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Community Infrastructure Levy: Viability Study

Prepared for

Bristol City Council

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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

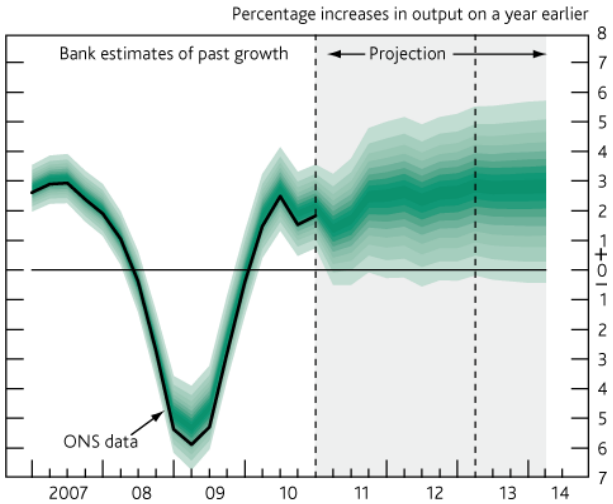
an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

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.

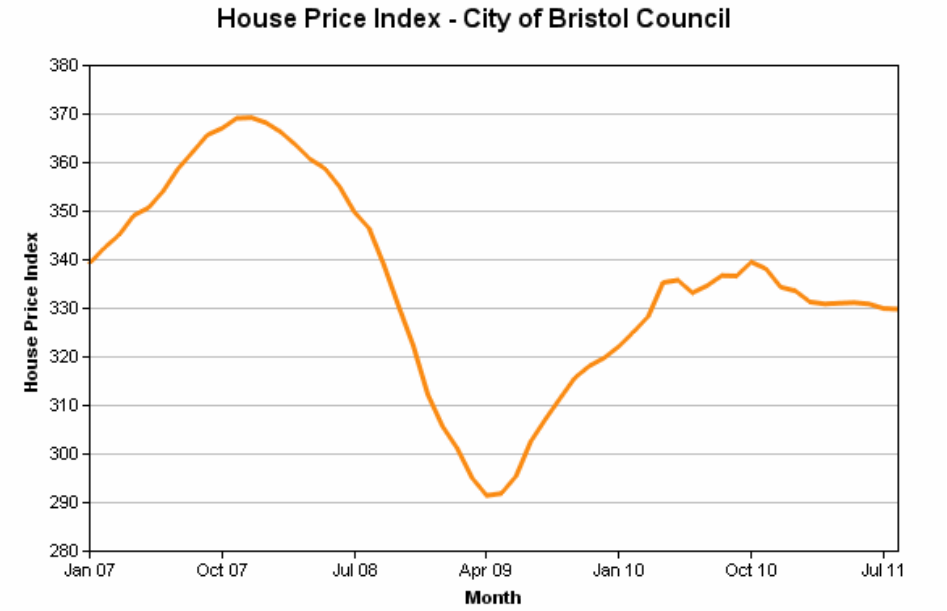


Source: Bank of England

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[1]. 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.

[1] *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

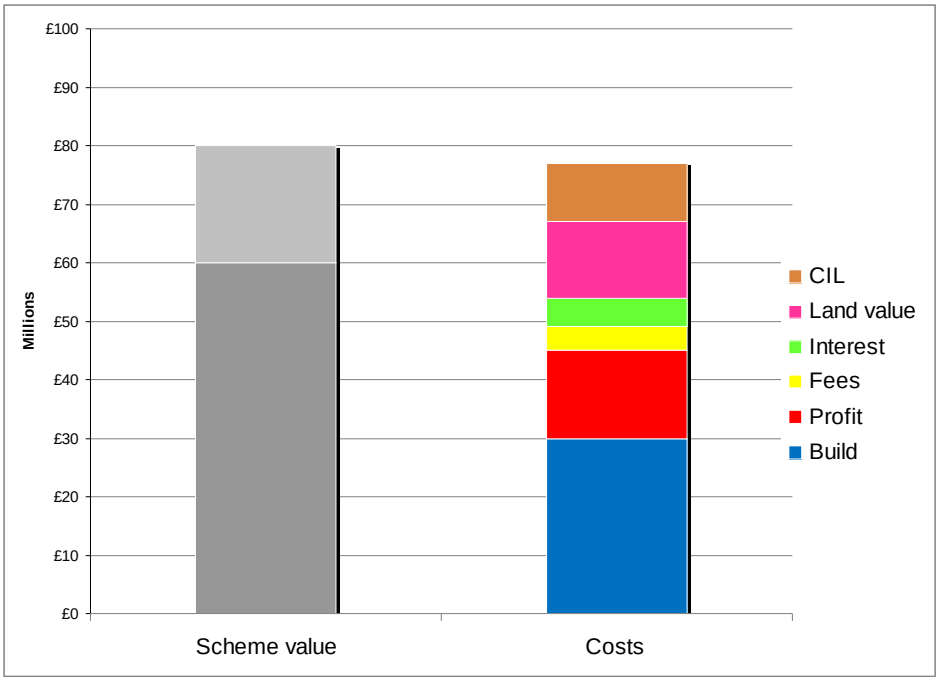
2.12 Developments in the City are diverse, reflecting its part 'inner-urban' and part suburban characteristics. Sites in the City range from major regeneration sites in former B2 or B8 use, to small in-fill sites in residential areas. Over the past decade, the developments in the City have increased 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 its 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 a 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 3rd 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)			
		TLV1	TLV2	TLV3	TLV4
SITE TYPE	3	Existing resi	Offices	Industrial	Urban Open Sp
14 UNITS		£2,100,000	£4,391,000	£1,679,000	£1,350,000
HOUSES					
50 UPH					

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

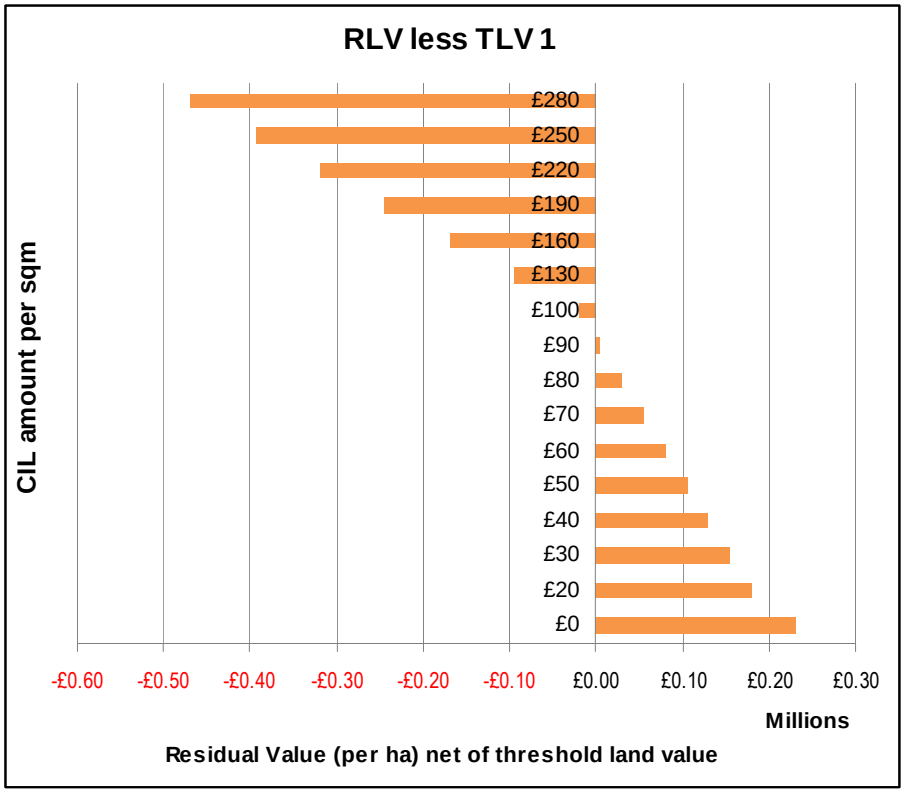
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	2,216,063	7,914,511	5,814,511	3,523,511	6,235,511	6,564,511
20	2,200,357	7,858,418	5,758,418	3,467,418	6,179,418	6,508,418
30	2,192,504	7,830,371	5,730,371	3,439,371	6,151,371	6,480,371
40	2,184,651	7,802,325	5,702,325	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

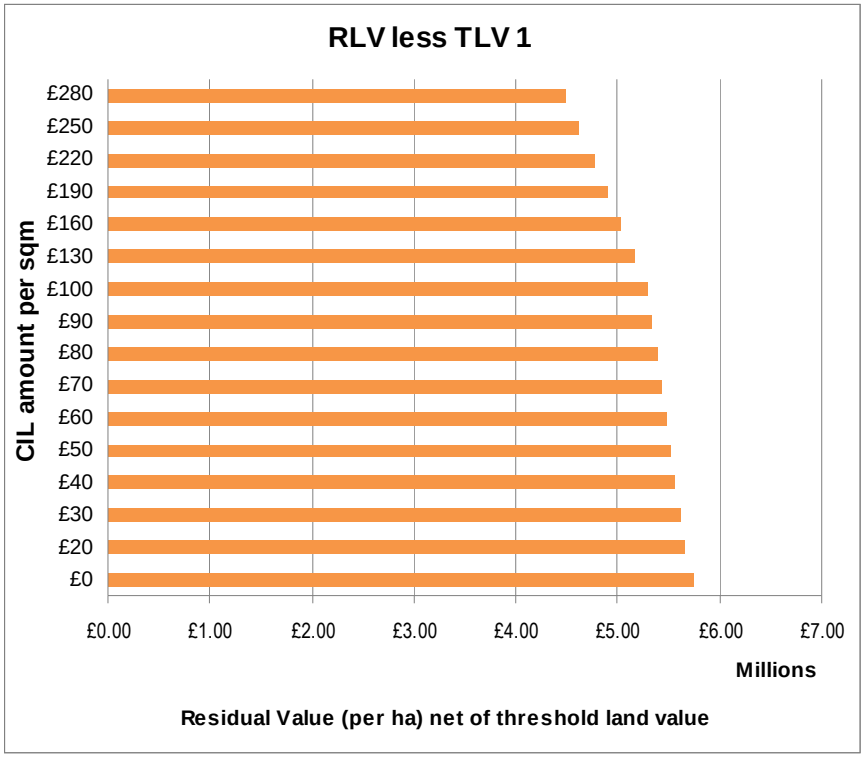
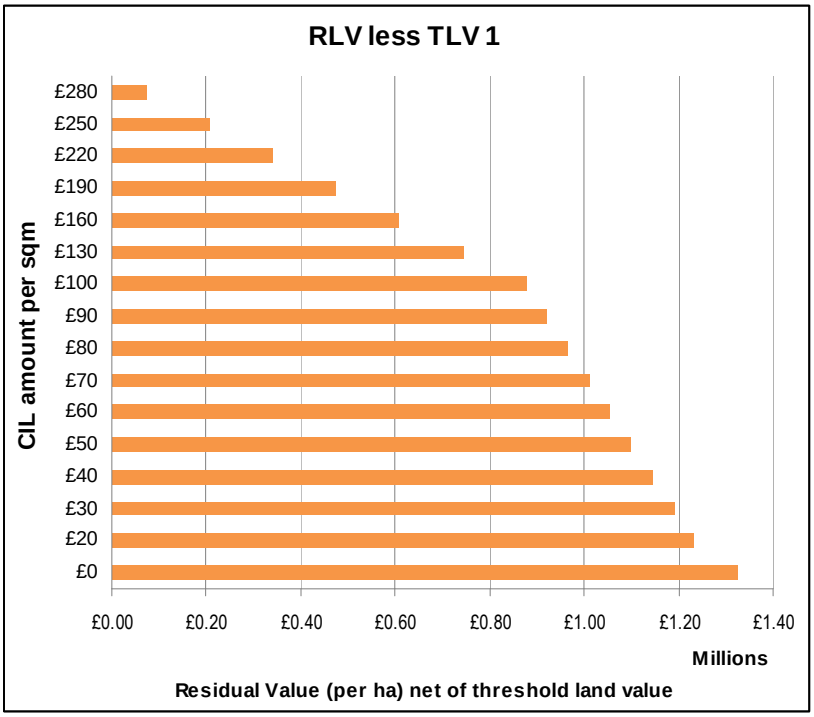
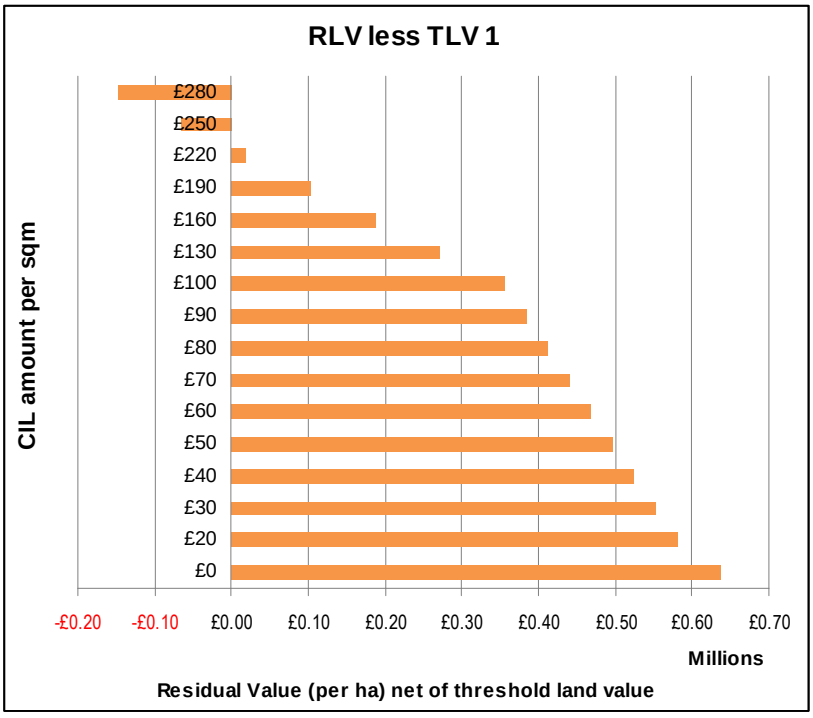


Chart 6.6.2: Site typology 1 (2 units) compared to 'residential land' TLV – East Zone



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

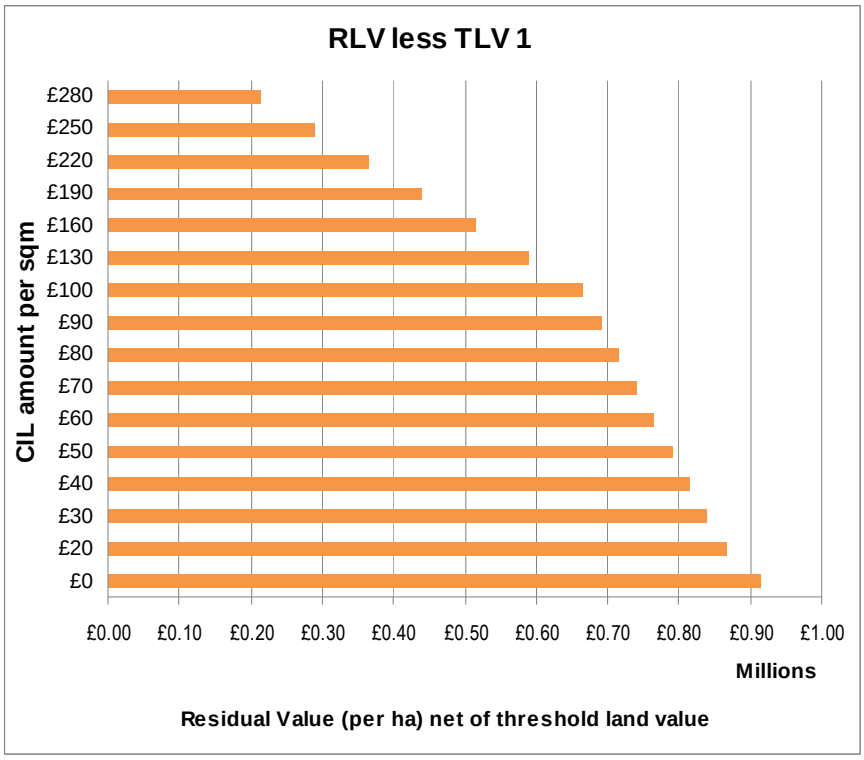
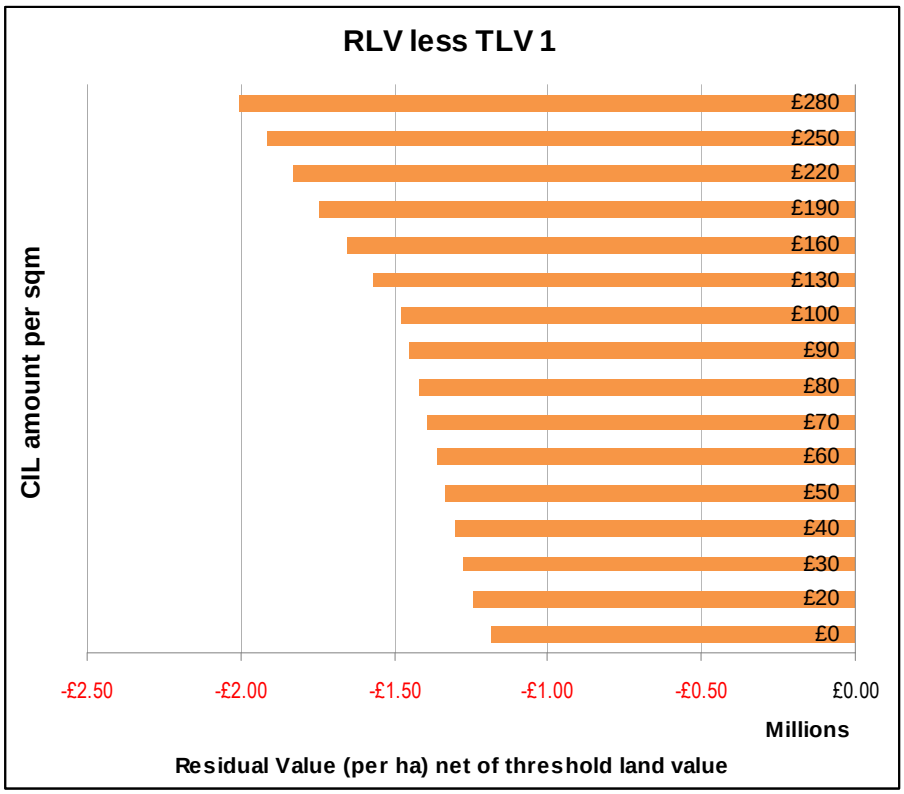


Chart 6.9.2 Site typology 4 (50 units at 50 units per hectare), East Zone – 30% affordable housing and CSH level 4



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

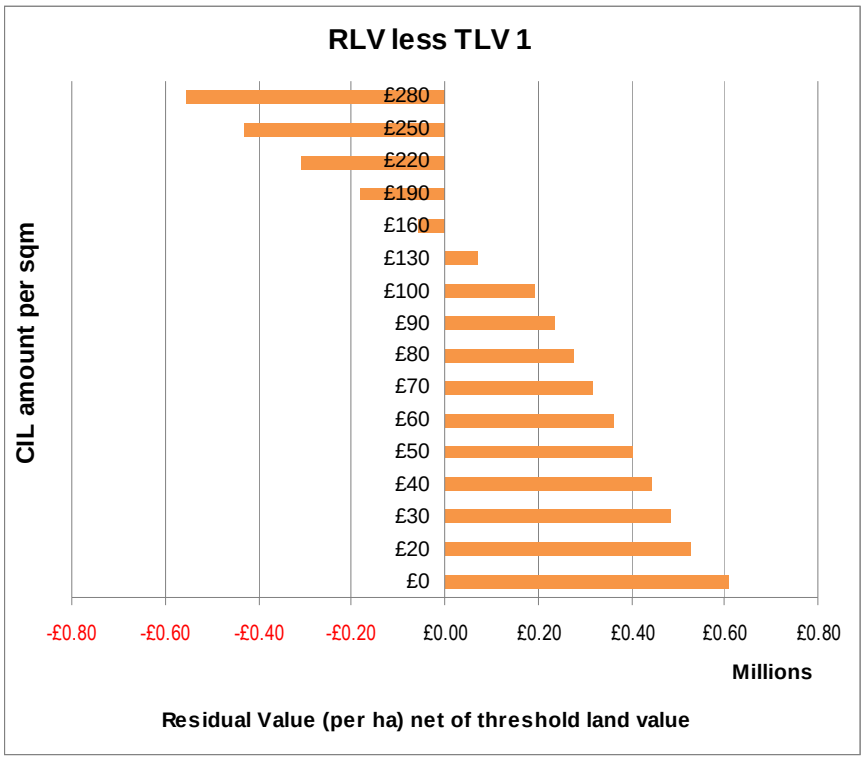
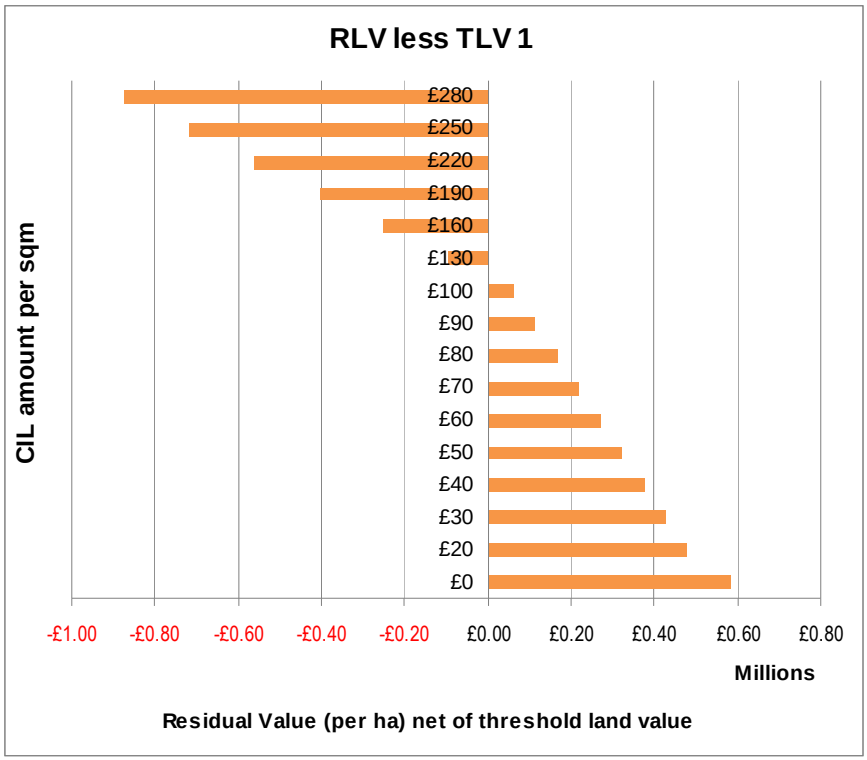


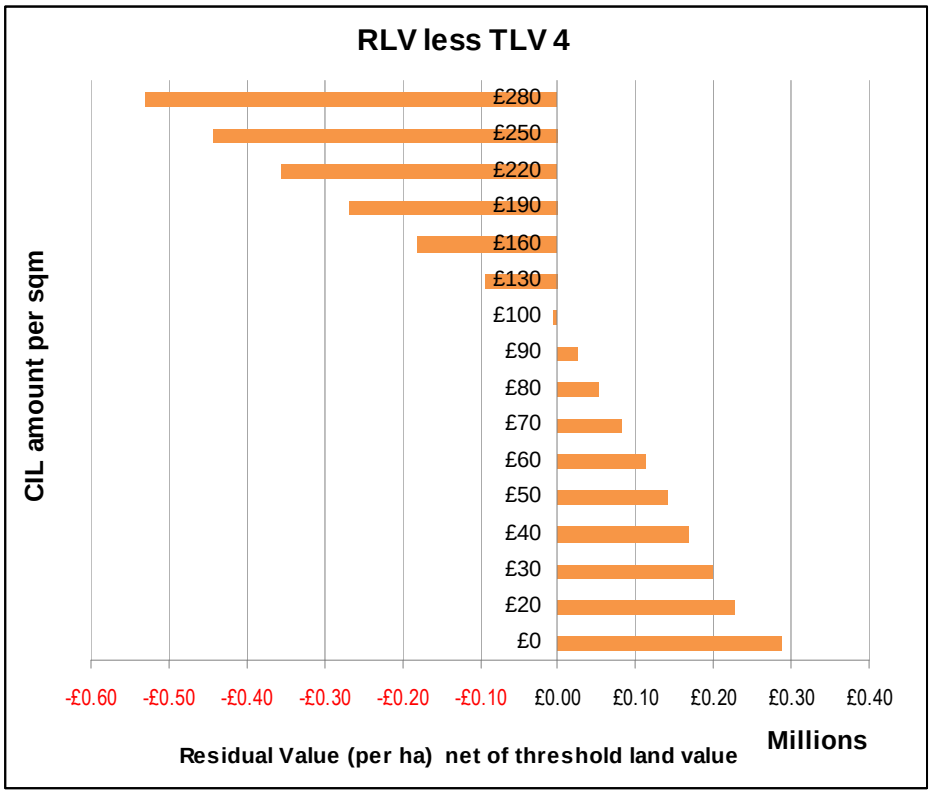
Chart 6.12.2 Site typology 6 (100 units at 150 units per hectare), Inner West Zone – 40% affordable housing and CSH level 4



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

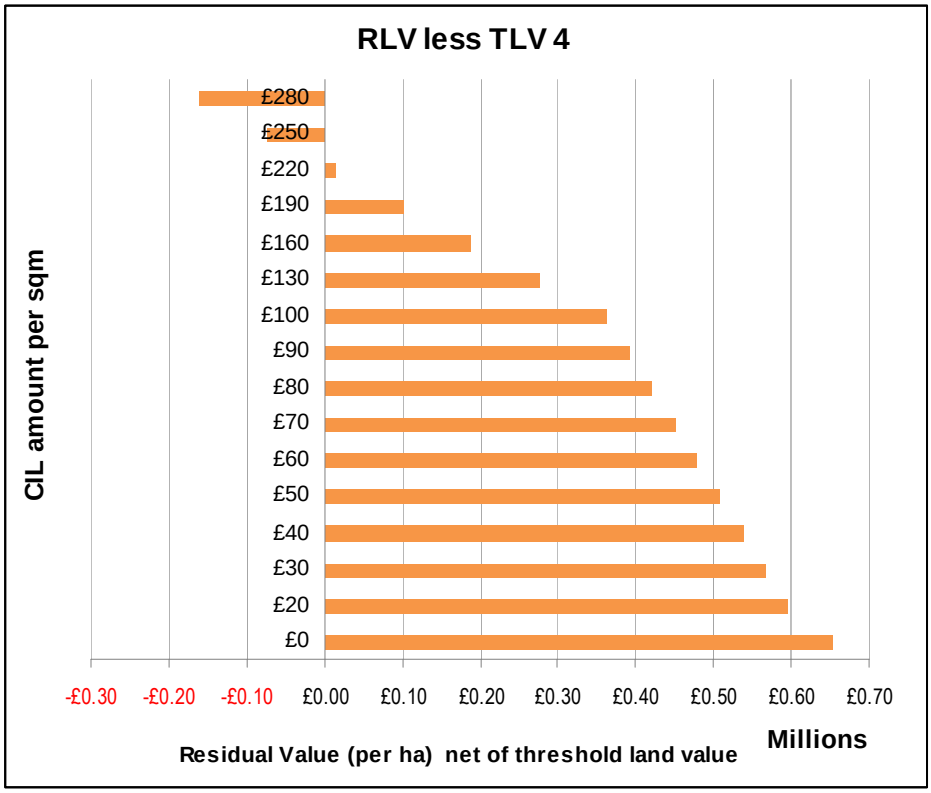


Impact of real house price growth

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

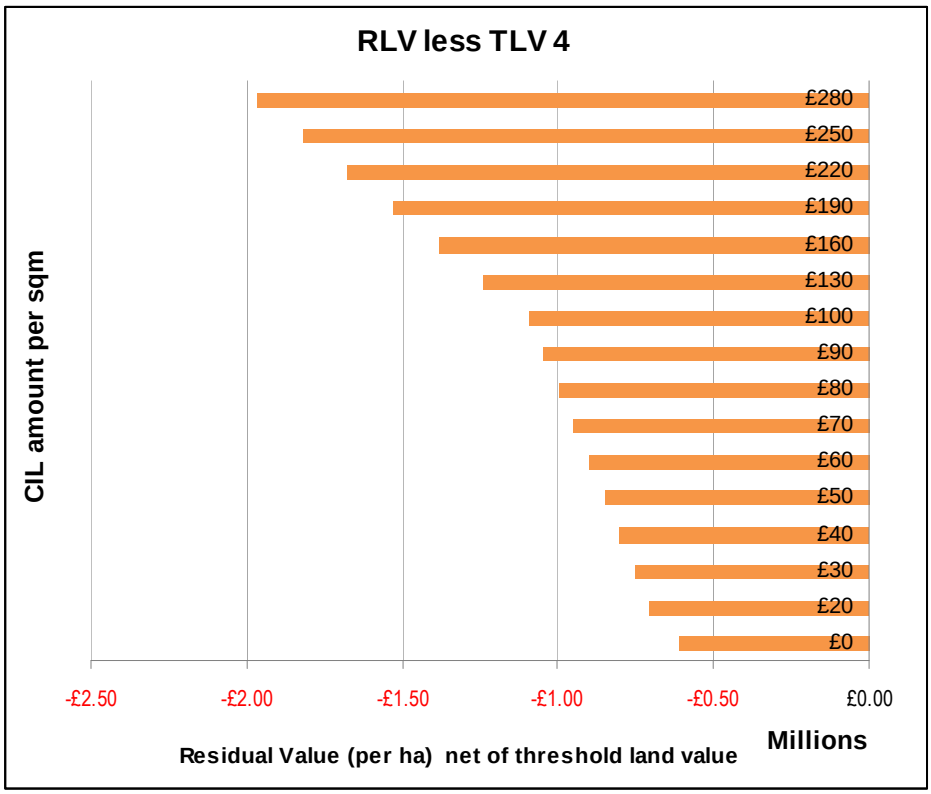
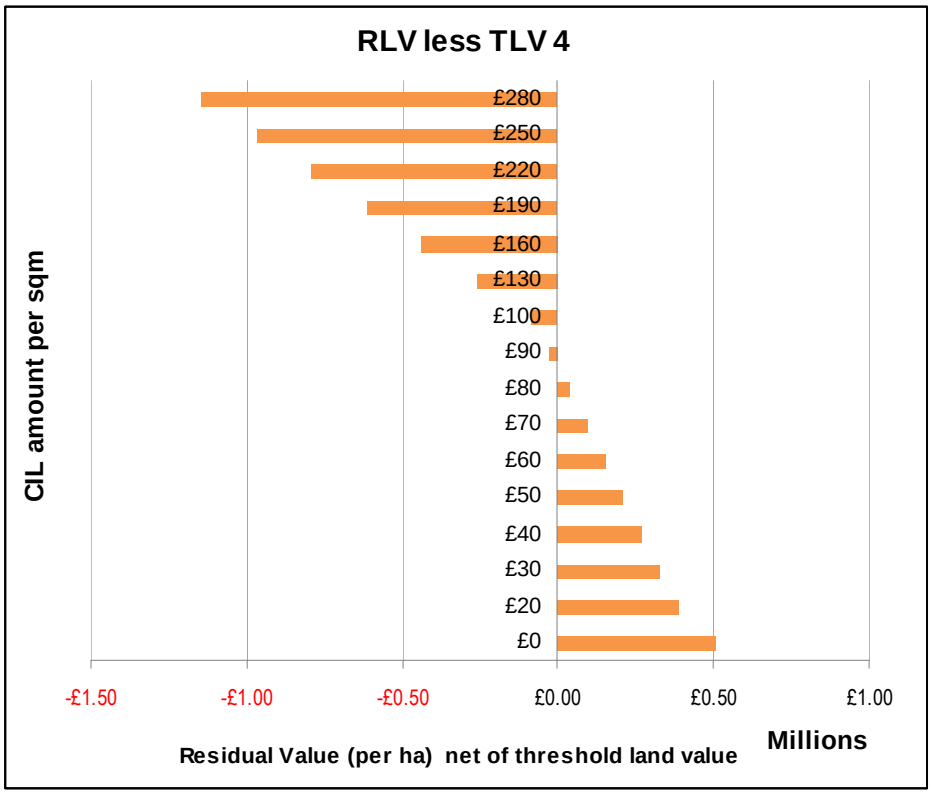


Chart 6.16.2: Site typology 5 in South zone (50 units at 120 units per hectare) – 15% affordable housing and CSH level 3



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

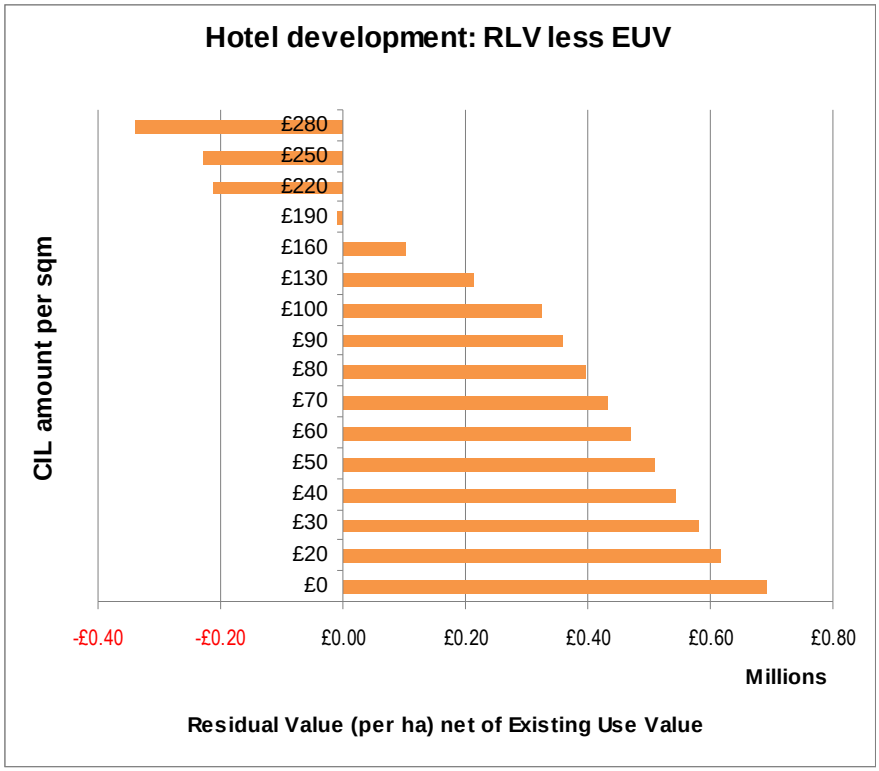
6.29 The viability of sheltered housing is largely similar to that of general residential as sales values reflect local market levels. However, there are two factors which adversely affect viability. Firstly, the rate of sale of sheltered housing schemes is generally slower than for mainstream residential, 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

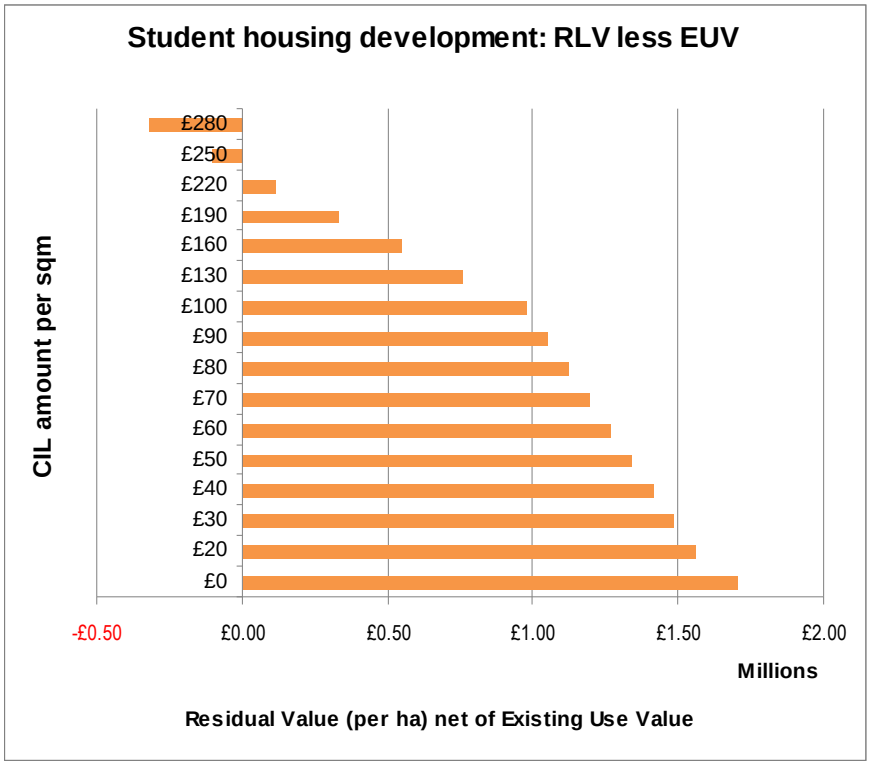


Student housing development

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.

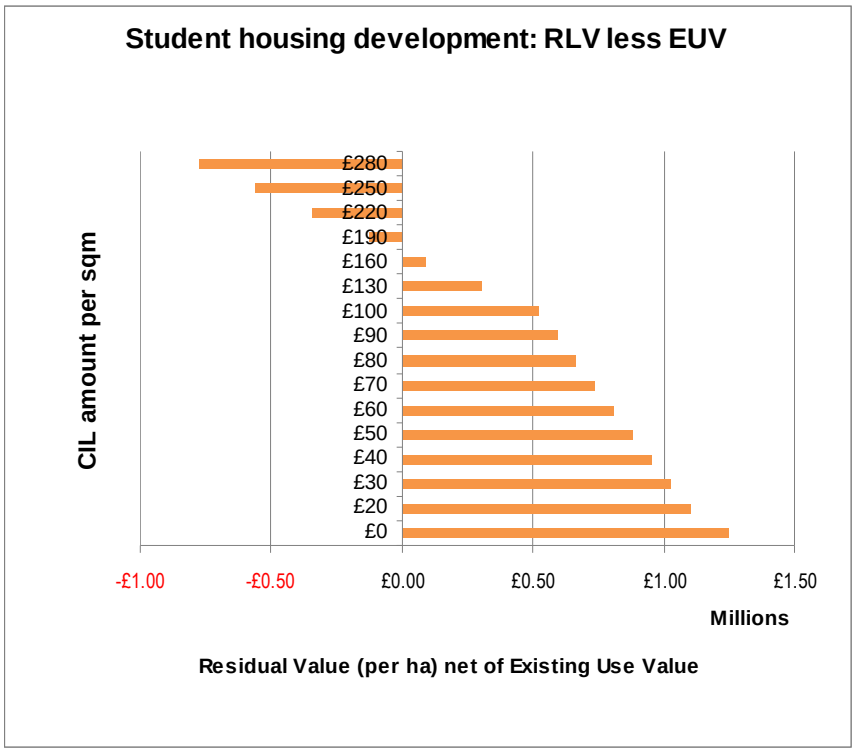
6.33 Our appraisal indicates that a typical student housing scheme, with rents of £117.50 per week (based on a sample of Unite schemes operating across the City), should be able to contribute a CIL of up to £220 per square metre. The results of our student housing appraisals are summarised in Chart 6.33.1 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.

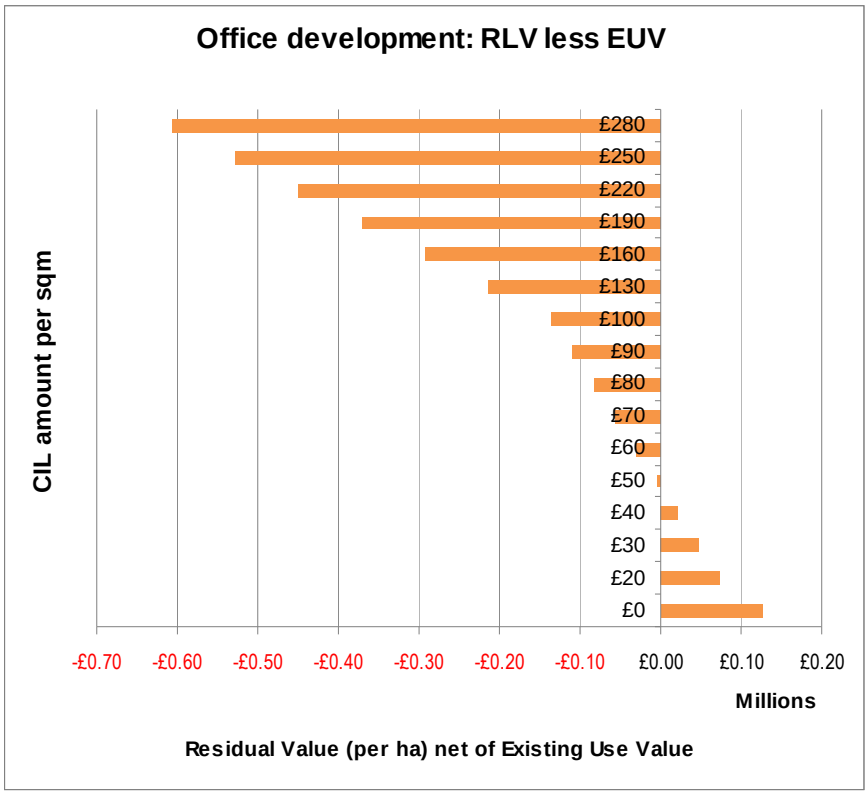
6.36 As noted in section 4, the level of rents that can be achieved for commercial space varies according to exact location; quality of building; and configuration of space. Consequently, our appraisals reflect this range to show the likely contributions that can be secured in the 'least viable' scenario 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).

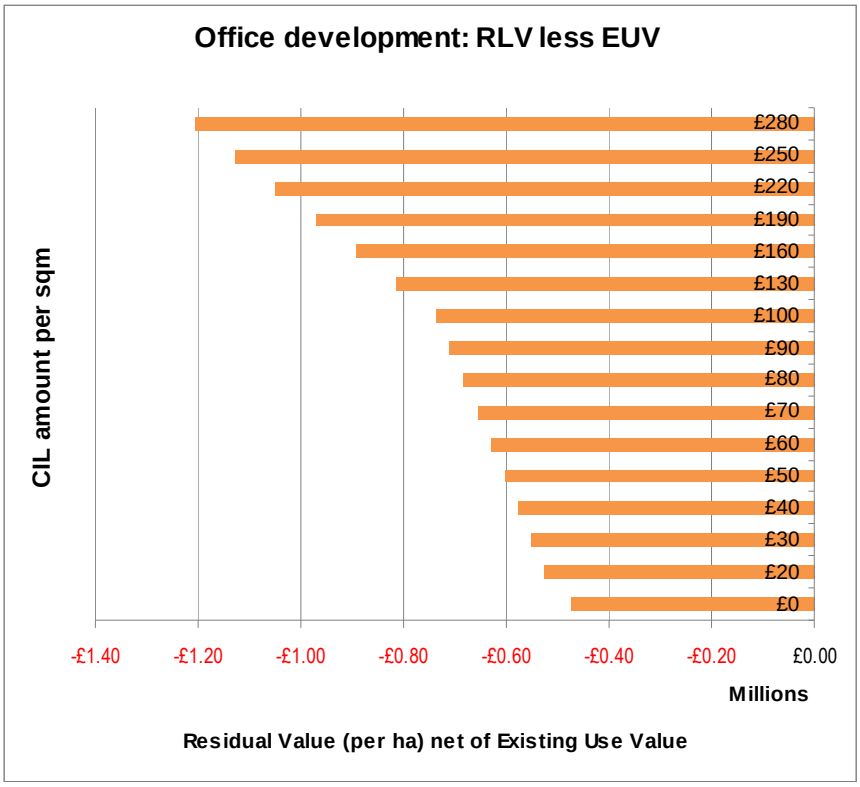
6.38 Although in theory the appraisals indicate that the Council could secure a CIL of £40 per sq m from office developments in the City Centre, the appraisal results are very sensitive to rent levels achieved. Requiring any level of CIL from office development would leave very little in terms of a viability '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).

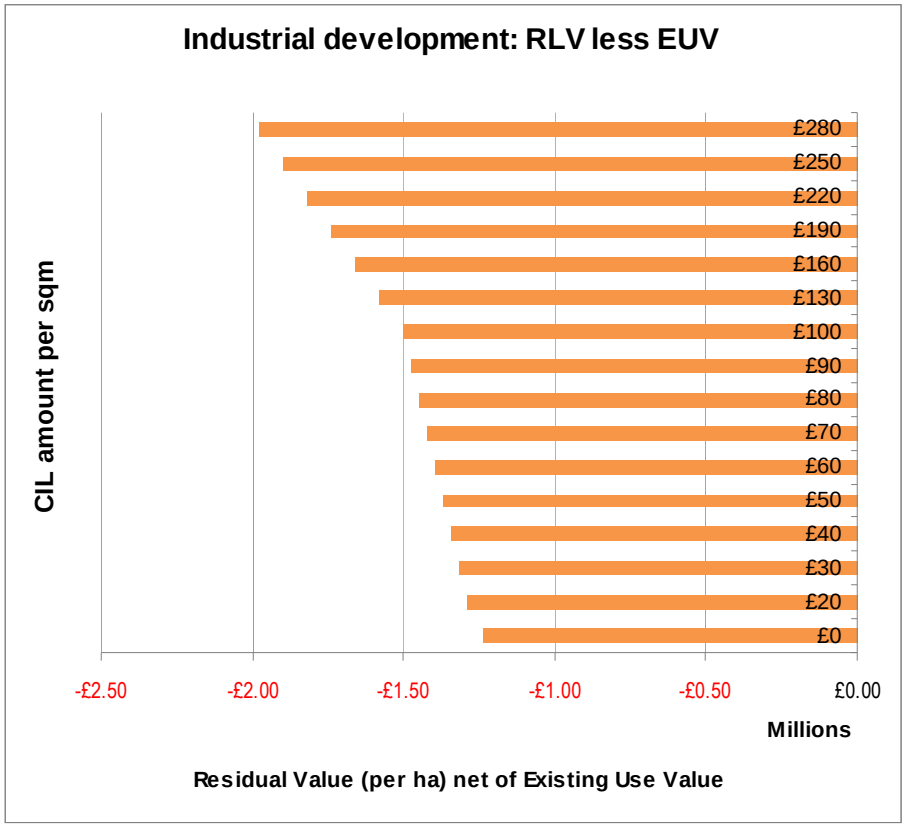
Chart 6.39.1: Office developments (outside City Centre)



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

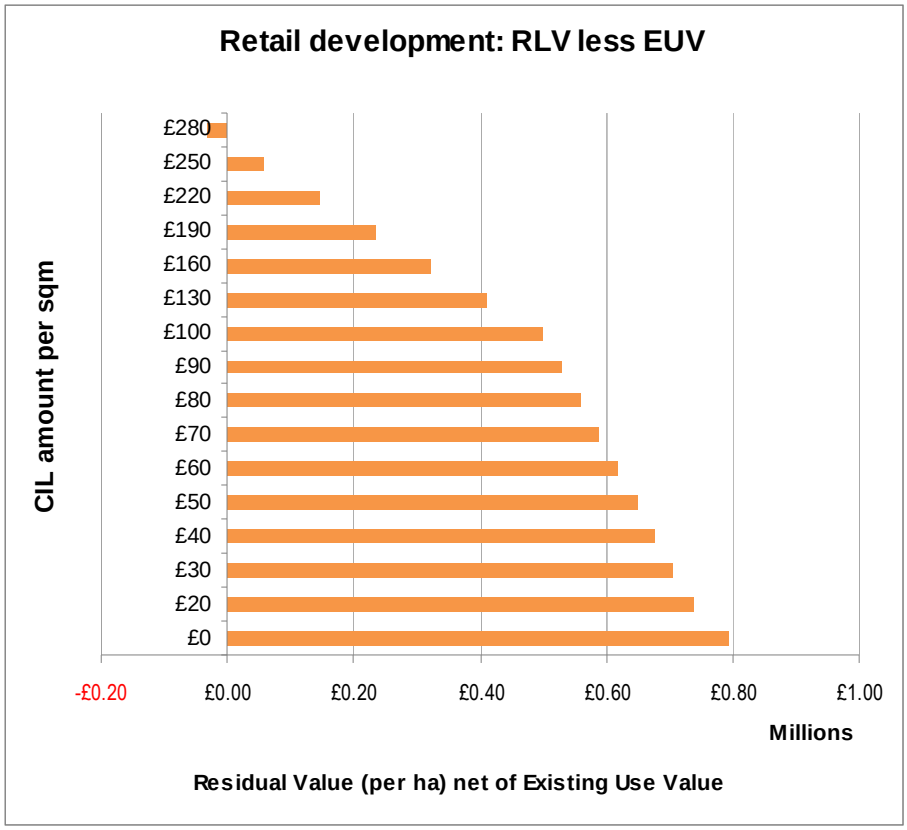
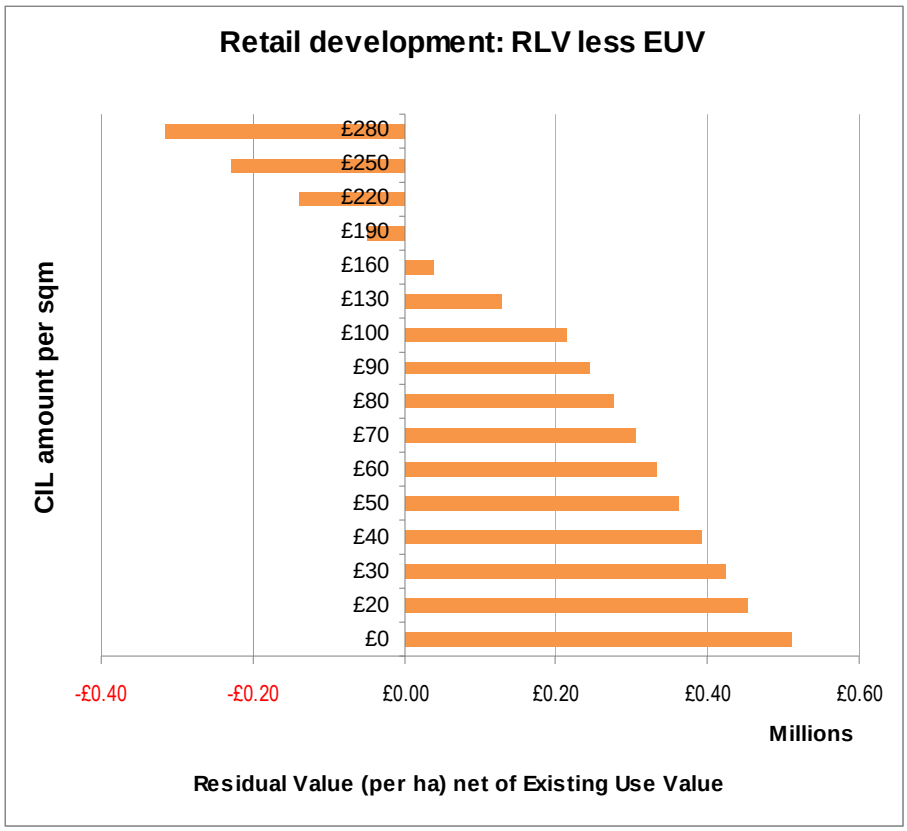


Chart 6.42.2: Retail development, reduced rent (£21.50 down from £22.50)



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.

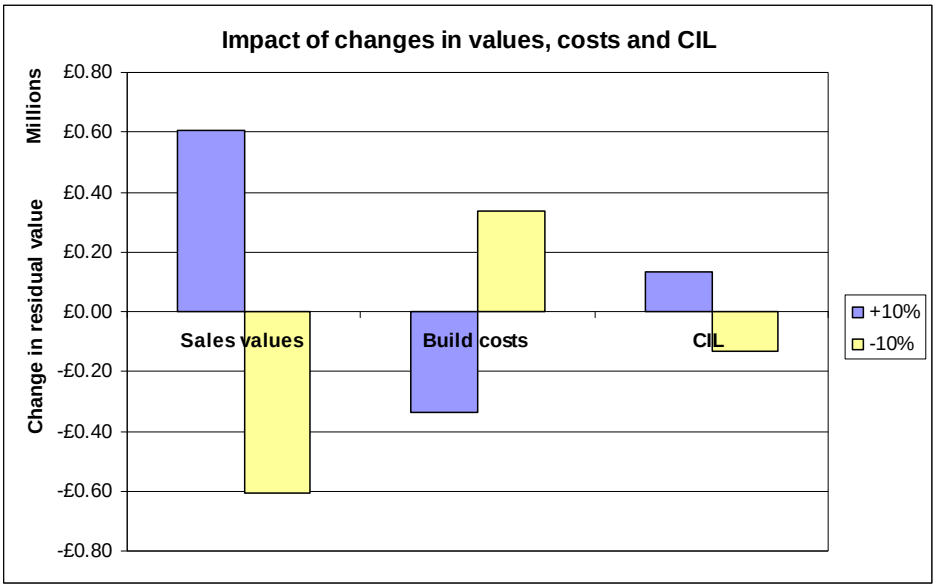
6.44 In light of these results, the next section of this report sets out our recommendations to the Council on how it might approach setting appropriate levels of CIL to strike an appropriate balance between revenue maximisation and viability.

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 Develop-ment Costs	CIL and % of Gross Develop-ment 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

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

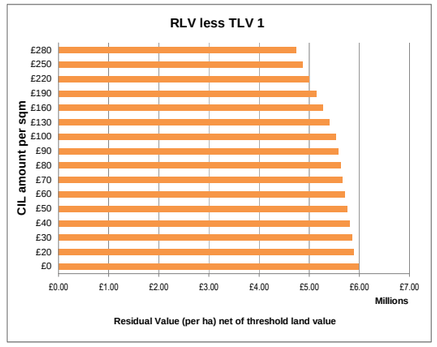
NB includes infrastructure @ £0.35m per ha

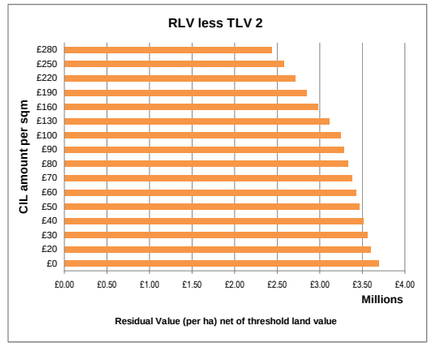
CSH level:	3
Aff Hsg:	0%

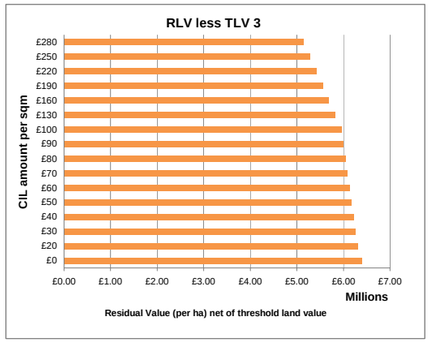
	Sales value inflation
	Build cost inflation

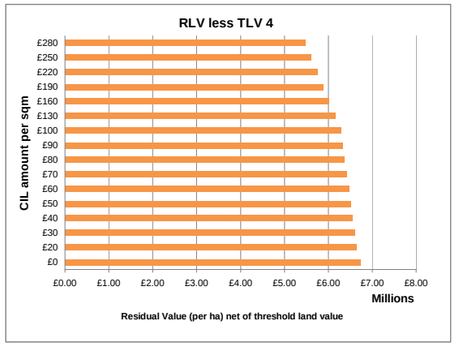
Site type 1 Description: **Area 1 £3993 psm Inner West** Site area: 0.04 ha

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



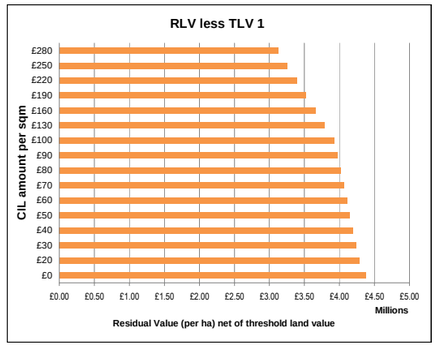


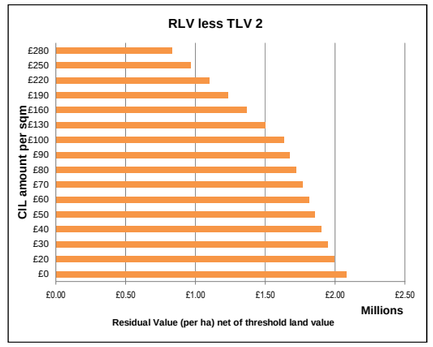


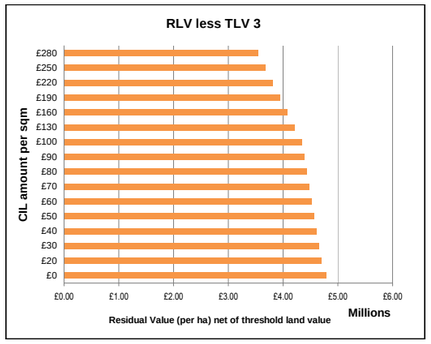


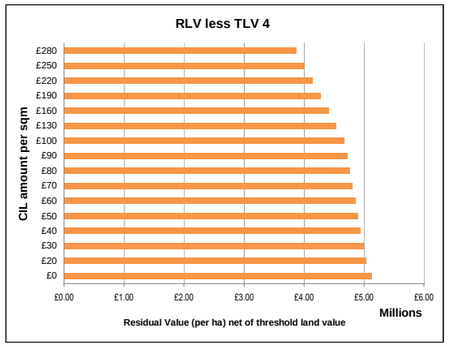
Site type 1 Description: **Area 2 £3496 psm Inner East** Site area: 0.04 ha

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



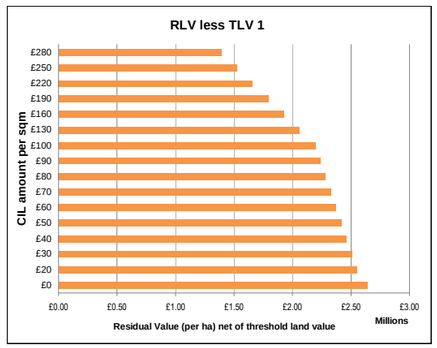


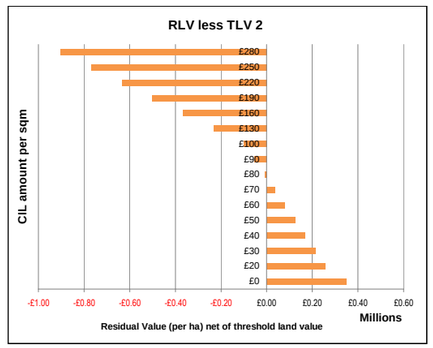


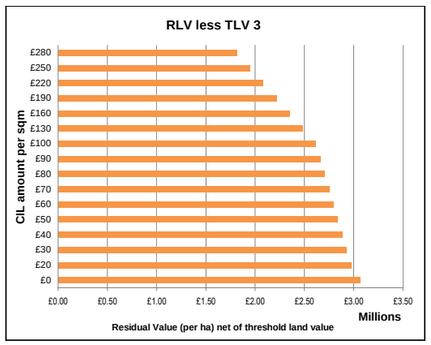


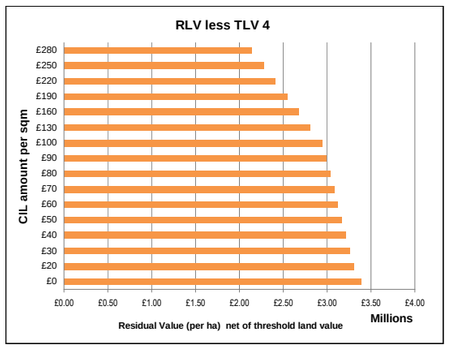
Site type 1 Description: **Area 3 £2960 psm South** Site area: 0.04 ha

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	3,031,310
90	173,466	4,336,649	2,236,649	- 54,351	2,657,649	2,986,649
100	171,680	4,291,988	2,191,988	- 99,012	2,612,988	2,941,988
130	166,320	4,158,004	2,058,004	- 232,996	2,479,004	2,808,004
160	160,961	4,024,021	1,924,021	- 366,979	2,345,021	2,674,021
190	155,602	3,890,038	1,790,038	- 500,962	2,211,038	2,540,038
220	150,242	3,756,055	1,656,055	- 634,945	2,077,055	2,406,055
250	144,883	3,622,072	1,522,072	- 768,928	1,943,072	2,272,072
280	139,524	3,488,089	1,388,089	- 902,911	1,809,089	2,138,089









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

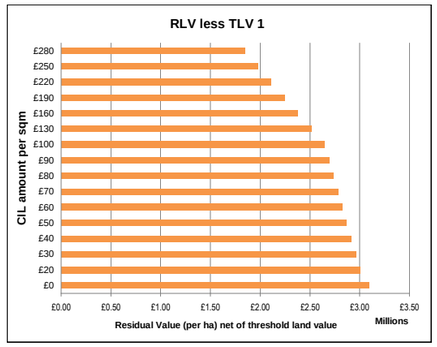
NB includes infrastructure @ £0.35m per ha

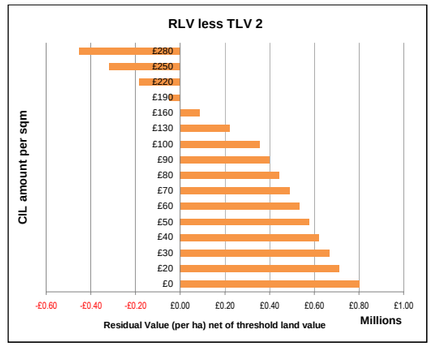
CSH level:	3
Aff Hsg:	0%

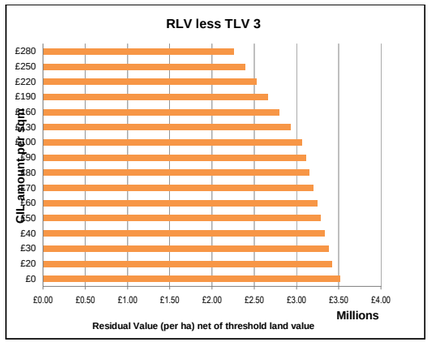
	Sales value inflation
	Build cost inflation

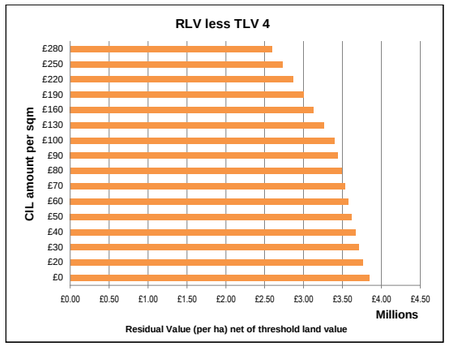
Site type 1 Description: **Area 4 £3100 psm North West** Site area: 0.04 ha

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	- 48,784	2,663,216	2,992,216
220	168,329	4,208,233	2,108,233	- 182,767	2,529,233	2,858,233
250	162,970	4,074,249	1,974,249	- 316,751	2,395,249	2,724,249
280	157,611	3,940,266	1,840,266	- 450,734	2,261,266	2,590,266



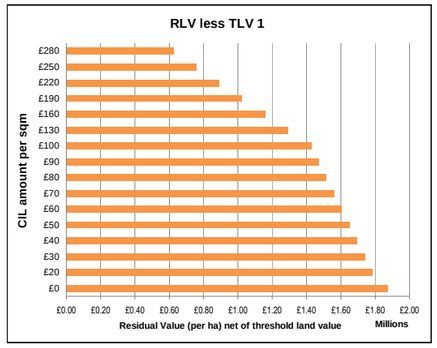


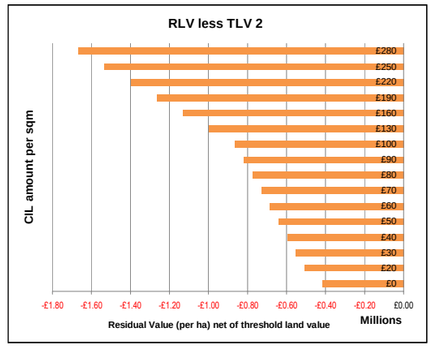


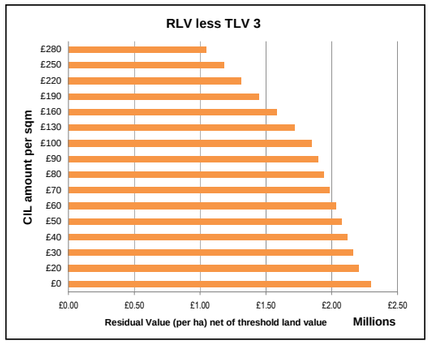


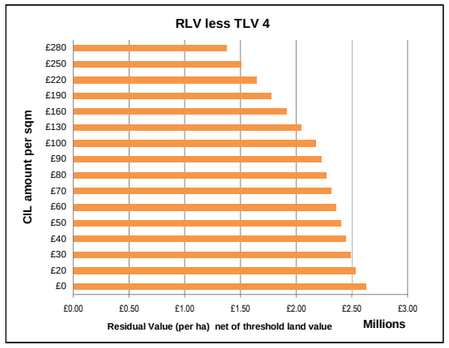
Site type 1 Description: **Area 5 £2723 psm North** Site area: 0.04 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	158,935	3,973,374	1,873,374	- 417,626	2,294,374	2,623,374
20	155,362	3,884,052	1,784,052	- 506,948	2,205,052	2,534,052
30	153,576	3,839,391	1,739,391	- 551,609	2,160,391	2,489,391
40	151,789	3,794,730	1,694,730	- 596,270	2,115,730	2,444,730
50	150,003	3,750,069	1,650,069	- 640,931	2,071,069	2,400,069
60	148,216	3,705,408	1,605,408	- 685,592	2,026,408	2,355,408
70	146,430	3,660,747	1,560,747	- 730,253	1,981,747	2,310,747
80	144,643	3,616,086	1,516,086	- 774,914	1,937,086	2,266,086
90	142,857	3,571,425	1,471,425	- 819,575	1,892,425	2,221,425
100	141,071	3,526,764	1,426,764	- 864,236	1,847,764	2,176,764
130	135,711	3,392,781	1,292,781	- 998,219	1,713,781	2,042,781
160	130,352	3,258,798	1,158,798	- 1,132,202	1,579,798	1,908,798
190	124,993	3,124,815	1,024,815	- 1,266,185	1,445,815	1,774,815
220	119,633	2,990,832	890,832	- 1,400,168	1,311,832	1,640,832
250	114,274	2,856,849	756,849	- 1,534,151	1,177,849	1,506,849
280	108,915	2,722,865	622,865	- 1,668,135	1,043,865	1,372,865



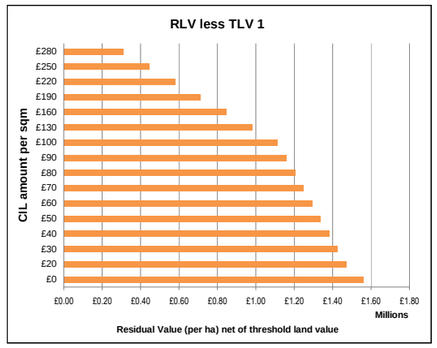


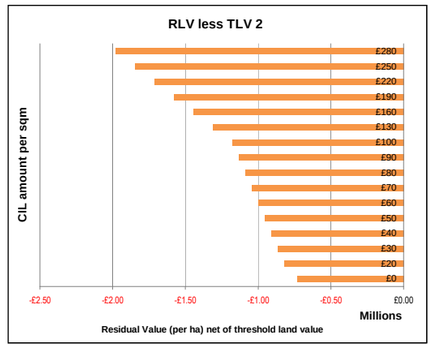


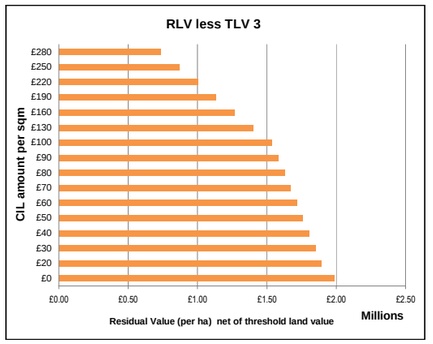


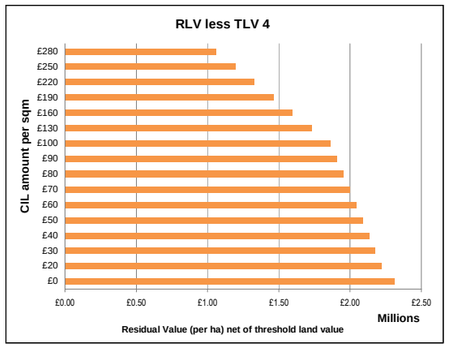
Site type 1 Description: **Area 6 £2626 psm East** Site area: 0.04 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	146,413	3,660,328	1,560,328	- 730,672	1,981,328	2,310,328
20	142,840	3,571,006	1,471,006	- 819,994	1,892,006	2,221,006
30	141,054	3,526,345	1,426,345	- 864,655	1,847,345	2,176,345
40	139,267	3,481,684	1,381,684	- 909,316	1,802,684	2,131,684
50	137,481	3,437,023	1,337,023	- 953,977	1,758,023	2,087,023
60	135,694	3,392,362	1,292,362	- 998,638	1,713,362	2,042,362
70	133,908	3,347,701	1,247,701	- 1,043,299	1,668,701	1,997,701
80	132,122	3,303,040	1,203,040	- 1,087,960	1,624,040	1,953,040
90	130,335	3,258,379	1,158,379	- 1,132,621	1,579,379	1,908,379
100	128,549	3,213,718	1,113,718	- 1,177,282	1,534,718	1,863,718
130	123,189	3,079,735	979,735	- 1,311,265	1,400,735	1,729,735
160	117,830	2,945,752	845,752	- 1,445,248	1,266,752	1,595,752
190	112,471	2,811,769	711,769	- 1,579,231	1,132,769	1,461,769
220	107,111	2,677,786	577,786	- 1,713,214	998,786	1,327,786
250	101,752	2,543,803	443,803	- 1,847,197	864,803	1,193,803
280	96,393	2,409,819	309,819	- 1,981,181	730,819	1,059,819









CIL Viability **Bristol City Council**

SITE TYPE **1**
2 UNITS
HOUSES
50 UPH

CSH level:	4
Aff Hsg:	0%

Threshold Land Values (per ha)

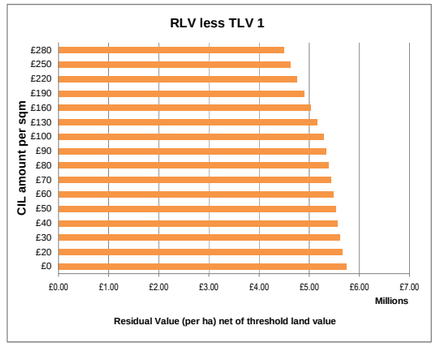
TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

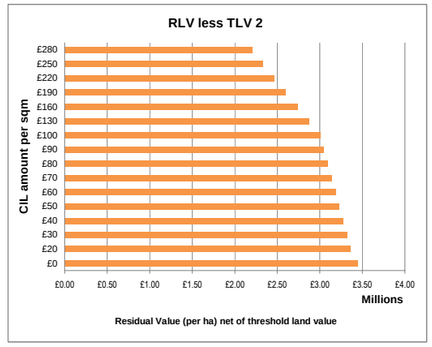
NB includes infrastructure @ £0.35m per ha

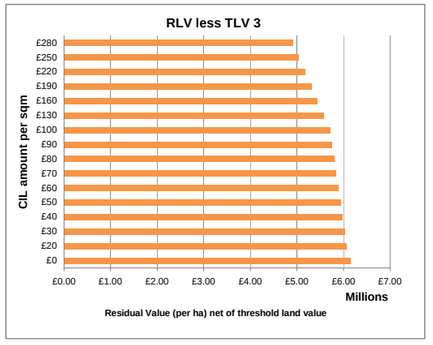
	Sales value inflation
	Build cost inflation

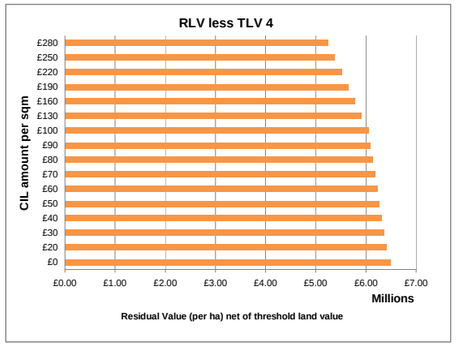
Site type 1 Description: **Area 1 £3993 psm Inner West** Site area: 0.04 ha

