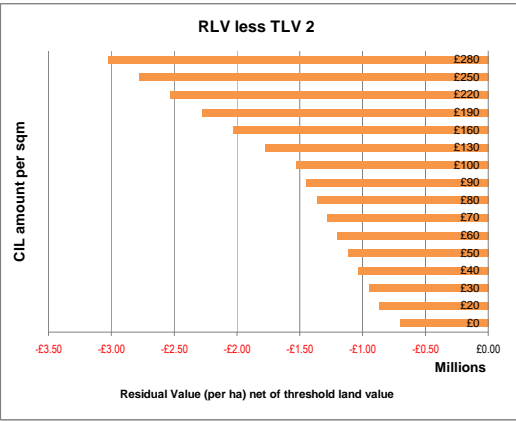
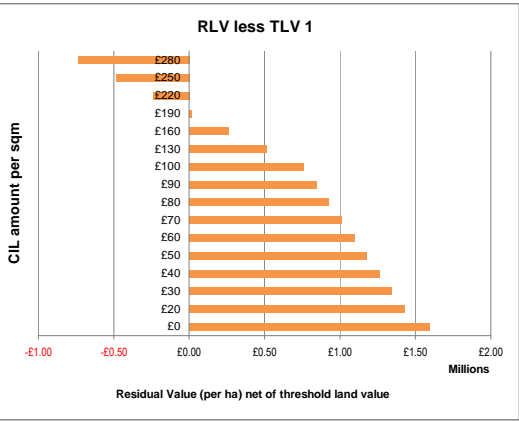
NB includes infrastructure @ £0.35m per ha

CSH level:	3
Aff Hsg:	30%

	Sales value inflation
	Build cost inflation

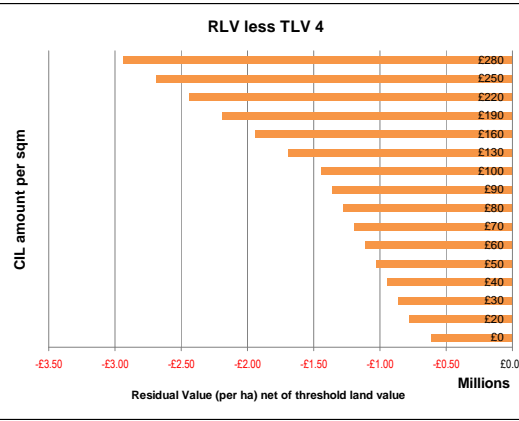
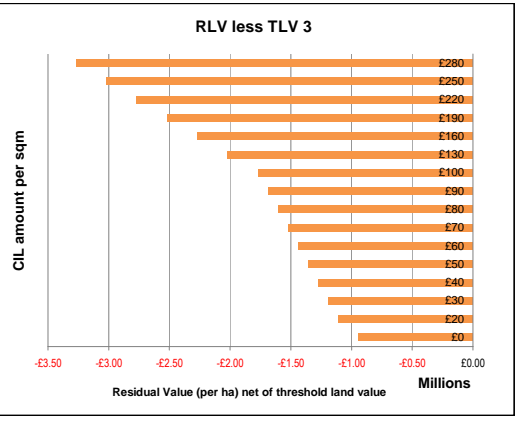
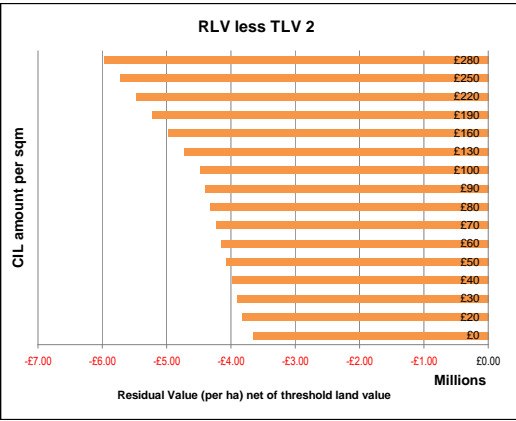
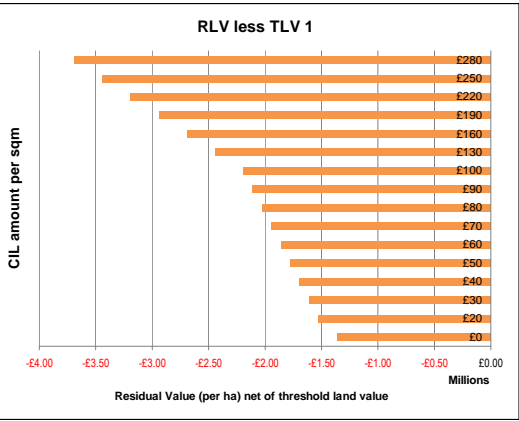
Site type 7 Description: **Area 1   £3993 psm Inner West** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,844,941	3,689,882	1,589,882	- 701,118	2,010,882	2,339,882
20	1,761,879	3,523,759	1,423,759	- 867,241	1,844,759	2,173,759
30	1,720,348	3,440,697	1,340,697	- 950,303	1,761,697	2,090,697
40	1,678,818	3,357,635	1,257,635	- 1,033,365	1,678,635	2,007,635
50	1,637,287	3,274,574	1,174,574	- 1,116,426	1,595,574	1,924,574
60	1,595,756	3,191,512	1,091,512	- 1,199,488	1,512,512	1,841,512
70	1,554,225	3,108,450	1,008,450	- 1,282,550	1,429,450	1,758,450
80	1,512,694	3,025,389	925,389	- 1,365,611	1,346,389	1,675,389
90	1,471,164	2,942,327	842,327	- 1,448,673	1,263,327	1,592,327
100	1,429,633	2,859,265	759,265	- 1,531,735	1,180,265	1,509,265
130	1,305,040	2,610,080	510,080	- 1,780,920	931,080	1,260,080
160	1,180,448	2,360,895	260,895	- 2,030,105	681,895	1,010,895
190	1,055,855	2,111,710	11,710	- 2,279,290	432,710	761,710
220	931,263	1,862,525	- 237,475	- 2,528,475	183,525	512,525
250	806,670	1,613,341	- 486,659	- 2,777,659	65,659	263,341
280	682,078	1,364,156	- 735,844	- 3,026,844	- 314,844	14,156



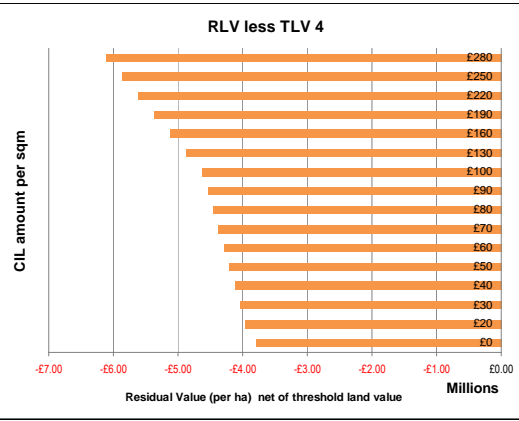
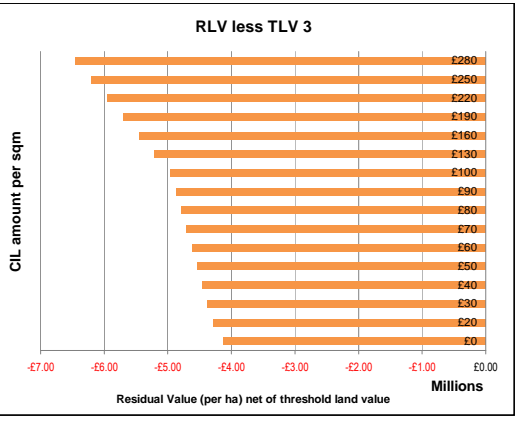
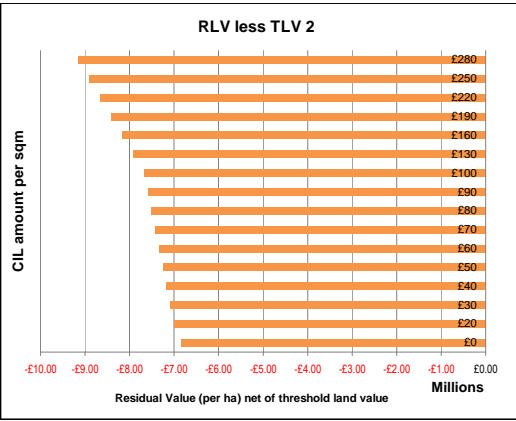
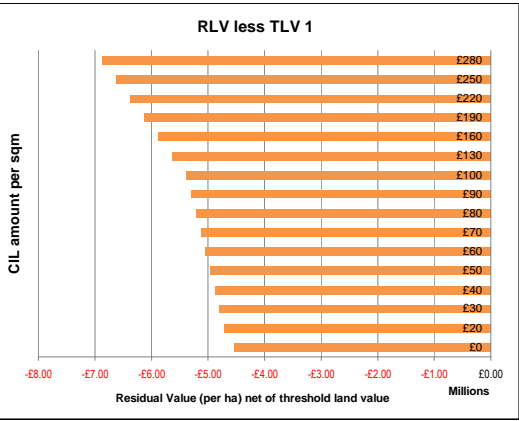
Site type 7 Description: **Area 2   £3496 psm Inner East** Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	368,817	737,633	- 1,362,367	- 3,653,367	- 941,367	- 612,367
20	285,755	571,510	- 1,528,490	- 3,819,490	- 1,107,490	- 778,490
30	244,224	488,448	- 1,611,552	- 3,902,552	- 1,190,552	- 861,552
40	202,693	405,387	- 1,694,613	- 3,985,613	- 1,273,613	- 944,613
50	161,162	322,325	- 1,777,675	- 4,068,675	- 1,356,675	- 1,027,675
60	119,632	239,263	- 1,860,737	- 4,151,737	- 1,439,737	- 1,110,737
70	78,101	156,202	- 1,943,798	- 4,234,798	- 1,522,798	- 1,193,798
80	36,570	73,140	- 2,026,860	- 4,317,860	- 1,605,860	- 1,276,860
90	4,961	9,922	- 2,109,922	- 4,400,922	- 1,688,922	- 1,359,922
100	- 46,492	- 92,983	- 2,192,983	- 4,483,983	- 1,771,983	- 1,442,983
130	- 171,084	- 342,168	- 2,442,168	- 4,733,168	- 2,021,168	- 1,692,168
160	- 295,677	- 591,353	- 2,691,353	- 4,982,353	- 2,270,353	- 1,941,353
190	- 420,269	- 840,538	- 2,940,538	- 5,231,538	- 2,519,538	- 2,190,538
220	- 544,862	- 1,089,723	- 3,189,723	- 5,480,723	- 2,768,723	- 2,439,723
250	- 669,454	- 1,338,908	- 3,438,908	- 5,729,908	- 3,017,908	- 2,688,908
280	- 794,047	- 1,588,093	- 3,688,093	- 5,979,093	- 3,267,093	- 2,938,093

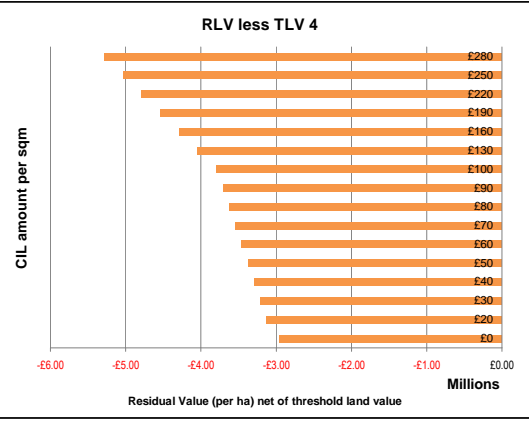
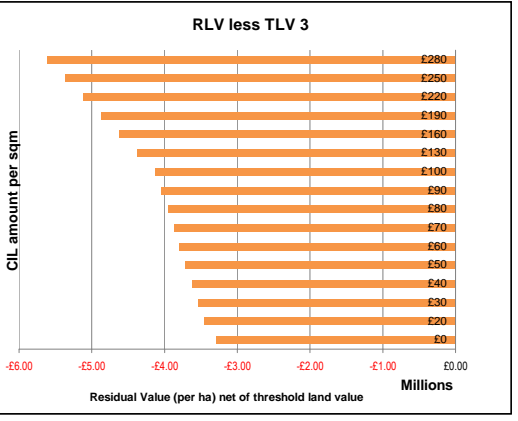
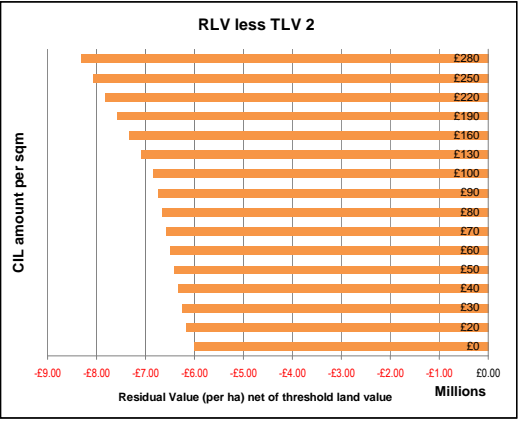
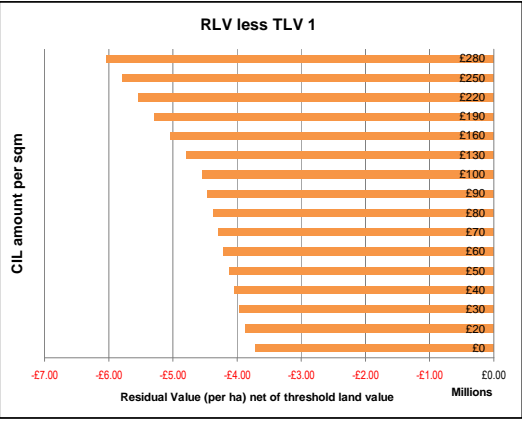


Site type 7 Description: **Area 3   £2960 psm South** Site area: 0.50 ha

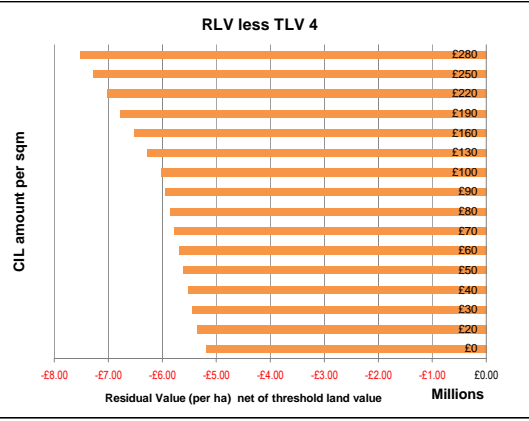
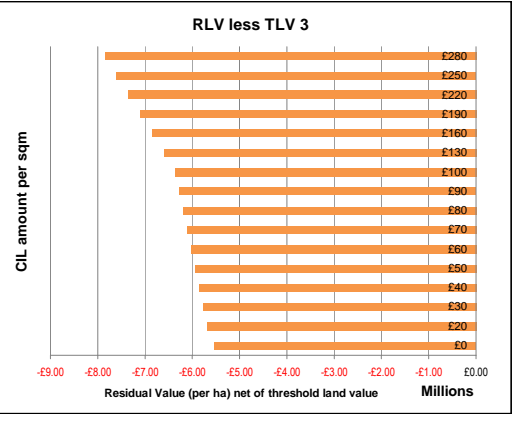
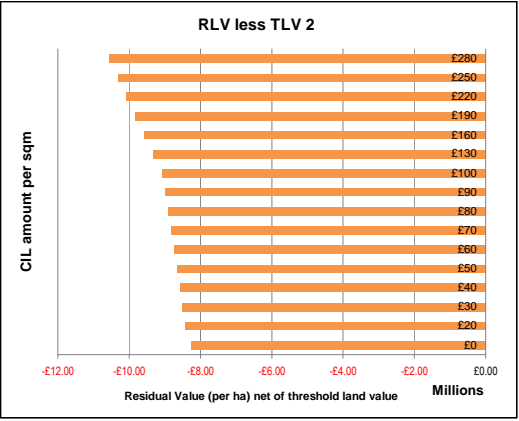
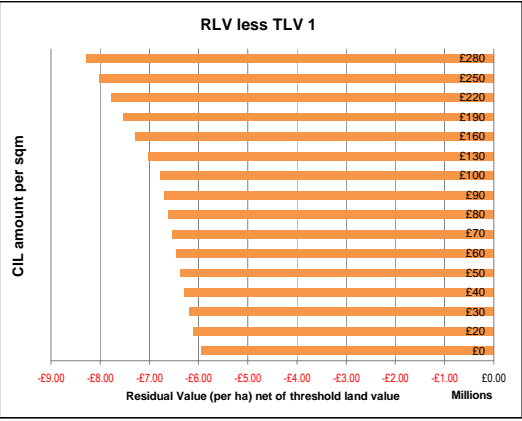
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	- 1,221,423	- 2,442,846	- 4,542,846	- 6,833,846	- 4,121,846	- 3,792,846
20	- 1,304,485	- 2,608,969	- 4,708,969	- 6,999,969	- 4,287,969	- 3,958,969
30	- 1,346,015	- 2,692,031	- 4,792,031	- 7,083,031	- 4,371,031	- 4,042,031
40	- 1,387,546	- 2,775,092	- 4,875,092	- 7,166,092	- 4,454,092	- 4,125,092
50	- 1,429,077	- 2,858,154	- 4,958,154	- 7,249,154	- 4,537,154	- 4,208,154
60	- 1,470,608	- 2,941,216	- 5,041,216	- 7,332,216	- 4,620,216	- 4,291,216
70	- 1,512,139	- 3,024,277	- 5,124,277	- 7,415,277	- 4,703,277	- 4,374,277
80	- 1,553,669	- 3,107,339	- 5,207,339	- 7,498,339	- 4,786,339	- 4,457,339
90	- 1,595,200	- 3,190,401	- 5,290,401	- 7,581,401	- 4,869,401	- 4,540,401
100	- 1,636,731	- 3,273,462	- 5,373,462	- 7,664,462	- 4,952,462	- 4,623,462
130	- 1,761,324	- 3,522,647	- 5,622,647	- 7,913,647	- 5,201,647	- 4,872,647
160	- 1,885,916	- 3,771,832	- 5,871,832	- 8,162,832	- 5,450,832	- 5,121,832
190	- 2,010,509	- 4,021,017	- 6,121,017	- 8,412,017	- 5,700,017	- 5,371,017
220	- 2,135,101	- 4,270,202	- 6,370,202	- 8,661,202	- 5,949,202	- 5,620,202
250	- 2,259,694	- 4,519,387	- 6,619,387	- 8,910,387	- 6,198,387	- 5,869,387
280	- 2,384,286	- 4,768,572	- 6,868,572	- 9,159,572	- 6,447,572	- 6,118,572



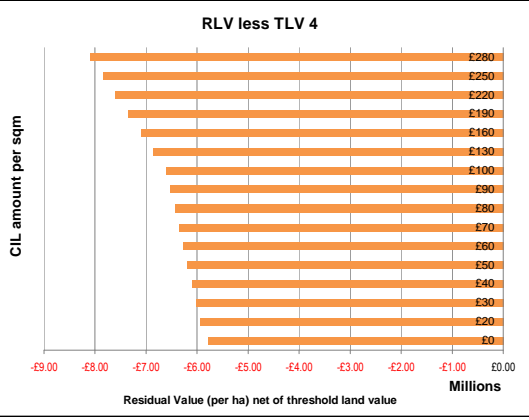
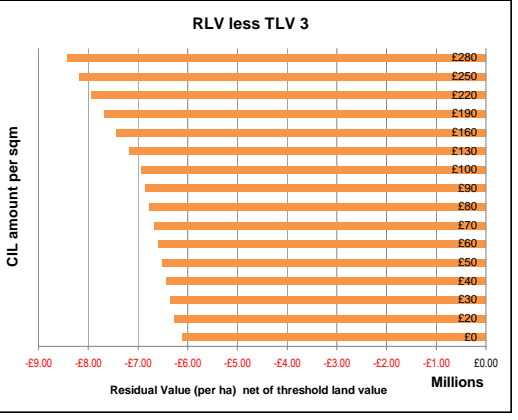
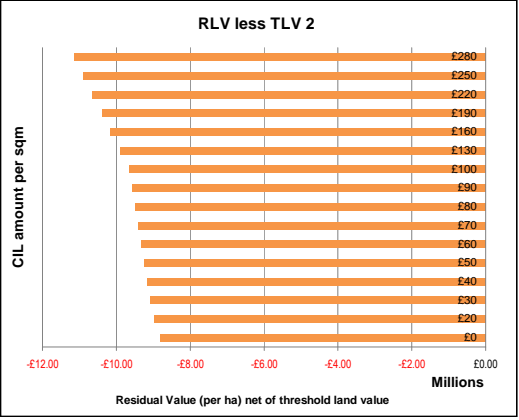
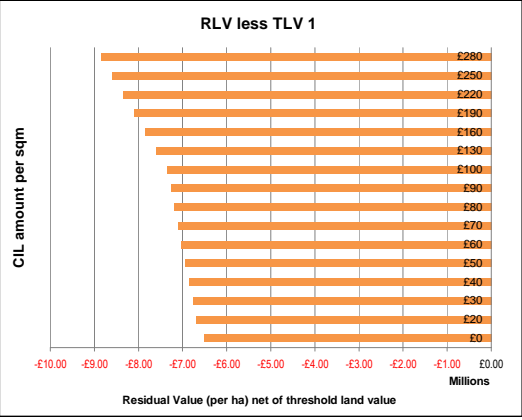
Site type 7	Description:	Area 4£3100 psm North West				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 806,186	- 1,612,372	- 3,712,372	- 6,003,372	- 3,291,372	- 2,962,372	
20	- 889,248	- 1,778,495	- 3,878,495	- 6,169,495	- 3,457,495	- 3,128,495	
30	- 930,779	- 1,861,557	- 3,961,557	- 6,252,557	- 3,540,557	- 3,211,557	
40	- 972,309	- 1,944,619	- 4,044,619	- 6,335,619	- 3,623,619	- 3,294,619	
50	- 1,013,840	- 2,027,680	- 4,127,680	- 6,418,680	- 3,706,680	- 3,377,680	
60	- 1,055,371	- 2,110,742	- 4,210,742	- 6,501,742	- 3,789,742	- 3,460,742	
70	- 1,096,902	- 2,193,804	- 4,293,804	- 6,584,804	- 3,872,804	- 3,543,804	
80	- 1,138,433	- 2,276,865	- 4,376,865	- 6,667,865	- 3,955,865	- 3,626,865	
90	- 1,179,964	- 2,359,927	- 4,459,927	- 6,750,927	- 4,038,927	- 3,709,927	
100	- 1,221,494	- 2,442,989	- 4,542,989	- 6,833,989	- 4,121,989	- 3,792,989	
130	- 1,346,087	- 2,692,174	- 4,792,174	- 7,083,174	- 4,371,174	- 3,792,989	
160	- 1,470,679	- 2,941,359	- 5,041,359	- 7,332,359	- 4,620,359	- 4,291,359	
190	- 1,595,272	- 3,190,544	- 5,290,544	- 7,581,544	- 4,869,544	- 4,540,544	
220	- 1,719,864	- 3,439,729	- 5,539,729	- 7,830,729	- 5,118,729	- 4,789,729	
250	- 1,844,457	- 3,688,914	- 5,788,914	- 8,079,914	- 5,367,914	- 5,038,914	
280	- 1,969,049	- 3,938,099	- 6,038,099	- 8,329,099	- 5,617,099	- 5,288,099	



Site type 7	Description:	Area 5£2723 psm North				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 1,924,131	- 3,848,262	- 5,948,262	- 8,239,262	- 5,527,262	- 5,198,262	
20	- 2,007,193	- 4,014,386	- 6,114,386	- 8,405,386	- 5,693,386	- 5,364,386	
30	- 2,048,724	- 4,097,447	- 6,197,447	- 8,488,447	- 5,776,447	- 5,447,447	
40	- 2,090,255	- 4,180,509	- 6,280,509	- 8,571,509	- 5,859,509	- 5,530,509	
50	- 2,131,785	- 4,263,571	- 6,363,571	- 8,654,571	- 5,942,571	- 5,613,571	
60	- 2,173,316	- 4,346,632	- 6,446,632	- 8,737,632	- 6,025,632	- 5,696,632	
70	- 2,214,847	- 4,429,694	- 6,529,694	- 8,820,694	- 6,108,694	- 5,779,694	
80	- 2,256,378	- 4,512,756	- 6,612,756	- 8,903,756	- 6,191,756	- 5,862,756	
90	- 2,297,909	- 4,595,817	- 6,695,817	- 8,986,817	- 6,274,817	- 5,945,817	
100	- 2,339,440	- 4,678,879	- 6,778,879	- 9,069,879	- 6,357,879	- 6,028,879	
130	- 2,464,032	- 4,928,064	- 7,028,064	- 9,319,064	- 6,607,064	- 6,278,064	
160	- 2,588,625	- 5,177,249	- 7,277,249	- 9,568,249	- 6,856,249	- 6,527,249	
190	- 2,713,217	- 5,426,434	- 7,526,434	- 9,817,434	- 7,105,434	- 6,776,434	
220	- 2,837,809	- 5,675,619	- 7,775,619	- 10,066,619	- 7,354,619	- 7,025,619	
250	- 2,962,402	- 5,924,804	- 8,024,804	- 10,315,804	- 7,603,804	- 7,274,804	
280	- 3,086,994	- 6,173,989	- 8,273,989	- 10,564,989	- 7,852,989	- 7,523,989	



Site type 7	Description:	Area 6£2626 psm East				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 2,211,603	- 4,423,206	- 6,523,206	- 8,814,206	- 6,102,206	- 5,773,206	
20	- 2,294,665	- 4,589,329	- 6,689,329	- 8,980,329	- 6,268,329	- 5,939,329	
30	- 2,336,195	- 4,672,391	- 6,772,391	- 9,063,391	- 6,351,391	- 6,022,391	
40	- 2,377,726	- 4,755,452	- 6,855,452	- 9,146,452	- 6,434,452	- 6,105,452	
50	- 2,419,257	- 4,838,514	- 6,938,514	- 9,229,514	- 6,517,514	- 6,188,514	
60	- 2,460,788	- 4,921,576	- 7,021,576	- 9,312,576	- 6,600,576	- 6,271,576	
70	- 2,502,319	- 5,004,637	- 7,104,637	- 9,395,637	- 6,683,637	- 6,354,637	
80	- 2,543,849	- 5,087,699	- 7,187,699	- 9,478,699	- 6,766,699	- 6,437,699	
90	- 2,585,380	- 5,170,761	- 7,270,761	- 9,561,761	- 6,849,761	- 6,520,761	
100	- 2,626,911	- 5,253,822	- 7,353,822	- 9,644,822	- 6,932,822	- 6,603,822	
130	- 2,751,504	- 5,503,007	- 7,603,007	- 9,894,007	- 7,182,007	- 6,853,007	
160	- 2,876,096	- 5,752,192	- 7,852,192	- 10,143,192	- 7,431,192	- 7,102,192	
190	- 3,000,689	- 6,001,377	- 8,101,377	- 10,392,377	- 7,680,377	- 7,351,377	
220	- 3,125,281	- 6,250,562	- 8,350,562	- 10,641,562	- 7,929,562	- 7,600,562	
250	- 3,249,874	- 6,499,747	- 8,599,747	- 10,890,747	- 8,178,747	- 7,849,747	
280	- 3,374,466	- 6,748,932	- 8,848,932	- 11,139,932	- 8,427,932	- 8,098,932	





CIL Viability Bristol City Council

SITE TYPE 7  
100 UNITS  
FLATS  
200 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

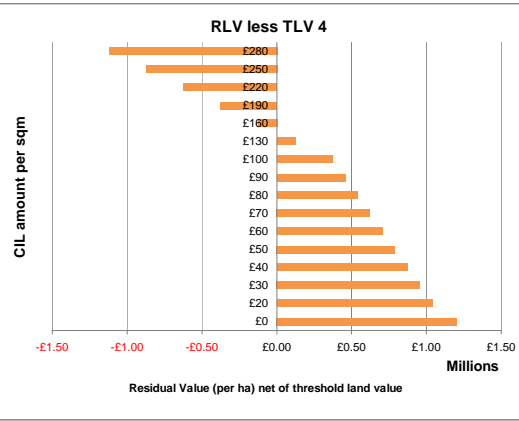
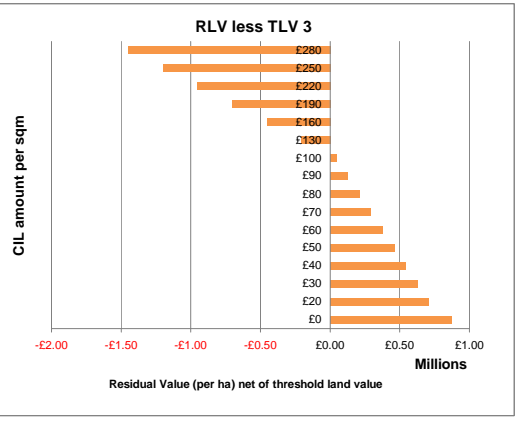
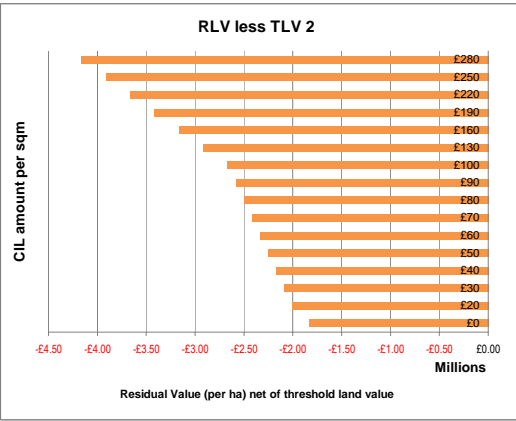
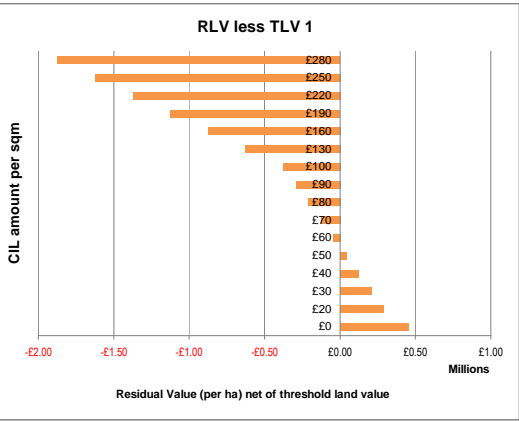
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	30%

	Sales value inflation
	Build cost inflation

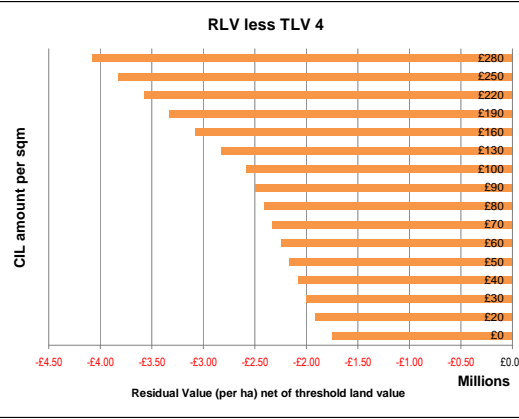
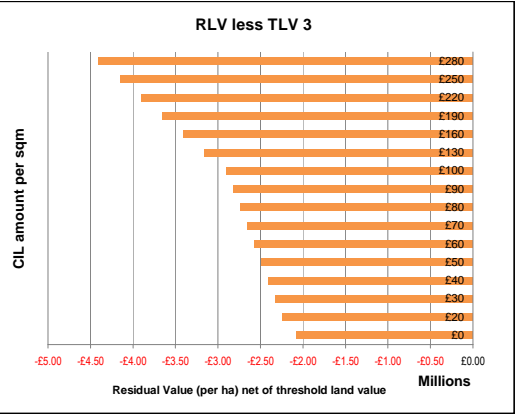
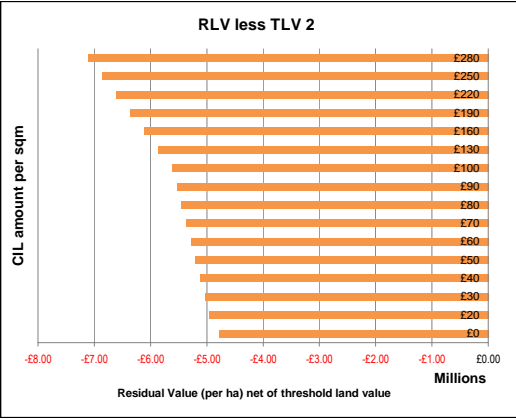
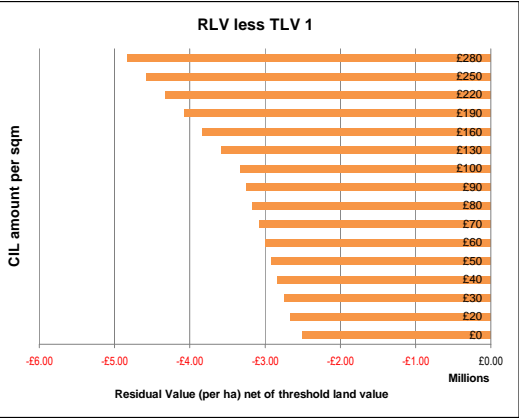
Site type 7 Description: Area 1 £3993 psm Inner West Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,276,699	2,553,398	453,398	- 1,837,602	874,398	1,203,398
20	1,193,637	2,387,275	287,275	- 2,003,725	708,275	1,037,275
30	1,152,107	2,304,213	204,213	- 2,086,787	625,213	954,213
40	1,110,576	2,221,152	121,152	- 2,169,848	542,152	871,152
50	1,069,045	2,138,090	38,090	- 2,252,910	459,090	788,090
60	1,027,514	2,055,028	- 44,972	- 2,335,972	376,028	705,028
70	985,983	1,971,967	- 128,033	- 2,419,033	292,967	621,967
80	944,452	1,888,905	- 211,095	- 2,502,095	209,905	538,905
90	902,922	1,805,843	- 294,157	- 2,585,157	126,843	455,843
100	861,391	1,722,782	- 377,218	- 2,668,218	43,782	372,782
130	736,798	1,473,597	- 626,403	- 2,917,403	- 205,403	123,597
160	612,206	1,224,412	- 875,588	- 3,166,588	- 454,588	- 125,588
190	487,613	975,227	- 1,124,773	- 3,415,773	- 703,773	- 374,773
220	363,021	726,042	- 1,373,958	- 3,664,958	- 952,958	- 623,958
250	238,428	476,857	- 1,623,143	- 3,914,143	- 1,202,143	- 873,143
280	113,836	227,672	- 1,872,328	- 4,163,328	- 1,451,328	- 1,122,328



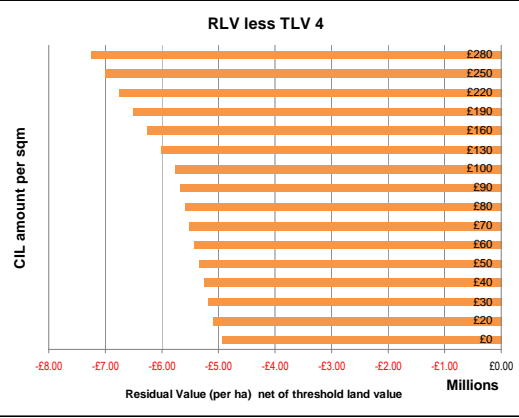
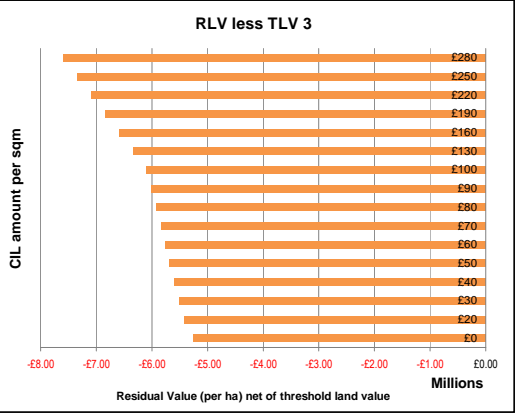
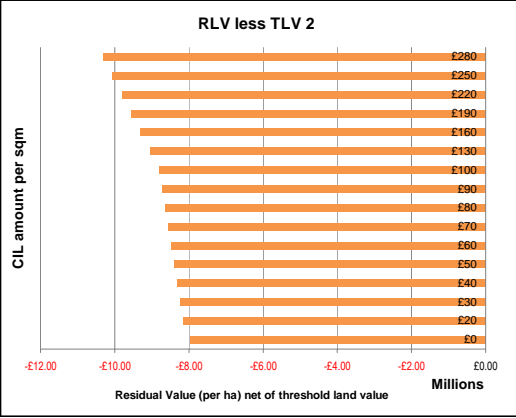
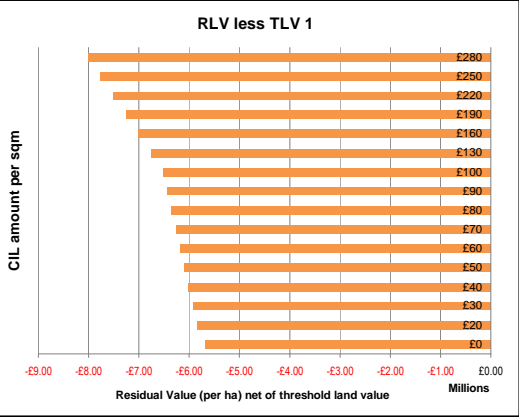
Site type 7 Description: Area 2 £3496 psm Inner East Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	199,425	398,851	- 2,498,851	- 4,789,851	- 2,077,851	- 1,748,851
20	282,487	564,974	- 2,664,974	- 4,955,974	- 2,243,974	- 1,914,974
30	324,018	648,036	- 2,748,036	- 5,039,036	- 2,327,036	- 1,998,036
40	365,549	731,097	- 2,831,097	- 5,122,097	- 2,410,097	- 2,081,097
50	407,079	814,159	- 2,914,159	- 5,205,159	- 2,493,159	- 2,164,159
60	448,610	897,221	- 2,997,221	- 5,288,221	- 2,576,221	- 2,247,221
70	490,141	980,282	- 3,080,282	- 5,371,282	- 2,659,282	- 2,330,282
80	531,672	1,063,344	- 3,163,344	- 5,454,344	- 2,742,344	- 2,413,344
90	573,203	1,146,406	- 3,246,406	- 5,537,406	- 2,825,406	- 2,496,406
100	614,734	1,229,467	- 3,329,467	- 5,620,467	- 2,908,467	- 2,579,467
130	739,326	1,478,652	- 3,578,652	- 5,869,652	- 3,157,652	- 2,828,652
160	863,919	1,727,837	- 3,827,837	- 6,118,837	- 3,406,837	- 3,077,837
190	988,511	1,977,022	- 4,077,022	- 6,368,022	- 3,656,022	- 3,327,022
220	1,113,104	2,226,207	- 4,326,207	- 6,617,207	- 3,905,207	- 3,576,207
250	1,237,696	2,475,392	- 4,575,392	- 6,866,392	- 4,154,392	- 3,825,392
280	1,362,289	2,724,577	- 4,824,577	- 7,115,577	- 4,403,577	- 4,074,577

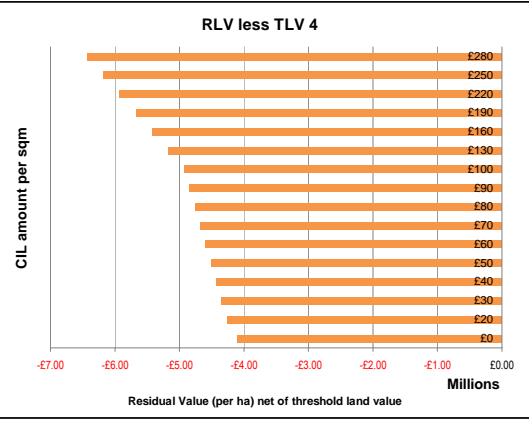
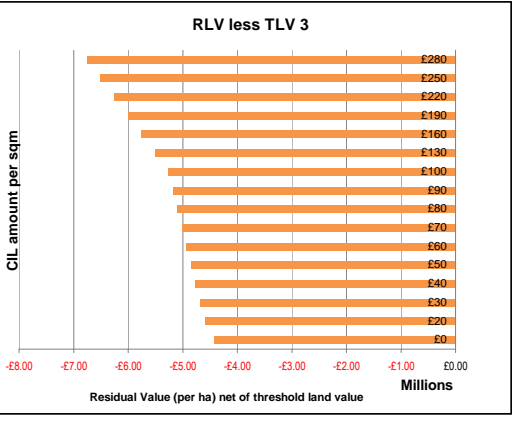
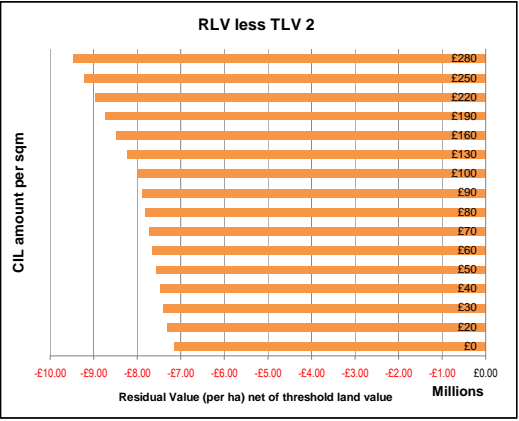
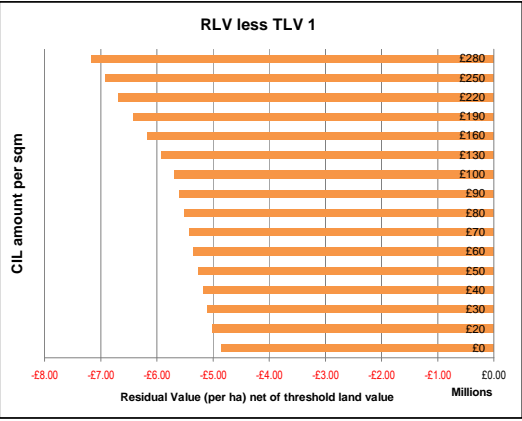


Site type 7 Description: Area 3 £2960 psm South Site area: 0.50 ha

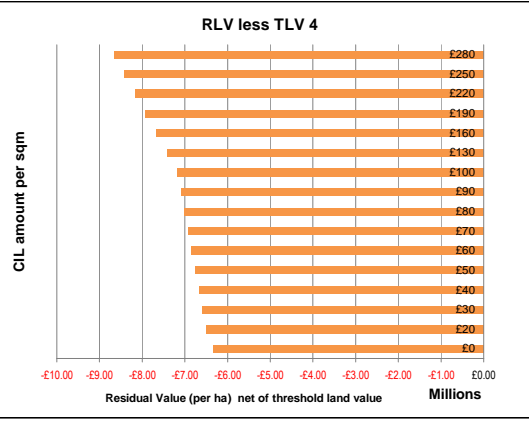
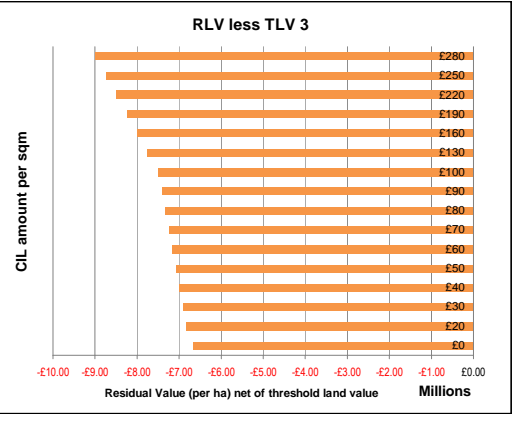
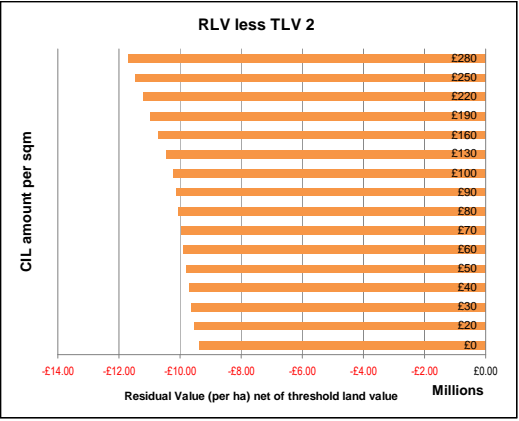
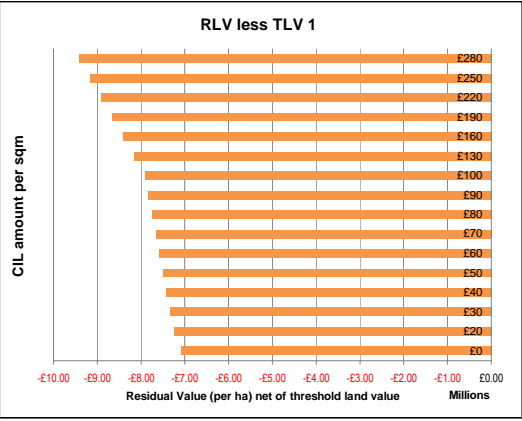
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,789,665	3,579,330	- 5,679,330	- 7,970,330	- 5,258,330	- 4,929,330
20	1,872,726	3,745,453	- 5,845,453	- 8,136,453	- 5,424,453	- 5,095,453
30	1,914,257	3,828,514	- 5,928,514	- 8,219,514	- 5,507,514	- 5,178,514
40	1,955,788	3,911,576	- 6,011,576	- 8,302,576	- 5,590,576	- 5,261,576
50	1,997,319	3,994,638	- 6,094,638	- 8,385,638	- 5,673,638	- 5,344,638
60	2,038,850	4,077,699	- 6,177,699	- 8,468,699	- 5,756,699	- 5,427,699
70	2,080,381	4,160,761	- 6,260,761	- 8,551,761	- 5,839,761	- 5,510,761
80	2,121,911	4,243,823	- 6,343,823	- 8,634,823	- 5,922,823	- 5,593,823
90	2,163,442	4,326,884	- 6,426,884	- 8,717,884	- 6,005,884	- 5,676,884
100	2,204,973	4,409,946	- 6,509,946	- 8,800,946	- 6,088,946	- 5,759,946
130	2,329,566	4,659,131	- 6,759,131	- 9,050,131	- 6,338,131	- 6,009,131
160	2,454,158	4,908,316	- 7,008,316	- 9,299,316	- 6,587,316	- 6,258,316
190	2,578,751	5,157,501	- 7,257,501	- 9,548,501	- 6,836,501	- 6,507,501
220	2,703,343	5,406,686	- 7,506,686	- 9,797,686	- 7,085,686	- 6,756,686
250	2,827,935	5,655,871	- 7,755,871	- 10,046,871	- 7,334,871	- 7,005,871
280	2,952,528	5,905,056	- 8,005,056	- 10,296,056	- 7,584,056	- 7,255,056



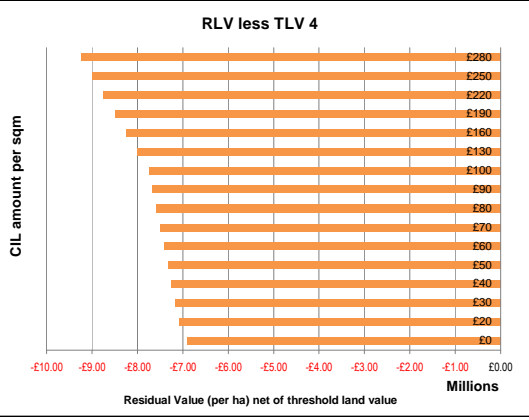
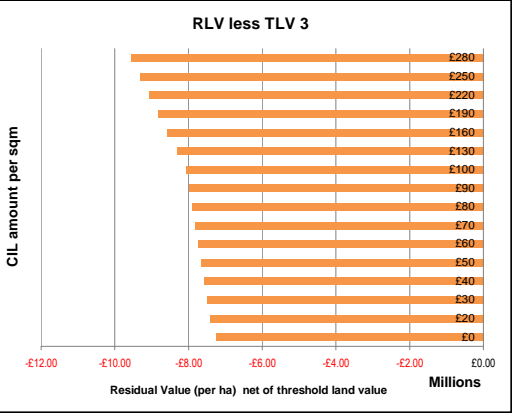
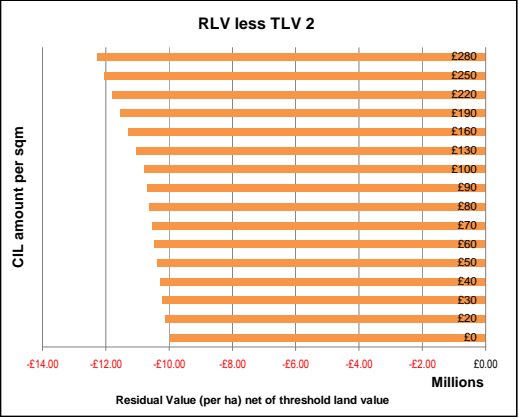
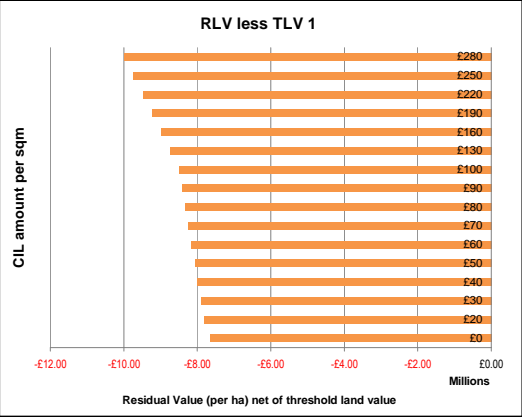
Site type 7	Description:	Area 4£3100 psm North West				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 1,374,428	- 2,748,856	- 4,848,856	- 7,139,856	- 4,427,856	- 4,098,856	
20	- 1,457,490	- 2,914,979	- 5,014,979	- 7,305,979	- 4,593,979	- 4,264,979	
30	- 1,499,020	- 2,998,041	- 5,098,041	- 7,389,041	- 4,677,041	- 4,348,041	
40	- 1,540,551	- 3,081,103	- 5,181,103	- 7,472,103	- 4,760,103	- 4,431,103	
50	- 1,582,082	- 3,164,164	- 5,264,164	- 7,555,164	- 4,843,164	- 4,514,164	
60	- 1,623,613	- 3,247,226	- 5,347,226	- 7,638,226	- 4,926,226	- 4,597,226	
70	- 1,665,144	- 3,330,288	- 5,430,288	- 7,721,288	- 5,009,288	- 4,680,288	
80	- 1,706,675	- 3,413,349	- 5,513,349	- 7,804,349	- 5,092,349	- 4,763,349	
90	- 1,748,205	- 3,496,411	- 5,596,411	- 7,887,411	- 5,175,411	- 4,846,411	
100	- 1,789,736	- 3,579,473	- 5,679,473	- 7,970,473	- 5,258,473	- 4,929,473	
130	- 1,914,329	- 3,828,658	- 5,928,658	- 8,219,658	- 5,507,658	- 5,178,658	
160	- 2,038,921	- 4,077,843	- 6,177,843	- 8,468,843	- 5,756,843	- 5,427,843	
190	- 2,163,514	- 4,327,027	- 6,427,027	- 8,718,027	- 6,006,027	- 5,677,027	
220	- 2,288,106	- 4,576,212	- 6,676,212	- 8,967,212	- 6,255,212	- 5,926,212	
250	- 2,412,699	- 4,825,397	- 6,925,397	- 9,216,397	- 6,504,397	- 6,175,397	
280	- 2,537,291	- 5,074,582	- 7,174,582	- 9,465,582	- 6,753,582	- 6,424,582	



Site type 7	Description:	Area 5£2723 psm North				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 2,492,373	- 4,984,746	- 7,084,746	- 9,375,746	- 6,663,746	- 6,334,746	
20	- 2,575,435	- 5,150,870	- 7,250,870	- 9,541,870	- 6,829,870	- 6,500,870	
30	- 2,616,966	- 5,233,931	- 7,333,931	- 9,624,931	- 6,912,931	- 6,583,931	
40	- 2,658,496	- 5,316,993	- 7,416,993	- 9,707,993	- 6,995,993	- 6,666,993	
50	- 2,700,027	- 5,400,055	- 7,500,055	- 9,791,055	- 7,079,055	- 6,750,055	
60	- 2,741,558	- 5,483,116	- 7,583,116	- 9,874,116	- 7,162,116	- 6,833,116	
70	- 2,783,089	- 5,566,178	- 7,666,178	- 9,957,178	- 7,245,178	- 6,916,178	
80	- 2,824,620	- 5,649,240	- 7,749,240	- 10,040,240	- 7,328,240	- 6,999,240	
90	- 2,866,151	- 5,732,301	- 7,832,301	- 10,123,301	- 7,411,301	- 7,082,301	
100	- 2,907,681	- 5,815,363	- 7,915,363	- 10,206,363	- 7,494,363	- 7,165,363	
130	- 3,032,274	- 6,064,548	- 8,164,548	- 10,455,548	- 7,743,548	- 7,414,548	
160	- 3,156,866	- 6,313,733	- 8,413,733	- 10,704,733	- 7,992,733	- 7,663,733	
190	- 3,281,459	- 6,562,918	- 8,662,918	- 10,953,918	- 8,241,918	- 7,912,918	
220	- 3,406,051	- 6,812,103	- 8,912,103	- 11,203,103	- 8,491,103	- 8,162,103	
250	- 3,530,644	- 7,061,288	- 9,161,288	- 11,452,288	- 8,740,288	- 8,411,288	
280	- 3,655,236	- 7,310,473	- 9,410,473	- 11,701,473	- 8,989,473	- 8,660,473	



Site type 7	Description:	Area 6£2626 psm East				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 2,779,845	- 5,559,690	- 7,659,690	- 9,950,690	- 7,238,690	- 6,909,690	
20	- 2,862,906	- 5,725,813	- 7,825,813	- 10,116,813	- 7,404,813	- 7,075,813	
30	- 2,904,437	- 5,808,874	- 7,908,874	- 10,199,874	- 7,487,874	- 7,158,874	
40	- 2,945,968	- 5,891,936	- 7,991,936	- 10,282,936	- 7,570,936	- 7,241,936	
50	- 2,987,499	- 5,974,998	- 8,074,998	- 10,365,998	- 7,653,998	- 7,324,998	
60	- 3,029,030	- 6,058,059	- 8,158,059	- 10,449,059	- 7,737,059	- 7,408,059	
70	- 3,070,561	- 6,141,121	- 8,241,121	- 10,532,121	- 7,820,121	- 7,491,121	
80	- 3,112,091	- 6,224,183	- 8,324,183	- 10,615,183	- 7,903,183	- 7,574,183	
90	- 3,153,622	- 6,307,244	- 8,407,244	- 10,698,244	- 7,986,244	- 7,657,244	
100	- 3,195,153	- 6,390,306	- 8,490,306	- 10,781,306	- 8,069,306	- 7,740,306	
130	- 3,319,746	- 6,639,491	- 8,739,491	- 11,030,491	- 8,318,491	- 7,989,491	
160	- 3,444,338	- 6,888,676	- 8,988,676	- 11,279,676	- 8,567,676	- 8,238,676	
190	- 3,568,931	- 7,137,861	- 9,237,861	- 11,528,861	- 8,816,861	- 8,487,861	
220	- 3,693,523	- 7,387,046	- 9,487,046	- 11,778,046	- 9,066,046	- 8,737,046	
250	- 3,818,115	- 7,636,231	- 9,736,231	- 12,027,231	- 9,315,231	- 8,986,231	
280	- 3,942,708	- 7,885,416	- 9,985,416	- 12,276,416	- 9,564,416	- 9,235,416	





CIL Viability   Bristol City Council

SITE TYPE   7

100 UNITS

HOUSES

200 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

NB includes infrastructure @ £0.35m per ha

CSH level:   4

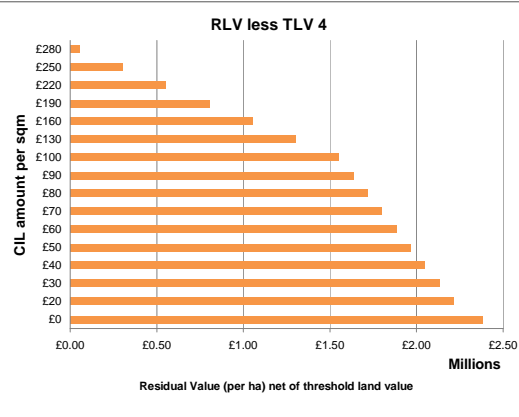
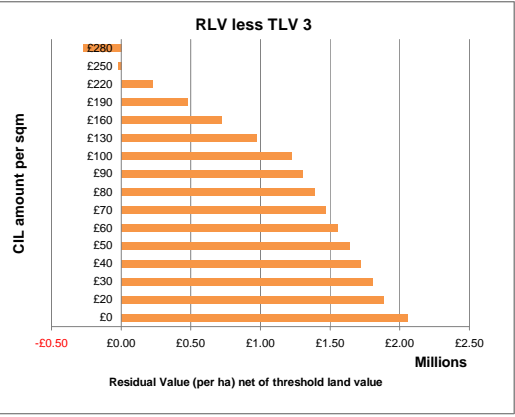
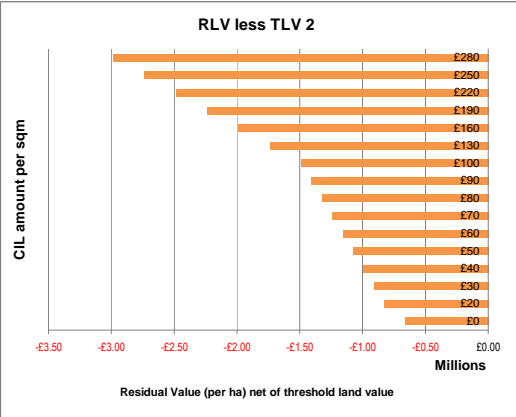
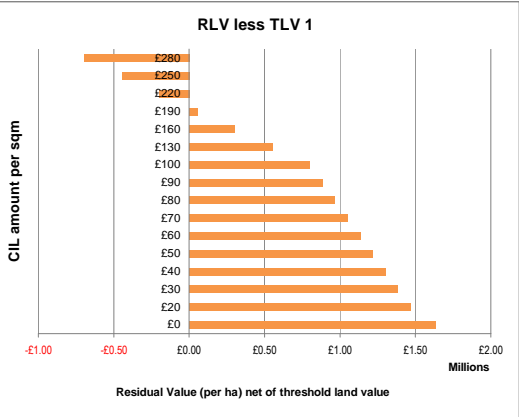
10% Sales value inflation

Aff Hsg:   30%

5% Build cost inflation

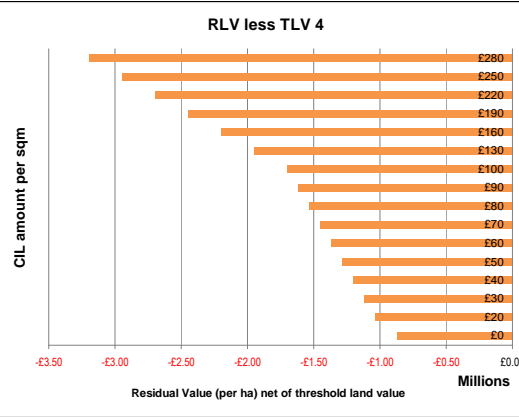
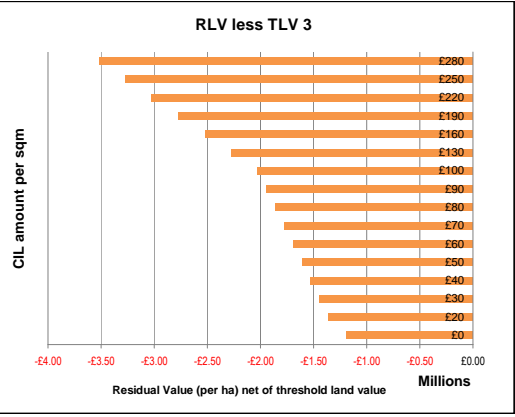
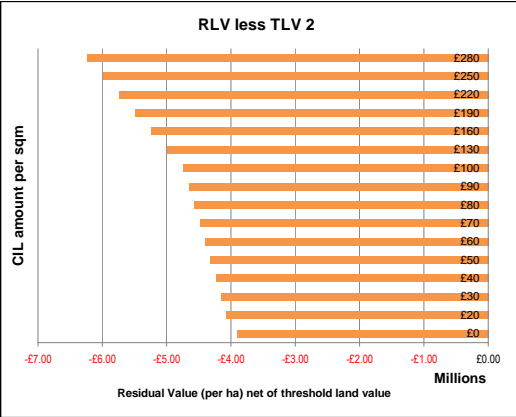
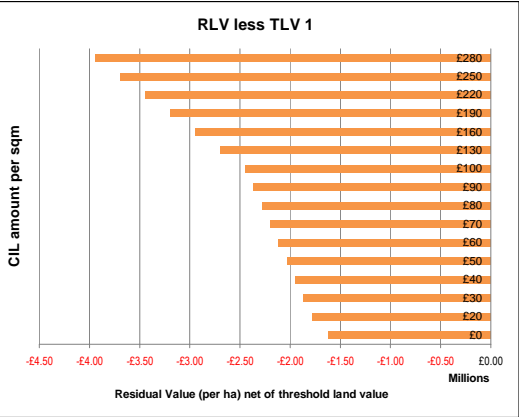
Site type 7 Description:   **Area 1   £3993 psm Inner West**   Site area:   0.50 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,865,067	3,730,134	1,630,134	-	660,866	2,051,134
20	1,782,005	3,564,011	1,464,011	-	826,989	1,885,011
30	1,740,474	3,480,949	1,380,949	-	910,051	1,801,949
40	1,698,944	3,397,887	1,297,887	-	993,113	1,718,887
50	1,657,413	3,314,826	1,214,826	-	1,076,174	1,635,826
60	1,615,882	3,231,764	1,131,764	-	1,159,236	1,552,764
70	1,574,351	3,148,702	1,048,702	-	1,242,298	1,469,702
80	1,532,820	3,065,641	965,641	-	1,325,359	1,386,641
90	1,491,289	2,982,579	882,579	-	1,408,421	1,303,579
100	1,449,759	2,899,517	799,517	-	1,491,483	1,220,517
130	1,325,166	2,650,332	550,332	-	1,740,668	971,332
160	1,200,574	2,401,147	301,147	-	1,989,853	722,147
190	1,075,981	2,151,962	51,962	-	2,239,038	472,962
220	951,389	1,902,777	-	197,223	2,488,223	223,777
250	826,796	1,653,592	-	446,408	-	25,408
280	702,204	1,404,407	-	695,593	-	274,593



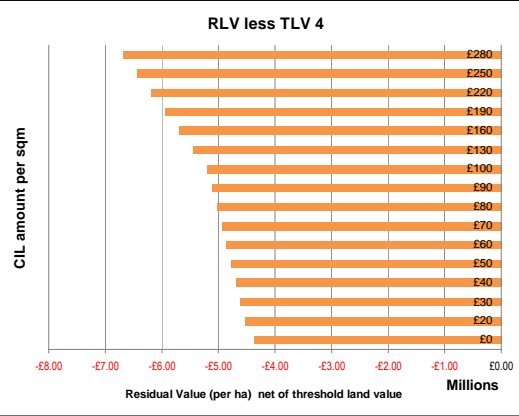
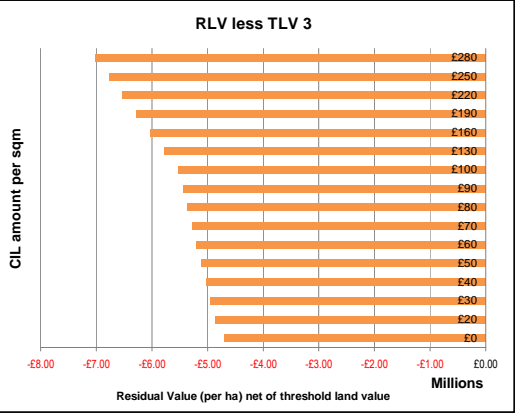
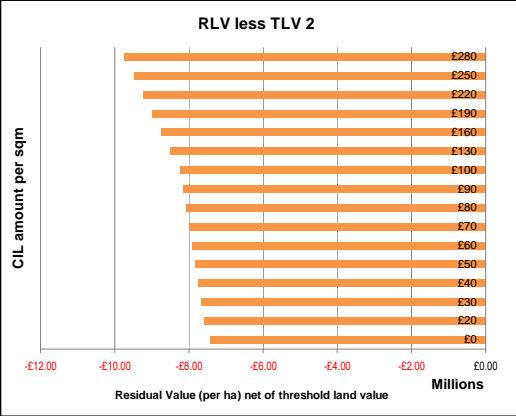
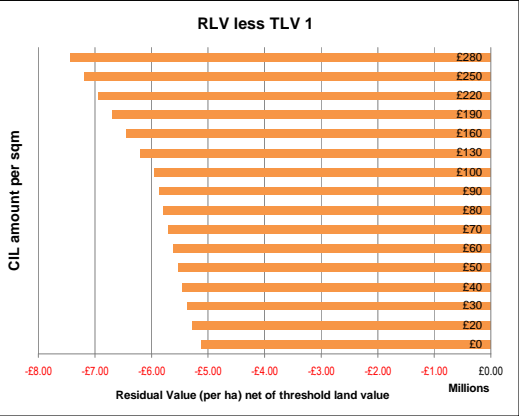
Site type 7 Description:   **Area 2   £3496 psm Inner East**   Site area:   0.50 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	241,330	482,660	-	1,617,340	-	1,196,340
20	158,268	316,537	-	1,783,463	-	1,362,463
30	116,738	233,475	-	1,866,525	-	1,445,525
40	75,207	150,414	-	1,949,586	-	1,528,586
50	33,676	67,352	-	2,032,648	-	1,611,648
60	-	7,855	-	15,710	-	2,115,710
70	-	49,386	-	98,771	-	2,198,771
80	-	90,917	-	181,833	-	2,281,833
90	-	132,447	-	264,895	-	2,364,895
100	-	173,978	-	347,956	-	2,447,956
130	-	298,571	-	597,141	-	2,697,141
160	-	423,163	-	846,326	-	2,946,326
190	-	547,756	-	1,095,511	-	3,195,511
220	-	672,348	-	1,344,696	-	3,444,696
250	-	796,941	-	1,593,881	-	3,693,881
280	-	921,533	-	1,843,066	-	3,943,066

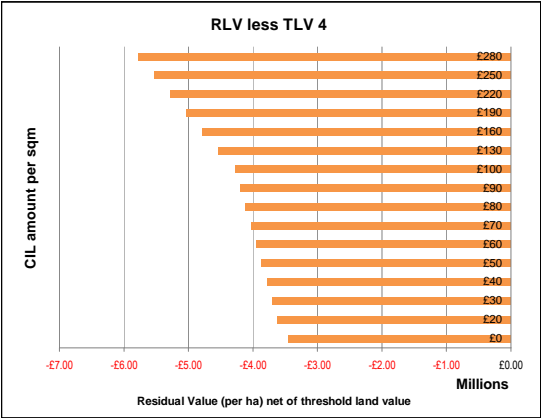
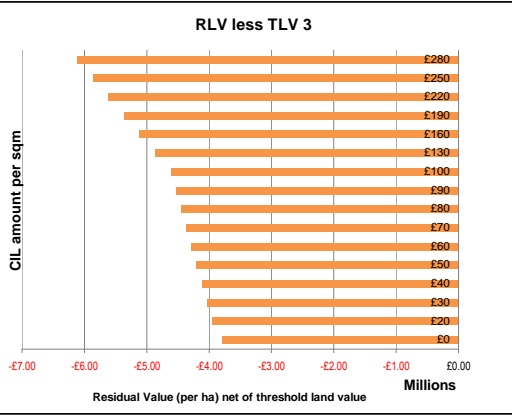
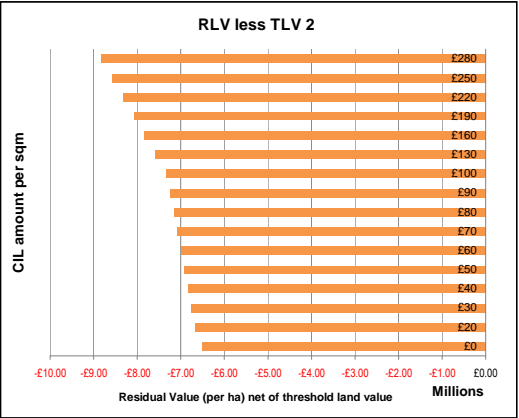
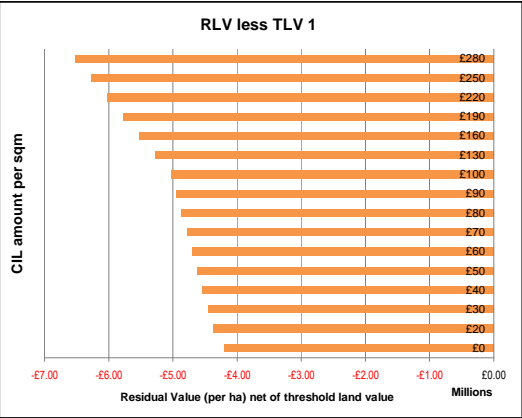