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



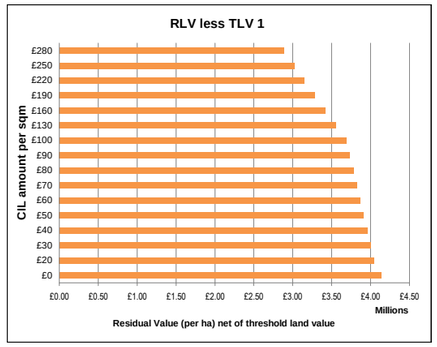


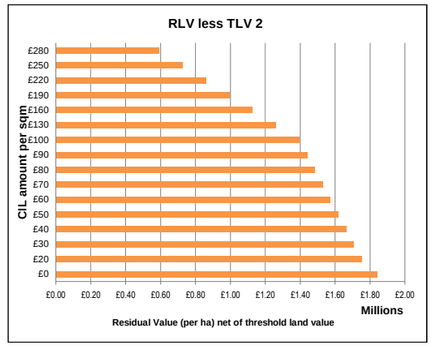


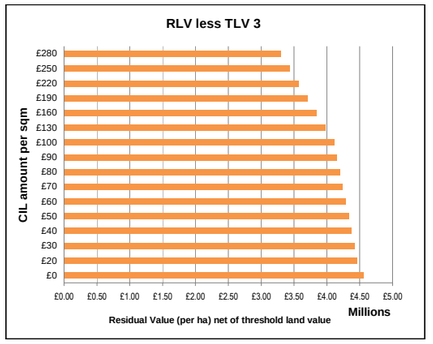


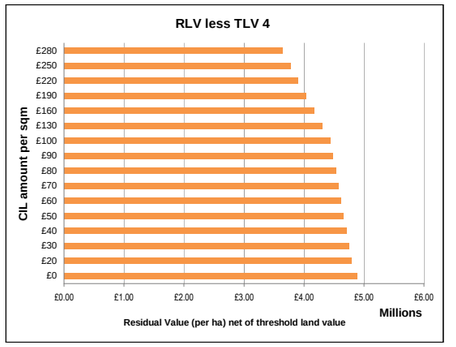
Site type 1 Description: **Area 2 £3496 psm Inner East** Site area: 0.04 ha

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



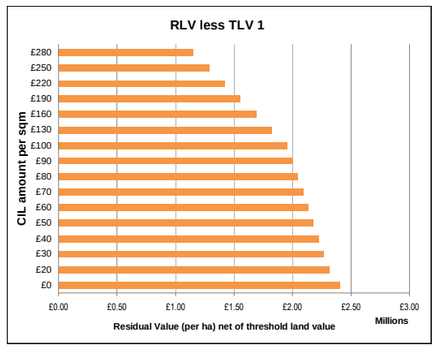


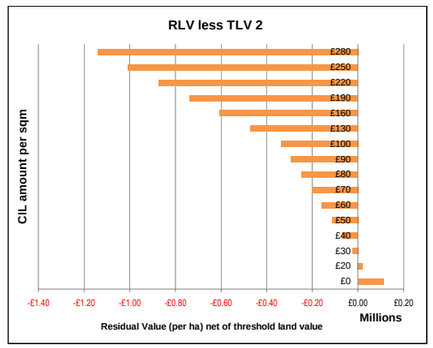


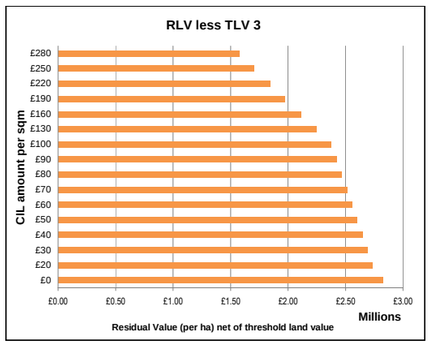


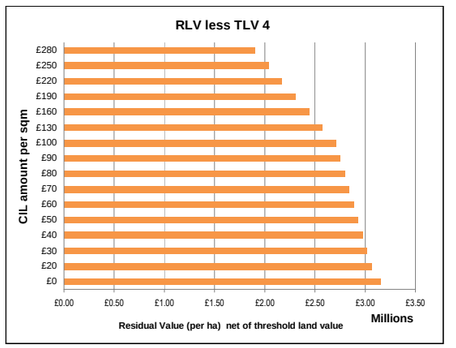
Site type 1 Description: **Area 3 £2960 psm South** Site area: 0.04 ha

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



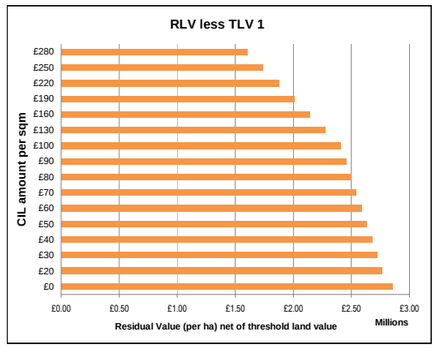


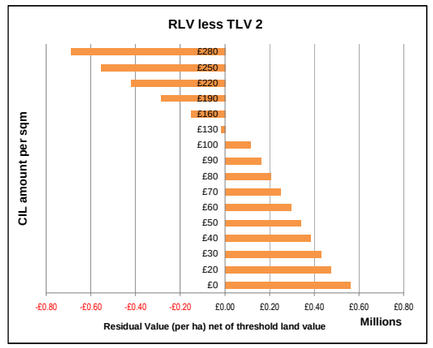


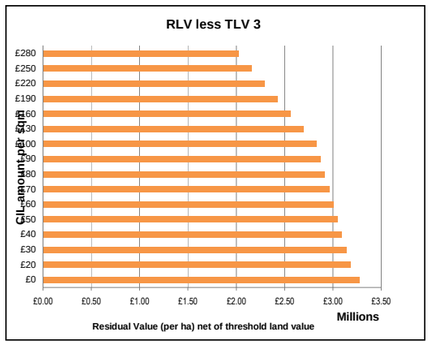


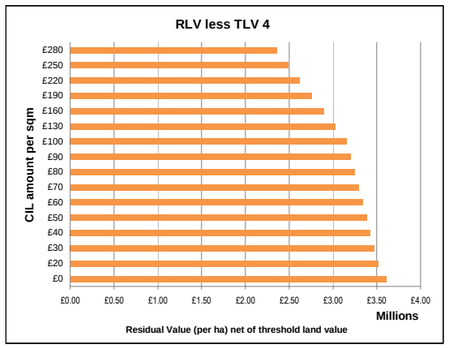
Site type 1	Description:	Area 4 £3100 psm North West	Site area:	0.04 ha

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	2,693,479	3,022,479
160	169,540	4,238,496	2,138,496	- 152,504	2,559,496	2,888,496
190	164,180	4,104,512	2,004,512	- 286,488	2,425,512	2,754,512
220	158,821	3,970,529	1,870,529	- 420,471	2,291,529	2,620,529
250	153,462	3,836,546	1,736,546	- 554,454	2,157,546	2,486,546
280	148,103	3,702,563	1,602,563	- 688,437	2,023,563	2,352,563



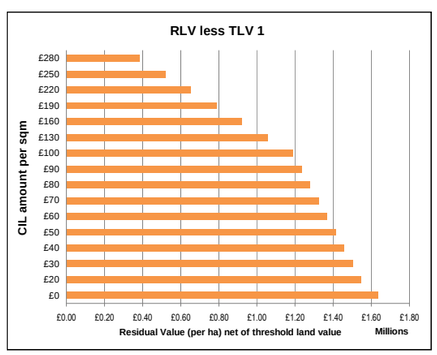


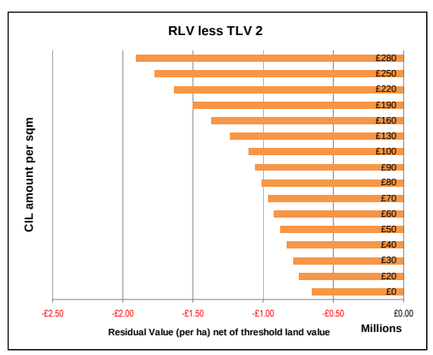


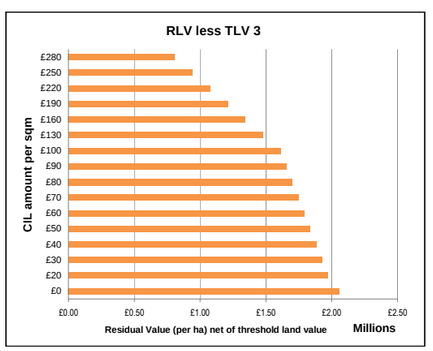


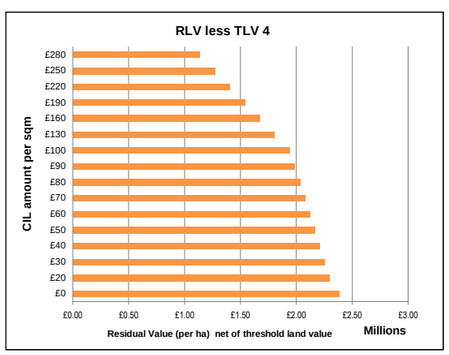
Site type 1	Description:	Area 5 £2723 psm North	Site area:	0.04 ha

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	2,056,671	2,385,671
20	145,854	3,646,349	1,546,349	- 744,651	1,967,349	2,296,349
30	144,068	3,601,688	1,501,688	- 789,312	1,922,688	2,251,688
40	142,281	3,557,027	1,457,027	- 833,973	1,878,027	2,207,027
50	140,495	3,512,366	1,412,366	- 878,634	1,833,366	2,162,366
60	138,708	3,467,705	1,367,705	- 923,295	1,788,705	2,117,705
70	136,922	3,423,044	1,323,044	- 967,956	1,744,044	2,073,044
80	135,135	3,378,383	1,278,383	- 1,012,617	1,699,383	2,028,383
90	133,349	3,333,722	1,233,722	- 1,057,278	1,654,722	1,983,722
100	131,562	3,289,061	1,189,061	- 1,101,939	1,610,061	1,939,061
130	126,203	3,155,078	1,055,078	- 1,235,922	1,476,078	1,805,078
160	120,844	3,021,095	921,095	- 1,369,905	1,342,095	1,671,095
190	115,484	2,887,111	787,111	- 1,503,889	1,208,111	1,537,111
220	110,125	2,753,128	653,128	- 1,637,872	1,074,128	1,403,128
250	104,766	2,619,145	519,145	- 1,771,855	940,145	1,269,145
280	99,406	2,485,162	385,162	- 1,905,838	806,162	1,135,162



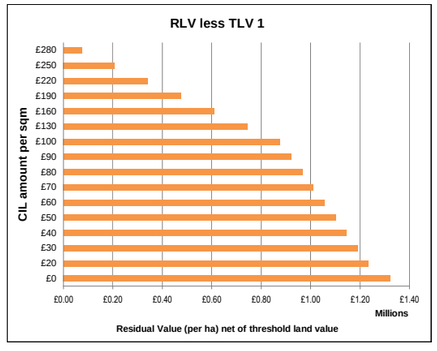


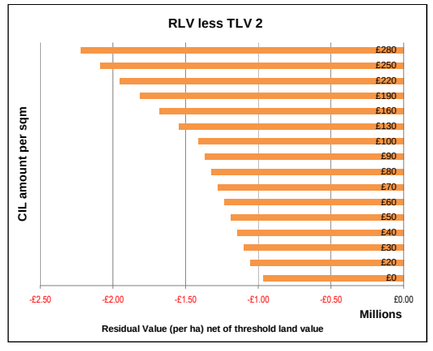


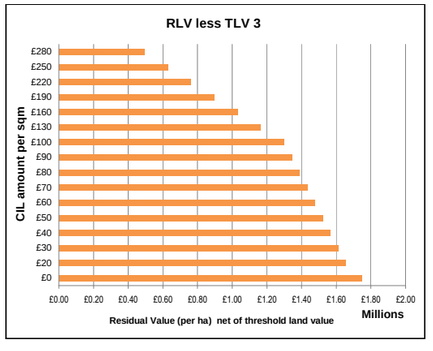


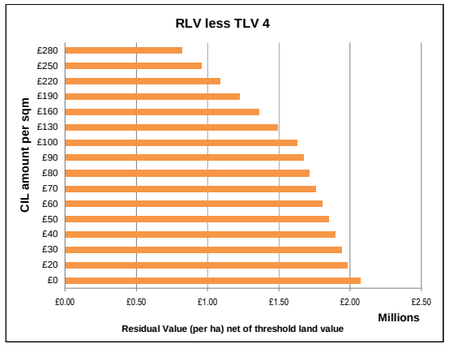
Site type 1	Description:	Area 6 £2626 psm East	Site area:	0.04 ha

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	1,743,625	2,072,625
20	133,332	3,333,303	1,233,303	- 1,057,697	1,654,303	1,983,303
30	131,546	3,288,642	1,188,642	- 1,102,358	1,609,642	1,938,642
40	129,759	3,243,981	1,143,981	- 1,147,019	1,564,981	1,893,981
50	127,973	3,199,320	1,099,320	- 1,191,680	1,520,320	1,849,320
60	126,186	3,154,659	1,054,659	- 1,236,341	1,475,659	1,804,659
70	124,400	3,109,998	1,009,998	- 1,281,002	1,430,998	1,759,998
80	122,613	3,065,337	965,337	- 1,325,663	1,386,337	1,715,337
90	120,827	3,020,676	920,676	- 1,370,324	1,341,676	1,670,676
100	119,041	2,976,015	876,015	- 1,414,985	1,297,015	1,626,015
130	113,681	2,842,032	742,032	- 1,548,968	1,163,032	1,492,032
160	108,322	2,708,049	608,049	- 1,682,951	1,029,049	1,358,049
190	102,963	2,574,065	474,065	- 1,816,935	895,065	1,224,065
220	97,603	2,440,082	340,082	- 1,950,918	761,082	1,090,082
250	92,244	2,306,099	206,099	- 2,084,901	627,099	956,099
280	86,885	2,172,116	72,116	- 2,218,884	493,116	822,116









CIL Viability **Bristol City Council**

SITE TYPE **1**
2 UNITS
HOUSES
50 UPH

Threshold Land Values (per ha)

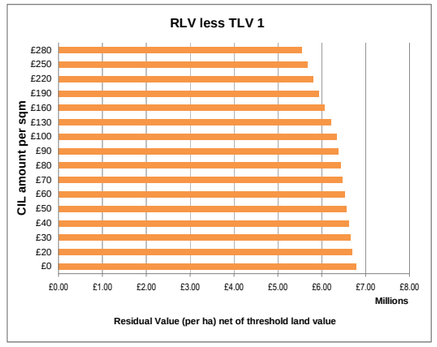
TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

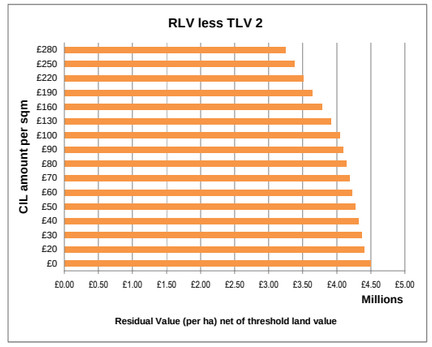
NB includes infrastructure @ £0.35m per ha

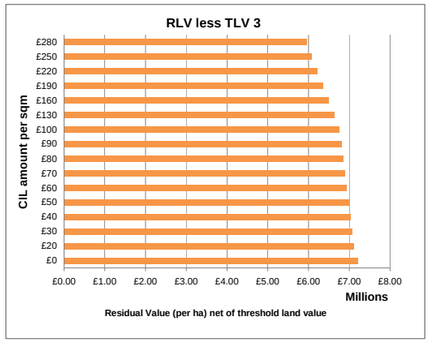
CSH level: 4	
Aff Hsg: 0%	
10%	Sales value inflation
5%	Build cost inflation

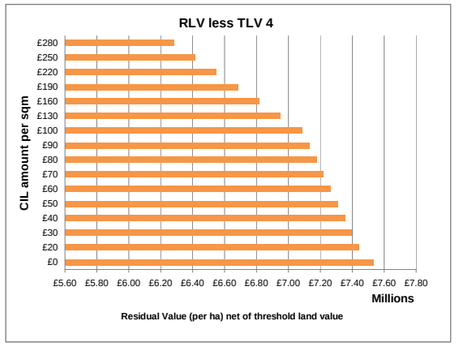
Site type 1 Description: **Area 1 £3993 psm Inner West** Site area: 0.04 ha

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



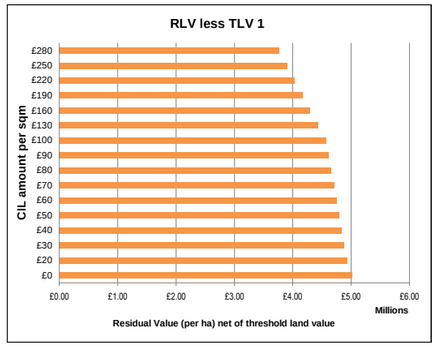


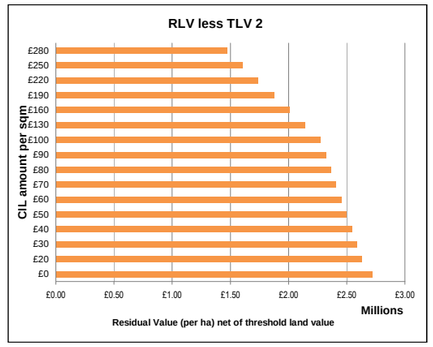


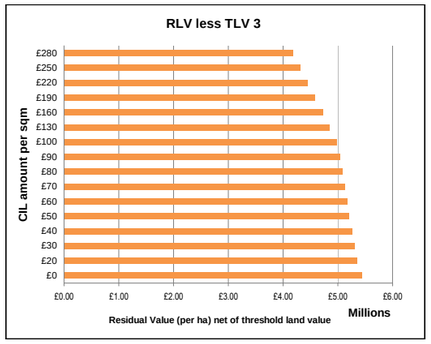


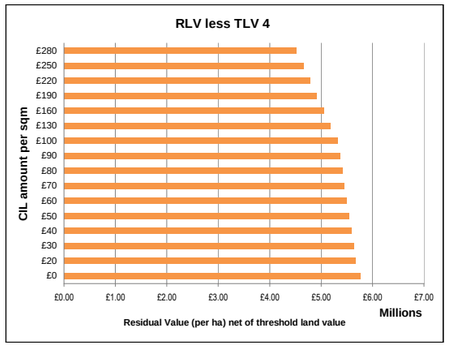
Site type 1 Description: **Area 2 £3496 psm Inner East** Site area: 0.04 ha

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



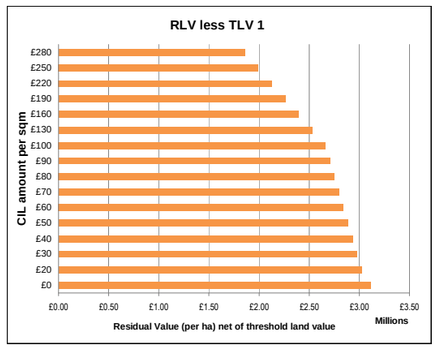


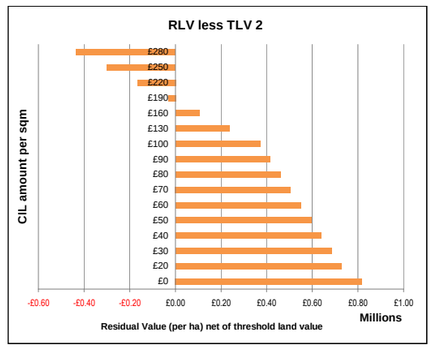


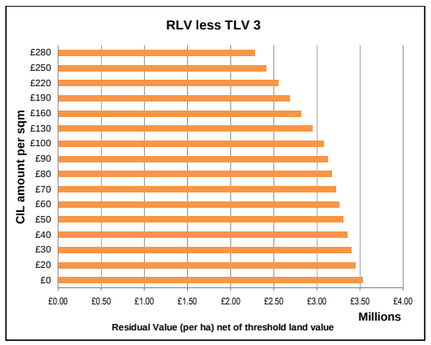


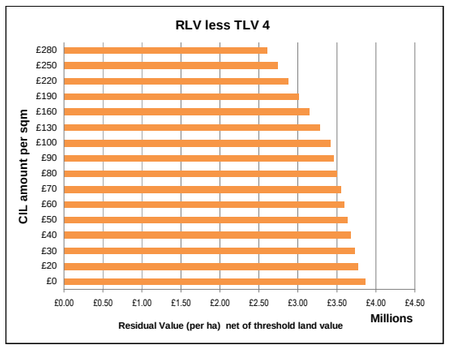
Site type 1 Description: **Area 3 £2960 psm South** Site area: 0.04 ha

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	3,009,276
220	169,012	4,225,293	2,125,293	- 165,707	2,546,293	2,875,293
250	163,652	4,091,310	1,991,310	- 299,690	2,412,310	2,741,310
280	158,293	3,957,326	1,857,326	- 433,674	2,278,326	2,607,326



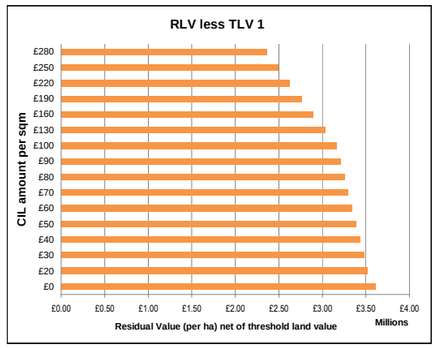


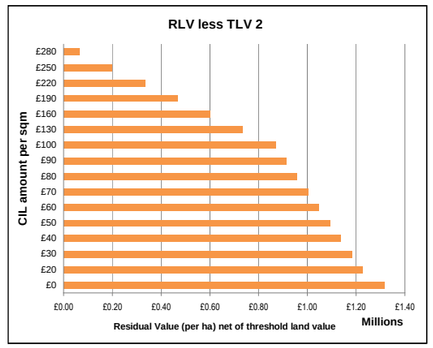


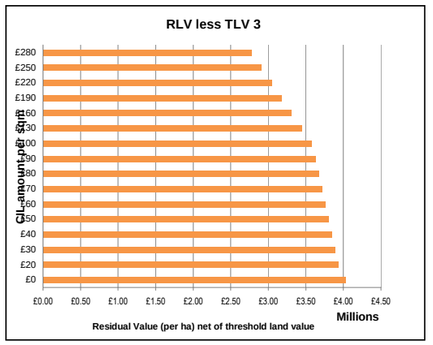


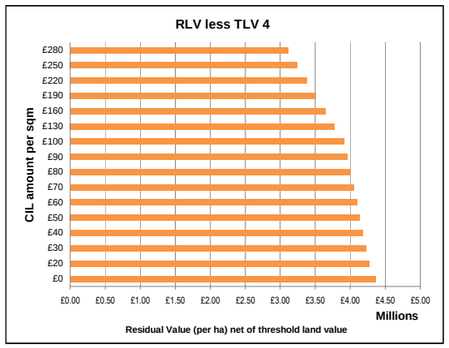
Site type 1	Description:	Area 4 £3100 psm North West	Site area:	0.04 ha

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



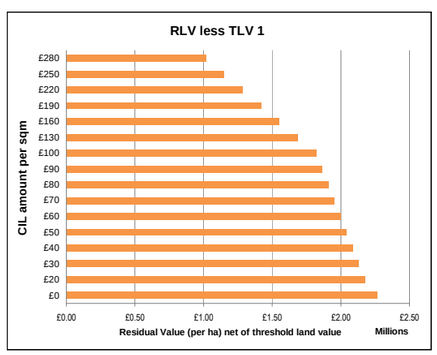


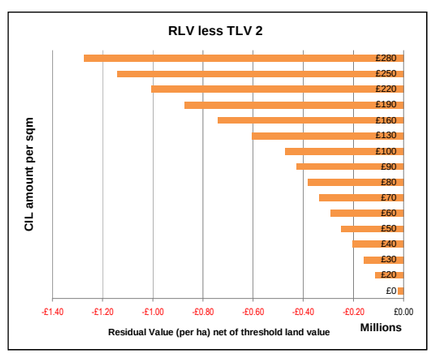


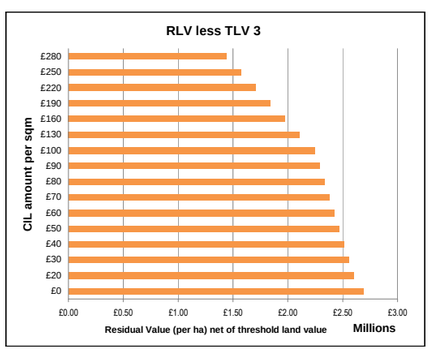


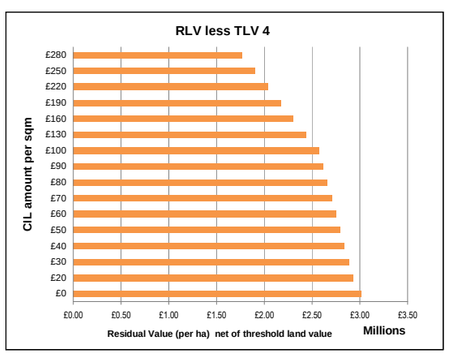
Site type 1	Description:	Area 5 £2723 psm North	Site area:	0.04 ha

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



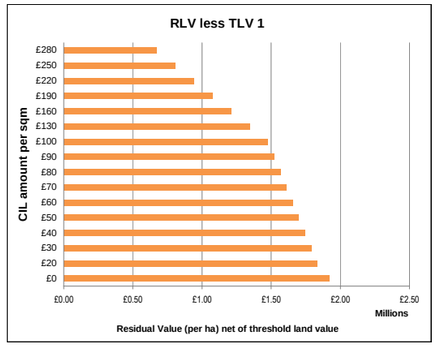


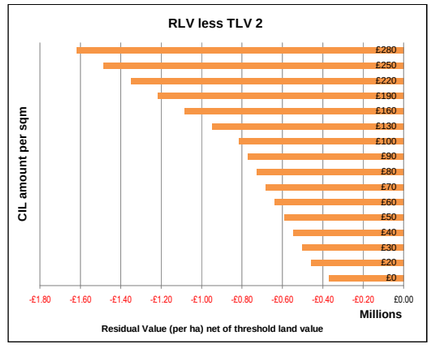


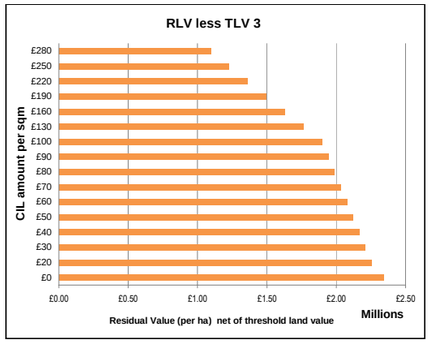


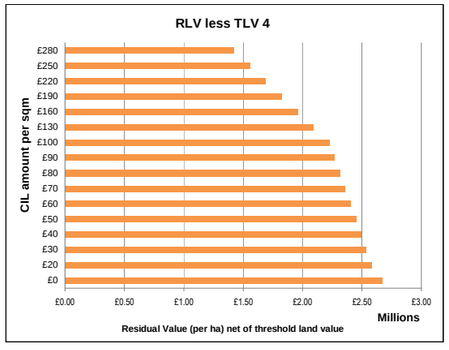
Site type 1	Description:	Area 6 £2626 psm East	Site area:	0.04 ha

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	2,671,739
20	157,297	3,932,417	1,832,417	- 458,583	2,253,417	2,582,417
30	155,510	3,887,756	1,787,756	- 503,244	2,208,756	2,537,756
40	153,724	3,843,095	1,743,095	- 547,905	2,164,095	2,493,095
50	151,937	3,798,434	1,698,434	- 592,566	2,119,434	2,448,434
60	150,151	3,753,773	1,653,773	- 637,227	2,074,773	2,403,773
70	148,364	3,709,112	1,609,112	- 681,888	2,030,112	2,359,112
80	146,578	3,664,451	1,564,451	- 726,549	1,985,451	2,314,451
90	144,792	3,619,790	1,519,790	- 771,210	1,940,790	2,269,790
100	143,005	3,575,129	1,475,129	- 815,871	1,896,129	2,225,129
130	137,646	3,441,146	1,341,146	- 949,854	1,762,146	2,091,146
160	132,287	3,307,163	1,207,163	- 1,083,837	1,628,163	1,957,163
190	126,927	3,173,179	1,073,179	- 1,217,821	1,494,179	1,823,179
220	121,568	3,039,196	939,196	- 1,351,804	1,360,196	1,689,196
250	116,209	2,905,213	805,213	- 1,485,787	1,226,213	1,555,213
280	110,849	2,771,230	671,230	- 1,619,770	1,092,230	1,421,230









CIL Viability **Bristol City Council**

SITE TYPE **2**
5 UNITS
HOUSES
50 UPH

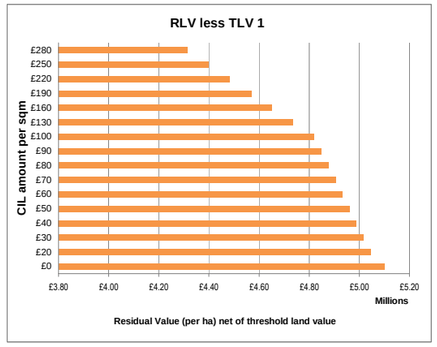
Threshold Land Values (per ha)

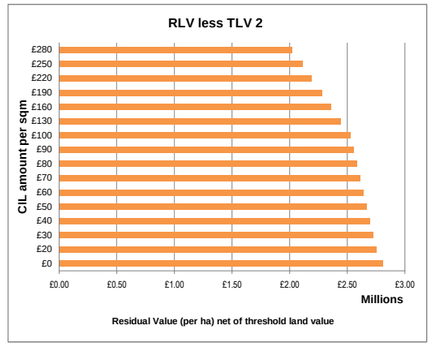
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

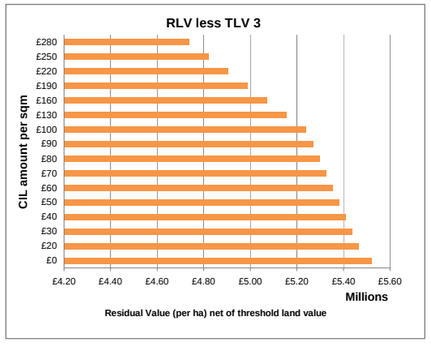
CSH level: 3	
Aff Hsg: 0%	
0%	Sales value inflation
0%	Build cost inflation

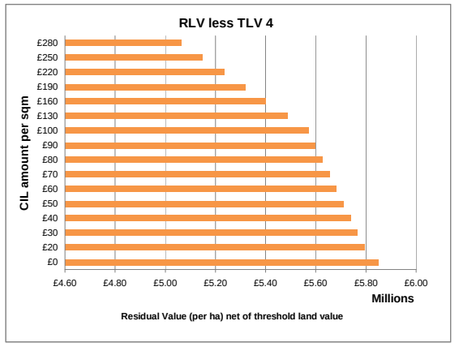
Site type 2 Description: **Area 1** £3993 psm Inner West Site area: 0.10 ha

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



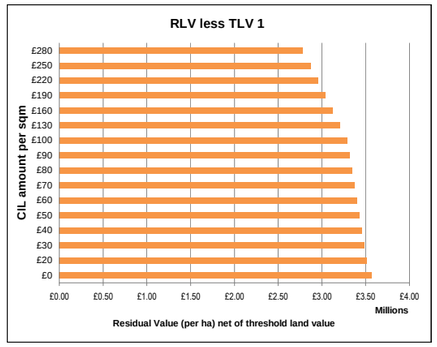


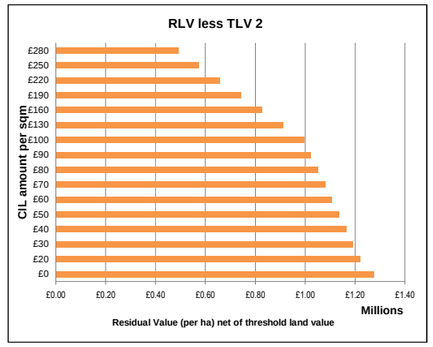


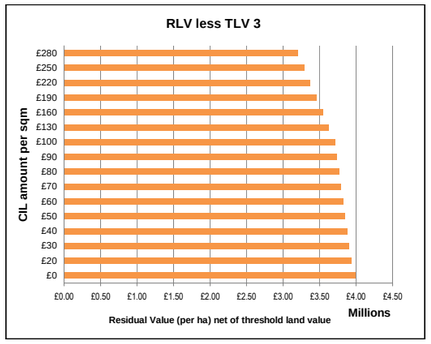


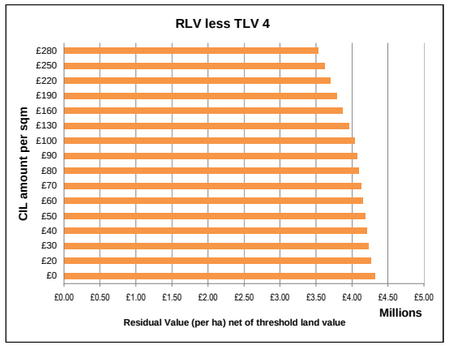
Site type 2 Description: **Area 2** £3496 psm Inner East Site area: 0.10 ha

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



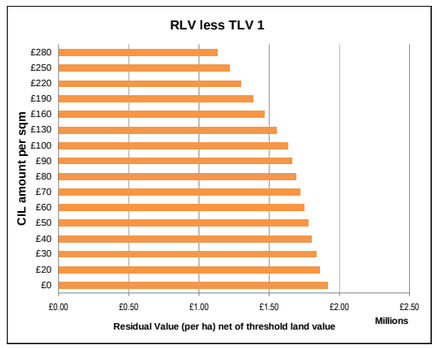


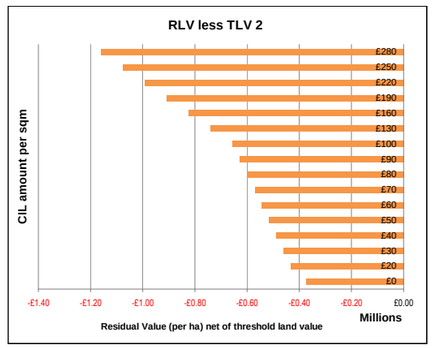


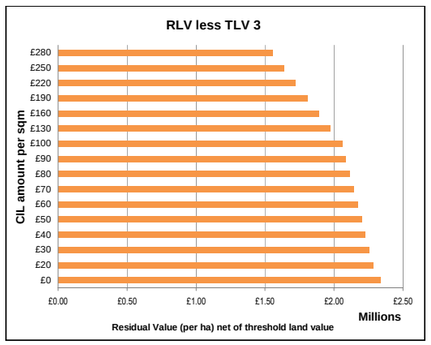


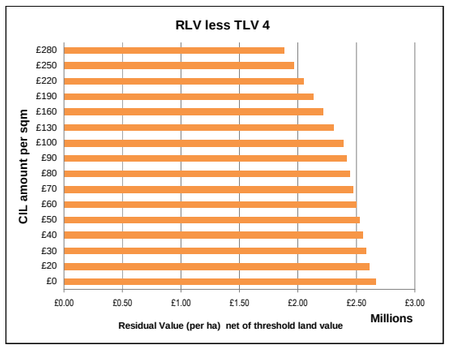
Site type 2 Description: **Area 3** £2960 psm South Site area: 0.10 ha

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	2,665,709
20	395,962	3,959,617	1,859,617	- 431,383	2,280,617	2,609,617
30	393,157	3,931,570	1,831,570	- 459,430	2,252,570	2,581,570
40	390,352	3,903,524	1,803,524	- 487,476	2,224,524	2,553,524
50	387,548	3,875,477	1,775,477	- 515,523	2,196,477	2,525,477
60	384,743	3,847,431	1,747,431	- 543,569	2,168,431	2,497,431
70	381,938	3,819,384	1,719,384	- 571,616	2,140,384	2,469,384
80	379,134	3,791,338	1,691,338	- 599,662	2,112,338	2,441,338
90	376,329	3,763,291	1,663,291	- 627,709	2,084,291	2,413,291
100	373,525	3,735,245	1,635,245	- 655,755	2,056,245	2,385,245
130	365,111	3,651,106	1,551,106	- 739,894	1,972,106	2,301,106
160	356,697	3,566,966	1,466,966	- 824,034	1,887,966	2,216,966
190	348,283	3,482,827	1,382,827	- 908,173	1,803,827	2,132,827
220	339,869	3,398,688	1,298,688	- 992,312	1,719,688	2,048,688
250	331,455	3,314,548	1,214,548	- 1,076,452	1,635,548	1,964,548
280	323,041	3,230,409	1,130,409	- 1,160,591	1,551,409	1,880,409



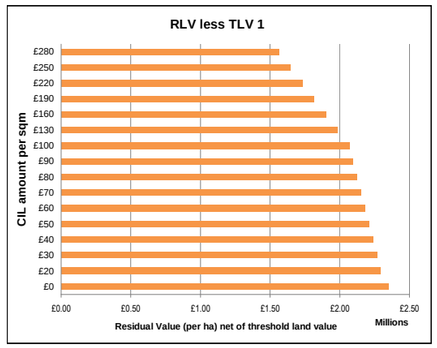


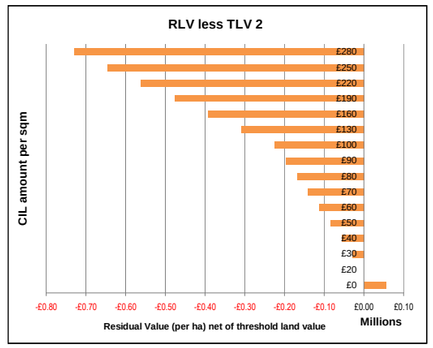


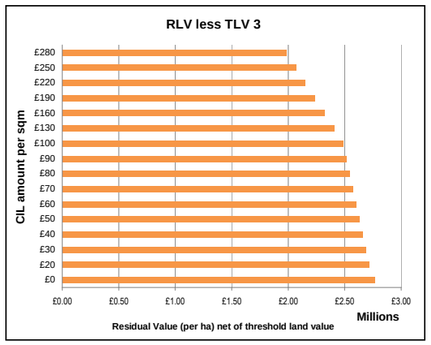


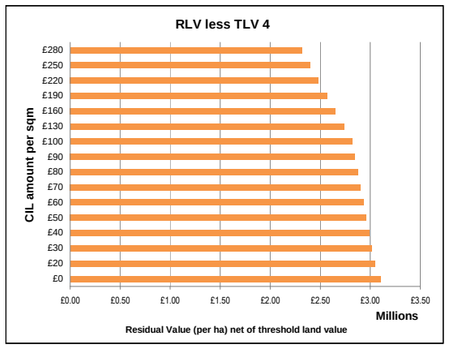
Site type 2	Description:	Area 4 £3100 psm North West	Site area:	0.10 ha

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



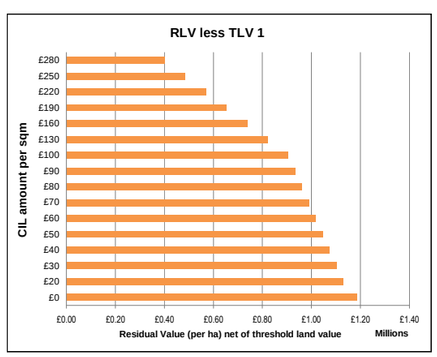


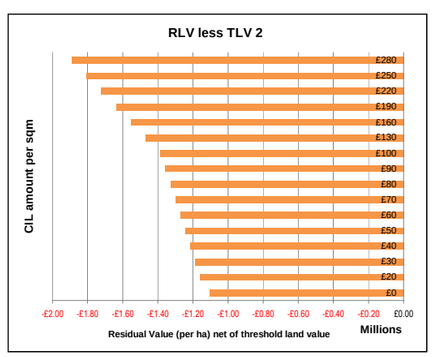


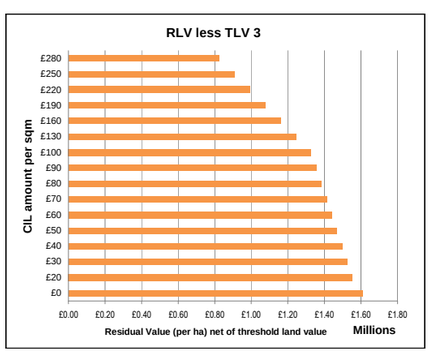


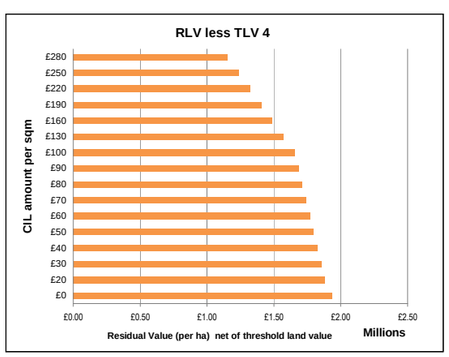
Site type 2	Description:	Area 5 £2723 psm North	Site area:	0.10 ha

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



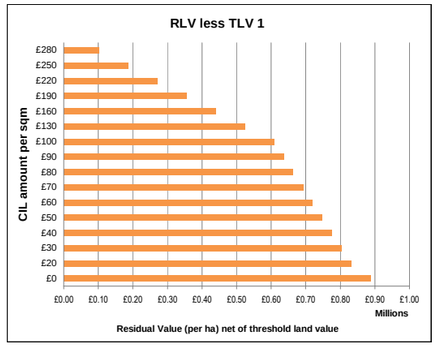


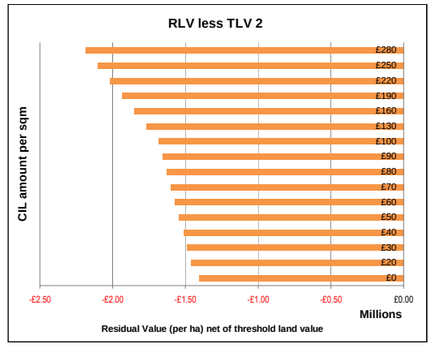


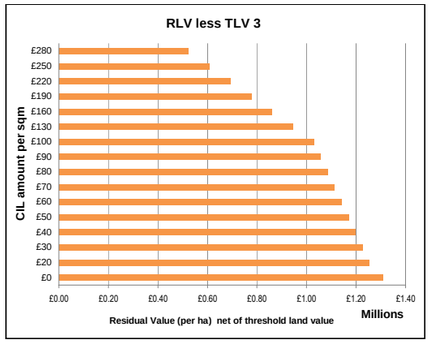


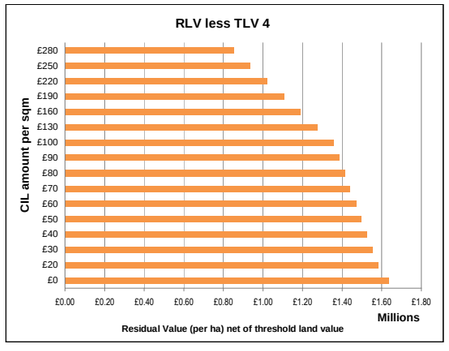
Site type 2	Description:	Area 6 £2626 psm East	Site area:	0.10 ha

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	1,637,478
20	293,138	2,931,385	831,385	- 1,459,615	1,252,385	1,581,385
30	290,334	2,903,338	803,338	- 1,487,662	1,224,338	1,553,338
40	287,529	2,875,292	775,292	- 1,515,708	1,196,292	1,525,292
50	284,725	2,847,246	747,246	- 1,543,754	1,168,246	1,497,246
60	281,920	2,819,199	719,199	- 1,571,801	1,140,199	1,469,199
70	279,115	2,791,153	691,153	- 1,599,847	1,112,153	1,441,153
80	276,311	2,763,106	663,106	- 1,627,894	1,084,106	1,413,106
90	273,506	2,735,060	635,060	- 1,655,940	1,056,060	1,385,060
100	270,701	2,707,013	607,013	- 1,683,987	1,028,013	1,357,013
130	262,287	2,622,874	522,874	- 1,768,126	943,874	1,272,874
160	253,873	2,538,735	438,735	- 1,852,265	859,735	1,188,735
190	245,460	2,454,595	354,595	- 1,936,405	775,595	1,104,595
220	237,046	2,370,456	270,456	- 2,020,544	691,456	1,020,456
250	228,632	2,286,317	186,317	- 2,104,683	607,317	936,317
280	220,218	2,202,178	102,178	- 2,188,822	523,178	852,178









CIL Viability **Bristol City Council**

SITE TYPE **2**
5 UNITS
HOUSES
50 UPH

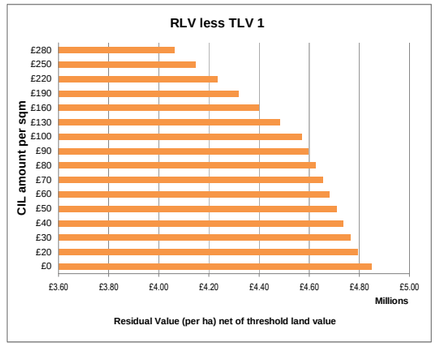
Threshold Land Values (per ha)

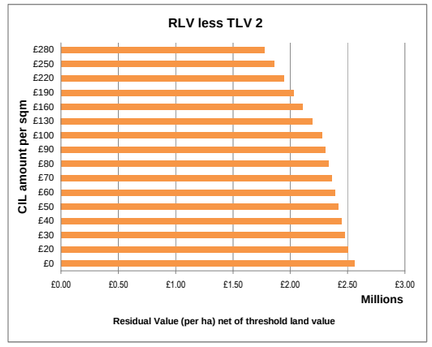
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

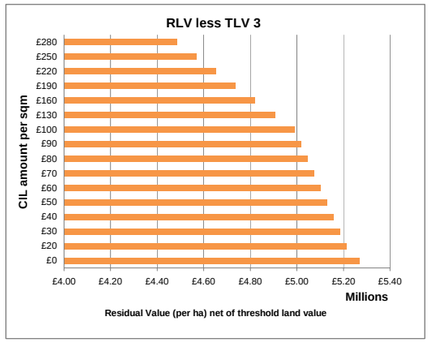
CSH level: 4	
Aff Hsg: 0%	
0%	Sales value inflation
0%	Build cost inflation

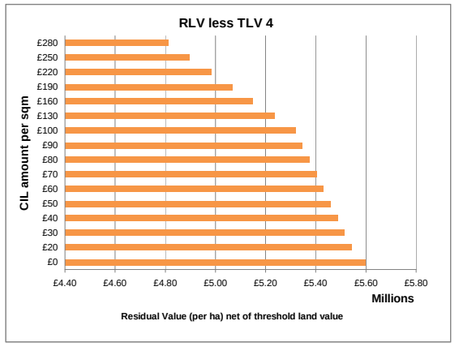
Site type 2 Description: **Area 1** £3993 psm Inner West Site area: 0.10 ha

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



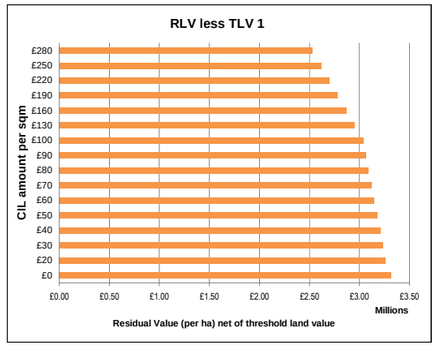


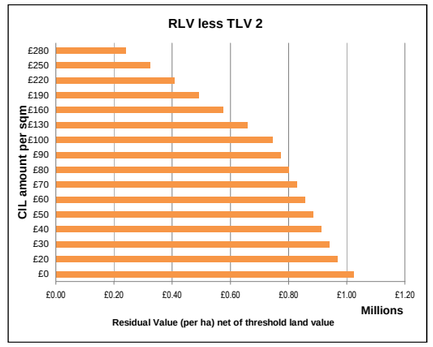


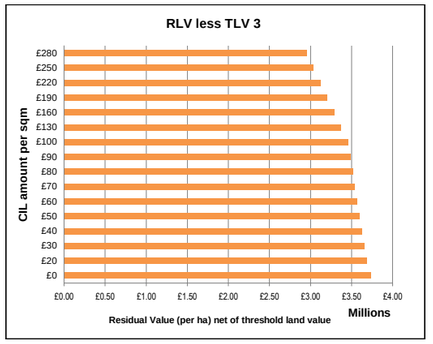


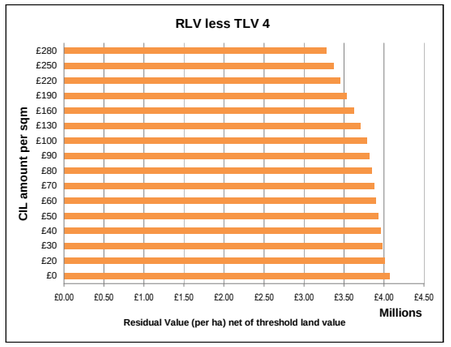
Site type 2 Description: **Area 2** £3496 psm Inner East Site area: 0.10 ha

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



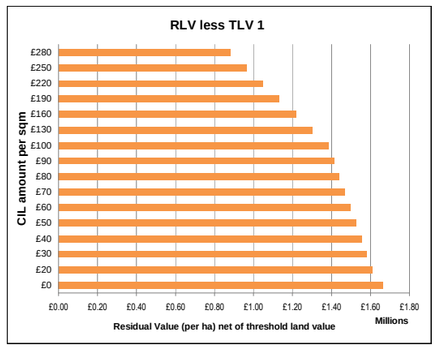


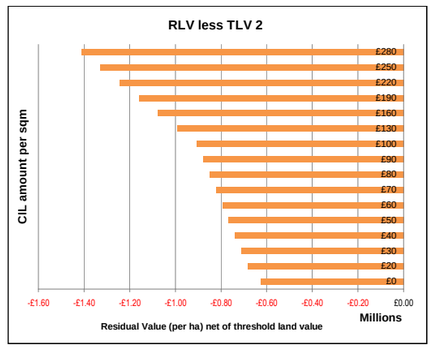


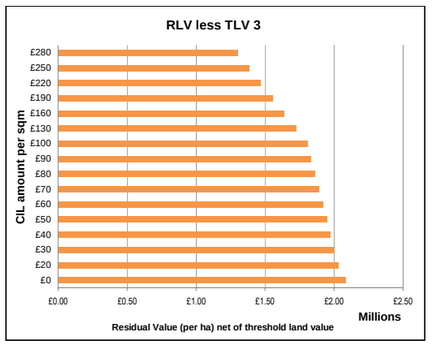


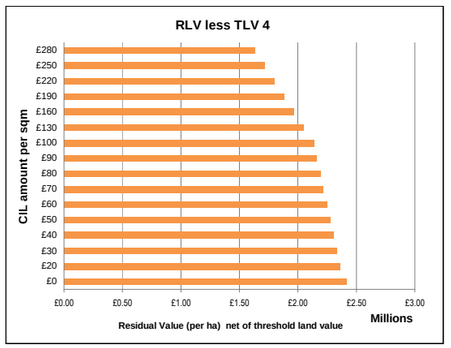
Site type 2 Description: **Area 3** £2960 psm South Site area: 0.10 ha

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	2,414,021
20	370,793	3,707,928	1,607,928	- 683,072	2,028,928	2,357,928
30	367,988	3,679,882	1,579,882	- 711,118	2,000,882	2,329,882
40	365,184	3,651,835	1,551,835	- 739,165	1,972,835	2,301,835
50	362,379	3,623,789	1,523,789	- 767,211	1,944,789	2,273,789
60	359,574	3,595,743	1,495,743	- 795,257	1,916,743	2,245,743
70	356,770	3,567,696	1,467,696	- 823,304	1,888,696	2,217,696
80	353,965	3,539,650	1,439,650	- 851,350	1,860,650	2,189,650
90	351,160	3,511,603	1,411,603	- 879,397	1,832,603	2,161,603
100	348,356	3,483,557	1,383,557	- 907,443	1,804,557	2,133,557
130	339,942	3,399,417	1,299,417	- 991,583	1,720,417	2,049,417
160	331,528	3,315,278	1,215,278	- 1,075,722	1,636,278	1,965,278
190	323,114	3,231,139	1,131,139	- 1,159,861	1,552,139	1,881,139
220	314,700	3,146,999	1,046,999	- 1,244,001	1,467,999	1,796,999
250	306,286	3,062,860	962,860	- 1,328,140	1,383,860	1,712,860
280	297,872	2,978,721	878,721	- 1,412,279	1,299,721	1,628,721



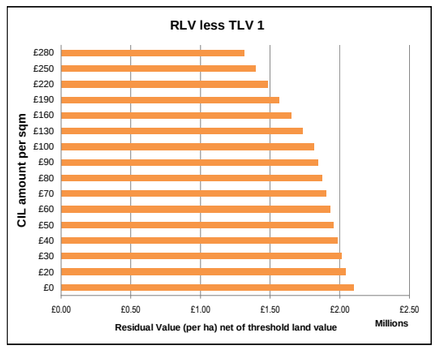


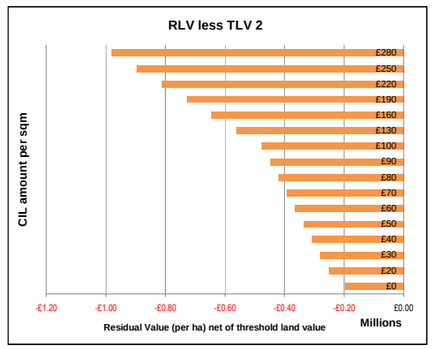


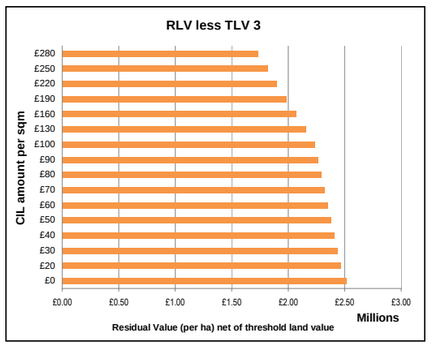


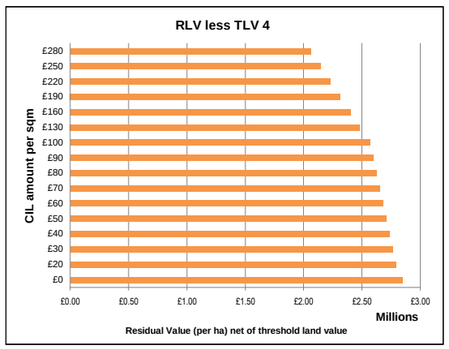
Site type 2	Description:	Area 4 £3100 psm North West	Site area:	0.10 ha

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



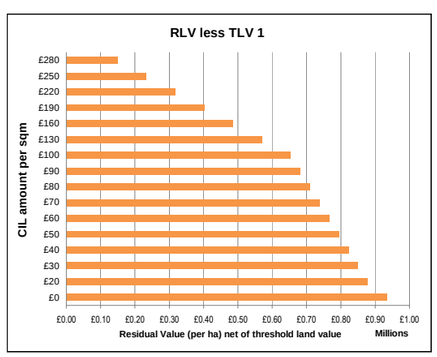


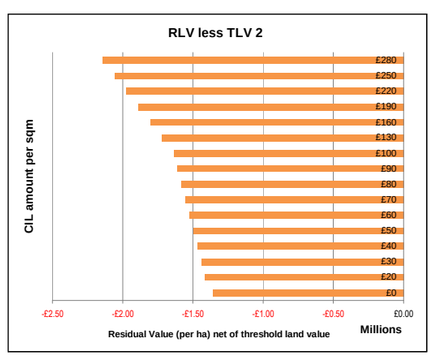


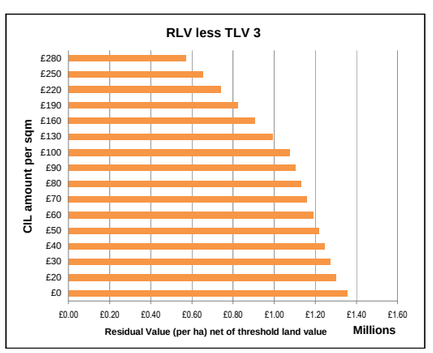


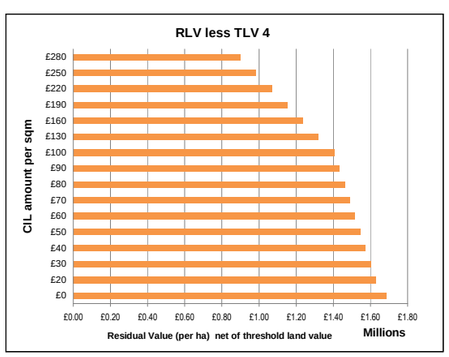
Site type 2	Description:	Area 5 £2723 psm North	Site area:	0.10 ha

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



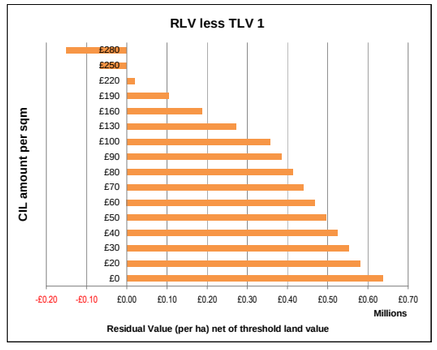


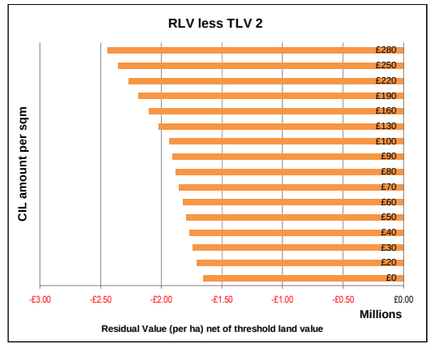


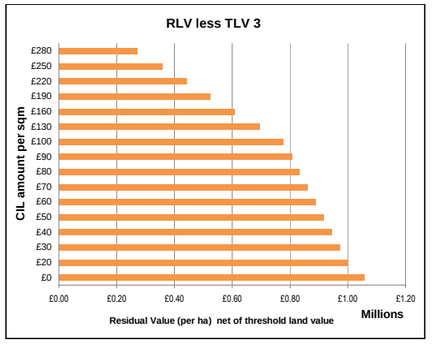


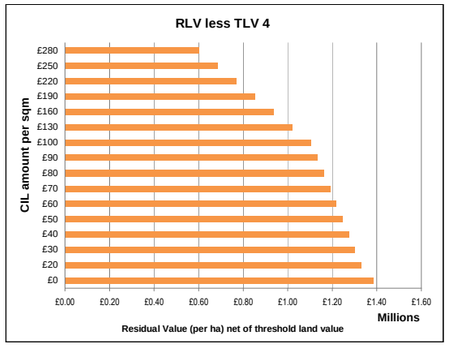
Site type 2	Description:	Area 6 £2626 psm East	Site area:	0.10 ha

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

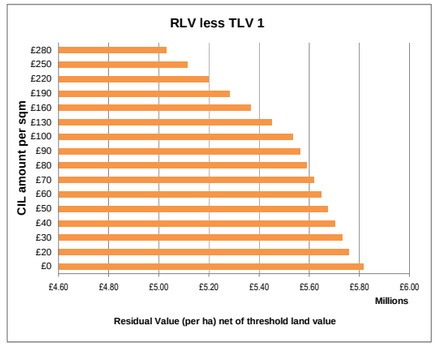
Threshold Land Values (per ha)

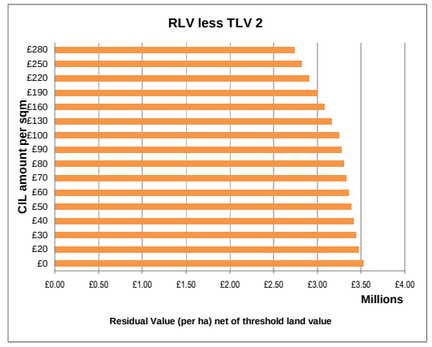
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

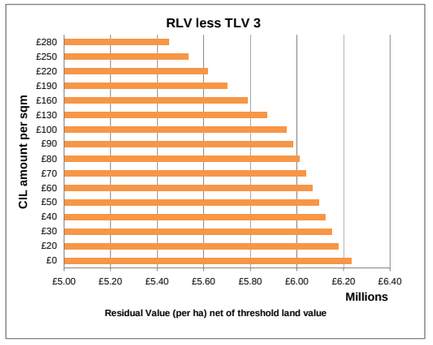
CSH level: 4	
Aff Hsg: 0%	
10%	Sales value inflation
5%	Build cost inflation

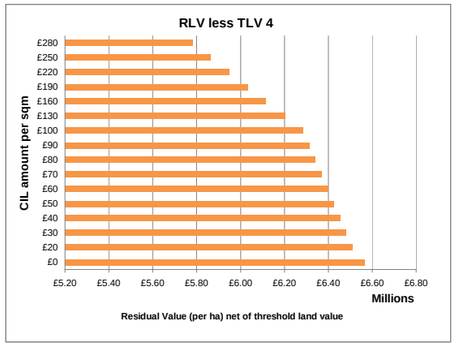
Site type 2 Description: **Area 1** £3993 psm Inner West Site area: 0.10 ha

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



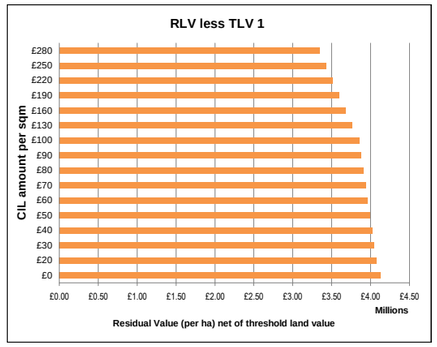


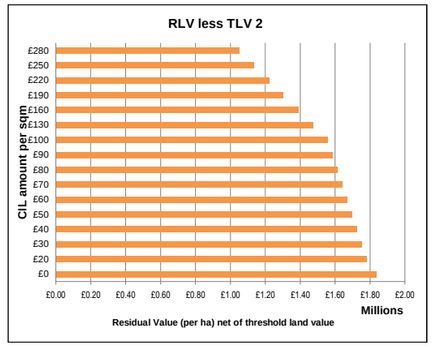


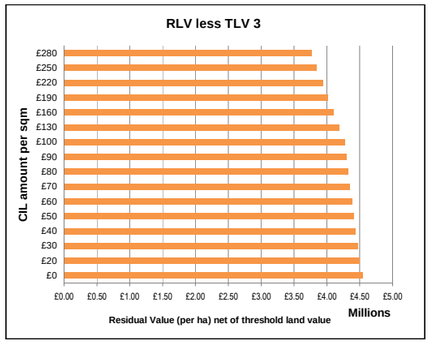


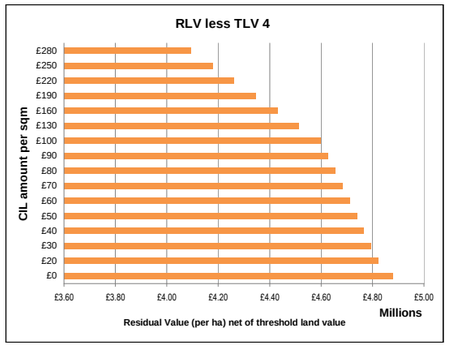
Site type 2 Description: **Area 2** £3496 psm Inner East Site area: 0.10 ha

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



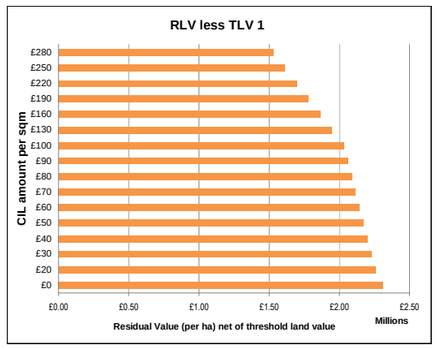


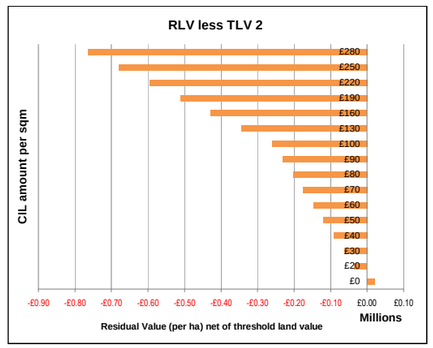


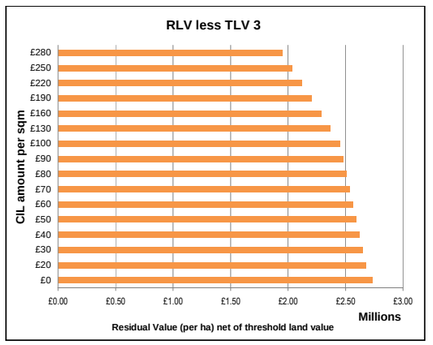


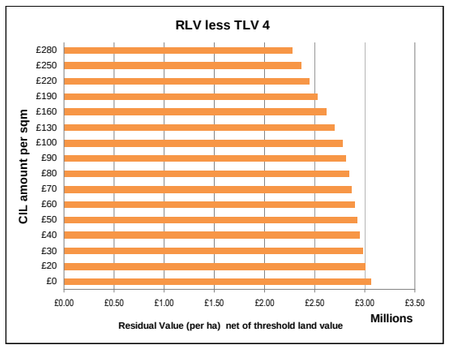
Site type 2 Description: **Area 3** £2960 psm South Site area: 0.10 ha

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



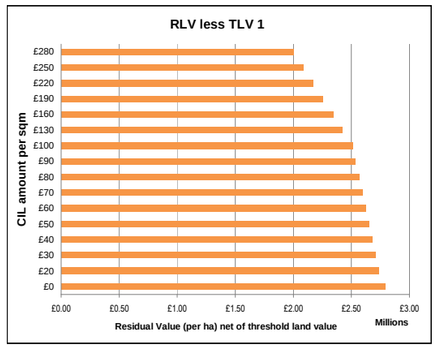


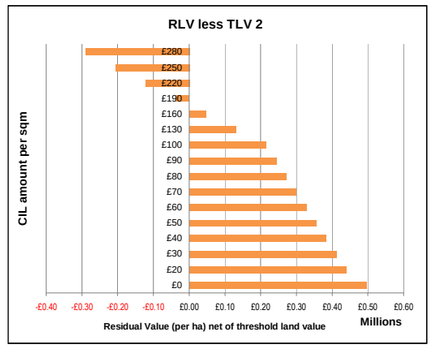


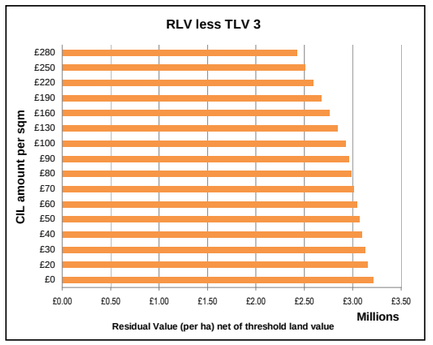


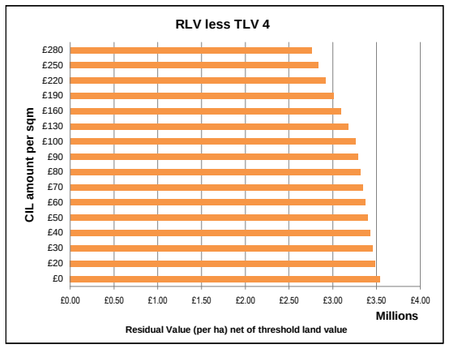
Site type 2	Description:	Area 4 £3100 psm North West	Site area:	0.10 ha

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



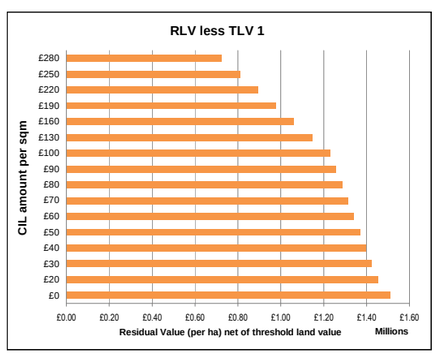


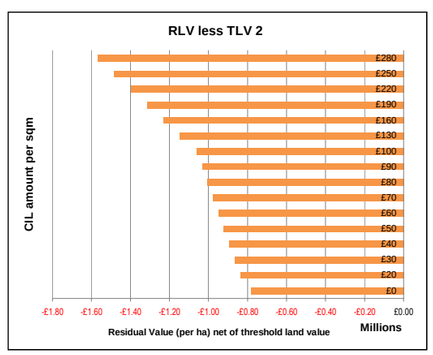


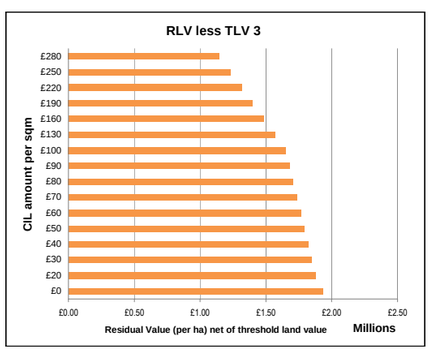


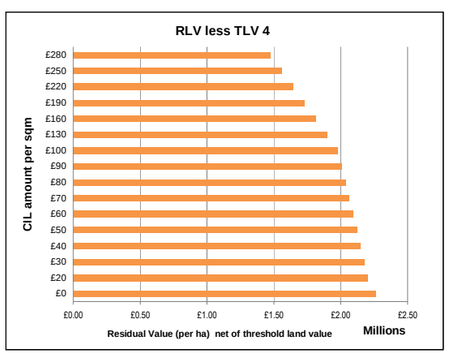
Site type 2	Description:	Area 5 £2723 psm North	Site area:	0.10 ha

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	2,259,205
20	355,311	3,553,112	1,453,112	- 837,888	1,874,112	2,203,112
30	352,507	3,525,066	1,425,066	- 865,934	1,846,066	2,175,066
40	349,702	3,497,020	1,397,020	- 893,980	1,818,020	2,147,020
50	346,897	3,468,973	1,368,973	- 922,027	1,789,973	2,118,973
60	344,093	3,440,927	1,340,927	- 950,073	1,761,927	2,090,927
70	341,288	3,412,880	1,312,880	- 978,120	1,733,880	2,062,880
80	338,483	3,384,834	1,284,834	- 1,006,166	1,705,834	2,034,834
90	335,679	3,356,787	1,256,787	- 1,034,213	1,677,787	2,006,787
100	332,874	3,328,741	1,228,741	- 1,062,259	1,649,741	1,978,741
130	324,460	3,244,602	1,144,602	- 1,146,398	1,565,602	1,894,602
160	316,046	3,160,462	1,060,462	- 1,230,538	1,481,462	1,810,462
190	307,632	3,076,323	976,323	- 1,314,677	1,397,323	1,726,323
220	299,218	2,992,184	892,184	- 1,398,816	1,313,184	1,642,184
250	290,804	2,908,044	808,044	- 1,482,956	1,229,044	1,558,044
280	282,391	2,823,905	723,905	- 1,567,095	1,144,905	1,473,905



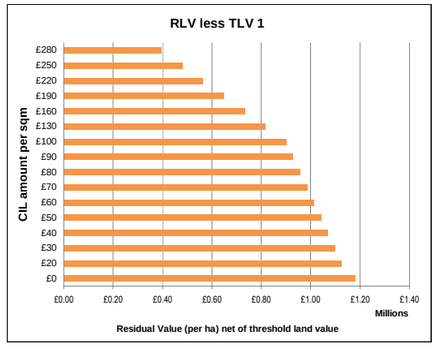


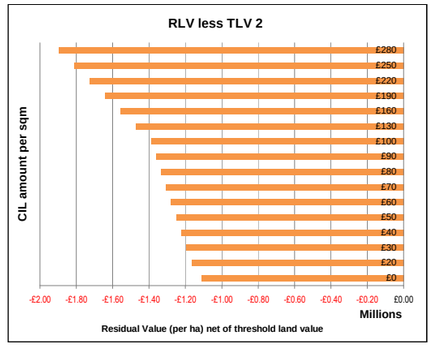


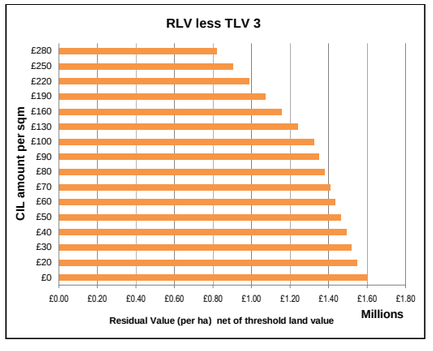


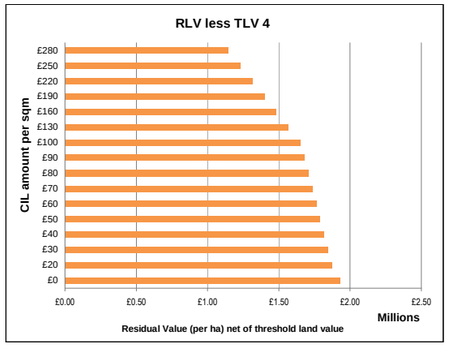
Site type 2	Description:	Area 6 £2626 psm East	Site area:	0.10 ha