Site type 7 Description:   **Area 3   £2960 psm South**   Site area:   0.50 ha

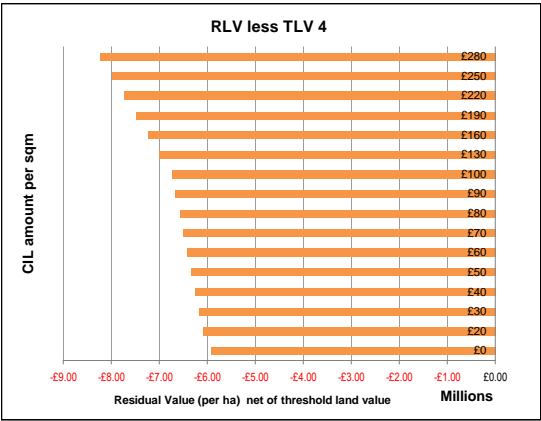
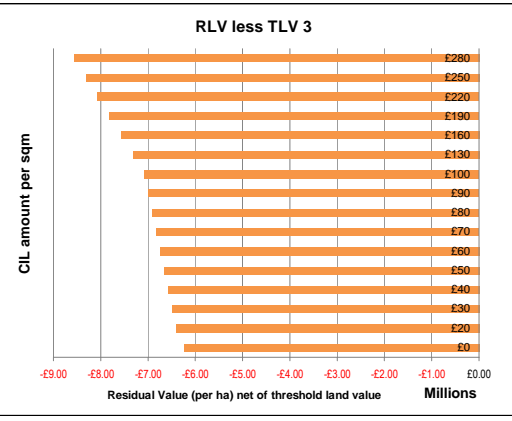
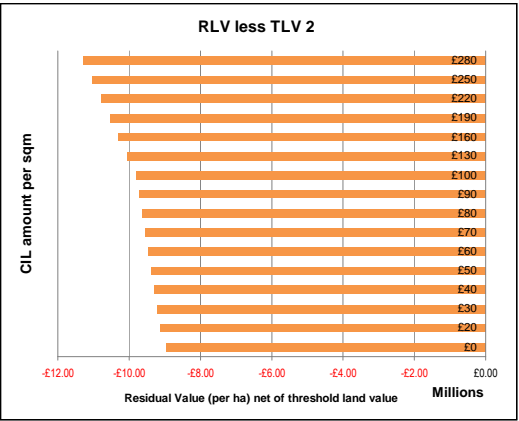
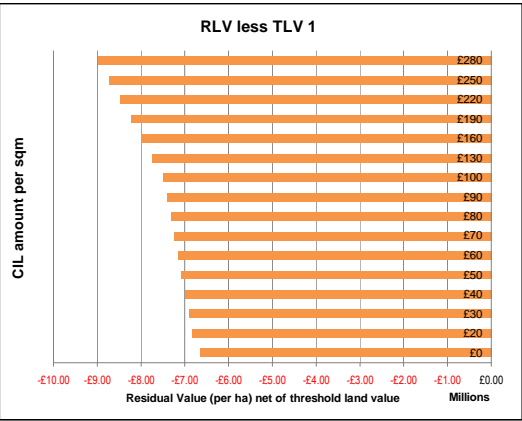
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	-	1,507,933	-	3,015,867	-	5,115,867
20	-	1,590,995	-	3,181,990	-	5,281,990
30	-	1,632,526	-	3,265,052	-	5,365,052
40	-	1,674,057	-	3,348,113	-	5,448,113
50	-	1,715,587	-	3,431,175	-	5,531,175
60	-	1,757,118	-	3,514,237	-	5,614,237
70	-	1,798,649	-	3,597,298	-	5,697,298
80	-	1,840,180	-	3,680,360	-	5,780,360
90	-	1,881,711	-	3,763,421	-	5,863,421
100	-	1,923,242	-	3,846,483	-	5,946,483
130	-	2,047,834	-	4,095,668	-	6,195,668
160	-	2,172,427	-	4,344,853	-	6,444,853
190	-	2,297,019	-	4,594,038	-	6,694,038
220	-	2,421,612	-	4,843,223	-	6,943,223
250	-	2,546,204	-	5,092,408	-	7,192,408
280	-	2,670,796	-	5,341,593	-	7,441,593



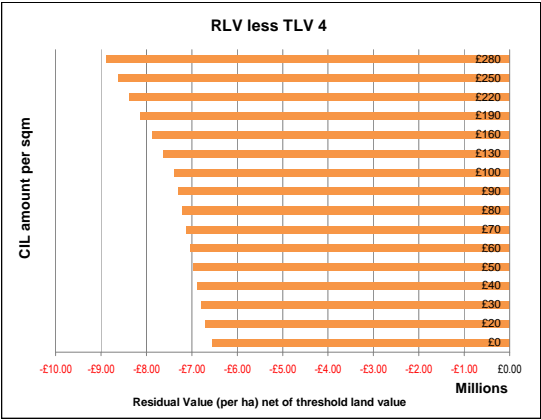
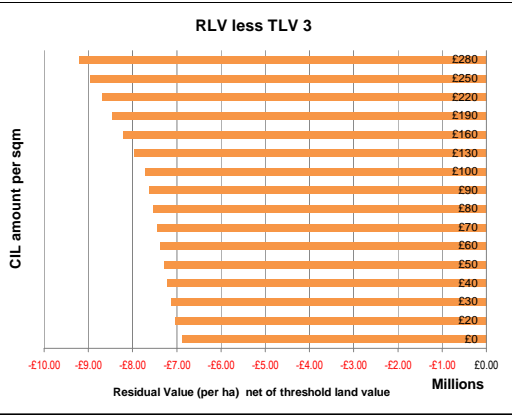
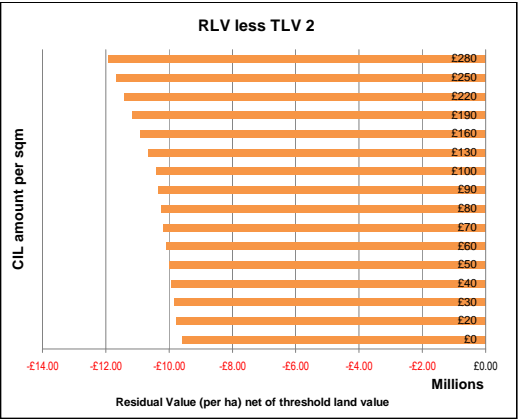
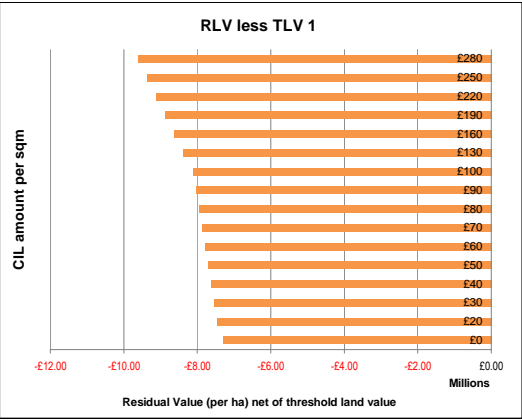
Site type 7	Description:	Area 4£3100 psm North West				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 1,051,173	- 2,102,346	- 4,202,346	- 6,493,346	- 3,781,346	- 3,452,346	
20	- 1,134,234	- 2,268,469	- 4,368,469	- 6,659,469	- 3,947,469	- 3,618,469	
30	- 1,175,765	- 2,351,531	- 4,451,531	- 6,742,531	- 4,030,531	- 3,701,531	
40	- 1,217,296	- 2,434,592	- 4,534,592	- 6,825,592	- 4,113,592	- 3,784,592	
50	- 1,258,827	- 2,517,654	- 4,617,654	- 6,908,654	- 4,196,654	- 3,867,654	
60	- 1,300,358	- 2,600,716	- 4,700,716	- 6,991,716	- 4,279,716	- 3,950,716	
70	- 1,341,889	- 2,683,777	- 4,783,777	- 7,074,777	- 4,362,777	- 4,033,777	
80	- 1,383,419	- 2,766,839	- 4,866,839	- 7,157,839	- 4,445,839	- 4,116,839	
90	- 1,424,950	- 2,849,901	- 4,949,901	- 7,240,901	- 4,528,901	- 4,199,901	
100	- 1,466,481	- 2,932,962	- 5,032,962	- 7,323,962	- 4,611,962	- 4,282,962	
130	- 1,591,074	- 3,182,147	- 5,282,147	- 7,573,147	- 4,861,147	- 4,532,147	
160	- 1,715,666	- 3,431,332	- 5,531,332	- 7,822,332	- 5,110,332	- 4,781,332	
190	- 1,840,259	- 3,680,517	- 5,780,517	- 8,071,517	- 5,359,517	- 5,030,517	
220	- 1,964,851	- 3,929,702	- 6,029,702	- 8,320,702	- 5,608,702	- 5,279,702	
250	- 2,089,444	- 4,178,887	- 6,278,887	- 8,569,887	- 5,857,887	- 5,528,887	
280	- 2,214,036	- 4,428,072	- 6,528,072	- 8,819,072	- 6,107,072	- 5,778,072	



Site type 7	Description:	Area 5 £2723 psm North				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 2,280,913	- 4,561,825	- 6,661,825	- 8,952,825	- 6,240,825	- 5,911,825	
20	- 2,363,974	- 4,727,948	- 6,827,948	- 9,118,948	- 6,406,948	- 6,077,948	
30	- 2,405,505	- 4,811,010	- 6,911,010	- 9,202,010	- 6,490,010	- 6,161,010	
40	- 2,447,036	- 4,894,072	- 6,994,072	- 9,285,072	- 6,573,072	- 6,244,072	
50	- 2,488,567	- 4,977,133	- 7,077,133	- 9,368,133	- 6,656,133	- 6,327,133	
60	- 2,530,097	- 5,060,195	- 7,160,195	- 9,451,195	- 6,739,195	- 6,410,195	
70	- 2,571,628	- 5,143,257	- 7,243,257	- 9,534,257	- 6,822,257	- 6,493,257	
80	- 2,613,159	- 5,226,318	- 7,326,318	- 9,617,318	- 6,905,318	- 6,576,318	
90	- 2,654,690	- 5,309,380	- 7,409,380	- 9,700,380	- 6,988,380	- 6,659,380	
100	- 2,696,221	- 5,392,442	- 7,492,442	- 9,783,442	- 7,071,442	- 6,742,442	
130	- 2,820,813	- 5,641,627	- 7,741,627	- 10,032,627	- 7,320,627	- 6,991,627	
160	- 2,945,406	- 5,890,812	- 7,990,812	- 10,281,812	- 7,569,812	- 7,240,812	
190	- 3,069,998	- 6,139,997	- 8,239,997	- 10,530,997	- 7,818,997	- 7,489,997	
220	- 3,194,591	- 6,389,181	- 8,489,181	- 10,780,181	- 8,068,181	- 7,739,181	
250	- 3,319,183	- 6,638,366	- 8,738,366	- 11,029,366	- 8,317,366	- 7,988,366	
280	- 3,443,776	- 6,887,551	- 8,987,551	- 11,278,551	- 8,566,551	- 8,237,551	



Site type 7	Description:	Area 6 £2626 psm East				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 2,597,131	- 5,194,263	- 7,294,263	- 9,585,263	- 6,873,263	- 6,544,263	
20	- 2,680,193	- 5,360,386	- 7,460,386	- 9,751,386	- 7,039,386	- 6,710,386	
30	- 2,721,724	- 5,443,448	- 7,543,448	- 9,834,448	- 7,122,448	- 6,793,448	
40	- 2,763,255	- 5,526,509	- 7,626,509	- 9,917,509	- 7,205,509	- 6,876,509	
50	- 2,804,785	- 5,609,571	- 7,709,571	- 10,000,571	- 7,288,571	- 6,959,571	
60	- 2,846,316	- 5,692,632	- 7,792,632	- 10,083,632	- 7,371,632	- 7,042,632	
70	- 2,887,847	- 5,775,694	- 7,875,694	- 10,166,694	- 7,454,694	- 7,125,694	
80	- 2,929,378	- 5,858,756	- 7,958,756	- 10,249,756	- 7,537,756	- 7,208,756	
90	- 2,970,909	- 5,941,817	- 8,041,817	- 10,332,817	- 7,620,817	- 7,291,817	
100	- 3,012,440	- 6,024,879	- 8,124,879	- 10,415,879	- 7,703,879	- 7,374,879	
130	- 3,137,032	- 6,274,064	- 8,374,064	- 10,665,064	- 7,953,064	- 7,624,064	
160	- 3,261,625	- 6,523,249	- 8,623,249	- 10,914,249	- 8,202,249	- 7,873,249	
190	- 3,386,217	- 6,772,434	- 8,872,434	- 11,163,434	- 8,451,434	- 8,122,434	
220	- 3,510,810	- 7,021,619	- 9,121,619	- 11,412,619	- 8,700,619	- 8,371,619	
250	- 3,635,402	- 7,270,804	- 9,370,804	- 11,661,804	- 8,949,804	- 8,620,804	
280	- 3,759,994	- 7,519,989	- 9,619,989	- 11,910,989	- 9,198,989	- 8,869,989	



SITE TYPE 7  
100 UNITS  
FLATS  
200 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

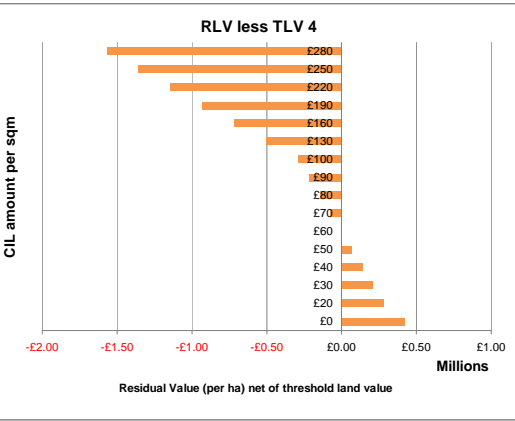
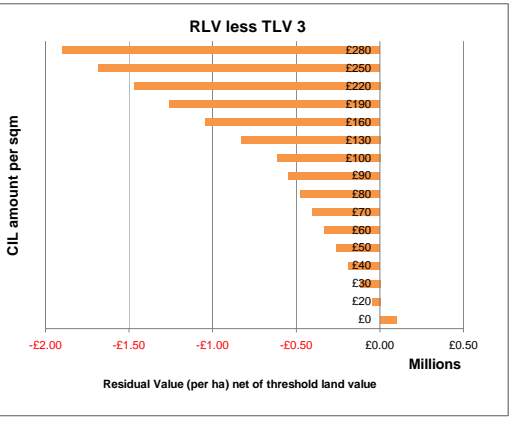
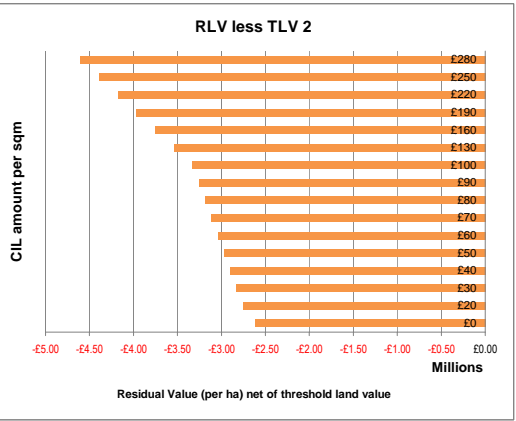
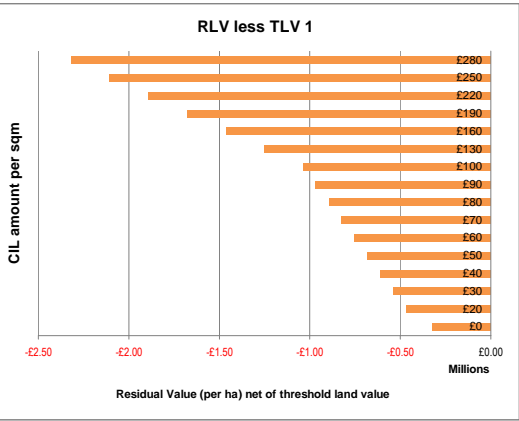
NB includes infrastructure @ £0.35m per ha

CSH level:	3
Aff Hsg:	40%

	Sales value inflation
	Build cost inflation

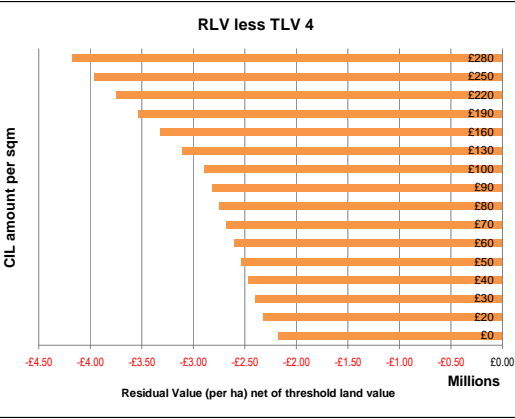
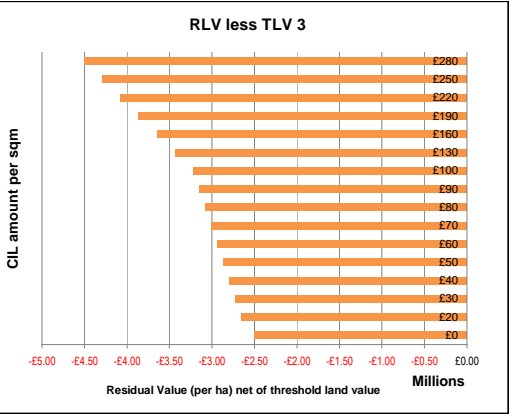
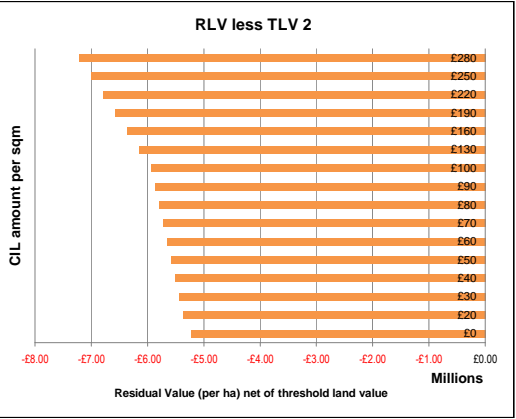
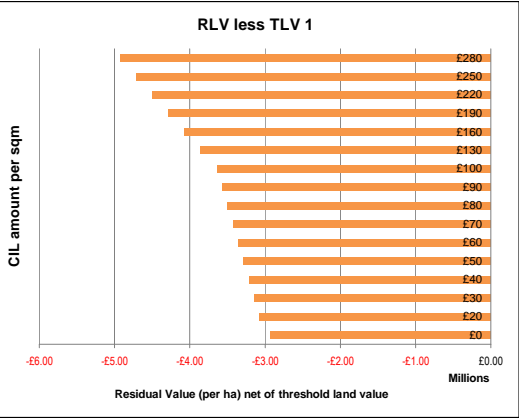
Site type 7 Description: Area 1 £3993 psm Inner West Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	887,264	1,774,528	325,472	2,616,472	95,528	424,528
20	816,068	1,632,137	467,863	2,758,863	46,863	282,137
30	780,471	1,560,941	539,059	2,830,059	118,059	210,941
40	744,873	1,489,745	610,255	2,901,255	189,255	139,745
50	709,275	1,418,550	681,450	2,972,450	260,450	68,550
60	673,677	1,347,354	752,646	3,043,646	331,646	2,646
70	638,079	1,276,158	823,842	3,114,842	402,842	73,842
80	602,481	1,204,963	895,037	3,186,037	474,037	145,037
90	566,883	1,133,767	966,233	3,257,233	545,233	216,233
100	531,286	1,062,571	1,037,429	3,328,429	616,429	287,429
130	424,492	848,984	1,251,016	3,542,016	830,016	501,016
160	317,698	635,397	1,464,603	3,755,603	1,043,603	714,603
190	210,905	421,810	1,678,190	3,969,190	1,257,190	928,190
220	104,111	208,223	1,891,777	4,182,777	1,470,777	1,141,777
250	-2,682	5,365	2,105,365	4,396,365	1,684,365	1,355,365
280	-109,476	218,952	2,318,952	4,609,952	1,897,952	1,568,952



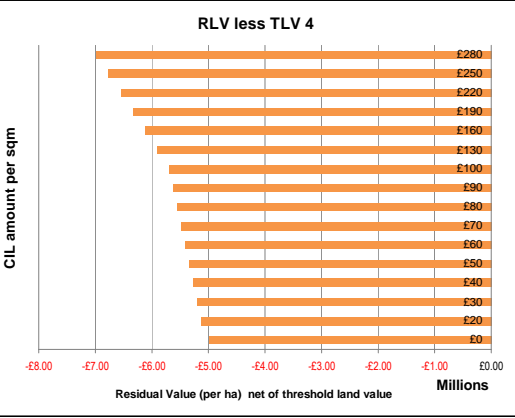
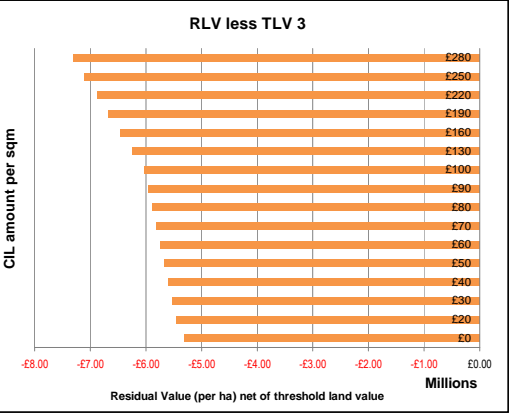
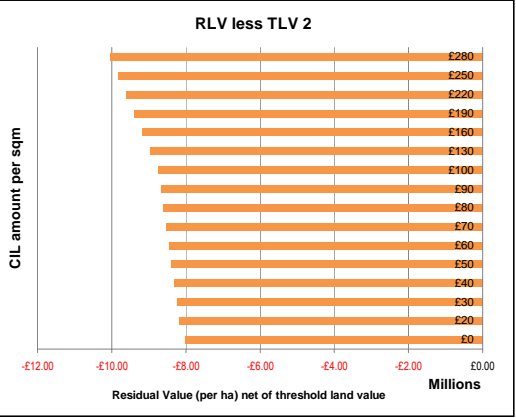
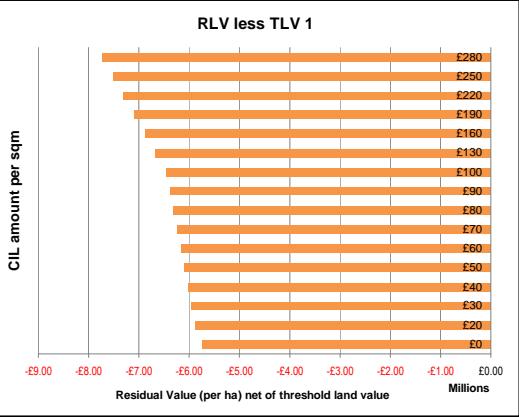
Site type 7 Description: Area 2 £3496 psm Inner East Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	414,947	829,895	2,929,895	5,220,895	2,508,895	2,179,895
20	486,143	972,286	3,072,286	5,363,286	2,651,286	2,322,286
30	521,741	1,043,482	3,143,482	5,434,482	2,722,482	2,393,482
40	557,339	1,114,678	3,214,678	5,505,678	2,793,678	2,464,678
50	592,937	1,185,874	3,285,874	5,576,874	2,864,874	2,535,874
60	628,535	1,257,069	3,357,069	5,648,069	2,936,069	2,607,069
70	664,132	1,328,265	3,428,265	5,719,265	3,007,265	2,678,265
80	699,730	1,399,461	3,499,461	5,790,461	3,078,461	2,749,461
90	735,328	1,470,656	3,570,656	5,861,656	3,149,656	2,820,656
100	770,926	1,541,852	3,641,852	5,932,852	3,220,852	2,891,852
130	877,720	1,755,439	3,855,439	6,146,439	3,434,439	3,105,439
160	984,513	1,969,026	4,069,026	6,360,026	3,648,026	3,319,026
190	1,091,307	2,182,613	4,282,613	6,573,613	3,861,613	3,532,613
220	1,198,100	2,396,201	4,496,201	6,787,201	4,075,201	3,746,201
250	1,304,894	2,609,788	4,709,788	7,000,788	4,288,788	3,959,788
280	1,411,687	2,823,375	4,923,375	7,214,375	4,502,375	4,173,375

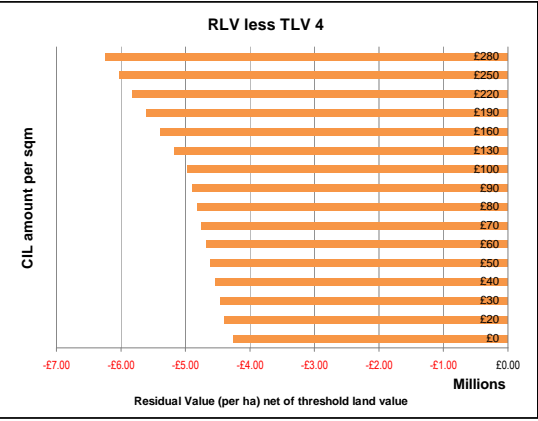
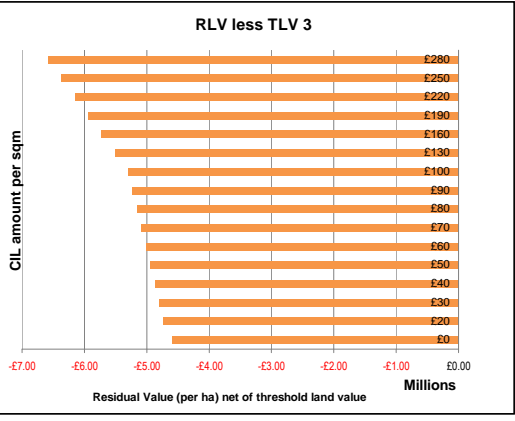
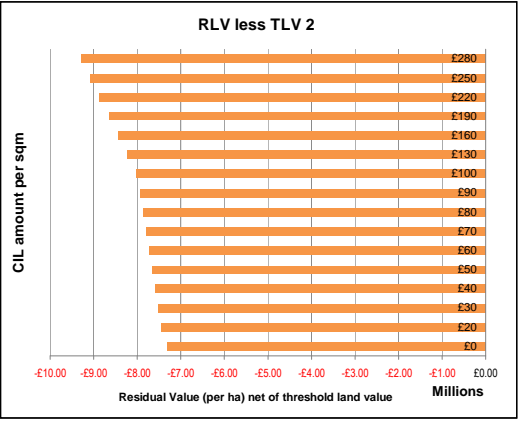
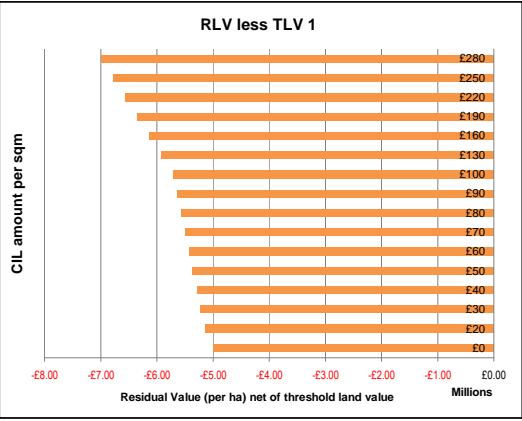


Site type 7 Description: Area 3 £2960 psm South Site area: 0.50 ha

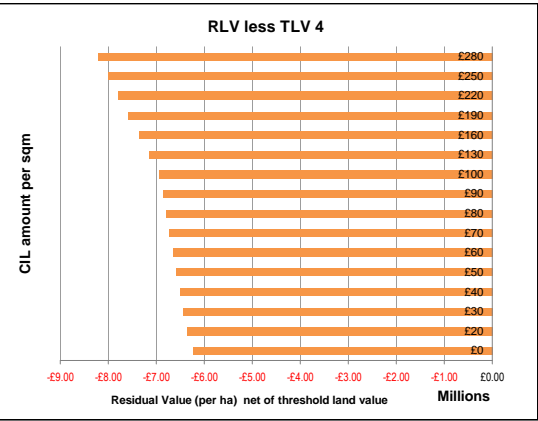
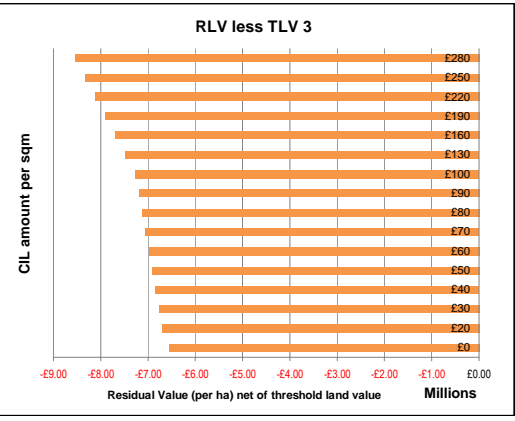
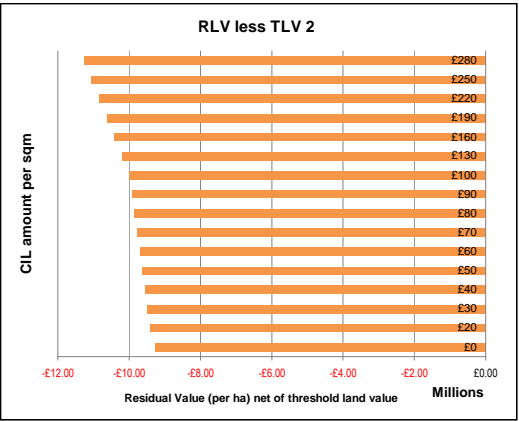
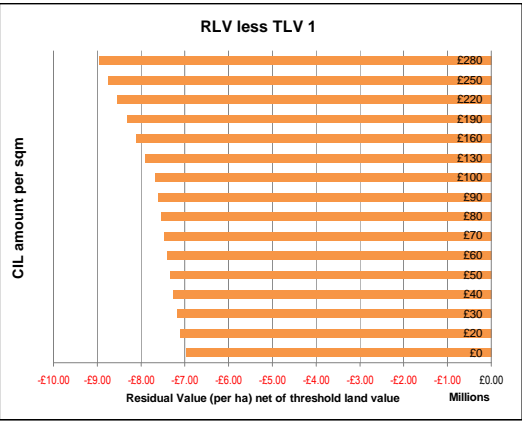
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,817,829	3,635,659	5,735,659	8,026,659	5,314,659	4,985,659
20	1,889,025	3,778,050	5,878,050	8,169,050	5,457,050	5,128,050
30	1,924,623	3,849,246	5,949,246	8,240,246	5,528,246	5,199,246
40	1,960,221	3,920,442	6,020,442	8,311,442	5,599,442	5,270,442
50	1,995,819	3,991,637	6,091,637	8,382,637	5,670,637	5,341,637
60	2,031,417	4,062,833	6,162,833	8,453,833	5,741,833	5,412,833
70	2,067,014	4,134,029	6,234,029	8,525,029	5,813,029	5,484,029
80	2,102,612	4,205,224	6,305,224	8,596,224	5,884,224	5,555,224
90	2,138,210	4,276,420	6,376,420	8,667,420	5,955,420	5,626,420
100	2,173,808	4,347,616	6,447,616	8,738,616	6,026,616	5,697,616
130	2,280,601	4,561,203	6,661,203	8,952,203	6,240,203	5,911,203
160	2,387,395	4,774,790	6,874,790	9,165,790	6,453,790	6,124,790
190	2,494,189	4,988,377	7,088,377	9,379,377	6,667,377	6,338,377
220	2,600,982	5,201,964	7,301,964	9,592,964	6,880,964	6,551,964
250	2,707,776	5,415,551	7,515,551	9,806,551	7,094,551	6,765,551
280	2,814,569	5,629,139	7,729,139	10,020,139	7,308,139	6,979,139