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	1,930,835
20	322,474	3,224,742	1,124,742	- 1,166,258	1,545,742	1,874,742
30	319,670	3,196,695	1,096,695	- 1,194,305	1,517,695	1,846,695
40	316,865	3,168,649	1,068,649	- 1,222,351	1,489,649	1,818,649
50	314,060	3,140,602	1,040,602	- 1,250,398	1,461,602	1,790,602
60	311,256	3,112,556	1,012,556	- 1,278,444	1,433,556	1,762,556
70	308,451	3,084,510	984,510	- 1,306,490	1,405,510	1,734,510
80	305,646	3,056,463	956,463	- 1,334,537	1,377,463	1,706,463
90	302,842	3,028,417	928,417	- 1,362,583	1,349,417	1,678,417
100	300,037	3,000,370	900,370	- 1,390,630	1,321,370	1,650,370
130	291,623	2,916,231	816,231	- 1,474,769	1,237,231	1,566,231
160	283,209	2,832,092	732,092	- 1,558,908	1,153,092	1,482,092
190	274,795	2,747,952	647,952	- 1,643,048	1,068,952	1,397,952
220	266,381	2,663,813	563,813	- 1,727,187	984,813	1,313,813
250	257,967	2,579,674	479,674	- 1,811,326	900,674	1,229,674
280	249,553	2,495,534	395,534	- 1,895,466	816,534	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

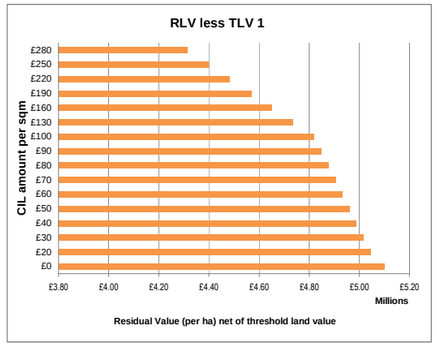
NB includes infrastructure @ £0.35m per ha

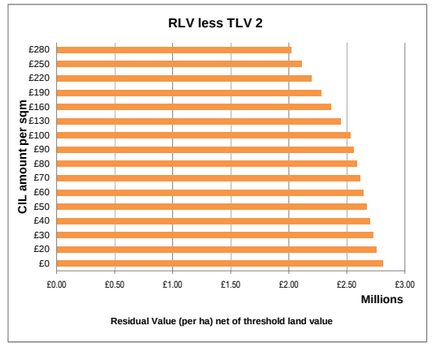
CSH level:	3
Aff Hsg:	0%

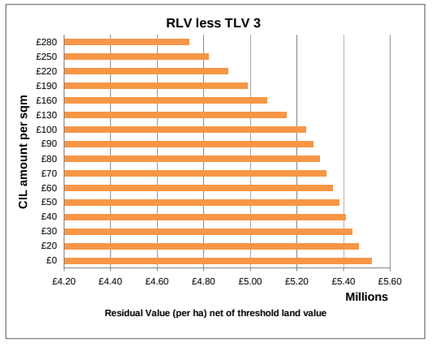
0%	Sales value inflation
0%	Build cost inflation

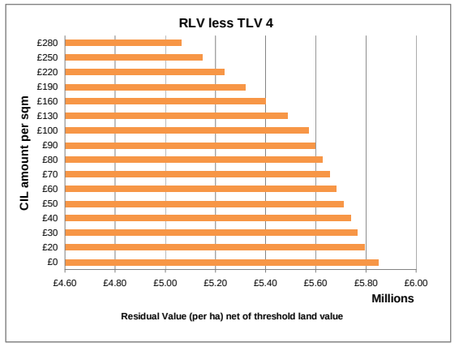
Site type 3 Description: **Area 1 £3993 psm Inner West** Site area: 0.28 ha

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



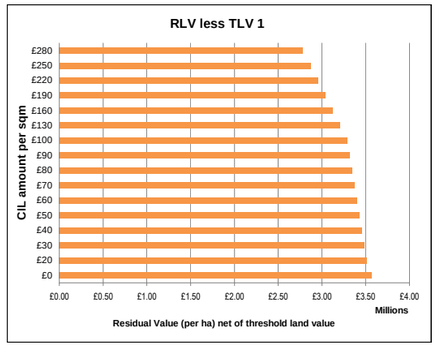


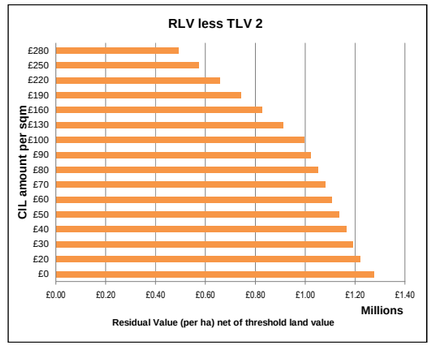


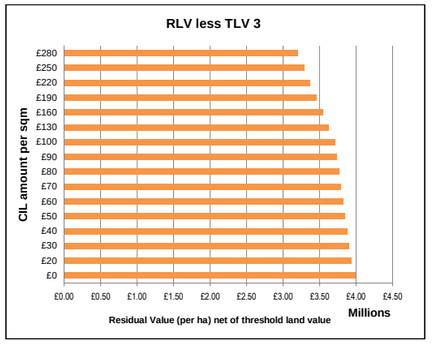


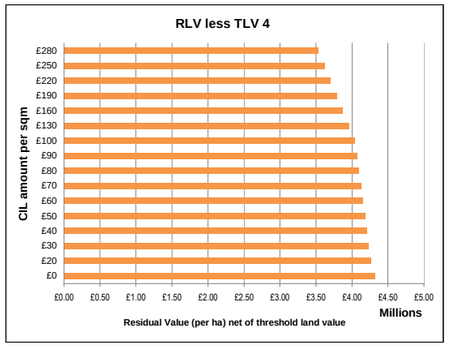
Site type 3 Description: **Area 2 £3496 psm Inner East** Site area: 0.28 ha

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



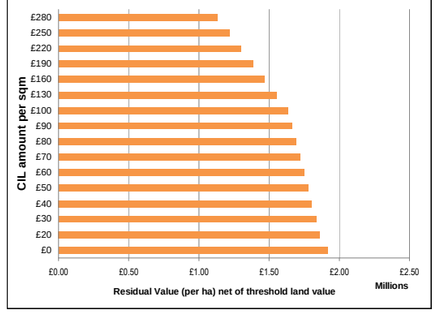


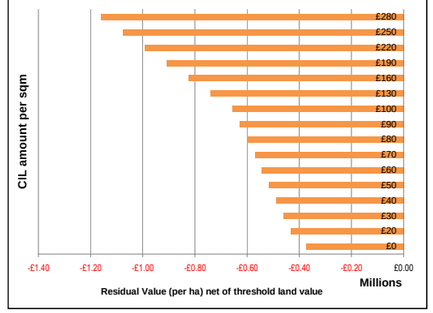


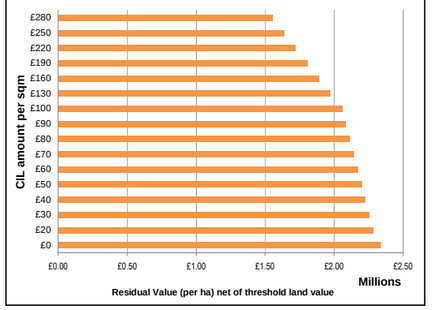


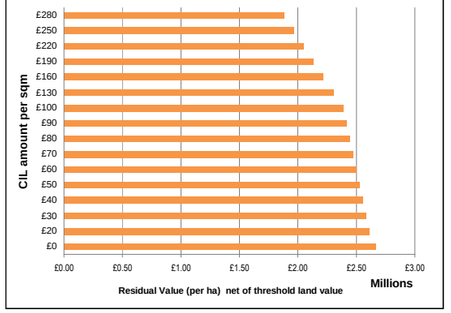
Site type 3 Description: **Area 3 £2960 psm South** Site area: 0.28 ha

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	2,665,709
20	1,108,693	3,959,617	1,859,617	- 431,383	2,280,617	2,609,617
30	1,100,840	3,931,570	1,831,570	- 459,430	2,252,570	2,581,570
40	1,092,987	3,903,524	1,803,524	- 487,476	2,224,524	2,553,524
50	1,085,134	3,875,477	1,775,477	- 515,523	2,196,477	2,525,477
60	1,077,281	3,847,431	1,747,431	- 543,569	2,168,431	2,497,431
70	1,069,428	3,819,384	1,719,384	- 571,616	2,140,384	2,469,384
80	1,061,575	3,791,338	1,691,338	- 599,662	2,112,338	2,441,338
90	1,053,722	3,763,291	1,663,291	- 627,709	2,084,291	2,413,291
100	1,045,869	3,735,245	1,635,245	- 655,755	2,056,245	2,385,245
130	1,022,310	3,651,106	1,551,106	- 739,894	1,972,106	2,301,106
160	998,751	3,566,966	1,466,966	- 824,034	1,887,966	2,216,966
190	975,192	3,482,827	1,382,827	- 908,173	1,803,827	2,132,827
220	951,633	3,398,688	1,298,688	- 992,312	1,719,688	2,048,688
250	928,074	3,314,548	1,214,548	- 1,076,452	1,635,548	1,964,548
280	904,515	3,230,409	1,130,409	- 1,160,591	1,551,409	1,880,409



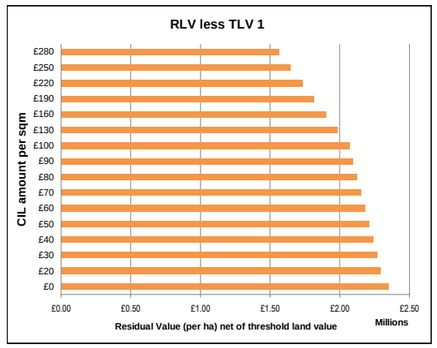


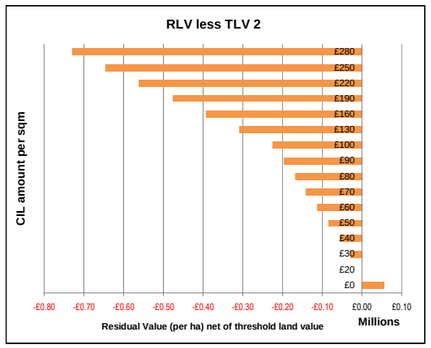


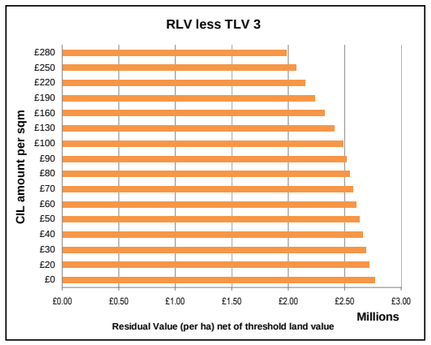


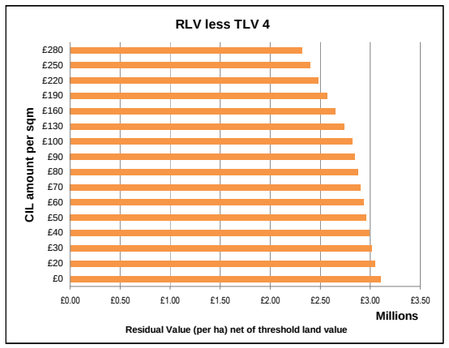
Site type 3	Description:	Area 4 £3100 psm North West	Site area:	0.28 ha

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



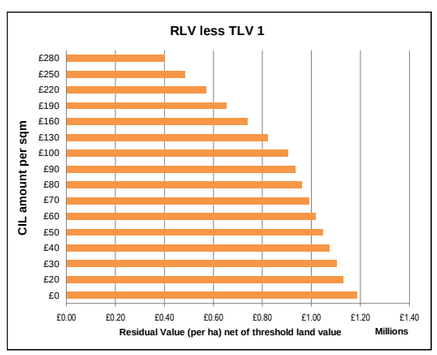


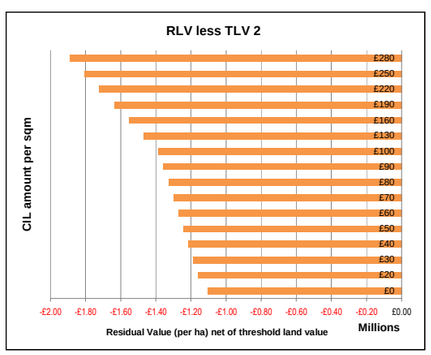


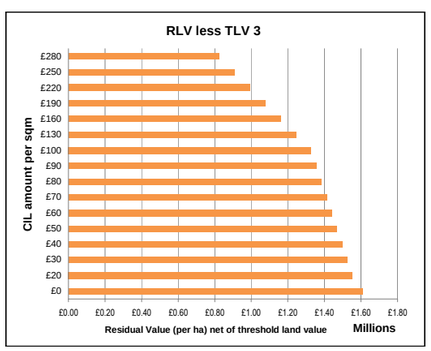


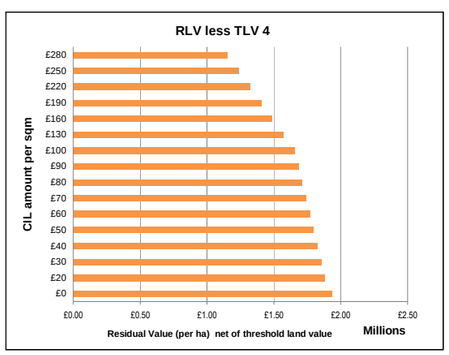
Site type 3	Description:	Area 5 £2723 psm North	Site area:	0.28 ha

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



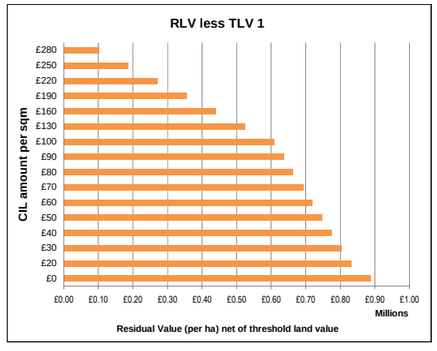


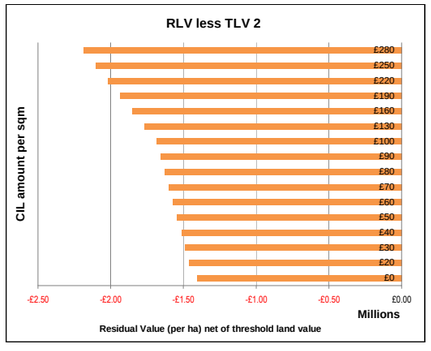


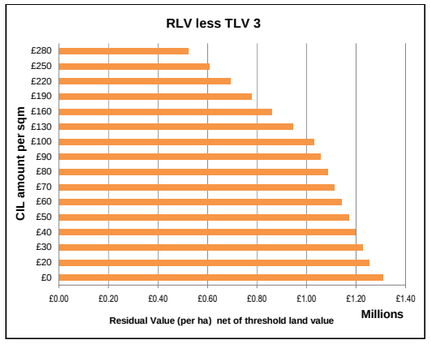


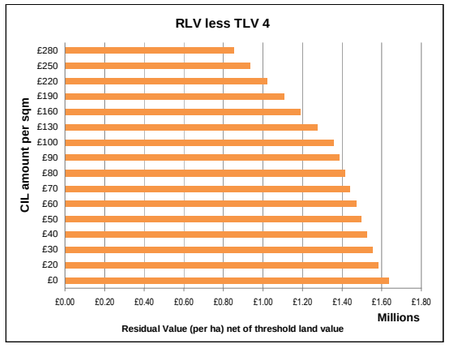
Site type 3	Description:	Area 6 £2626 psm East	Site area:	0.28 ha

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	1,308,478	1,637,478
20	820,788	2,931,385	831,385	- 1,459,615	1,252,385	1,581,385
30	812,935	2,903,338	803,338	- 1,487,662	1,224,338	1,553,338
40	805,082	2,875,292	775,292	- 1,515,708	1,196,292	1,525,292
50	797,229	2,847,246	747,246	- 1,543,754	1,168,246	1,497,246
60	789,376	2,819,199	719,199	- 1,571,801	1,140,199	1,469,199
70	781,523	2,791,153	691,153	- 1,599,847	1,112,153	1,441,153
80	773,670	2,763,106	663,106	- 1,627,894	1,084,106	1,413,106
90	765,817	2,735,060	635,060	- 1,655,940	1,056,060	1,385,060
100	757,964	2,707,013	607,013	- 1,683,987	1,028,013	1,357,013
130	734,405	2,622,874	522,874	- 1,768,126	943,874	1,272,874
160	710,846	2,538,735	438,735	- 1,852,265	859,735	1,188,735
190	687,287	2,454,595	354,595	- 1,936,405	775,595	1,104,595
220	663,728	2,370,456	270,456	- 2,020,544	691,456	1,020,456
250	640,169	2,286,317	186,317	- 2,104,683	607,317	936,317
280	616,610	2,202,178	102,178	- 2,188,822	523,178	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

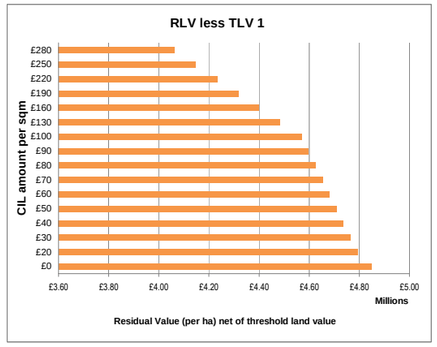
NB includes infrastructure @ £0.35m per ha

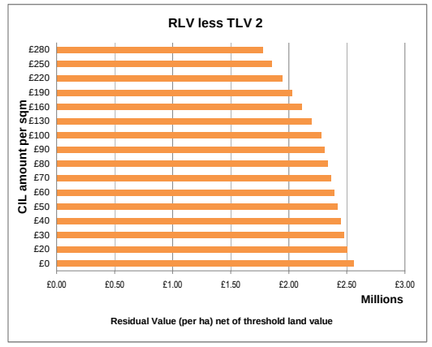
CSH level:	4
Aff Hsg:	0%

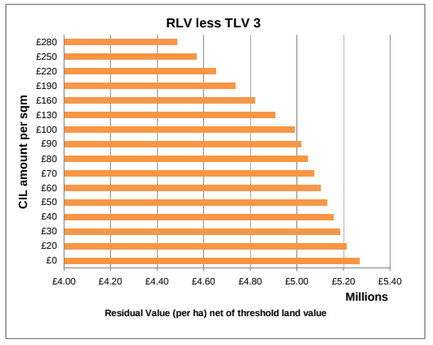
0%	Sales value inflation
0%	Build cost inflation

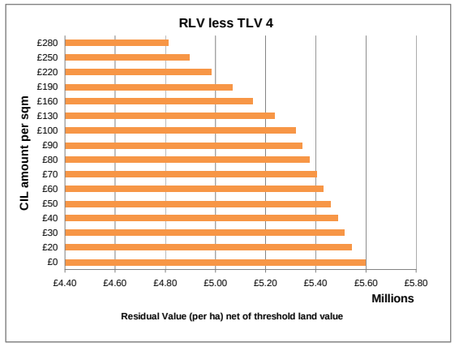
Site type 3 Description: **Area 1 £3993 psm Inner West** Site area: 0.28 ha

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



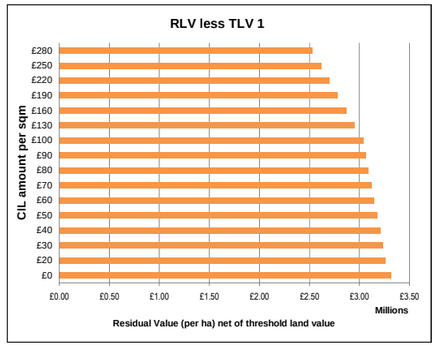


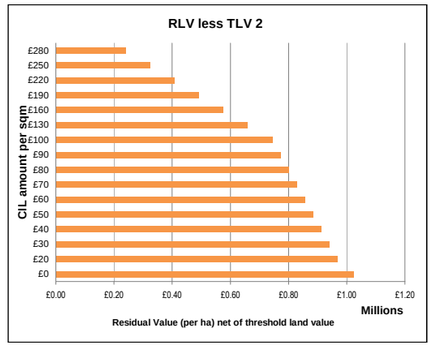


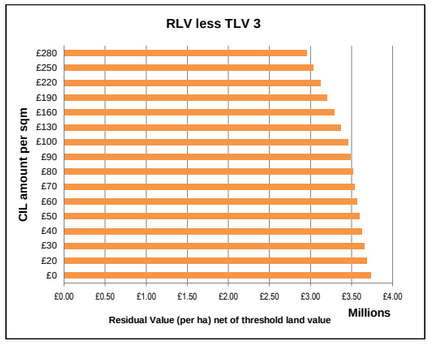


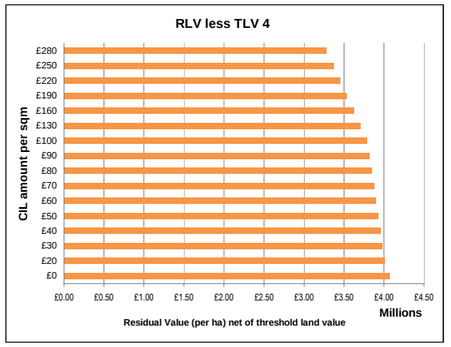
Site type 3 Description: **Area 2 £3496 psm Inner East** Site area: 0.28 ha

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



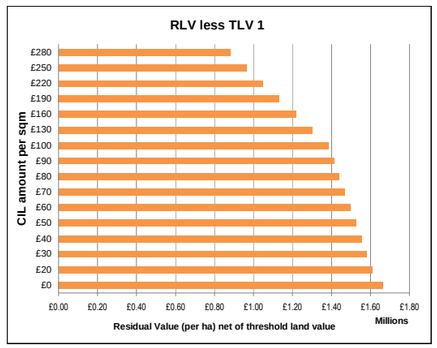


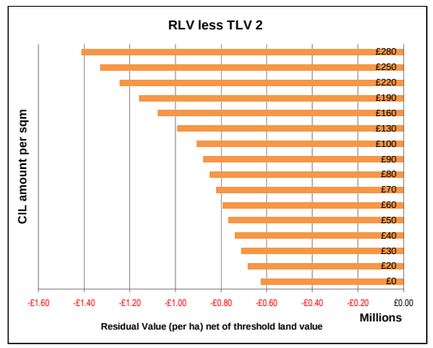


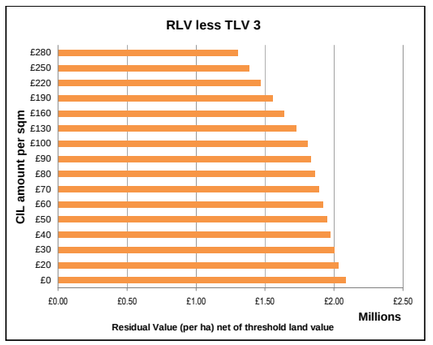


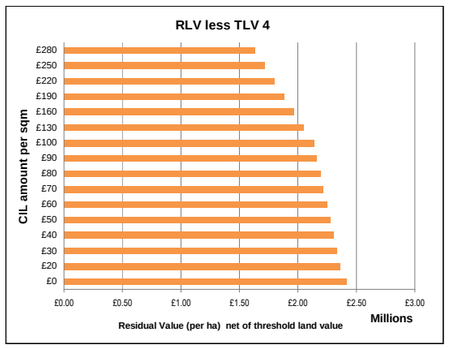
Site type 3 Description: **Area 3 £2960 psm South** Site area: 0.28 ha

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	2,414,021
20	1,038,220	3,707,928	1,607,928	- 683,072	2,028,928	2,357,928
30	1,030,367	3,679,882	1,579,882	- 711,118	2,000,882	2,329,882
40	1,022,514	3,651,835	1,551,835	- 739,165	1,972,835	2,301,835
50	1,014,661	3,623,789	1,523,789	- 767,211	1,944,789	2,273,789
60	1,006,808	3,595,743	1,495,743	- 795,257	1,916,743	2,245,743
70	998,955	3,567,696	1,467,696	- 823,304	1,888,696	2,217,696
80	991,102	3,539,650	1,439,650	- 851,350	1,860,650	2,189,650
90	983,249	3,511,603	1,411,603	- 879,397	1,832,603	2,161,603
100	975,396	3,483,557	1,383,557	- 907,443	1,804,557	2,133,557
130	951,837	3,399,417	1,299,417	- 991,583	1,720,417	2,049,417
160	928,278	3,315,278	1,215,278	- 1,075,722	1,636,278	1,965,278
190	904,719	3,231,139	1,131,139	- 1,159,861	1,552,139	1,881,139
220	881,160	3,146,999	1,046,999	- 1,244,001	1,467,999	1,796,999
250	857,601	3,062,860	962,860	- 1,328,140	1,383,860	1,712,860
280	834,042	2,978,721	878,721	- 1,412,279	1,299,721	1,628,721



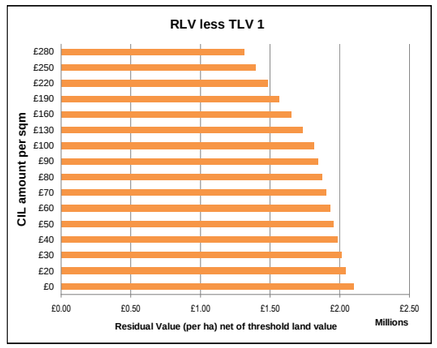


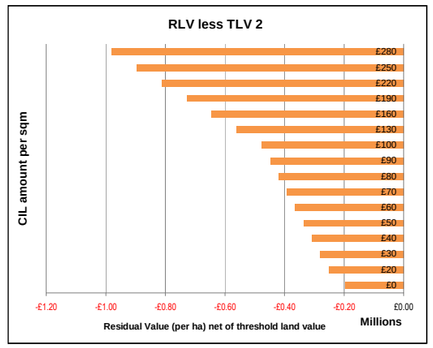


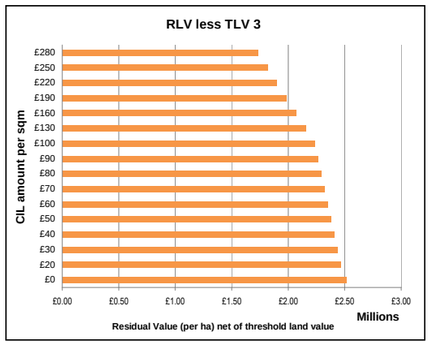


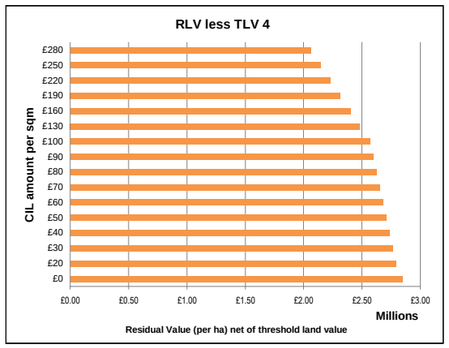
Site type 3	Description:	Area 4 £3100 psm North West	Site area:	0.28 ha

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



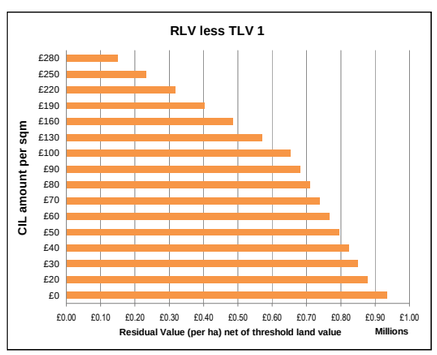


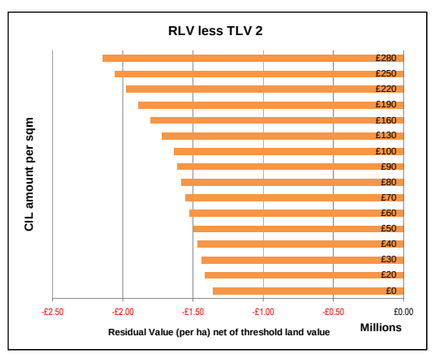


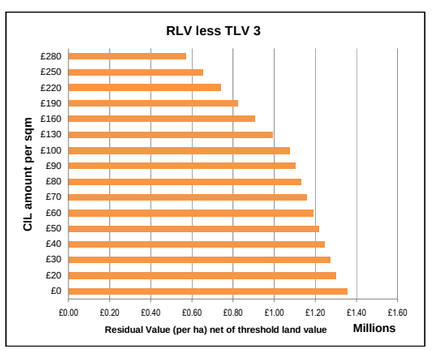


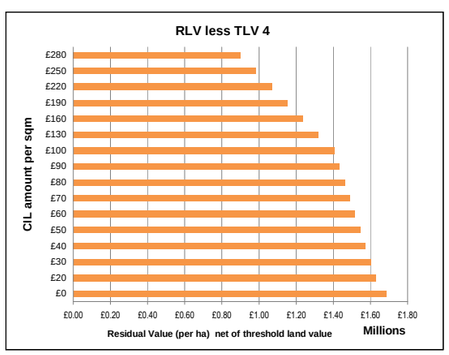
Site type 3	Description:	Area 5 £2723 psm North	Site area:	0.28 ha

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



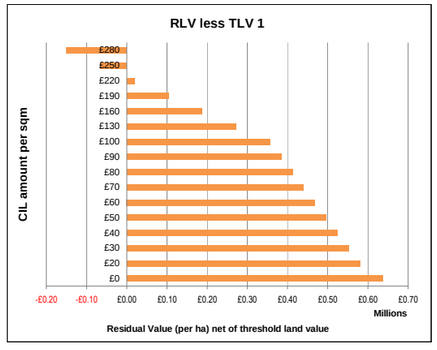


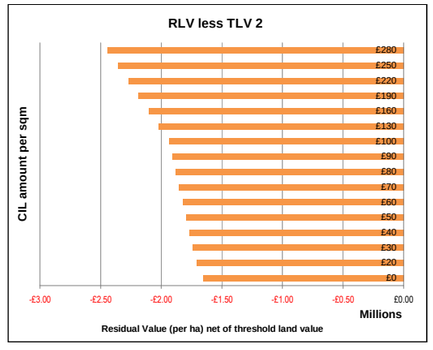


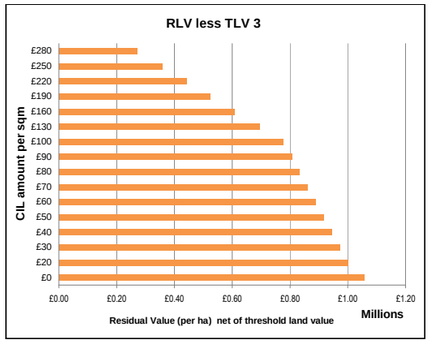


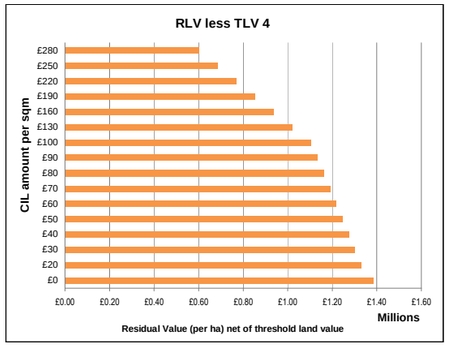
Site type 3	Description:	Area 6 £2626 psm East	Site area:	0.28 ha

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**

SITE TYPE **3**
14 UNITS
HOUSES
50 UPH

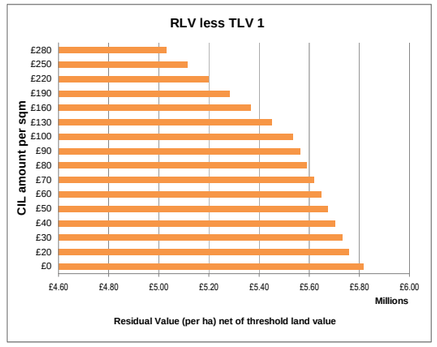
Threshold Land Values (per ha)

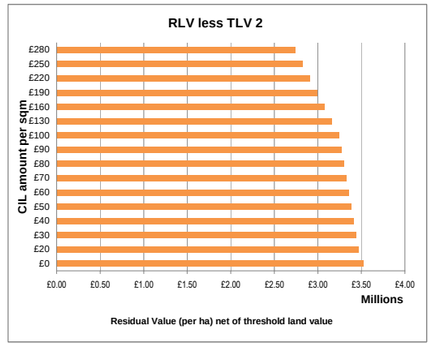
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

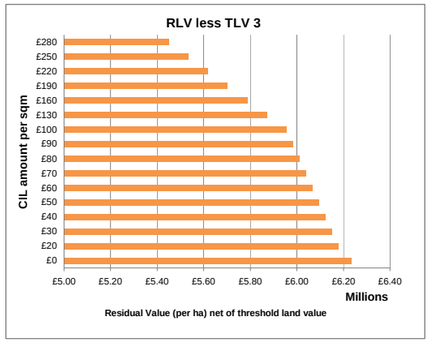
CSH level: 4	
Aff Hsg: 0%	
10%	Sales value inflation
5%	Build cost inflation

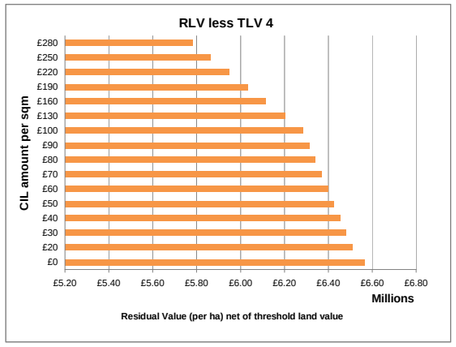
Site type 3 Description: **Area 1 £3993 psm Inner West** Site area: 0.28 ha

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



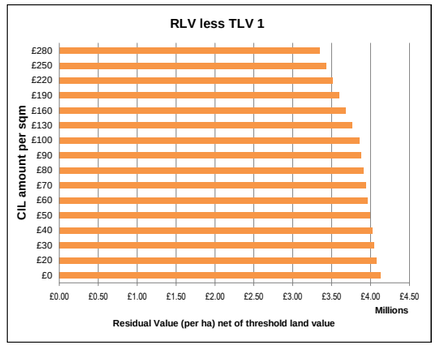


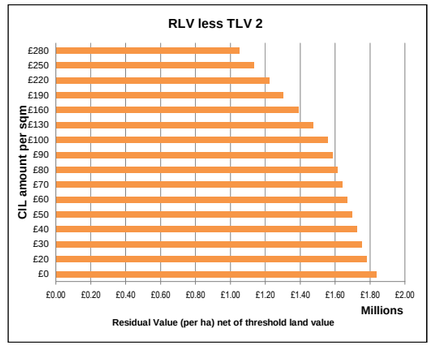


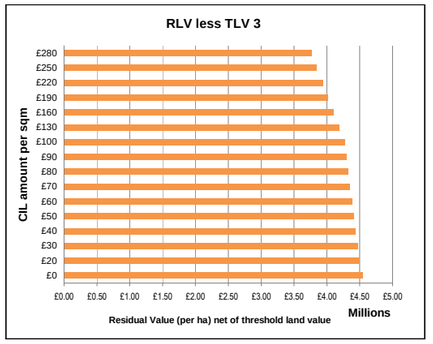


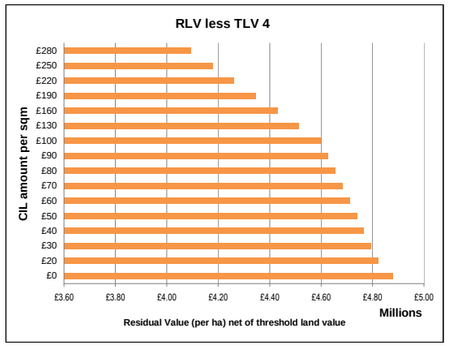
Site type 3 Description: **Area 2 £3496 psm Inner East** Site area: 0.28 ha

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



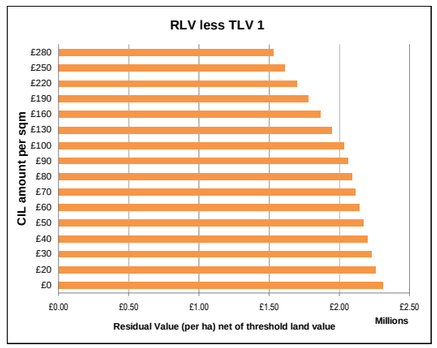


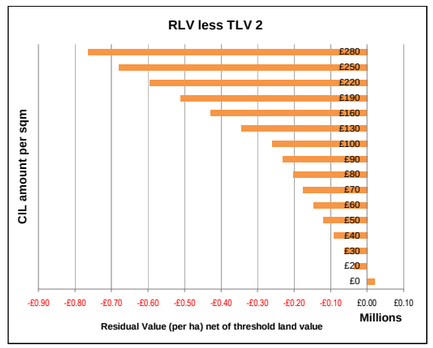


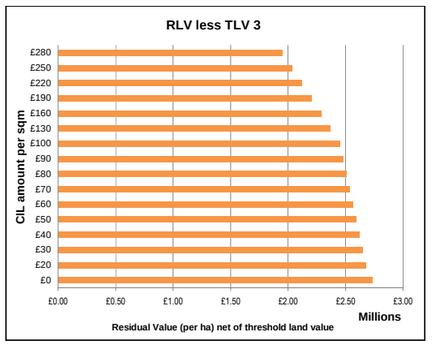


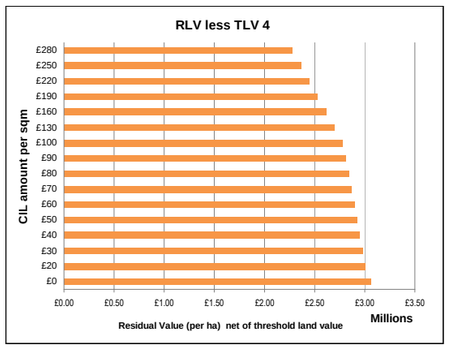
Site type 3 Description: **Area 3 £2960 psm South** Site area: 0.28 ha

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



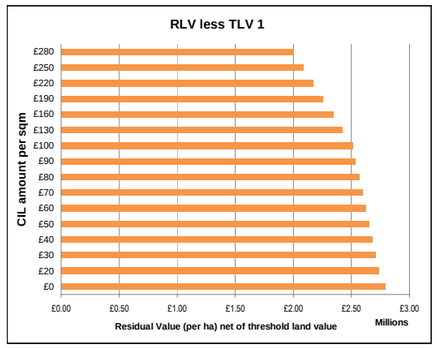


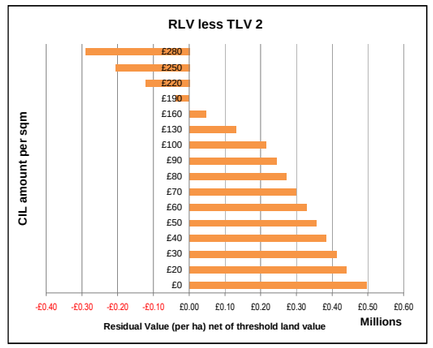


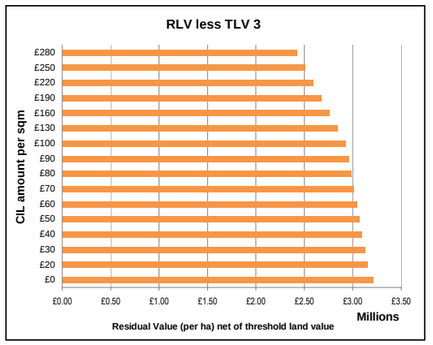


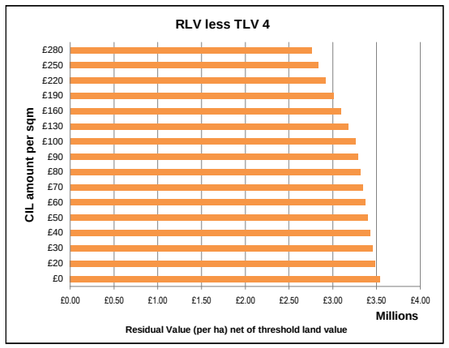
Site type 3	Description:	Area 4 £3100 psm North West	Site area:	0.28 ha

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



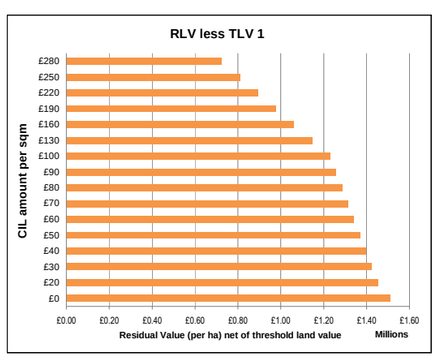


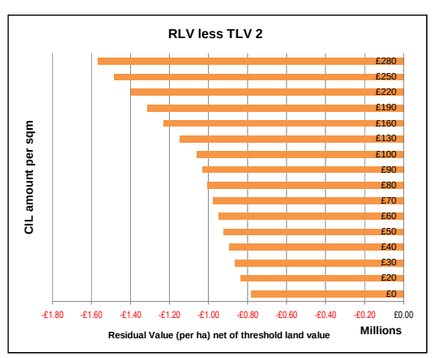


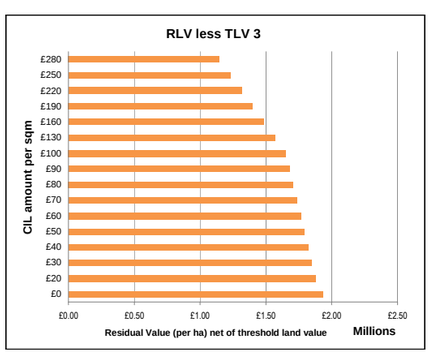


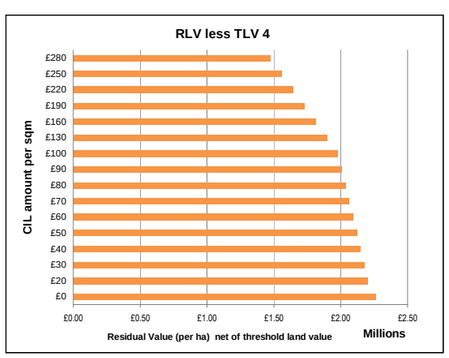
Site type 3	Description:	Area 5 £2723 psm North	Site area:	0.28 ha

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	2,259,205
20	994,871	3,553,112	1,453,112	- 837,888	1,874,112	2,203,112
30	987,018	3,525,066	1,425,066	- 865,934	1,846,066	2,175,066
40	979,165	3,497,020	1,397,020	- 893,980	1,818,020	2,147,020
50	971,312	3,468,973	1,368,973	- 922,027	1,789,973	2,118,973
60	963,459	3,440,927	1,340,927	- 950,073	1,761,927	2,090,927
70	955,606	3,412,880	1,312,880	- 978,120	1,733,880	2,062,880
80	947,753	3,384,834	1,284,834	- 1,006,166	1,705,834	2,034,834
90	939,900	3,356,787	1,256,787	- 1,034,213	1,677,787	2,006,787
100	932,047	3,328,741	1,228,741	- 1,062,259	1,649,741	1,978,741
130	908,488	3,244,602	1,144,602	- 1,146,398	1,565,602	1,894,602
160	884,929	3,160,462	1,060,462	- 1,230,538	1,481,462	1,810,462
190	861,370	3,076,323	976,323	- 1,314,677	1,397,323	1,726,323
220	837,811	2,992,184	892,184	- 1,398,816	1,313,184	1,642,184
250	814,252	2,908,044	808,044	- 1,482,956	1,229,044	1,558,044
280	790,693	2,823,905	723,905	- 1,567,095	1,144,905	1,473,905



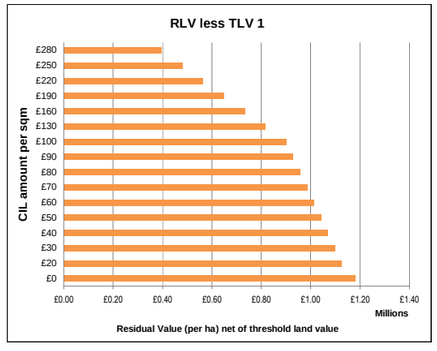


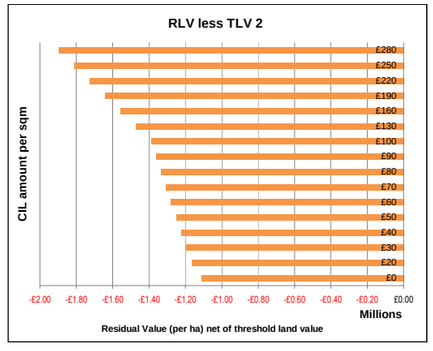


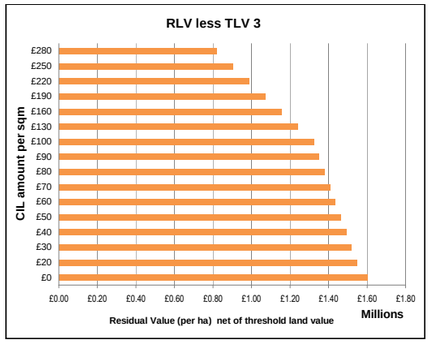


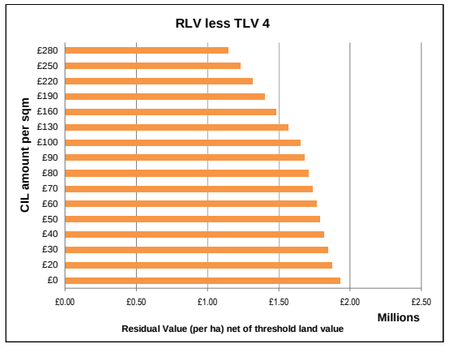
Site type 3	Description:	Area 6 £2626 psm East	Site area:	0.28 ha

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	1,930,835
20	902,928	3,224,742	1,124,742	- 1,166,258	1,545,742	1,874,742
30	895,075	3,196,695	1,096,695	- 1,194,305	1,517,695	1,846,695
40	887,222	3,168,649	1,068,649	- 1,222,351	1,489,649	1,818,649
50	879,369	3,140,602	1,040,602	- 1,250,398	1,461,602	1,790,602
60	871,516	3,112,556	1,012,556	- 1,278,444	1,433,556	1,762,556
70	863,663	3,084,510	984,510	- 1,306,490	1,405,510	1,734,510
80	855,810	3,056,463	956,463	- 1,334,537	1,377,463	1,706,463
90	847,957	3,028,417	928,417	- 1,362,583	1,349,417	1,678,417
100	840,104	3,000,370	900,370	- 1,390,630	1,321,370	1,650,370
130	816,545	2,916,231	816,231	- 1,474,769	1,237,231	1,566,231
160	792,986	2,832,092	732,092	- 1,558,908	1,153,092	1,482,092
190	769,427	2,747,952	647,952	- 1,643,048	1,068,952	1,397,952
220	745,868	2,663,813	563,813	- 1,727,187	984,813	1,313,813
250	722,309	2,579,674	479,674	- 1,811,326	900,674	1,229,674
280	698,750	2,495,534	395,534	- 1,895,466	816,534	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

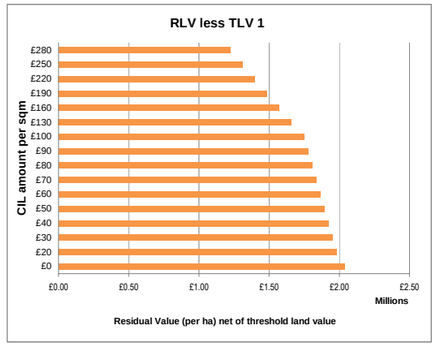
NB includes infrastructure @ £0.35m per ha

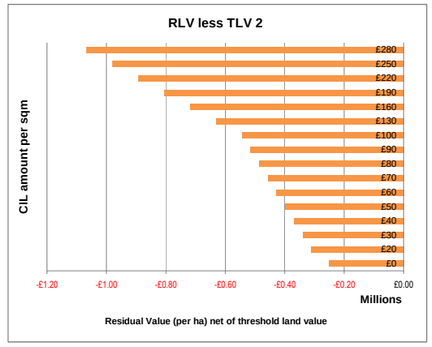
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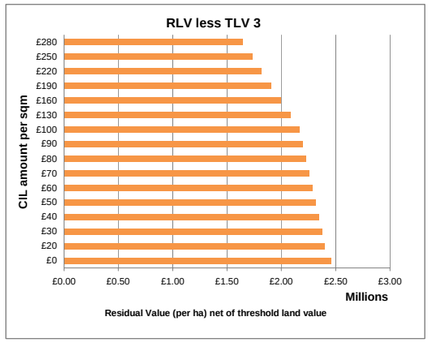
0%	Sales value inflation
0%	Build cost inflation

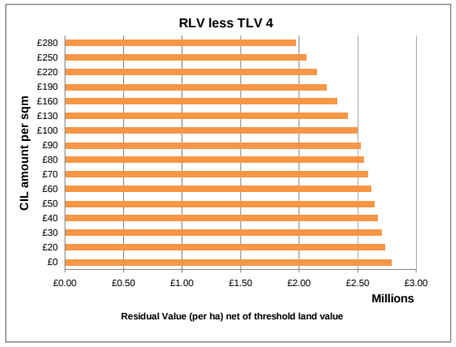
Site type 4 Description: **Area 1 £3993 psm Inner West** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	4,138,386	4,138,386	2,038,386	- 252,614	2,459,386	2,788,386
20	4,080,086	4,080,086	1,980,086	- 310,914	2,401,086	2,730,086
30	4,050,936	4,050,936	1,950,936	- 340,064	2,371,936	2,700,936
40	4,021,786	4,021,786	1,921,786	- 369,214	2,342,786	2,671,786
50	3,992,636	3,992,636	1,892,636	- 398,364	2,313,636	2,642,636
60	3,963,487	3,963,487	1,863,487	- 427,513	2,284,487	2,613,487
70	3,934,337	3,934,337	1,834,337	- 456,663	2,255,337	2,584,337
80	3,905,187	3,905,187	1,805,187	- 485,813	2,226,187	2,555,187
90	3,876,037	3,876,037	1,776,037	- 514,963	2,197,037	2,526,037
100	3,846,887	3,846,887	1,746,887	- 544,113	2,167,887	2,496,887
130	3,759,437	3,759,437	1,659,437	- 631,563	2,080,437	2,409,437
160	3,671,987	3,671,987	1,571,987	- 719,013	1,992,987	2,321,987
190	3,584,537	3,584,537	1,484,537	- 806,463	1,905,537	2,234,537
220	3,497,087	3,497,087	1,397,087	- 893,913	1,818,087	2,147,087
250	3,409,638	3,409,638	1,309,638	- 981,362	1,730,638	2,059,638
280	3,322,188	3,322,188	1,222,188	- 1,068,812	1,643,188	1,972,188



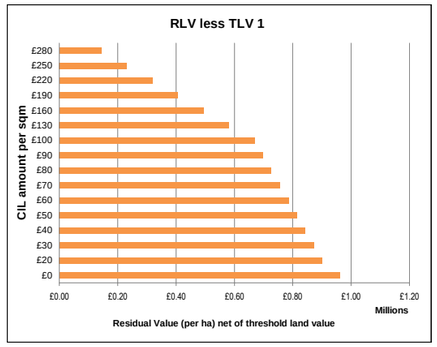


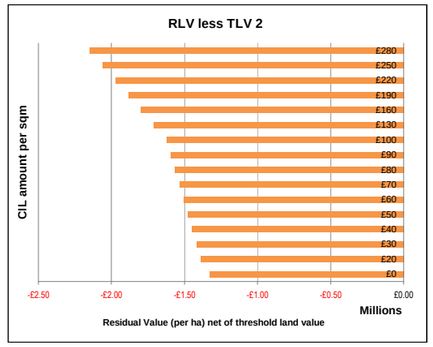


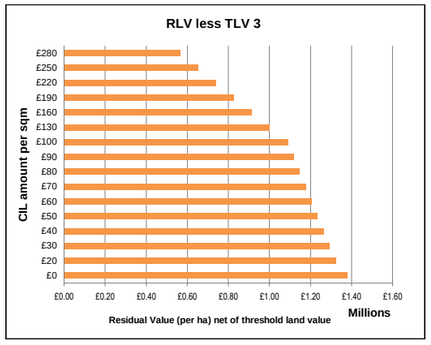


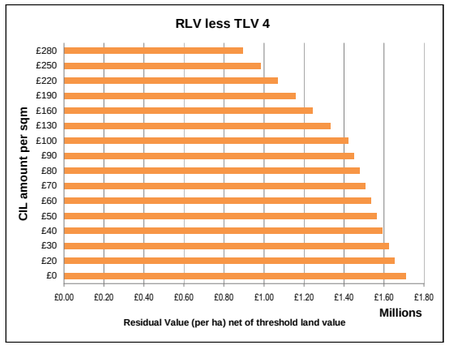
Site type 4 Description: **Area 2 £3496 psm Inner East** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	3,059,426	3,059,426	959,426	- 1,331,574	1,380,426	1,709,426
20	3,001,127	3,001,127	901,127	- 1,389,873	1,322,127	1,651,127
30	2,971,977	2,971,977	871,977	- 1,419,023	1,292,977	1,621,977
40	2,942,827	2,942,827	842,827	- 1,448,173	1,263,827	1,592,827
50	2,913,677	2,913,677	813,677	- 1,477,323	1,234,677	1,563,677
60	2,884,527	2,884,527	784,527	- 1,506,473	1,205,527	1,534,527
70	2,855,377	2,855,377	755,377	- 1,535,623	1,176,377	1,505,377
80	2,826,227	2,826,227	726,227	- 1,564,773	1,147,227	1,476,227
90	2,797,077	2,797,077	697,077	- 1,593,923	1,118,077	1,447,077
100	2,767,927	2,767,927	667,927	- 1,623,073	1,088,927	1,417,927
130	2,680,477	2,680,477	580,477	- 1,710,523	1,001,477	1,330,477
160	2,593,027	2,593,027	493,027	- 1,797,973	914,027	1,243,027
190	2,505,578	2,505,578	405,578	- 1,885,422	826,578	1,155,578
220	2,418,128	2,418,128	318,128	- 1,972,872	739,128	1,068,128
250	2,330,678	2,330,678	230,678	- 2,060,322	651,678	980,678
280	2,243,228	2,243,228	143,228	- 2,147,772	564,228	893,228



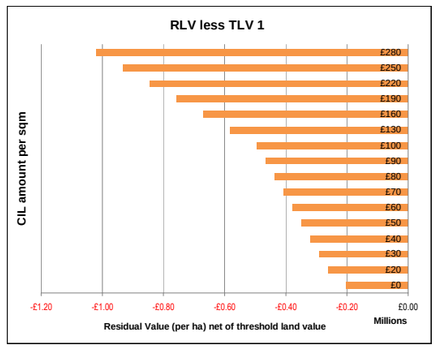


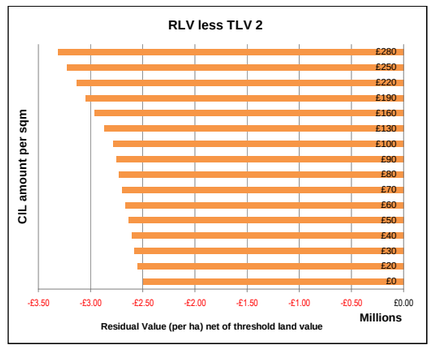


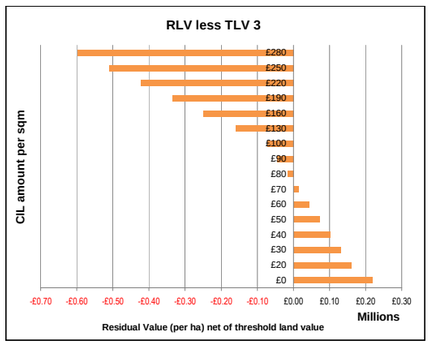


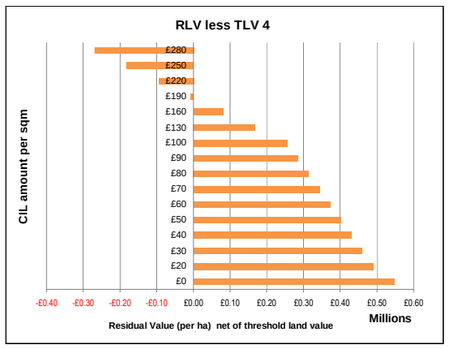
Site type 4 Description: **Area 3 £2960 psm South** Site area: 1.00 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,897,055	1,897,055	- 202,945	- 2,493,945	218,055	547,055
20	1,838,755	1,838,755	- 261,245	- 2,552,245	159,755	488,755
30	1,809,605	1,809,605	- 290,395	- 2,581,395	130,605	459,605
40	1,780,456	1,780,456	- 319,544	- 2,610,544	101,456	430,456
50	1,751,306	1,751,306	- 348,694	- 2,639,694	72,306	401,306
60	1,722,156	1,722,156	- 377,844	- 2,668,844	43,156	372,156
70	1,693,006	1,693,006	- 406,994	- 2,697,994	14,006	343,006
80	1,663,856	1,663,856	- 436,144	- 2,727,144	- 15,144	313,856
90	1,634,706	1,634,706	- 465,294	- 2,756,294	- 44,294	284,706
100	1,605,556	1,605,556	- 494,444	- 2,785,444	- 73,444	255,556
130	1,518,106	1,518,106	- 581,894	- 2,872,894	- 160,894	168,106
160	1,430,656	1,430,656	- 669,344	- 2,960,344	- 248,344	80,656
190	1,343,206	1,343,206	- 756,794	- 3,047,794	- 335,794	- 6,794
220	1,255,757	1,255,757	- 844,243	- 3,135,243	- 423,243	- 94,243
250	1,168,307	1,168,307	- 931,693	- 3,222,693	- 510,693	- 181,693
280	1,080,857	1,080,857	- 1,019,143	- 3,310,143	- 598,143	- 269,143



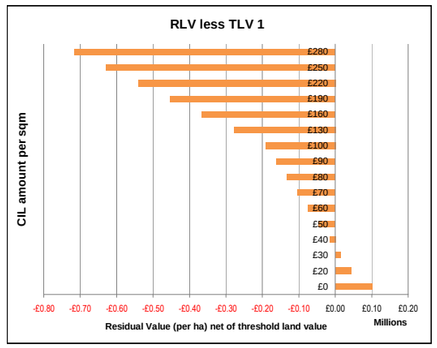


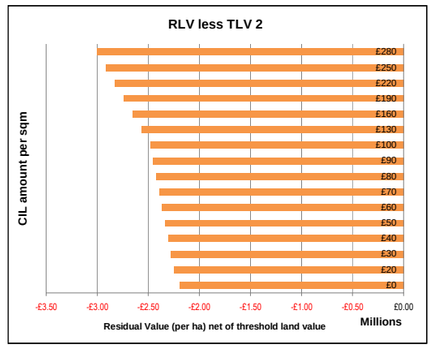


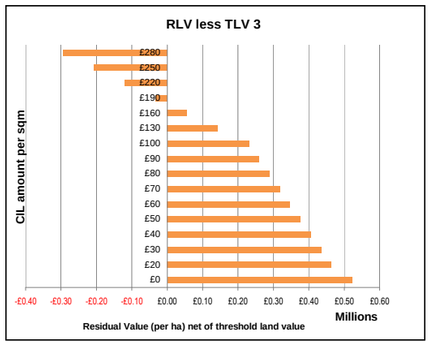


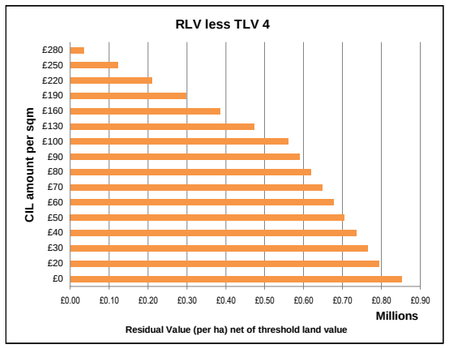
Site type 4	Description:	Area 4 £3100 psm North West	Site area:	1.00 ha

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



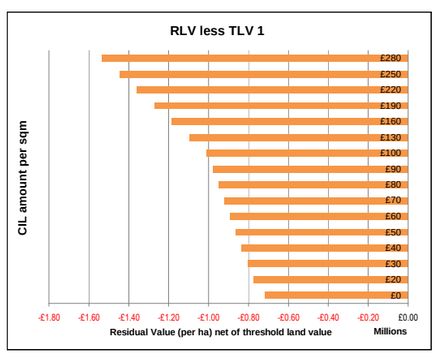


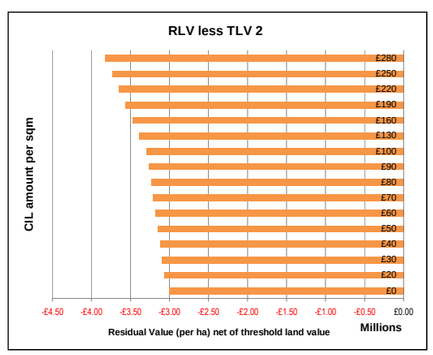


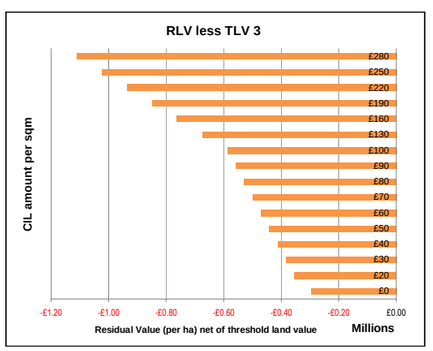


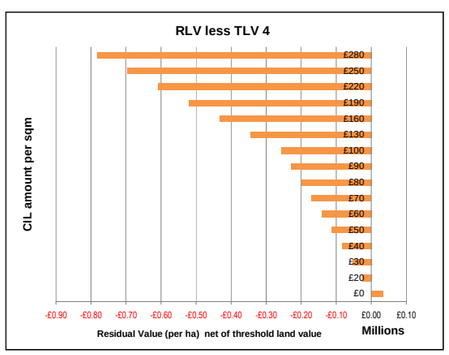
Site type 4	Description:	Area 5 £2723 psm North	Site area:	1.00 ha

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



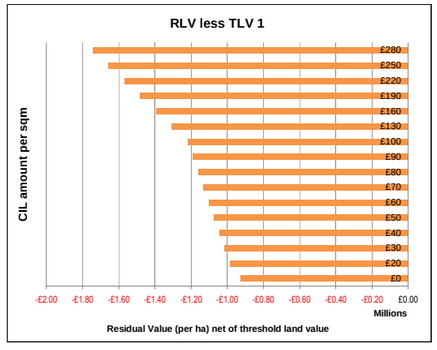


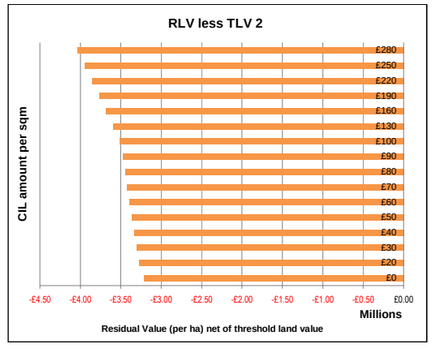


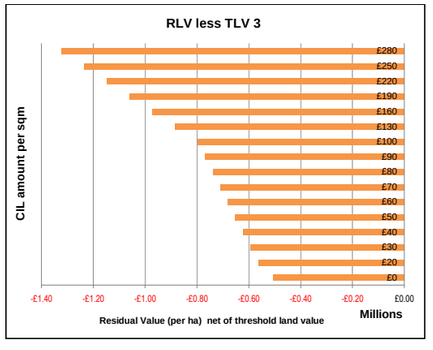


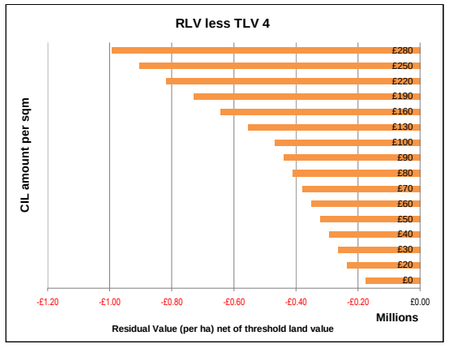
Site type 4	Description:	Area 6 £2626 psm East	Site area:	1.00 ha

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

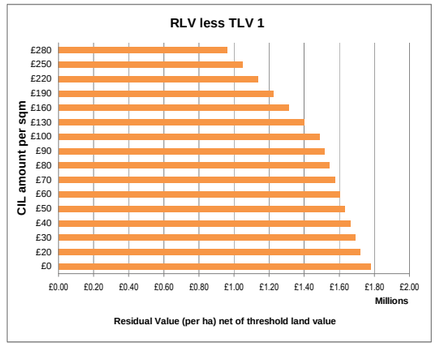
Threshold Land Values (per ha)

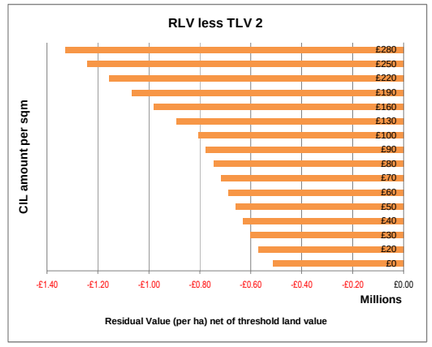
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

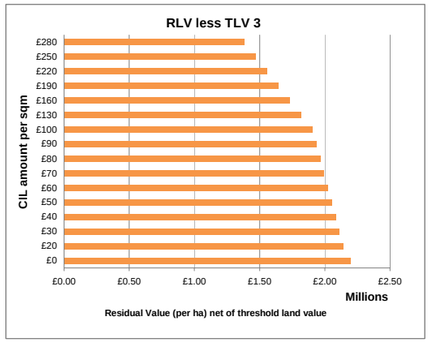
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Aff Hsg: 30%	
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0%	Build cost inflation

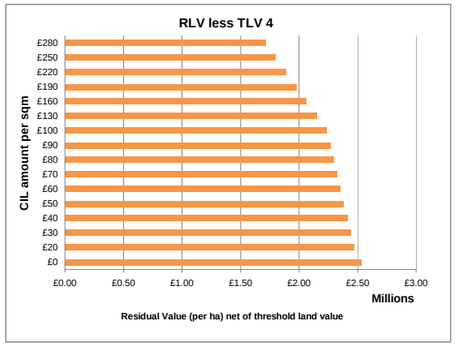
Site type 4 Description: **Area 1 £3993 psm Inner West** Site area: 1.00 ha

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	2,527,264
20	3,818,964	3,818,964	1,718,964	- 572,036	2,139,964	2,468,964
30	3,789,815	3,789,815	1,689,815	- 601,185	2,110,815	2,439,815
40	3,760,665	3,760,665	1,660,665	- 630,335	2,081,665	2,410,665
50	3,731,515	3,731,515	1,631,515	- 659,485	2,052,515	2,381,515
60	3,702,365	3,702,365	1,602,365	- 688,635	2,023,365	2,352,365
70	3,673,215	3,673,215	1,573,215	- 717,785	1,994,215	2,323,215
80	3,644,065	3,644,065	1,544,065	- 746,935	1,965,065	2,294,065
90	3,614,915	3,614,915	1,514,915	- 776,085	1,935,915	2,264,915
100	3,585,765	3,585,765	1,485,765	- 805,235	1,906,765	2,235,765
130	3,498,315	3,498,315	1,398,315	- 892,685	1,819,315	2,148,315
160	3,410,865	3,410,865	1,310,865	- 980,135	1,731,865	2,060,865
190	3,323,415	3,323,415	1,223,415	- 1,067,585	1,644,415	1,973,415
220	3,235,966	3,235,966	1,135,966	- 1,155,034	1,556,966	1,885,966
250	3,148,516	3,148,516	1,048,516	- 1,242,484	1,469,516	1,798,516
280	3,061,066	3,061,066	961,066	- 1,329,934	1,382,066	1,711,066



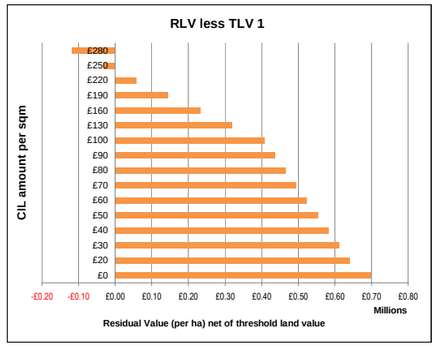


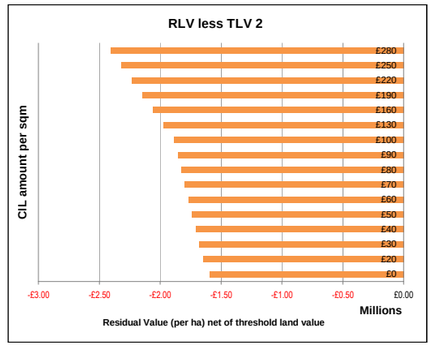


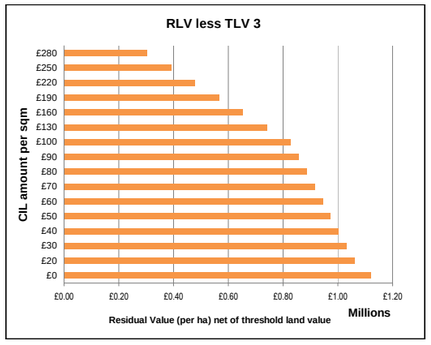


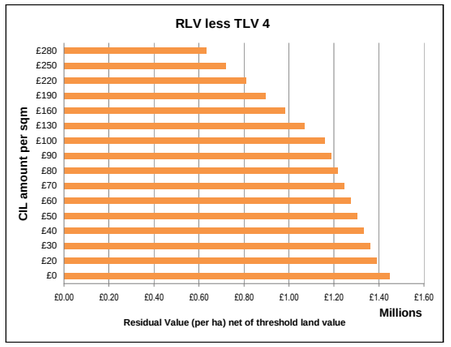
Site type 4 Description: **Area 2 £3496 psm Inner East** Site area: 1.00 ha

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	- 1,592,695	1,119,305	1,448,305
20	2,740,005	2,740,005	640,005	- 1,650,995	1,061,005	1,390,005
30	2,710,855	2,710,855	610,855	- 1,680,145	1,031,855	1,360,855
40	2,681,705	2,681,705	581,705	- 1,709,295	1,002,705	1,331,705
50	2,652,555	2,652,555	552,555	- 1,738,445	973,555	1,302,555
60	2,623,405	2,623,405	523,405	- 1,767,595	944,405	1,273,405
70	2,594,255	2,594,255	494,255	- 1,796,745	915,255	1,244,255
80	2,565,105	2,565,105	465,105	- 1,825,895	886,105	1,215,105
90	2,535,955	2,535,955	435,955	- 1,855,045	856,955	1,185,955
100	2,506,805	2,506,805	406,805	- 1,884,195	827,805	1,156,805
130	2,419,355	2,419,355	319,355	- 1,971,645	740,355	1,069,355
160	2,331,906	2,331,906	231,906	- 2,059,094	652,906	981,906
190	2,244,456	2,244,456	144,456	- 2,146,544	565,456	894,456
220	2,157,006	2,157,006	57,006	- 2,233,994	478,006	807,006
250	2,069,556	2,069,556	- 30,444	- 2,321,444	390,556	719,556
280	1,982,106	1,982,106	- 117,894	- 2,408,894	303,106	632,106



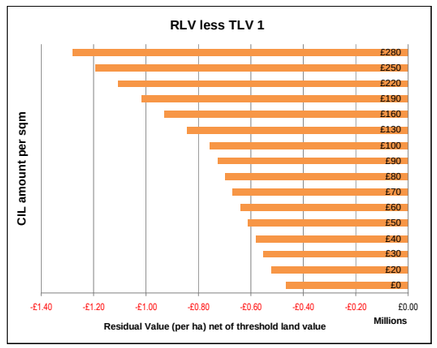


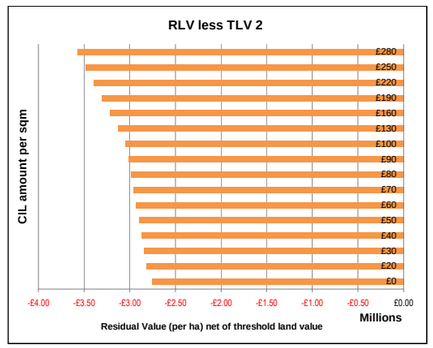


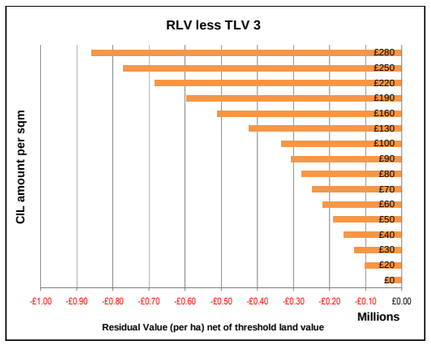


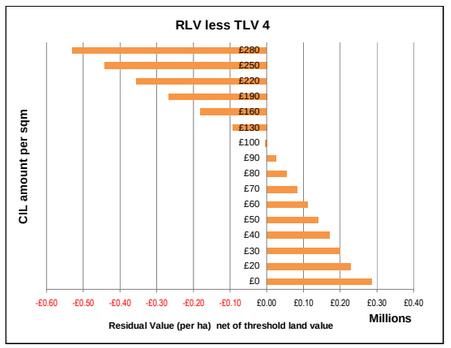
Site type 4 Description: **Area 3 £2960 psm South** Site area: 1.00 ha

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	- 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



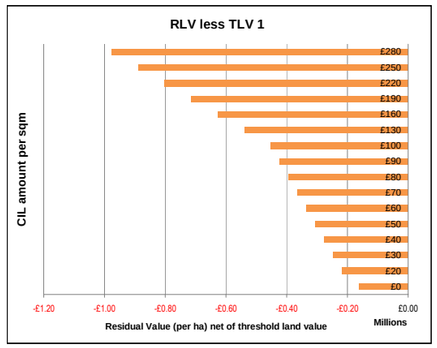


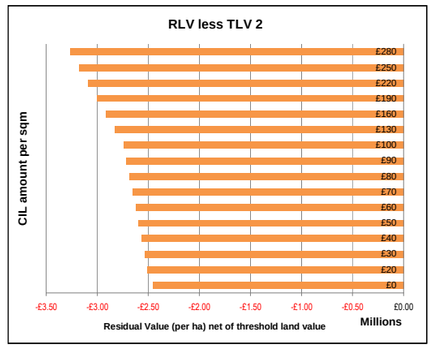


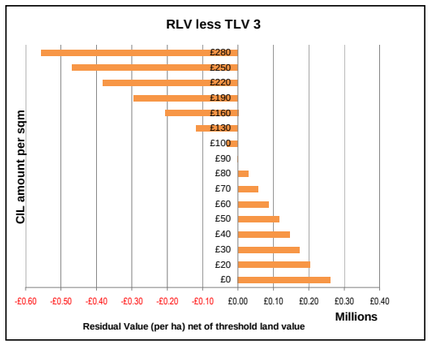


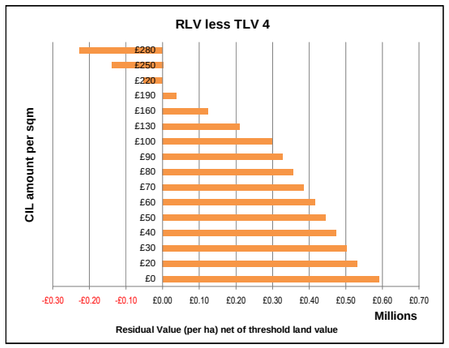
Site type 4	Description:	Area 4 £3100 psm North West	Site area:	1.00 ha

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



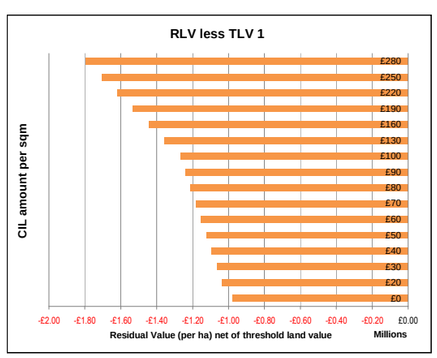


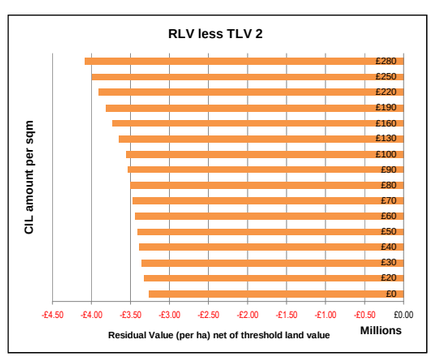


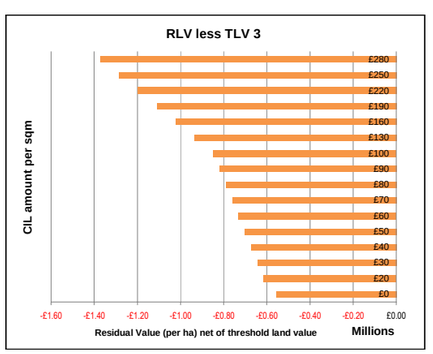


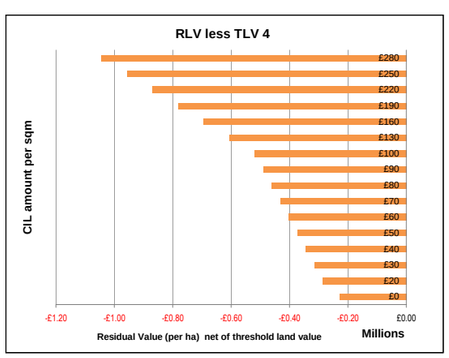
Site type 4	Description:	Area 5 £2723 psm North	Site area:	1.00 ha

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



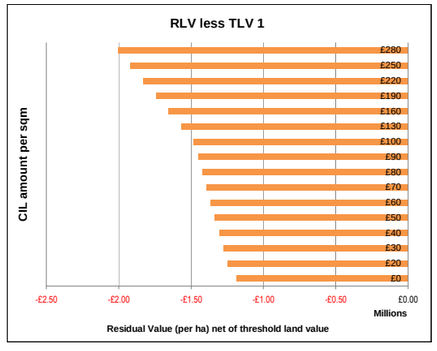


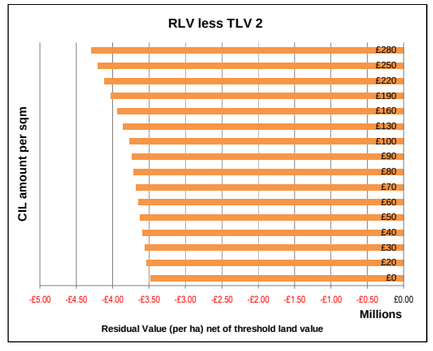


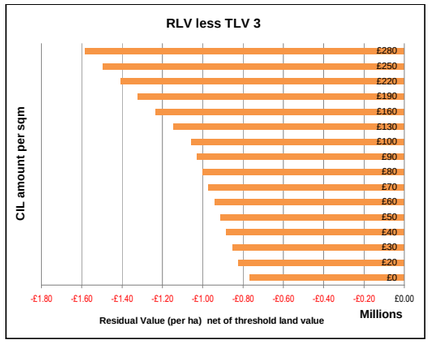


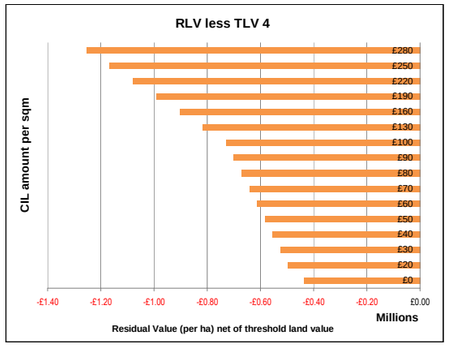
Site type 4	Description:	Area 6 £2626 psm East	Site area:	1.00 ha

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)

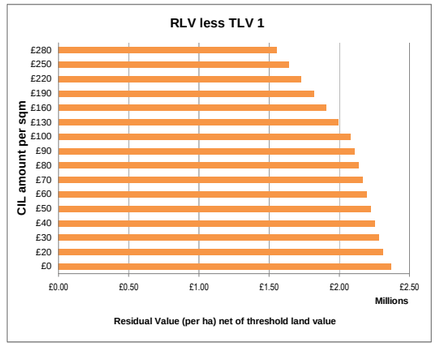
TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

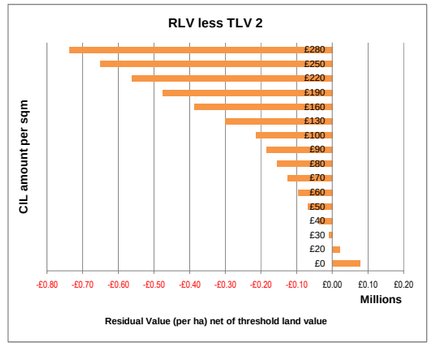
NB includes infrastructure @ £0.35m per ha

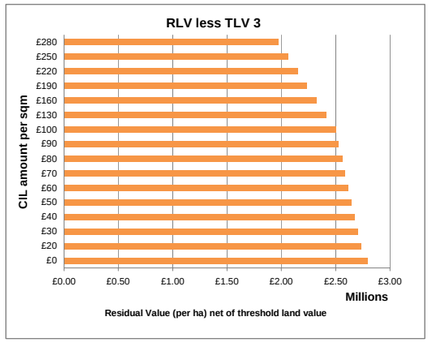
CSH level: 4	
Aff Hsg: 30%	
10%	Sales value inflation
5%	Build cost inflation

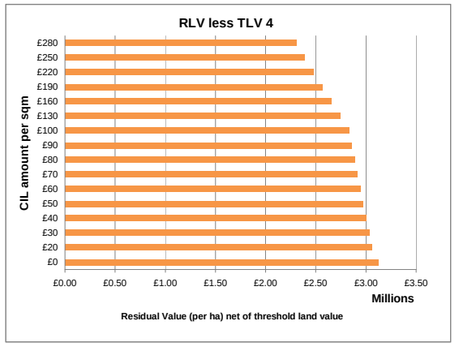
Site type 4 Description: **Area 1 £3993 psm Inner West** Site area: 1.00 ha

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	- 9,182	2,702,818	3,031,818
40	4,352,668	4,352,668	2,252,668	- 38,332	2,673,668	3,002,668
50	4,323,518	4,323,518	2,223,518	- 67,482	2,644,518	2,973,518
60	4,294,368	4,294,368	2,194,368	- 96,632	2,615,368	2,944,368
70	4,265,218	4,265,218	2,165,218	- 125,782	2,586,218	2,915,218
80	4,236,068	4,236,068	2,136,068	- 154,932	2,557,068	2,886,068
90	4,206,918	4,206,918	2,106,918	- 184,082	2,527,918	2,856,918
100	4,177,768	4,177,768	2,077,768	- 213,232	2,498,768	2,827,768
130	4,090,318	4,090,318	1,990,318	- 300,682	2,411,318	2,740,318
160	4,002,868	4,002,868	1,902,868	- 388,132	2,323,868	2,652,868
190	3,915,419	3,915,419	1,815,419	- 475,581	2,236,419	2,565,419
220	3,827,969	3,827,969	1,727,969	- 563,031	2,148,969	2,477,969
250	3,740,519	3,740,519	1,640,519	- 650,481	2,061,519	2,390,519
280	3,653,069	3,653,069	1,553,069	- 737,931	1,974,069	2,303,069



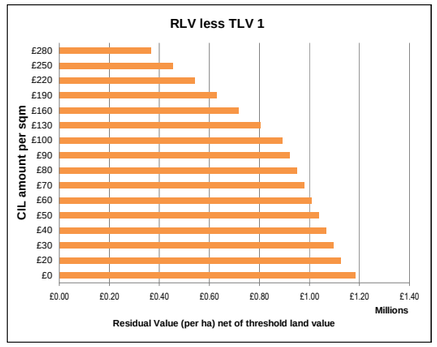


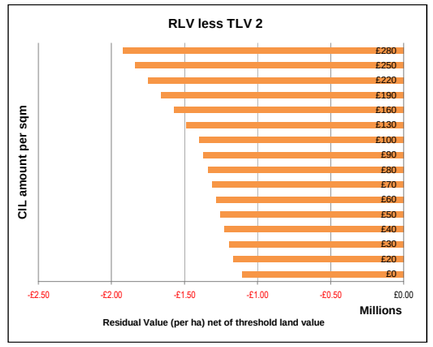


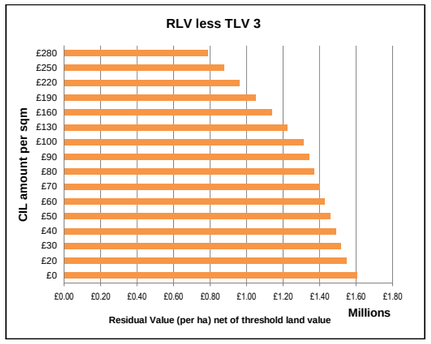


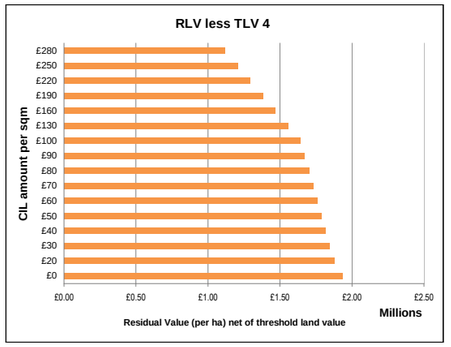
Site type 4 Description: **Area 2 £3496 psm Inner East** Site area: 1.00 ha

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	1,932,412
20	3,224,112	3,224,112	1,124,112	- 1,166,888	1,545,112	1,874,112
30	3,194,962	3,194,962	1,094,962	- 1,196,038	1,515,962	1,844,962
40	3,165,812	3,165,812	1,065,812	- 1,225,188	1,486,812	1,815,812
50	3,136,662	3,136,662	1,036,662	- 1,254,338	1,457,662	1,786,662
60	3,107,512	3,107,512	1,007,512	- 1,283,488	1,428,512	1,757,512
70	3,078,362	3,078,362	978,362	- 1,312,638	1,399,362	1,728,362
80	3,049,212	3,049,212	949,212	- 1,341,788	1,370,212	1,699,212
90	3,020,062	3,020,062	920,062	- 1,370,938	1,341,062	1,670,062
100	2,990,912	2,990,912	890,912	- 1,400,088	1,311,912	1,640,912
130	2,903,462	2,903,462	803,462	- 1,487,538	1,224,462	1,553,462
160	2,816,013	2,816,013	716,013	- 1,574,987	1,137,013	1,466,013
190	2,728,563	2,728,563	628,563	- 1,662,437	1,049,563	1,378,563
220	2,641,113	2,641,113	541,113	- 1,749,887	962,113	1,291,113
250	2,553,663	2,553,663	453,663	- 1,837,337	874,663	1,203,663
280	2,466,213	2,466,213	366,213	- 1,924,787	787,213	1,116,213



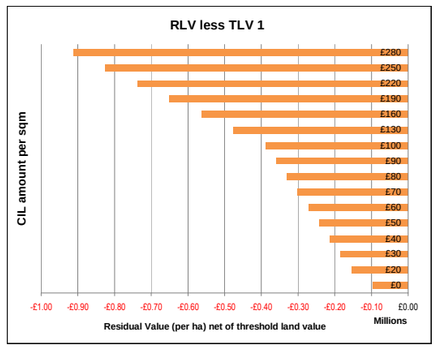


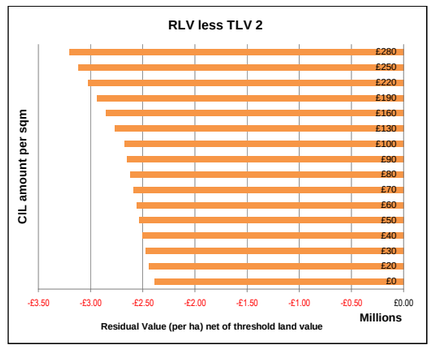


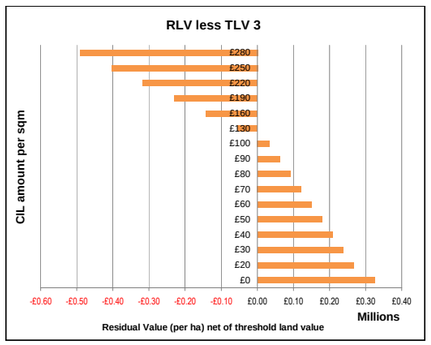


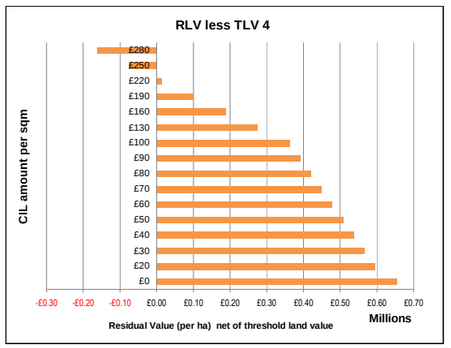
Site type 4 Description: **Area 3 £2960 psm South** Site area: 1.00 ha

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	653,803
20	1,945,504	1,945,504	- 154,496	- 2,445,496	266,504	595,504
30	1,916,354	1,916,354	- 183,646	- 2,474,646	237,354	566,354
40	1,887,204	1,887,204	- 212,796	- 2,503,796	208,204	537,204
50	1,858,054	1,858,054	- 241,946	- 2,532,946	179,054	508,054
60	1,828,904	1,828,904	- 271,096	- 2,562,096	149,904	478,904
70	1,799,754	1,799,754	- 300,246	- 2,591,246	120,754	449,754
80	1,770,604	1,770,604	- 329,396	- 2,620,396	91,604	420,604
90	1,741,454	1,741,454	- 358,546	- 2,649,546	62,454	391,454
100	1,712,304	1,712,304	- 387,696	- 2,678,696	33,304	362,304
130	1,624,854	1,624,854	- 475,146	- 2,766,146	- 54,146	274,854
160	1,537,404	1,537,404	- 562,596	- 2,853,596	- 141,596	187,404
190	1,449,955	1,449,955	- 650,045	- 2,941,045	- 229,045	99,955
220	1,362,505	1,362,505	- 737,495	- 3,028,495	- 316,495	12,505
250	1,275,055	1,275,055	- 824,945	- 3,115,945	- 403,945	- 74,945
280	1,187,605	1,187,605	- 912,395	- 3,203,395	- 491,395	- 162,395



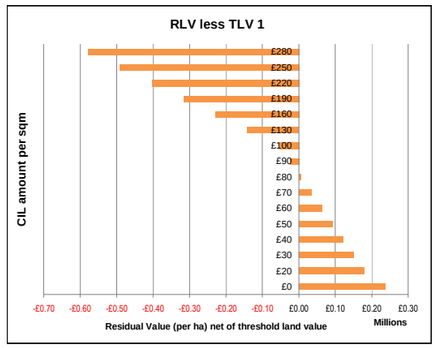


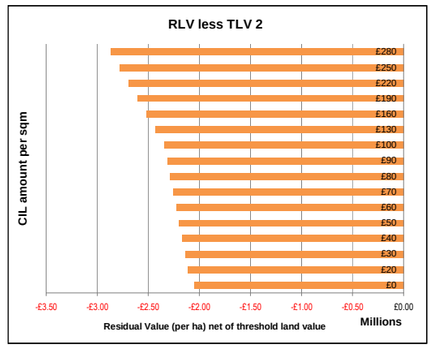


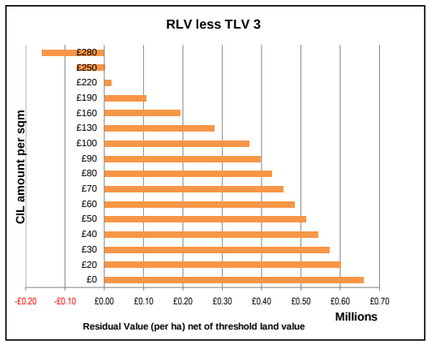


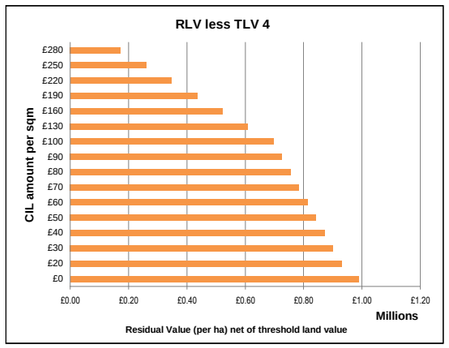
Site type 4	Description:	Area 4 £3100 psm North West	Site area:	1.00 ha

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



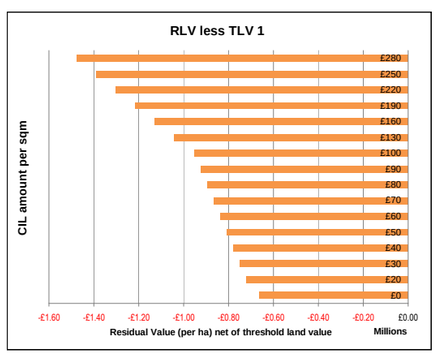


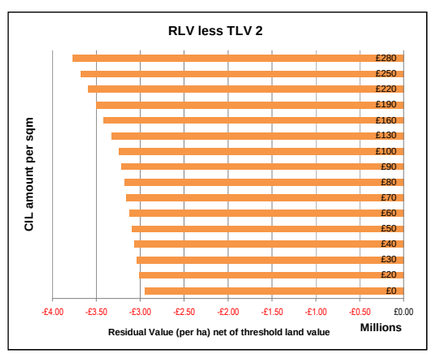


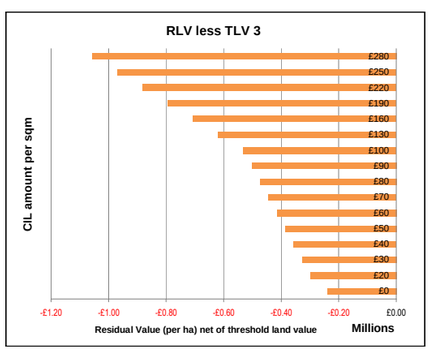


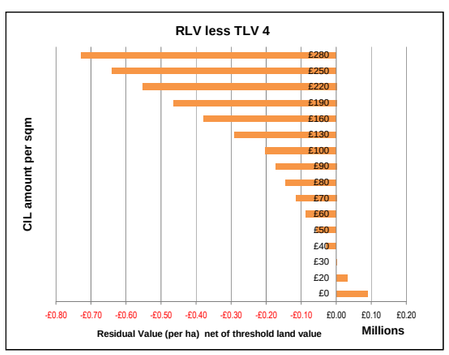
Site type 4	Description:	Area 5 £2723 psm North	Site area:	1.00 ha

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



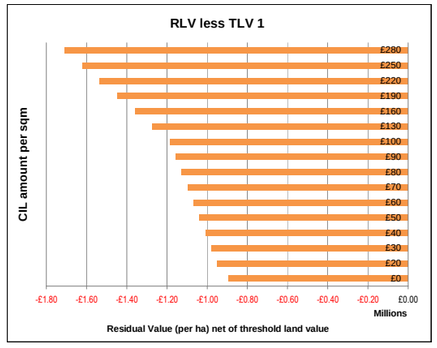


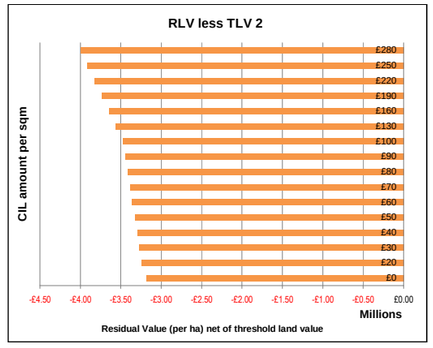


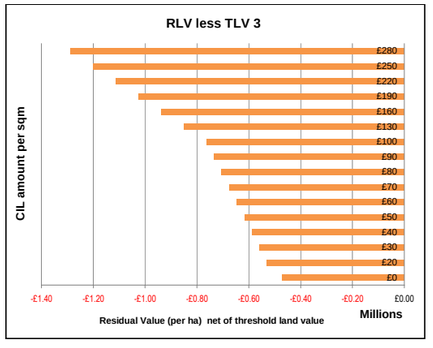


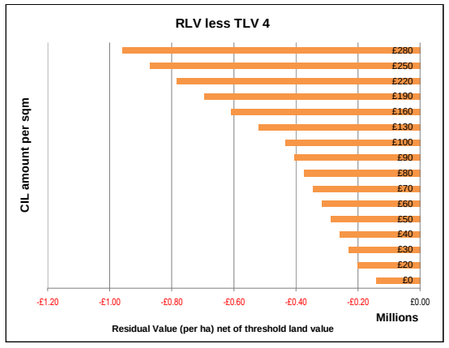
Site type 4	Description:	Area 6 £2626 psm East	Site area:	1.00 ha

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)

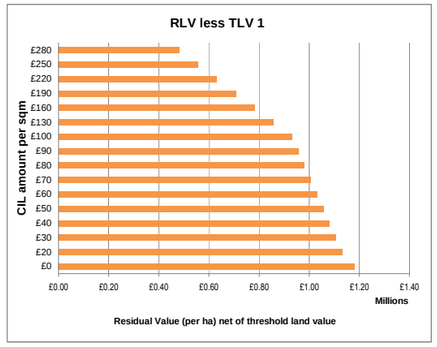
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

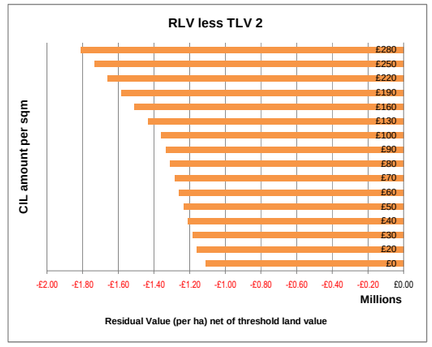
CSH level:	3
Aff Hsg:	40%

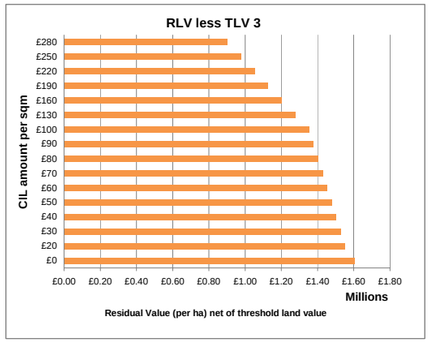
0%	Sales value inflation
0%	Build cost inflation

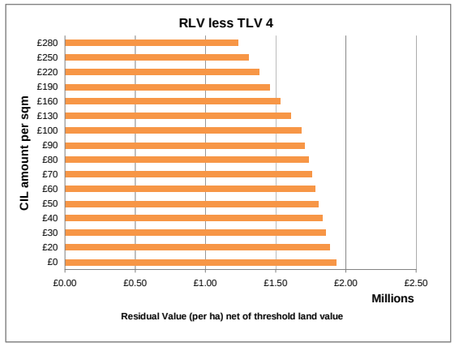
Site type 4 Description: **Area 1 £3993 psm Inner West** Site area: 1.00 ha

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



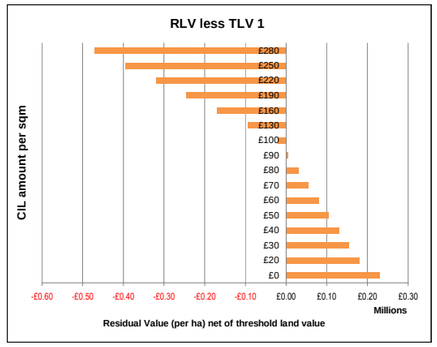


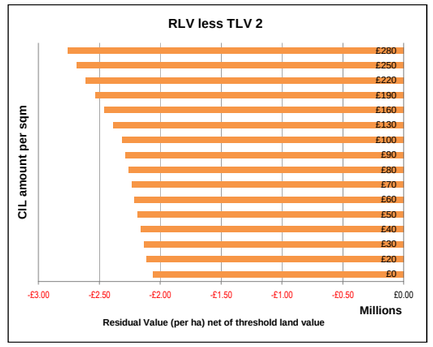


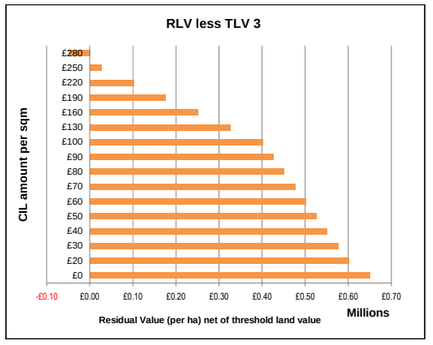


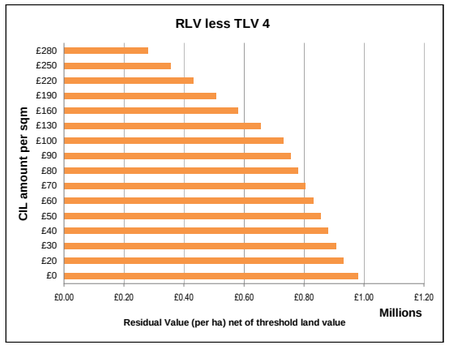
Site type 4 Description: **Area 2 £3496 psm Inner East** Site area: 1.00 ha

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



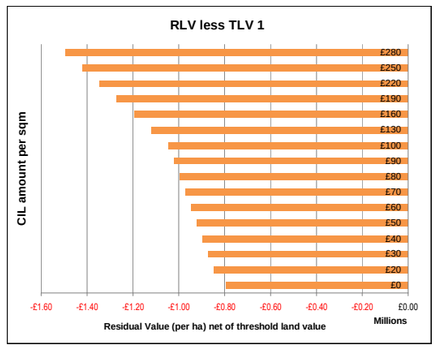


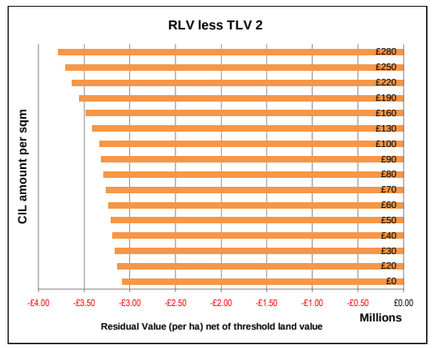


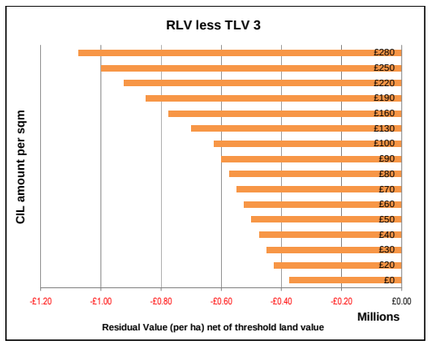


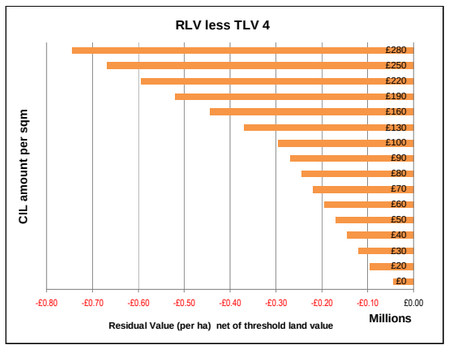
Site type 4 Description: **Area 3 £2960 psm South** Site area: 1.00 ha

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



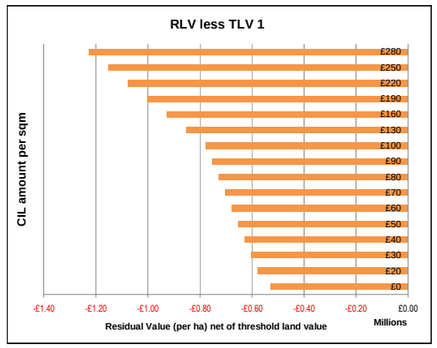


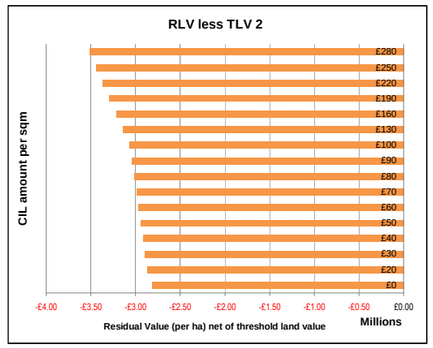


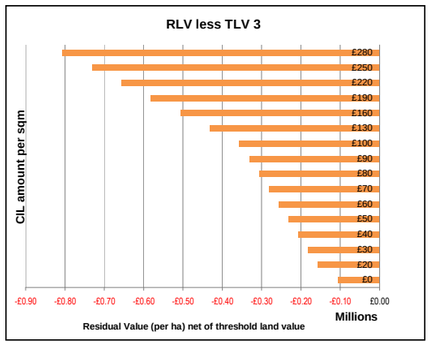


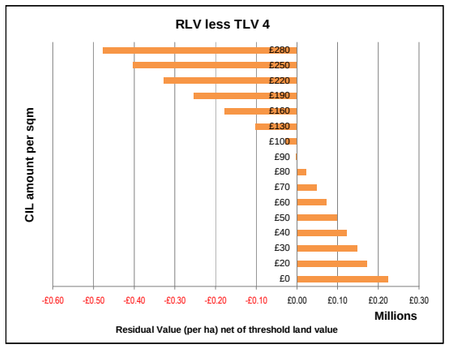
Site type 4	Description:	Area 4 £3100 psm North West	Site area:	1.00 ha

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



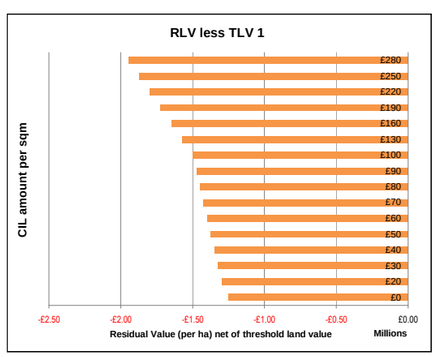


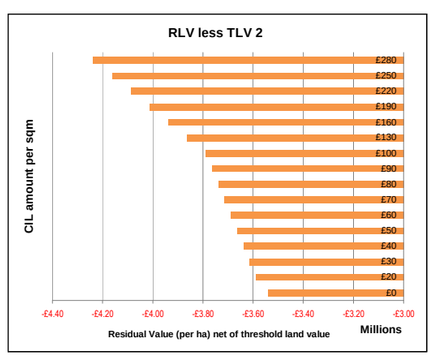


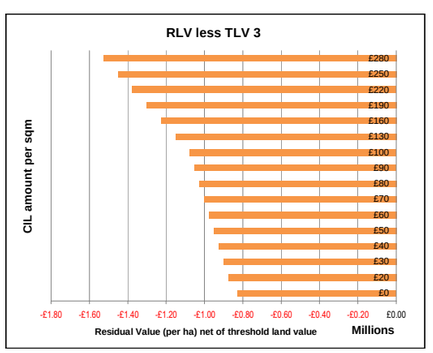


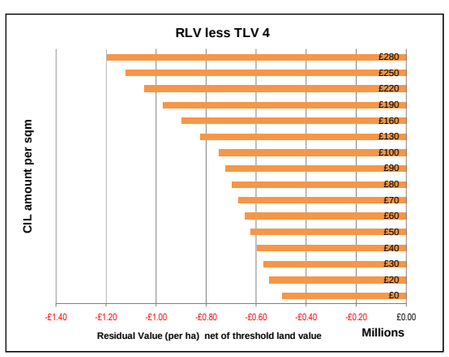
Site type 4	Description:	Area 5 £2723 psm North	Site area:	1.00 ha

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



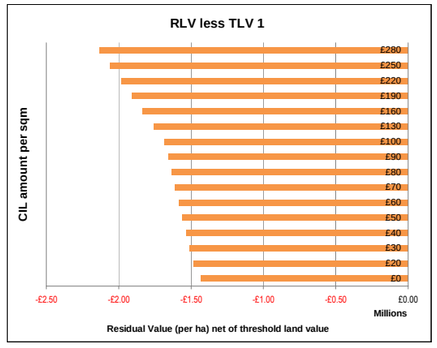


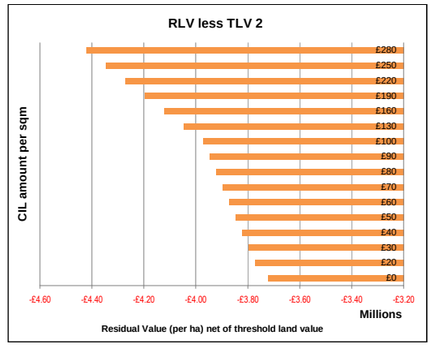


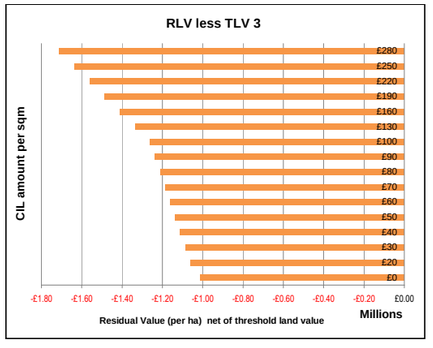


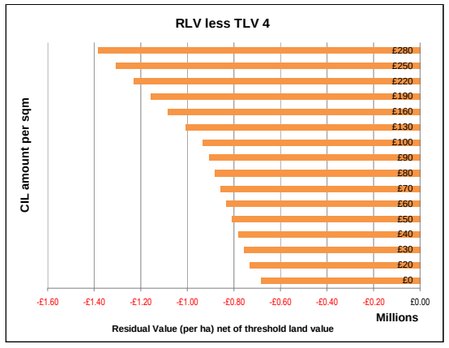
Site type 4	Description:	Area 6 £2626 psm East	Site area:	1.00 ha

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









CIL Viability **Bristol City Council**

SITE TYPE **4**
50 UNITS
HOUSES
50 UPH

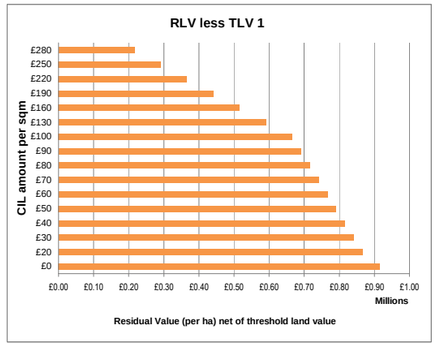
Threshold Land Values (per ha)

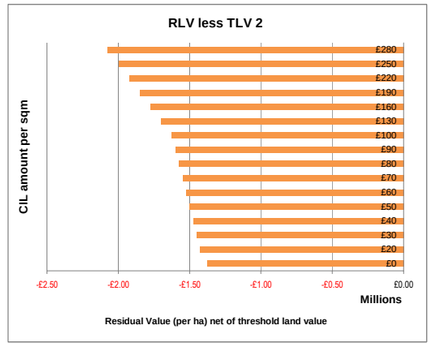
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

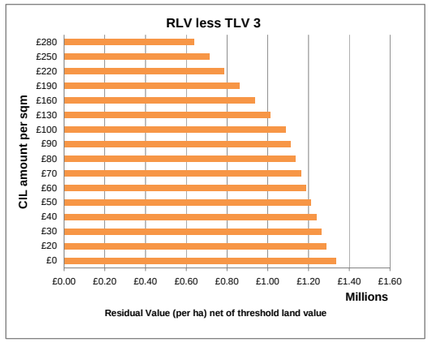
CSH level: 4	
Aff Hsg: 40%	
0%	Sales value inflation
0%	Build cost inflation

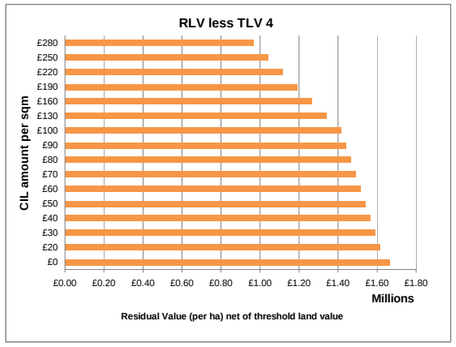
Site type 4 Description: **Area 1 £3993 psm Inner West** Site area: 1.00 ha

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



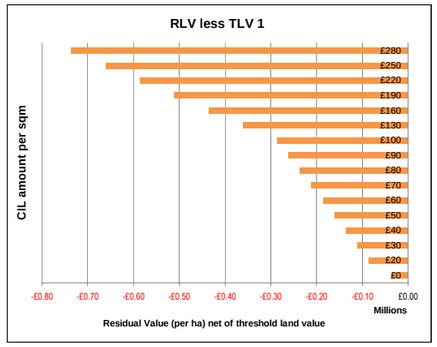


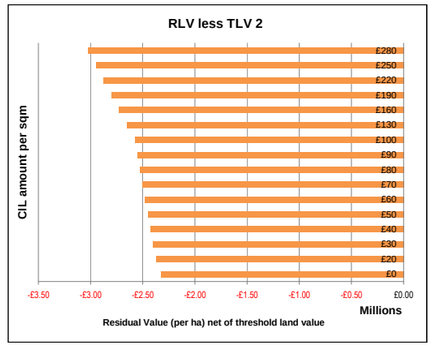


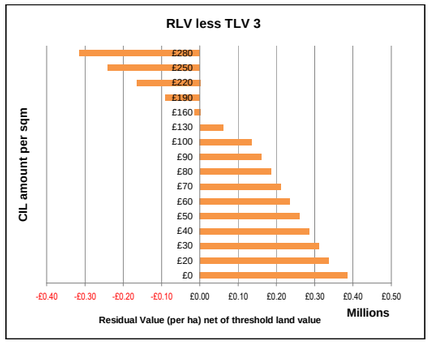


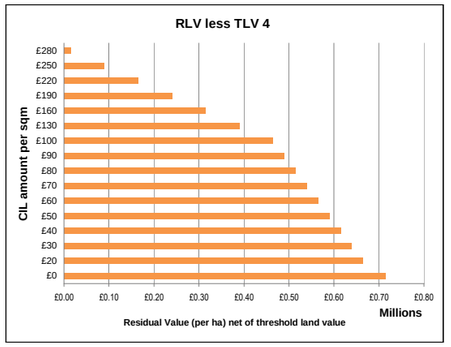
Site type 4 Description: **Area 2 £3496 psm Inner East** Site area: 1.00 ha

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



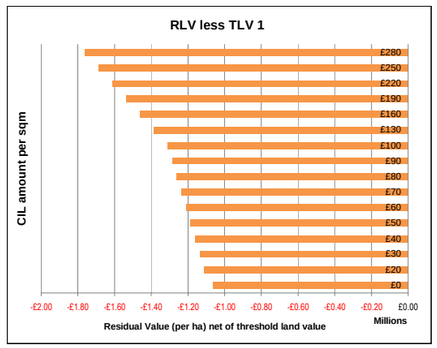


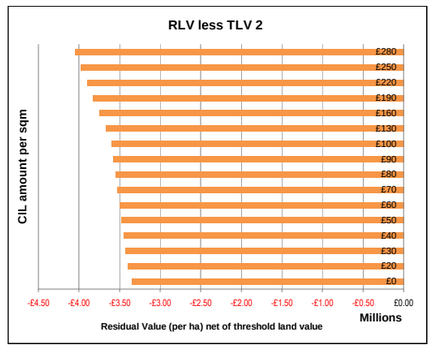


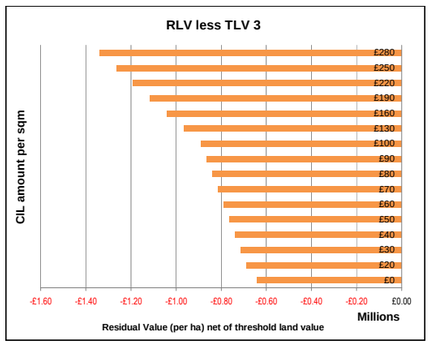


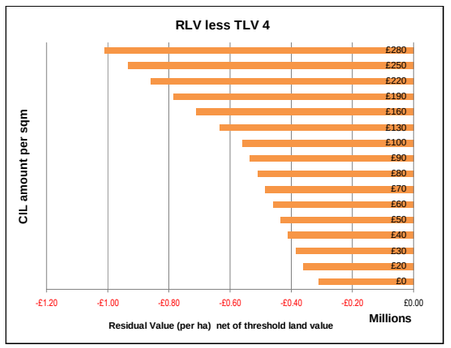
Site type 4 Description: **Area 3 £2960 psm South** Site area: 1.00 ha

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



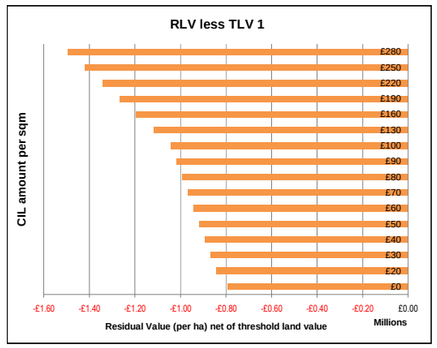


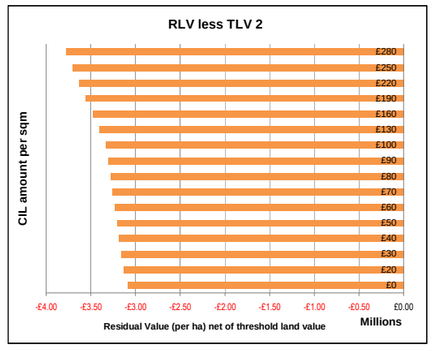


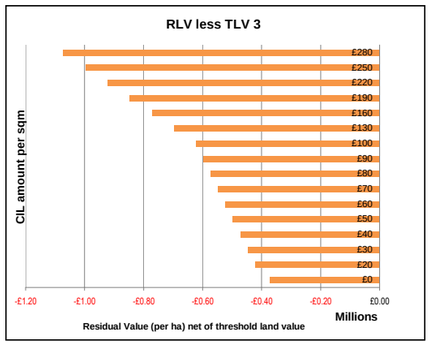


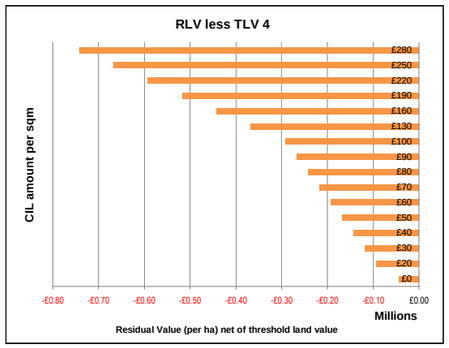
Site type 4	Description:	Area 4 £3100 psm North West	Site area:	1.00 ha

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



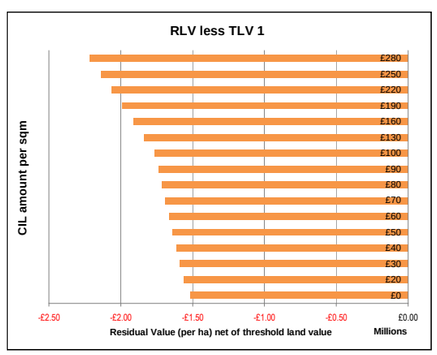


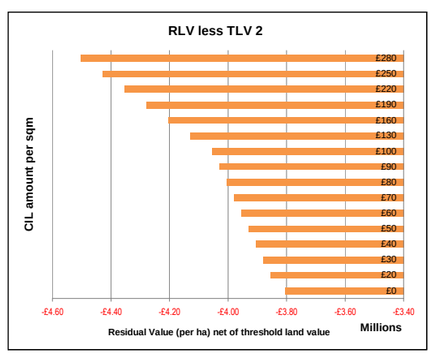


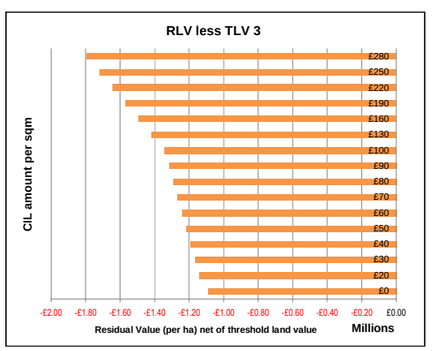


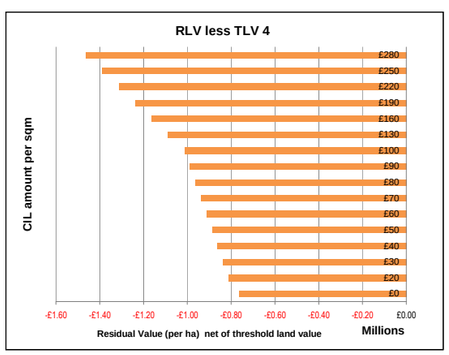
Site type 4	Description:	Area 5 £2723 psm North	Site area:	1.00 ha

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



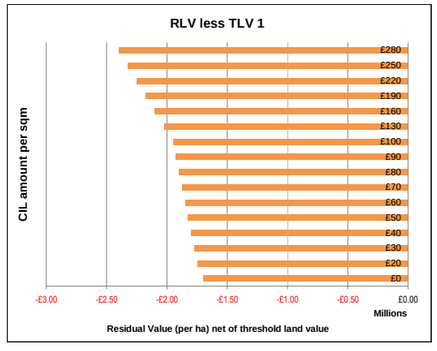


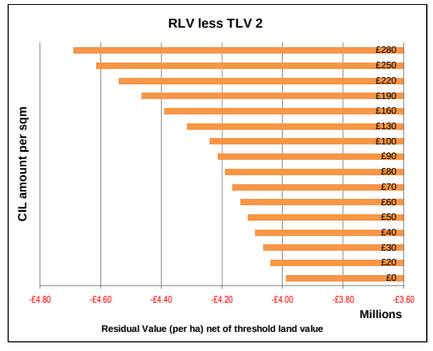


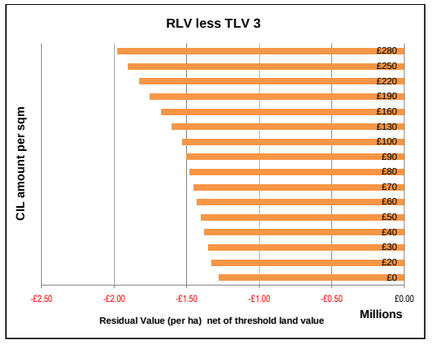


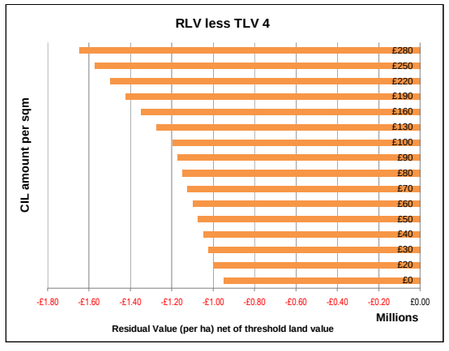
Site type 4	Description:	Area 6 £2626 psm East	Site area:	1.00 ha

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)

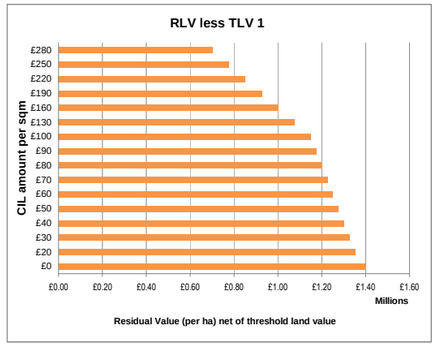
TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

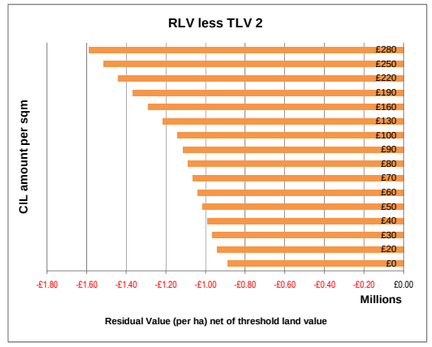
NB includes infrastructure @ £0.35m per ha

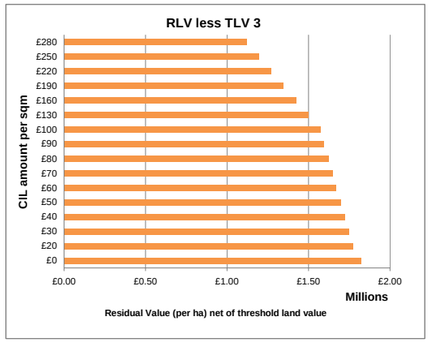
CSH level: 4	
Aff Hsg: 40%	
10%	Sales value inflation
5%	Build cost inflation

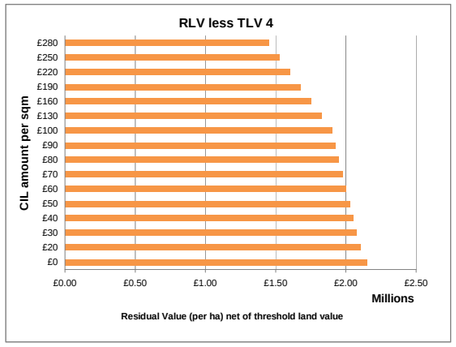
Site type 4 Description: **Area 1 £3993 psm Inner West** Site area: 1.00 ha

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



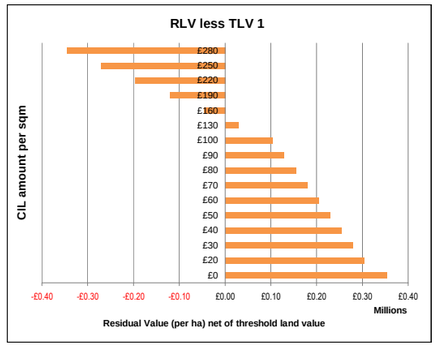


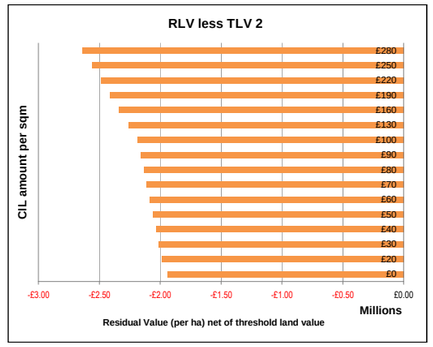


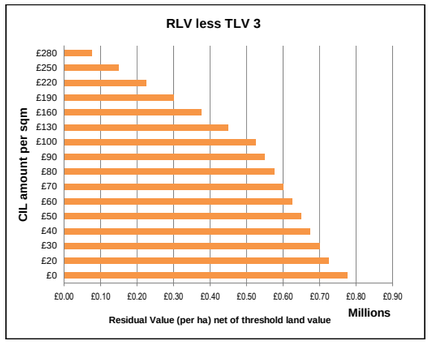


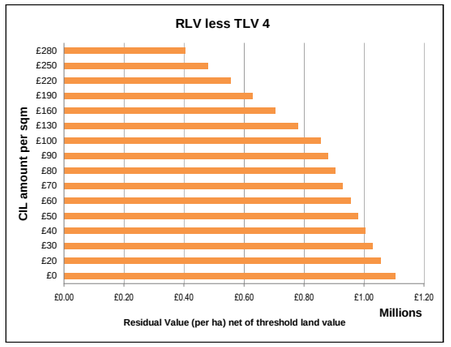
Site type 4 Description: **Area 2 £3496 psm Inner East** Site area: 1.00 ha

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



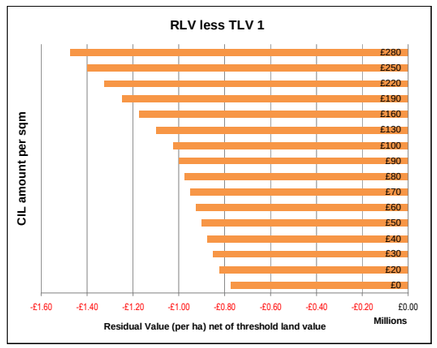


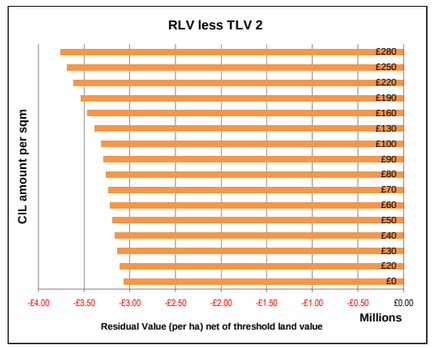


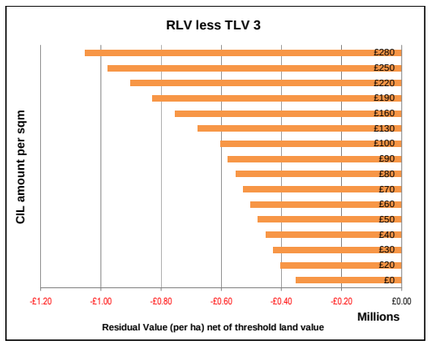


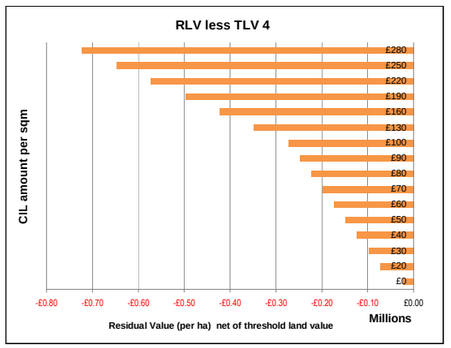
Site type 4 Description: **Area 3 £2960 psm South** Site area: 1.00 ha

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



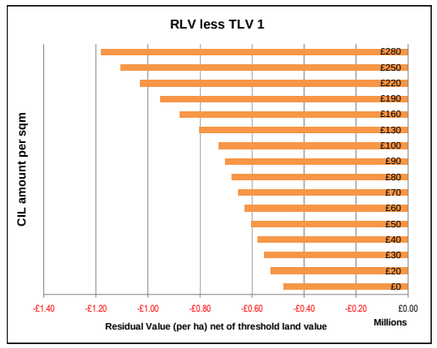


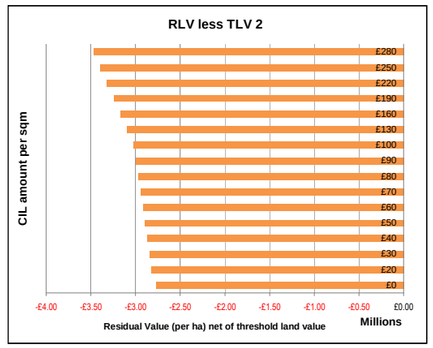


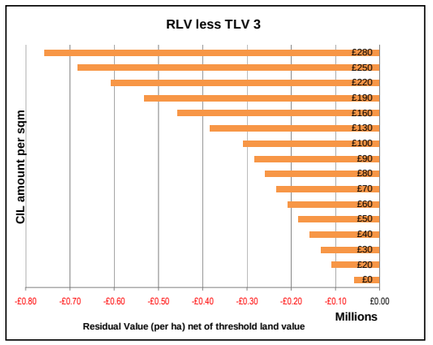


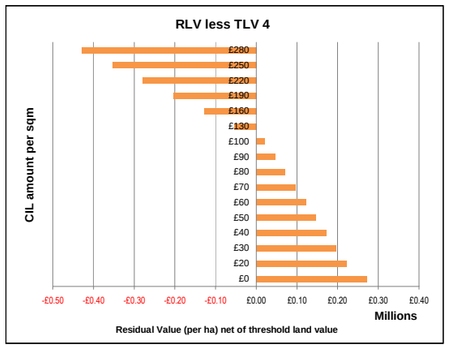
Site type 4	Description:	Area 4 £3100 psm North West	Site area:	1.00 ha

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



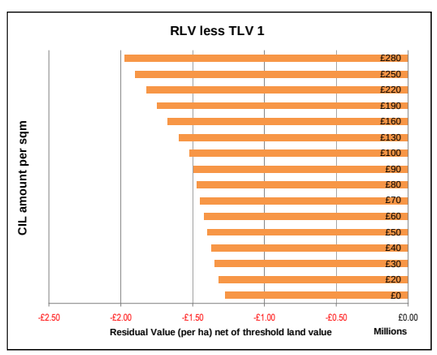


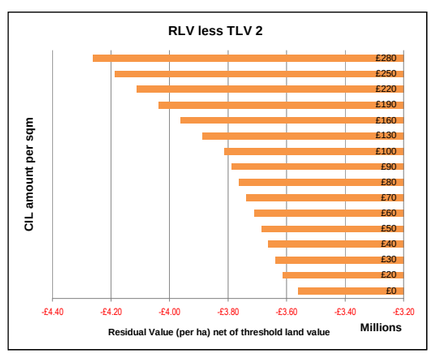


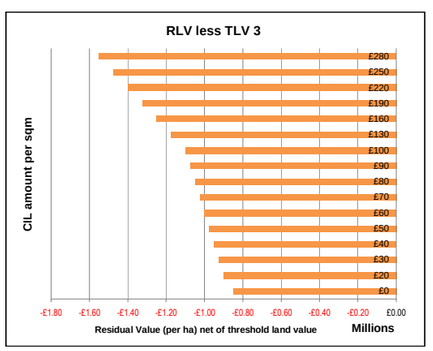


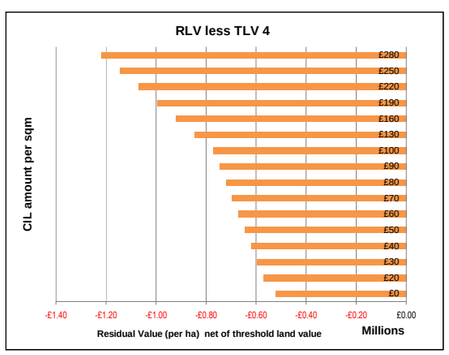
Site type 4	Description:	Area 5 £2723 psm North	Site area:	1.00 ha

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



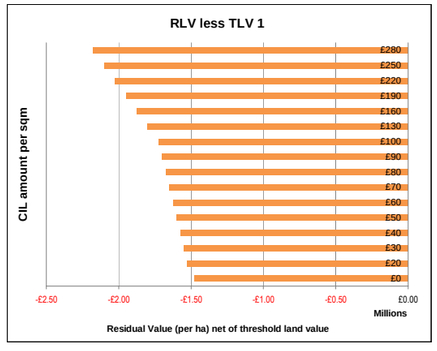


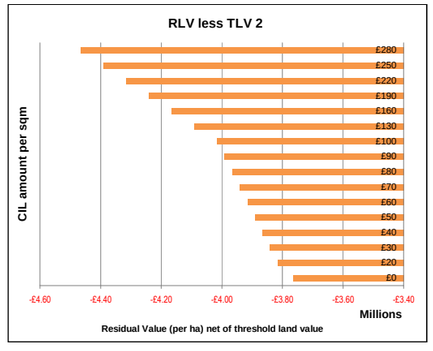


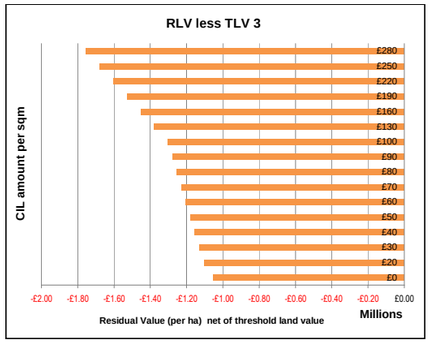


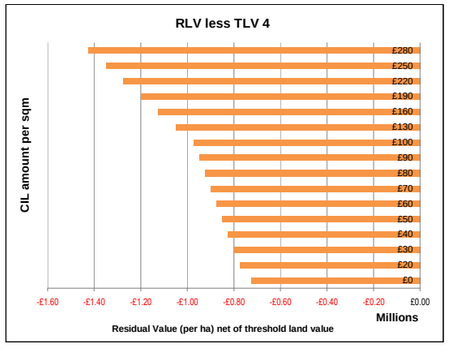
Site type 4	Description:	Area 6 £2626 psm East	Site area:	1.00 ha

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

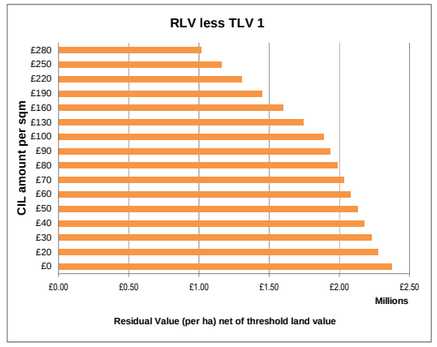
Threshold Land Values (per ha)

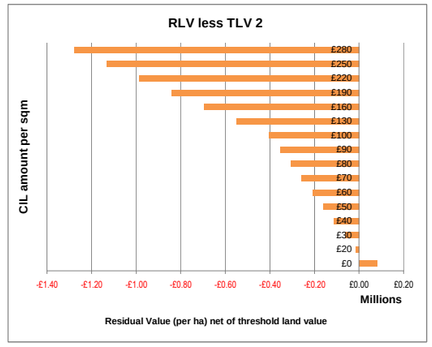
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

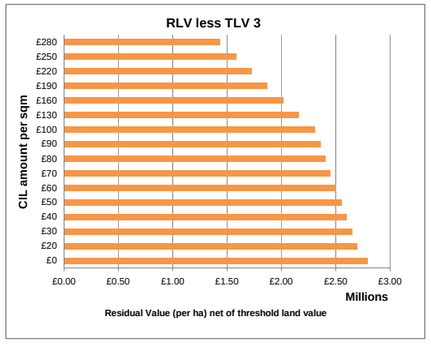
CSH level: 3	
Aff Hsg: 30%	
0%	Sales value inflation
0%	Build cost inflation

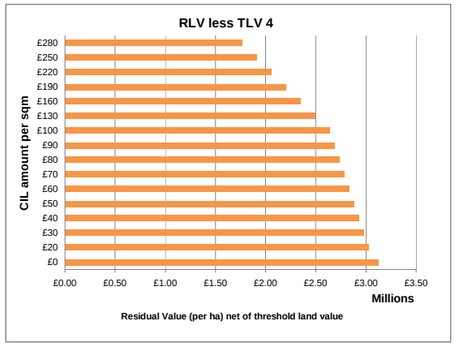
Site type 5 Description: **Area 1 £3993 psm Inner West** Site area: 0.42 ha

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



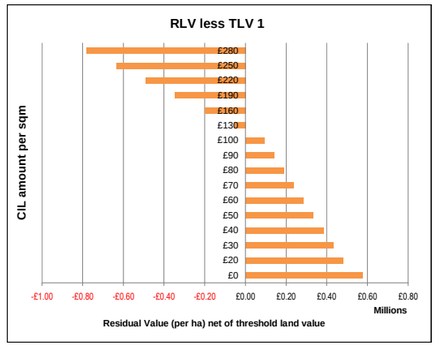


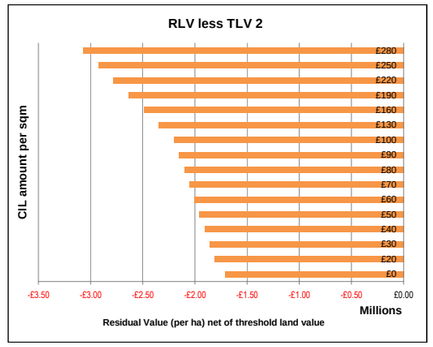


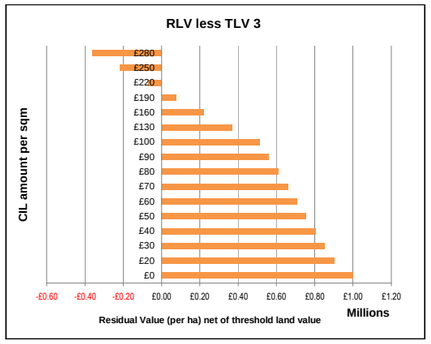


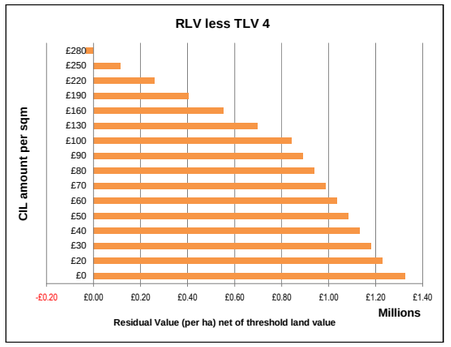
Site type 5 Description: **Area 2 £3496 psm Inner East** Site area: 0.42 ha

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



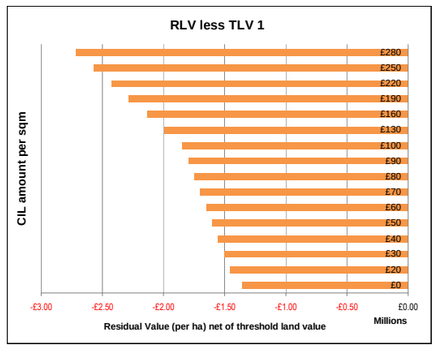


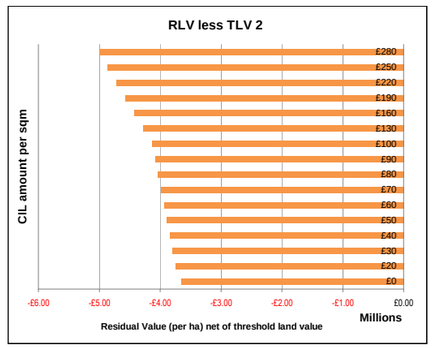


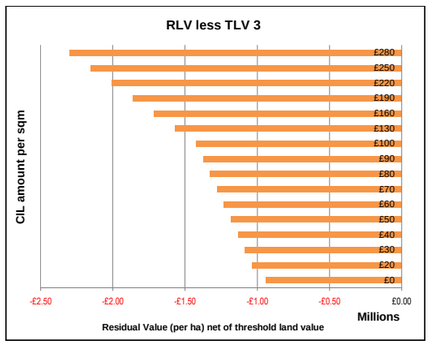


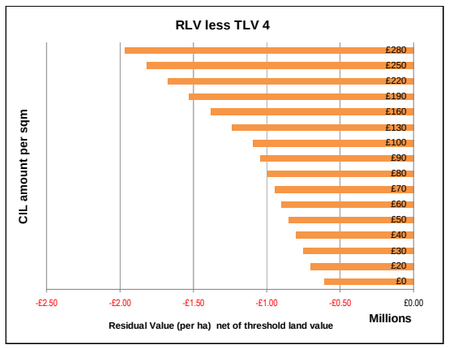
Site type 5 Description: **Area 3 £2960 psm South** Site area: 0.42 ha

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



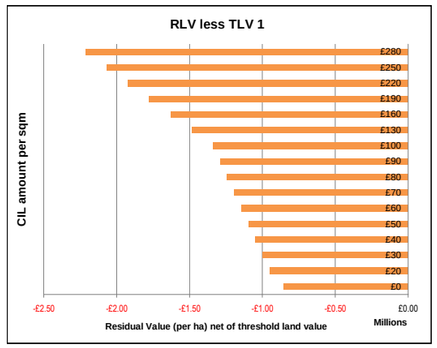


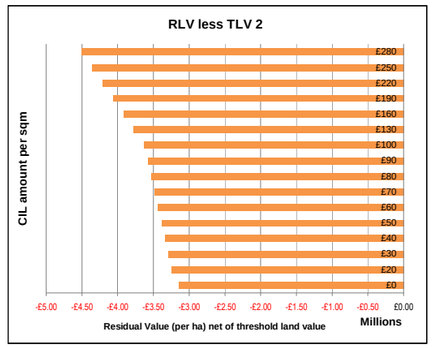


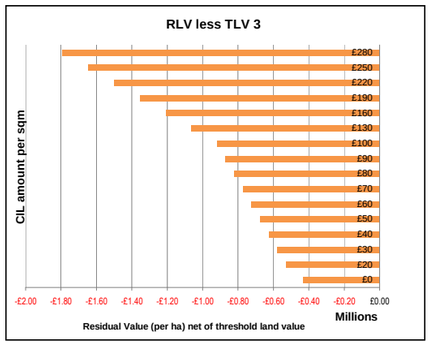


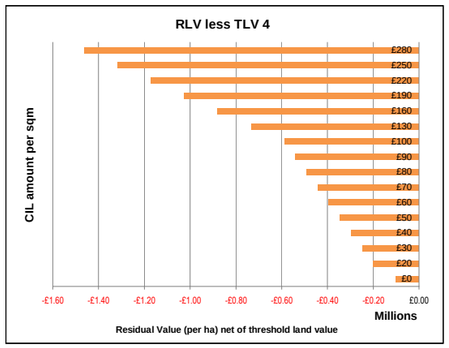
Site type 5	Description:	Area 4 £3100 psm North West	Site area:	0.42 ha