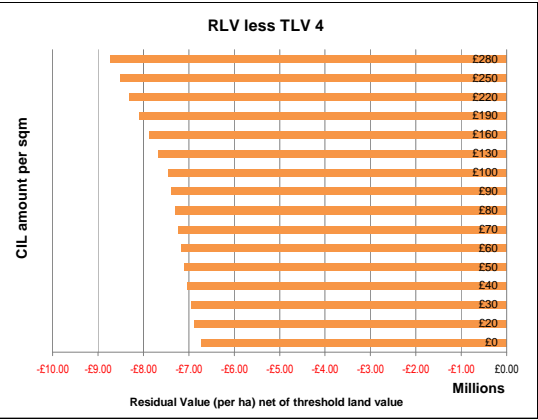
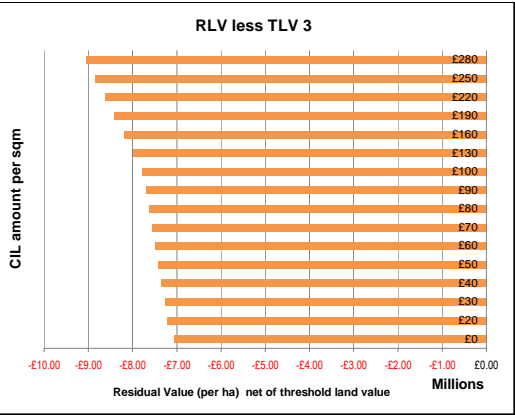
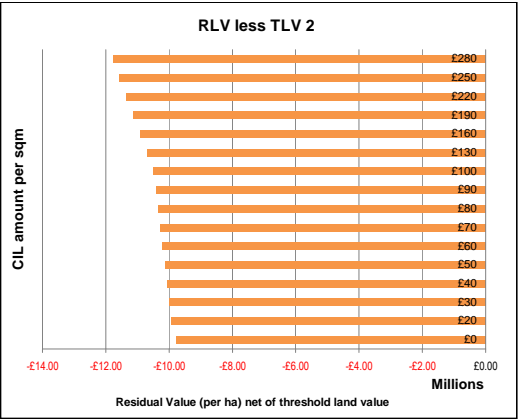
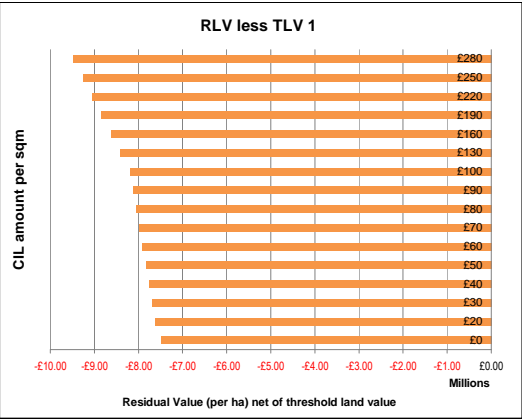
Site type	7	Description:	Area 4	£3100 psm North West	Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	- 1,451,515	- 2,903,029	- 5,003,029	- 7,294,029	- 4,582,029	- 4,253,029
20	- 1,522,710	- 3,045,421	- 5,145,421	- 7,436,421	- 4,724,421	- 4,395,421
30	- 1,558,308	- 3,116,616	- 5,216,616	- 7,507,616	- 4,795,616	- 4,466,616
40	- 1,593,906	- 3,187,812	- 5,287,812	- 7,578,812	- 4,866,812	- 4,537,812
50	- 1,629,504	- 3,259,008	- 5,359,008	- 7,650,008	- 4,938,008	- 4,609,008
60	- 1,665,102	- 3,330,204	- 5,430,204	- 7,721,204	- 5,009,204	- 4,680,204
70	- 1,700,700	- 3,401,399	- 5,501,399	- 7,792,399	- 5,080,399	- 4,751,399
80	- 1,736,297	- 3,472,595	- 5,572,595	- 7,863,595	- 5,151,595	- 4,822,595
90	- 1,771,895	- 3,543,791	- 5,643,791	- 7,934,791	- 5,222,791	- 4,893,791
100	- 1,807,493	- 3,614,986	- 5,714,986	- 8,005,986	- 5,293,986	- 4,964,986
130	- 1,914,287	- 3,828,573	- 5,928,573	- 8,219,573	- 5,507,573	- 5,178,573
160	- 2,021,080	- 4,042,161	- 6,142,161	- 8,433,161	- 5,721,161	- 5,392,161
190	- 2,127,874	- 4,255,748	- 6,355,748	- 8,646,748	- 5,934,748	- 5,605,748
220	- 2,234,667	- 4,469,335	- 6,569,335	- 8,860,335	- 6,148,335	- 5,819,335
250	- 2,341,461	- 4,682,922	- 6,782,922	- 9,073,922	- 6,361,922	- 6,032,922
280	- 2,448,255	- 4,896,509	- 6,996,509	- 9,287,509	- 6,575,509	- 6,246,509



Site type	7	Description:	Area 5	£2723 psm North	Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	- 2,437,747	- 4,875,493	- 6,975,493	- 9,266,493	- 6,554,493	- 6,225,493
20	- 2,508,942	- 5,017,885	- 7,117,885	- 9,408,885	- 6,696,885	- 6,367,885
30	- 2,544,540	- 5,089,080	- 7,189,080	- 9,480,080	- 6,768,080	- 6,439,080
40	- 2,580,138	- 5,160,276	- 7,260,276	- 9,551,276	- 6,839,276	- 6,510,276
50	- 2,615,736	- 5,231,472	- 7,331,472	- 9,622,472	- 6,910,472	- 6,581,472
60	- 2,651,334	- 5,302,668	- 7,402,668	- 9,693,668	- 6,981,668	- 6,652,668
70	- 2,686,932	- 5,373,863	- 7,473,863	- 9,764,863	- 7,052,863	- 6,723,863
80	- 2,722,529	- 5,445,059	- 7,545,059	- 9,836,059	- 7,124,059	- 6,795,059
90	- 2,758,127	- 5,516,255	- 7,616,255	- 9,907,255	- 7,195,255	- 6,866,255
100	- 2,793,725	- 5,587,450	- 7,687,450	- 9,978,450	- 7,266,450	- 6,937,450
130	- 2,900,519	- 5,801,037	- 7,901,037	- 10,192,037	- 7,480,037	- 7,151,037
160	- 3,007,312	- 6,014,625	- 8,114,625	- 10,405,625	- 7,693,625	- 7,364,625
190	- 3,114,106	- 6,228,212	- 8,328,212	- 10,619,212	- 7,907,212	- 7,578,212
220	- 3,220,899	- 6,441,799	- 8,541,799	- 10,832,799	- 8,120,799	- 7,791,799
250	- 3,327,693	- 6,655,386	- 8,755,386	- 11,046,386	- 8,334,386	- 8,005,386
280	- 3,434,487	- 6,868,973	- 8,968,973	- 11,259,973	- 8,547,973	- 8,218,973



Site type	7	Description:	Area 6	£2626 psm East	Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	- 2,691,349	- 5,382,698	- 7,482,698	- 9,773,698	- 7,061,698	- 6,732,698
20	- 2,762,545	- 5,525,090	- 7,625,090	- 9,916,090	- 7,204,090	- 6,875,090
30	- 2,798,143	- 5,596,285	- 7,696,285	- 9,987,285	- 7,275,285	- 6,946,285
40	- 2,833,741	- 5,667,481	- 7,767,481	- 10,058,481	- 7,346,481	- 7,017,481
50	- 2,869,338	- 5,738,677	- 7,838,677	- 10,129,677	- 7,417,677	- 7,088,677
60	- 2,904,936	- 5,809,873	- 7,909,873	- 10,200,873	- 7,488,873	- 7,159,873
70	- 2,940,534	- 5,881,068	- 7,981,068	- 10,272,068	- 7,560,068	- 7,231,068
80	- 2,976,132	- 5,952,264	- 8,052,264	- 10,343,264	- 7,631,264	- 7,302,264
90	- 3,011,730	- 6,023,460	- 8,123,460	- 10,414,460	- 7,702,460	- 7,373,460
100	- 3,047,328	- 6,094,655	- 8,194,655	- 10,485,655	- 7,773,655	- 7,444,655
130	- 3,154,121	- 6,308,243	- 8,408,243	- 10,699,243	- 7,987,243	- 7,658,243
160	- 3,260,915	- 6,521,830	- 8,621,830	- 10,912,830	- 8,200,830	- 7,871,830
190	- 3,367,708	- 6,735,417	- 8,835,417	- 11,126,417	- 8,414,417	- 8,085,417
220	- 3,474,502	- 6,949,004	- 9,049,004	- 11,340,004	- 8,628,004	- 8,299,004
250	- 3,581,295	- 7,162,591	- 9,262,591	- 11,553,591	- 8,841,591	- 8,512,591
280	- 3,688,089	- 7,376,178	- 9,476,178	- 11,767,178	- 9,055,178	- 8,726,178



SITE TYPE 7  
100 UNITS  
FLATS  
200 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

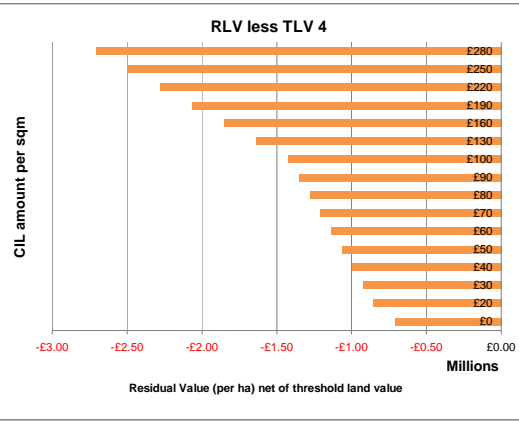
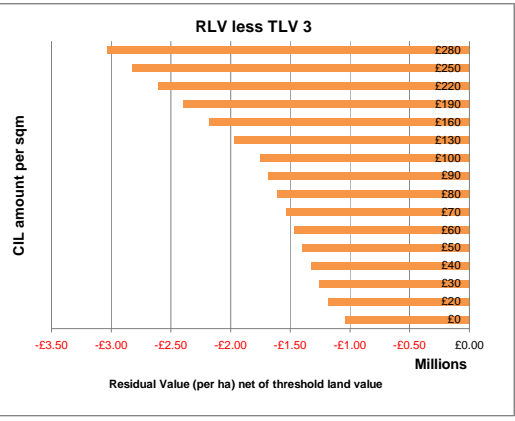
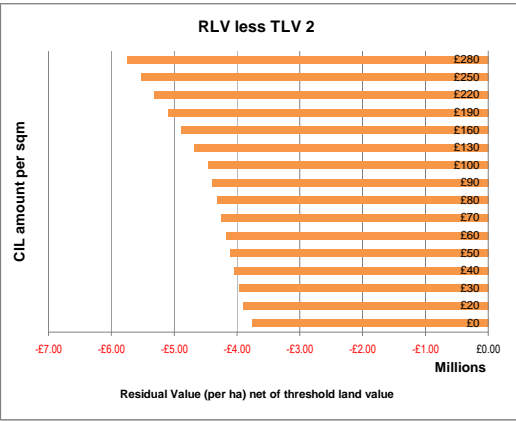
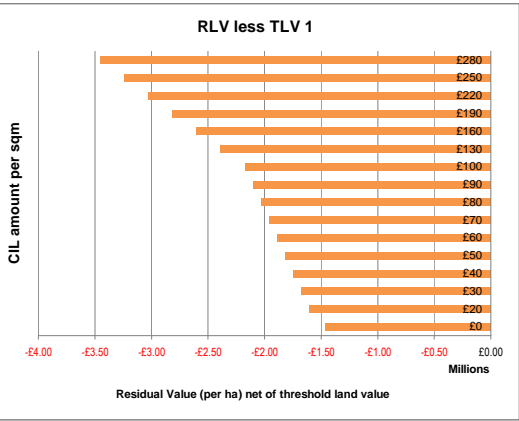
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	40%

	Sales value inflation
	Build cost inflation

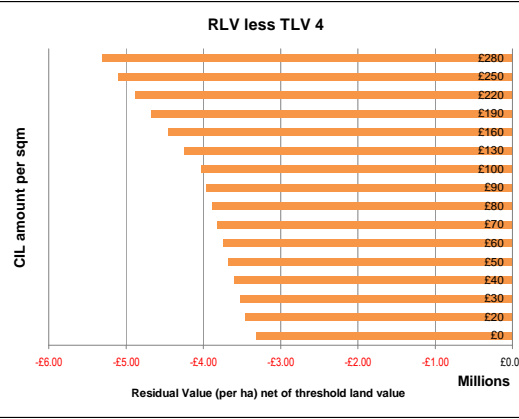
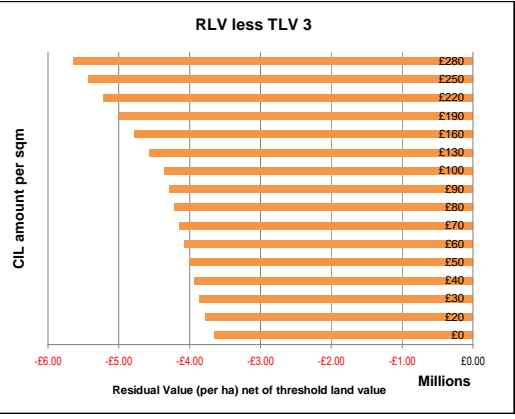
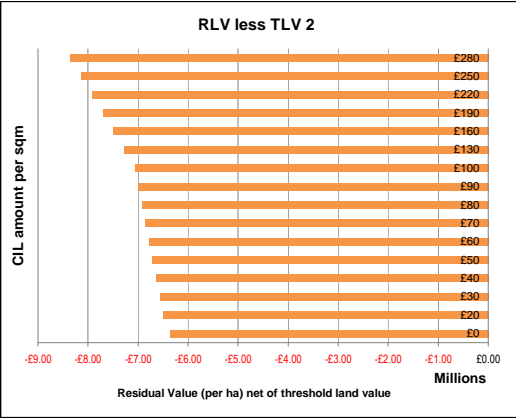
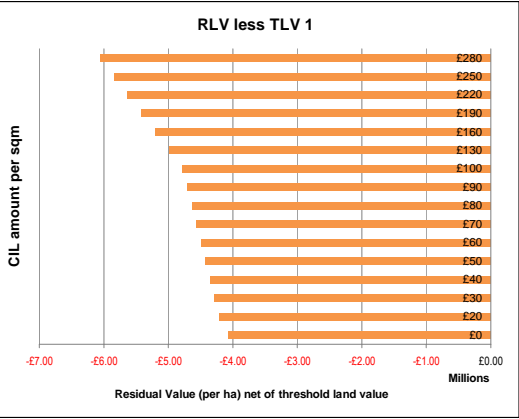
Site type 7 Description: Area 1 £3993 psm Inner West Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	319,022	638,044	1,461,956	3,752,956	1,040,956	711,956
20	247,826	495,653	1,604,347	3,895,347	1,183,347	854,347
30	212,229	424,457	1,675,543	3,966,543	1,254,543	925,543
40	176,631	353,262	1,746,738	4,037,738	1,325,738	996,738
50	141,033	282,066	1,817,934	4,108,934	1,396,934	1,067,934
60	105,435	210,870	1,889,130	4,180,130	1,468,130	1,139,130
70	69,837	139,674	1,960,326	4,251,326	1,539,326	1,210,326
80	34,239	68,479	2,031,521	4,322,521	1,610,521	1,281,521
90	-1,359	2,717	2,102,717	4,393,717	1,681,717	1,352,717
100	-36,956	73,913	2,173,913	4,464,913	1,752,913	1,423,913
130	-143,750	287,500	2,387,500	4,678,500	1,966,500	1,637,500
160	-250,543	501,087	2,601,087	4,892,087	2,180,087	1,851,087
190	-357,337	714,674	2,814,674	5,105,674	2,393,674	2,064,674
220	-464,131	928,261	3,028,261	5,319,261	2,607,261	2,278,261
250	-570,924	1,141,848	3,241,848	5,532,848	2,820,848	2,491,848
280	-677,718	1,355,435	3,455,435	5,746,435	3,034,435	2,705,435



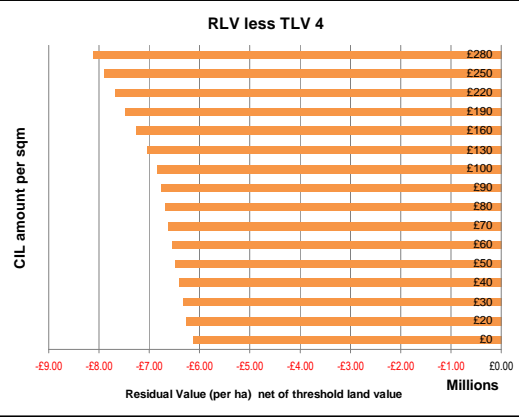
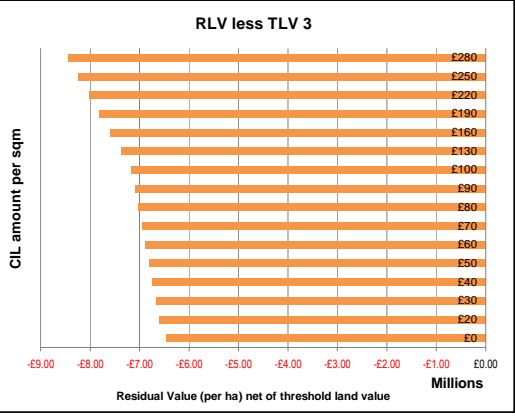
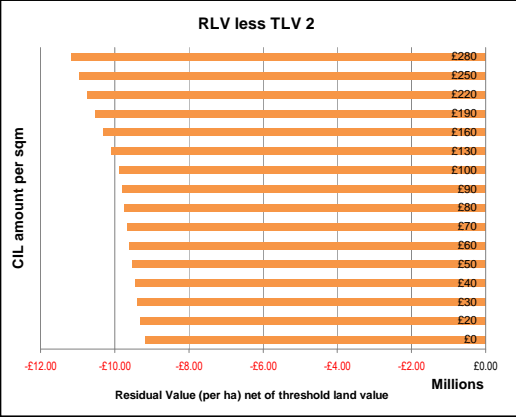
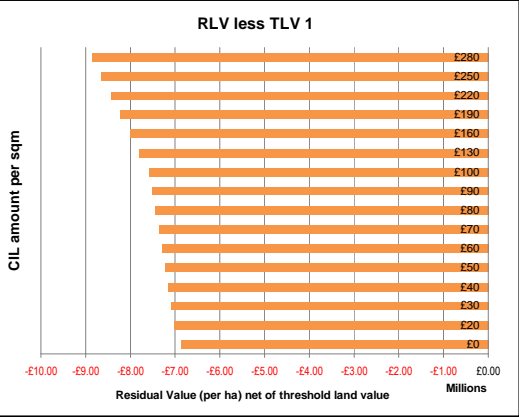
Site type 7 Description: Area 2 £3496 psm Inner East Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	983,189	1,966,379	4,066,379	6,357,379	3,645,379	3,316,379
20	1,054,385	2,108,770	4,208,770	6,499,770	3,787,770	3,458,770
30	1,089,983	2,179,966	4,279,966	6,570,966	3,858,966	3,529,966
40	1,125,581	2,251,162	4,351,162	6,642,162	3,930,162	3,601,162
50	1,161,179	2,322,357	4,422,357	6,713,357	4,001,357	3,672,357
60	1,196,777	2,393,553	4,493,553	6,784,553	4,072,553	3,743,553
70	1,232,374	2,464,749	4,564,749	6,855,749	4,143,749	3,814,749
80	1,267,972	2,535,944	4,635,944	6,926,944	4,214,944	3,885,944
90	1,303,570	2,607,140	4,707,140	6,998,140	4,286,140	3,957,140
100	1,339,168	2,678,336	4,778,336	7,069,336	4,357,336	4,028,336
130	1,445,961	2,891,923	4,991,923	7,282,923	4,570,923	4,241,923
160	1,552,755	3,105,510	5,205,510	7,496,510	4,784,510	4,455,510
190	1,659,549	3,319,097	5,419,097	7,710,097	4,998,097	4,669,097
220	1,766,342	3,532,684	5,632,684	7,923,684	5,211,684	4,882,684
250	1,873,136	3,746,271	5,846,271	8,137,271	5,425,271	5,096,271
280	1,979,929	3,959,859	6,059,859	8,350,859	5,638,859	5,309,859

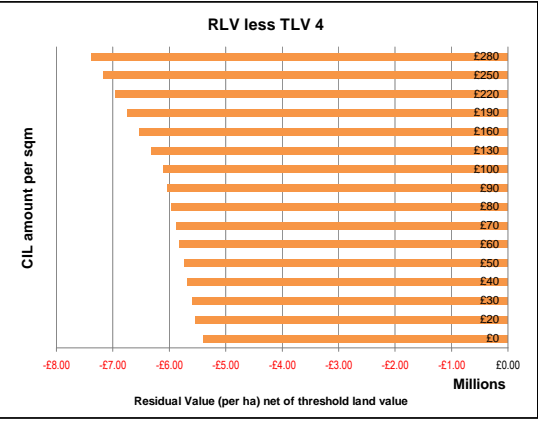
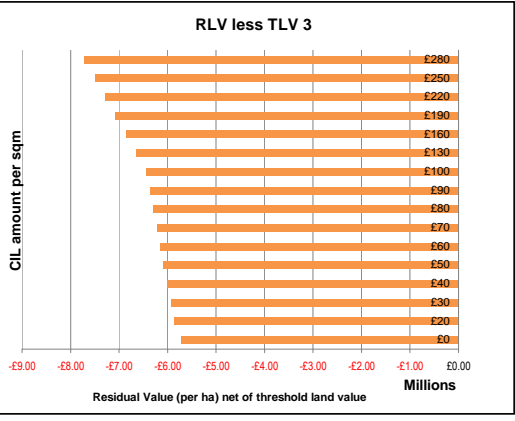
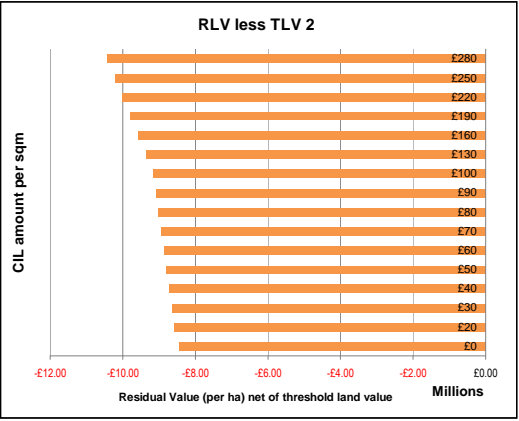
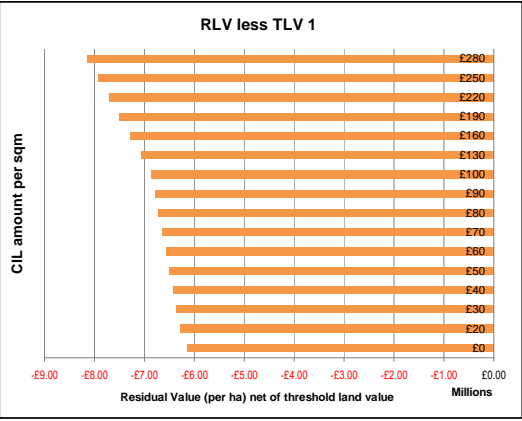


Site type 7 Description: Area 3 £2960 psm South Site area: 0.50 ha

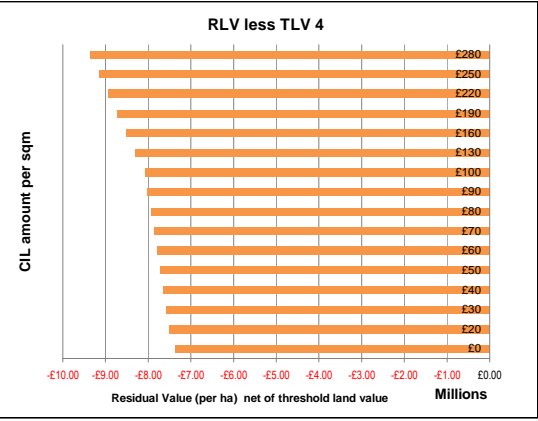
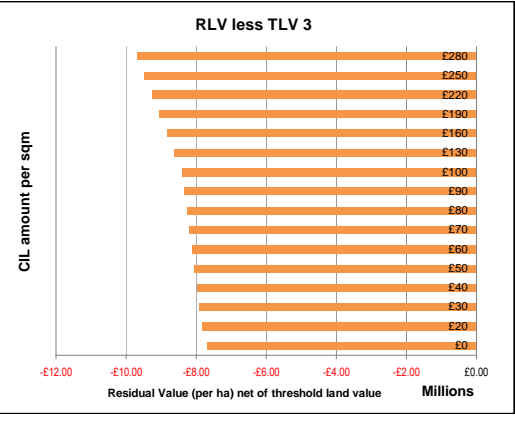
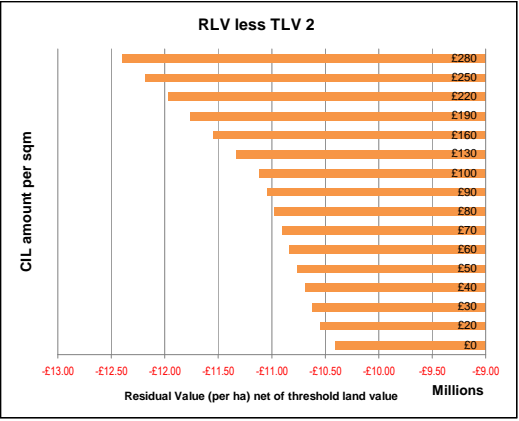
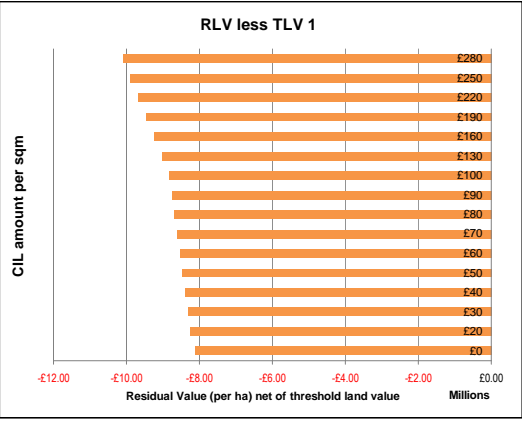
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,386,071	4,772,143	6,872,143	9,163,143	6,451,143	6,122,143
20	2,457,267	4,914,534	7,014,534	9,305,534	6,593,534	6,264,534
30	2,492,865	4,985,730	7,085,730	9,376,730	6,664,730	6,335,730
40	2,528,463	5,056,925	7,156,925	9,447,925	6,735,925	6,406,925
50	2,564,061	5,128,121	7,228,121	9,519,121	6,807,121	6,478,121
60	2,599,658	5,199,317	7,299,317	9,590,317	6,878,317	6,549,317
70	2,635,256	5,270,513	7,370,513	9,661,513	6,949,513	6,620,513
80	2,670,854	5,341,708	7,441,708	9,732,708	7,020,708	6,691,708
90	2,706,452	5,412,904	7,512,904	9,803,904	7,091,904	6,762,904
100	2,742,050	5,484,100	7,584,100	9,875,100	7,163,100	6,834,100
130	2,848,843	5,697,687	7,797,687	10,088,687	7,376,687	7,047,687
160	2,955,637	5,911,274	8,011,274	10,302,274	7,590,274	7,261,274
190	3,062,431	6,124,861	8,224,861	10,515,861	7,803,861	7,474,861
220	3,169,224	6,338,448	8,438,448	10,729,448	8,017,448	7,688,448
250	3,276,018	6,552,035	8,652,035	10,943,035	8,231,035	7,902,035
280	3,382,811	6,765,622	8,865,622	11,156,622	8,444,622	8,115,622



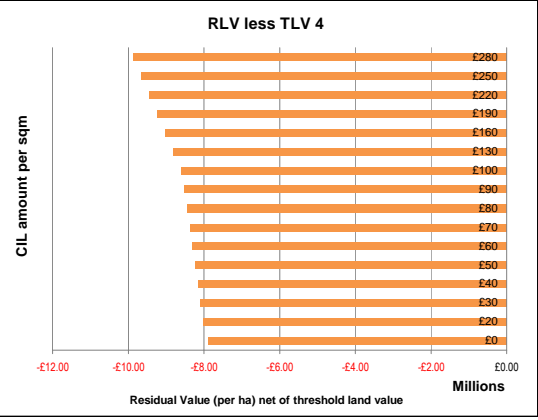
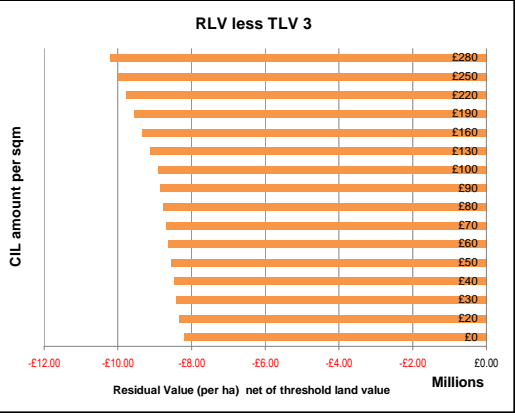
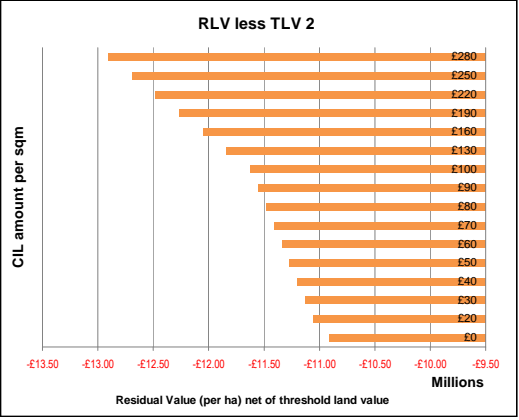
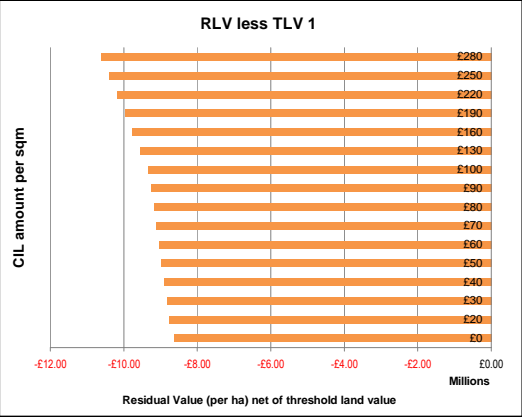
Site type 7	Description:	Area 4£3100 psm North West				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 2,019,757	- 4,039,513	- 6,139,513	- 8,430,513	- 5,718,513	- 5,389,513	
20	- 2,090,952	- 4,181,905	- 6,281,905	- 8,572,905	- 5,860,905	- 5,531,905	
30	- 2,126,550	- 4,253,100	- 6,353,100	- 8,644,100	- 5,932,100	- 5,603,100	
40	- 2,162,148	- 4,324,296	- 6,424,296	- 8,715,296	- 6,003,296	- 5,674,296	
50	- 2,197,746	- 4,395,492	- 6,495,492	- 8,786,492	- 6,074,492	- 5,745,492	
60	- 2,233,344	- 4,466,687	- 6,566,687	- 8,857,687	- 6,145,687	- 5,816,687	
70	- 2,268,942	- 4,537,883	- 6,637,883	- 8,928,883	- 6,216,883	- 5,887,883	
80	- 2,304,539	- 4,609,079	- 6,709,079	- 9,000,079	- 6,288,079	- 5,959,079	
90	- 2,340,137	- 4,680,274	- 6,780,274	- 9,071,274	- 6,359,274	- 6,030,274	
100	- 2,375,735	- 4,751,470	- 6,851,470	- 9,142,470	- 6,430,470	- 6,101,470	
130	- 2,482,529	- 4,965,057	- 7,065,057	- 9,356,057	- 6,644,057	- 6,315,057	
160	- 2,589,322	- 5,178,644	- 7,278,644	- 9,569,644	- 6,857,644	- 6,528,644	
190	- 2,696,116	- 5,392,232	- 7,492,232	- 9,783,232	- 7,071,232	- 6,742,232	
220	- 2,802,909	- 5,605,819	- 7,705,819	- 9,996,819	- 7,284,819	- 6,955,819	
250	- 2,909,703	- 5,819,406	- 7,919,406	- 10,210,406	- 7,498,406	- 7,169,406	
280	- 3,016,496	- 6,032,993	- 8,132,993	- 10,423,993	- 7,711,993	- 7,382,993	



Site type 7	Description:	Area 5 £2723 psm North				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	-3,005,989	- 6,011,977	- 8,111,977	- 10,402,977	- 7,690,977	- 7,361,977	
20	-3,077,184	- 6,154,369	- 8,254,369	- 10,545,369	- 7,833,369	- 7,504,369	
30	-3,112,782	- 6,225,564	- 8,325,564	- 10,616,564	- 7,904,564	- 7,575,564	
40	-3,148,380	- 6,296,760	- 8,396,760	- 10,687,760	- 7,975,760	- 7,646,760	
50	-3,183,978	- 6,367,956	- 8,467,956	- 10,758,956	- 8,046,956	- 7,717,956	
60	-3,219,576	- 6,439,151	- 8,539,151	- 10,830,151	- 8,118,151	- 7,789,151	
70	-3,255,174	- 6,510,347	- 8,610,347	- 10,901,347	- 8,189,347	- 7,860,347	
80	-3,290,771	- 6,581,543	- 8,681,543	- 10,972,543	- 8,260,543	- 7,931,543	
90	-3,326,369	- 6,652,738	- 8,752,738	- 11,043,738	- 8,331,738	- 8,002,738	
100	-3,361,967	- 6,723,934	- 8,823,934	- 11,114,934	- 8,402,934	- 8,073,934	
130	-3,468,761	- 6,937,521	- 9,037,521	- 11,328,521	- 8,616,521	- 8,287,521	
160	-3,575,554	- 7,151,108	- 9,251,108	- 11,542,108	- 8,830,108	- 8,501,108	
190	-3,682,348	- 7,364,696	- 9,464,696	- 11,755,696	- 9,043,696	- 8,714,696	
220	-3,789,141	- 7,578,283	- 9,678,283	- 11,969,283	- 9,257,283	- 8,928,283	
250	-3,895,935	- 7,791,870	- 9,891,870	- 12,182,870	- 9,470,870	- 9,141,870	
280	-4,002,728	- 8,005,457	- 10,105,457	- 12,396,457	- 9,684,457	- 9,355,457	



Site type 7	Description:	Area 6£2626 psm East				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 3,259,591	- 6,519,182	- 8,619,182	- 10,910,182	- 8,198,182	- 7,869,182	
20	- 3,330,787	- 6,661,574	- 8,761,574	- 11,052,574	- 8,340,574	- 8,011,574	
30	- 3,366,385	- 6,732,769	- 8,832,769	- 11,123,769	- 8,411,769	- 8,082,769	
40	- 3,401,982	- 6,803,965	- 8,903,965	- 11,194,965	- 8,482,965	- 8,153,965	
50	- 3,437,580	- 6,875,161	- 8,975,161	- 11,266,161	- 8,554,161	- 8,225,161	
60	- 3,473,178	- 6,946,356	- 9,046,356	- 11,337,356	- 8,625,356	- 8,296,356	
70	- 3,508,776	- 7,017,552	- 9,117,552	- 11,408,552	- 8,696,552	- 8,367,552	
80	- 3,544,374	- 7,088,748	- 9,188,748	- 11,479,748	- 8,767,748	- 8,438,748	
90	- 3,579,972	- 7,159,943	- 9,259,943	- 11,550,943	- 8,838,943	- 8,509,943	
100	- 3,615,570	- 7,231,139	- 9,331,139	- 11,622,139	- 8,910,139	- 8,581,139	
130	- 3,722,363	- 7,444,726	- 9,544,726	- 11,835,726	- 9,123,726	- 8,794,726	
160	- 3,829,157	- 7,658,313	- 9,758,313	- 12,049,313	- 9,337,313	- 9,008,313	
190	- 3,935,950	- 7,871,901	- 9,971,901	- 12,262,901	- 9,550,901	- 9,221,901	
220	- 4,042,744	- 8,085,488	- 10,185,488	- 12,476,488	- 9,764,488	- 9,435,488	
250	- 4,149,537	- 8,299,075	- 10,399,075	- 12,690,075	- 9,978,075	- 9,649,075	
280	- 4,256,331	- 8,512,662	- 10,612,662	- 12,903,662	- 10,191,662	- 9,862,662	