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



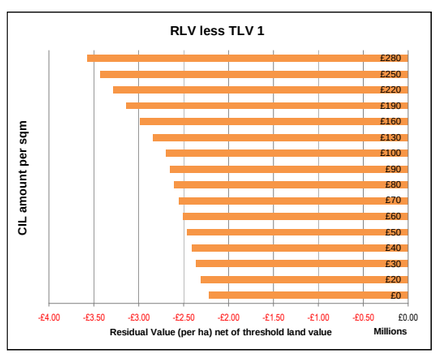


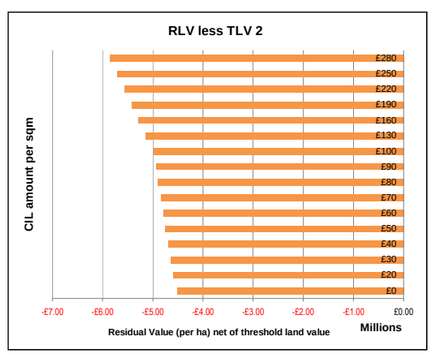


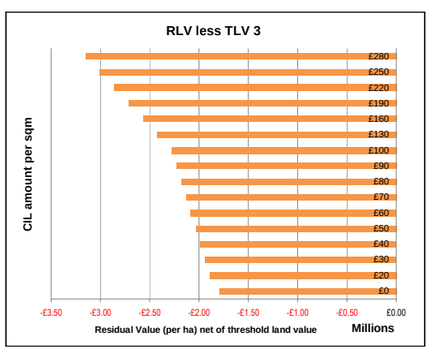


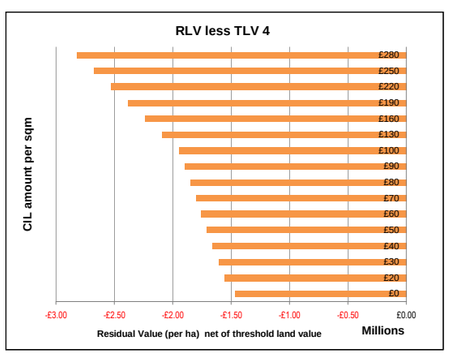
Site type 5	Description:	Area 5 £2723 psm North	Site area:	0.42 ha

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



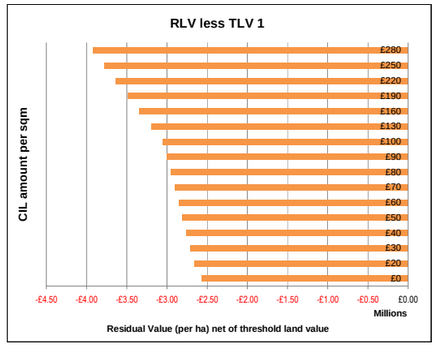


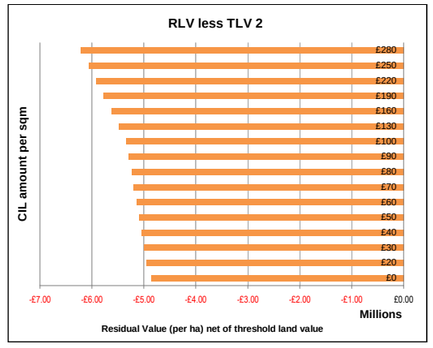


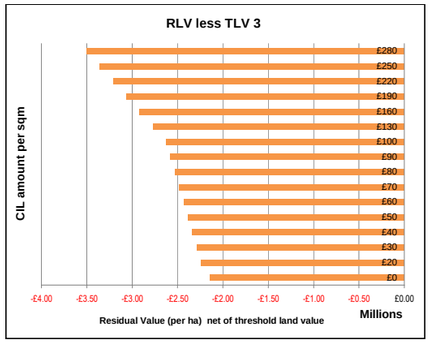


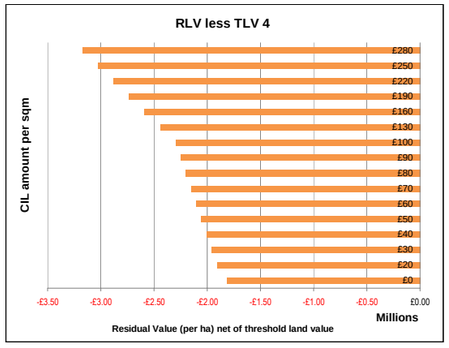
Site type 5	Description:	Area 6 £2626 psm East	Site area:	0.42 ha

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)

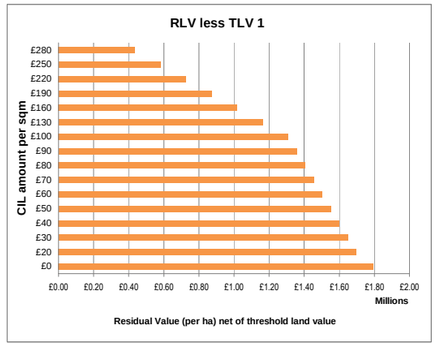
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

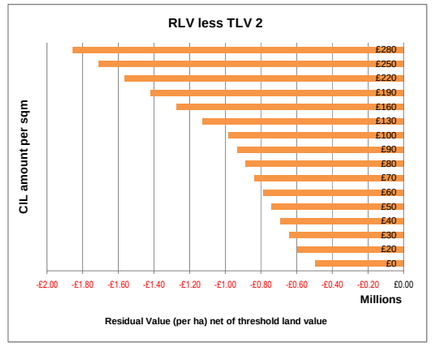
CSH level:	4
Aff Hsg:	30%

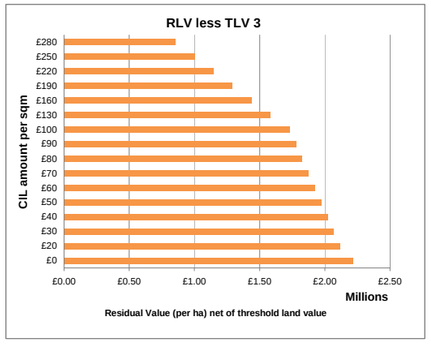
0%	Sales value inflation
0%	Build cost inflation

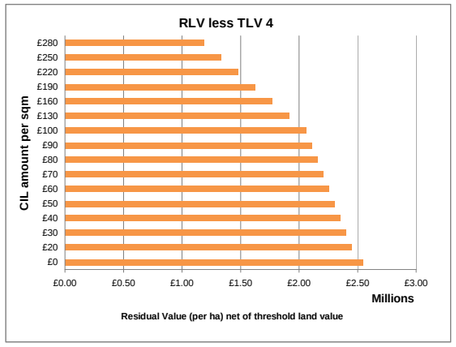
Site type 5 Description: **Area 1 £3993 psm Inner West** Site area: 0.42 ha

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	2,542,877
20	1,581,598	3,795,836	1,695,836	- 595,164	2,116,836	2,445,836
30	1,561,381	3,747,315	1,647,315	- 643,685	2,068,315	2,397,315
40	1,541,165	3,698,795	1,598,795	- 692,205	2,019,795	2,348,795
50	1,520,948	3,650,274	1,550,274	- 740,726	1,971,274	2,300,274
60	1,500,731	3,601,754	1,501,754	- 789,246	1,922,754	2,251,754
70	1,480,514	3,553,233	1,453,233	- 837,767	1,874,233	2,203,233
80	1,460,297	3,504,713	1,404,713	- 886,287	1,825,713	2,154,713
90	1,440,080	3,456,192	1,356,192	- 934,808	1,777,192	2,106,192
100	1,419,863	3,407,672	1,307,672	- 983,328	1,728,672	2,057,672
130	1,359,212	3,262,110	1,162,110	- 1,128,890	1,583,110	1,912,110
160	1,298,562	3,116,548	1,016,548	- 1,274,452	1,437,548	1,766,548
190	1,237,911	2,970,987	870,987	- 1,420,013	1,291,987	1,620,987
220	1,177,260	2,825,425	725,425	- 1,565,575	1,146,425	1,475,425
250	1,116,610	2,679,863	579,863	- 1,711,137	1,000,863	1,329,863
280	1,055,959	2,534,302	434,302	- 1,856,698	855,302	1,184,302



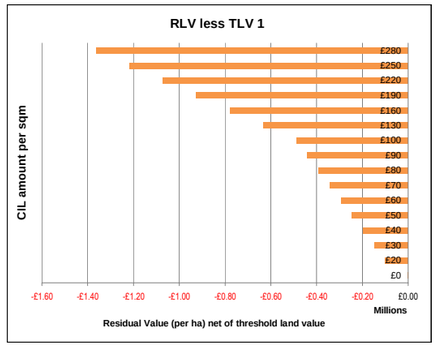


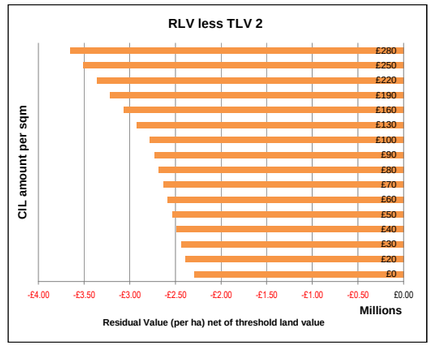


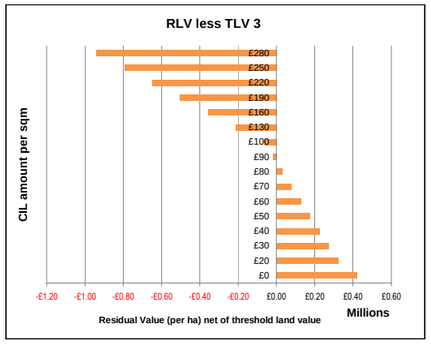


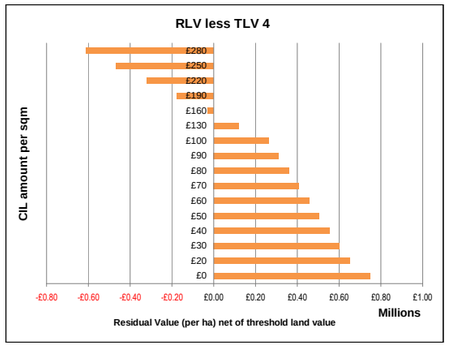
Site type 5 Description: **Area 2 £3496 psm Inner East** Site area: 0.42 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	873,721	2,096,931	- 3,069	- 2,294,069	417,931	746,931
20	833,287	1,999,890	- 100,110	- 2,391,110	320,890	649,890
30	813,071	1,951,369	- 148,631	- 2,439,631	272,369	601,369
40	792,854	1,902,849	- 197,151	- 2,488,151	223,849	552,849
50	772,637	1,854,328	- 245,672	- 2,536,672	175,328	504,328
60	752,420	1,805,808	- 294,192	- 2,585,192	126,808	455,808
70	732,203	1,757,287	- 342,713	- 2,633,713	78,287	407,287
80	711,986	1,708,767	- 391,233	- 2,682,233	29,767	358,767
90	691,769	1,660,246	- 439,754	- 2,730,754	- 18,754	310,246
100	671,552	1,611,726	- 488,274	- 2,779,274	- 67,274	261,726
130	610,902	1,466,164	- 633,836	- 2,924,836	- 212,836	116,164
160	550,251	1,320,602	- 779,398	- 3,070,398	- 358,398	- 29,398
190	489,600	1,175,041	- 924,959	- 3,215,959	- 503,959	- 174,959
220	428,950	1,029,479	- 1,070,521	- 3,361,521	- 649,521	- 320,521
250	368,299	883,917	- 1,216,083	- 3,507,083	- 795,083	- 466,083
280	307,648	738,356	- 1,361,644	- 3,652,644	- 940,644	- 611,644



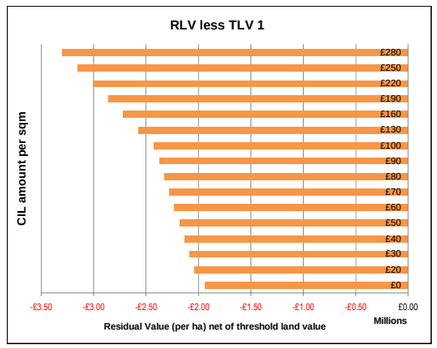


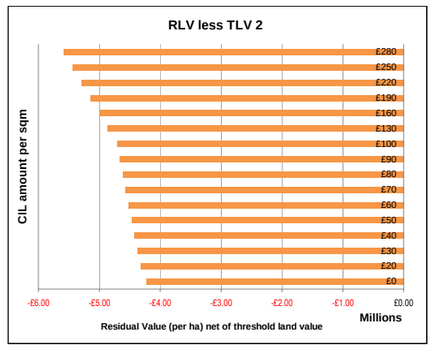


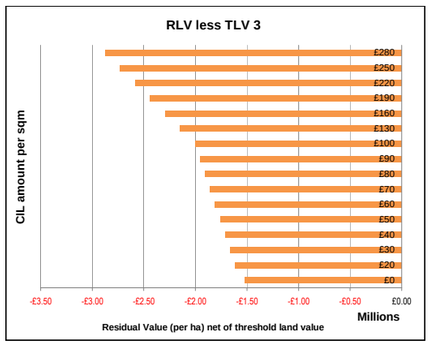


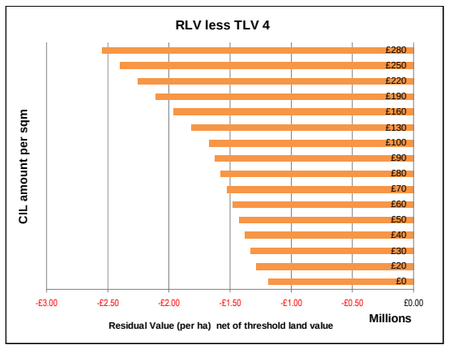
Site type 5 Description: **Area 3 £2960 psm South** Site area: 0.42 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	67,561	162,146	- 1,937,854	- 4,228,854	- 1,516,854	- 1,187,854
20	27,127	65,104	- 2,034,896	- 4,325,896	- 1,613,896	- 1,284,896
30	6,910	16,584	- 2,083,416	- 4,374,416	- 1,662,416	- 1,333,416
40	- 13,307	- 31,937	- 2,131,937	- 4,422,937	- 1,710,937	- 1,381,937
50	- 33,524	- 80,457	- 2,180,457	- 4,471,457	- 1,759,457	- 1,430,457
60	- 53,741	- 128,978	- 2,228,978	- 4,519,978	- 1,807,978	- 1,478,978
70	- 73,958	- 177,498	- 2,277,498	- 4,568,498	- 1,856,498	- 1,527,498
80	- 94,174	- 226,019	- 2,326,019	- 4,617,019	- 1,905,019	- 1,576,019
90	- 114,391	- 274,539	- 2,374,539	- 4,665,539	- 1,953,539	- 1,624,539
100	- 134,608	- 323,060	- 2,423,060	- 4,714,060	- 2,002,060	- 1,673,060
130	- 195,259	- 468,622	- 2,568,622	- 4,859,622	- 2,147,622	- 1,818,622
160	- 255,910	- 614,183	- 2,714,183	- 5,005,183	- 2,293,183	- 1,964,183
190	- 316,560	- 759,745	- 2,859,745	- 5,150,745	- 2,438,745	- 2,109,745
220	- 377,211	- 905,306	- 3,005,306	- 5,296,306	- 2,584,306	- 2,255,306
250	- 437,862	- 1,050,868	- 3,150,868	- 5,441,868	- 2,729,868	- 2,400,868
280	- 498,512	- 1,196,430	- 3,296,430	- 5,587,430	- 2,875,430	- 2,546,430



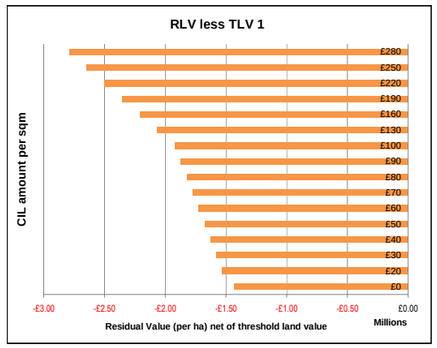


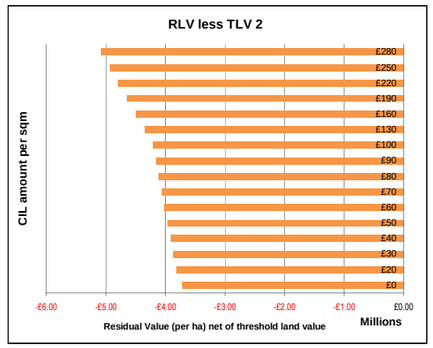


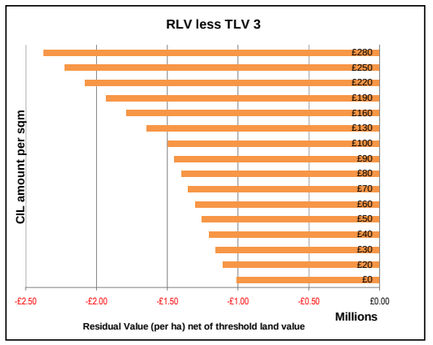


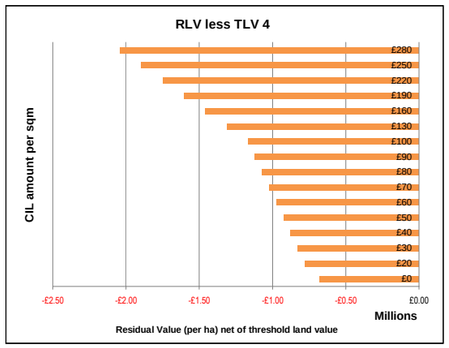
Site type 5	Description:	Area 4 £3100 psm North West	Site area:	0.42 ha

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



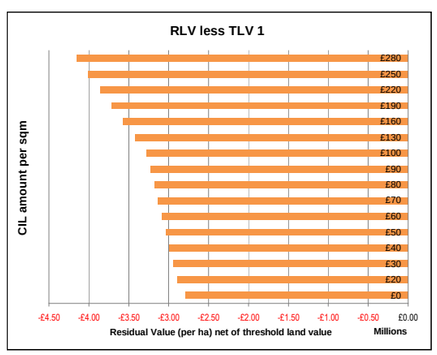


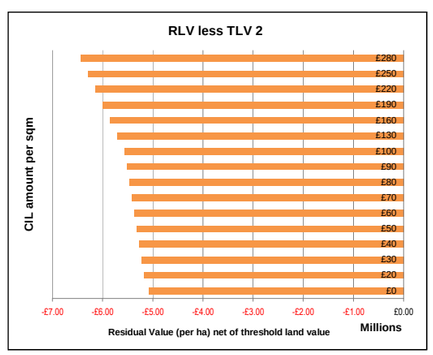


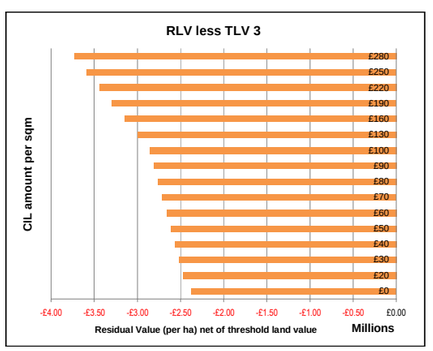


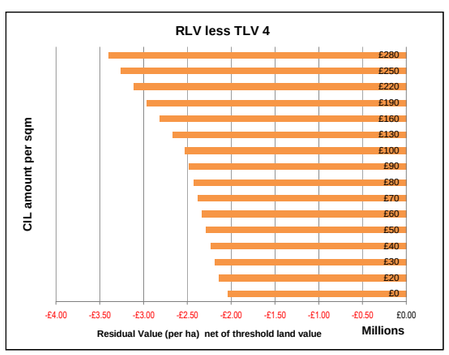
Site type 5	Description:	Area 5 £2723 psm North	Site area:	0.42 ha

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



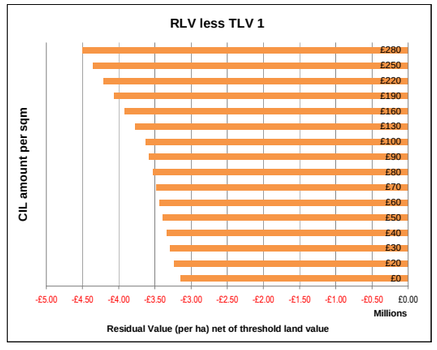


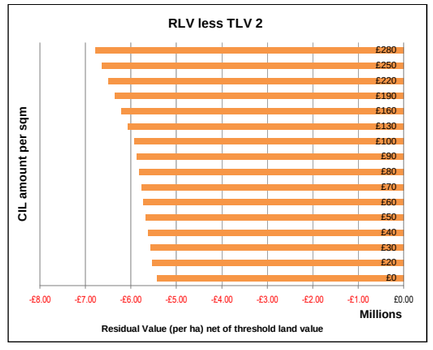


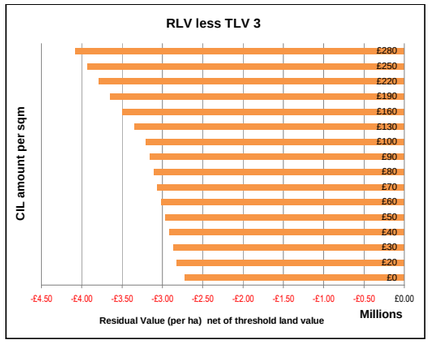


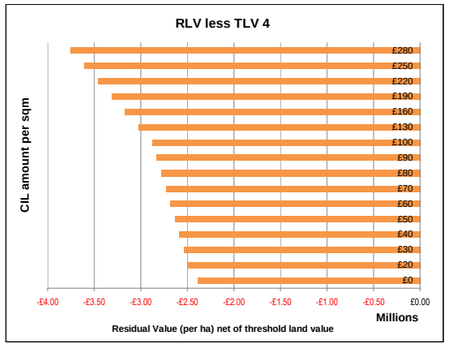
Site type 5	Description:	Area 6 £2626 psm East	Site area:	0.42 ha

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









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

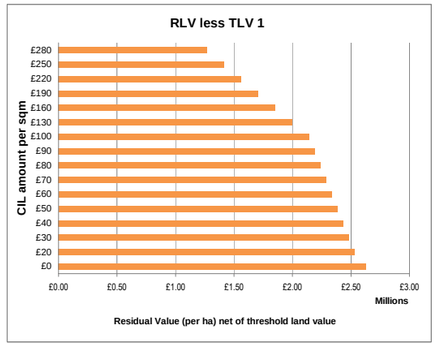
NB includes infrastructure @ £0.35m per ha

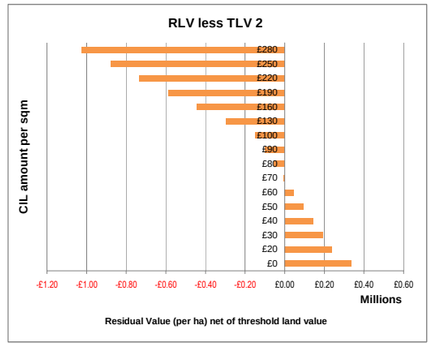
CSH level:	4
Aff Hsg:	30%

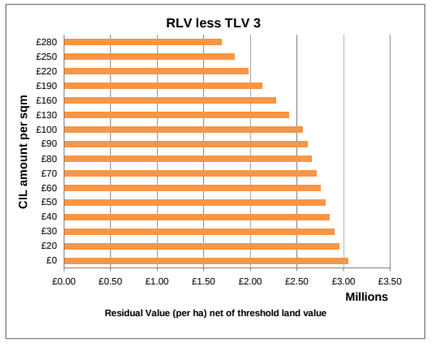
10%	Sales value inflation
5%	Build cost inflation

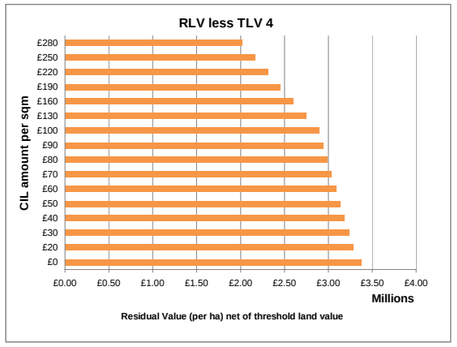
Site type 5 Description: **Area 1 £3993 psm Inner West** Site area: 0.42 ha

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	- 4,355	2,707,645	3,036,645
80	1,807,552	4,338,124	2,238,124	- 52,876	2,659,124	2,988,124
90	1,787,335	4,289,604	2,189,604	- 101,396	2,610,604	2,939,604
100	1,767,118	4,241,083	2,141,083	- 149,917	2,562,083	2,891,083
130	1,706,467	4,095,522	1,995,522	- 295,478	2,416,522	2,745,522
160	1,645,817	3,949,960	1,849,960	- 441,040	2,270,960	2,599,960
190	1,585,166	3,804,398	1,704,398	- 586,602	2,125,398	2,454,398
220	1,524,515	3,658,837	1,558,837	- 732,163	1,979,837	2,308,837
250	1,463,865	3,513,275	1,413,275	- 877,725	1,834,275	2,163,275
280	1,403,214	3,367,713	1,267,713	- 1,023,287	1,688,713	2,017,713



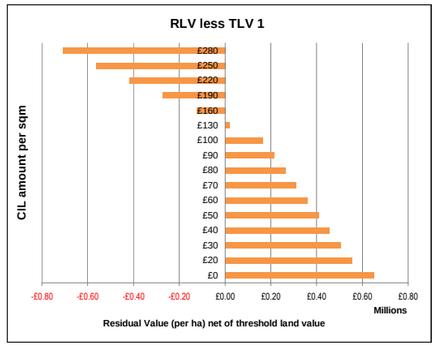


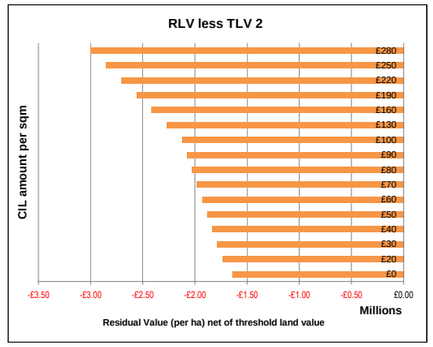


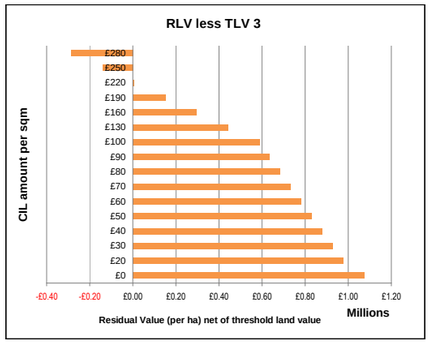


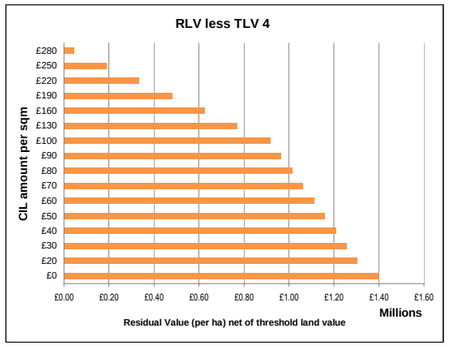
Site type 5 Description: **Area 2 £3496 psm Inner East** Site area: 0.42 ha

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	1,071,748	1,400,748
20	1,105,711	2,653,707	553,707	- 1,737,293	974,707	1,303,707
30	1,085,494	2,605,186	505,186	- 1,785,814	926,186	1,255,186
40	1,065,277	2,556,666	456,666	- 1,834,334	877,666	1,206,666
50	1,045,061	2,508,145	408,145	- 1,882,855	829,145	1,158,145
60	1,024,844	2,459,625	359,625	- 1,931,375	780,625	1,109,625
70	1,004,627	2,411,104	311,104	- 1,979,896	732,104	1,061,104
80	984,410	2,362,584	262,584	- 2,028,416	683,584	1,012,584
90	964,193	2,314,063	214,063	- 2,076,937	635,063	964,063
100	943,976	2,265,543	165,543	- 2,125,457	586,543	915,543
130	883,325	2,119,981	19,981	- 2,271,019	440,981	769,981
160	822,675	1,974,419	- 125,581	- 2,416,581	295,419	624,419
190	762,024	1,828,858	- 271,142	- 2,562,142	149,858	478,858
220	701,373	1,683,296	- 416,704	- 2,707,704	4,296	333,296
250	640,723	1,537,734	- 562,266	- 2,853,266	- 141,266	187,734
280	580,072	1,392,173	- 707,827	- 2,998,827	- 286,827	42,173



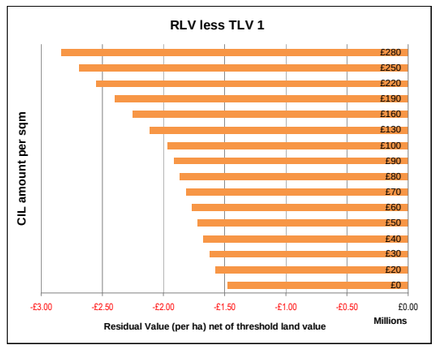


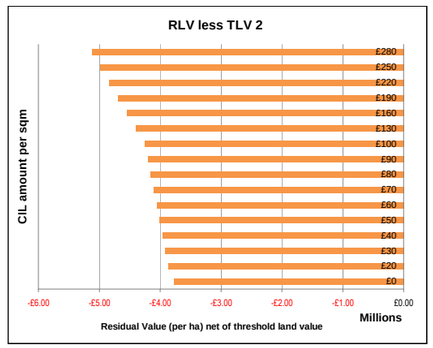


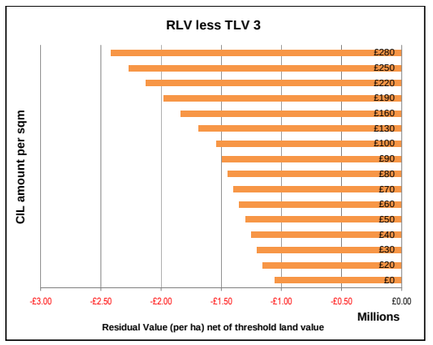


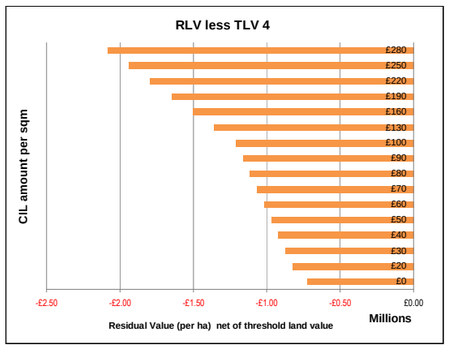
Site type 5 Description: **Area 3 £2960 psm South** Site area: 0.42 ha

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	- 1,056,516	- 727,516
20	218,935	525,443	- 1,574,557	- 3,865,557	- 1,153,557	- 824,557
30	198,718	476,922	- 1,623,078	- 3,914,078	- 1,202,078	- 873,078
40	178,501	428,402	- 1,671,598	- 3,962,598	- 1,250,598	- 921,598
50	158,284	379,881	- 1,720,119	- 4,011,119	- 1,299,119	- 970,119
60	138,067	331,361	- 1,768,639	- 4,059,639	- 1,347,639	- 1,018,639
70	117,850	282,840	- 1,817,160	- 4,108,160	- 1,396,160	- 1,067,160
80	97,633	234,320	- 1,865,680	- 4,156,680	- 1,444,680	- 1,115,680
90	77,416	185,799	- 1,914,201	- 4,205,201	- 1,493,201	- 1,164,201
100	57,199	137,279	- 1,962,721	- 4,253,721	- 1,541,721	- 1,212,721
130	- 3,451	- 8,283	- 2,108,283	- 4,399,283	- 1,687,283	- 1,358,283
160	- 64,102	- 153,845	- 2,253,845	- 4,544,845	- 1,832,845	- 1,503,845
190	- 124,753	- 299,406	- 2,399,406	- 4,690,406	- 1,978,406	- 1,649,406
220	- 185,403	- 444,968	- 2,544,968	- 4,835,968	- 2,123,968	- 1,794,968
250	- 246,054	- 590,530	- 2,690,530	- 4,981,530	- 2,269,530	- 1,940,530
280	- 306,705	- 736,091	- 2,836,091	- 5,127,091	- 2,415,091	- 2,086,091



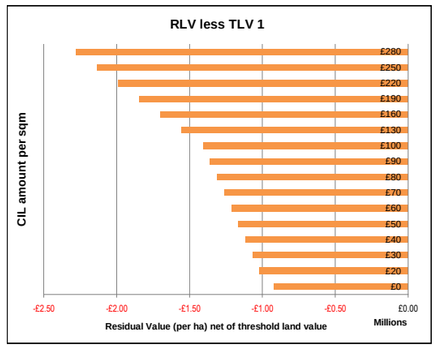


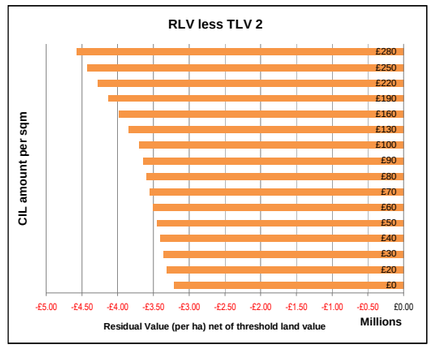


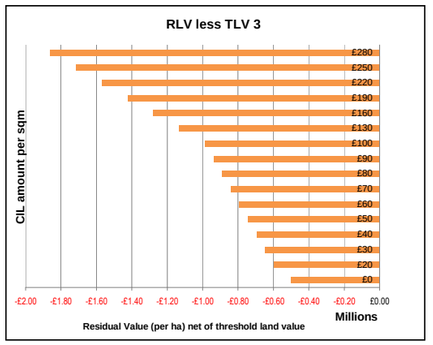


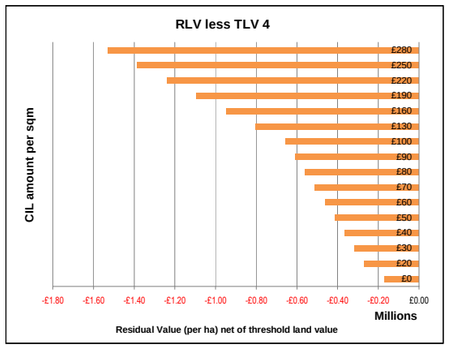
Site type 5	Description:	Area 4 £3100 psm North West	Site area:	0.42 ha

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



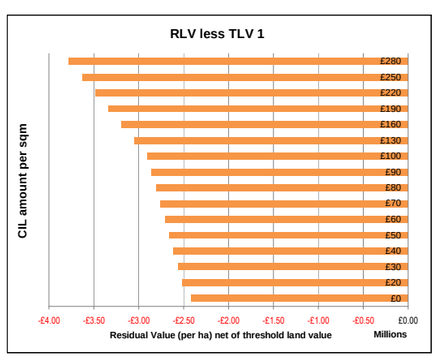


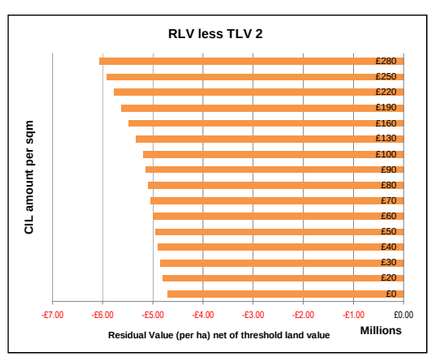


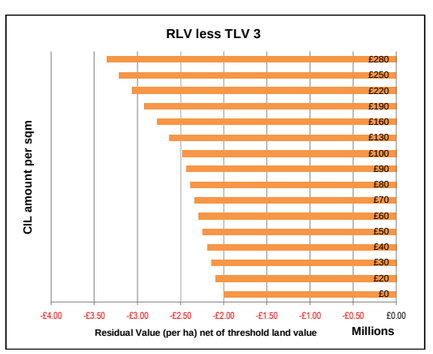


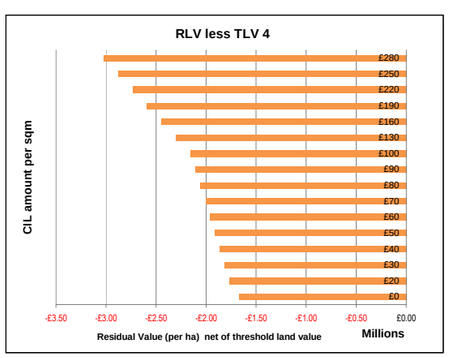
Site type 5	Description:	Area 5 £2723 psm North	Site area:	0.42 ha

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



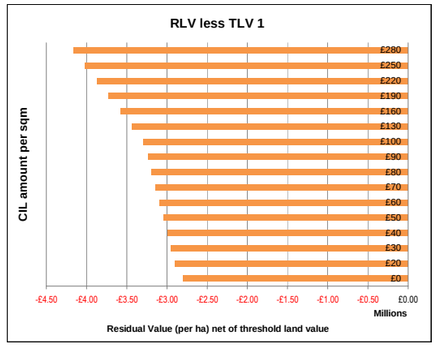


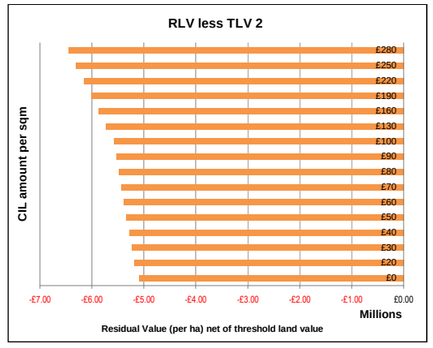


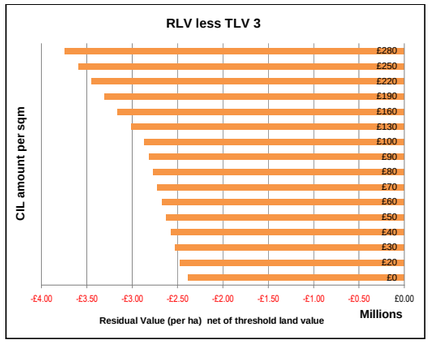


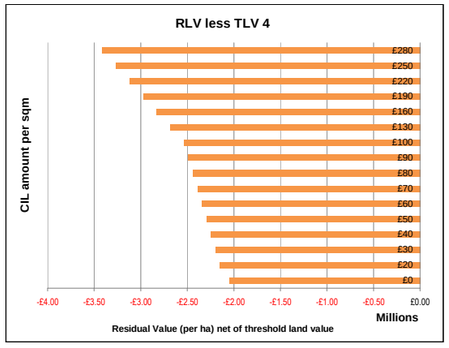
Site type 5	Description:	Area 6 £2626 psm East	Site area:	0.42 ha

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

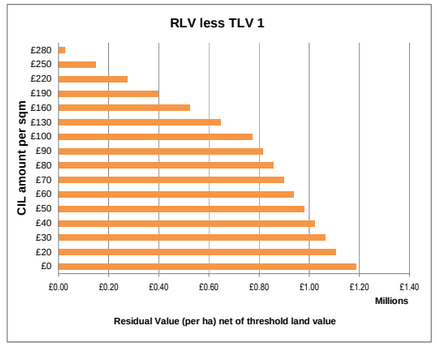
Threshold Land Values (per ha)

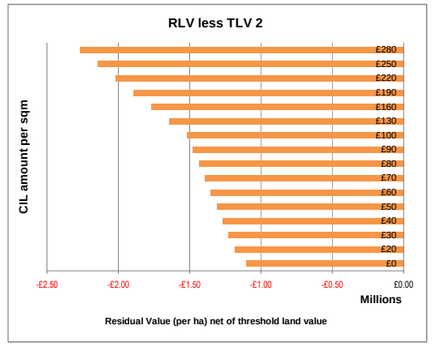
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

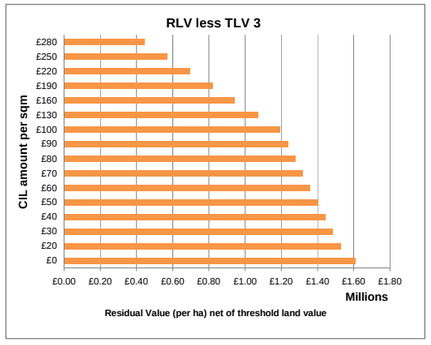
CSH level: 3	0% Sales value inflation
Aff Hsg: 40%	0% Build cost inflation

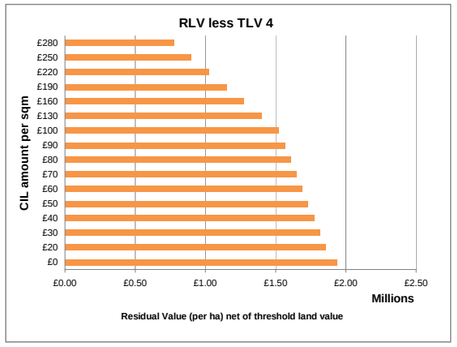
Site type 5 Description: **Area 1 £3993 psm Inner West** Site area: 0.42 ha

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	1,938,098
20	1,335,383	3,204,920	1,104,920	- 1,186,080	1,525,920	1,854,920
30	1,318,055	3,163,331	1,063,331	- 1,227,669	1,484,331	1,813,331
40	1,300,726	3,121,742	1,021,742	- 1,269,258	1,442,742	1,771,742
50	1,283,397	3,080,153	980,153	- 1,310,847	1,401,153	1,730,153
60	1,266,068	3,038,564	938,564	- 1,352,436	1,359,564	1,688,564
70	1,248,740	2,996,975	896,975	- 1,394,025	1,317,975	1,646,975
80	1,231,411	2,955,386	855,386	- 1,435,614	1,276,386	1,605,386
90	1,214,082	2,913,797	813,797	- 1,477,203	1,234,797	1,563,797
100	1,196,753	2,872,208	772,208	- 1,518,792	1,193,208	1,522,208
130	1,144,767	2,747,441	647,441	- 1,643,559	1,068,441	1,397,441
160	1,092,781	2,622,674	522,674	- 1,768,326	943,674	1,272,674
190	1,040,794	2,497,906	397,906	- 1,893,094	818,906	1,147,906
220	988,808	2,373,139	273,139	- 2,017,861	694,139	1,023,139
250	936,822	2,248,372	148,372	- 2,142,628	569,372	898,372
280	884,835	2,123,605	23,605	- 2,267,395	444,605	773,605



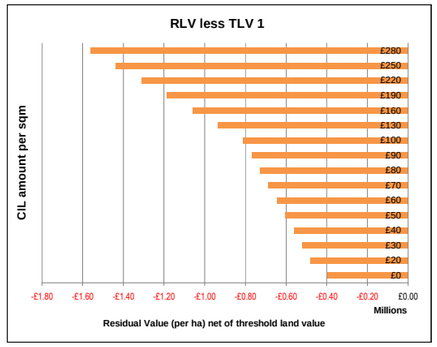


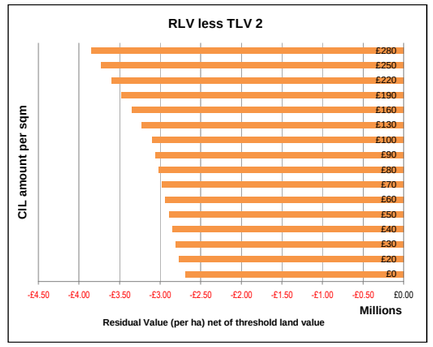


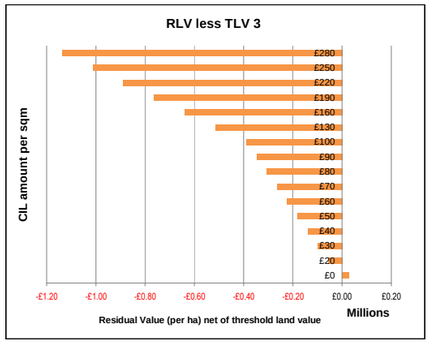


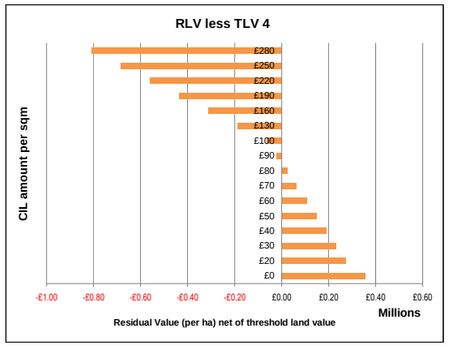
Site type 5 Description: **Area 2 £3496 psm Inner East** Site area: 0.42 ha

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	- 2,685,984	26,016	355,016
20	675,766	1,621,838	- 478,162	- 2,769,162	- 57,162	271,838
30	658,437	1,580,249	- 519,751	- 2,810,751	- 98,751	230,249
40	641,108	1,538,660	- 561,340	- 2,852,340	- 140,340	188,660
50	623,779	1,497,071	- 602,929	- 2,893,929	- 181,929	147,071
60	606,451	1,455,482	- 644,518	- 2,935,518	- 223,518	105,482
70	589,122	1,413,892	- 686,108	- 2,977,108	- 265,108	63,892
80	571,793	1,372,303	- 727,697	- 3,018,697	- 306,697	22,303
90	554,464	1,330,714	- 769,286	- 3,060,286	- 348,286	- 19,286
100	537,136	1,289,125	- 810,875	- 3,101,875	- 389,875	- 60,875
130	485,149	1,164,358	- 935,642	- 3,226,642	- 514,642	- 185,642
160	433,163	1,039,591	- 1,060,409	- 3,351,409	- 639,409	- 310,409
190	381,177	914,824	- 1,185,176	- 3,476,176	- 764,176	- 435,176
220	329,190	790,057	- 1,309,943	- 3,600,943	- 888,943	- 559,943
250	277,204	665,290	- 1,434,710	- 3,725,710	- 1,013,710	- 684,710
280	225,218	540,523	- 1,559,477	- 3,850,477	- 1,138,477	- 809,477



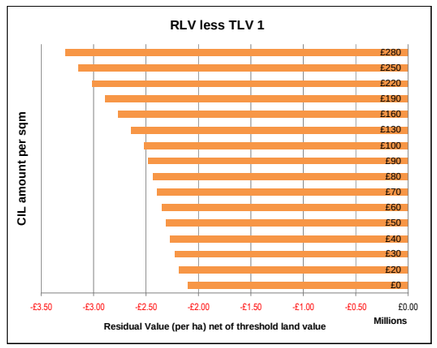


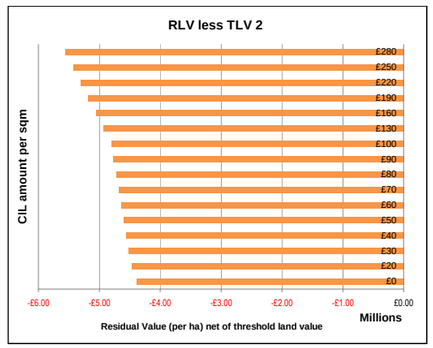


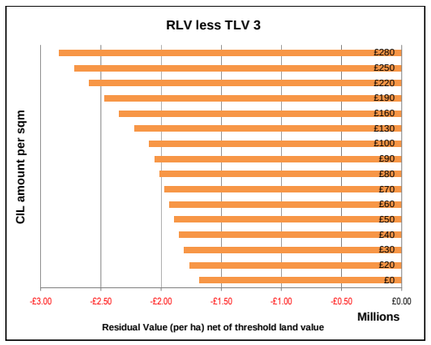


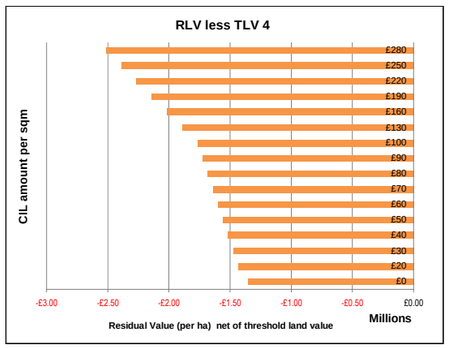
Site type 5 Description: **Area 3 £2960 psm South** Site area: 0.42 ha

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	- 4,391,450	- 1,679,450	- 1,350,450
20	- 34,845	- 83,628	- 2,183,628	- 4,474,628	- 1,762,628	- 1,433,628
30	- 52,174	- 125,217	- 2,225,217	- 4,516,217	- 1,804,217	- 1,475,217
40	- 69,503	- 166,806	- 2,266,806	- 4,557,806	- 1,845,806	- 1,516,806
50	- 86,831	- 208,396	- 2,308,396	- 4,599,396	- 1,887,396	- 1,558,396
60	- 104,160	- 249,985	- 2,349,985	- 4,640,985	- 1,928,985	- 1,599,985
70	- 121,489	- 291,574	- 2,391,574	- 4,682,574	- 1,970,574	- 1,641,574
80	- 138,818	- 333,163	- 2,433,163	- 4,724,163	- 2,012,163	- 1,683,163
90	- 156,147	- 374,752	- 2,474,752	- 4,765,752	- 2,053,752	- 1,724,752
100	- 173,475	- 416,341	- 2,516,341	- 4,807,341	- 2,095,341	- 1,766,341
130	- 225,462	- 541,108	- 2,641,108	- 4,932,108	- 2,220,108	- 1,891,108
160	- 277,448	- 665,875	- 2,765,875	- 5,056,875	- 2,344,875	- 2,015,875
190	- 329,434	- 790,642	- 2,890,642	- 5,181,642	- 2,469,642	- 2,140,642
220	- 381,420	- 915,409	- 3,015,409	- 5,306,409	- 2,594,409	- 2,265,409
250	- 433,407	- 1,040,176	- 3,140,176	- 5,431,176	- 2,719,176	- 2,390,176
280	- 485,393	- 1,164,943	- 3,264,943	- 5,555,943	- 2,843,943	- 2,514,943



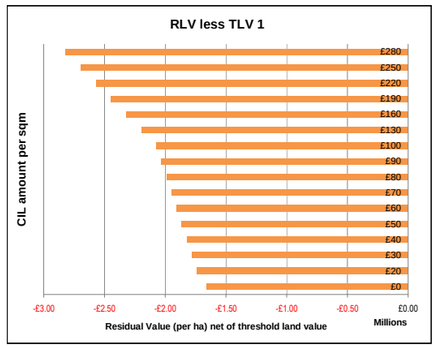


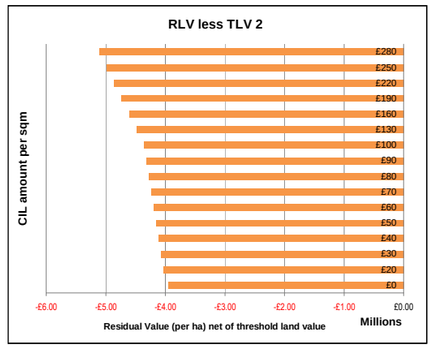


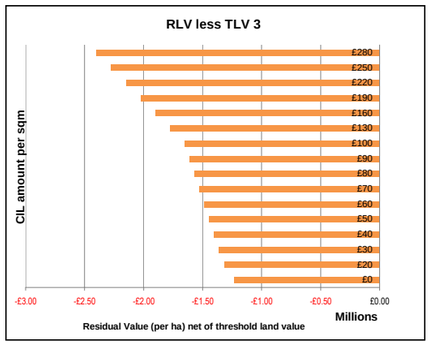


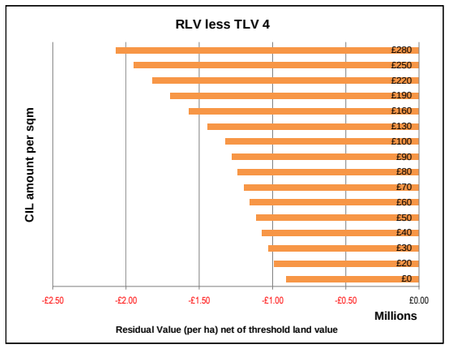
Site type 5	Description:	Area 4 £3100 psm North West	Site area:	0.42 ha

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



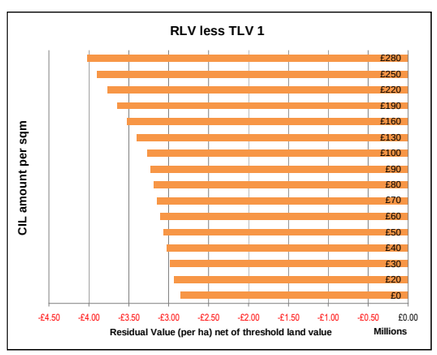


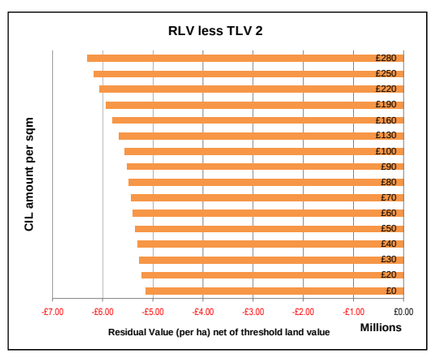


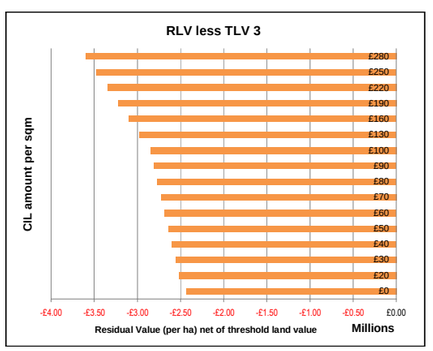


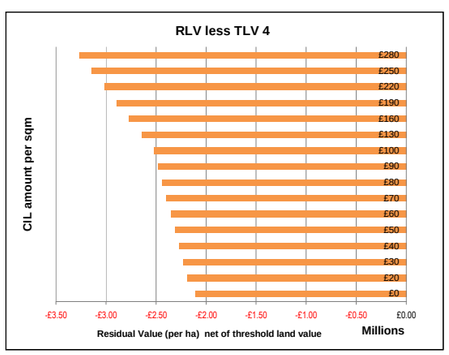
Site type 5	Description:	Area 5 £2723 psm North	Site area:	0.42 ha

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



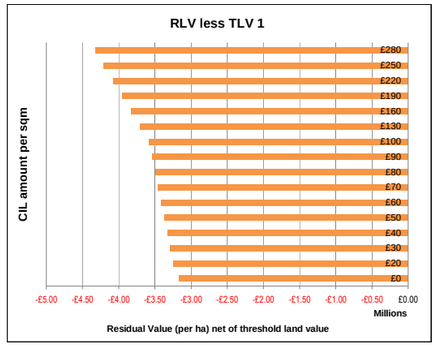


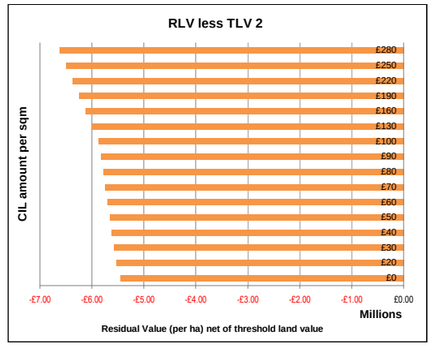


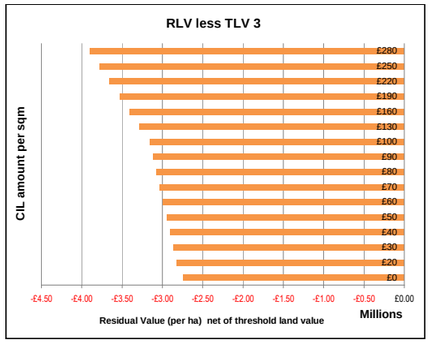


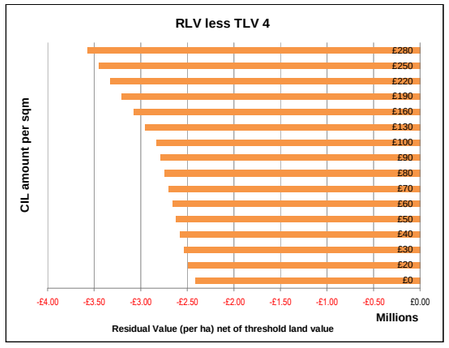
Site type 5	Description:	Area 6 £2626 psm East	Site area:	0.42 ha

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

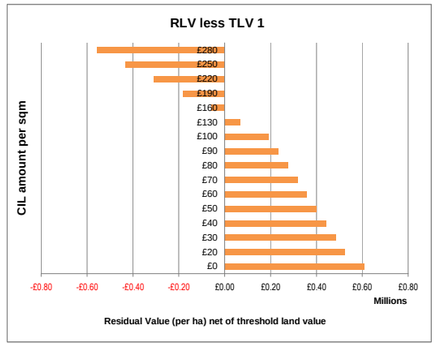
Threshold Land Values (per ha)

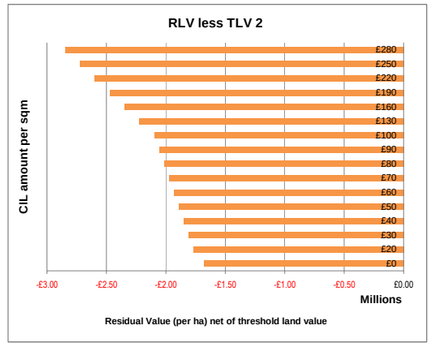
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

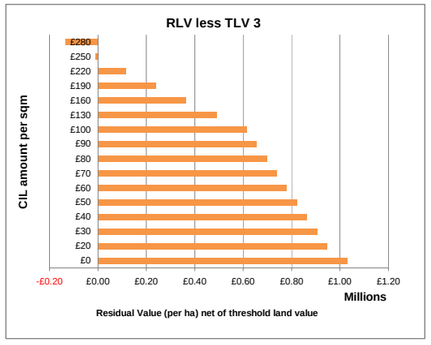
CSH level: 4	0% Sales value inflation
Aff Hsg: 40%	0% Build cost inflation

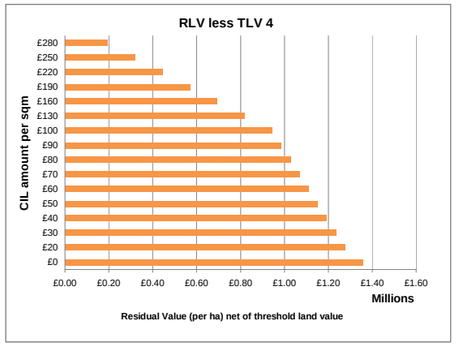
Site type 5 Description: **Area 1 £3993 psm Inner West** Site area: 0.42 ha

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



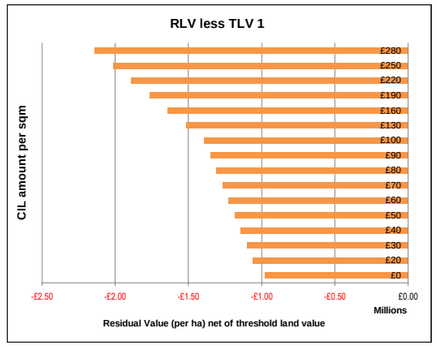


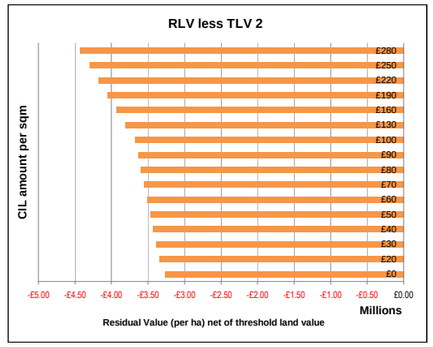


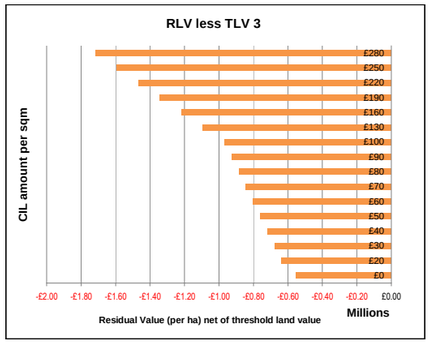


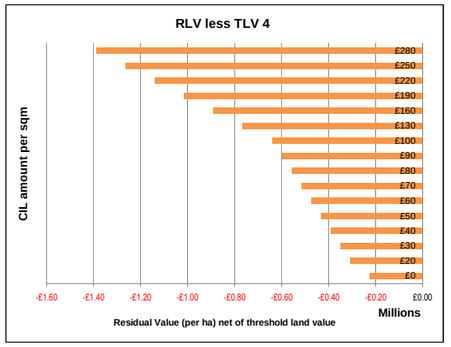
Site type 5 Description: **Area 2 £3496 psm Inner East** Site area: 0.42 ha

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



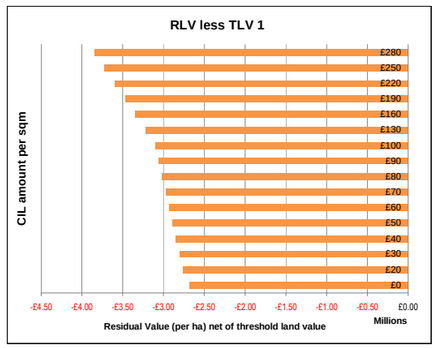


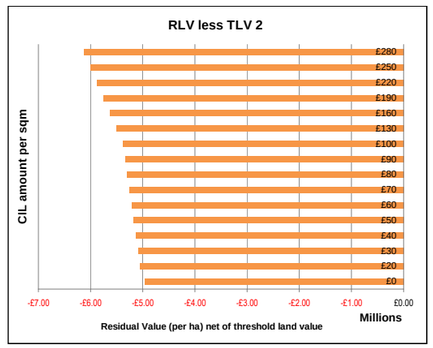


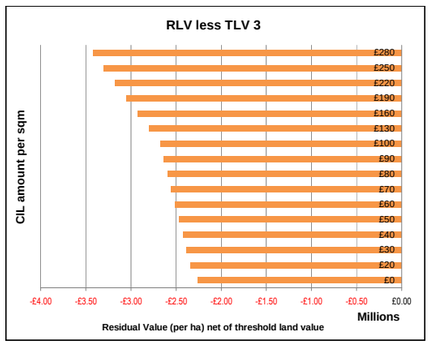


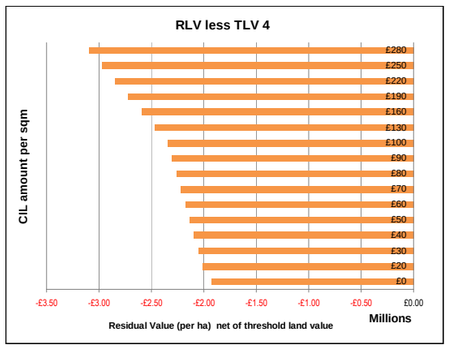
Site type 5 Description: **Area 3 £2960 psm South** Site area: 0.42 ha

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



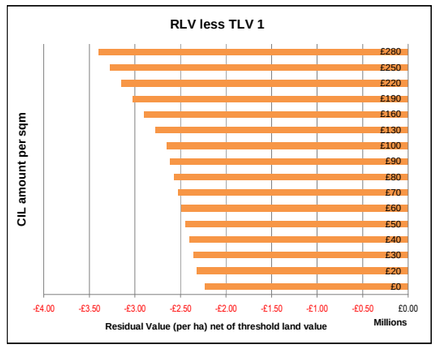


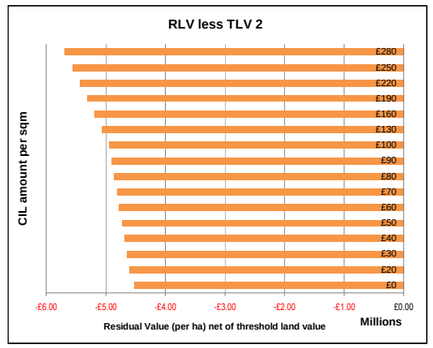


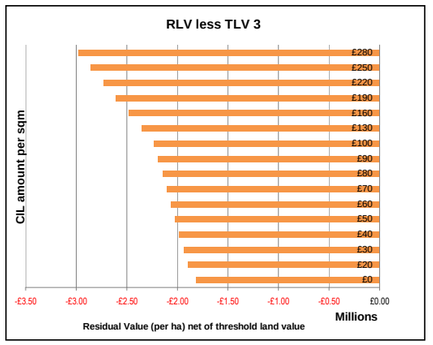


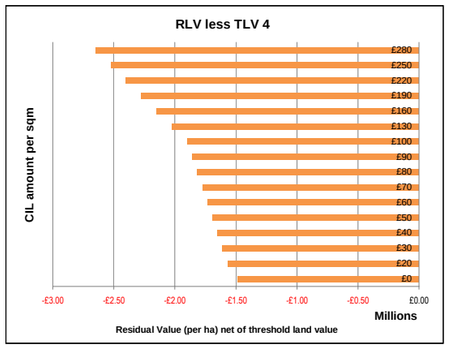
Site type 5	Description:	Area 4 £3100 psm North West	Site area:	0.42 ha

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



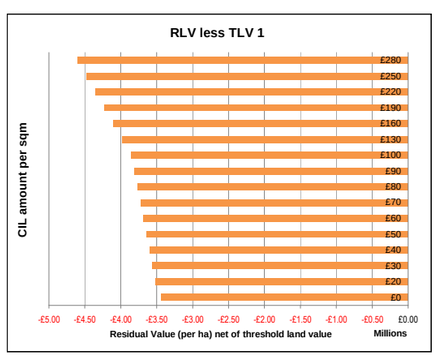


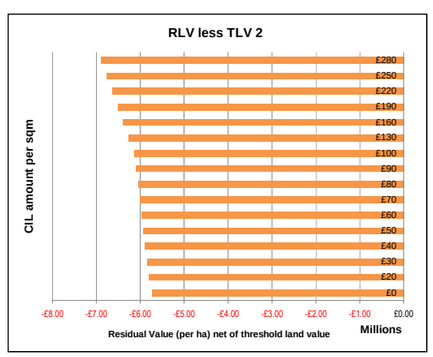


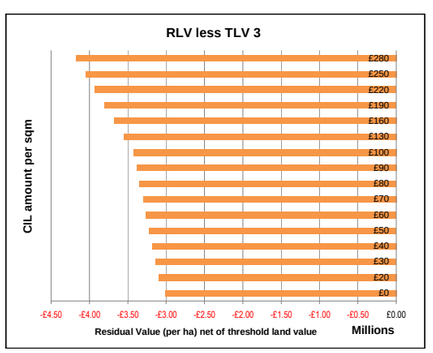


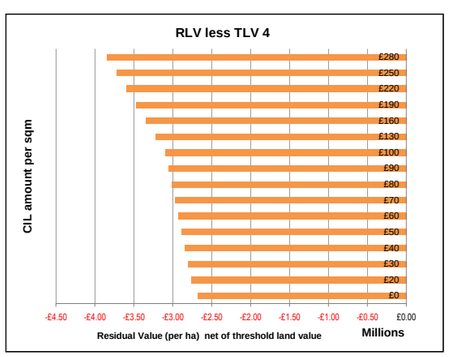
Site type 5	Description:	Area 5 £2723 psm North	Site area:	0.42 ha

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



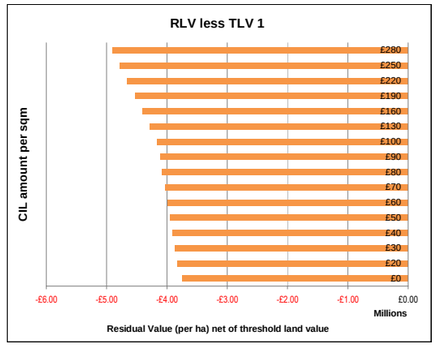


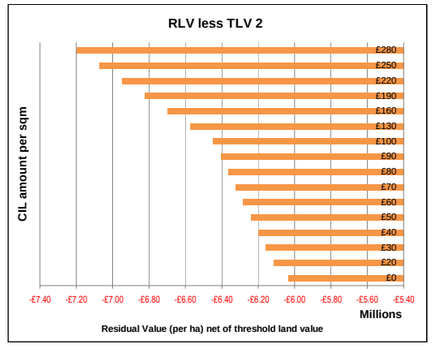


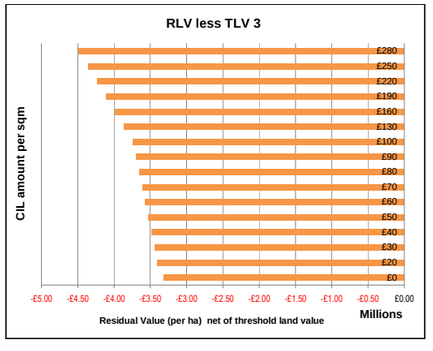


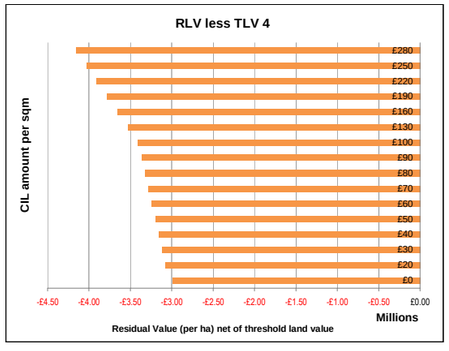
Site type 5	Description:	Area 6 £2626 psm East	Site area:	0.42 ha

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

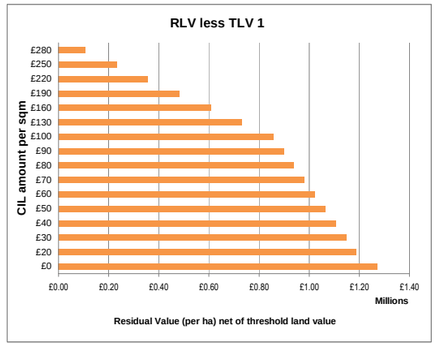
Threshold Land Values (per ha)

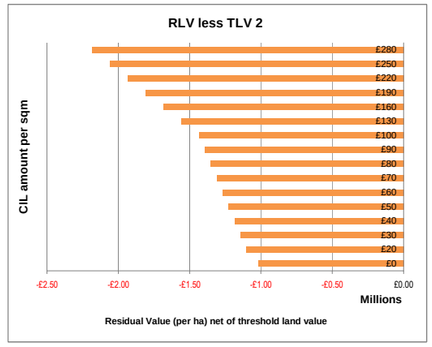
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

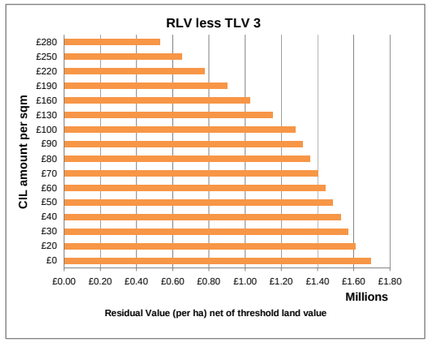
CSH level: 4	
Aff Hsg: 40%	
10%	Sales value inflation
5%	Build cost inflation

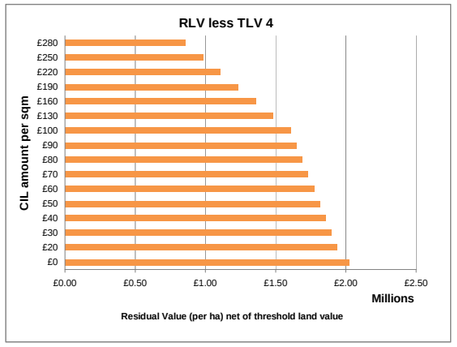
Site type 5 Description: **Area 1 £3993 psm Inner West** Site area: 0.42 ha

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	2,021,233
20	1,370,023	3,288,055	1,188,055	- 1,102,945	1,609,055	1,938,055
30	1,352,694	3,246,466	1,146,466	- 1,144,534	1,567,466	1,896,466
40	1,335,366	3,204,877	1,104,877	- 1,186,123	1,525,877	1,854,877
50	1,318,037	3,163,288	1,063,288	- 1,227,712	1,484,288	1,813,288
60	1,300,708	3,121,699	1,021,699	- 1,269,301	1,442,699	1,771,699
70	1,283,379	3,080,110	980,110	- 1,310,890	1,401,110	1,730,110
80	1,266,050	3,038,521	938,521	- 1,352,479	1,359,521	1,688,521
90	1,248,722	2,996,932	896,932	- 1,394,068	1,317,932	1,646,932
100	1,231,393	2,955,343	855,343	- 1,435,657	1,276,343	1,605,343
130	1,179,407	2,830,576	730,576	- 1,560,424	1,151,576	1,480,576
160	1,127,420	2,705,809	605,809	- 1,685,191	1,026,809	1,355,809
190	1,075,434	2,581,042	481,042	- 1,809,958	902,042	1,231,042
220	1,023,448	2,456,275	356,275	- 1,934,725	777,275	1,106,275
250	971,461	2,331,507	231,507	- 2,059,493	652,507	981,507
280	919,475	2,206,740	106,740	- 2,184,260	527,740	856,740