SITE TYPE 7  
100 UNITS  
FLATS  
200 UPH

Threshold Land Values (per ha)

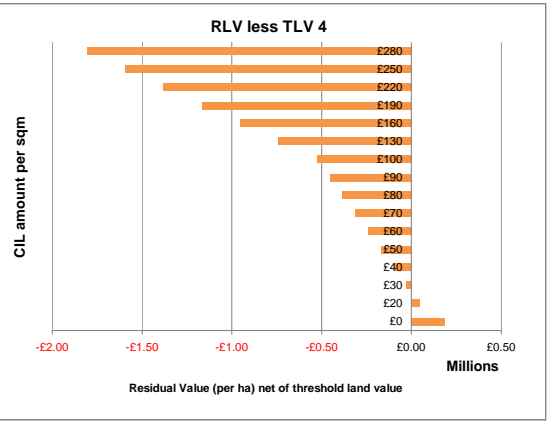
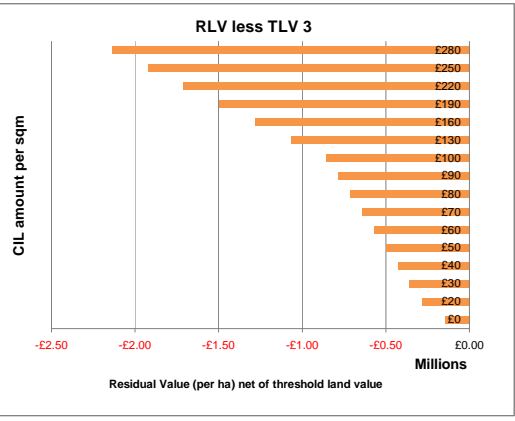
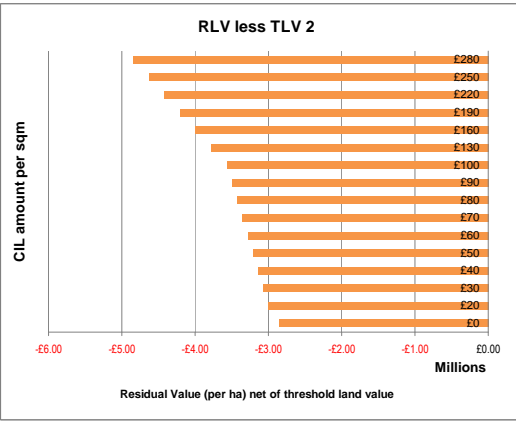
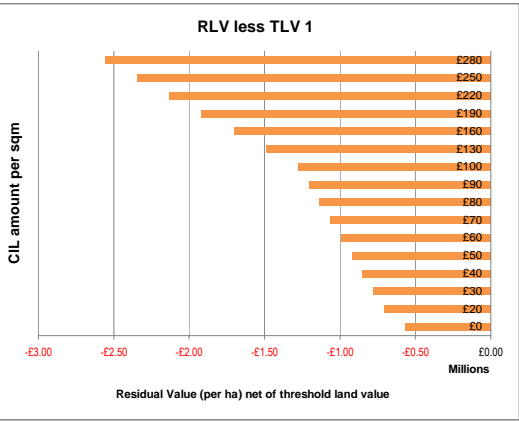
TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

NB includes infrastructure @ £0.35m per ha

CSH level:	4	10%	Sales value inflation
Aff Hsg:	40%	5%	Build cost inflation

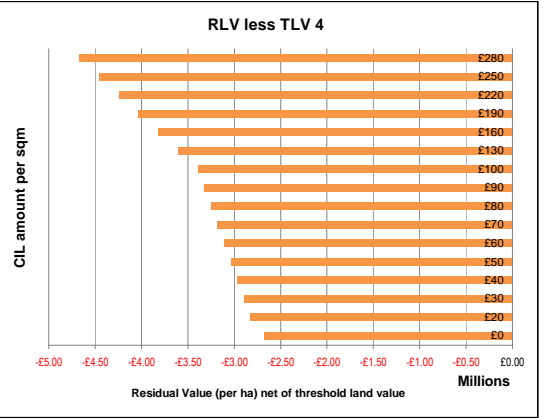
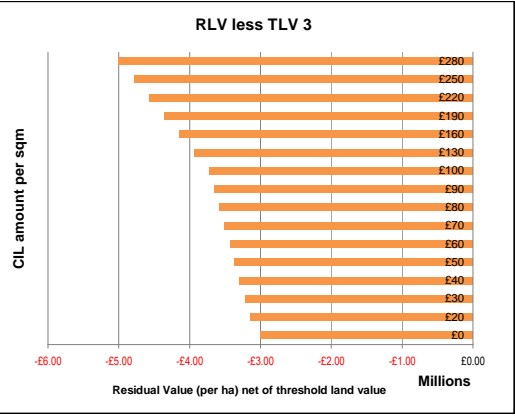
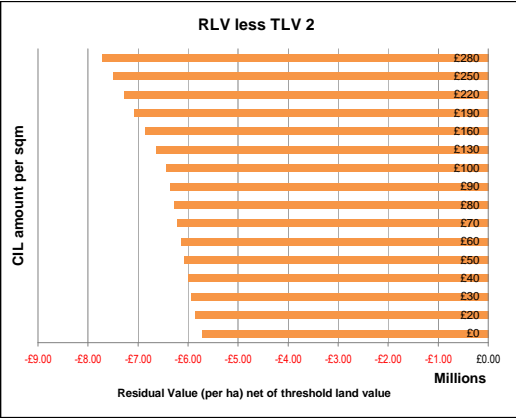
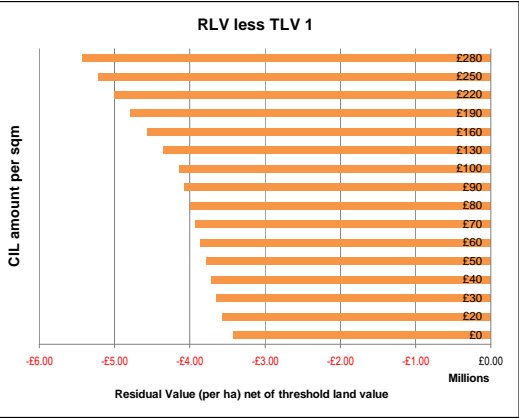
Site type 7 Description: Area 1 £3993 psm Inner West Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	767,774	1,535,548	564,452	2,855,452	143,452	185,548
20	696,578	1,393,157	706,843	2,997,843	285,843	43,157
30	660,981	1,321,961	778,039	3,069,039	357,039	28,039
40	625,383	1,250,765	849,235	3,140,235	428,235	99,235
50	589,785	1,179,570	920,430	3,211,430	499,430	170,430
60	554,187	1,108,374	991,626	3,282,626	570,626	241,626
70	518,589	1,037,178	1,062,822	3,353,822	641,822	312,822
80	482,991	965,983	1,134,017	3,425,017	713,017	384,017
90	447,393	894,787	1,205,213	3,496,213	784,213	455,213
100	411,796	823,591	1,276,409	3,567,409	855,409	526,409
130	305,002	610,004	1,489,996	3,780,996	1,068,996	739,996
160	198,208	396,417	1,703,583	3,994,583	1,282,583	953,583
190	91,415	182,830	1,917,170	4,208,170	1,496,170	1,167,170
220	-15,379	30,757	2,130,757	4,421,757	1,709,757	1,380,757
250	-122,172	244,344	2,344,344	4,635,344	1,923,344	1,594,344
280	-228,966	457,932	2,557,932	4,848,932	2,136,932	1,807,932



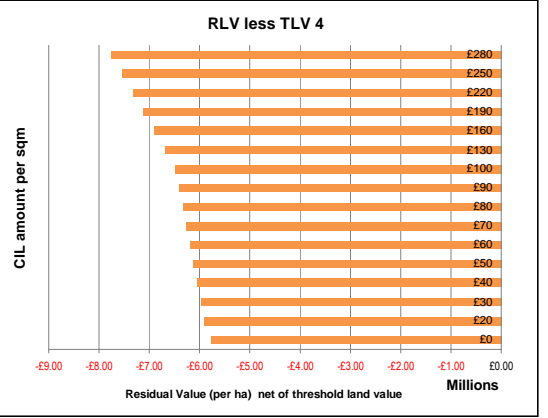
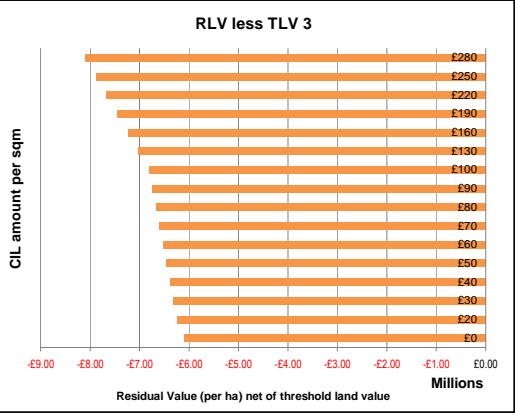
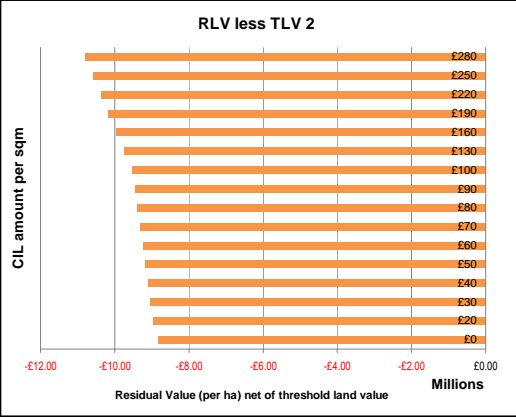
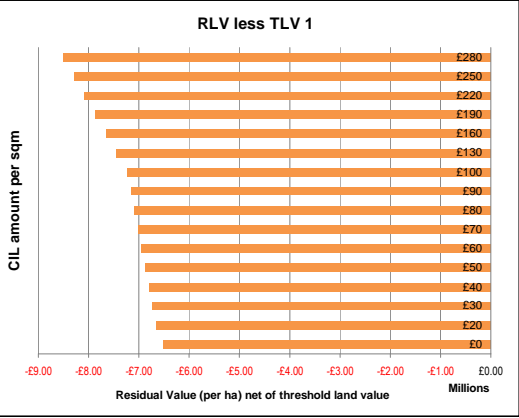
Site type 7 Description: Area 2 £3496 psm Inner East Site area: 0.50 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	664,659	1,329,317	3,429,317	5,720,317	3,008,317	2,679,317
20	735,854	1,471,709	3,571,709	5,862,709	3,150,709	2,821,709
30	771,452	1,542,904	3,642,904	5,933,904	3,221,904	2,892,904
40	807,050	1,614,100	3,714,100	6,005,100	3,293,100	2,964,100
50	842,648	1,685,296	3,785,296	6,076,296	3,364,296	3,035,296
60	878,246	1,756,492	3,856,492	6,147,492	3,435,492	3,106,492
70	913,844	1,827,687	3,927,687	6,218,687	3,506,687	3,177,687
80	949,441	1,898,883	3,998,883	6,289,883	3,577,883	3,248,883
90	985,039	1,970,079	4,070,079	6,361,079	3,649,079	3,320,079
100	1,020,637	2,041,274	4,141,274	6,432,274	3,720,274	3,391,274
130	1,127,431	2,254,861	4,354,861	6,645,861	3,933,861	3,604,861
160	1,234,224	2,468,449	4,568,449	6,859,449	4,147,449	3,818,449
190	1,341,018	2,682,036	4,782,036	7,073,036	4,361,036	4,032,036
220	1,447,811	2,895,623	4,995,623	7,286,623	4,574,623	4,245,623
250	1,554,605	3,109,210	5,209,210	7,500,210	4,788,210	4,459,210
280	1,661,399	3,322,797	5,422,797	7,713,797	5,001,797	4,672,797

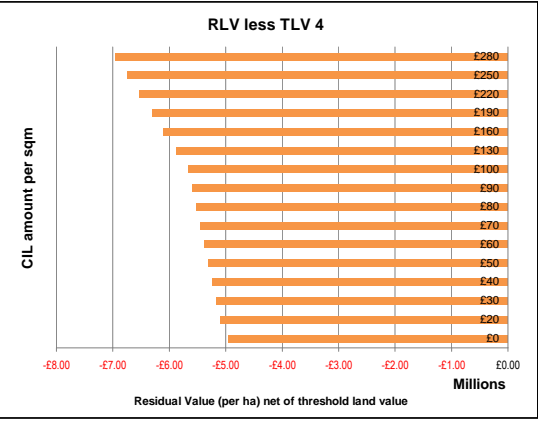
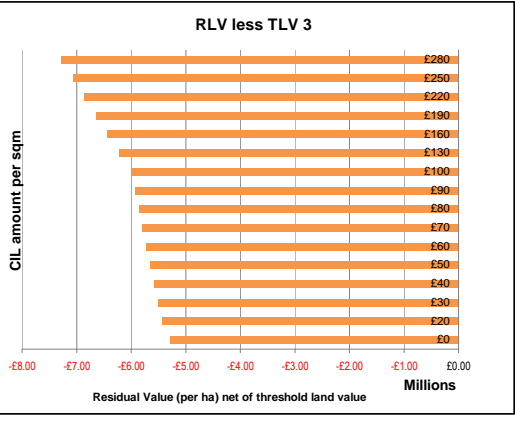
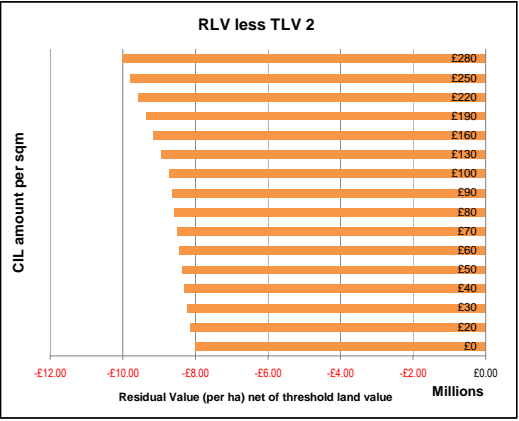
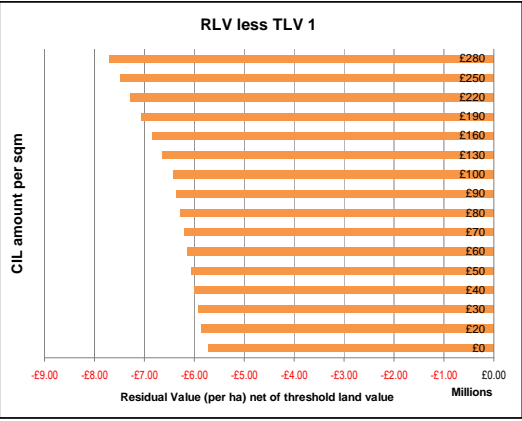


Site type 7 Description: Area 3 £2960 psm South Site area: 0.50 ha

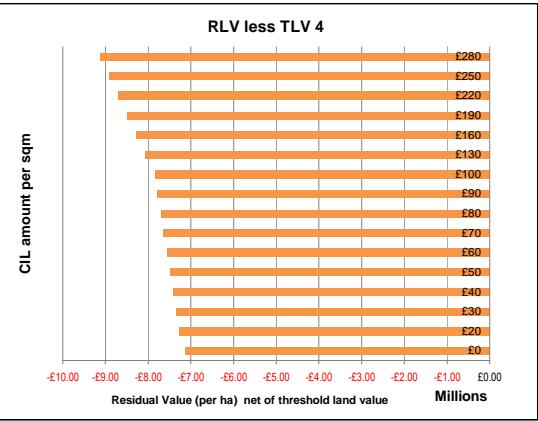
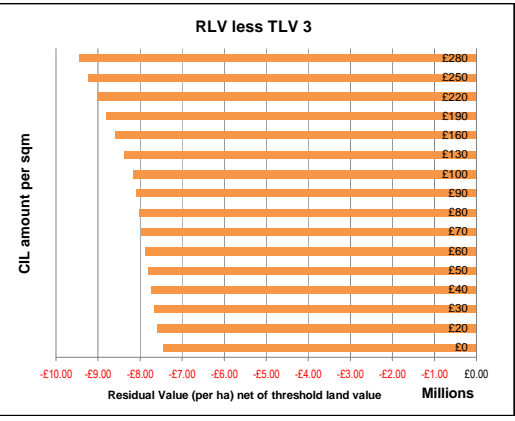
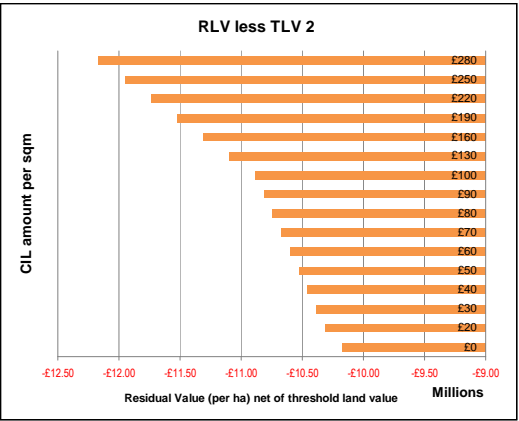
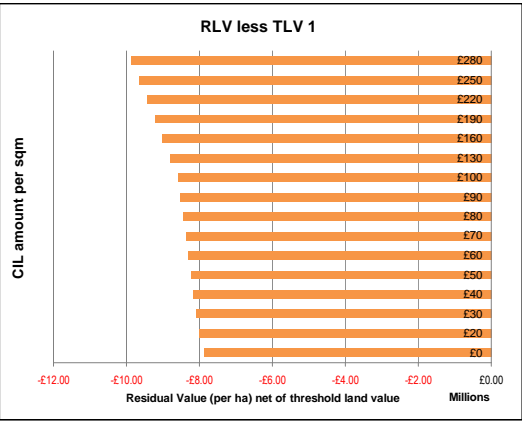
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,207,829	4,415,657	6,515,657	8,806,657	6,094,657	5,765,657
20	2,279,024	4,558,049	6,658,049	8,949,049	6,237,049	5,908,049
30	2,314,622	4,629,245	6,729,245	9,020,245	6,308,245	5,979,245
40	2,350,220	4,700,440	6,800,440	9,091,440	6,379,440	6,050,440
50	2,385,818	4,771,636	6,871,636	9,162,636	6,450,636	6,121,636
60	2,421,416	4,842,832	6,942,832	9,233,832	6,521,832	6,192,832
70	2,457,014	4,914,027	7,014,027	9,305,027	6,593,027	6,264,027
80	2,492,612	4,985,223	7,085,223	9,376,223	6,664,223	6,335,223
90	2,528,209	5,056,419	7,156,419	9,447,419	6,735,419	6,406,419
100	2,563,807	5,127,615	7,227,615	9,518,615	6,806,615	6,477,615
130	2,670,601	5,341,202	7,441,202	9,732,202	7,020,202	6,691,202
160	2,777,394	5,554,789	7,654,789	9,945,789	7,233,789	6,904,789
190	2,884,188	5,768,376	7,868,376	10,159,376	7,447,376	7,118,376
220	2,990,982	5,981,963	8,081,963	10,372,963	7,660,963	7,331,963
250	3,097,775	6,195,550	8,295,550	10,586,550	7,874,550	7,545,550
280	3,204,569	6,409,137	8,509,137	10,800,137	8,088,137	7,759,137



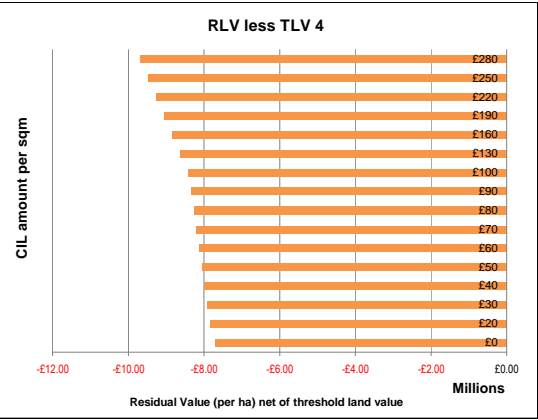
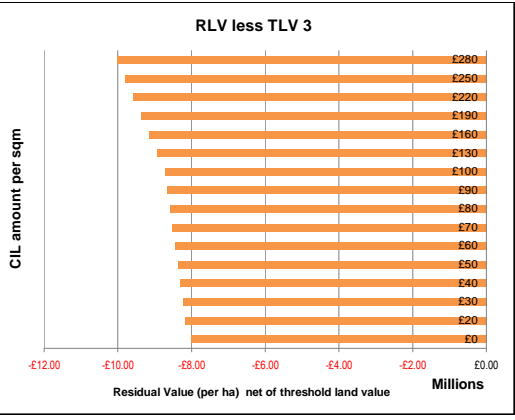
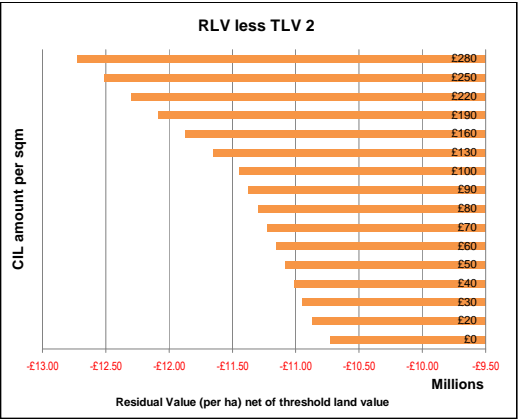
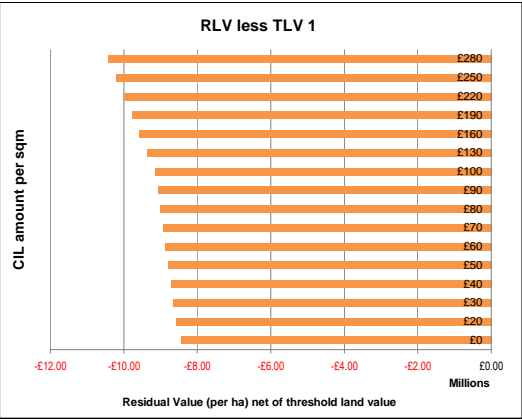
Site type 7	Description:	Area 4£3100 psm North West				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 1,804,883	- 3,609,765	- 5,709,765	- 8,000,765	- 5,288,765	- 4,959,765	
20	- 1,876,078	- 3,752,156	- 5,852,156	- 8,143,156	- 5,431,156	- 5,102,156	
30	- 1,911,676	- 3,823,352	- 5,923,352	- 8,214,352	- 5,502,352	- 5,173,352	
40	- 1,947,274	- 3,894,548	- 5,994,548	- 8,285,548	- 5,573,548	- 5,244,548	
50	- 1,982,872	- 3,965,744	- 6,065,744	- 8,356,744	- 5,644,744	- 5,315,744	
60	- 2,018,470	- 4,036,939	- 6,136,939	- 8,427,939	- 5,715,939	- 5,386,939	
70	- 2,054,067	- 4,108,135	- 6,208,135	- 8,499,135	- 5,787,135	- 5,458,135	
80	- 2,089,665	- 4,179,331	- 6,279,331	- 8,570,331	- 5,858,331	- 5,529,331	
90	- 2,125,263	- 4,250,526	- 6,350,526	- 8,641,526	- 5,929,526	- 5,600,526	
100	- 2,160,861	- 4,321,722	- 6,421,722	- 8,712,722	- 6,000,722	- 5,671,722	
130	- 2,267,655	- 4,535,309	- 6,635,309	- 8,926,309	- 6,214,309	- 5,885,309	
160	- 2,374,448	- 4,748,896	- 6,848,896	- 9,139,896	- 6,427,896	- 6,098,896	
190	- 2,481,242	- 4,962,483	- 7,062,483	- 9,353,483	- 6,641,483	- 6,312,483	
220	- 2,588,035	- 5,176,071	- 7,276,071	- 9,567,071	- 6,855,071	- 6,526,071	
250	- 2,694,829	- 5,389,658	- 7,489,658	- 9,780,658	- 7,068,658	- 6,739,658	
280	- 2,801,622	- 5,603,245	- 7,703,245	- 9,994,245	- 7,282,245	- 6,953,245	



Site type 7	Description:	Area 5£2723 psm North				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 2,889,738	- 5,779,475	- 7,879,475	- 10,170,475	- 7,458,475	- 7,129,475	
20	- 2,960,933	- 5,921,867	- 8,021,867	- 10,312,867	- 7,600,867	- 7,271,867	
30	- 2,996,531	- 5,993,063	- 8,093,063	- 10,384,063	- 7,672,063	- 7,343,063	
40	- 3,032,129	- 6,064,258	- 8,164,258	- 10,455,258	- 7,743,258	- 7,414,258	
50	- 3,067,727	- 6,135,454	- 8,235,454	- 10,526,454	- 7,814,454	- 7,485,454	
60	- 3,103,325	- 6,206,650	- 8,306,650	- 10,597,650	- 7,885,650	- 7,556,650	
70	- 3,138,923	- 6,277,845	- 8,377,845	- 10,668,845	- 7,956,845	- 7,627,845	
80	- 3,174,521	- 6,349,041	- 8,449,041	- 10,740,041	- 8,028,041	- 7,699,041	
90	- 3,210,118	- 6,420,237	- 8,520,237	- 10,811,237	- 8,099,237	- 7,770,237	
100	- 3,245,716	- 6,491,432	- 8,591,432	- 10,882,432	- 8,170,432	- 7,841,432	
130	- 3,352,510	- 6,705,020	- 8,805,020	- 11,096,020	- 8,384,020	- 8,055,020	
160	- 3,459,303	- 6,918,607	- 9,018,607	- 11,309,607	- 8,597,607	- 8,268,607	
190	- 3,566,097	- 7,132,194	- 9,232,194	- 11,523,194	- 8,811,194	- 8,482,194	
220	- 3,672,890	- 7,345,781	- 9,445,781	- 11,736,781	- 9,024,781	- 8,695,781	
250	- 3,779,684	- 7,559,368	- 9,659,368	- 11,950,368	- 9,238,368	- 8,909,368	
280	- 3,886,478	- 7,772,955	- 9,872,955	- 12,163,955	- 9,451,955	- 9,122,955	



Site type 7	Description:	Area 6£2626 psm East				Site area:	0.50 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	- 3,168,700	- 6,337,401	- 8,437,401	- 10,728,401	- 8,016,401	- 7,687,401	
20	- 3,239,896	- 6,479,792	- 8,579,792	- 10,870,792	- 8,158,792	- 7,829,792	
30	- 3,275,494	- 6,550,988	- 8,650,988	- 10,941,988	- 8,229,988	- 7,900,988	
40	- 3,311,092	- 6,622,184	- 8,722,184	- 11,013,184	- 8,301,184	- 7,972,184	
50	- 3,346,690	- 6,693,379	- 8,793,379	- 11,084,379	- 8,372,379	- 8,043,379	
60	- 3,382,288	- 6,764,575	- 8,864,575	- 11,155,575	- 8,443,575	- 8,114,575	
70	- 3,417,885	- 6,835,771	- 8,935,771	- 11,226,771	- 8,514,771	- 8,185,771	
80	- 3,453,483	- 6,906,967	- 9,006,967	- 11,297,967	- 8,585,967	- 8,256,967	
90	- 3,489,081	- 6,978,162	- 9,078,162	- 11,369,162	- 8,657,162	- 8,328,162	
100	- 3,524,679	- 7,049,358	- 9,149,358	- 11,440,358	- 8,728,358	- 8,399,358	
130	- 3,631,473	- 7,262,945	- 9,362,945	- 11,653,945	- 8,941,945	- 8,612,945	
160	- 3,738,266	- 7,476,532	- 9,576,532	- 11,867,532	- 9,155,532	- 8,826,532	
190	- 3,845,060	- 7,690,119	- 9,790,119	- 12,081,119	- 9,369,119	- 9,040,119	
220	- 3,951,853	- 7,903,706	- 10,003,706	- 12,294,706	- 9,582,706	- 9,253,706	
250	- 4,058,647	- 8,117,294	- 10,217,294	- 12,508,294	- 9,796,294	- 9,467,294	
280	- 4,165,440	- 8,330,881	- 10,430,881	- 12,721,881	- 10,009,881	- 9,680,881	





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## Appendix 2 Filtered residential appraisal results

CIL Viability   Bristol City Council

SITE TYPE   1  
2 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

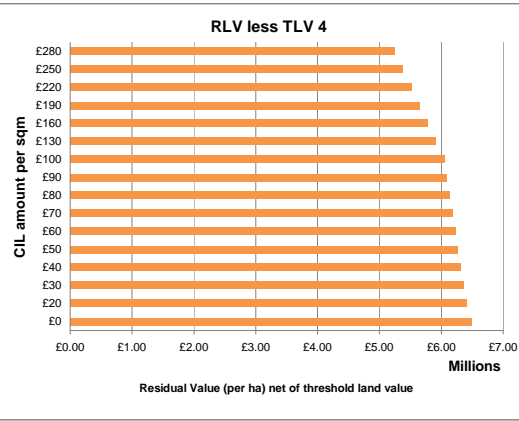
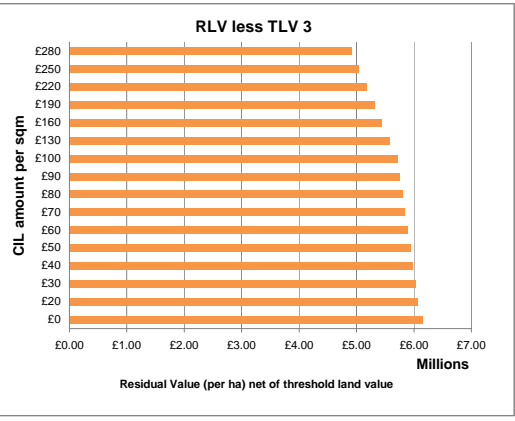
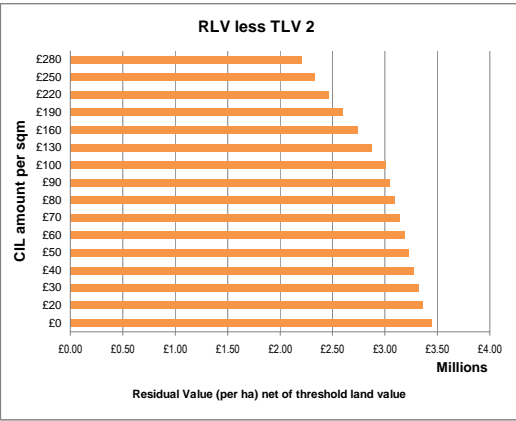
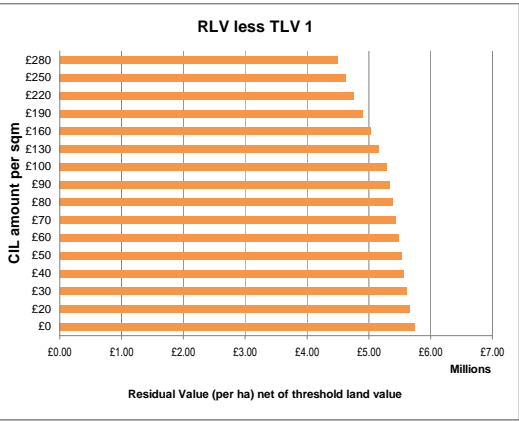
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	0%

	Sales value inflation
	Build cost inflation

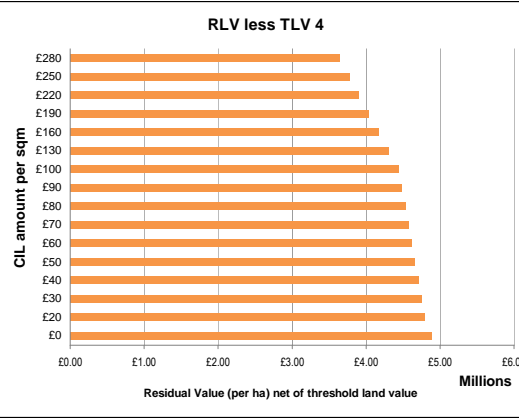
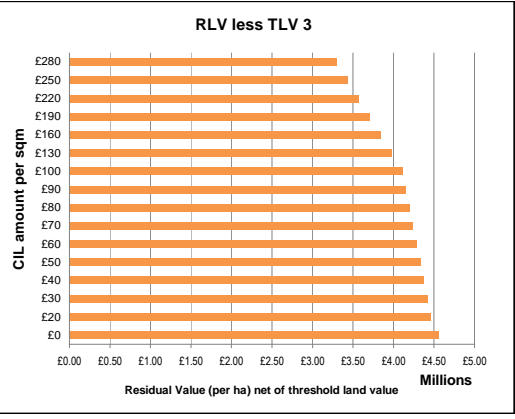
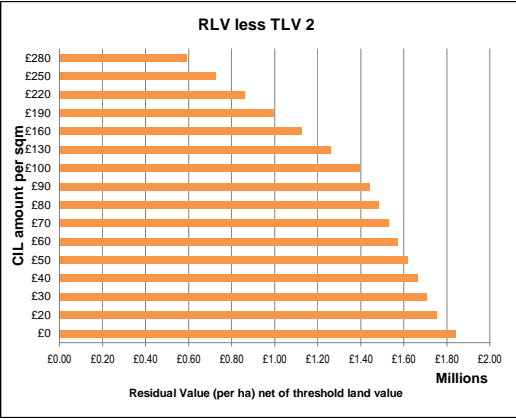
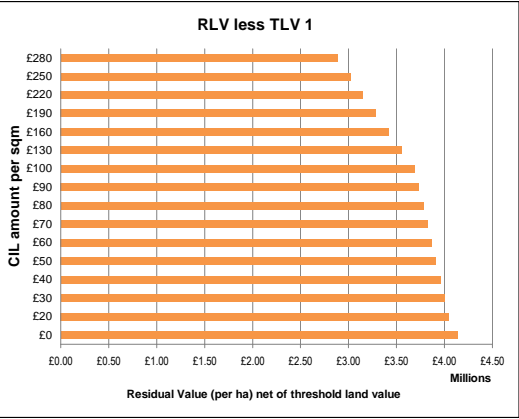
Site type 1 Description: **Area 1   £3993 psm Inner West** Site area: 0.04 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	313,602	7,840,052	5,740,052	3,449,052	6,161,052	6,490,052
20	310,029	7,750,729	5,650,729	3,359,729	6,071,729	6,400,729
30	308,243	7,706,068	5,606,068	3,315,068	6,027,068	6,356,068
40	306,456	7,661,407	5,561,407	3,270,407	5,982,407	6,311,407
50	304,670	7,616,746	5,516,746	3,225,746	5,937,746	6,266,746
60	302,883	7,572,085	5,472,085	3,181,085	5,893,085	6,222,085
70	301,097	7,527,424	5,427,424	3,136,424	5,848,424	6,177,424
80	299,311	7,482,763	5,382,763	3,091,763	5,803,763	6,132,763
90	297,524	7,438,102	5,338,102	3,047,102	5,759,102	6,088,102
100	295,738	7,393,441	5,293,441	3,002,441	5,714,441	6,043,441
130	290,378	7,259,458	5,159,458	2,868,458	5,580,458	5,909,458
160	285,019	7,125,475	5,025,475	2,734,475	5,446,475	5,775,475
190	279,660	6,991,492	4,891,492	2,600,492	5,312,492	5,641,492
220	274,300	6,857,509	4,757,509	2,466,509	5,178,509	5,507,509
250	268,941	6,723,526	4,623,526	2,332,526	5,044,526	5,373,526
280	263,582	6,589,542	4,489,542	2,198,542	4,910,542	5,239,542