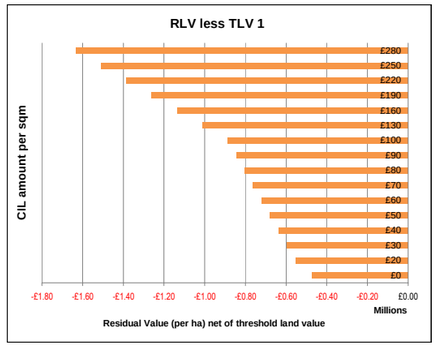


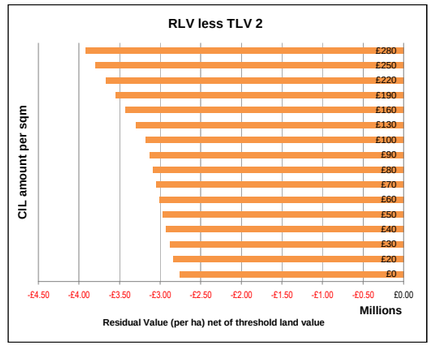


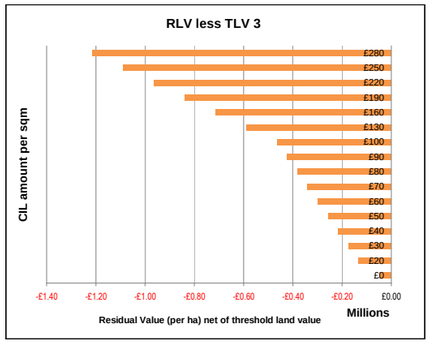


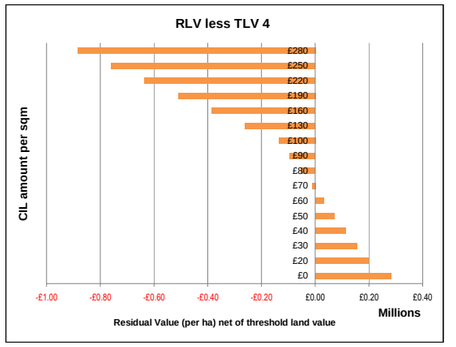
Site type 5 Description: **Area 2 £3496 psm Inner East** Site area: 0.42 ha

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	- 2,761,157	- 49,157	279,843
20	644,444	1,546,665	- 553,335	- 2,844,335	- 132,335	196,665
30	627,115	1,505,076	- 594,924	- 2,885,924	- 173,924	155,076
40	609,786	1,463,487	- 636,513	- 2,927,513	- 215,513	113,487
50	592,457	1,421,898	- 678,102	- 2,969,102	- 257,102	71,898
60	575,129	1,380,309	- 719,691	- 3,010,691	- 298,691	30,309
70	557,800	1,338,720	- 761,280	- 3,052,280	- 340,280	- 11,280
80	540,471	1,297,130	- 802,870	- 3,093,870	- 381,870	- 52,870
90	523,142	1,255,541	- 844,459	- 3,135,459	- 423,459	- 94,459
100	505,813	1,213,952	- 886,048	- 3,177,048	- 465,048	- 136,048
130	453,827	1,089,185	- 1,010,815	- 3,301,815	- 589,815	- 260,815
160	401,841	964,418	- 1,135,582	- 3,426,582	- 714,582	- 385,582
190	349,855	839,651	- 1,260,349	- 3,551,349	- 839,349	- 510,349
220	297,868	714,884	- 1,385,116	- 3,676,116	- 964,116	- 635,116
250	245,882	590,117	- 1,509,883	- 3,800,883	- 1,088,883	- 759,883
280	193,896	465,350	- 1,634,650	- 3,925,650	- 1,213,650	- 884,650



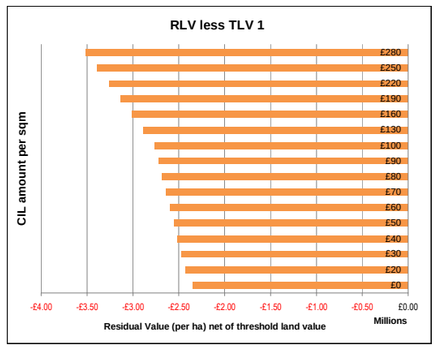


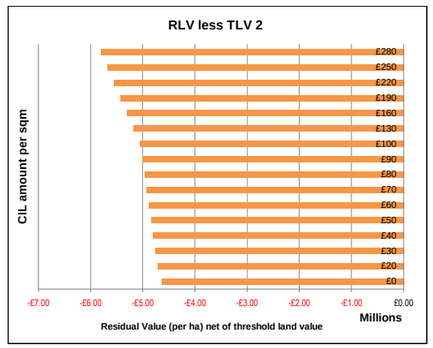


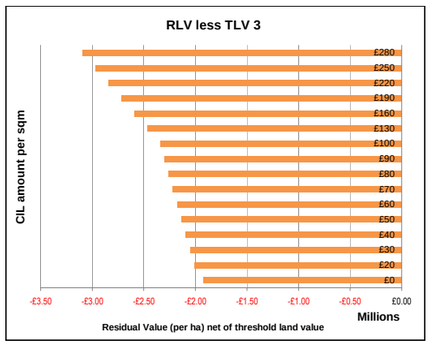


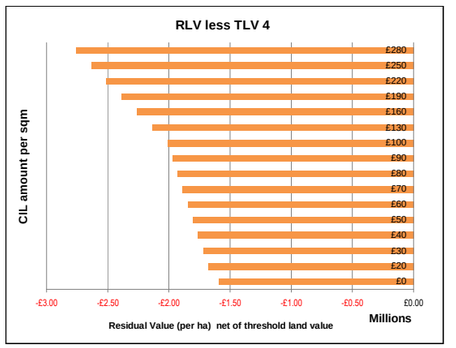
Site type 5 Description: **Area 3 £2960 psm South** Site area: 0.42 ha

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	- 4,637,170	- 1,925,170	- 1,596,170
20	- 137,228	- 329,348	- 2,429,348	- 4,720,348	- 2,008,348	- 1,679,348
30	- 154,557	- 370,937	- 2,470,937	- 4,761,937	- 2,049,937	- 1,720,937
40	- 171,886	- 412,526	- 2,512,526	- 4,803,526	- 2,091,526	- 1,762,526
50	- 189,215	- 454,115	- 2,554,115	- 4,845,115	- 2,133,115	- 1,804,115
60	- 206,543	- 495,704	- 2,595,704	- 4,886,704	- 2,174,704	- 1,845,704
70	- 223,872	- 537,293	- 2,637,293	- 4,928,293	- 2,216,293	- 1,887,293
80	- 241,201	- 578,882	- 2,678,882	- 4,969,882	- 2,257,882	- 1,928,882
90	- 258,530	- 620,471	- 2,720,471	- 5,011,471	- 2,299,471	- 1,970,471
100	- 275,858	- 662,060	- 2,762,060	- 5,053,060	- 2,341,060	- 2,012,060
130	- 327,845	- 786,827	- 2,886,827	- 5,177,827	- 2,465,827	- 2,136,827
160	- 379,831	- 911,595	- 3,011,595	- 5,302,595	- 2,590,595	- 2,261,595
190	- 431,817	- 1,036,362	- 3,136,362	- 5,427,362	- 2,715,362	- 2,386,362
220	- 483,804	- 1,161,129	- 3,261,129	- 5,552,129	- 2,840,129	- 2,511,129
250	- 535,790	- 1,285,896	- 3,385,896	- 5,676,896	- 2,964,896	- 2,635,896
280	- 587,776	- 1,410,663	- 3,510,663	- 5,801,663	- 3,089,663	- 2,760,663



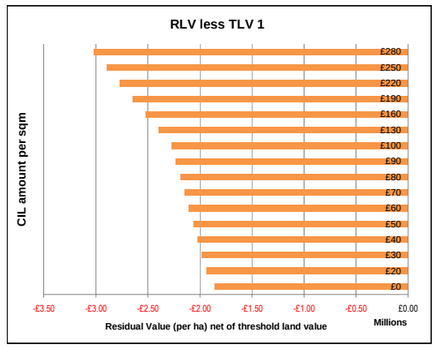


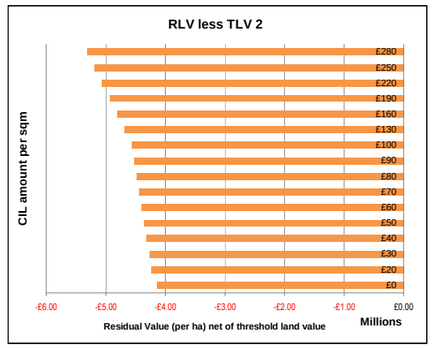


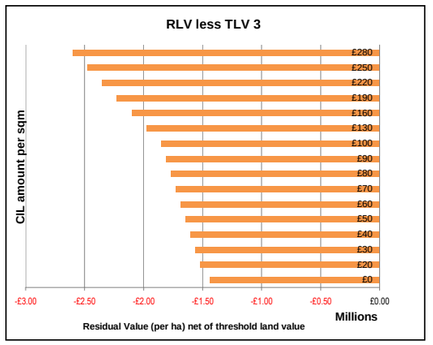


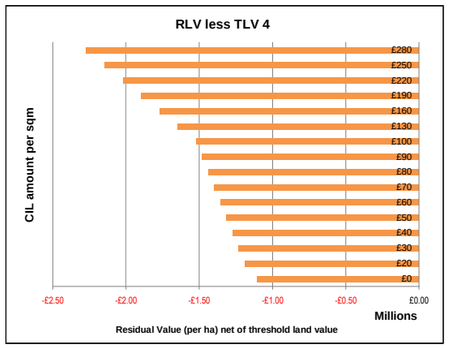
Site type 5	Description:	Area 4 £3100 psm North West	Site area:	0.42 ha

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



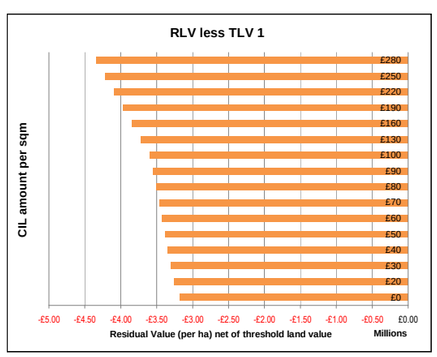


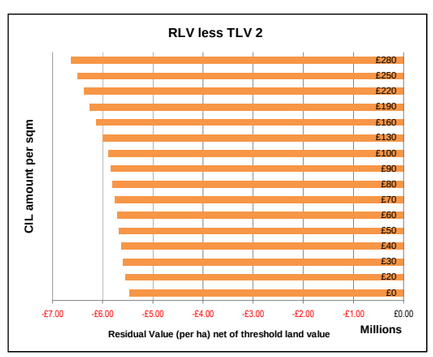


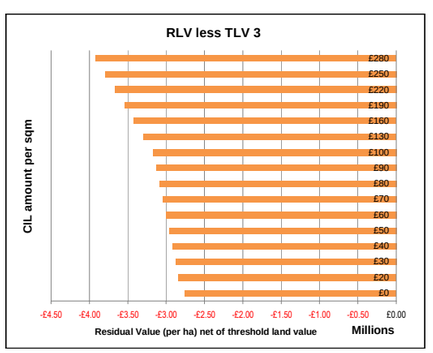


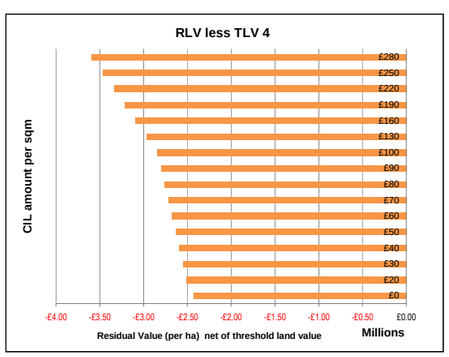
Site type 5	Description:	Area 5 £2723 psm North	Site area:	0.42 ha

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



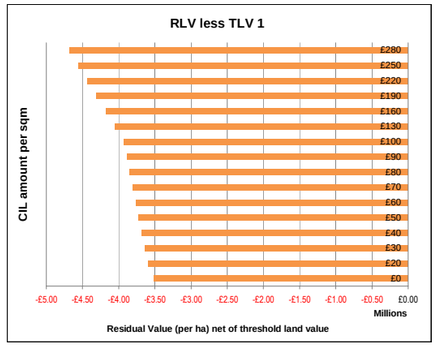


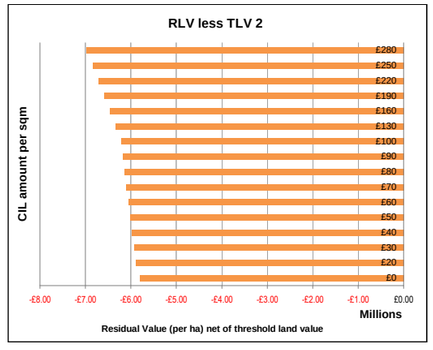


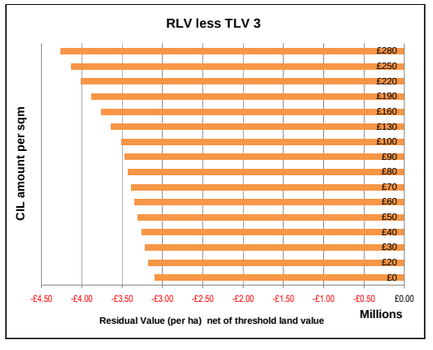


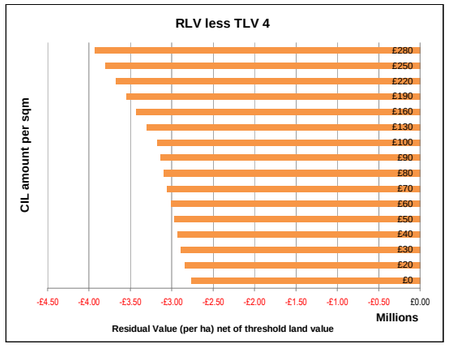
Site type 5	Description:	Area 6 £2626 psm East	Site area:	0.42 ha

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)

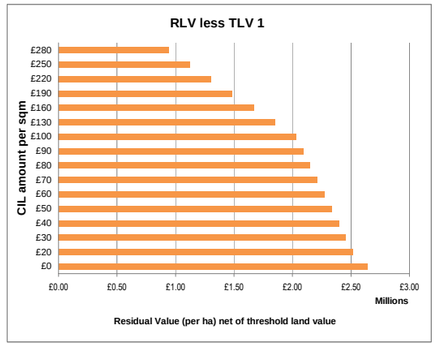
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

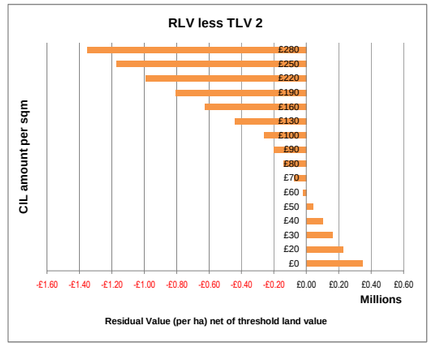
CSH level:	3
Aff Hsg:	30%

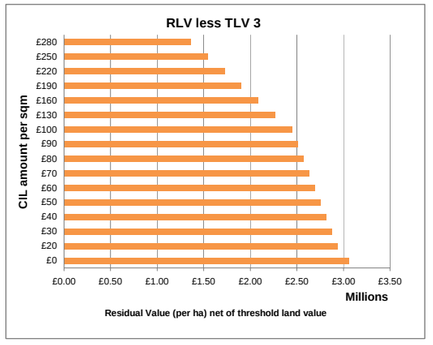
	Sales value inflation
	Build cost inflation

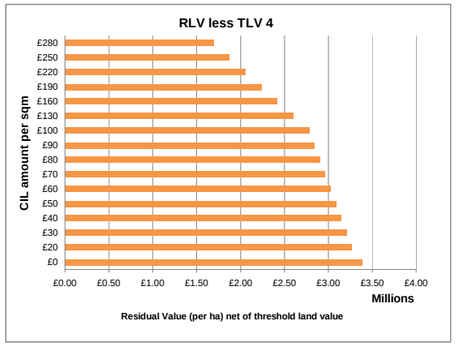
Site type 6 Description: **Area 1 £3993 psm Inner West** Site area: 0.67 ha

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	- 18,901	2,693,099	3,022,099
70	2,874,299	4,311,448	2,211,448	- 79,552	2,632,448	2,961,448
80	2,833,865	4,250,797	2,150,797	- 140,203	2,571,797	2,900,797
90	2,793,431	4,190,147	2,090,147	- 200,853	2,511,147	2,840,147
100	2,752,997	4,129,496	2,029,496	- 261,504	2,450,496	2,779,496
130	2,631,696	3,947,544	1,847,544	- 443,456	2,268,544	2,597,544
160	2,510,395	3,765,592	1,665,592	- 625,408	2,086,592	2,415,592
190	2,389,093	3,583,640	1,483,640	- 807,360	1,904,640	2,233,640
220	2,267,792	3,401,688	1,301,688	- 989,312	1,722,688	2,051,688
250	2,146,490	3,219,736	1,119,736	- 1,171,264	1,540,736	1,869,736
280	2,025,189	3,037,784	937,784	- 1,353,216	1,358,784	1,687,784



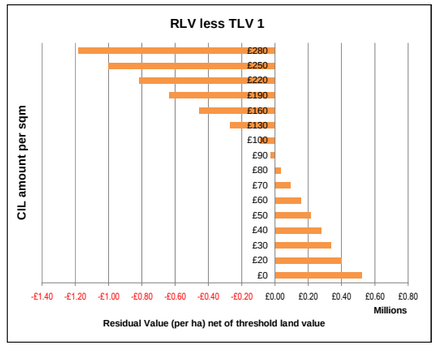


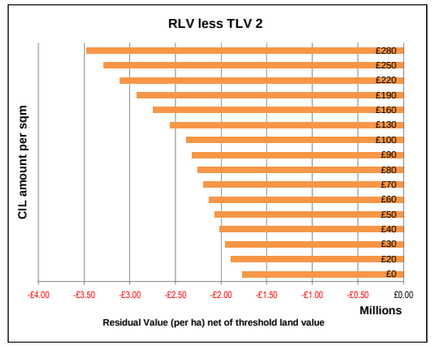


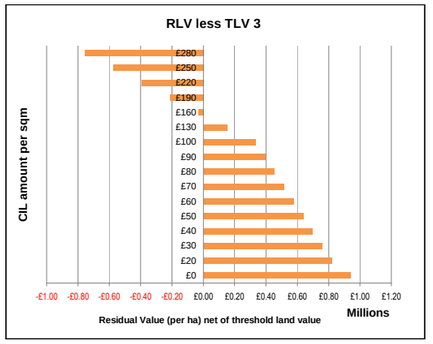


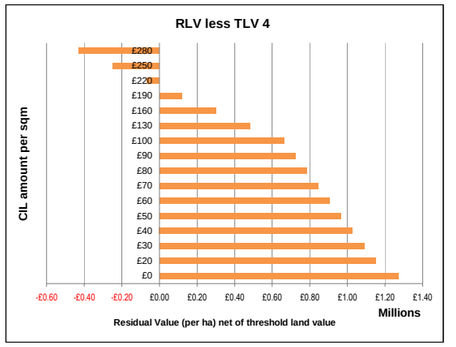
Site type 6 Description: **Area 2 £3496 psm Inner East** Site area: 0.67 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,745,812	2,618,718	518,718	- 1,772,282	939,718	1,268,718
20	1,664,945	2,497,417	397,417	- 1,893,583	818,417	1,147,417
30	1,624,511	2,436,766	336,766	- 1,954,234	757,766	1,086,766
40	1,584,077	2,376,115	276,115	- 2,014,885	697,115	1,026,115
50	1,543,643	2,315,465	215,465	- 2,075,535	636,465	965,465
60	1,503,209	2,254,814	154,814	- 2,136,186	575,814	904,814
70	1,462,776	2,194,163	94,163	- 2,196,837	515,163	844,163
80	1,422,342	2,133,513	33,513	- 2,257,487	454,513	783,513
90	1,381,908	2,072,862	- 27,138	- 2,318,138	393,862	722,862
100	1,341,474	2,012,211	- 87,789	- 2,378,789	333,211	662,211
130	1,220,173	1,830,259	- 269,741	- 2,560,741	151,259	480,259
160	1,098,871	1,648,307	- 451,693	- 2,742,693	- 30,693	298,307
190	977,570	1,466,355	- 633,645	- 2,924,645	- 212,645	116,355
220	856,269	1,284,403	- 815,597	- 3,106,597	- 394,597	- 65,597
250	734,967	1,102,451	- 997,549	- 3,288,549	- 576,549	- 247,549
280	613,666	920,499	- 1,179,501	- 3,470,501	- 758,501	- 429,501



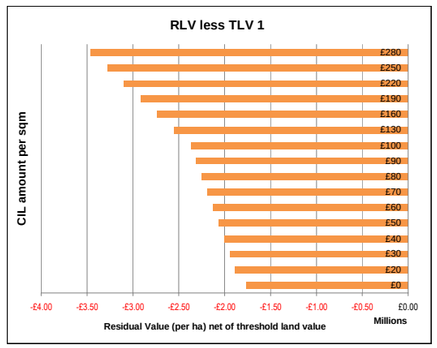


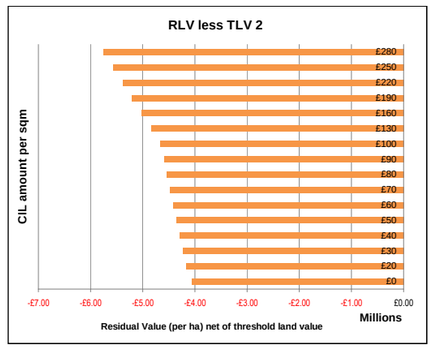


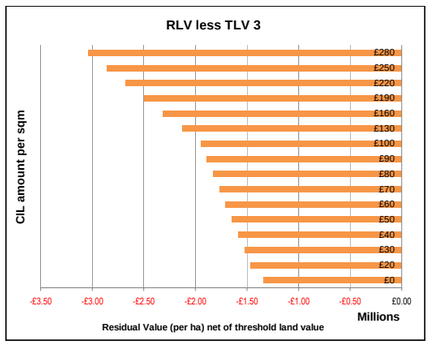


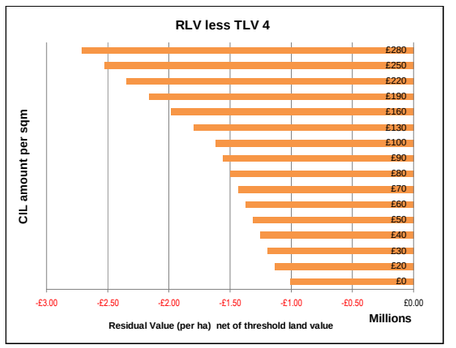
Site type 6 Description: **Area 3 £2960 psm South** Site area: 0.67 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	225,168	337,752	- 1,762,248	- 4,053,248	- 1,341,248	- 1,012,248
20	144,301	216,451	- 1,883,549	- 4,174,549	- 1,462,549	- 1,133,549
30	103,867	155,800	- 1,944,200	- 4,235,200	- 1,523,200	- 1,194,200
40	63,433	95,149	- 2,004,851	- 4,295,851	- 1,583,851	- 1,254,851
50	22,999	34,499	- 2,065,501	- 4,356,501	- 1,644,501	- 1,315,501
60	- 17,435	- 26,152	- 2,126,152	- 4,417,152	- 1,705,152	- 1,376,152
70	- 57,868	- 86,803	- 2,186,803	- 4,477,803	- 1,765,803	- 1,436,803
80	- 98,302	- 147,453	- 2,247,453	- 4,538,453	- 1,826,453	- 1,497,453
90	- 138,736	- 208,104	- 2,308,104	- 4,599,104	- 1,887,104	- 1,558,104
100	- 179,170	- 268,755	- 2,368,755	- 4,659,755	- 1,947,755	- 1,618,755
130	- 300,471	- 450,707	- 2,550,707	- 4,841,707	- 2,129,707	- 1,800,707
160	- 421,772	- 632,659	- 2,732,659	- 5,023,659	- 2,311,659	- 1,982,659
190	- 543,074	- 814,611	- 2,914,611	- 5,205,611	- 2,493,611	- 2,164,611
220	- 664,375	- 996,563	- 3,096,563	- 5,387,563	- 2,675,563	- 2,346,563
250	- 785,677	- 1,178,515	- 3,278,515	- 5,569,515	- 2,857,515	- 2,528,515
280	- 906,978	- 1,360,467	- 3,460,467	- 5,751,467	- 3,039,467	- 2,710,467



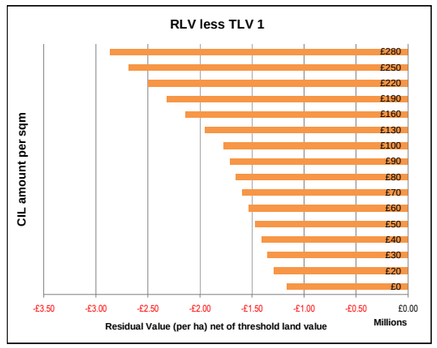


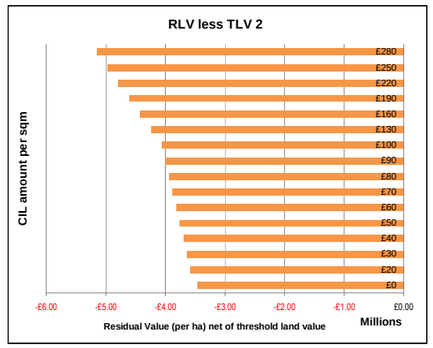


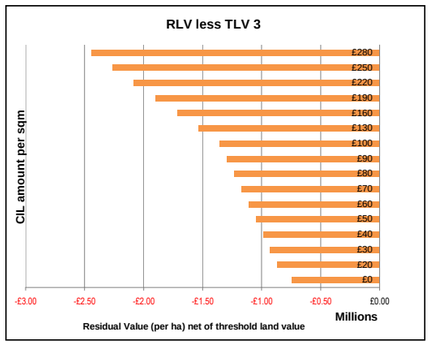


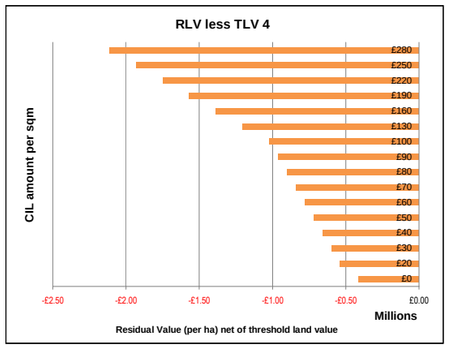
Site type 6	Description:	Area 4 £3100 psm North West	Site area:	0.67 ha

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



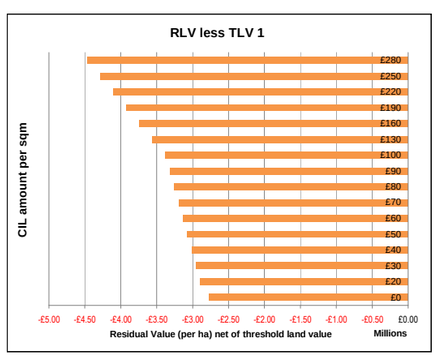


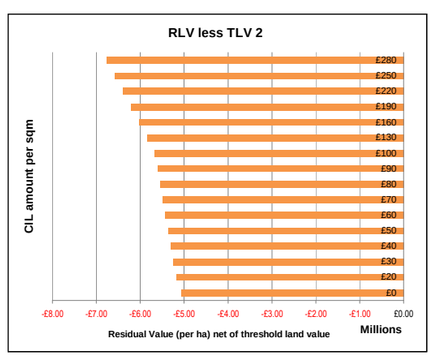


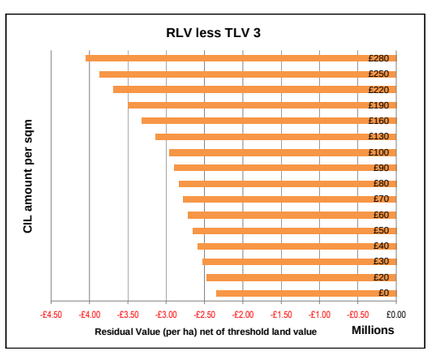


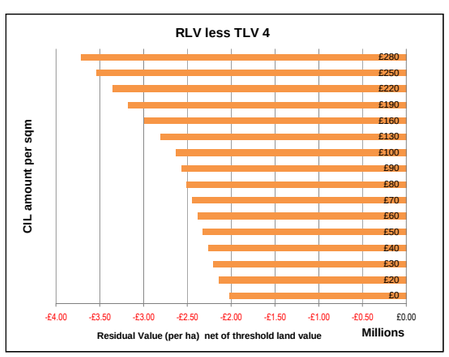
Site type 6	Description:	Area 5 £2723 psm North	Site area:	0.67 ha

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



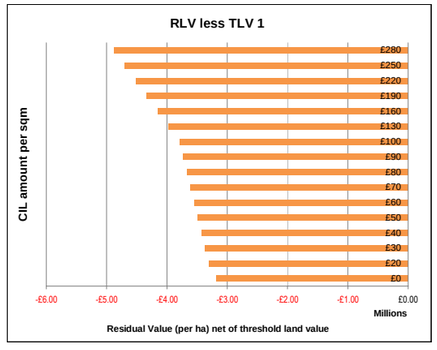


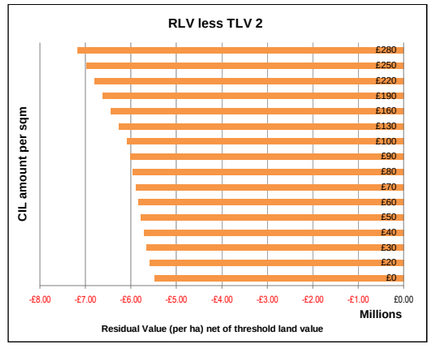


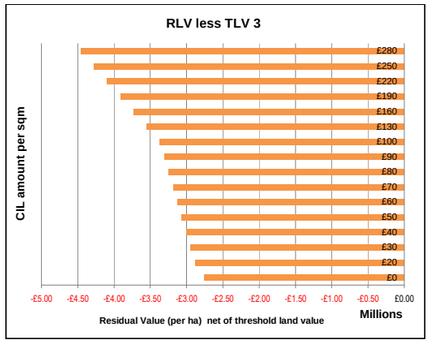


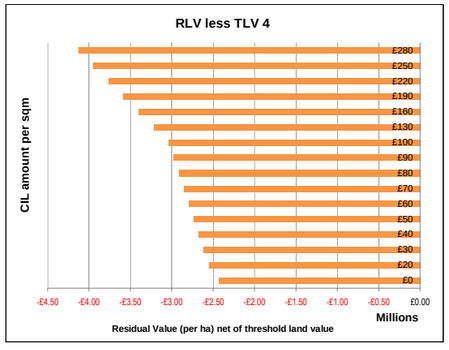
Site type 6	Description:	Area 6 £2626 psm East	Site area:	0.67 ha

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)

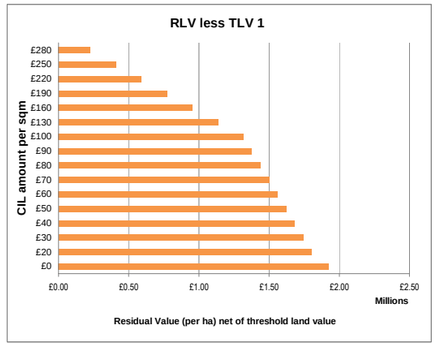
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

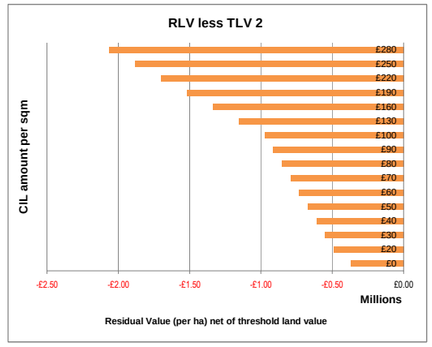
CSH level:	4
Aff Hsg:	30%

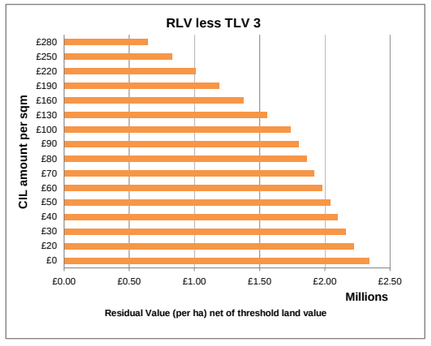
	Sales value inflation
	Build cost inflation

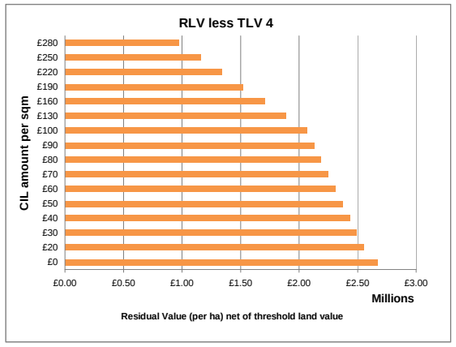
Site type 6 Description: **Area 1 £3993 psm Inner West** Site area: 0.67 ha

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	2,672,334
20	2,600,688	3,901,032	1,801,032	- 489,968	2,222,032	2,551,032
30	2,560,255	3,840,382	1,740,382	- 550,618	2,161,382	2,490,382
40	2,519,821	3,779,731	1,679,731	- 611,269	2,100,731	2,429,731
50	2,479,387	3,719,080	1,619,080	- 671,920	2,040,080	2,369,080
60	2,438,953	3,658,430	1,558,430	- 732,570	1,979,430	2,308,430
70	2,398,519	3,597,779	1,497,779	- 793,221	1,918,779	2,247,779
80	2,358,086	3,537,128	1,437,128	- 853,872	1,858,128	2,187,128
90	2,317,652	3,476,478	1,376,478	- 914,522	1,797,478	2,126,478
100	2,277,218	3,415,827	1,315,827	- 975,173	1,736,827	2,065,827
130	2,155,917	3,233,875	1,133,875	- 1,157,125	1,554,875	1,883,875
160	2,034,615	3,051,923	951,923	- 1,339,077	1,372,923	1,701,923
190	1,913,314	2,869,971	769,971	- 1,521,029	1,190,971	1,519,971
220	1,792,013	2,688,019	588,019	- 1,702,981	1,009,019	1,338,019
250	1,670,711	2,506,067	406,067	- 1,884,933	827,067	1,156,067
280	1,549,410	2,324,115	224,115	- 2,066,885	645,115	974,115



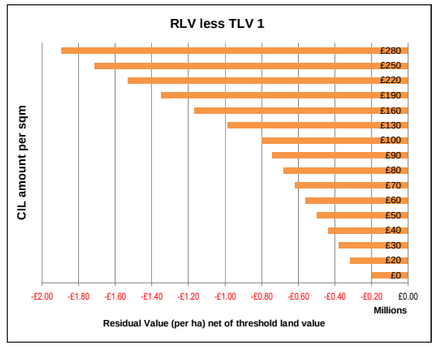


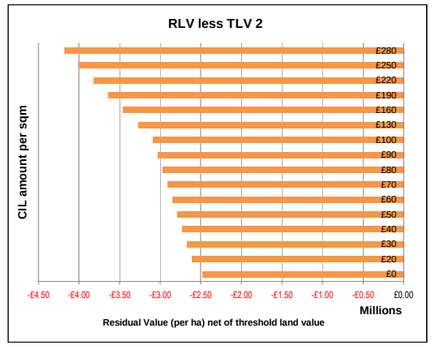


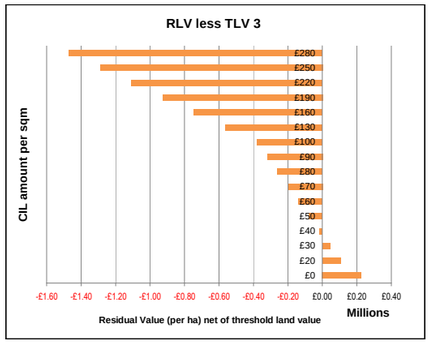


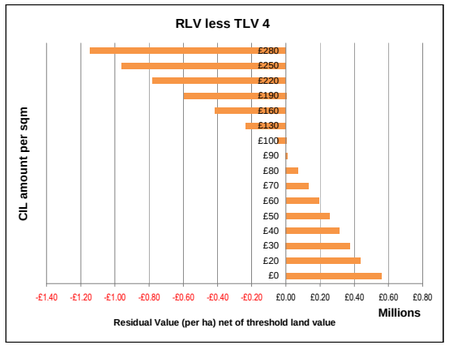
Site type 6 Description: **Area 2 £3496 psm Inner East** Site area: 0.67 ha

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	- 2,485,951	226,049	555,049
20	1,189,165	1,783,748	- 316,252	- 2,607,252	104,748	433,748
30	1,148,731	1,723,097	- 376,903	- 2,667,903	44,097	373,097
40	1,108,298	1,662,446	- 437,554	- 2,728,554	- 16,554	312,446
50	1,067,864	1,601,796	- 498,204	- 2,789,204	- 77,204	251,796
60	1,027,430	1,541,145	- 558,855	- 2,849,855	- 137,855	191,145
70	986,996	1,480,494	- 619,506	- 2,910,506	- 198,506	130,494
80	946,562	1,419,844	- 680,156	- 2,971,156	- 259,156	69,844
90	906,129	1,359,193	- 740,807	- 3,031,807	- 319,807	9,193
100	865,695	1,298,542	- 801,458	- 3,092,458	- 380,458	- 51,458
130	744,394	1,116,590	- 983,410	- 3,274,410	- 562,410	- 233,410
160	623,092	934,638	- 1,165,362	- 3,456,362	- 744,362	- 415,362
190	501,791	752,686	- 1,347,314	- 3,638,314	- 926,314	- 597,314
220	380,489	570,734	- 1,529,266	- 3,820,266	- 1,108,266	- 779,266
250	259,188	388,782	- 1,711,218	- 4,002,218	- 1,290,218	- 961,218
280	137,887	206,830	- 1,893,170	- 4,184,170	- 1,472,170	- 1,143,170



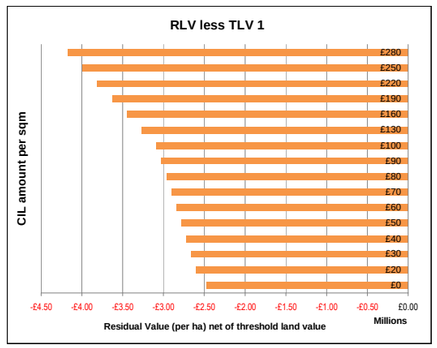


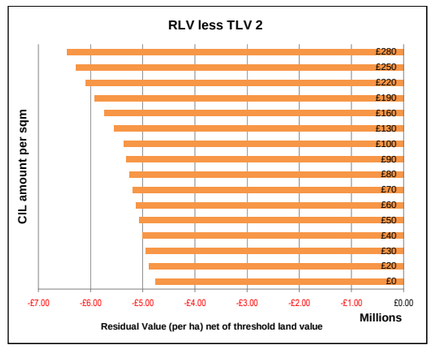


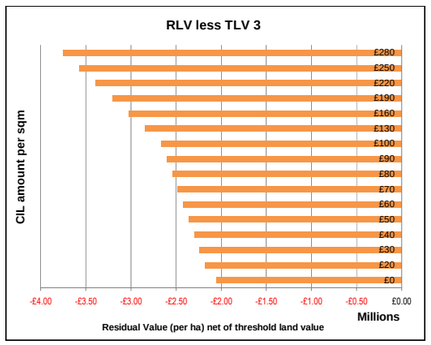


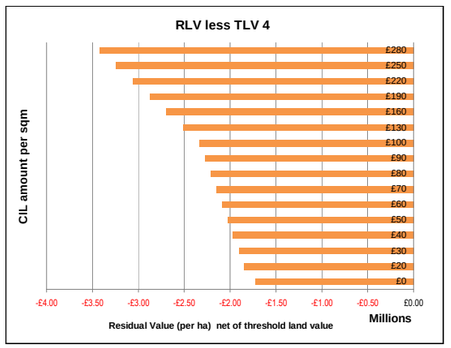
Site type 6 Description: **Area 3 £2960 psm South** Site area: 0.67 ha

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	- 4,766,917	- 2,054,917	- 1,725,917
20	- 331,479	- 497,218	- 2,597,218	- 4,888,218	- 2,176,218	- 1,847,218
30	- 371,913	- 557,869	- 2,657,869	- 4,948,869	- 2,236,869	- 1,907,869
40	- 412,346	- 618,519	- 2,718,519	- 5,009,519	- 2,297,519	- 1,968,519
50	- 452,780	- 679,170	- 2,779,170	- 5,070,170	- 2,358,170	- 2,029,170
60	- 493,214	- 739,821	- 2,839,821	- 5,130,821	- 2,418,821	- 2,089,821
70	- 533,648	- 800,472	- 2,900,472	- 5,191,472	- 2,479,472	- 2,150,472
80	- 574,081	- 861,122	- 2,961,122	- 5,252,122	- 2,540,122	- 2,211,122
90	- 614,515	- 921,773	- 3,021,773	- 5,312,773	- 2,600,773	- 2,271,773
100	- 654,949	- 982,424	- 3,082,424	- 5,373,424	- 2,661,424	- 2,332,424
130	- 776,250	- 1,164,376	- 3,264,376	- 5,555,376	- 2,843,376	- 2,514,376
160	- 897,552	- 1,346,328	- 3,446,328	- 5,737,328	- 3,025,328	- 2,696,328
190	- 1,018,853	- 1,528,280	- 3,628,280	- 5,919,280	- 3,207,280	- 2,878,280
220	- 1,140,155	- 1,710,232	- 3,810,232	- 6,101,232	- 3,389,232	- 3,060,232
250	- 1,261,456	- 1,892,184	- 3,992,184	- 6,283,184	- 3,571,184	- 3,242,184
280	- 1,382,757	- 2,074,136	- 4,174,136	- 6,465,136	- 3,753,136	- 3,424,136



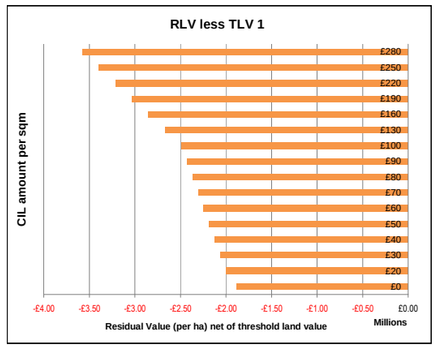


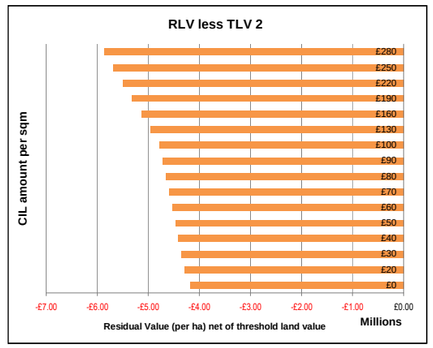


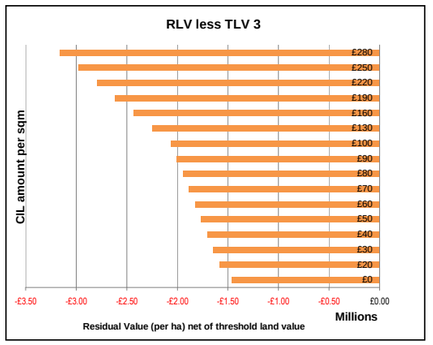


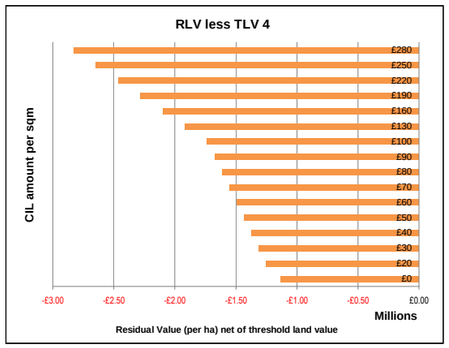
Site type 6	Description:	Area 4 £3100 psm North West	Site area:	0.67 ha

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	- 1,251,622
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



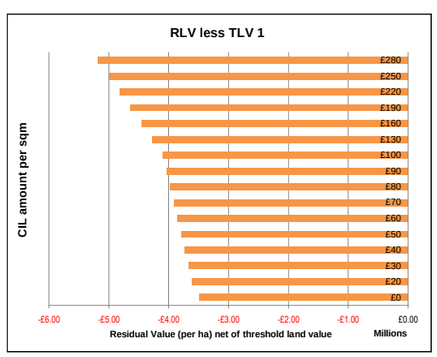


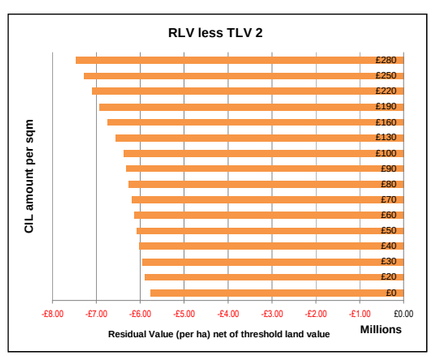


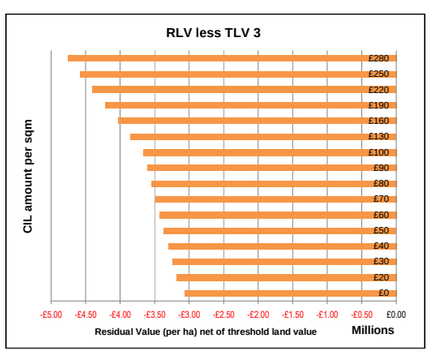


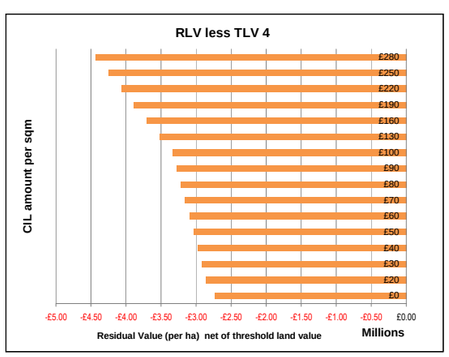
Site type 6	Description:	Area 5 £2723 psm North	Site area:	0.67 ha

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



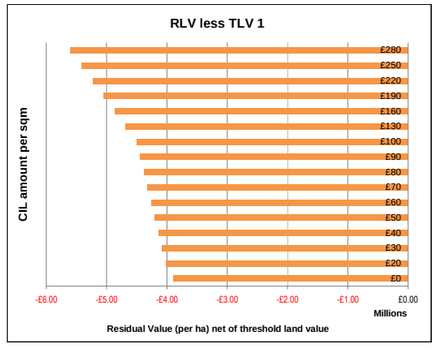


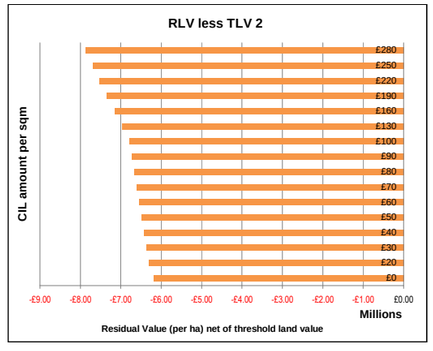


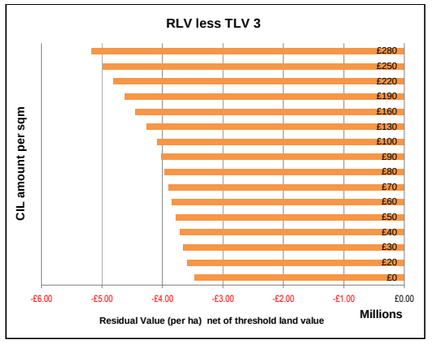


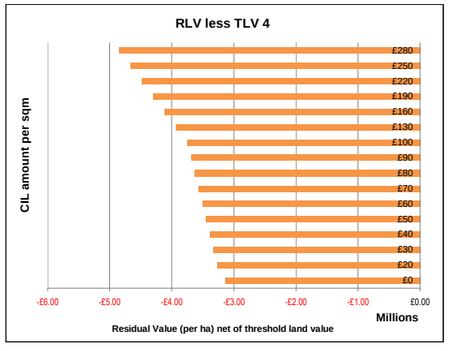
Site type 6	Description:	Area 6 £2626 psm East	Site area:	0.67 ha

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

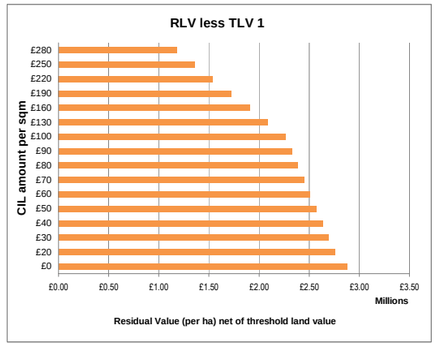
Threshold Land Values (per ha)

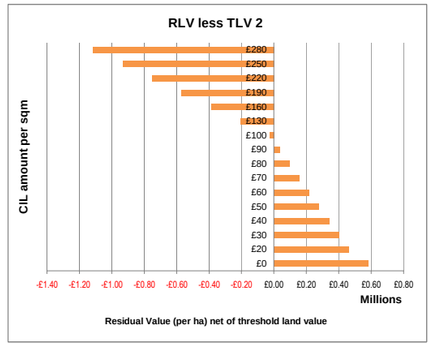
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

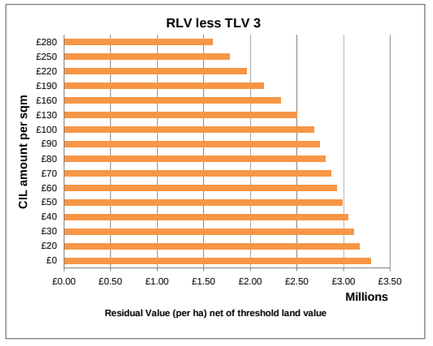
CSH level: 4	
Aff Hsg: 30%	
10%	Sales value inflation
5%	Build cost inflation

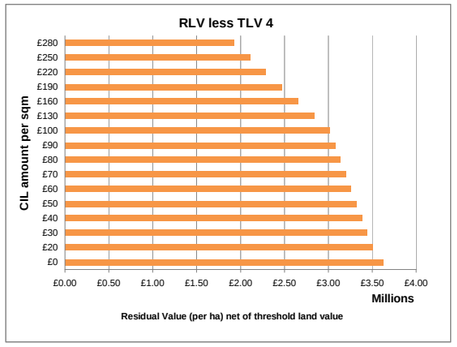
Site type 6 Description: **Area 1 £3993 psm Inner West** Site area: 0.67 ha

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	- 24,785	2,687,215	3,016,215
130	2,789,509	4,184,263	2,084,263	- 206,737	2,505,263	2,834,263
160	2,668,207	4,002,311	1,902,311	- 388,689	2,323,311	2,652,311
190	2,546,906	3,820,359	1,720,359	- 570,641	2,141,359	2,470,359
220	2,425,605	3,638,407	1,538,407	- 752,593	1,959,407	2,288,407
250	2,304,303	3,456,455	1,356,455	- 934,545	1,777,455	2,106,455
280	2,183,002	3,274,503	1,174,503	- 1,116,497	1,595,503	1,924,503



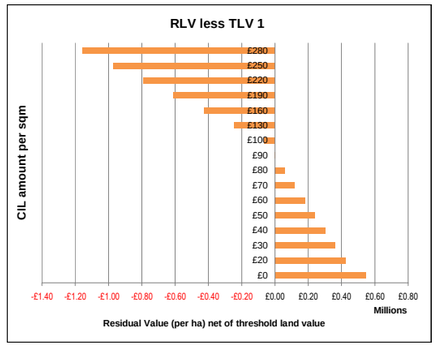


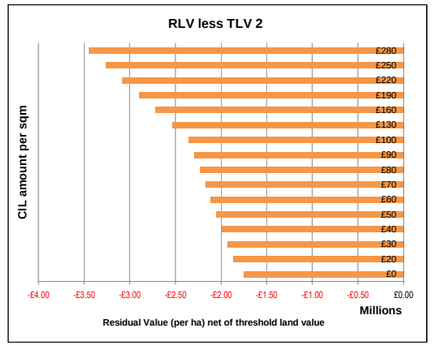


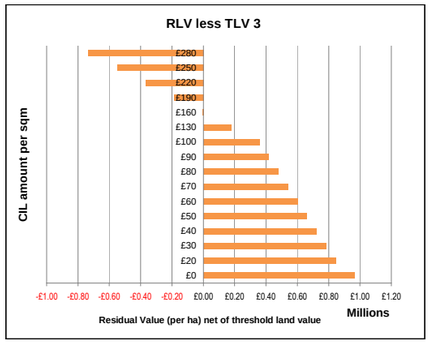


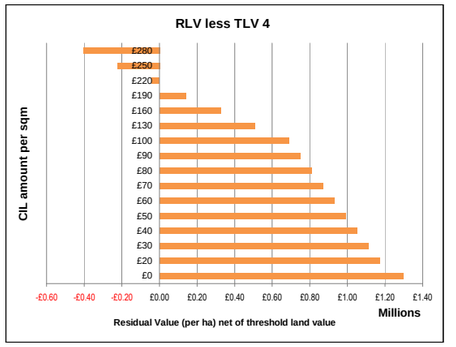
Site type 6 Description: **Area 2 £3496 psm Inner East** Site area: 0.67 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	1,762,473	2,643,709	543,709	- 1,747,291	964,709	1,293,709
20	1,681,605	2,522,408	422,408	- 1,868,592	843,408	1,172,408
30	1,641,171	2,461,757	361,757	- 1,929,243	782,757	1,111,757
40	1,600,737	2,401,106	301,106	- 1,989,894	722,106	1,051,106
50	1,560,304	2,340,456	240,456	- 2,050,544	661,456	990,456
60	1,519,870	2,279,805	179,805	- 2,111,195	600,805	929,805
70	1,479,436	2,219,154	119,154	- 2,171,846	540,154	869,154
80	1,439,002	2,158,503	58,503	- 2,232,497	479,503	808,503
90	1,398,569	2,097,853	- 2,147	- 2,293,147	418,853	747,853
100	1,358,135	2,037,202	- 62,798	- 2,353,798	358,202	687,202
130	1,236,833	1,855,250	- 244,750	- 2,535,750	176,250	505,250
160	1,115,532	1,673,298	- 426,702	- 2,717,702	- 5,702	323,298
190	994,231	1,491,346	- 608,654	- 2,899,654	- 187,654	141,346
220	872,929	1,309,394	- 790,606	- 3,081,606	- 369,606	- 40,606
250	751,628	1,127,442	- 972,558	- 3,263,558	- 551,558	- 222,558
280	630,327	945,490	- 1,154,510	- 3,445,510	- 733,510	- 404,510



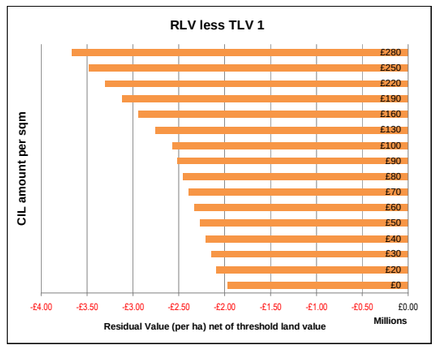


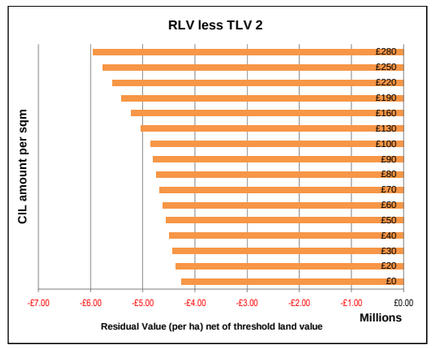


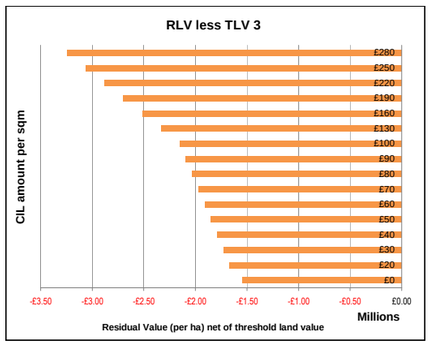


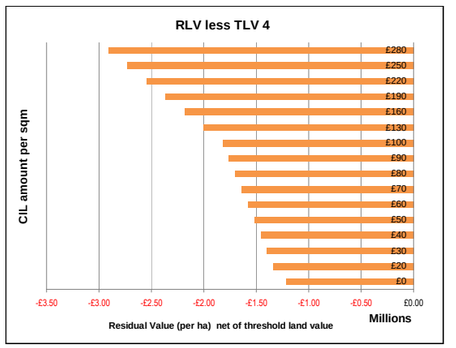
Site type 6 Description: **Area 3 £2960 psm South** Site area: 0.67 ha

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	- 4,256,354	- 1,544,354	- 1,215,354
20	8,897	13,345	- 2,086,655	- 4,377,655	- 1,665,655	- 1,336,655
30	- 31,537	- 47,306	- 2,147,306	- 4,438,306	- 1,726,306	- 1,397,306
40	- 71,971	- 107,956	- 2,207,956	- 4,498,956	- 1,786,956	- 1,457,956
50	- 112,405	- 168,607	- 2,268,607	- 4,559,607	- 1,847,607	- 1,518,607
60	- 152,838	- 229,258	- 2,329,258	- 4,620,258	- 1,908,258	- 1,579,258
70	- 193,272	- 289,908	- 2,389,908	- 4,680,908	- 1,968,908	- 1,639,908
80	- 233,706	- 350,559	- 2,450,559	- 4,741,559	- 2,029,559	- 1,700,559
90	- 274,140	- 411,210	- 2,511,210	- 4,802,210	- 2,090,210	- 1,761,210
100	- 314,574	- 471,860	- 2,571,860	- 4,862,860	- 2,150,860	- 1,821,860
130	- 435,875	- 653,812	- 2,753,812	- 5,044,812	- 2,332,812	- 2,003,812
160	- 557,176	- 835,765	- 2,935,765	- 5,226,765	- 2,514,765	- 2,185,765
190	- 678,478	- 1,017,717	- 3,117,717	- 5,408,717	- 2,696,717	- 2,367,717
220	- 799,779	- 1,199,669	- 3,299,669	- 5,590,669	- 2,878,669	- 2,549,669
250	- 921,080	- 1,381,621	- 3,481,621	- 5,772,621	- 3,060,621	- 2,731,621
280	- 1,042,382	- 1,563,573	- 3,663,573	- 5,954,573	- 3,242,573	- 2,913,573



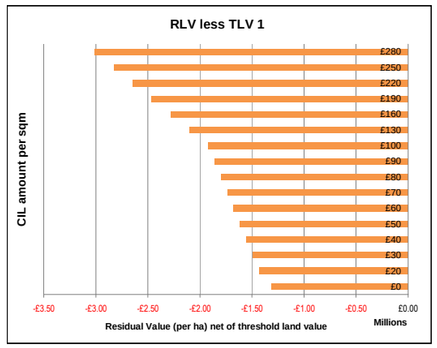


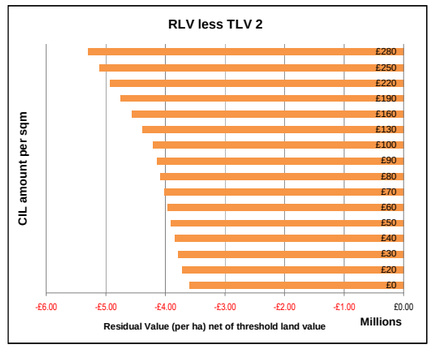


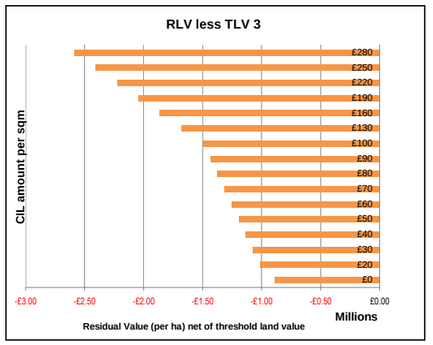


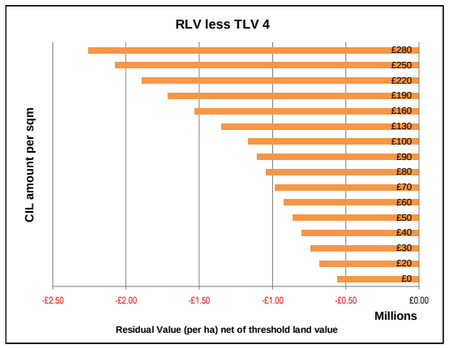
Site type 6	Description:	Area 4 £3100 psm North West	Site area:	0.67 ha

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



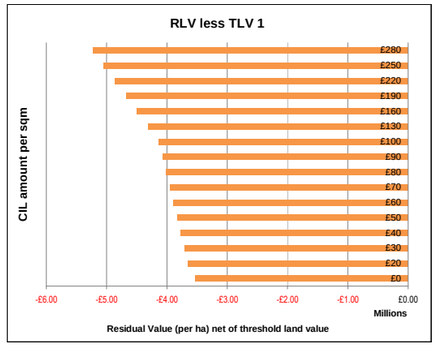


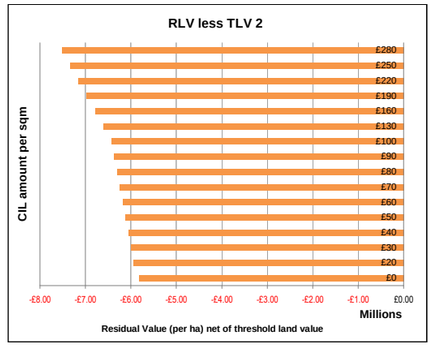


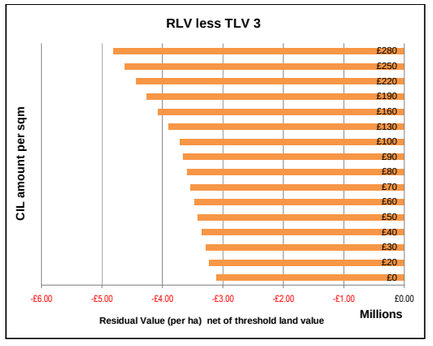


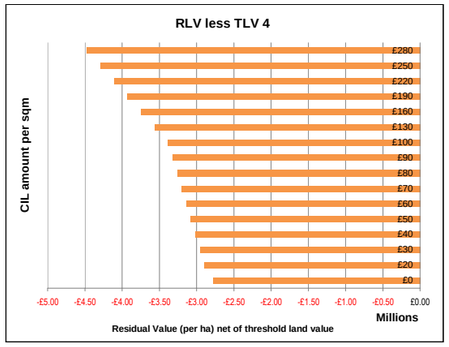
Site type 6	Description:	Area 5 £2723 psm North	Site area:	0.67 ha

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

Threshold Land Values (per ha)

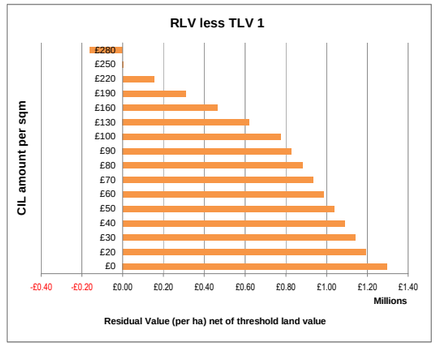
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

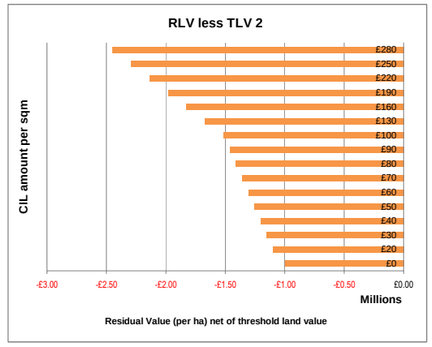
CSH level:	3
Aff Hsg:	40%

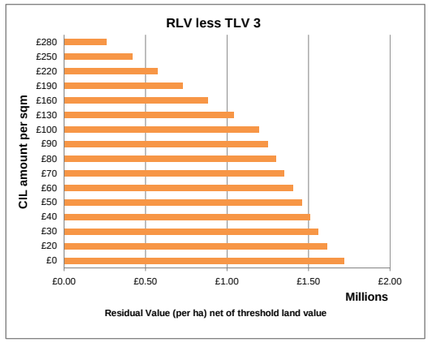
	Sales value inflation
	Build cost inflation

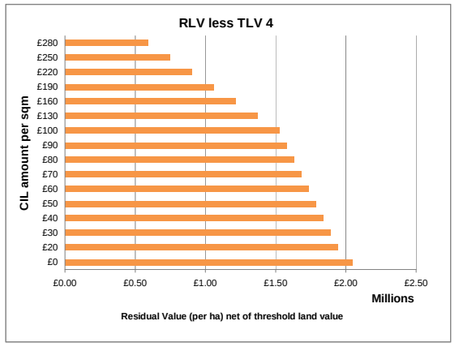
Site type 6 Description: **Area 1 £3993 psm Inner West** Site area: 0.67 ha

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	2,045,208
20	2,194,157	3,291,236	1,191,236	- 1,099,764	1,612,236	1,941,236
30	2,159,499	3,239,249	1,139,249	- 1,151,751	1,560,249	1,889,249
40	2,124,842	3,187,263	1,087,263	- 1,203,737	1,508,263	1,837,263
50	2,090,184	3,135,277	1,035,277	- 1,255,723	1,456,277	1,785,277
60	2,055,527	3,083,290	983,290	- 1,307,710	1,404,290	1,733,290
70	2,020,869	3,031,304	931,304	- 1,359,696	1,352,304	1,681,304
80	1,986,212	2,979,318	879,318	- 1,411,682	1,300,318	1,629,318
90	1,951,554	2,927,331	827,331	- 1,463,669	1,248,331	1,577,331
100	1,916,897	2,875,345	775,345	- 1,515,655	1,196,345	1,525,345
130	1,812,924	2,719,386	619,386	- 1,671,614	1,040,386	1,369,386
160	1,708,952	2,563,427	463,427	- 1,827,573	884,427	1,213,427
190	1,604,979	2,407,468	307,468	- 1,983,532	728,468	1,057,468
220	1,501,006	2,251,510	151,510	- 2,139,490	572,510	901,510
250	1,397,034	2,095,551	- 4,449	- 2,295,449	416,551	745,551
280	1,293,061	1,939,592	- 160,408	- 2,451,408	260,592	589,592



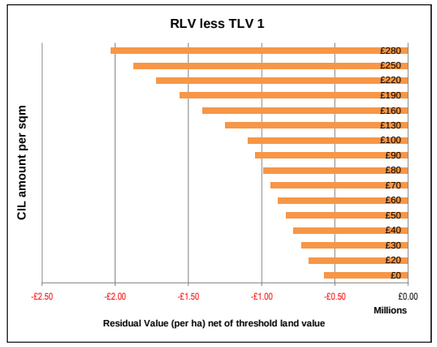


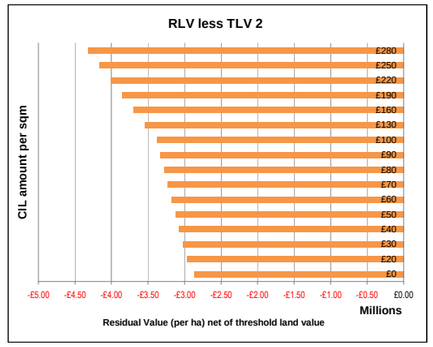


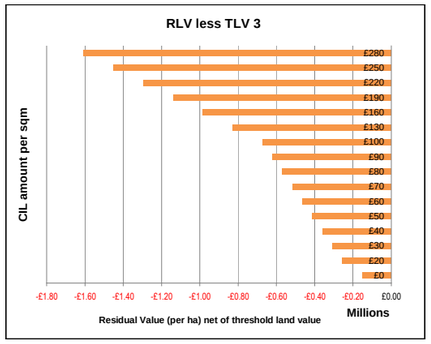


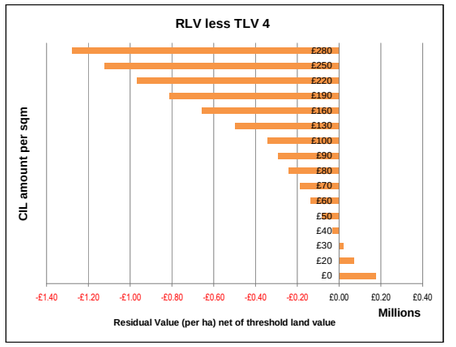
Site type 6 Description: **Area 2 £3496 psm Inner East** Site area: 0.67 ha

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	- 152,735	176,265
20	948,195	1,422,293	- 677,707	- 2,968,707	- 256,707	72,293
30	913,537	1,370,306	- 729,694	- 3,020,694	- 308,694	20,306
40	878,880	1,318,320	- 781,680	- 3,072,680	- 360,680	- 31,680
50	844,222	1,266,334	- 833,666	- 3,124,666	- 412,666	- 83,666
60	809,565	1,214,347	- 885,653	- 3,176,653	- 464,653	- 135,653
70	774,907	1,162,361	- 937,639	- 3,228,639	- 516,639	- 187,639
80	740,250	1,110,375	- 989,625	- 3,280,625	- 568,625	- 239,625
90	705,592	1,058,388	- 1,041,612	- 3,332,612	- 620,612	- 291,612
100	670,935	1,006,402	- 1,093,598	- 3,384,598	- 672,598	- 343,598
130	566,962	850,443	- 1,249,557	- 3,540,557	- 828,557	- 499,557
160	462,990	694,484	- 1,405,516	- 3,696,516	- 984,516	- 655,516
190	359,017	538,525	- 1,561,475	- 3,852,475	- 1,140,475	- 811,475
220	255,044	382,567	- 1,717,433	- 4,008,433	- 1,296,433	- 967,433
250	151,072	226,608	- 1,873,392	- 4,164,392	- 1,452,392	- 1,123,392
280	47,099	70,649	- 2,029,351	- 4,320,351	- 1,608,351	- 1,279,351



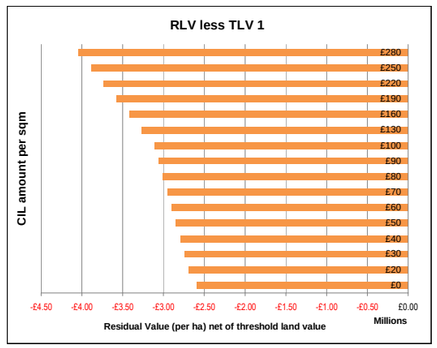


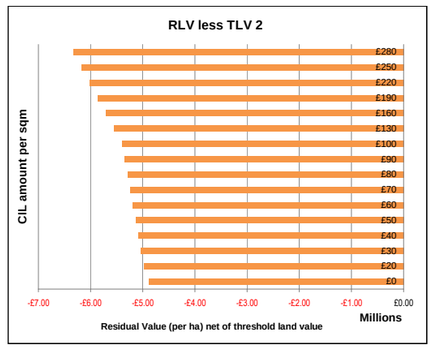


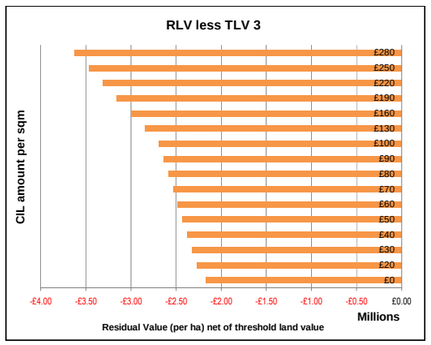


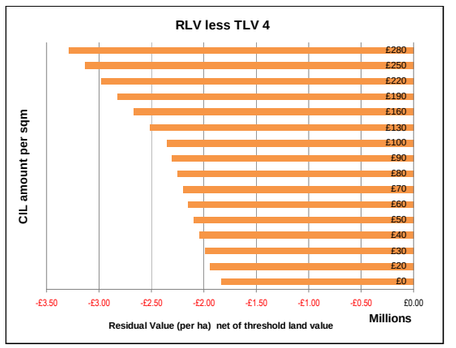
Site type 6 Description: **Area 3 £2960 psm South** Site area: 0.67 ha