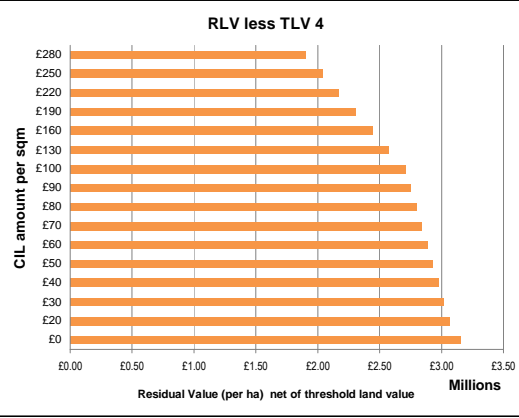
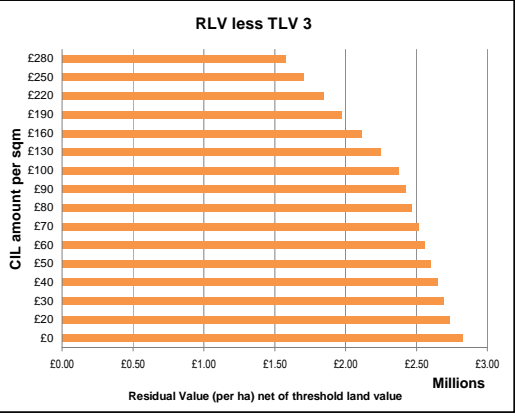
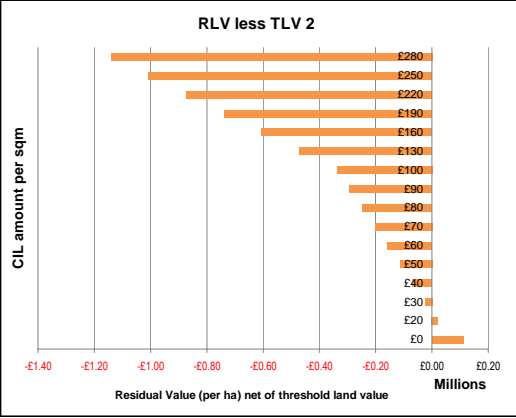
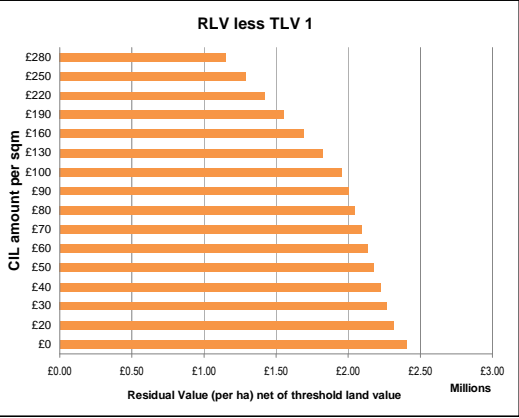
Site type 1 Description: **Area 2   £3496 psm Inner East** Site area: 0.04 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	249,304	6,232,607	4,132,607	1,841,607	4,553,607	4,882,607
20	245,731	6,143,285	4,043,285	1,752,285	4,464,285	4,793,285
30	243,945	6,098,623	3,998,623	1,707,623	4,419,623	4,748,623
40	242,158	6,053,962	3,953,962	1,662,962	4,374,962	4,703,962
50	240,372	6,009,301	3,909,301	1,618,301	4,330,301	4,659,301
60	238,586	5,964,640	3,864,640	1,573,640	4,285,640	4,614,640
70	236,799	5,919,979	3,819,979	1,528,979	4,240,979	4,569,979
80	235,013	5,875,318	3,775,318	1,484,318	4,196,318	4,525,318
90	233,226	5,830,657	3,730,657	1,439,657	4,151,657	4,480,657
100	231,440	5,785,996	3,685,996	1,394,996	4,106,996	4,435,996
130	226,081	5,652,013	3,552,013	1,261,013	3,973,013	4,302,013
160	220,721	5,518,030	3,418,030	1,127,030	3,839,030	4,168,030
190	215,362	5,384,047	3,284,047	993,047	3,705,047	4,034,047
220	210,003	5,250,064	3,150,064	859,064	3,571,064	3,900,064
250	204,643	5,116,081	3,016,081	725,081	3,437,081	3,766,081
280	199,284	4,982,098	2,882,098	591,098	3,303,098	3,632,098

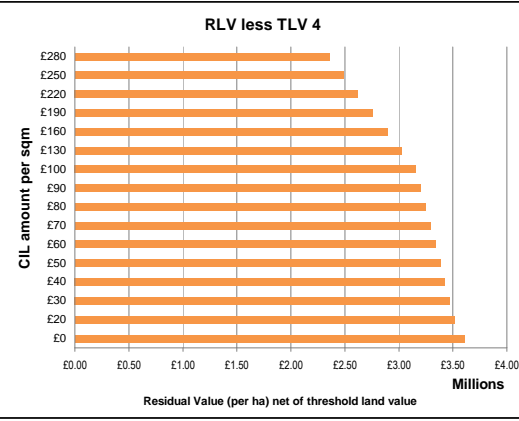
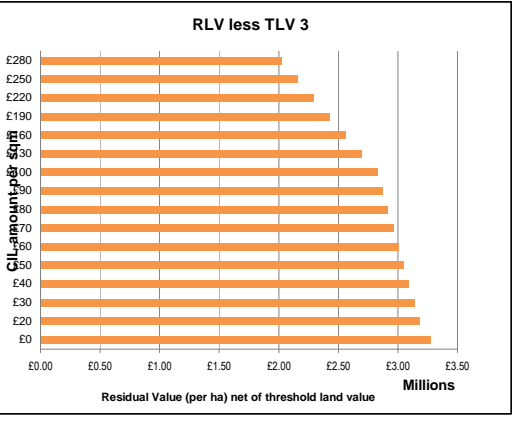
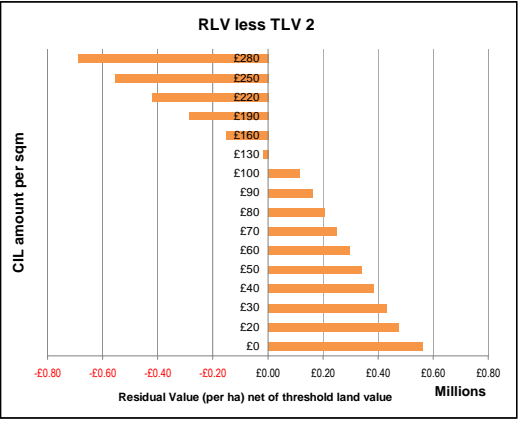
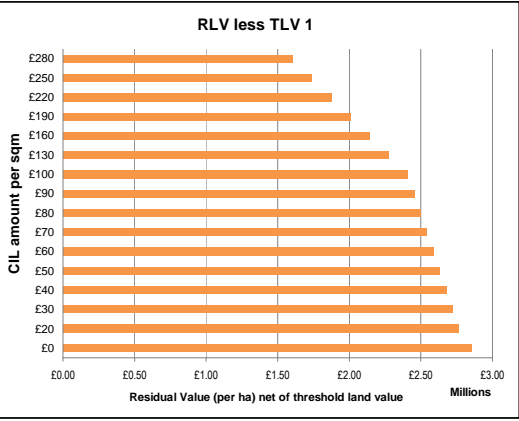


Site type 1 Description: **Area 3   £2960 psm South** Site area: 0.04 ha

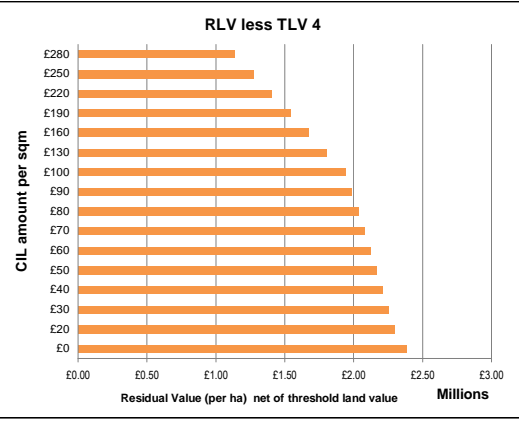
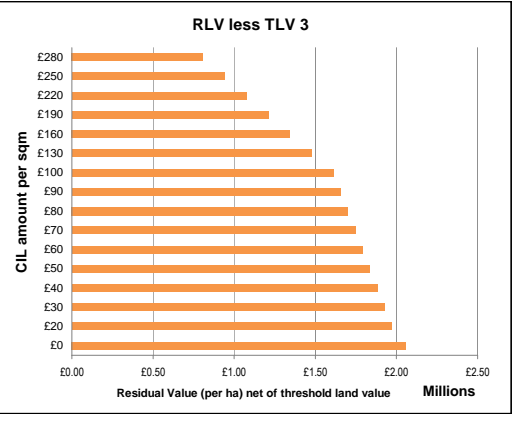
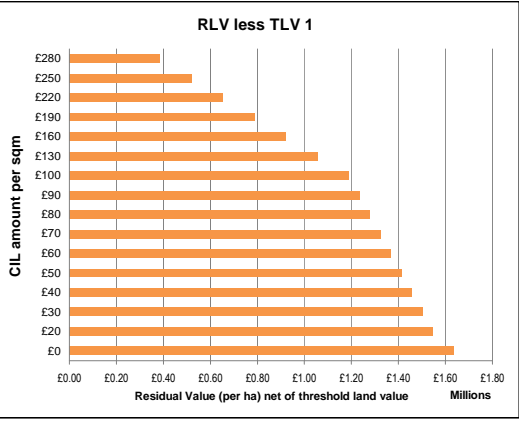
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	180,036	4,500,895	2,400,895	109,895	2,821,895	3,150,895
20	176,463	4,411,573	2,311,573	20,573	2,732,573	3,061,573
30	174,676	4,366,911	2,266,911	24,089	2,687,911	3,016,911
40	172,890	4,322,250	2,222,250	68,750	2,643,250	2,972,250
50	171,104	4,277,589	2,177,589	113,411	2,598,589	2,927,589
60	169,317	4,232,928	2,132,928	158,072	2,553,928	2,882,928
70	167,531	4,188,267	2,088,267	202,733	2,509,267	2,838,267
80	165,744	4,143,606	2,043,606	247,394	2,464,606	2,793,606
90	163,958	4,098,945	1,998,945	292,055	2,419,945	2,748,945
100	162,171	4,054,284	1,954,284	336,716	2,375,284	2,704,284
130	156,812	3,920,301	1,820,301	470,699	2,241,301	2,570,301
160	151,453	3,786,318	1,686,318	604,682	2,107,318	2,436,318
190	146,093	3,652,335	1,552,335	738,665	1,973,335	2,302,335
220	140,734	3,518,352	1,418,352	872,648	1,839,352	2,168,352
250	135,375	3,384,369	1,284,369	1,006,631	1,705,369	2,034,369
280	130,015	3,250,386	1,150,386	1,140,614	1,571,386	1,900,386



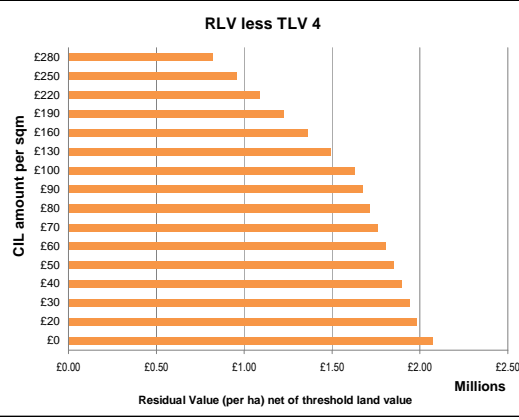
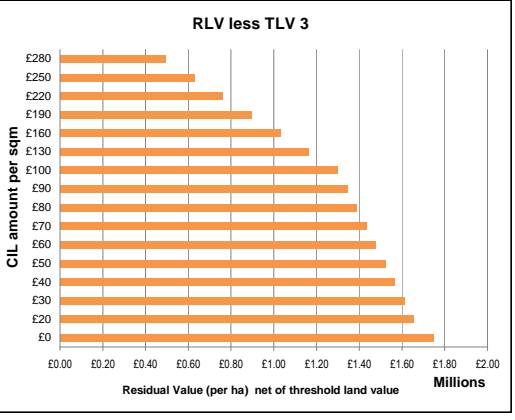
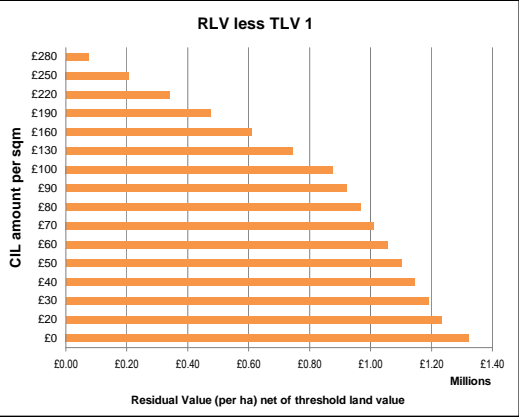
Site type 1	Description:	Area 4 £3100 psm North West			Site area:	0.04 ha	
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	198,123	4,953,072	2,853,072	562,072	3,274,072	3,603,072	
20	194,550	4,863,750	2,763,750	472,750	3,184,750	3,513,750	
30	192,764	4,819,089	2,719,089	428,089	3,140,089	3,469,089	
40	190,977	4,774,428	2,674,428	383,428	3,095,428	3,424,428	
50	189,191	4,729,767	2,629,767	338,767	3,050,767	3,379,767	
60	187,404	4,685,106	2,585,106	294,106	3,006,106	3,335,106	
70	185,618	4,640,445	2,540,445	249,445	2,961,445	3,290,445	
80	183,831	4,595,784	2,495,784	204,784	2,916,784	3,245,784	
90	182,045	4,551,123	2,451,123	160,123	2,872,123	3,201,123	
100	180,258	4,506,462	2,406,462	115,462	2,827,462	3,156,462	
130	174,899	4,372,479	2,272,479	-	18,521	3,022,479	
160	169,540	4,238,496	2,138,496	-	152,504	2,888,496	
190	164,180	4,104,512	2,004,512	-	286,488	2,754,512	
220	158,821	3,970,529	1,870,529	-	420,471	2,620,529	
250	153,462	3,836,546	1,736,546	-	554,454	2,486,546	
280	148,103	3,702,563	1,602,563	-	688,437	2,352,563	



Site type 1	Description:	Area 5	£2723 psm North	Site area:	0.04 ha	
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	149,427	3,735,671	1,635,671	-	655,329	2,385,671
20	145,854	3,646,349	1,546,349	-	744,651	2,296,349
30	144,068	3,601,688	1,501,688	-	789,312	2,251,688
40	142,281	3,557,027	1,457,027	-	833,973	2,207,027
50	140,495	3,512,366	1,412,366	-	878,634	2,162,366
60	138,708	3,467,705	1,367,705	-	923,295	2,117,705
70	136,922	3,423,044	1,323,044	-	967,956	2,073,044
80	135,135	3,378,383	1,278,383	-	1,012,617	2,028,383
90	133,349	3,333,722	1,233,722	-	1,057,278	1,983,722
100	131,562	3,289,061	1,189,061	-	1,101,939	1,939,061
130	126,203	3,155,078	1,055,078	-	1,235,922	1,805,078
160	120,844	3,021,095	921,095	-	1,369,905	1,671,095
190	115,484	2,887,111	787,111	-	1,503,889	1,537,111
220	110,125	2,753,128	653,128	-	1,637,872	1,403,128
250	104,766	2,619,145	519,145	-	1,771,855	1,269,145
280	99,406	2,485,162	385,162	-	1,905,838	1,135,162



Site type 1	Description:	Area 6	£2626 psm East	Site area:	0.04 ha	
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	136,905	3,422,625	1,322,625	-	968,375	2,072,625
20	133,332	3,333,303	1,233,303	-	1,057,697	1,983,303
30	131,546	3,288,642	1,188,642	-	1,102,358	1,938,642
40	129,759	3,243,981	1,143,981	-	1,147,019	1,893,981
50	127,973	3,199,320	1,099,320	-	1,191,680	1,849,320
60	126,186	3,154,659	1,054,659	-	1,236,341	1,804,659
70	124,400	3,109,998	1,009,998	-	1,281,002	1,759,998
80	122,613	3,065,337	965,337	-	1,325,663	1,715,337
90	120,827	3,020,676	920,676	-	1,370,324	1,670,676
100	119,041	2,976,015	876,015	-	1,414,985	1,626,015
130	113,681	2,842,032	742,032	-	1,548,968	1,492,032
160	108,322	2,708,049	608,049	-	1,682,951	1,358,049
190	102,963	2,574,065	474,065	-	1,816,935	1,224,065
220	97,603	2,440,082	340,082	-	1,950,918	1,090,082
250	92,244	2,306,099	206,099	-	2,084,901	956,099
280	86,885	2,172,116	72,116	-	2,218,884	822,116



CIL Viability   Bristol City Council

SITE TYPE   2  
5 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

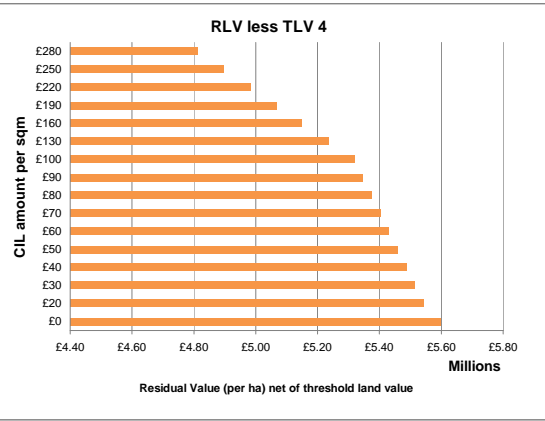
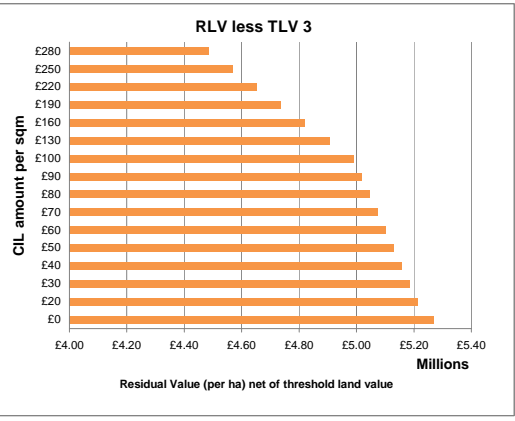
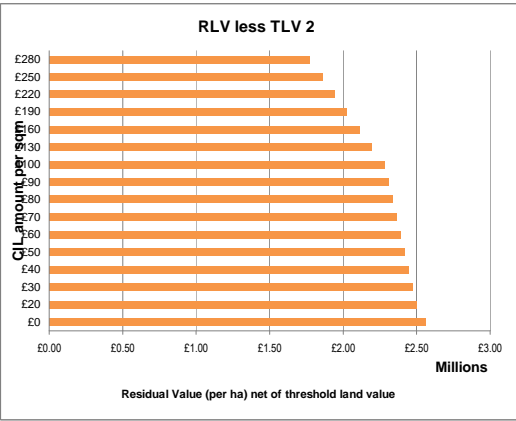
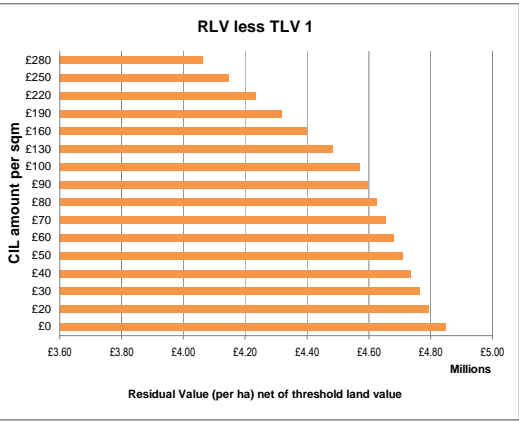
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	0%

0%	Sales value inflation
0%	Build cost inflation

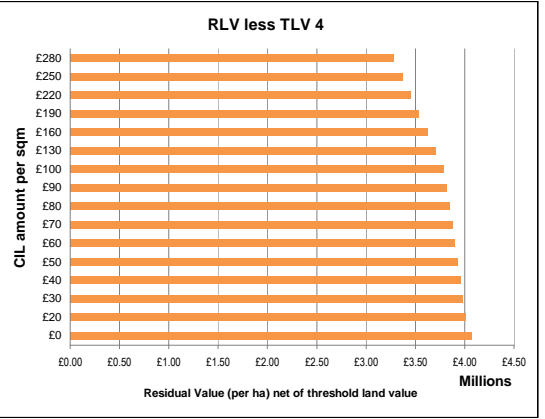
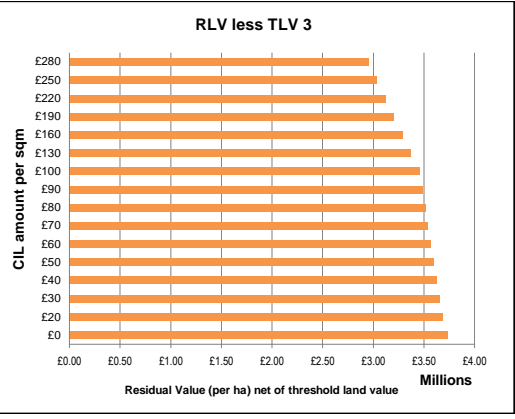
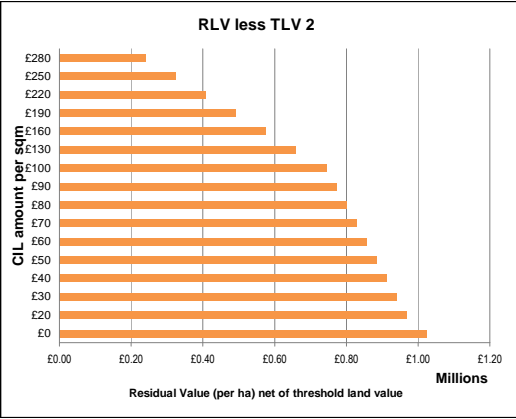
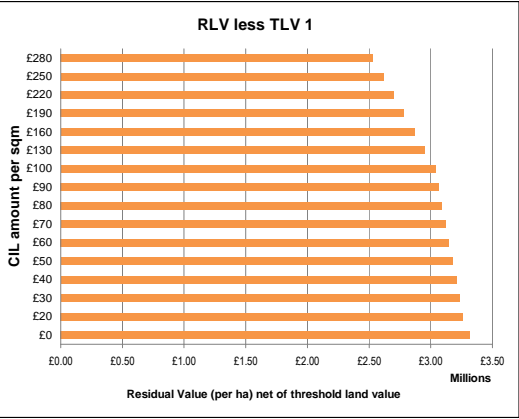
Site type 2 Description: **Area 1**   £3993 psm: Inner West   Site area:   0.10 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	694,822	6,948,222	4,848,222	2,557,222	5,269,222	5,598,222
20	689,213	6,892,129	4,792,129	2,501,129	5,213,129	5,542,129
30	686,408	6,864,083	4,764,083	2,473,083	5,185,083	5,514,083
40	683,604	6,836,037	4,736,037	2,445,037	5,157,037	5,486,037
50	680,799	6,807,990	4,707,990	2,416,990	5,128,990	5,457,990
60	677,994	6,779,944	4,679,944	2,388,944	5,100,944	5,429,944
70	675,190	6,751,897	4,651,897	2,360,897	5,072,897	5,401,897
80	672,385	6,723,851	4,623,851	2,332,851	5,044,851	5,373,851
90	669,580	6,695,804	4,595,804	2,304,804	5,016,804	5,345,804
100	666,776	6,667,758	4,567,758	2,276,758	4,988,758	5,317,758
130	658,362	6,583,619	4,483,619	2,192,619	4,904,619	5,233,619
160	649,948	6,499,479	4,399,479	2,108,479	4,820,479	5,149,479
190	641,534	6,415,340	4,315,340	2,024,340	4,736,340	5,065,340
220	633,120	6,331,201	4,231,201	1,940,201	4,652,201	4,981,201
250	624,706	6,247,061	4,147,061	1,856,061	4,568,061	4,897,061
280	616,292	6,162,922	4,062,922	1,771,922	4,483,922	4,812,922



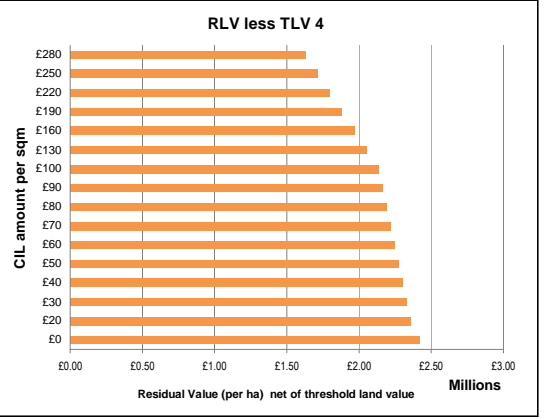
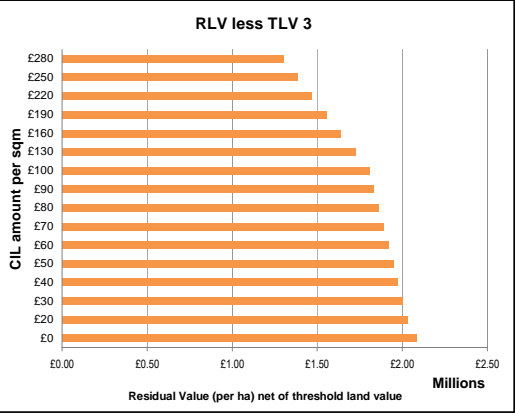
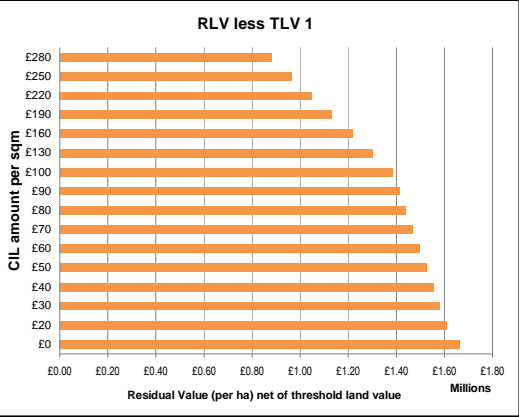
Site type 2 Description: **Area 2**   £3496 psm: Inner East   Site area:   0.10 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	541,537	5,415,372	3,315,372	1,024,372	3,736,372	4,065,372
20	535,928	5,359,279	3,259,279	968,279	3,680,279	4,009,279
30	533,123	5,331,233	3,231,233	940,233	3,652,233	3,981,233
40	530,319	5,303,186	3,203,186	912,186	3,624,186	3,953,186
50	527,514	5,275,140	3,175,140	884,140	3,596,140	3,925,140
60	524,709	5,247,093	3,147,093	856,093	3,568,093	3,897,093
70	521,905	5,219,047	3,119,047	828,047	3,540,047	3,869,047
80	519,100	5,191,000	3,091,000	800,000	3,512,000	3,841,000
90	516,295	5,162,954	3,062,954	771,954	3,483,954	3,812,954
100	513,491	5,134,908	3,034,908	743,908	3,455,908	3,784,908
130	505,077	5,050,768	2,950,768	659,768	3,371,768	3,700,768
160	496,663	4,966,629	2,866,629	575,629	3,287,629	3,616,629
190	488,249	4,882,490	2,782,490	491,490	3,203,490	3,532,490
220	479,835	4,798,350	2,698,350	407,350	3,119,350	3,448,350
250	471,421	4,714,211	2,614,211	323,211	3,035,211	3,364,211
280	463,007	4,630,072	2,530,072	239,072	2,951,072	3,280,072

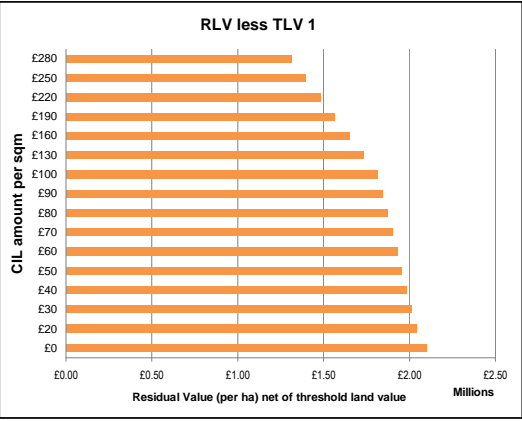


Site type 2 Description: **Area 3**   £2960 psm: South   Site area:   0.10 ha

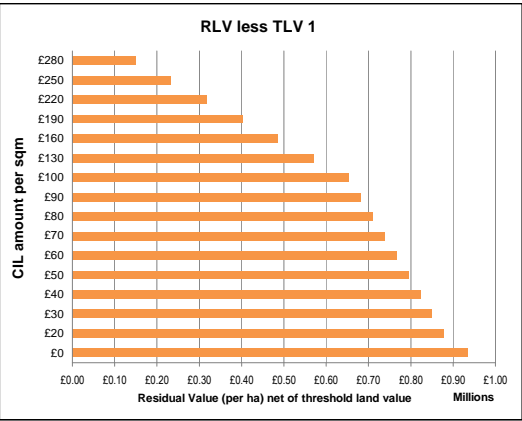
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	376,402	3,764,021	1,664,021	-	626,979	2,085,021
20	370,793	3,707,928	1,607,928	-	683,072	2,028,928
30	367,988	3,679,882	1,579,882	-	711,118	2,000,882
40	365,184	3,651,835	1,551,835	-	739,165	1,972,835
50	362,379	3,623,789	1,523,789	-	767,211	1,944,789
60	359,574	3,595,743	1,495,743	-	795,257	1,916,743
70	356,770	3,567,696	1,467,696	-	823,304	1,888,696
80	353,965	3,539,650	1,439,650	-	851,350	1,860,650
90	351,160	3,511,603	1,411,603	-	879,397	1,832,603
100	348,356	3,483,557	1,383,557	-	907,443	1,804,557
130	339,942	3,399,417	1,299,417	-	991,583	1,720,417
160	331,528	3,315,278	1,215,278	-	1,075,722	1,636,278
190	323,114	3,231,139	1,131,139	-	1,159,861	1,552,139
220	314,700	3,146,999	1,046,999	-	1,244,001	1,467,999
250	306,286	3,062,860	962,860	-	1,328,140	1,383,860
280	297,872	2,978,721	878,721	-	1,412,279	1,299,721



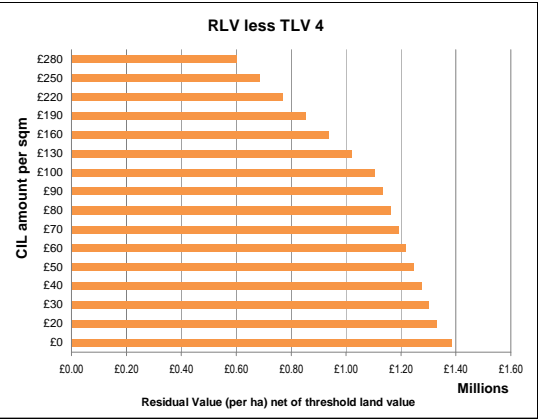
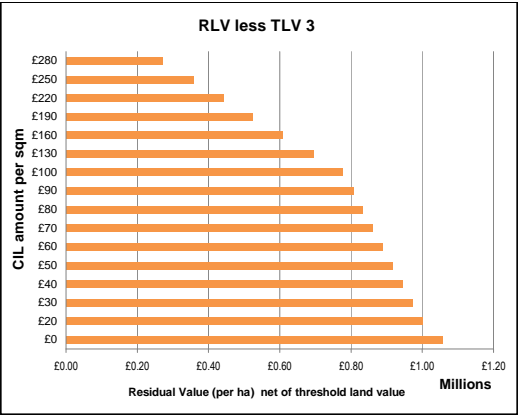
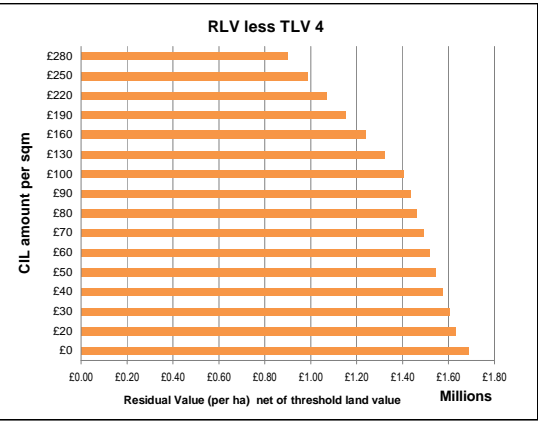
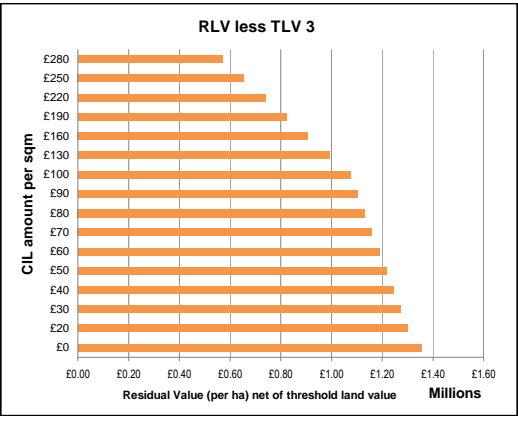
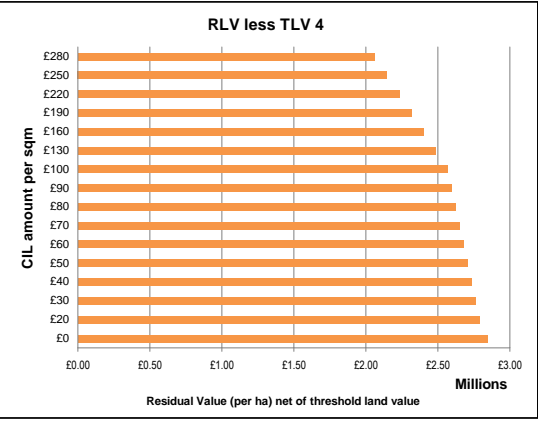
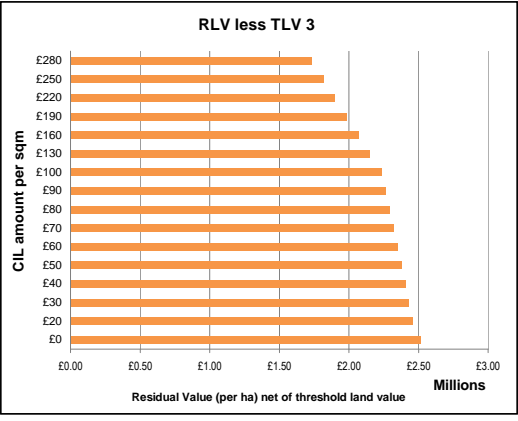
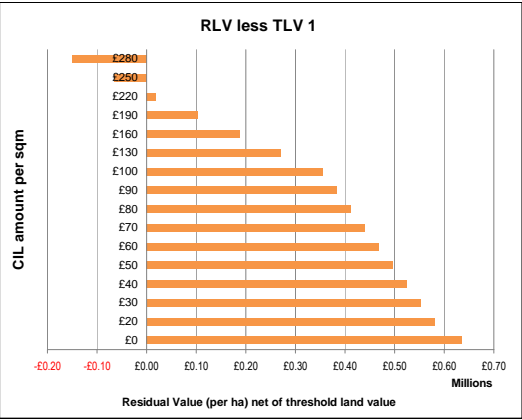
Site type 2	Description:	Area 4£3100 psm North West				Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	419,522	4,195,215	2,095,215	-	195,785	2,516,215	2,845,215
20	413,912	4,139,122	2,039,122	-	251,878	2,460,122	2,789,122
30	411,108	4,111,076	2,011,076	-	279,924	2,432,076	2,761,076
40	408,303	4,083,029	1,983,029	-	307,971	2,404,029	2,733,029
50	405,498	4,054,983	1,954,983	-	336,017	2,375,983	2,704,983
60	402,694	4,026,936	1,926,936	-	364,064	2,347,936	2,676,936
70	399,889	3,998,890	1,898,890	-	392,110	2,319,890	2,648,890
80	397,084	3,970,844	1,870,844	-	420,156	2,291,844	2,620,844
90	394,280	3,942,797	1,842,797	-	448,203	2,263,797	2,592,797
100	391,475	3,914,751	1,814,751	-	476,249	2,235,751	2,564,751
130	383,061	3,830,611	1,730,611	-	560,389	2,151,611	2,480,611
160	374,647	3,746,472	1,646,472	-	644,528	2,067,472	2,396,472
190	366,233	3,662,333	1,562,333	-	728,667	1,983,333	2,312,333
220	357,819	3,578,193	1,478,193	-	812,807	1,899,193	2,228,193
250	349,405	3,494,054	1,394,054	-	896,946	1,815,054	2,144,054
280	340,991	3,409,915	1,309,915	-	981,085	1,730,915	2,059,915



Site type 2	Description:	Area 5£2723 psm North				Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	303,431	3,034,308	934,308	-	1,356,692	1,355,308	1,684,308
20	297,822	2,978,215	878,215	-	1,412,785	1,299,215	1,628,215
30	295,017	2,950,169	850,169	-	1,440,831	1,271,169	1,600,169
40	292,212	2,922,123	822,123	-	1,468,877	1,243,123	1,572,123
50	289,408	2,894,076	794,076	-	1,496,924	1,215,076	1,544,076
60	286,603	2,866,030	766,030	-	1,524,970	1,187,030	1,516,030
70	283,798	2,837,983	737,983	-	1,553,017	1,158,983	1,487,983
80	280,994	2,809,937	709,937	-	1,581,063	1,130,937	1,459,937
90	278,189	2,781,890	681,890	-	1,609,110	1,102,890	1,431,890
100	275,384	2,753,844	653,844	-	1,637,156	1,074,844	1,403,844
130	266,970	2,669,705	569,705	-	1,721,295	990,705	1,319,705
160	258,557	2,585,565	485,565	-	1,805,435	906,565	1,235,565
190	250,143	2,501,426	401,426	-	1,889,574	822,426	1,151,426
220	241,729	2,417,287	317,287	-	1,973,713	738,287	1,067,287
250	233,315	2,333,147	233,147	-	2,057,853	654,147	983,147
280	224,901	2,249,008	149,008	-	2,141,992	570,008	899,008



Site type 2	Description:	Area 6£2626 psm East				Site area:	0.10 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	273,579	2,735,790	635,790	-	1,655,210	1,056,790	1,385,790
20	267,970	2,679,697	579,697	-	1,711,303	1,000,697	1,329,697
30	265,165	2,651,650	551,650	-	1,739,350	972,650	1,301,650
40	262,360	2,623,604	523,604	-	1,767,396	944,604	1,273,604
50	259,556	2,595,557	495,557	-	1,795,443	916,557	1,245,557
60	256,751	2,567,511	467,511	-	1,823,489	888,511	1,217,511
70	253,946	2,539,464	439,464	-	1,851,536	860,464	1,189,464
80	251,142	2,511,418	411,418	-	1,879,582	832,418	1,161,418
90	248,337	2,483,372	383,372	-	1,907,628	804,372	1,133,372
100	245,533	2,455,325	355,325	-	1,935,675	776,325	1,105,325
130	237,119	2,371,186	271,186	-	2,019,814	692,186	1,021,186
160	228,705	2,287,046	187,046	-	2,103,954	608,046	937,046
190	220,291	2,202,907	102,907	-	2,188,093	523,907	852,907
220	211,877	2,118,768	18,768	-	2,272,232	439,768	768,768
250	203,463	2,034,629	65,371	-	2,356,371	355,629	684,629
280	195,049	1,950,489	-	-	2,440,511	271,489	600,489



CIL Viability   Bristol City Council

SITE TYPE   3  
14 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

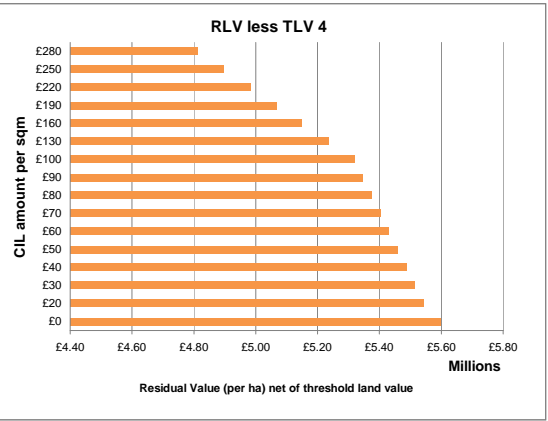
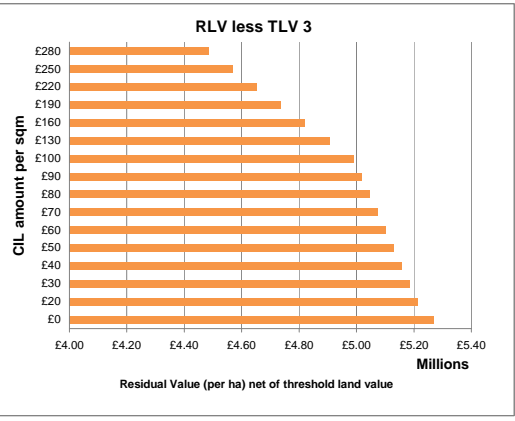
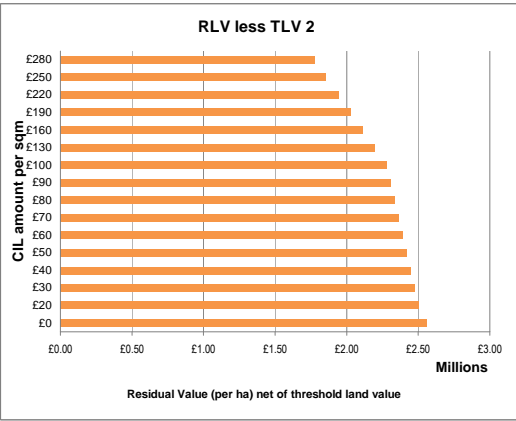
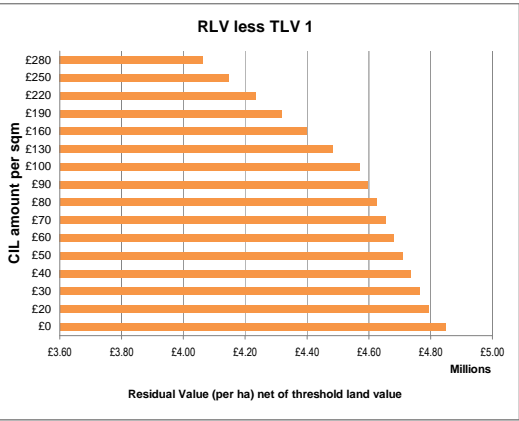
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	0%

0%	Sales value inflation
0%	Build cost inflation

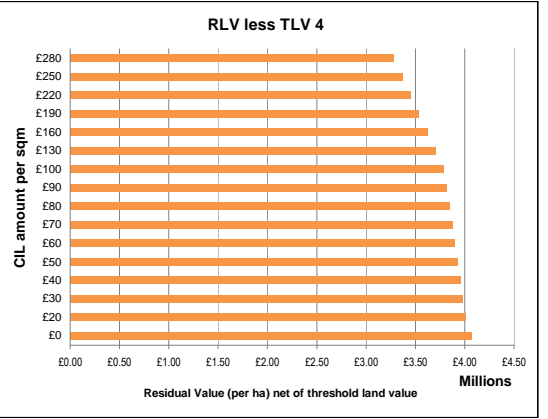
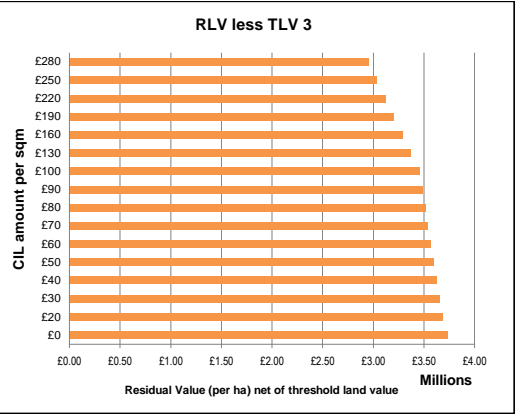
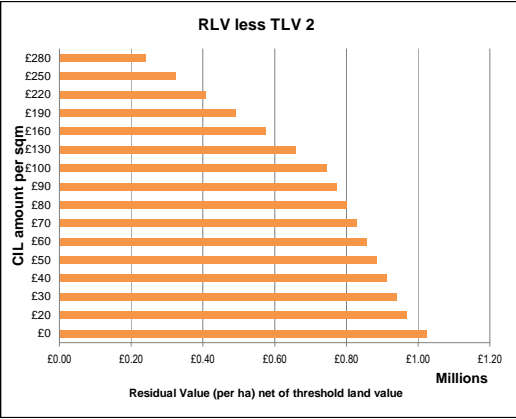
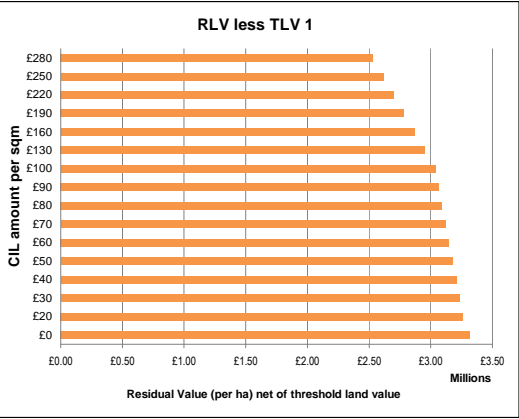
Site type 3 Description: **Area 1   £3993 psm   Inner West** Site area: 0.28 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,945,502	6,948,222	4,848,222	2,557,222	5,269,222	5,598,222
20	1,929,796	6,892,129	4,792,129	2,501,129	5,213,129	5,542,129
30	1,921,943	6,864,083	4,764,083	2,473,083	5,185,083	5,514,083
40	1,914,090	6,836,037	4,736,037	2,445,037	5,157,037	5,486,037
50	1,906,237	6,807,990	4,707,990	2,416,990	5,128,990	5,457,990
60	1,898,384	6,779,944	4,679,944	2,388,944	5,100,944	5,429,944
70	1,890,531	6,751,897	4,651,897	2,360,897	5,072,897	5,401,897
80	1,882,678	6,723,851	4,623,851	2,332,851	5,044,851	5,373,851
90	1,874,825	6,695,804	4,595,804	2,304,804	5,016,804	5,345,804
100	1,866,972	6,667,758	4,567,758	2,276,758	4,988,758	5,317,758
130	1,843,413	6,583,619	4,483,619	2,192,619	4,904,619	5,233,619
160	1,819,854	6,499,479	4,399,479	2,108,479	4,820,479	5,149,479
190	1,796,295	6,415,340	4,315,340	2,024,340	4,736,340	5,065,340
220	1,772,736	6,331,201	4,231,201	1,940,201	4,652,201	4,981,201
250	1,749,177	6,247,061	4,147,061	1,856,061	4,568,061	4,897,061
280	1,725,618	6,162,922	4,062,922	1,771,922	4,483,922	4,812,922



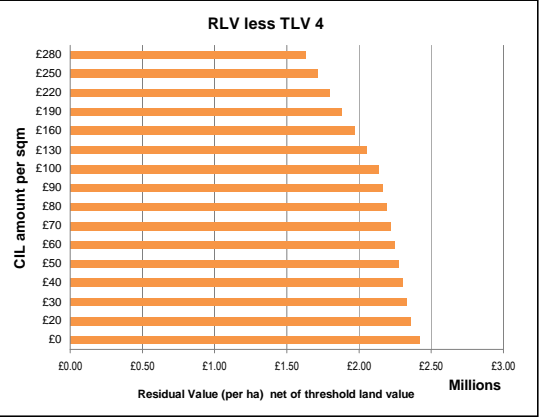
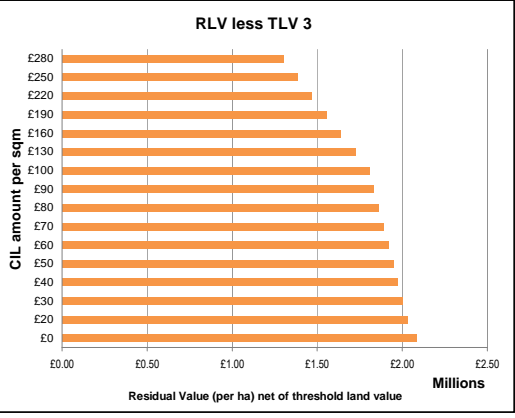
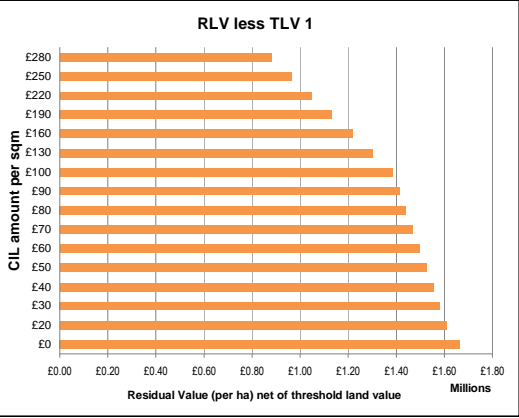
Site type 3 Description: **Area 2   £3496 psm   Inner East** Site area: 0.28 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,516,304	5,415,372	3,315,372	1,024,372	3,736,372	4,065,372
20	1,500,598	5,359,279	3,259,279	968,279	3,680,279	4,009,279
30	1,492,745	5,331,233	3,231,233	940,233	3,652,233	3,981,233
40	1,484,892	5,303,186	3,203,186	912,186	3,624,186	3,953,186
50	1,477,039	5,275,140	3,175,140	884,140	3,596,140	3,925,140
60	1,469,186	5,247,093	3,147,093	856,093	3,568,093	3,897,093
70	1,461,333	5,219,047	3,119,047	828,047	3,540,047	3,869,047
80	1,453,480	5,191,000	3,091,000	800,000	3,512,000	3,841,000
90	1,445,627	5,162,954	3,062,954	771,954	3,483,954	3,812,954
100	1,437,774	5,134,908	3,034,908	743,908	3,455,908	3,784,908
130	1,414,215	5,050,768	2,950,768	659,768	3,371,768	3,700,768
160	1,390,656	4,966,629	2,866,629	575,629	3,287,629	3,616,629
190	1,367,097	4,882,490	2,782,490	491,490	3,203,490	3,532,490
220	1,343,538	4,798,350	2,698,350	407,350	3,119,350	3,448,350
250	1,319,979	4,714,211	2,614,211	323,211	3,035,211	3,364,211
280	1,296,420	4,630,072	2,530,072	239,072	2,951,072	3,280,072

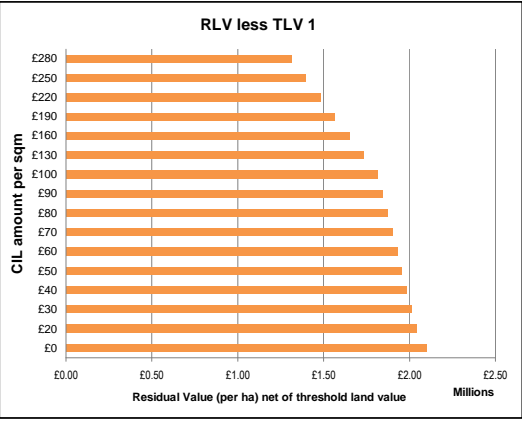


Site type 3 Description: **Area 3   £2960 psm   South** Site area: 0.28 ha

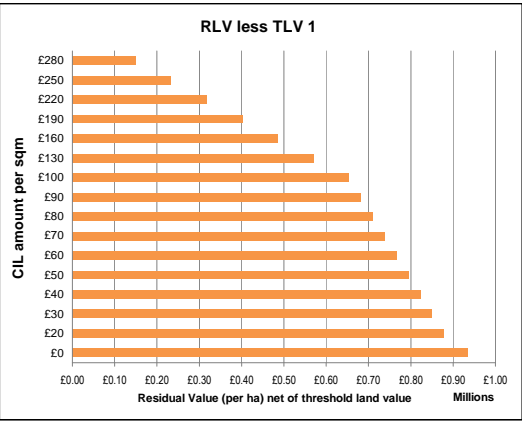
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,053,926	3,764,021	1,664,021	-	626,979	2,085,021
20	1,038,220	3,707,928	1,607,928	-	683,072	2,028,928
30	1,030,367	3,679,882	1,579,882	-	711,118	2,000,882
40	1,022,514	3,651,835	1,551,835	-	739,165	1,972,835
50	1,014,661	3,623,789	1,523,789	-	767,211	1,944,789
60	1,006,808	3,595,743	1,495,743	-	795,257	1,916,743
70	998,955	3,567,696	1,467,696	-	823,304	1,888,696
80	991,102	3,539,650	1,439,650	-	851,350	1,860,650
90	983,249	3,511,603	1,411,603	-	879,397	1,832,603
100	975,396	3,483,557	1,383,557	-	907,443	1,804,557
130	951,837	3,399,417	1,299,417	-	991,583	1,720,417
160	928,278	3,315,278	1,215,278	-	1,075,722	1,636,278
190	904,719	3,231,139	1,131,139	-	1,159,861	1,552,139
220	881,160	3,146,999	1,046,999	-	1,244,001	1,467,999
250	857,601	3,062,860	962,860	-	1,328,140	1,383,860
280	834,042	2,978,721	878,721	-	1,412,279	1,299,721



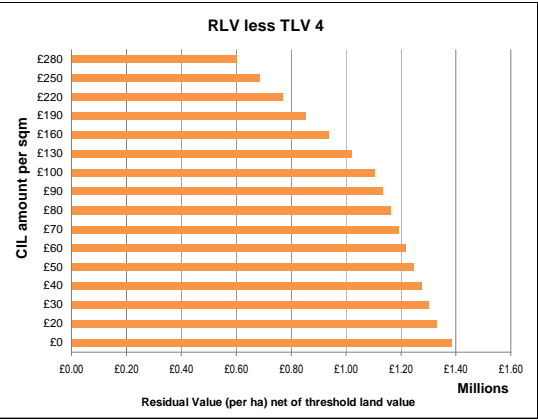
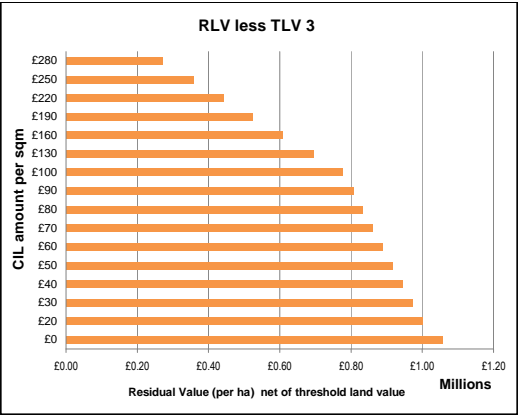
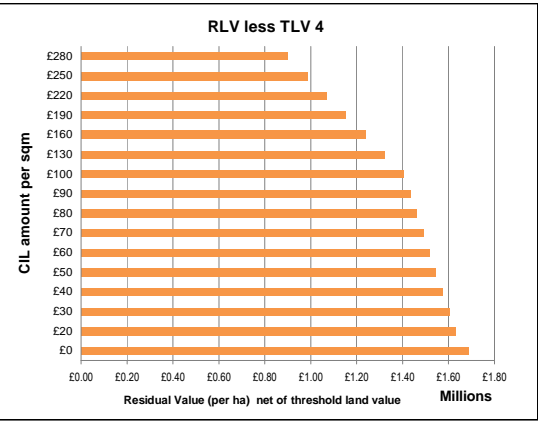
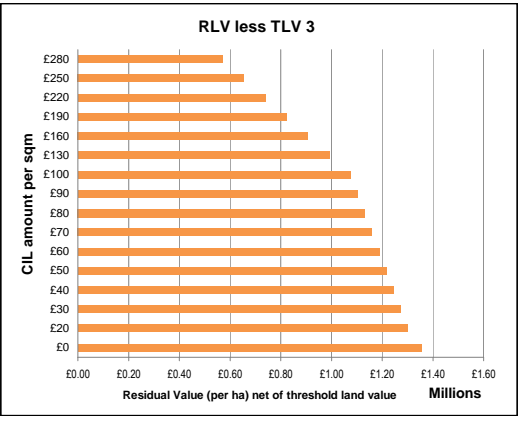
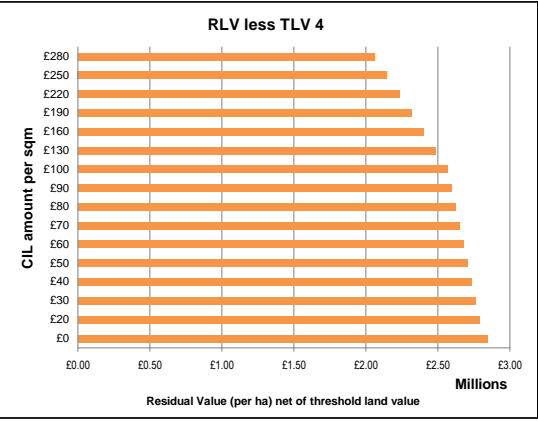
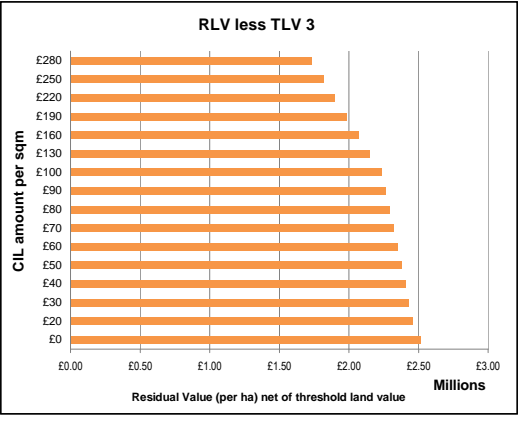
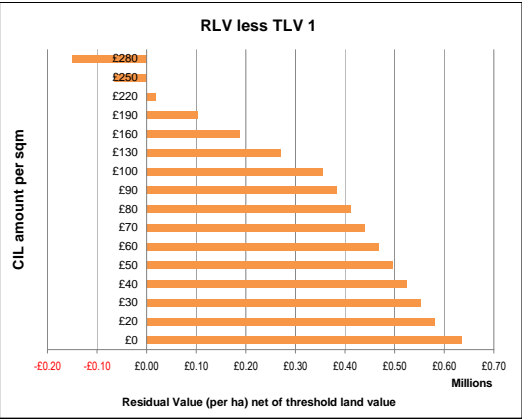
Site type 3	Description:	Area 4 £3100 psm North West			Site area:	0.28 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,174,660	4,195,215	2,095,215	-	195,785	2,516,215
20	1,158,954	4,139,122	2,039,122	-	251,878	2,789,122
30	1,151,101	4,111,076	2,011,076	-	279,924	2,761,076
40	1,143,248	4,083,029	1,983,029	-	307,971	2,733,029
50	1,135,395	4,054,983	1,954,983	-	336,017	2,704,983
60	1,127,542	4,026,936	1,926,936	-	364,064	2,676,936
70	1,119,689	3,998,890	1,898,890	-	392,110	2,648,890
80	1,111,836	3,970,844	1,870,844	-	420,156	2,620,844
90	1,103,983	3,942,797	1,842,797	-	448,203	2,592,797
100	1,096,130	3,914,751	1,814,751	-	476,249	2,564,751
130	1,072,571	3,830,611	1,730,611	-	560,389	2,480,611
160	1,049,012	3,746,472	1,646,472	-	644,528	2,396,472
190	1,025,453	3,662,333	1,562,333	-	728,667	2,312,333
220	1,001,894	3,578,193	1,478,193	-	812,807	2,228,193
250	978,335	3,494,054	1,394,054	-	896,946	2,144,054
280	954,776	3,409,915	1,309,915	-	981,085	2,059,915



Site type 3	Description: <b>Area 5</b>			<b>£2723 psm North</b>		Site area:	0.28 ha
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4	
0	849,606	3,034,308	934,308	-	1,356,692	1,355,308	
20	833,900	2,978,215	878,215	-	1,412,785	1,299,215	
30	826,047	2,950,169	850,169	-	1,440,831	1,271,169	
40	818,194	2,922,123	822,123	-	1,468,877	1,243,123	
50	810,341	2,894,076	794,076	-	1,496,924	1,215,076	
60	802,488	2,866,030	766,030	-	1,524,970	1,187,030	
70	794,635	2,837,983	737,983	-	1,553,017	1,158,983	
80	786,782	2,809,937	709,937	-	1,581,063	1,130,937	
90	778,929	2,781,890	681,890	-	1,609,110	1,102,890	
100	771,076	2,753,844	653,844	-	1,637,156	1,074,844	
130	747,517	2,669,705	569,705	-	1,721,295	990,705	
160	723,958	2,585,565	485,565	-	1,805,435	906,565	
190	700,399	2,501,426	401,426	-	1,889,574	822,426	
220	676,840	2,417,287	317,287	-	1,973,713	738,287	
250	653,281	2,333,147	233,147	-	2,057,853	654,147	
280	629,722	2,249,008	149,008	-	2,141,992	570,008	



Site type 3	Description:	Area 6	£2626 psm East	Site area:	0.28 ha	
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	766,021	2,735,790	635,790	-	1,655,210	1,056,790
20	750,315	2,679,697	579,697	-	1,711,303	1,000,697
30	742,462	2,651,650	551,650	-	1,739,350	972,650
40	734,609	2,623,604	523,604	-	1,767,396	944,604
50	726,756	2,595,557	495,557	-	1,795,443	916,557
60	718,903	2,567,511	467,511	-	1,823,489	888,511
70	711,050	2,539,464	439,464	-	1,851,536	860,464
80	703,197	2,511,418	411,418	-	1,879,582	832,418
90	695,344	2,483,372	383,372	-	1,907,628	804,372
100	687,491	2,455,325	355,325	-	1,935,675	776,325
130	663,932	2,371,186	271,186	-	2,019,814	692,186
160	640,373	2,287,046	187,046	-	2,103,954	608,046
190	616,814	2,202,907	102,907	-	2,188,093	523,907
220	593,255	2,118,768	18,768	-	2,272,232	439,768
250	569,696	2,034,629	65,371	-	2,356,371	355,629
280	546,137	1,950,489	149,511	-	2,440,511	271,489



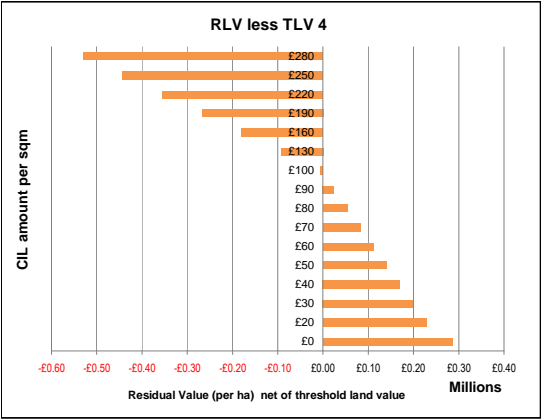


CIL Viability	Bristol City Council	Threshold Land Values (per ha)				NB includes infrastructure @ £0.35m per ha
SITE TYPE 50 UNITS	4	TLV1 Existing resi £2,100,000	TLV2 Offices £4,391,000	TLV3 Industrial £1,679,000	TLV4 Urban Open Sp £1,350,000	

CSH level:	4	0%	Sales value inflation
Aff Hsg:	30%	0%	Build cost inflation

Site type 4	Description:	Area 3£2960 psm South	Site area:	1.00 ha
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CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,635,933	1,635,933	- 464,067	- 2,755,067	- 43,067	285,933
20	1,577,634	1,577,634	- 522,366	- 2,813,366	- 101,366	227,634
30	1,548,484	1,548,484	- 551,516	- 2,842,516	- 130,516	198,484
40	1,519,334	1,519,334	- 580,666	- 2,871,666	- 159,666	169,334
50	1,490,184	1,490,184	- 609,816	- 2,900,816	- 188,816	140,184
60	1,461,034	1,461,034	- 638,966	- 2,929,966	- 217,966	111,034
70	1,431,884	1,431,884	- 668,116	- 2,959,116	- 247,116	81,884
80	1,402,734	1,402,734	- 697,266	- 2,988,266	- 276,266	52,734
90	1,373,584	1,373,584	- 726,416	- 3,017,416	- 305,416	23,584
100	1,344,434	1,344,434	- 755,566	- 3,046,566	- 334,566	- 5,566
130	1,256,984	1,256,984	- 843,016	- 3,134,016	- 422,016	- 93,016
160	1,169,534	1,169,534	- 930,466	- 3,221,466	- 509,466	- 180,466
190	1,082,085	1,082,085	- 1,017,915	- 3,308,915	- 596,915	- 267,915
220	994,635	994,635	- 1,105,365	- 3,396,365	- 684,365	- 355,365
250	907,185	907,185	- 1,192,815	- 3,483,815	- 771,815	- 442,815
280	819,735	819,735	- 1,280,265	- 3,571,265	- 859,265	- 530,265



CIL Viability Bristol City Council

SITE TYPE 4  
50 UNITS  
HOUSES  
50 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

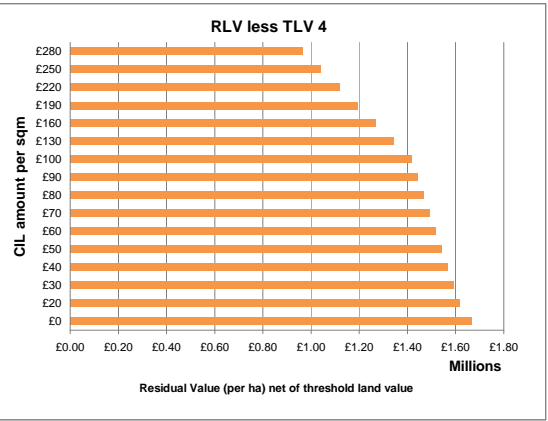
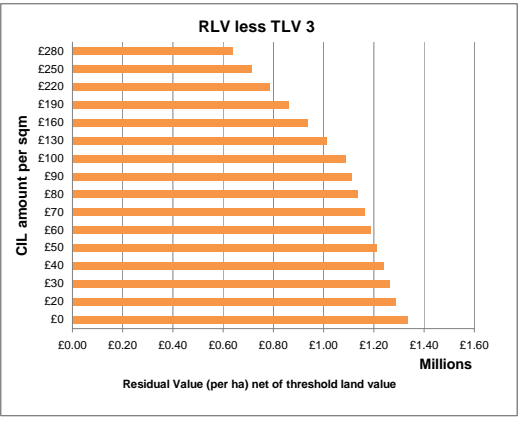
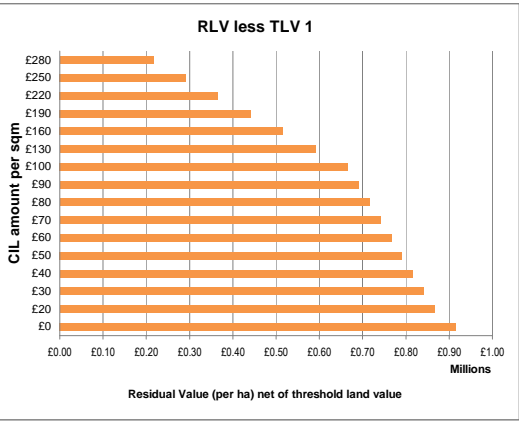
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	40%