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	- 4,878,161	- 2,166,161	- 1,837,161
20	- 394,089	- 591,133	- 2,691,133	- 4,982,133	- 2,270,133	- 1,941,133
30	- 428,746	- 643,119	- 2,743,119	- 5,034,119	- 2,322,119	- 1,993,119
40	- 463,404	- 695,106	- 2,795,106	- 5,086,106	- 2,374,106	- 2,045,106
50	- 498,061	- 747,092	- 2,847,092	- 5,138,092	- 2,426,092	- 2,097,092
60	- 532,719	- 799,078	- 2,899,078	- 5,190,078	- 2,478,078	- 2,149,078
70	- 567,376	- 851,065	- 2,951,065	- 5,242,065	- 2,530,065	- 2,201,065
80	- 602,034	- 903,051	- 3,003,051	- 5,294,051	- 2,582,051	- 2,253,051
90	- 636,692	- 955,037	- 3,055,037	- 5,346,037	- 2,634,037	- 2,305,037
100	- 671,349	- 1,007,024	- 3,107,024	- 5,398,024	- 2,686,024	- 2,357,024
130	- 775,322	- 1,162,982	- 3,262,982	- 5,553,982	- 2,841,982	- 2,512,982
160	- 879,294	- 1,318,941	- 3,418,941	- 5,709,941	- 2,997,941	- 2,668,941
190	- 983,267	- 1,474,900	- 3,574,900	- 5,865,900	- 3,153,900	- 2,824,900
220	- 1,087,239	- 1,630,859	- 3,730,859	- 6,021,859	- 3,309,859	- 2,980,859
250	- 1,191,212	- 1,786,818	- 3,886,818	- 6,177,818	- 3,465,818	- 3,136,818
280	- 1,295,185	- 1,942,777	- 4,042,777	- 6,333,777	- 3,621,777	- 3,292,777



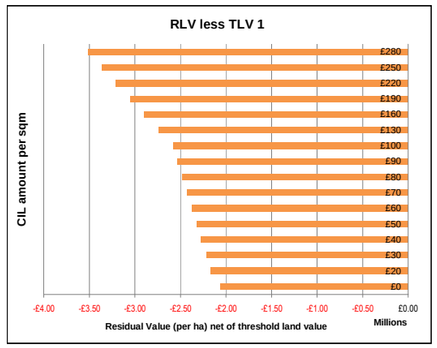


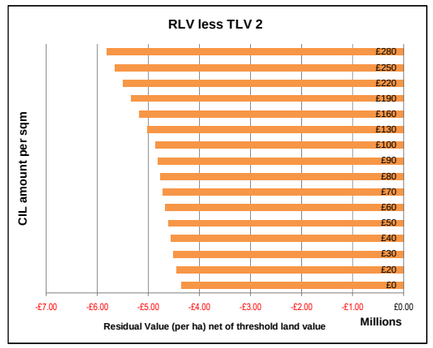


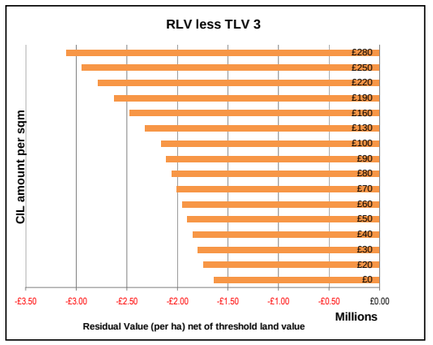


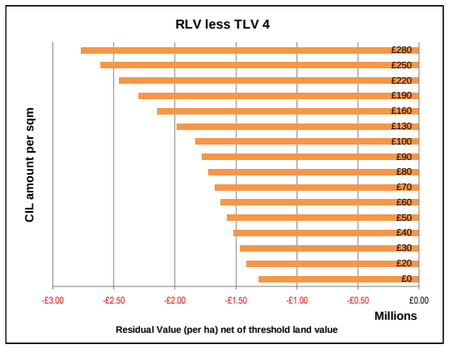
Site type 6	Description:	Area 4 £3100 psm North West	Site area:	0.67 ha

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



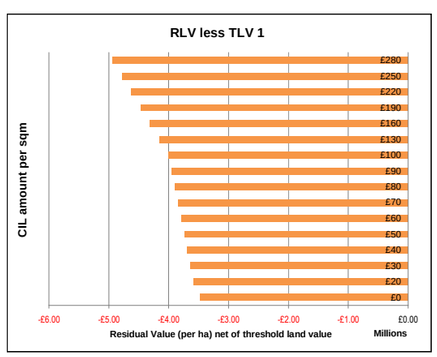


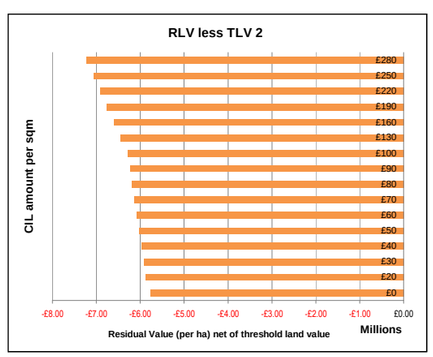


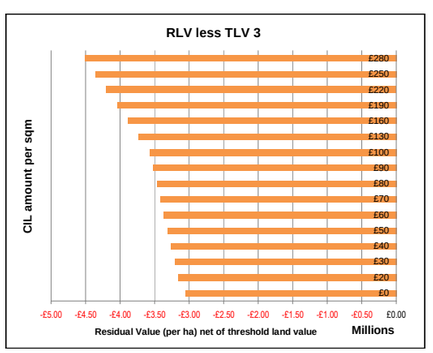


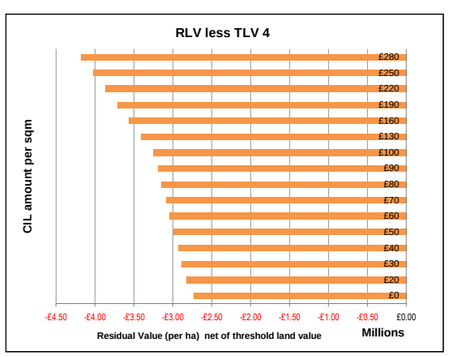
Site type 6	Description:	Area 5 £2723 psm North	Site area:	0.67 ha

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



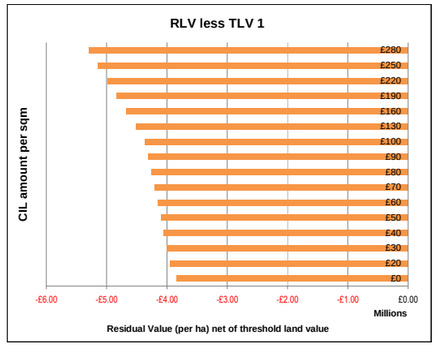


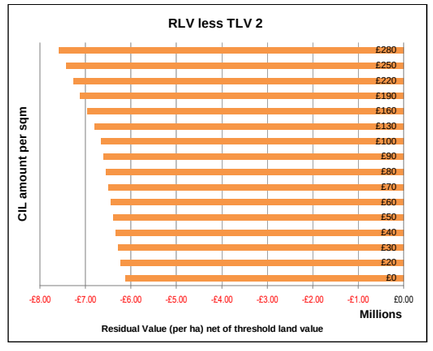


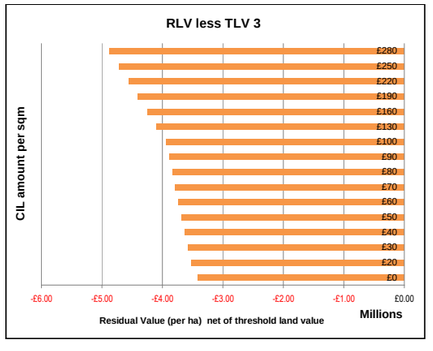


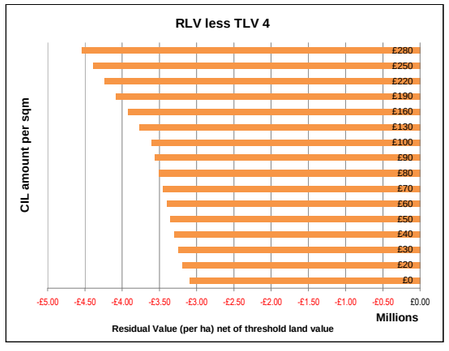
Site type 6	Description:	Area 6 £2626 psm East	Site area:	0.67 ha

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

CSH level:	4
Aff Hsg:	40%

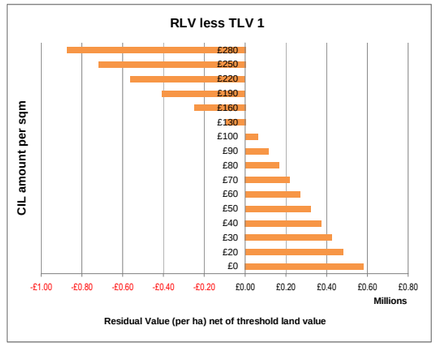
Threshold Land Values (per ha)

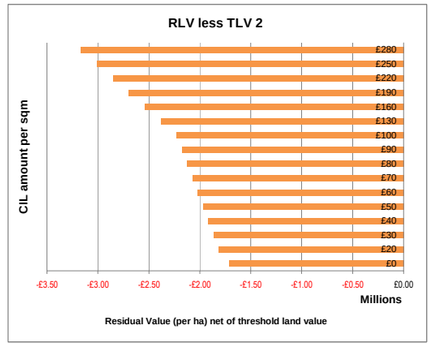
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

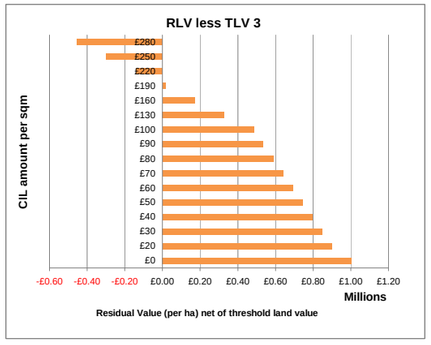
	Sales value inflation
	Build cost inflation

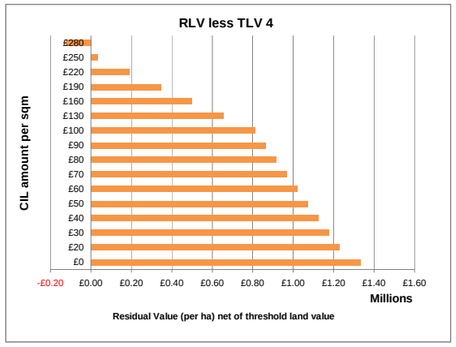
Site type 6 Description: **Area 1 £3993 psm Inner West** Site area: 0.67 ha

CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	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



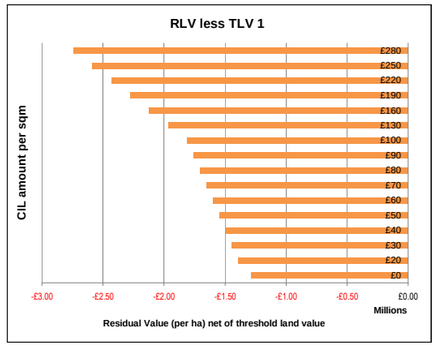


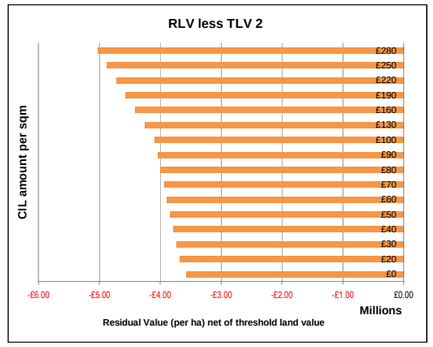


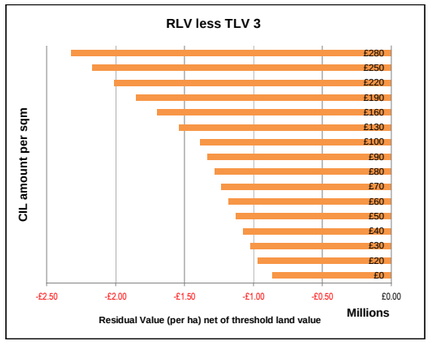


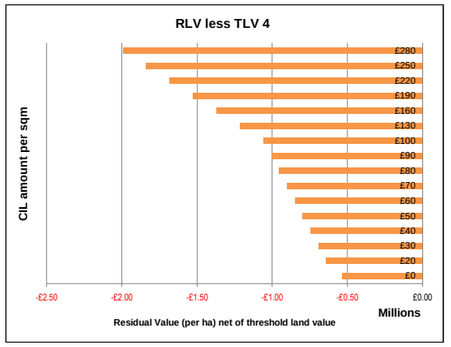
Site type 6 Description: **Area 2 £3496 psm Inner East** Site area: 0.67 ha

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



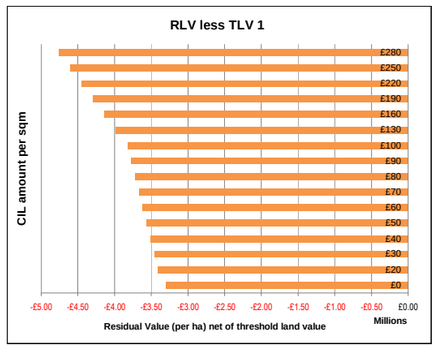


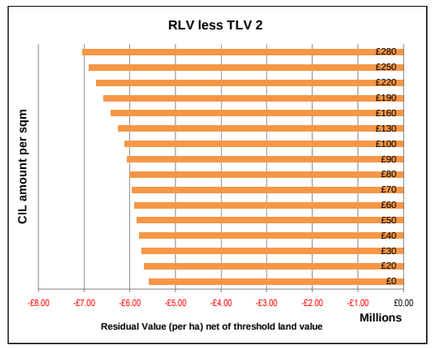


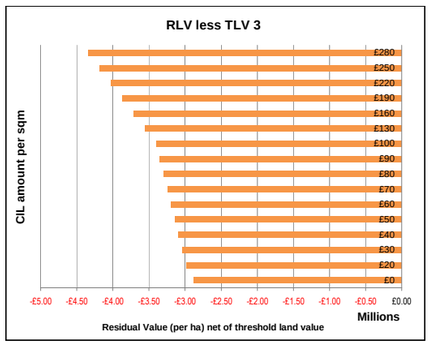


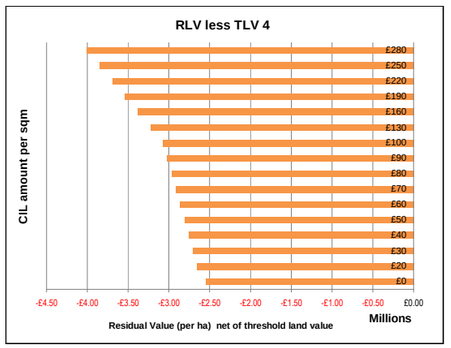
Site type 6 Description: **Area 3 £2960 psm South** Site area: 0.67 ha

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



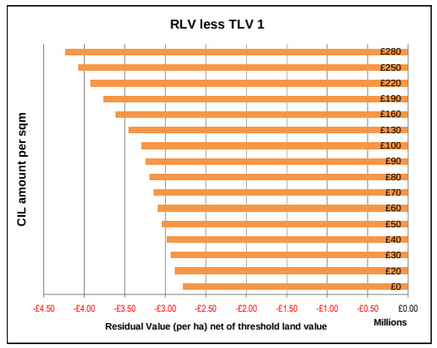


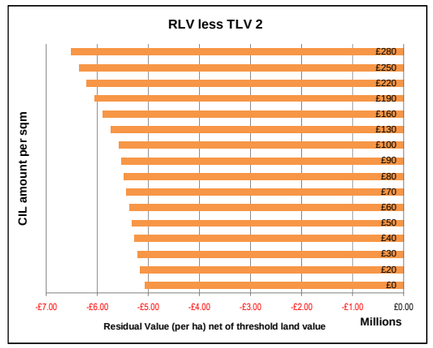


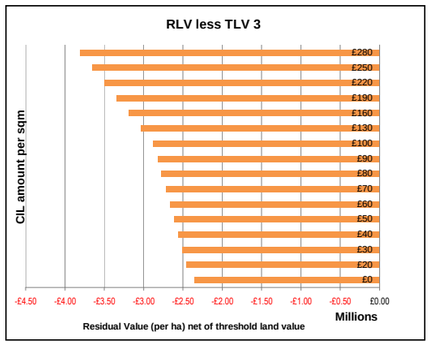


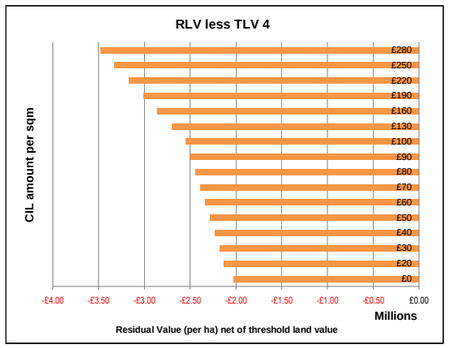
Site type 6	Description:	Area 4 £3100 psm North West	Site area:	0.67 ha

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



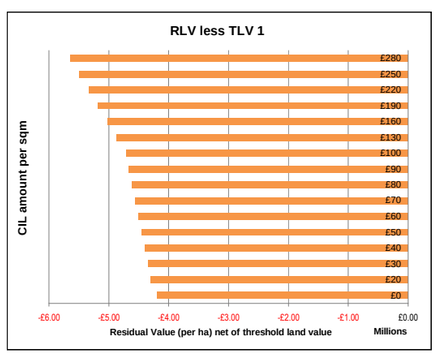


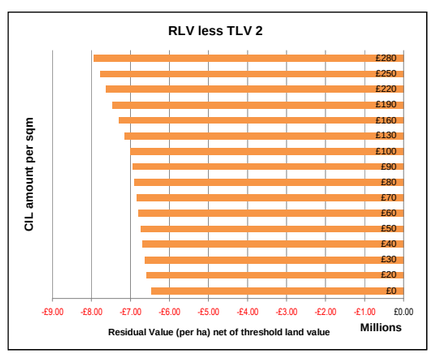


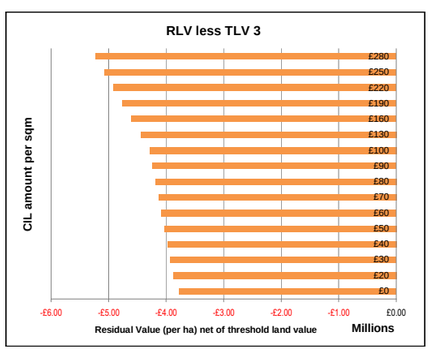


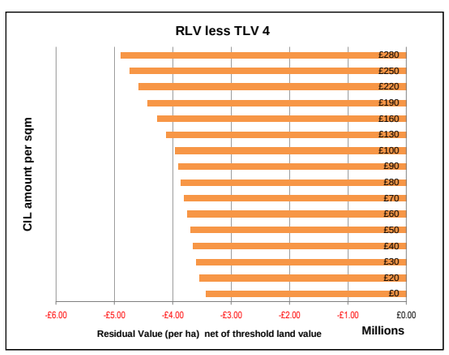
Site type 6	Description:	Area 5 £2723 psm North	Site area:	0.67 ha

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



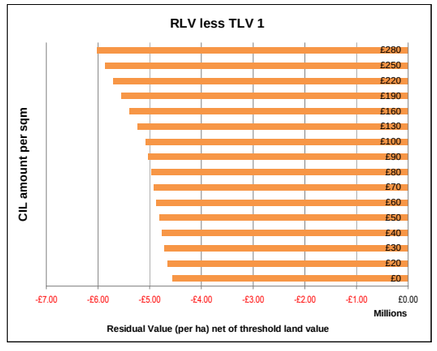


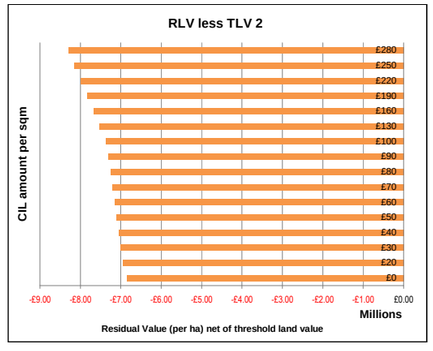


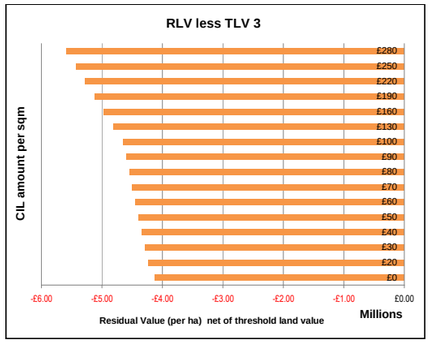


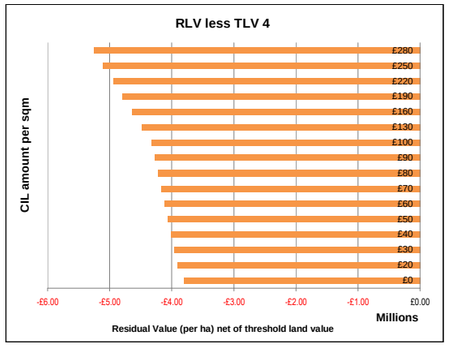
Site type 6	Description:	Area 6 £2626 psm East	Site area:	0.67 ha

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









CIL Viability **Bristol City Council**

SITE TYPE **6**
100 UNITS
FLATS
150 UPH

Threshold Land Values (per ha)

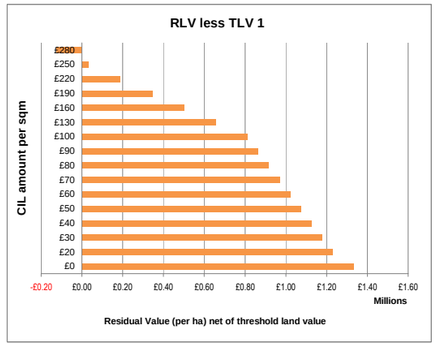
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

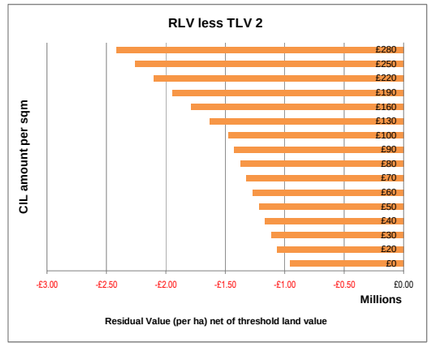
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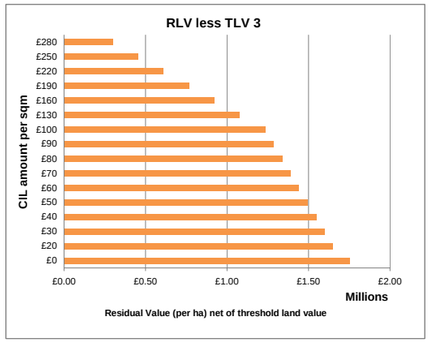
10%	Sales value inflation
5%	Build cost inflation

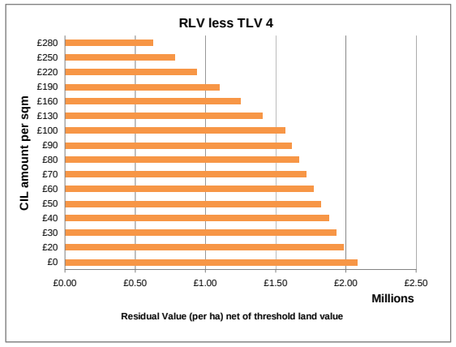
Site type 6 Description: **Area 1 £3993 psm Inner West** Site area: 0.67 ha

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



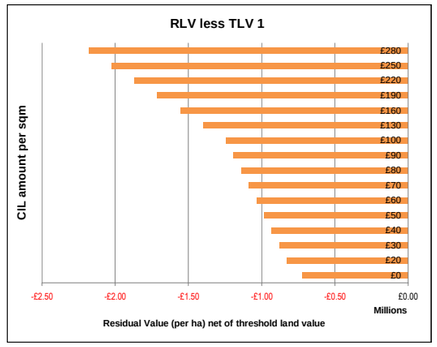


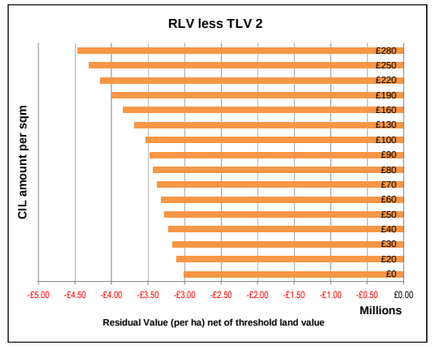


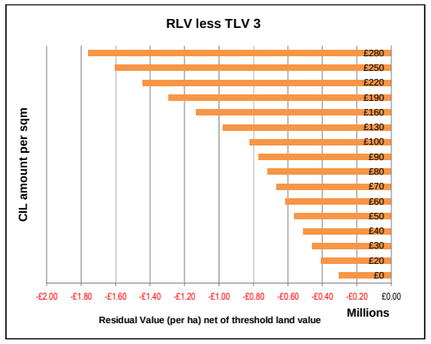


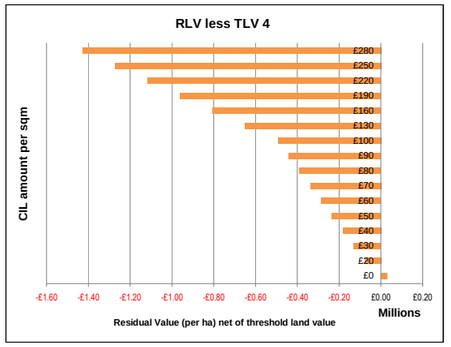
Site type 6 Description: **Area 2 £3496 psm Inner East** Site area: 0.67 ha

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



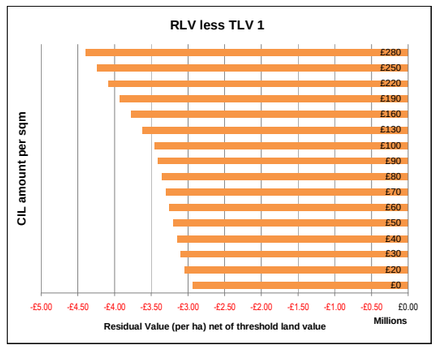


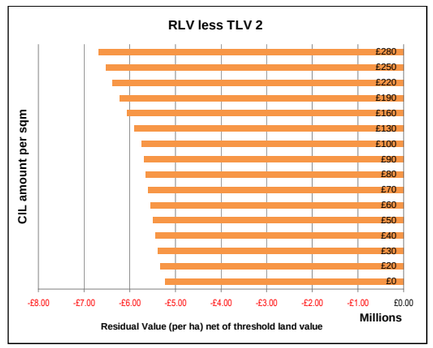


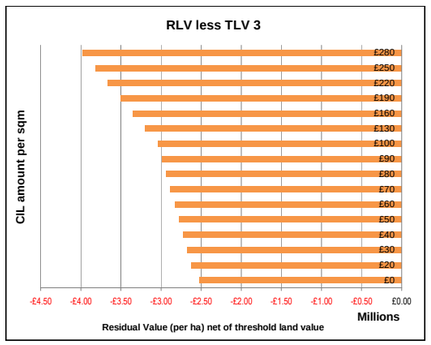


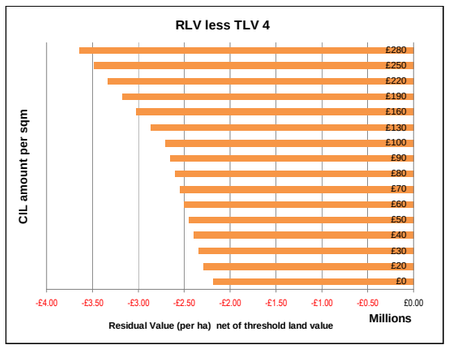
Site type 6 Description: **Area 3 £2960 psm South** Site area: 0.67 ha

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



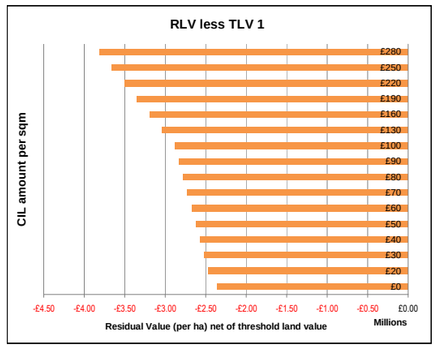


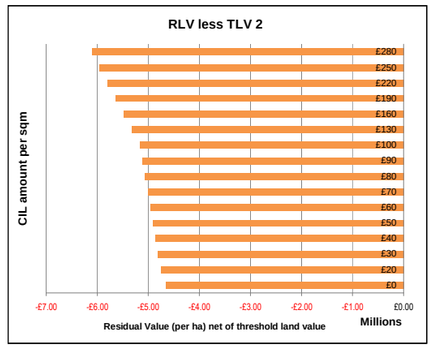


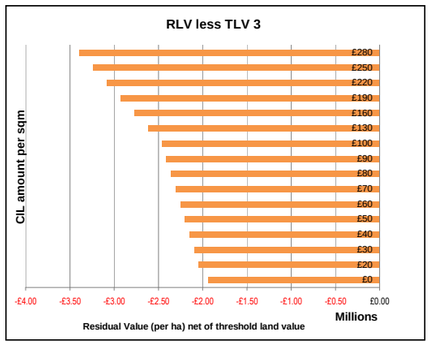


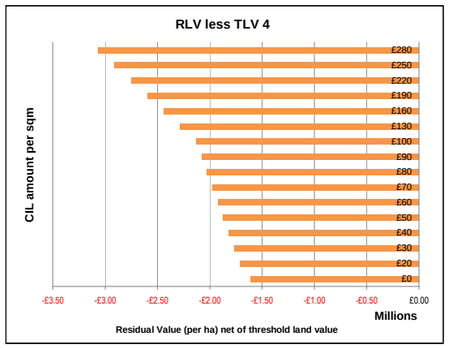
Site type 6	Description:	Area 4 £3100 psm North West	Site area:	0.67 ha

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



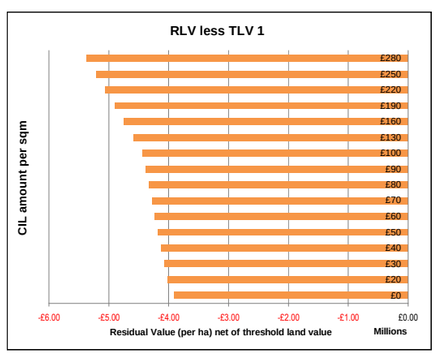


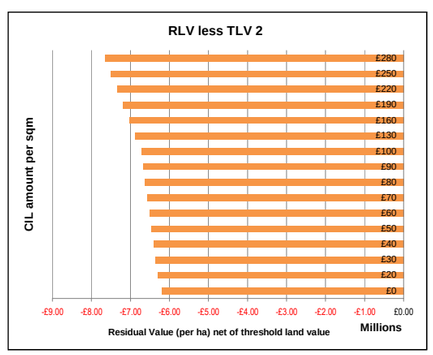


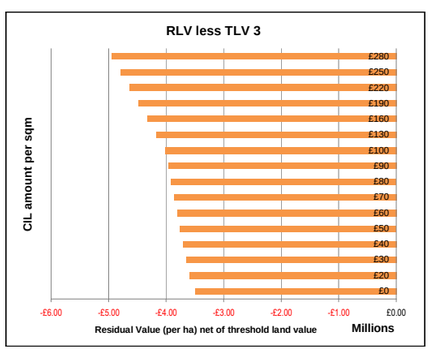


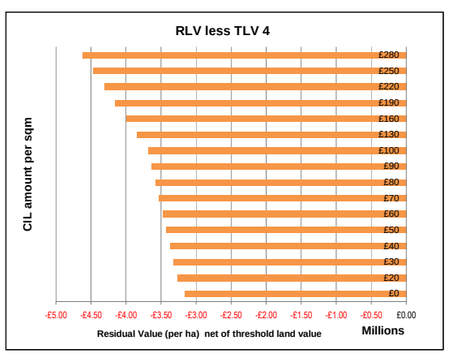
Site type 6	Description:	Area 5 £2723 psm North	Site area:	0.67 ha

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



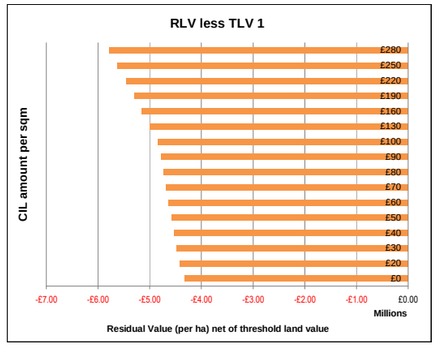


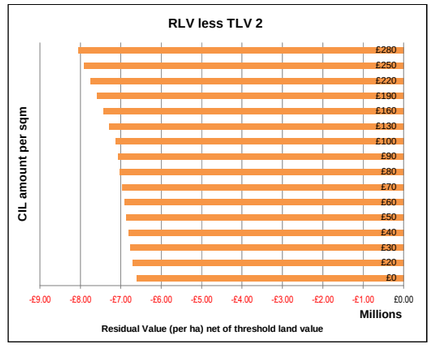


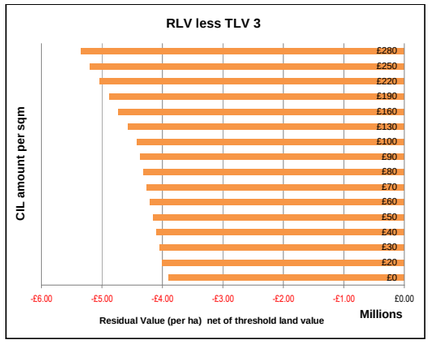


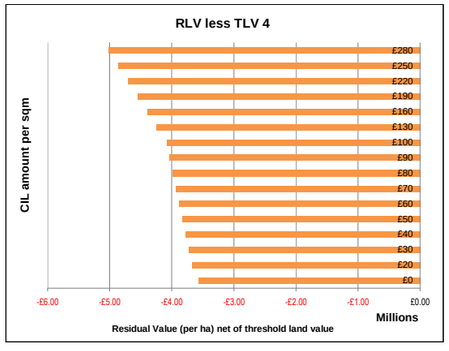
Site type 6	Description:	Area 6 £2626 psm East	Site area:	0.67 ha

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)

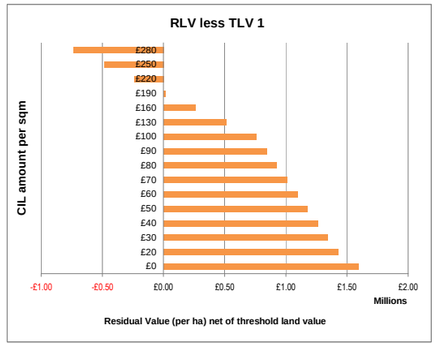
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

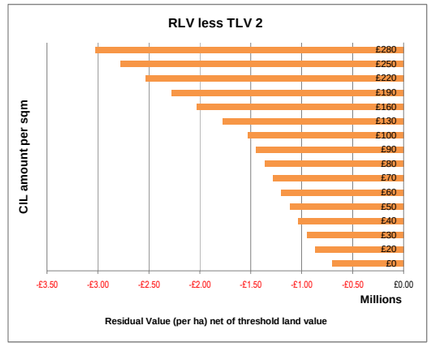
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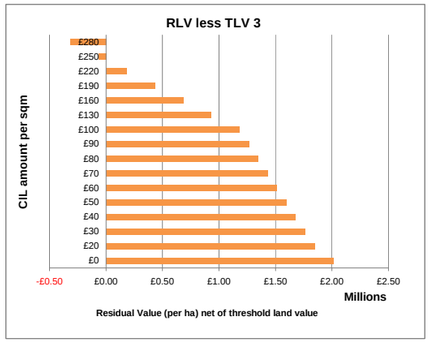
	Sales value inflation
	Build cost inflation

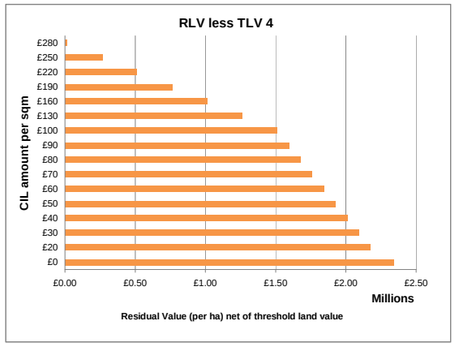
Site type 7 Description: **Area 1 £3993 psm Inner West** Site area: 0.50 ha

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



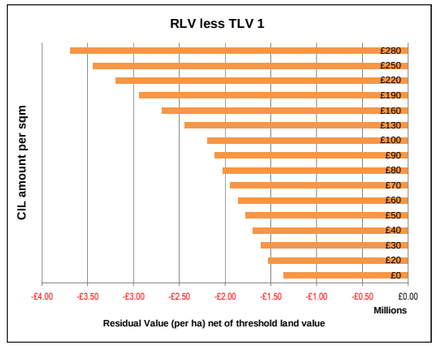


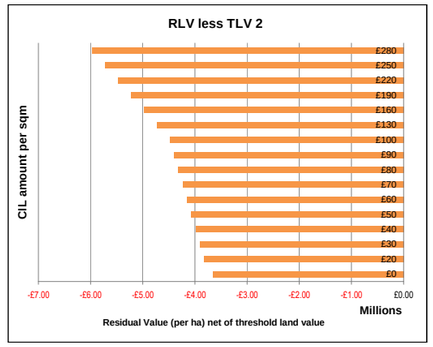


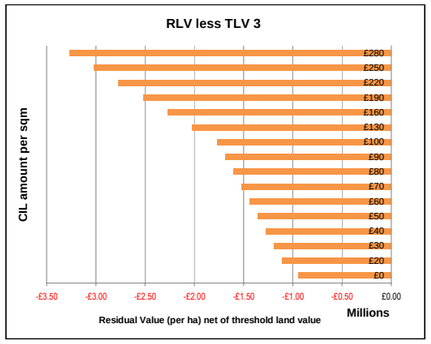


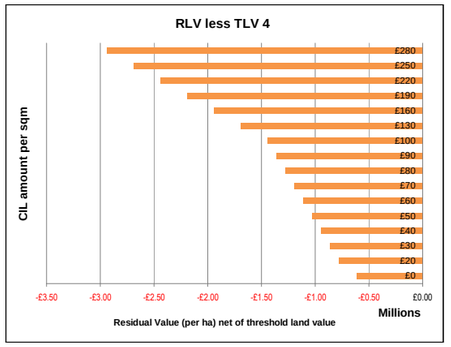
Site type 7 Description: **Area 2 £3496 psm Inner East** Site area: 0.50 ha

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



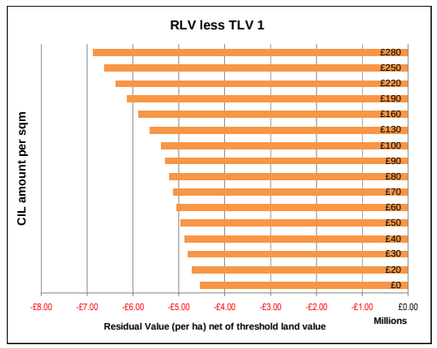


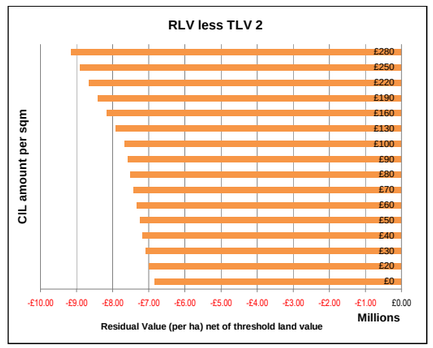


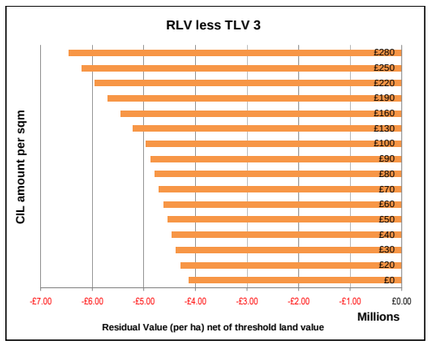


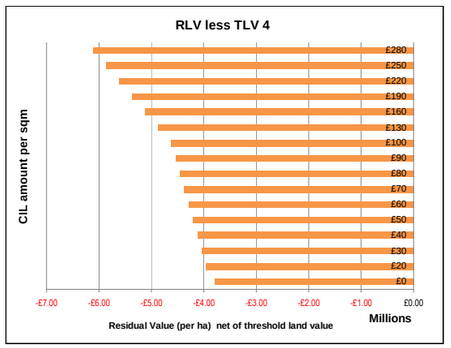
Site type 7 Description: **Area 3 £2960 psm South** Site area: 0.50 ha

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



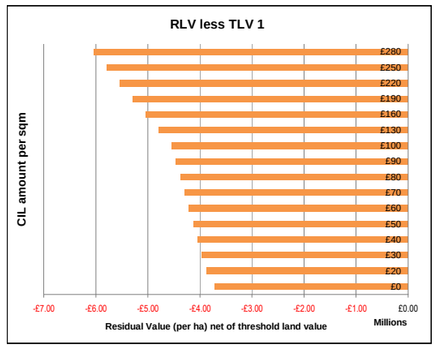


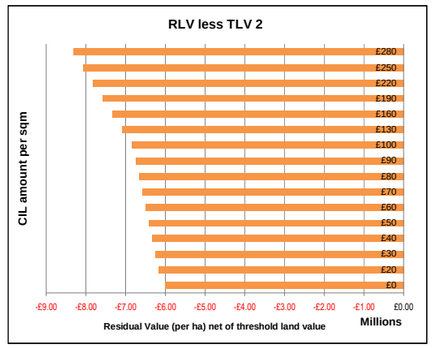


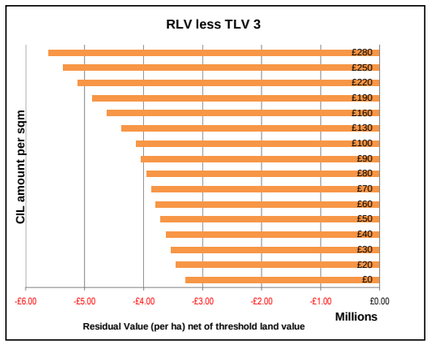


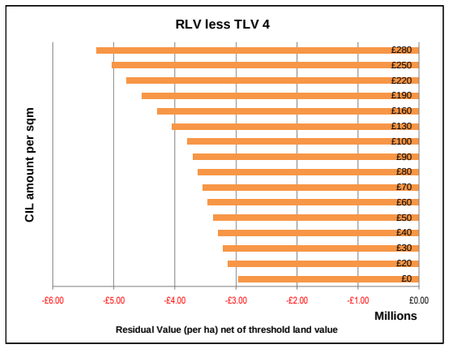
Site type 7	Description:	Area 4 £3100 psm North West	Site area:	0.50 ha

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	- 4,042,174
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



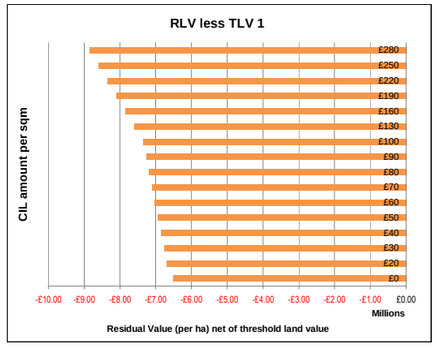


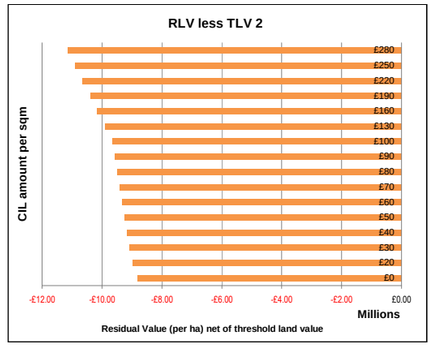


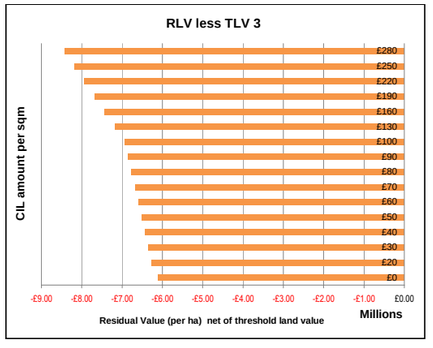


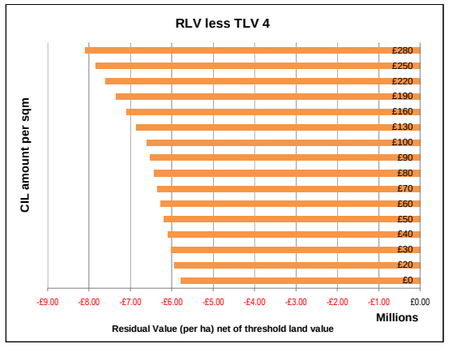
Site type 7	Description:	Area 5 £2723 psm North	Site area:	0.50 ha

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)

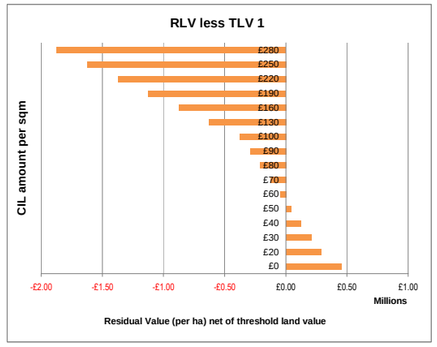
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

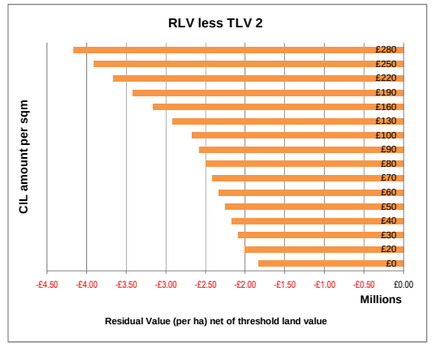
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Aff Hsg:	30%

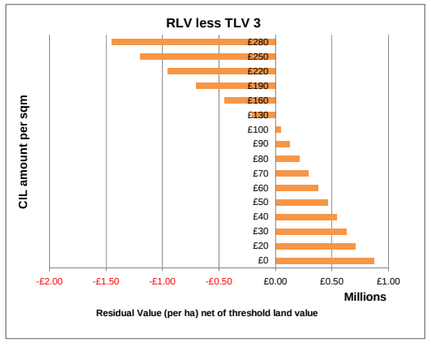
	Sales value inflation
	Build cost inflation

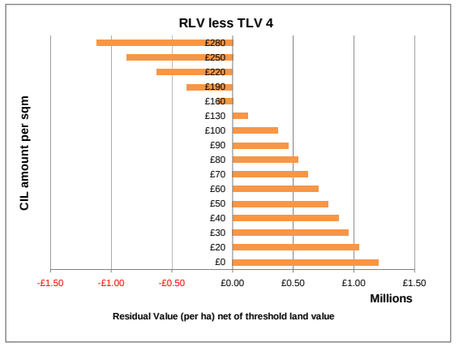
Site type 7 Description: **Area 1 £3993 psm Inner West** Site area: 0.50 ha

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



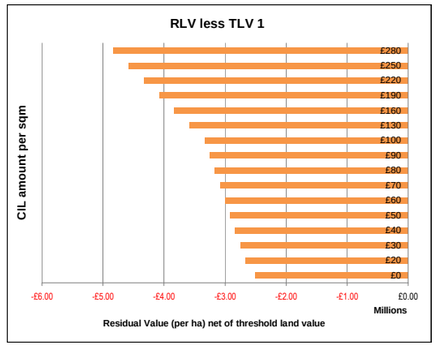


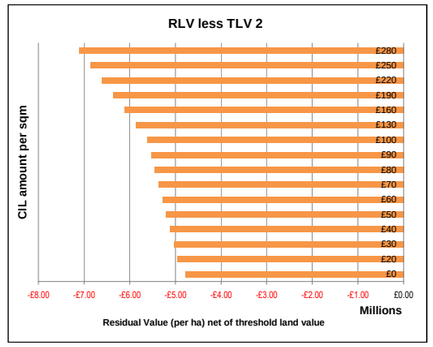


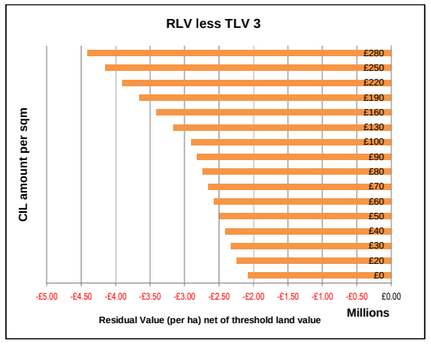


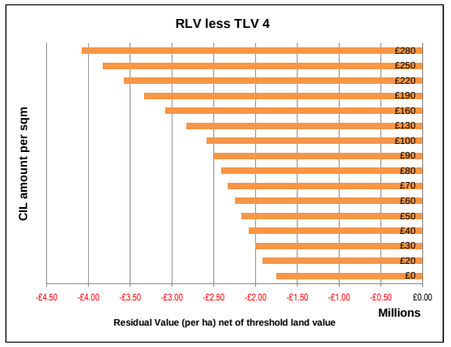
Site type 7 Description: **Area 2 £3496 psm Inner East** Site area: 0.50 ha

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



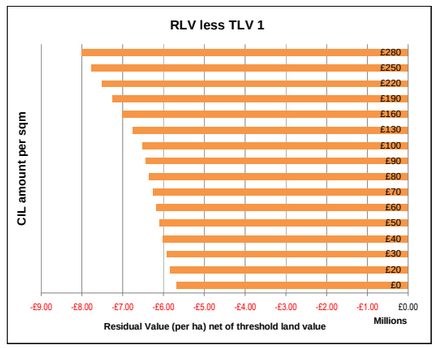


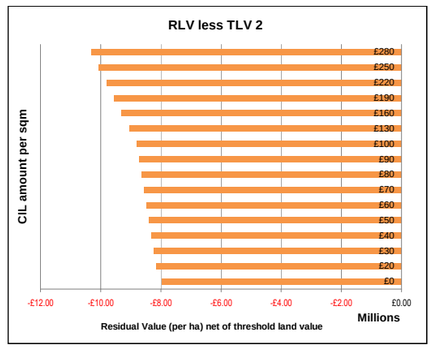


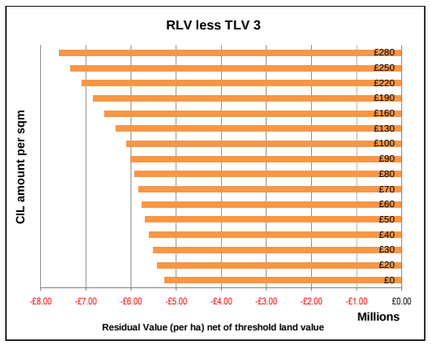


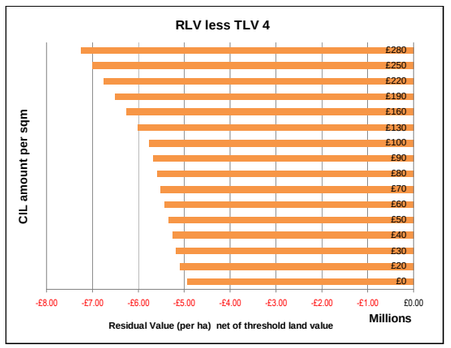
Site type 7 Description: **Area 3 £2960 psm South** Site area: 0.50 ha

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



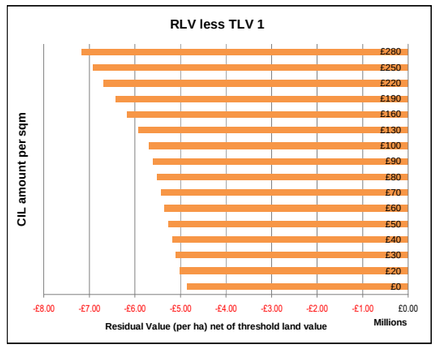


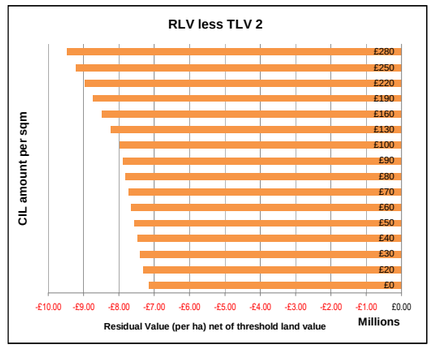


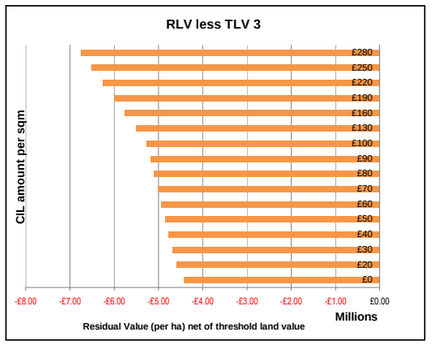


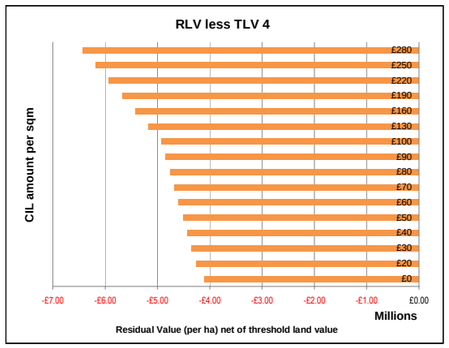
Site type 7	Description:	Area 4 £3100 psm North West	Site area:	0.50 ha

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



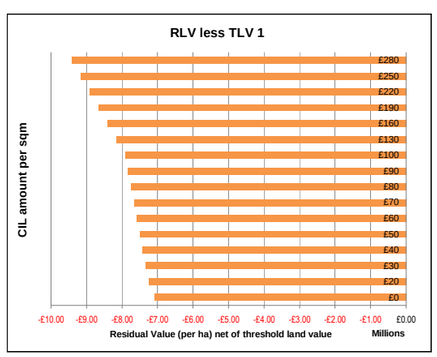


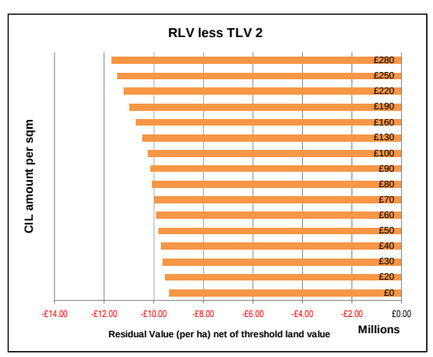


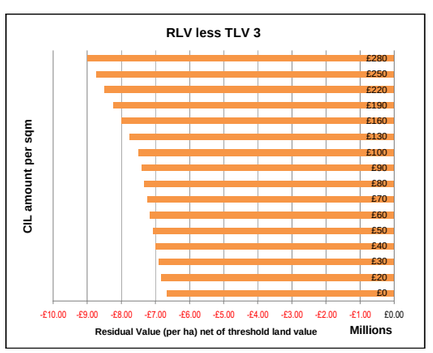


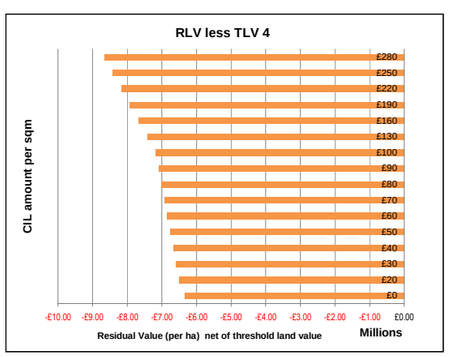
Site type 7	Description:	Area 5 £2723 psm North	Site area:	0.50 ha

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



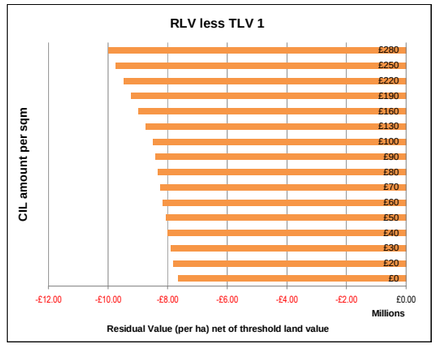


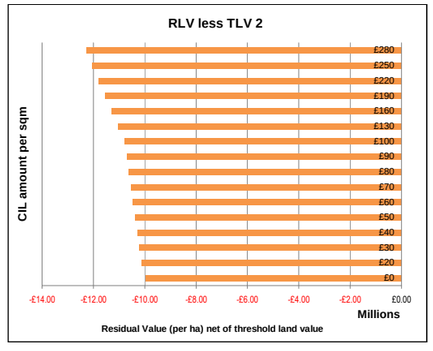


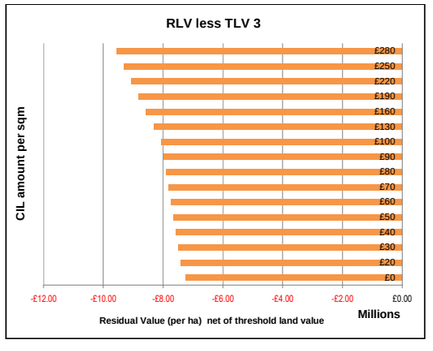


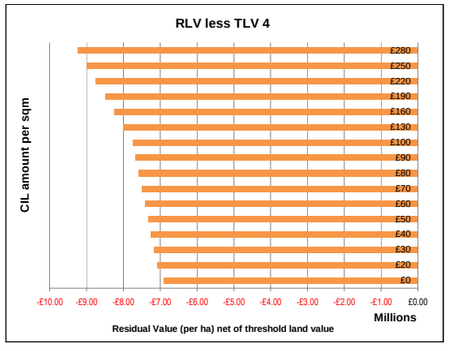
Site type 7	Description:	Area 6 £2626 psm East	Site area:	0.50 ha

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)

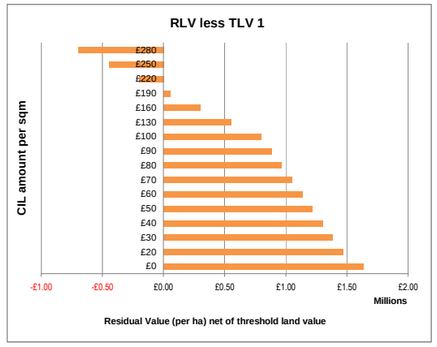
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

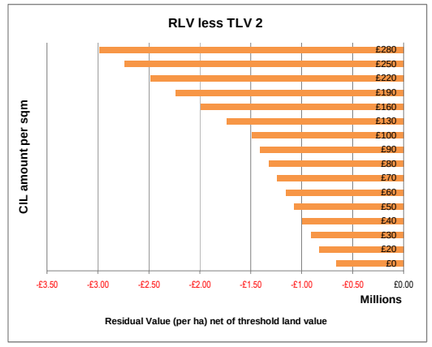
CSH level:	4
Aff Hsg:	30%

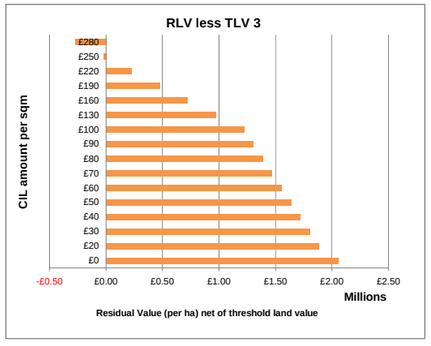
10%	Sales value inflation
5%	Build cost inflation

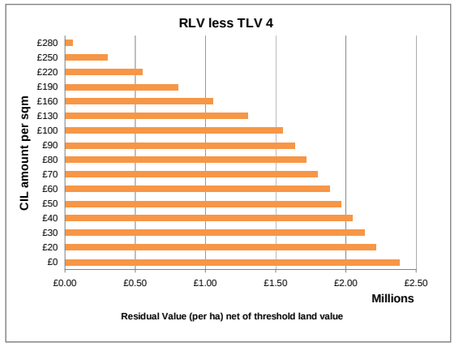
Site type 7 Description: **Area 1 £3993 psm Inner West** Site area: 0.50 ha

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	2,380,134
20	1,782,005	3,564,011	1,464,011	- 826,989	1,885,011	2,214,011
30	1,740,474	3,480,949	1,380,949	- 910,051	1,801,949	2,130,949
40	1,698,944	3,397,887	1,297,887	- 993,113	1,718,887	2,047,887
50	1,657,413	3,314,826	1,214,826	- 1,076,174	1,635,826	1,964,826
60	1,615,882	3,231,764	1,131,764	- 1,159,236	1,552,764	1,881,764
70	1,574,351	3,148,702	1,048,702	- 1,242,298	1,469,702	1,798,702
80	1,532,820	3,065,641	965,641	- 1,325,359	1,386,641	1,715,641
90	1,491,289	2,982,579	882,579	- 1,408,421	1,303,579	1,632,579
100	1,449,759	2,899,517	799,517	- 1,491,483	1,220,517	1,549,517
130	1,325,166	2,650,332	550,332	- 1,740,668	971,332	1,300,332
160	1,200,574	2,401,147	301,147	- 1,989,853	722,147	1,051,147
190	1,075,981	2,151,962	51,962	- 2,239,038	472,962	801,962
220	951,389	1,902,777	- 197,223	- 2,488,223	223,777	552,777
250	826,796	1,653,592	- 446,408	- 2,737,408	- 25,408	303,592
280	702,204	1,404,407	- 695,593	- 2,986,593	- 274,593	54,407



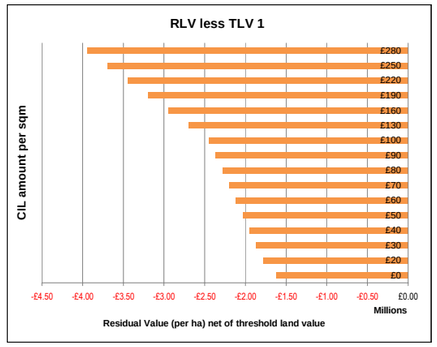


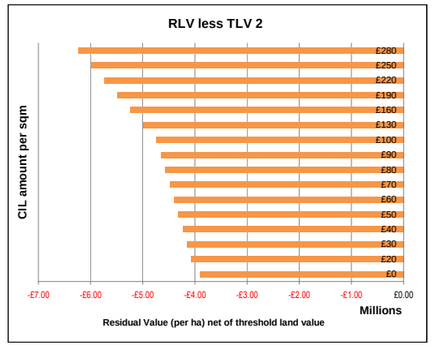


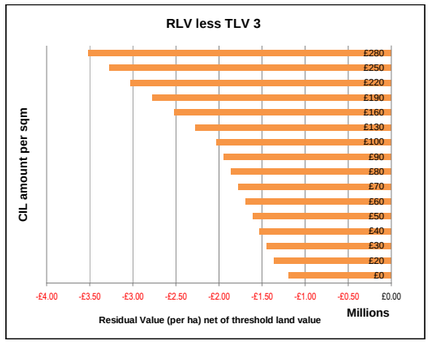


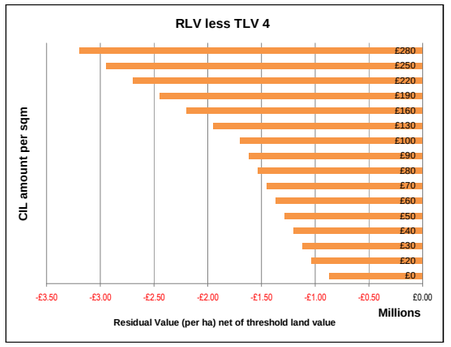
Site type 7 Description: **Area 2 £3496 psm Inner East** Site area: 0.50 ha

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	- 3,908,340	- 1,196,340	- 867,340
20	158,268	316,537	- 1,783,463	- 4,074,463	- 1,362,463	- 1,033,463
30	116,738	233,475	- 1,866,525	- 4,157,525	- 1,445,525	- 1,116,525
40	75,207	150,414	- 1,949,586	- 4,240,586	- 1,528,586	- 1,199,586
50	33,676	67,352	- 2,032,648	- 4,323,648	- 1,611,648	- 1,282,648
60	- 7,855	- 15,710	- 2,115,710	- 4,406,710	- 1,694,710	- 1,365,710
70	- 49,386	- 98,771	- 2,198,771	- 4,489,771	- 1,777,771	- 1,448,771
80	- 90,917	- 181,833	- 2,281,833	- 4,572,833	- 1,860,833	- 1,531,833
90	- 132,447	- 264,895	- 2,364,895	- 4,655,895	- 1,943,895	- 1,614,895
100	- 173,978	- 347,956	- 2,447,956	- 4,738,956	- 2,026,956	- 1,697,956
130	- 298,571	- 597,141	- 2,697,141	- 4,988,141	- 2,276,141	- 1,947,141
160	- 423,163	- 846,326	- 2,946,326	- 5,237,326	- 2,525,326	- 2,196,326
190	- 547,756	- 1,095,511	- 3,195,511	- 5,486,511	- 2,774,511	- 2,445,511
220	- 672,348	- 1,344,696	- 3,444,696	- 5,735,696	- 3,023,696	- 2,694,696
250	- 796,941	- 1,593,881	- 3,693,881	- 5,984,881	- 3,272,881	- 2,943,881
280	- 921,533	- 1,843,066	- 3,943,066	- 6,234,066	- 3,522,066	- 3,193,066



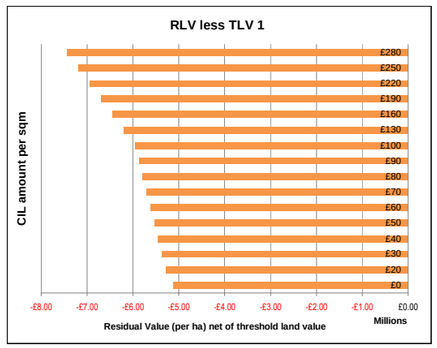


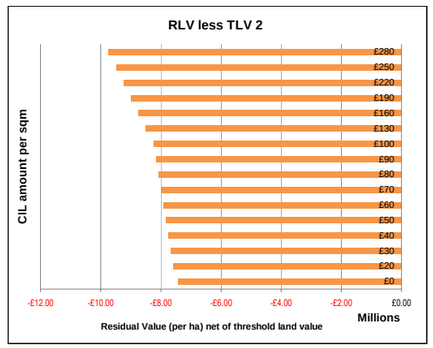


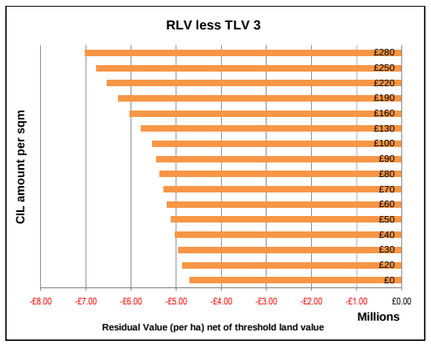


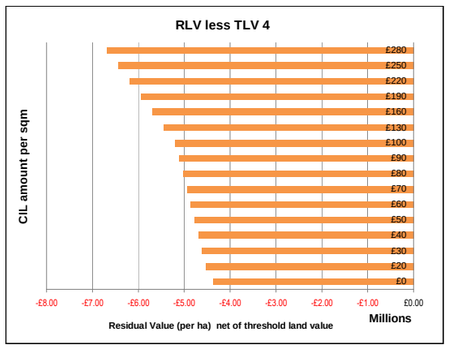
Site type 7 Description: **Area 3 £2960 psm South** Site area: 0.50 ha

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	- 7,406,867	- 4,694,867	- 4,365,867
20	- 1,590,995	- 3,181,990	- 5,281,990	- 7,572,990	- 4,860,990	- 4,531,990
30	- 1,632,526	- 3,265,052	- 5,365,052	- 7,656,052	- 4,944,052	- 4,615,052
40	- 1,674,057	- 3,348,113	- 5,448,113	- 7,739,113	- 5,027,113	- 4,698,113
50	- 1,715,587	- 3,431,175	- 5,531,175	- 7,822,175	- 5,110,175	- 4,781,175
60	- 1,757,118	- 3,514,237	- 5,614,237	- 7,905,237	- 5,193,237	- 4,864,237
70	- 1,798,649	- 3,597,298	- 5,697,298	- 7,988,298	- 5,276,298	- 4,947,298
80	- 1,840,180	- 3,680,360	- 5,780,360	- 8,071,360	- 5,359,360	- 5,030,360
90	- 1,881,711	- 3,763,421	- 5,863,421	- 8,154,421	- 5,442,421	- 5,113,421
100	- 1,923,242	- 3,846,483	- 5,946,483	- 8,237,483	- 5,525,483	- 5,196,483
130	- 2,047,834	- 4,095,668	- 6,195,668	- 8,486,668	- 5,774,668	- 5,445,668
160	- 2,172,427	- 4,344,853	- 6,444,853	- 8,735,853	- 6,023,853	- 5,694,853
190	- 2,297,019	- 4,594,038	- 6,694,038	- 8,985,038	- 6,273,038	- 5,944,038
220	- 2,421,612	- 4,843,223	- 6,943,223	- 9,234,223	- 6,522,223	- 6,193,223
250	- 2,546,204	- 5,092,408	- 7,192,408	- 9,483,408	- 6,771,408	- 6,442,408
280	- 2,670,796	- 5,341,593	- 7,441,593	- 9,732,593	- 7,020,593	- 6,691,593



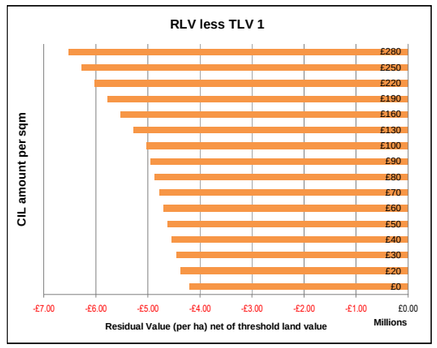


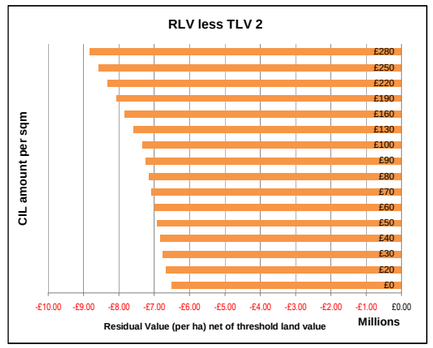


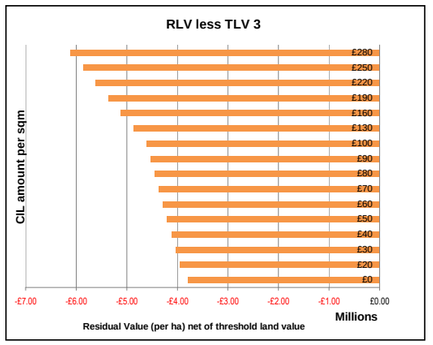


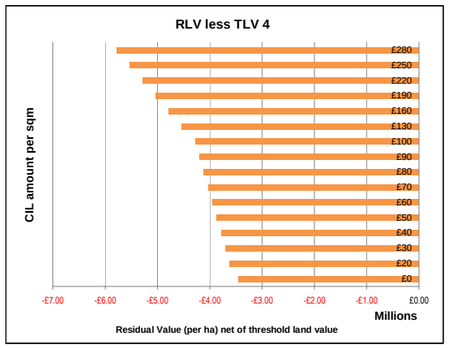
Site type 7	Description:	Area 4 £3100 psm North West	Site area:	0.50 ha