0%	Sales value inflation
0%	Build cost inflation

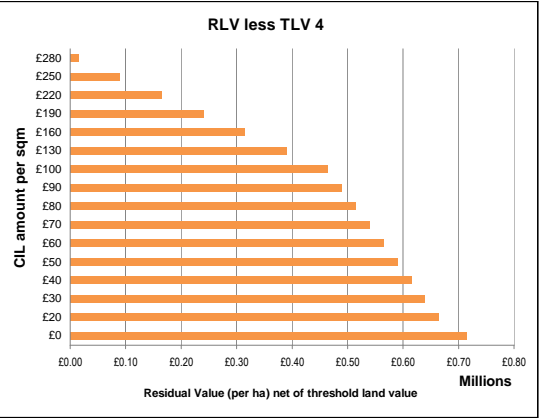
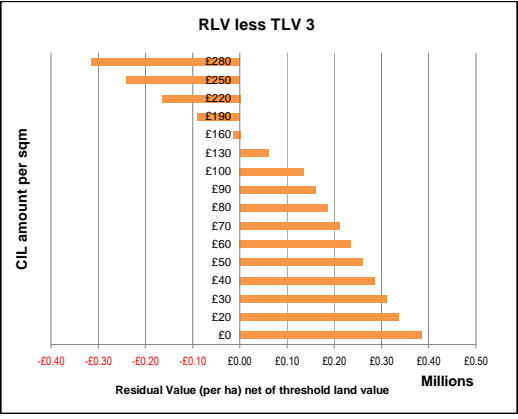
Site type 4Description: Area 1£3993 psm Inner WestSite area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	3,015,263	3,015,263	915,263	-	1,375,737	1,336,263
20	2,965,291	2,965,291	865,291	-	1,425,709	1,615,291
30	2,940,306	2,940,306	840,306	-	1,450,694	1,590,306
40	2,915,320	2,915,320	815,320	-	1,475,680	1,565,320
50	2,890,334	2,890,334	790,334	-	1,500,666	1,540,334
60	2,865,349	2,865,349	765,349	-	1,525,651	1,515,349
70	2,840,363	2,840,363	740,363	-	1,550,637	1,490,363
80	2,815,377	2,815,377	715,377	-	1,575,623	1,465,377
90	2,790,392	2,790,392	690,392	-	1,600,608	1,440,392
100	2,765,406	2,765,406	665,406	-	1,625,594	1,415,406
130	2,690,449	2,690,449	590,449	-	1,700,551	1,340,449
160	2,615,492	2,615,492	515,492	-	1,775,508	1,265,492
190	2,540,535	2,540,535	440,535	-	1,850,465	1,190,535
220	2,465,578	2,465,578	365,578	-	1,925,422	1,115,578
250	2,390,621	2,390,621	290,621	-	2,000,379	1,040,621
280	2,315,664	2,315,664	215,664	-	2,075,336	965,664



Site type 4Description: Area 2£3496 psm Inner EastSite area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,064,186	2,064,186	-	35,814	-	2,326,814
20	2,014,215	2,014,215	-	85,785	-	2,376,785
30	1,989,229	1,989,229	-	110,771	-	2,401,771
40	1,964,243	1,964,243	-	135,757	-	2,426,757
50	1,939,258	1,939,258	-	160,742	-	2,451,742
60	1,914,272	1,914,272	-	185,728	-	2,476,728
70	1,889,286	1,889,286	-	210,714	-	2,501,714
80	1,864,301	1,864,301	-	235,699	-	2,526,699
90	1,839,315	1,839,315	-	260,685	-	2,551,685
100	1,814,329	1,814,329	-	285,671	-	2,576,671
130	1,739,372	1,739,372	-	360,628	-	2,651,628
160	1,664,415	1,664,415	-	435,585	-	2,726,585
190	1,589,458	1,589,458	-	510,542	-	2,801,542
220	1,514,501	1,514,501	-	585,499	-	2,876,499
250	1,439,544	1,439,544	-	660,456	-	2,951,456
280	1,364,587	1,364,587	-	735,413	-	3,026,413



CIL Viability Bristol City Council

SITE TYPE 5  
50 UNITS  
FLATS  
120 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

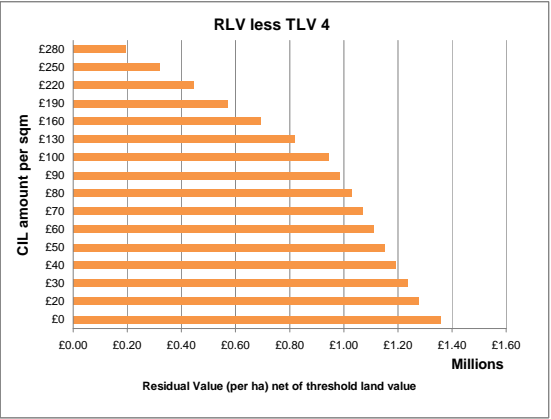
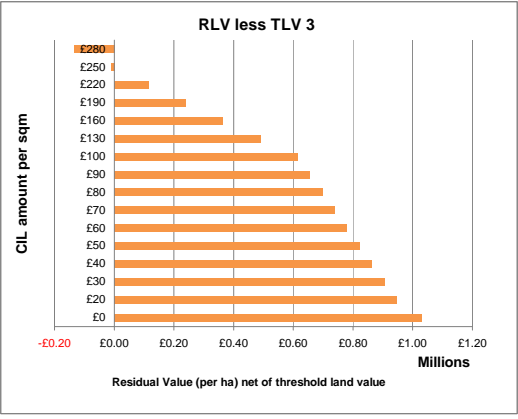
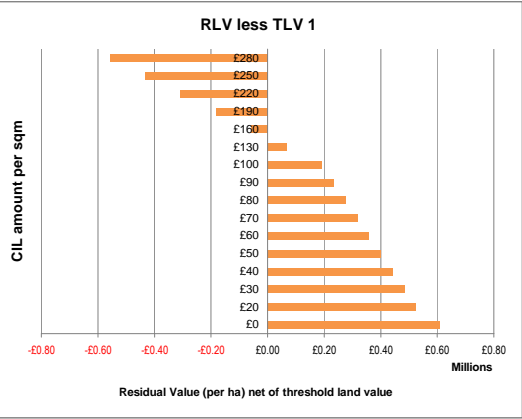
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	40%

0%	Sales value inflation
0%	Build cost inflation

Site type 5	Description: Area 1 £3993 psm Inner West	Site area: 0.42 ha
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CiL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,128,628	2,708,707	608,707	-	1,682,293	1,029,707
20	1,093,970	2,625,529	525,529	-	1,765,471	946,529
30	1,076,642	2,583,940	483,940	-	1,807,060	904,940
40	1,059,313	2,542,351	442,351	-	1,848,649	863,351
50	1,041,984	2,500,762	400,762	-	1,890,238	821,762
60	1,024,655	2,459,173	359,173	-	1,931,827	780,173
70	1,007,327	2,417,584	317,584	-	1,973,416	738,584
80	989,998	2,375,995	275,995	-	2,015,005	696,995
90	972,669	2,334,406	234,406	-	2,056,594	655,406
100	955,340	2,292,817	192,817	-	2,098,183	613,817
130	903,354	2,168,050	68,050	-	2,222,950	489,050
160	851,368	2,043,282	-	56,718	2,347,718	364,282
190	799,381	1,918,515	-	181,485	2,472,485	239,515
220	747,395	1,793,748	-	306,252	2,597,252	114,748
250	695,409	1,668,981	-	431,019	2,722,019	-
280	643,422	1,544,214	-	555,786	2,846,786	-



CIL Viability Bristol City Council

SITE TYPE 6  
100 UNITS  
FLATS  
150 UPH

Threshold Land Values (per ha)

TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

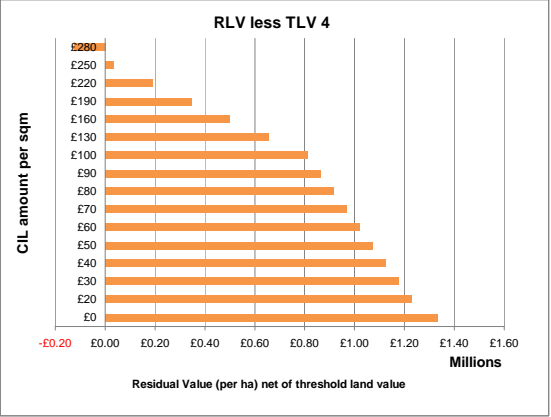
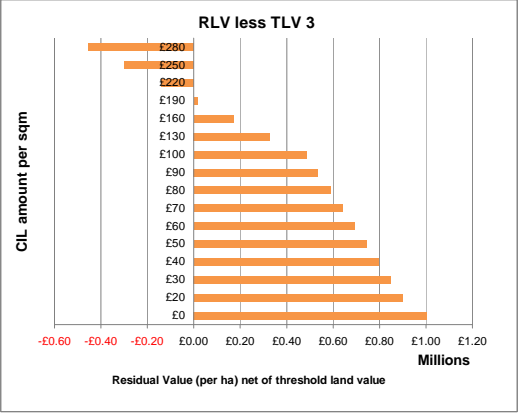
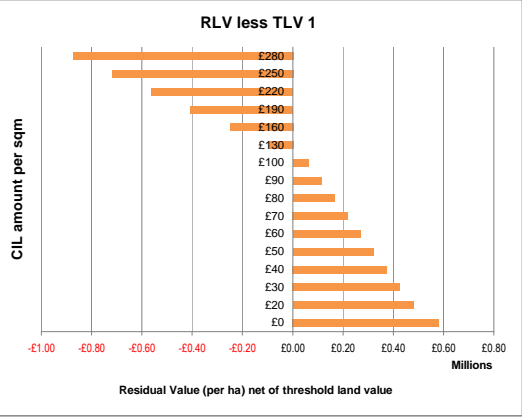
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	40%

	Sales value inflation
	Build cost inflation

Site type 6Description: Area 1£3993 psm Inner WestSite area: 0.67 ha

CiL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,787,693	2,681,539	581,539	-	1,709,461	1,002,539
20	1,718,378	2,577,567	477,567	-	1,813,433	898,567
30	1,683,720	2,525,580	425,580	-	1,865,420	846,580
40	1,649,063	2,473,594	373,594	-	1,917,406	794,594
50	1,614,405	2,421,608	321,608	-	1,969,392	742,608
60	1,579,748	2,369,621	269,621	-	2,021,379	690,621
70	1,545,090	2,317,635	217,635	-	2,073,365	638,635
80	1,510,433	2,265,649	165,649	-	2,125,351	586,649
90	1,475,775	2,213,662	113,662	-	2,177,338	534,662
100	1,441,117	2,161,676	61,676	-	2,229,324	482,676
130	1,337,145	2,005,717	-	94,283	-	2,385,283
160	1,233,172	1,849,758	-	250,242	-	2,541,242
190	1,129,200	1,693,799	-	406,201	-	2,697,201
220	1,025,227	1,537,841	-	562,159	-	2,853,159
250	921,254	1,381,882	-	718,118	-	3,009,118
280	817,282	1,225,923	-	874,077	-	3,165,077



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## Appendix 3 Commercial appraisal results

# DEVELOPMENT APPRAISAL

## Commercial Development

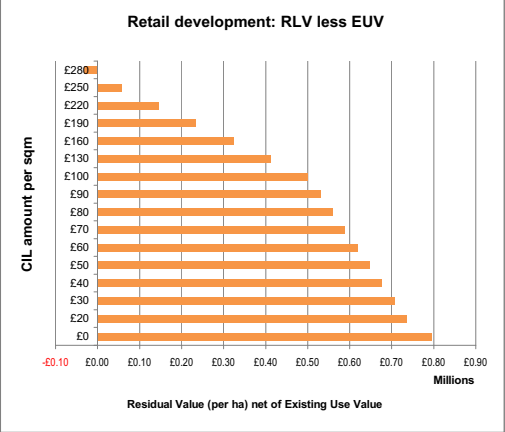
Use class:	RETAIL
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DEVELOPMENT VALUE			
<b>Rental Income</b>	Area	£ psf	£ per annum
Rent - area 1	10,000	22.50	225,000
Rent - area 2	10,000	22.50	225,000
Rent - area 3	10,000	22.50	225,000
Total rental income	30,000		675,000
Rent free/voids (years)	24	0.9346	
Total revenue, capitalised (including all costs)		6.50%	9,705,462
<b>GROSS DEVELOPMENT VALUE</b>			<b>9,705,462</b>

DEVELOPMENT COSTS			
<b>Development Costs</b>	£5 psf	14,100 sqft	70,500
Demolition costs			
Building costs	£110 psf		3,300,000
Area	35,294		
External works			330,000
Professional fees		10.00%	370,050
Section 106 costs		16	918,093
<b>Disposal Costs</b>			
Letting Agent's fee (% of rent )		10.00%	67,500
Agent's fees (on capital value)		1.00%	97,055
Legal fees (% of capital value)		0.75%	72,791
<b>Interest on Finance</b>			
Total development duration	18 months		
Loan arrangement fee		1.00%	49,886
Interest on Construction Costs	18 months	6.50%	243,196
<b>Profit</b>			
Developer's profit on Total Revenue		20.00%	1,941,092
<b>TOTAL DEVELOPMENT COSTS</b>			<b>7,460,164</b>

LAND VALUE			
Land surplus			2,245,298
Stamp duty		4.00%	(89,812)
Agent's fees		1.25%	(28,066)
Legal fees		0.50%	(11,226)
Interest on land finance	18 months	6.50%	(206,329)
<b>RESIDUAL LAND VALUE</b>			<b>1,909,864</b>

<b>Existing use value</b>			
Assumes existing space is 47% of new	14,100		
Rent per sq ft	£15 psf		
Rental income per annum	211,500		
Rent free/voids (years)	24	0.9346	
Total revenue, capitalised (including all costs)		8.00%	2,470,849
Refurbishment costs	£50 psf	705,000	
Fees	7%	49,350	
Purchaser's costs	5.75%		98,699
<b>Existing use value</b>			<b>1,617,800</b>
Landowner premium	20%		1,941,360
Surplus available to fund CIL			(31,496)



	CIL amount	RLV
1	£0	£795,320
2	£20	£736,262
3	£30	£706,733
4	£40	£677,203
5	£50	£647,674
6	£60	£618,145
7	£70	£588,616
8	£80	£559,087
9	£90	£529,558
10	£100	£500,029
11	£130	£411,441
12	£160	£322,854
13	£190	£234,266
14	£220	£145,679
15	£250	£57,092
16	£280	£-31,496

# DEVELOPMENT APPRAISAL

## Commercial Development

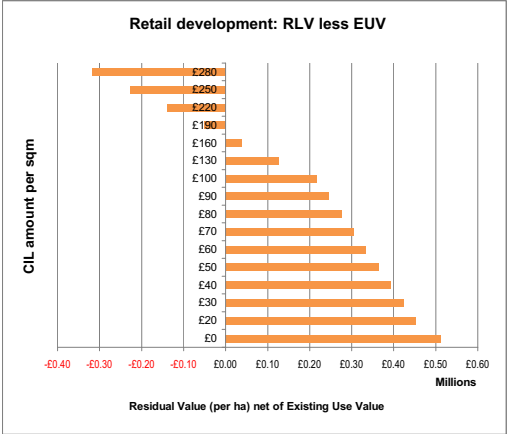
Use class:	RETAIL
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DEVELOPMENT VALUE				
<b>Rental Income</b>	Area	£ psf		£ per annum
Rent - area 1	10,000	21.50		215,000
Rent - area 2	10,000	21.50		215,000
Rent - area 3	10,000	21.50		215,000
Total rental income	30,000			645,000
Rent free/voids (years)	24	0.9346		
Total revenue, capitalised (including all costs)		6.50%		9,274,108
<b>GROSS DEVELOPMENT VALUE</b>				<b>9,274,108</b>

DEVELOPMENT COSTS				
<b>Development Costs</b>				
Demolition costs	£5 psf	14,100 sqt		70,500
Building costs	£110 psf			3,300,000
Area	35,294			
External works				330,000
Professional fees			10.00%	370,050
Section 106 costs			16	918,093
<b>Disposal Costs</b>				
Letting Agent's fee (% of rent )			10.00%	64,500
Agent's fees (on capital value)			1.00%	92,741
Legal fees (% of capital value)			0.75%	69,556
<b>Interest on Finance</b>				
Total development duration	18 months			
Loan arrangement fee			1.00%	49,886
Interest on Construction Costs	18 months		6.50%	243,196
<b>Profit</b>				
Developer's profit on Total Revenue			20.00%	1,854,822
<b>TOTAL DEVELOPMENT COSTS</b>				<b>7,363,344</b>

LAND VALUE				
Land surplus				1,910,764
Stamp duty		4.00%		(76,431)
Agent's fees		1.25%		(23,885)
Legal fees		0.50%		(9,554)
Interest on land finance	18 months	6.50%		(175,587)
<b>RESIDUAL LAND VALUE</b>				<b>1,625,307</b>

<b>Existing use value</b>				
Assumes existing space is 47% of new	14,100			
Rent per sq ft	£15 psf			
Rental income per annum	211,500			
Rent free/voids (years)	24	0.9346		
Total revenue, capitalised (including all costs)		8.00%		2,470,849
Refurbishment costs	£50 psf	705,000		
Fees	7%	49,350		
Purchaser's costs	5.75%			98,699
<b>Existing use value</b>				<b>1,617,800</b>
Landowner premium	20%			1,941,360
Surplus available to fund CIL				(316,053)



	CIL amount	RLV
1	£0	£510,763
2	£20	£451,705
3	£30	£422,176
4	£40	£392,646
5	£50	£363,117
6	£60	£333,588
7	£70	£304,059
8	£80	£274,530
9	£90	£245,001
10	£100	£215,472
11	£130	£126,884
12	£160	£38,297
13	£190	-£50,291
14	£220	-£138,878
15	£250	-£227,465
16	£280	-£316,053



# DEVELOPMENT APPRAISAL

## Commercial Development

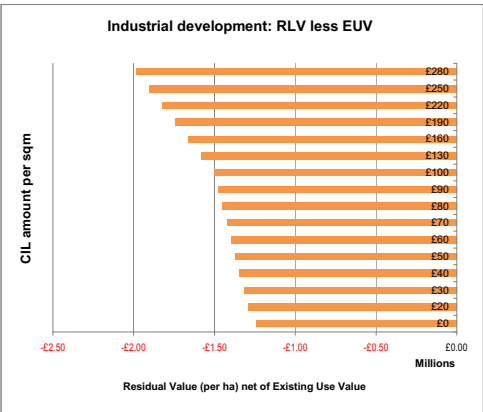
Use class:	INDUSTRIAL
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DEVELOPMENT VALUE				
<b>Rental Income</b>	Area	£ psf	£ per annum	
Rent - area 1	10,000	6.5	65,000	
Rent - area 2	10,000	6.5	65,000	
Rent - area 3	10,000	6.5	65,000	
Total rental income	30,000		195,000	
Rent free/voids (years)	24	0.9346		
Total revenue, capitalised (including all costs)		7.50%	2,429,960	
<b>GROSS DEVELOPMENT VALUE</b>			<b>2,429,960</b>	

DEVELOPMENT COSTS				
<b>Development Costs</b>	£5 psf	15,000 sqt		75,000
Demolition costs	£55 psf			1,636,009
Building costs	31,579			
Area				
External works				163,601
Professional fees			7.00%	131,223
Community Infrastructure Levy			16	821,452
<b>Disposal Costs</b>				
Letting Agent's fee (% of rent )			10.00%	19,500
Agent's fees (on capital value)			1.00%	24,300
Legal fees (% of capital value)			0.75%	18,225
<b>Interest on Finance</b>				
Total development duration	12 months			
Loan arrangement fee			1.00%	28,273
Interest on Construction Costs	6 months		6.50%	45,943
<b>Profit</b>				
Developer's profit on Total Revenue			20.00%	485,992
<b>TOTAL DEVELOPMENT COSTS</b>				<b>3,449,517</b>

LAND VALUE				
Land surplus				(1,019,557)
Stamp duty		4.00%		40,782
Agent's fees		1.25%		12,744
Legal fees		0.50%		5,098
Interest on land finance	12 months	6.50%		62,461
<b>RESIDUAL LAND VALUE</b>				<b>(898,472)</b>

<b>Existing use value</b>				
Assumes existing space is 59% of new	17,700			
Rent per sq ft	£6 psf			
Rental income per annum	106,200			
Rent free/voids (years)	24	0.9346		
Total revenue, capitalised (including all costs)		8.00%		1,240,682
Refurbishment costs	£15 psf	265,500		
Fees	7%	18,585		
Purchaser's costs	5.75%			55,004
<b>Existing use value</b>				<b>901,592</b>
Landowner premium	20%			1,081,911
Surplus available to fund CIL				(1,980,382)



	CIL amount	RLV
1	£0	-£1,237,486
2	£20	-£1,290,550
3	£30	-£1,317,082
4	£40	-£1,343,614
5	£50	-£1,370,146
6	£60	-£1,396,678
7	£70	-£1,423,210
8	£80	-£1,449,742
9	£90	-£1,476,274
10	£100	-£1,502,806
11	£130	-£1,582,402
12	£160	-£1,661,998
13	£190	-£1,741,594
14	£220	-£1,821,190
15	£250	-£1,900,786
16	£280	-£1,980,382

# DEVELOPMENT APPRAISAL

## Commercial Development

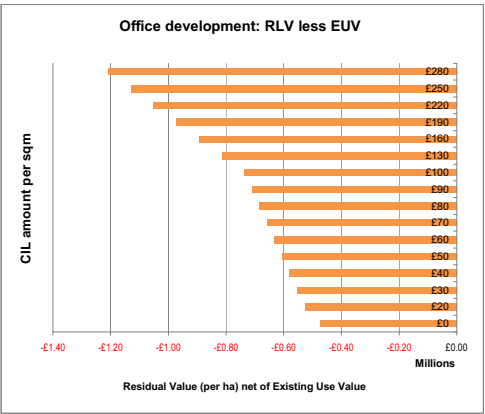
Use class:	OFFICE
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DEVELOPMENT VALUE				
<b>Rental Income</b>	Area	£ psf	£ per annum	
Rent - area 1	10,000	22.0	220,000	
Rent - area 2	10,000	22.0	220,000	
Rent - area 3	10,000	22.0	220,000	
Total rental income	30,000		660,000	
Rent free/voids (years)	24	0.9346		
Total revenue, capitalised (including all costs)		6.25%		9,869,376
<b>GROSS DEVELOPMENT VALUE</b>				<b>9,869,376</b>

DEVELOPMENT COSTS				
<b>Development Costs</b>	£5 psf	15,000 sqft		75,000
Demolition costs	£132 psf			3,968,785
Building costs	31,579			
Area				
External works				396,878
Professional fees		8.00%		355,253
Community Infrastructure Levy		16		821,452
<b>Disposal Costs</b>				
Letting Agent's fee (% of rent )		10.00%		66,000
Agent's fees (on capital value)		1.00%		98,694
Legal fees (% of capital value)		0.75%		74,020
<b>Interest on Finance</b>				
Total development duration	18 months			
Loan arrangement fee		1.00%		56,174
Interest on Construction Costs	15 months	6.50%		228,206
<b>Profit</b>				
Developer's profit on Total Revenue		20.00%		1,973,875
<b>TOTAL DEVELOPMENT COSTS</b>				<b>8,114,337</b>

LAND VALUE				
Land surplus				1,755,039
Stamp duty		4.00%		(70,202)
Agent's fees		1.25%		(21,938)
Legal fees		0.50%		(8,775)
Interest on land finance	18 months	6.50%		(161,277)
<b>RESIDUAL LAND VALUE</b>				<b>1,492,848</b>

<b>Existing use value</b>				
Assumes existing space is 50% of new	15,000			
Rent per sq ft	£15 psf			
Rental income per annum	225,000			
Rent free/voids (years)	24	0.9346		
Total revenue, capitalised (including all costs)		8.00%		2,628,563
Refurbishment costs	£15 psf	225,000		
Fees	7%	15,750		
Purchaser's costs	5.75%			137,299
<b>Existing use value</b>				<b>2,250,513</b>
Landowner premium	20%			2,700,616
Surplus available to fund CIL				(1,207,768)



CIL amount	RLV
1	£0 -£473,663
2	£20 -£526,099
3	£30 -£552,317
4	£40 -£578,535
5	£50 -£604,753
6	£60 -£630,971
7	£70 -£657,190
8	£80 -£683,408
9	£90 -£709,626
10	£100 -£735,844
11	£130 -£814,498
12	£160 -£893,152
13	£190 -£971,806
14	£220 -£1,050,460
15	£250 -£1,129,114
16	£280 -£1,207,768

DEVELOPMENT APPRAISAL

Commercial Development

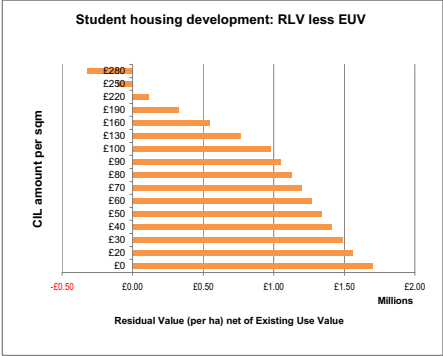
Use class:	STUDENT HSG
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DEVELOPMENT VALUE				
<b>Rental Income</b>				
Annual rent per unit - term time (95% occupancy)	42 weeks	55,813	2,344,125	
Annual rent per unit - summer (50% occupancy)	8 weeks	47,500	380,000	
Operating costs	500 units	1,900	(950,000)	
Net annual rents			1,774,125	
Total revenue, capitalised (including all costs)		7.00%	25,344,643	
GROSS DEVELOPMENT VALUE			25,344,643	

DEVELOPMENT COSTS				
<b>Development Costs</b>				
Demolition costs	£5 psf	35,250 sqt	176,250	
Building costs	£140 psf		10,500,000	
Area	88,235			
External works			1,050,000	
Professional fees		10.00%	1,172,625	
Community Infrastructure Levy		16	2,295,232	
<b>Disposal Costs</b>				
Letting Agent's fee (% of rent )		0.00%	-	
Agent's fees (on capital value)		1.00%	253,446	
Legal fees (% of capital value)		0.75%	190,085	
<b>Interest on Finance</b>				
Total development duration	24 months			
Loan arrangement fee		1.00%	151,941	
Interest on Construction Costs	24 months	6.50%	987,617	
<b>Profit</b>				
Developer's profit on Total Revenue		20.00%	5,068,929	
TOTAL DEVELOPMENT COSTS			21,846,125	

LAND VALUE				
Land surplus			3,498,518	
Stamp duty		4.00%	(139,941)	
Agent's fees		1.25%	(43,731)	
Legal fees		0.50%	(17,493)	
Interest on land finance	24 months	6.50%	(428,656)	
RESIDUAL LAND VALUE			2,868,697	

<b>Existing use value</b>				
Assumes existing space is 47% of new	35,250			
Rent per sq ft	£10 psf			
Rental income per annum	352,500			
Rent free/voids (years)	24	0.9346		
Total revenue, capitalised (including all costs)		7.00%	4,706,379	
Refurbishment costs	£50 psf	1,762,500		
Fees	7%	123,375		
Purchaser's costs	5.75%		162,179	
Existing use value			2,658,325	
Landowner premium	20%		3,189,990	
Surplus available to fund CIL			(321,293)	



(321,293)

	CIL amount	RLV
1	£0	1,701,893
2	£20	1,557,380
3	£30	1,485,123
4	£40	1,412,867
5	£50	1,340,610
6	£60	1,268,353
7	£70	1,196,097
8	£80	1,123,840
9	£90	1,051,583
10	£100	979,327
11	£130	762,557
12	£160	545,787
13	£190	329,017
14	£220	112,247
15	£250	-104,523
16	£280	-321,293

DEVELOPMENT APPRAISAL

Commercial Development

Use class:	STUDENT HSG
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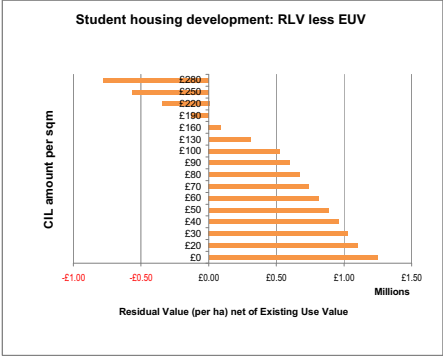
DEVELOPMENT VALUE				
<b>Rental Income</b>				
Annual rent per unit - term time (95% occupancy)	42 weeks	54,625		2,294,250
Annual rent per unit - summer (50% occupancy)	8 weeks	47,500		380,000
Operating costs	500 units	1,900	(950,000)	
Net annual rents				1,724,250
Total revenue, capitalised (including all costs)		7.00%		24,632,143
GROSS DEVELOPMENT VALUE			24,632,143	

DEVELOPMENT COSTS				
<b>Development Costs</b>				
Demolition costs	£5 psf	35,250 sqt		176,250
Building costs	£140 psf			10,500,000
Area	88,235			
External works				1,050,000
Professional fees			10.00%	1,172,625
Community Infrastructure Levy			16	2,295,232
<b>Disposal Costs</b>				
Letting Agent's fee (% of rent )			0.00%	-
Agent's fees (on capital value)			1.00%	246,321
Legal fees (% of capital value)			0.75%	184,741
<b>Interest on Finance</b>				
Total development duration	24 months			
Loan arrangement fee			1.00%	151,941
Interest on Construction Costs	24 months		6.50%	987,617
<b>Profit</b>				
Developer's profit on Total Revenue			20.00%	4,926,429
TOTAL DEVELOPMENT COSTS			21,691,157	

LAND VALUE				
Land surplus				2,940,986
Stamp duty			4.00%	(117,639)
Agent's fees			1.25%	(36,762)
Legal fees			0.50%	(14,705)
Interest on land finance	24 months		6.50%	(360,344)
RESIDUAL LAND VALUE			2,411,535	

<b>Existing use value</b>				
Assumes existing space is 47% of new		35,250		
Rent per sq ft		£10 psf		
Rental income per annum		352,500		
Rent free/voids (years)	24		0.9346	
Total revenue, capitalised (including all costs)			7.00%	4,706,379
Refurbishment costs	£50 psf	1,762,500		
Fees	7%	123,375		
Purchaser's costs	5.75%			162,179
Existing use value			2,658,325	

Landowner premium	20%			3,189,990
Surplus available to fund CIL			(778,454)	



(778,454)

	CiL amount	RLV
1	£0	1,244,731
2	£20	1,100,218
3	£30	1,027,962
4	£40	955,705
5	£50	883,448
6	£60	811,192
7	£70	738,935
8	£80	666,678
9	£90	594,422
10	£100	522,165
11	£130	305,395
12	£160	88,625
13	£190	-128,145
14	£220	(344,915)
15	£250	-561,684
16	£280	-778,454

# DEVELOPMENT APPRAISAL

## Commercial Development

Use class: HOTEL

### DEVELOPMENT VALUE

<b>Capital value</b>	Area		
	45,000		
Capital value per room	150 rooms	110,000.0	16,500,000
Total capital value	45,000		16,500,000
<b>GROSS DEVELOPMENT VALUE</b>			<b>16,500,000</b>

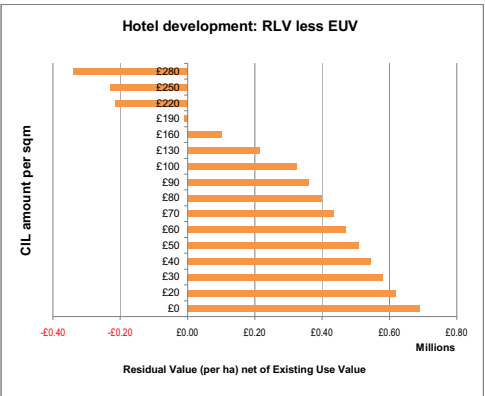
### DEVELOPMENT COSTS

<b>Development Costs</b>			
Demolition costs	£5 psf	21,150 sqt	105,750
Building costs	£139 psf		6,255,000
Area	47,368		
External works			625,500
Fit out costs	16,000 per room		2,400,000
Professional fees		9.00%	628,763
Community Infrastructure Levy		16	1,170,569
<b>Disposal Costs</b>			
Letting Agent's fee (% of rent )		0.00%	-
Agent's fees (on capital value)		1.00%	165,000
Legal fees (% of capital value)		0.75%	123,750
<b>Interest on Finance</b>			
Total development duration	20 months		
Loan arrangement fee		1.00%	111,856
Interest on Construction Costs	14 months	6.50%	424,120
<b>Profit</b>			
Developer's profit on Total Revenue		20.00%	3,300,000
<b>TOTAL DEVELOPMENT COSTS</b>			<b>15,310,307</b>

### LAND VALUE

Land surplus			1,189,693
Stamp duty	4.00%		(47,588)
Agent's fees	1.25%		(14,871)
Legal fees	0.50%		(5,948)
Interest on land finance	20 months	6.50%	(121,473)
<b>RESIDUAL LAND VALUE</b>			<b>999,813</b>

<b>Existing use value</b>			
Assumes existing space is 47% of new	21,150		
Rent per sq ft	£8 psf		
Rental income per annum	169,200		
Rent free/voids (years)	24	0.9346	
Total revenue, capitalised (including all costs)		8.00%	1,976,679
Refurbishment costs	£35 psf	740,250	
Fees	7%	51,818	
Purchaser's costs	5.75%		68,115
<b>Existing use value</b>			<b>1,116,496</b>
Landowner premium	20%		1,339,796
Surplus after EUV			(339,982)



	CIL amount	RLV
1	£0	690,896
2	£20	617,262
3	£30	580,445
4	£40	543,628
5	£50	506,811
6	£60	469,994
7	£70	433,176
8	£80	396,359
9	£90	359,542
10	£100	322,725
11	£130	212,274
12	£160	101,823
13	£190	-8,629
14	£220	-212,274
15	£250	-229,531
16	£280	-339,982