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



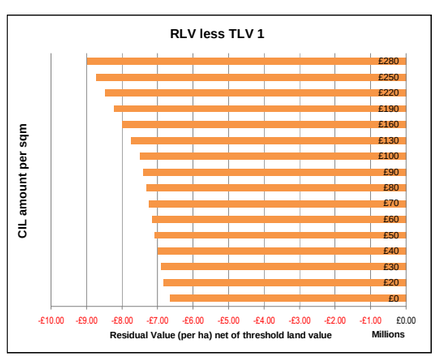


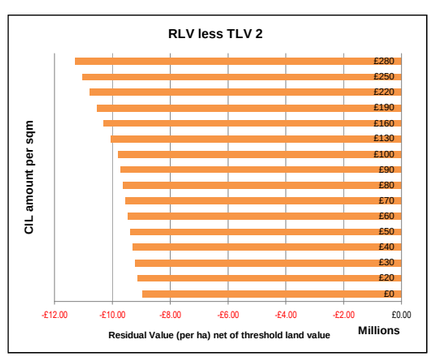


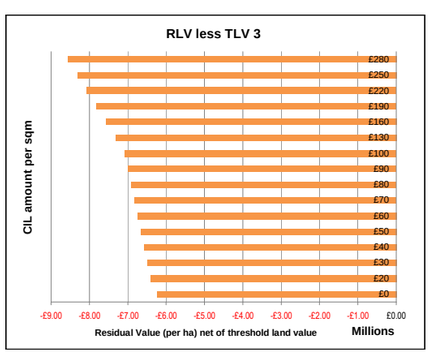


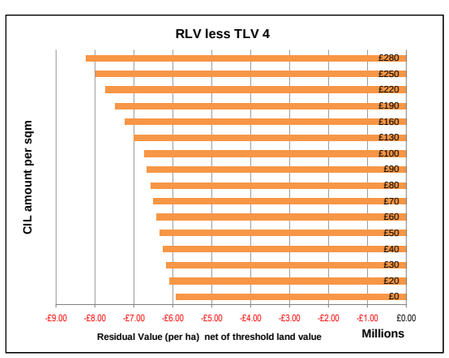
Site type 7	Description:	Area 5 £2723 psm North	Site area:	0.50 ha

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



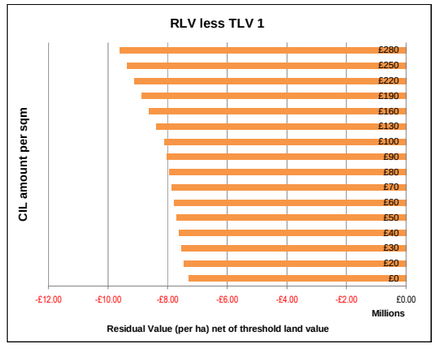


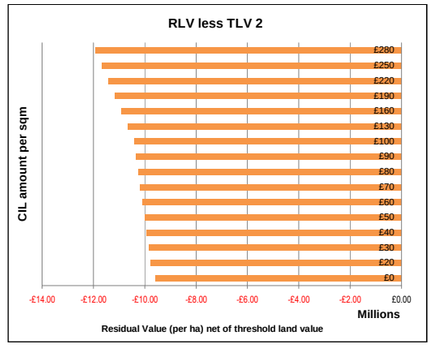


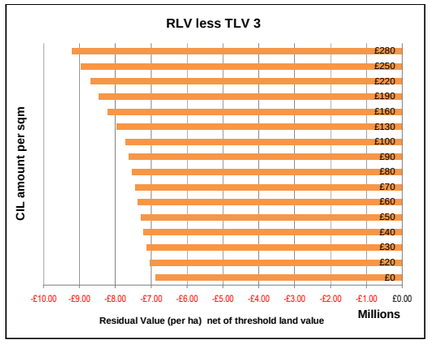


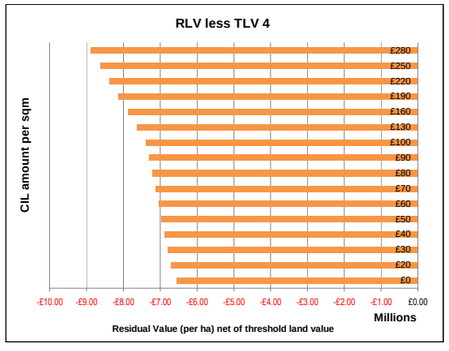
Site type 7	Description:	Area 6 £2626 psm East	Site area:	0.50 ha

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









CIL Viability **Bristol City Council**

SITE TYPE 7
100 UNITS
FLATS
200 UPH

Threshold Land Values (per ha)

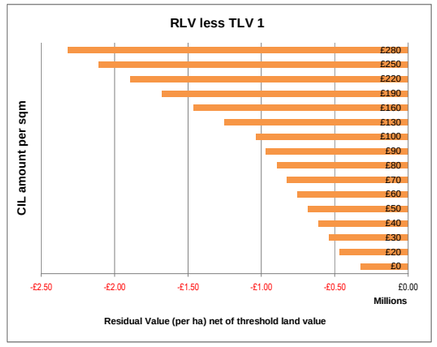
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

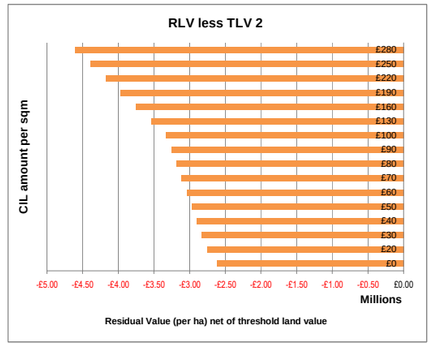
CSH level:	3
Aff Hsg:	40%

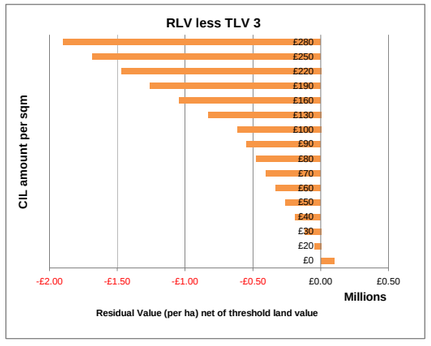
	Sales value inflation
	Build cost inflation

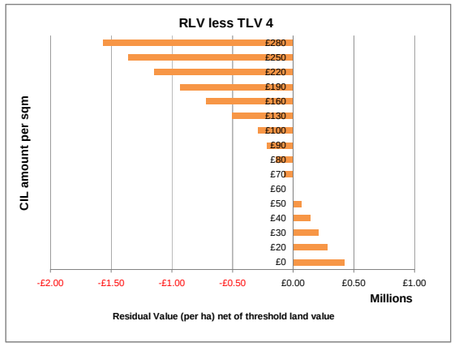
Site type 7 Description: **Area 1 £3993 psm Inner West** Site area: 0.50 ha

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



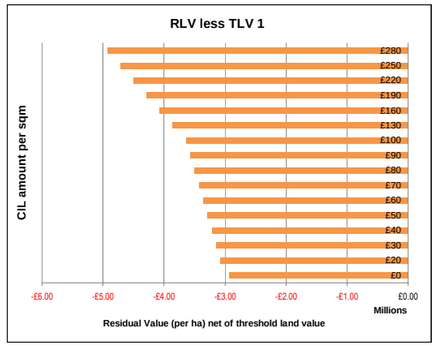


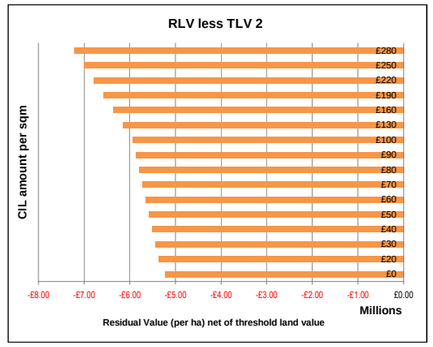


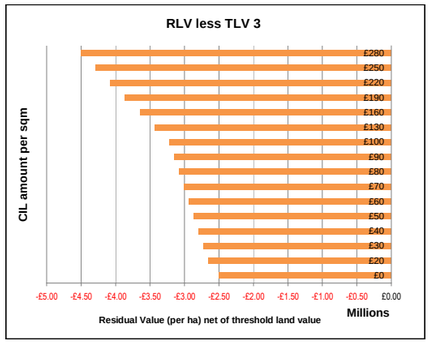


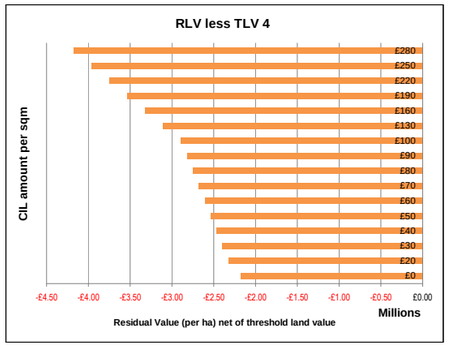
Site type 7 Description: **Area 2 £3496 psm Inner East** Site area: 0.50 ha

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



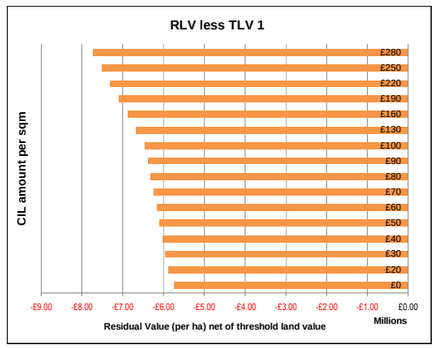


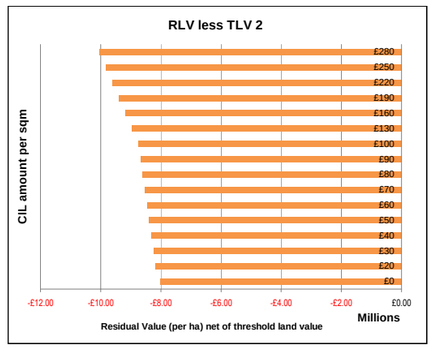


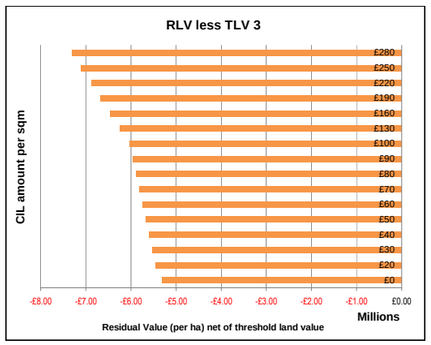


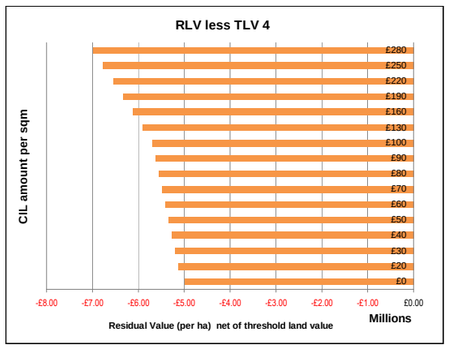
Site type 7 Description: **Area 3 £2960 psm South** Site area: 0.50 ha

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



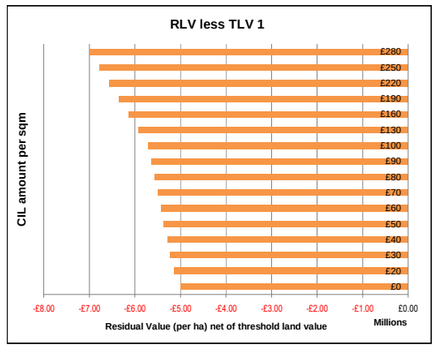


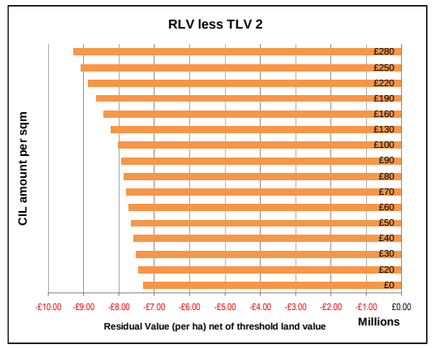


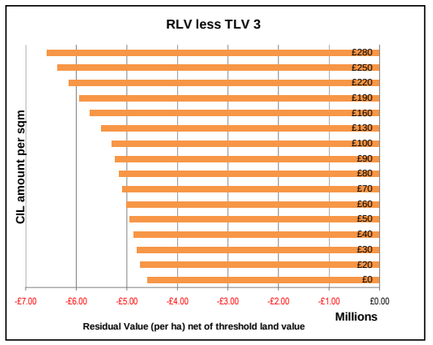


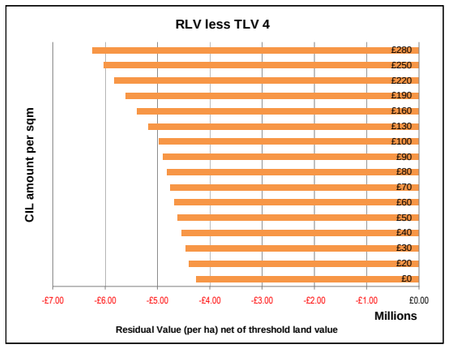
Site type 7	Description:	Area 4 £3100 psm North West	Site area:	0.50 ha

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



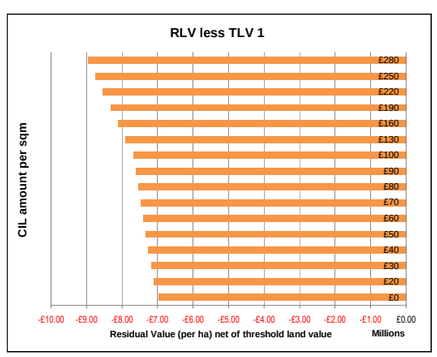


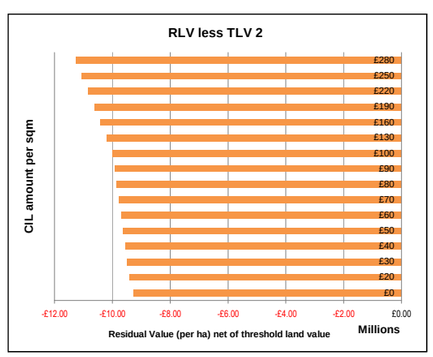


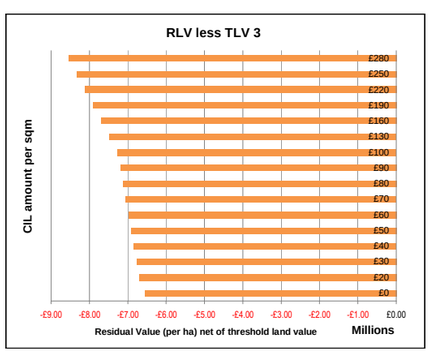


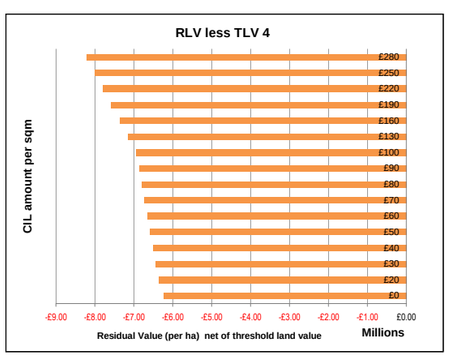
Site type 7	Description:	Area 5 £2723 psm North	Site area:	0.50 ha

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



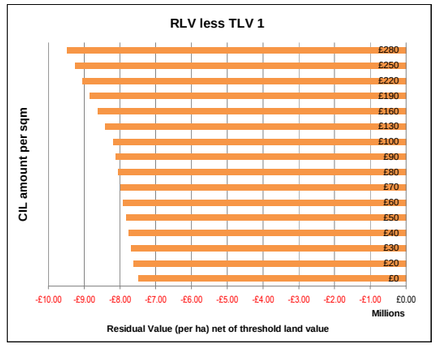


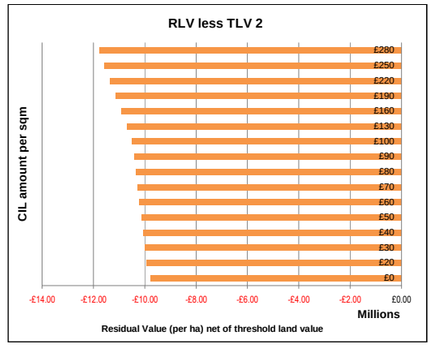


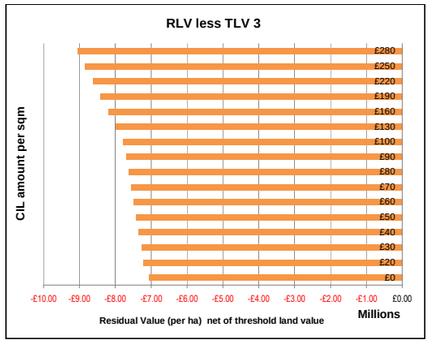


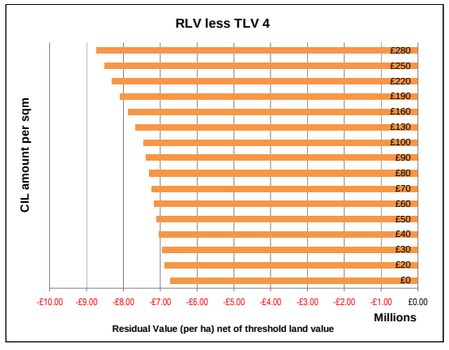
Site type 7	Description:	Area 6 £2626 psm East	Site area:	0.50 ha

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









CIL Viability **Bristol City Council**

SITE TYPE 7
100 UNITS
FLATS
200 UPH

Threshold Land Values (per ha)

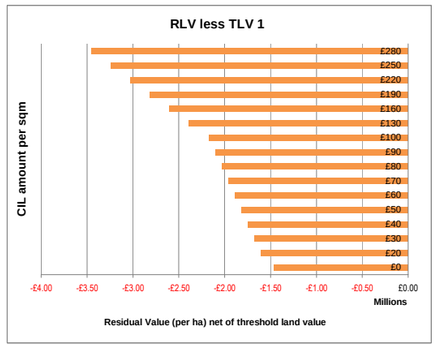
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

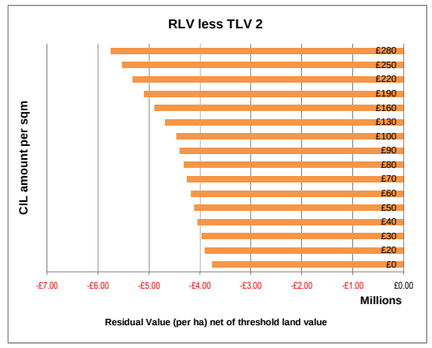
CSH level:	4
Aff Hsg:	40%

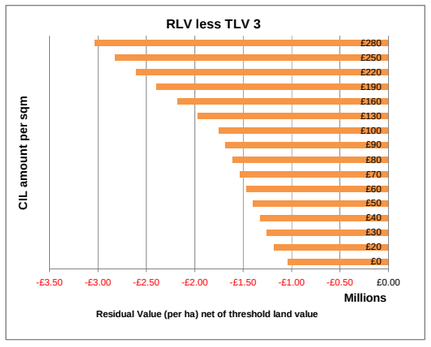
	Sales value inflation
	Build cost inflation

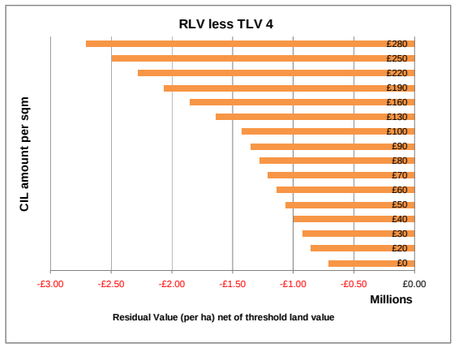
Site type 7 Description: **Area 1 £3993 psm Inner West** Site area: 0.50 ha

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



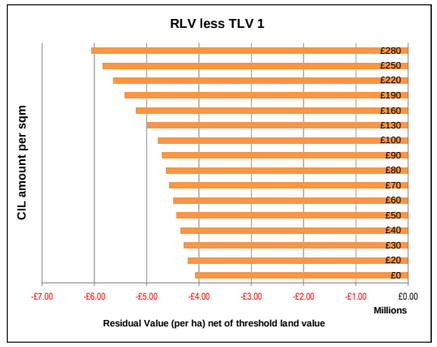


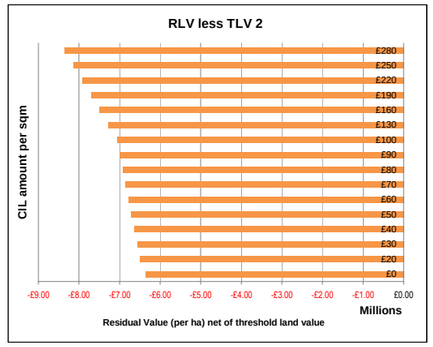


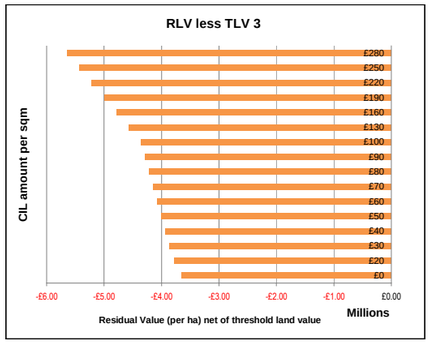


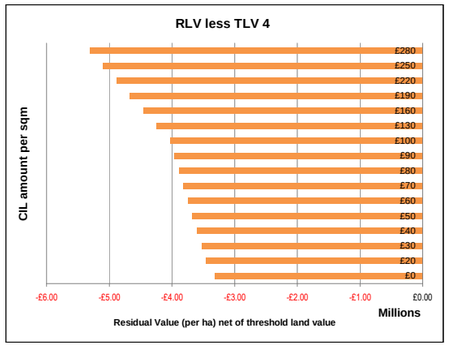
Site type 7 Description: **Area 2 £3496 psm Inner East** Site area: 0.50 ha

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



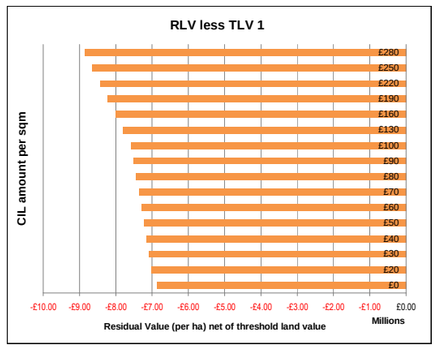


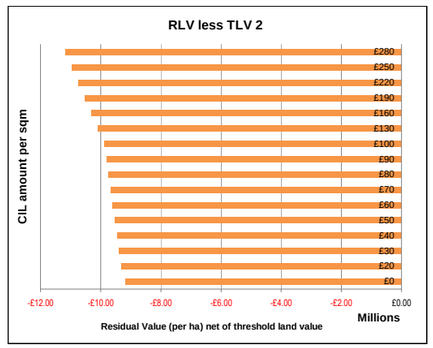


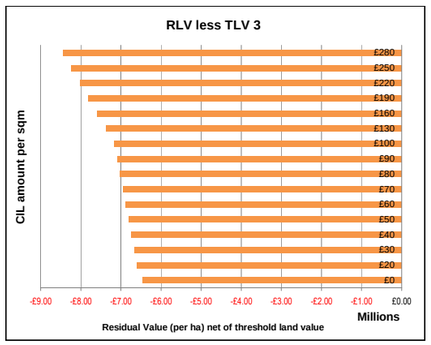


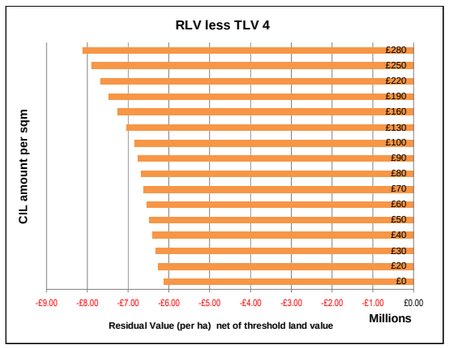
Site type 7 Description: **Area 3 £2960 psm South** Site area: 0.50 ha

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



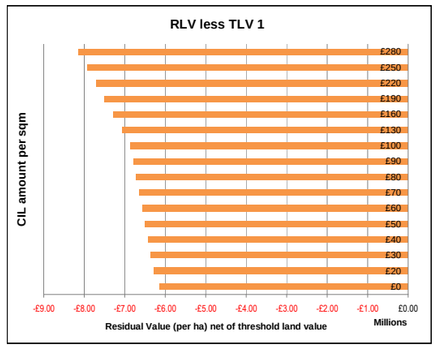


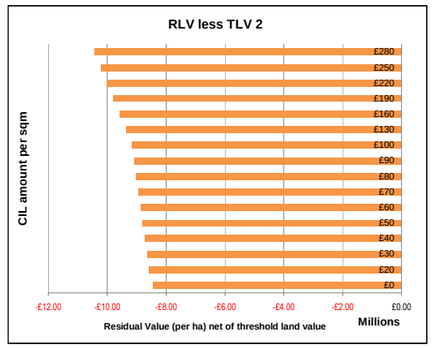


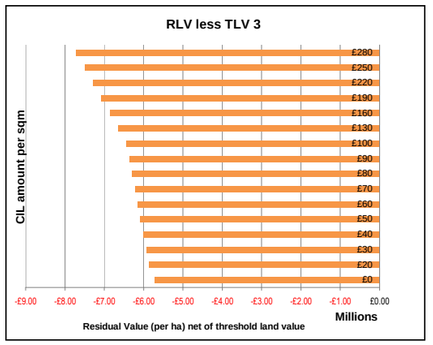


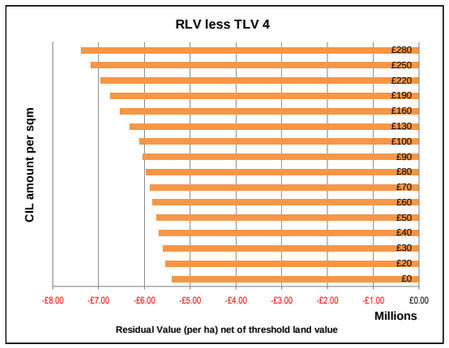
Site type 7	Description:	Area 4 £3100 psm North West	Site area:	0.50 ha

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



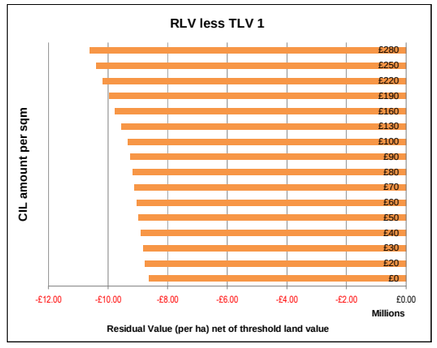


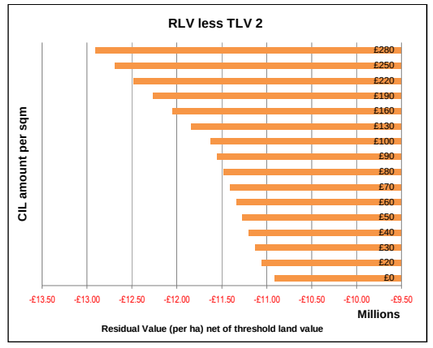


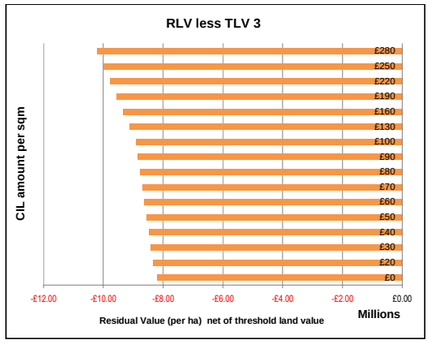


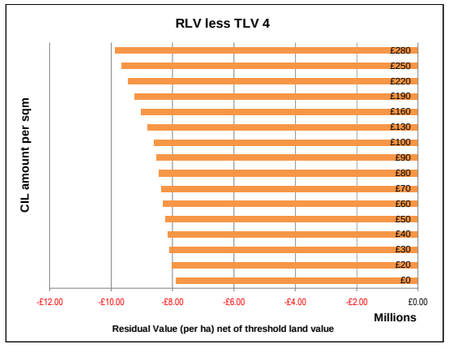
Site type 7	Description:	Area 5 £2723 psm North	Site area:	0.50 ha

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

CIL Viability **Bristol City Council**

SITE TYPE 7
100 UNITS
FLATS
200 UPH

Threshold Land Values (per ha)

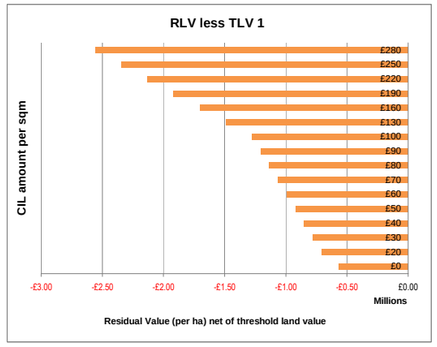
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

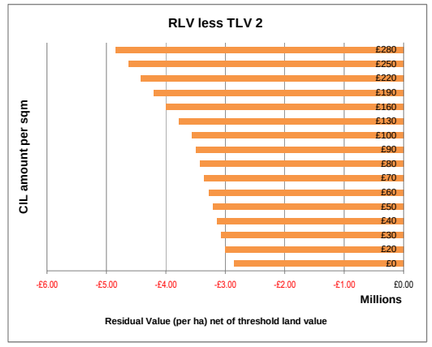
CSH level:	4
Aff Hsg:	40%

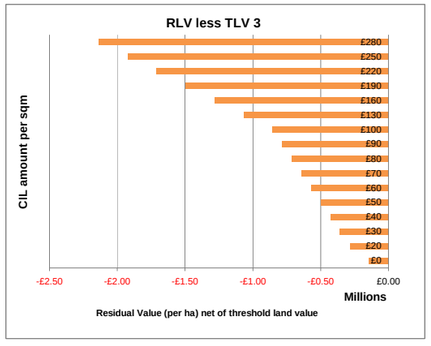
10%	Sales value inflation
5%	Build cost inflation

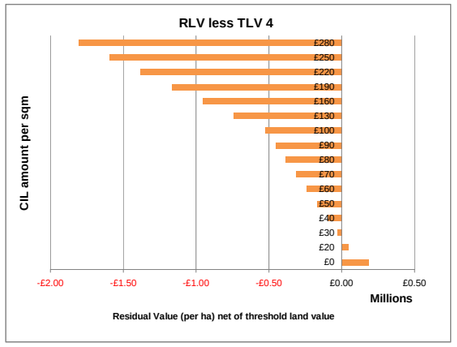
Site type 7 Description: **Area 1 £3993 psm Inner West** Site area: 0.50 ha

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



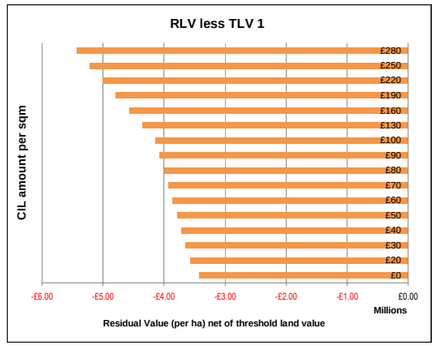


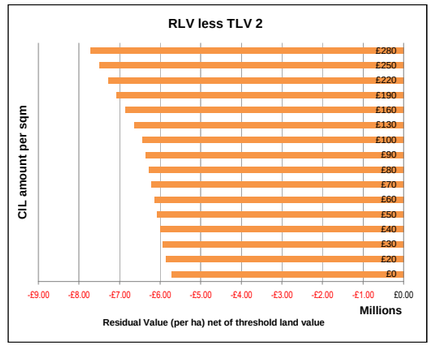


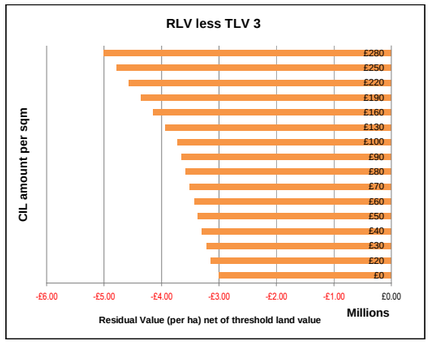


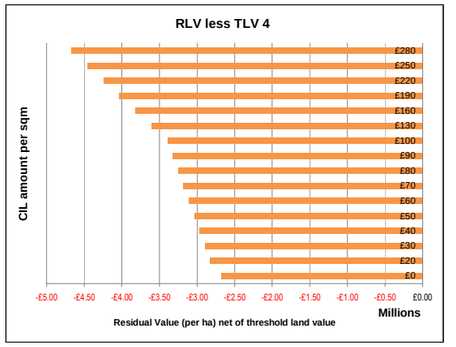
Site type 7 Description: **Area 2 £3496 psm Inner East** Site area: 0.50 ha

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



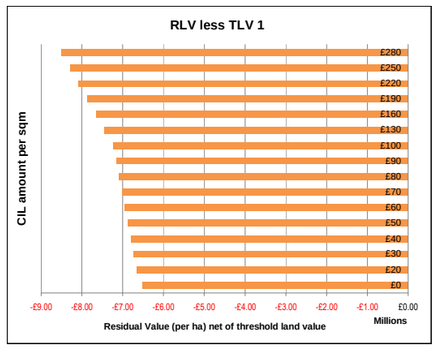


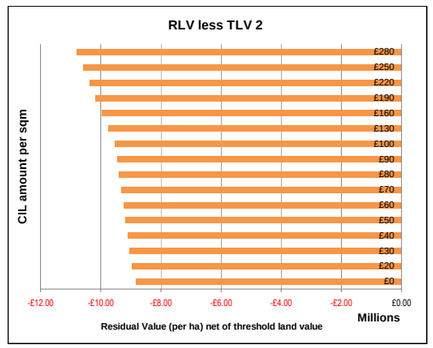


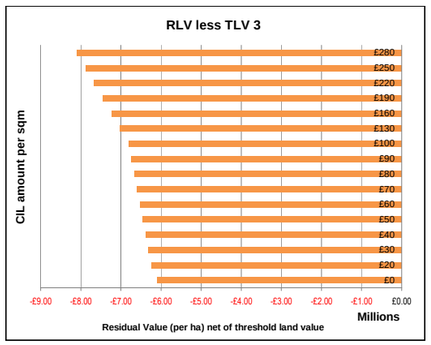


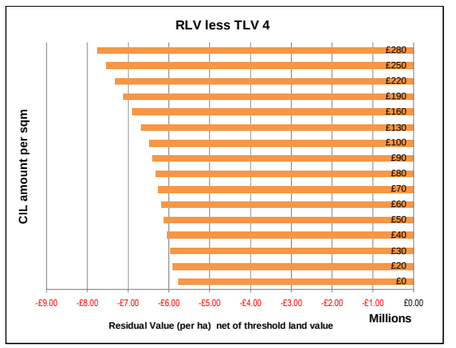
Site type 7 Description: **Area 3 £2960 psm South** Site area: 0.50 ha

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



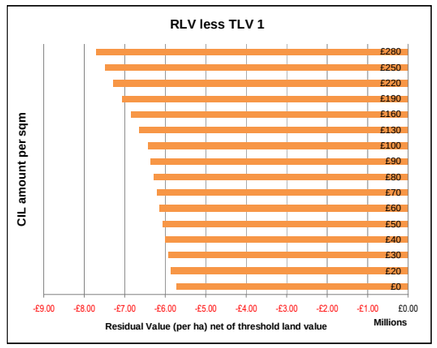


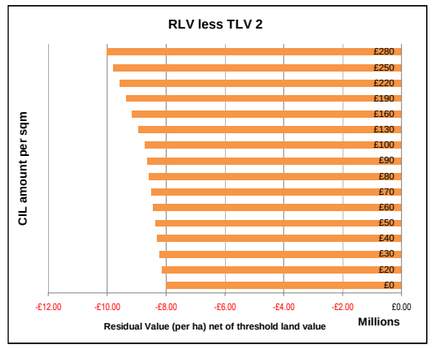


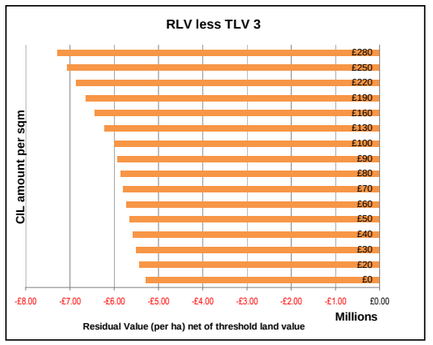


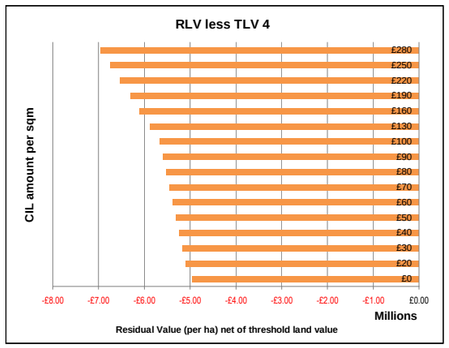
Site type 7	Description:	Area 4 £3100 psm North West	Site area:	0.50 ha

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



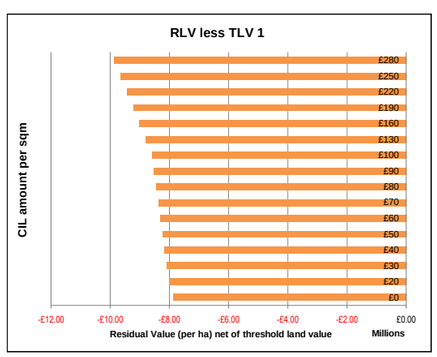


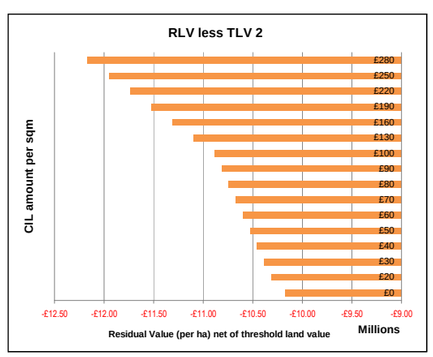


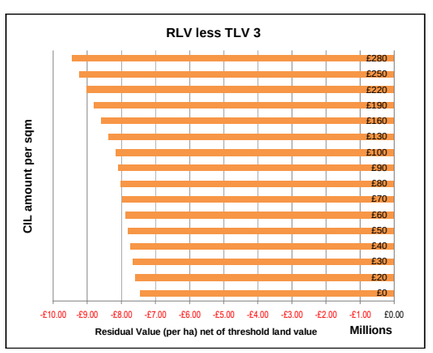


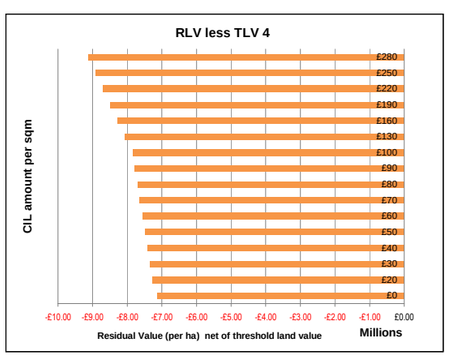
Site type 7	Description:	Area 5 £2723 psm North	Site area:	0.50 ha

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



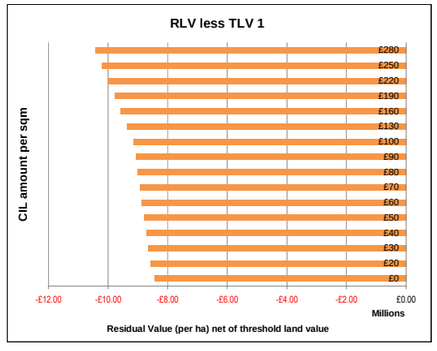


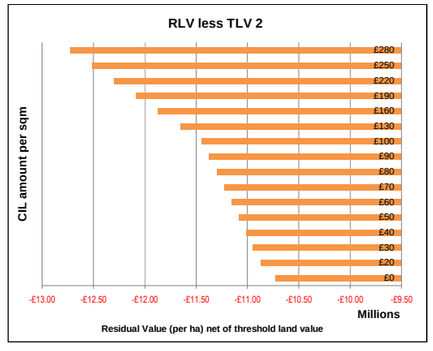


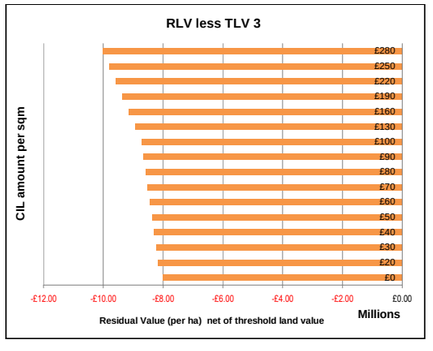


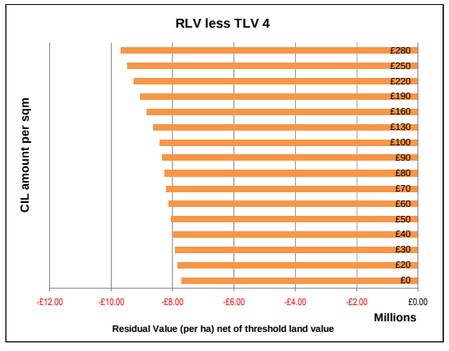
Site type 7	Description:	Area 6 £2626 psm East	Site area:	0.50 ha

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









Appendix 2 Filtered residential appraisal results

CIL Viability **Bristol City Council**

SITE TYPE **1**
2 UNITS
HOUSES
50 UPH

CSH level:	4
Aff Hsg:	0%

Threshold Land Values (per ha)

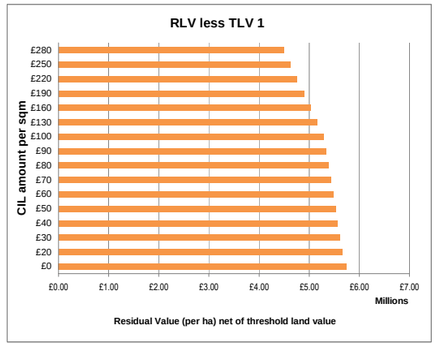
TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

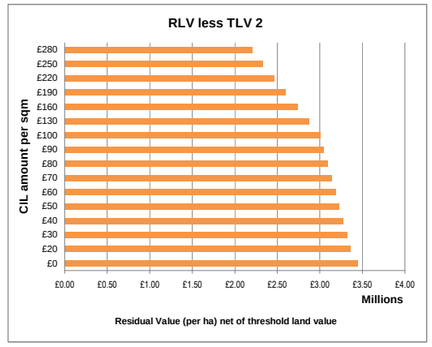
NB includes infrastructure @ £0.35m per ha

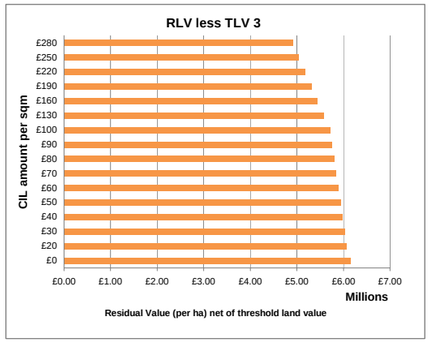
	Sales value inflation
	Build cost inflation

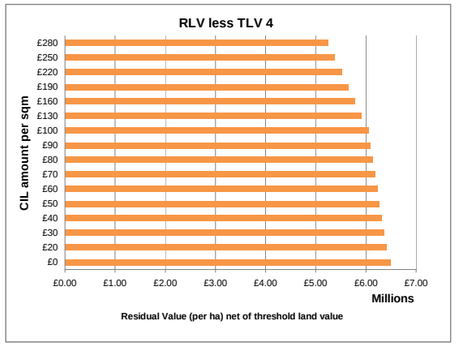
Site type 1 Description: **Area 1 £3993 psm Inner West** Site area: 0.04 ha

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



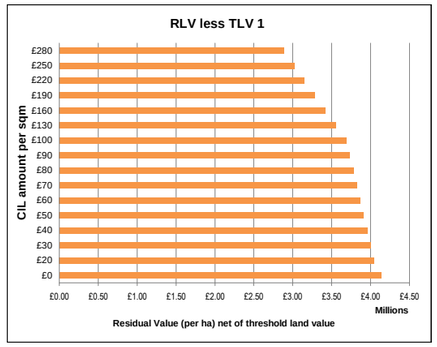


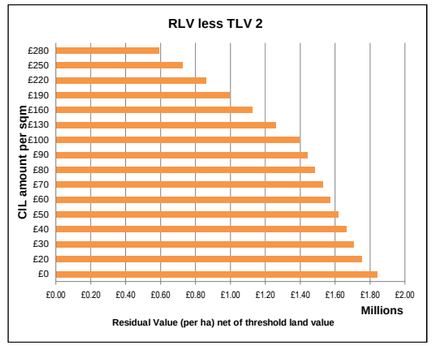


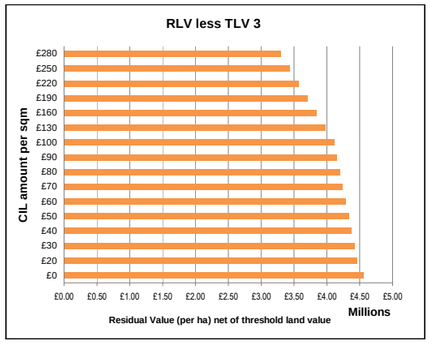


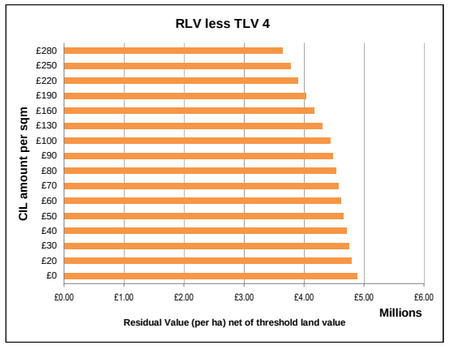
Site type 1 Description: **Area 2 £3496 psm Inner East** Site area: 0.04 ha

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



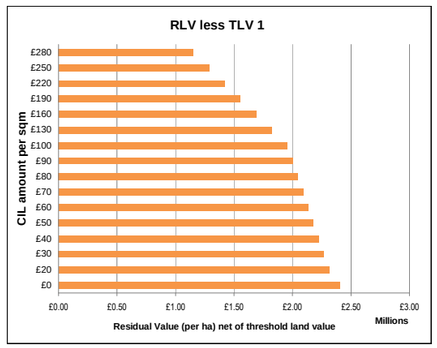


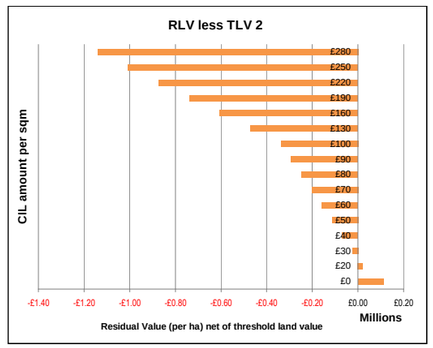


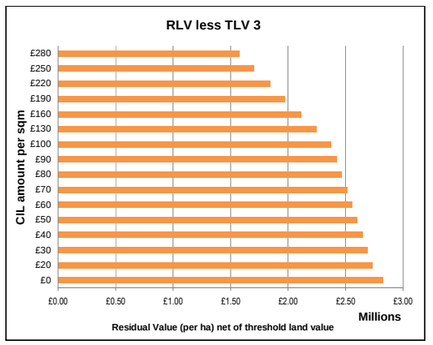


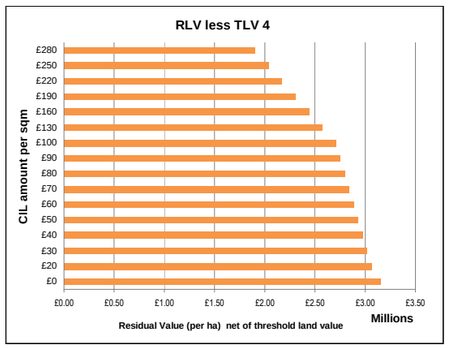
Site type 1 Description: **Area 3 £2960 psm South** Site area: 0.04 ha

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



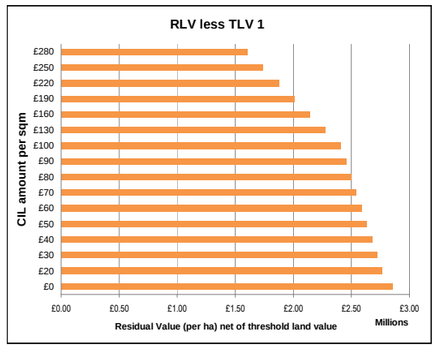


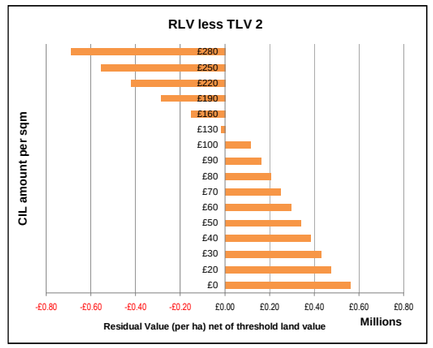


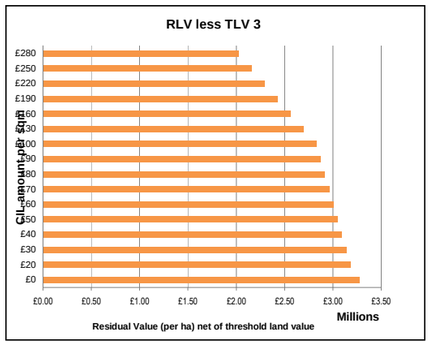


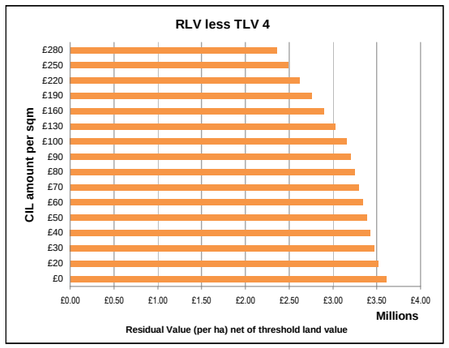
Site type 1	Description:	Area 4 £3100 psm North West	Site area:	0.04 ha

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	2,693,479	3,022,479
160	169,540	4,238,496	2,138,496	- 152,504	2,559,496	2,888,496
190	164,180	4,104,512	2,004,512	- 286,488	2,425,512	2,754,512
220	158,821	3,970,529	1,870,529	- 420,471	2,291,529	2,620,529
250	153,462	3,836,546	1,736,546	- 554,454	2,157,546	2,486,546
280	148,103	3,702,563	1,602,563	- 688,437	2,023,563	2,352,563



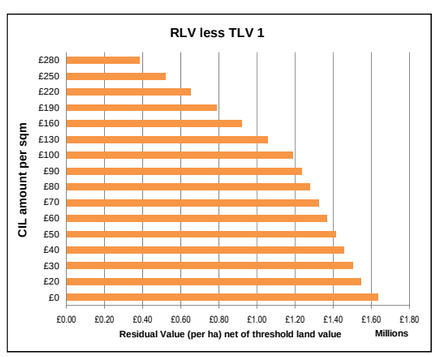


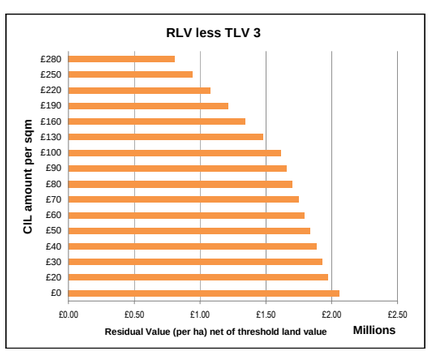


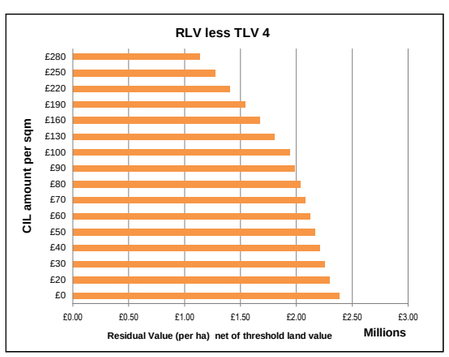


Site type 1	Description:	Area 5 £2723 psm North	Site area:	0.04 ha

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	2,056,671	2,385,671
20	145,854	3,646,349	1,546,349	- 744,651	1,967,349	2,296,349
30	144,068	3,601,688	1,501,688	- 789,312	1,922,688	2,251,688
40	142,281	3,557,027	1,457,027	- 833,973	1,878,027	2,207,027
50	140,495	3,512,366	1,412,366	- 878,634	1,833,366	2,162,366
60	138,708	3,467,705	1,367,705	- 923,295	1,788,705	2,117,705
70	136,922	3,423,044	1,323,044	- 967,956	1,744,044	2,073,044
80	135,135	3,378,383	1,278,383	- 1,012,617	1,699,383	2,028,383
90	133,349	3,333,722	1,233,722	- 1,057,278	1,654,722	1,983,722
100	131,562	3,289,061	1,189,061	- 1,101,939	1,610,061	1,939,061
130	126,203	3,155,078	1,055,078	- 1,235,922	1,476,078	1,805,078
160	120,844	3,021,095	921,095	- 1,369,905	1,342,095	1,671,095
190	115,484	2,887,111	787,111	- 1,503,889	1,208,111	1,537,111
220	110,125	2,753,128	653,128	- 1,637,872	1,074,128	1,403,128
250	104,766	2,619,145	519,145	- 1,771,855	940,145	1,269,145
280	99,406	2,485,162	385,162	- 1,905,838	806,162	1,135,162

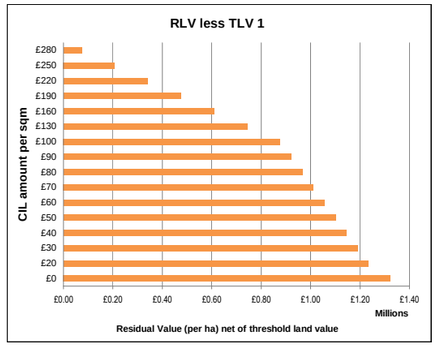


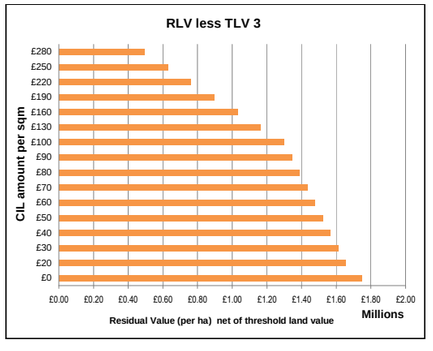


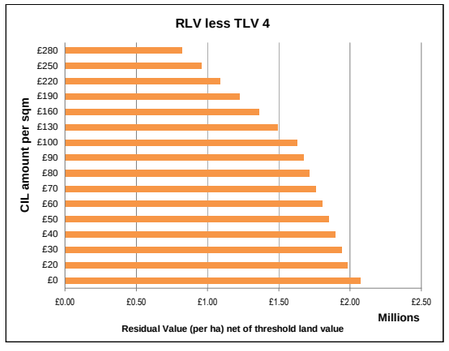


Site type 1	Description:	Area 6 £2626 psm East	Site area:	0.04 ha

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	1,743,625	2,072,625
20	133,332	3,333,303	1,233,303	- 1,057,697	1,654,303	1,983,303
30	131,546	3,288,642	1,188,642	- 1,102,358	1,609,642	1,938,642
40	129,759	3,243,981	1,143,981	- 1,147,019	1,564,981	1,893,981
50	127,973	3,199,320	1,099,320	- 1,191,680	1,520,320	1,849,320
60	126,186	3,154,659	1,054,659	- 1,236,341	1,475,659	1,804,659
70	124,400	3,109,998	1,009,998	- 1,281,002	1,430,998	1,759,998
80	122,613	3,065,337	965,337	- 1,325,663	1,386,337	1,715,337
90	120,827	3,020,676	920,676	- 1,370,324	1,341,676	1,670,676
100	119,041	2,976,015	876,015	- 1,414,985	1,297,015	1,626,015
130	113,681	2,842,032	742,032	- 1,548,968	1,163,032	1,492,032
160	108,322	2,708,049	608,049	- 1,682,951	1,029,049	1,358,049
190	102,963	2,574,065	474,065	- 1,816,935	895,065	1,224,065
220	97,603	2,440,082	340,082	- 1,950,918	761,082	1,090,082
250	92,244	2,306,099	206,099	- 2,084,901	627,099	956,099
280	86,885	2,172,116	72,116	- 2,218,884	493,116	822,116







CIL Viability **Bristol City Council**

SITE TYPE **2**
5 UNITS
HOUSES
50 UPH

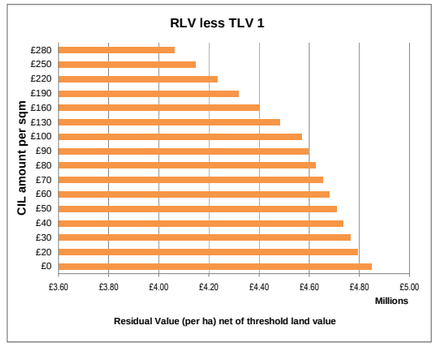
Threshold Land Values (per ha)

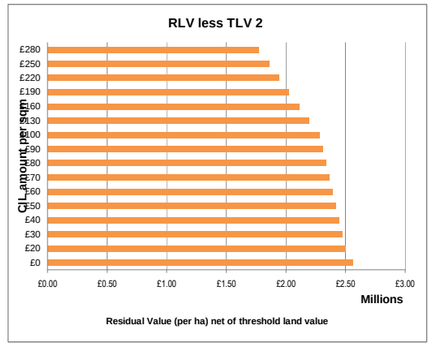
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

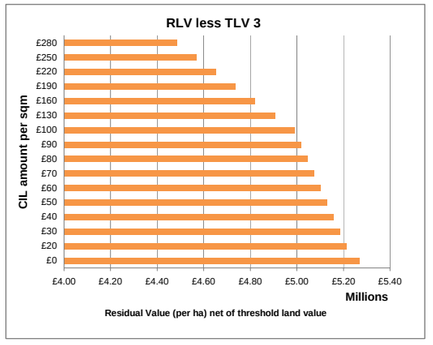
CSH level: 4	
Aff Hsg: 0%	
0%	Sales value inflation
0%	Build cost inflation

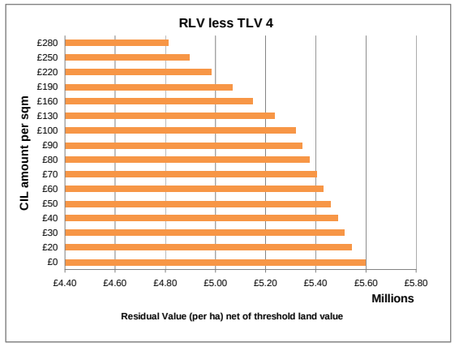
Site type 2 Description: **Area 1** £3993 psm Inner West Site area: 0.10 ha

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



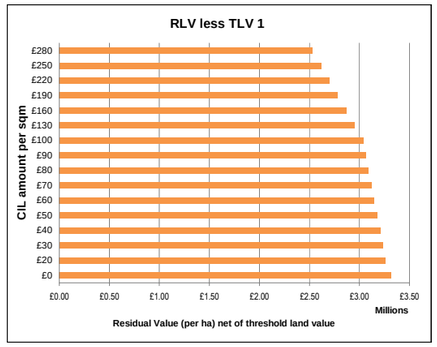


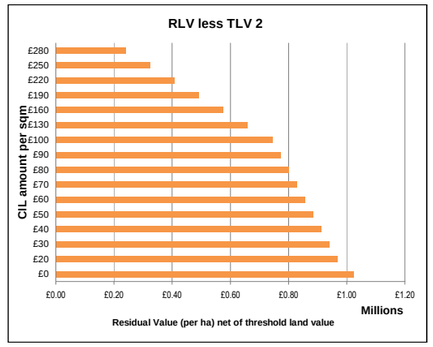


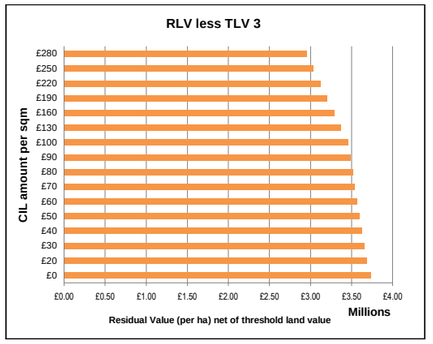


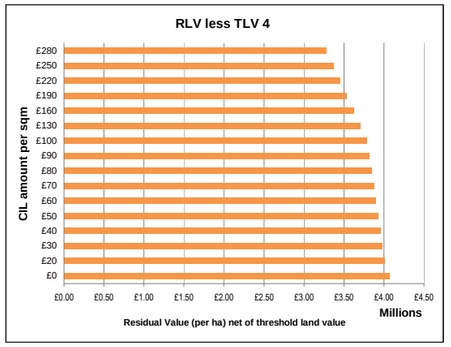
Site type 2 Description: **Area 2** £3496 psm Inner East Site area: 0.10 ha

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



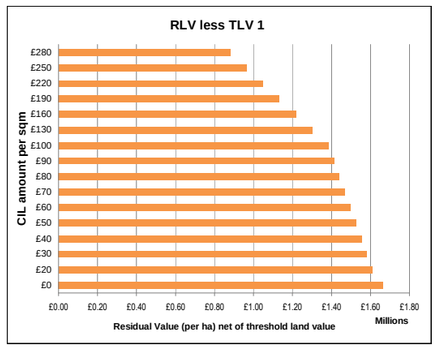


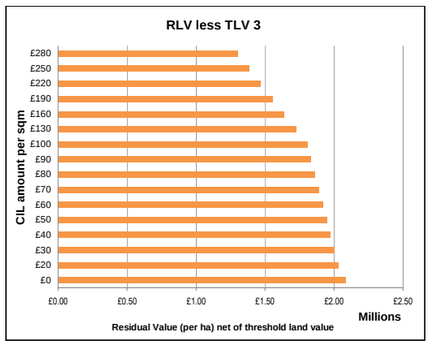


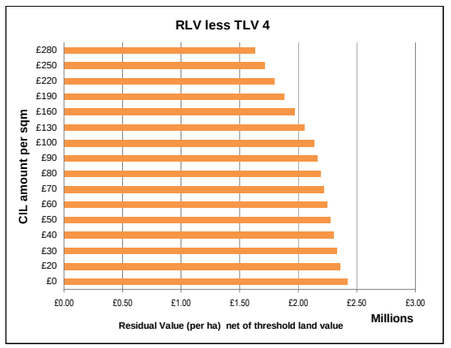


Site type 2 Description: **Area 3** £2960 psm South Site area: 0.10 ha

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	2,414,021
20	370,793	3,707,928	1,607,928	- 683,072	2,028,928	2,357,928
30	367,988	3,679,882	1,579,882	- 711,118	2,000,882	2,329,882
40	365,184	3,651,835	1,551,835	- 739,165	1,972,835	2,301,835
50	362,379	3,623,789	1,523,789	- 767,211	1,944,789	2,273,789
60	359,574	3,595,743	1,495,743	- 795,257	1,916,743	2,245,743
70	356,770	3,567,696	1,467,696	- 823,304	1,888,696	2,217,696
80	353,965	3,539,650	1,439,650	- 851,350	1,860,650	2,189,650
90	351,160	3,511,603	1,411,603	- 879,397	1,832,603	2,161,603
100	348,356	3,483,557	1,383,557	- 907,443	1,804,557	2,133,557
130	339,942	3,399,417	1,299,417	- 991,583	1,720,417	2,049,417
160	331,528	3,315,278	1,215,278	- 1,075,722	1,636,278	1,965,278
190	323,114	3,231,139	1,131,139	- 1,159,861	1,552,139	1,881,139
220	314,700	3,146,999	1,046,999	- 1,244,001	1,467,999	1,796,999
250	306,286	3,062,860	962,860	- 1,328,140	1,383,860	1,712,860
280	297,872	2,978,721	878,721	- 1,412,279	1,299,721	1,628,721

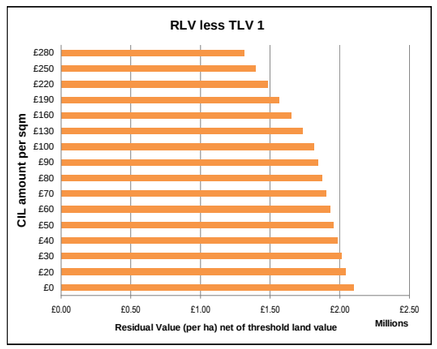


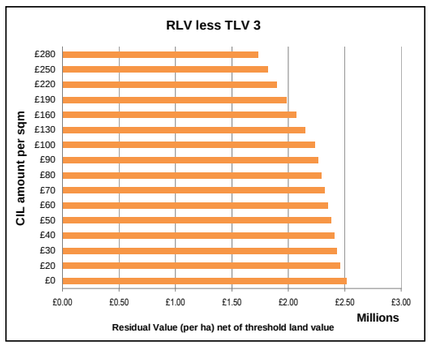


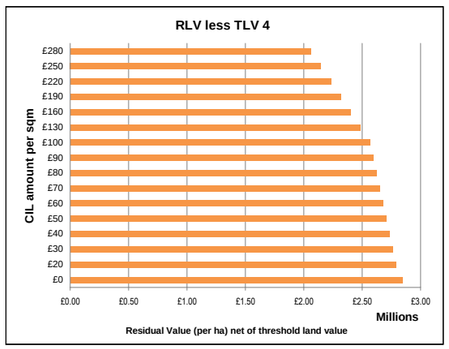


Site type 2	Description:	Area 4 £3100 psm North West	Site area:	0.10 ha

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

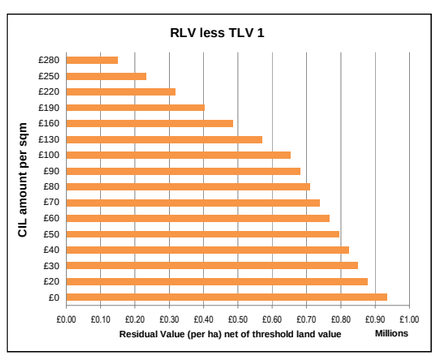


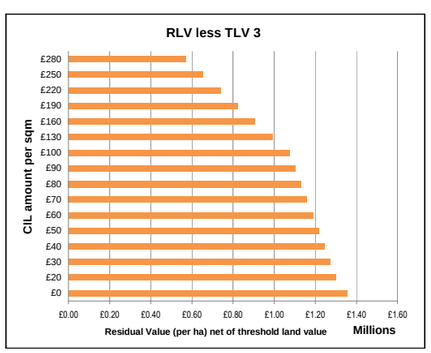


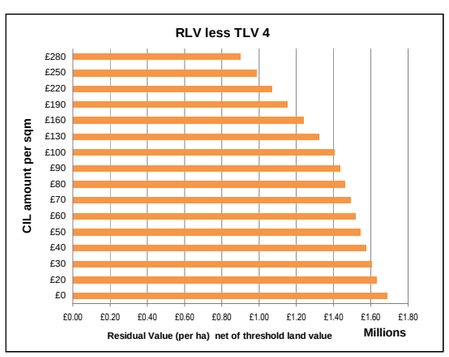


Site type 2	Description:	Area 5 £2723 psm North	Site area:	0.10 ha

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

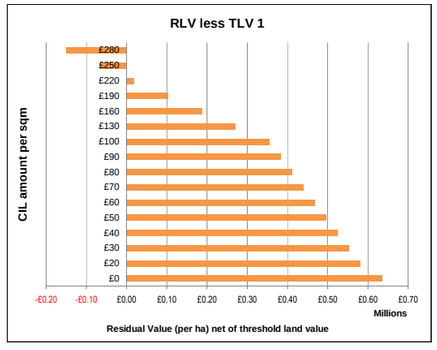


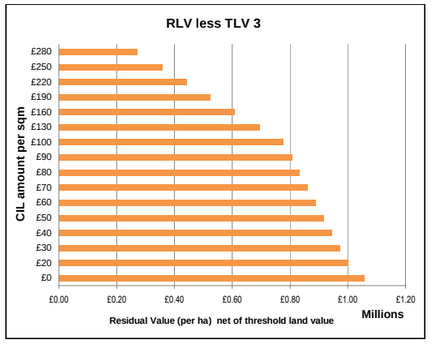


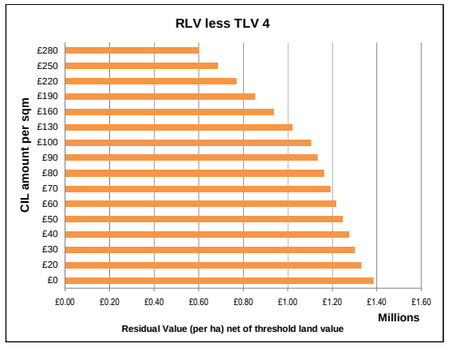


Site type 2	Description:	Area 6 £2626 psm East	Site area:	0.10 ha

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 **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

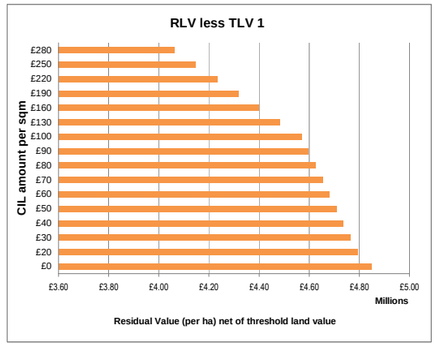
NB includes infrastructure @ £0.35m per ha

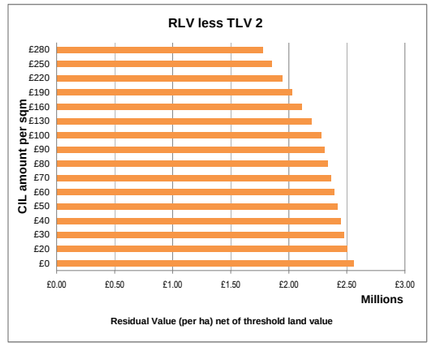
CSH level:	4
Aff Hsg:	0%

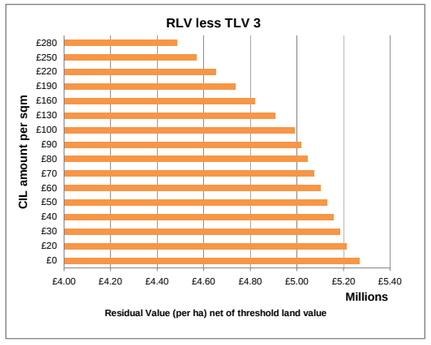
0%	Sales value inflation
0%	Build cost inflation

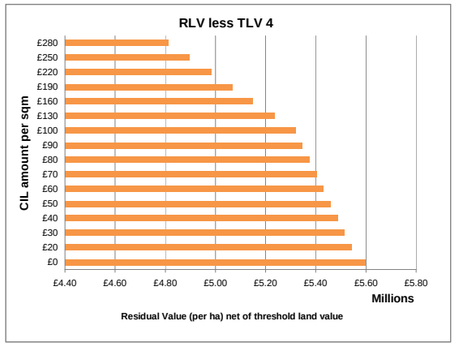
Site type 3 Description: **Area 1 £3993 psm Inner West** Site area: 0.28 ha

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



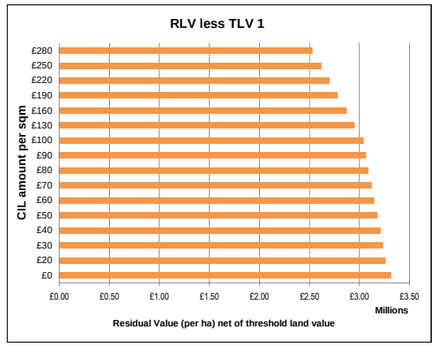


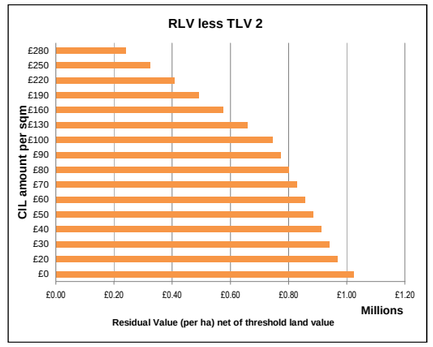


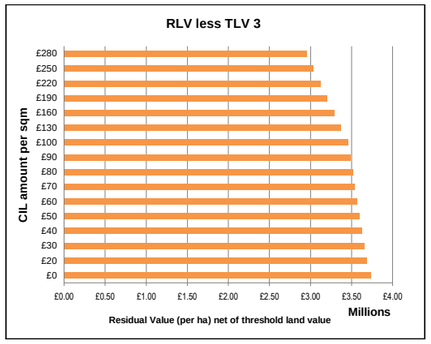


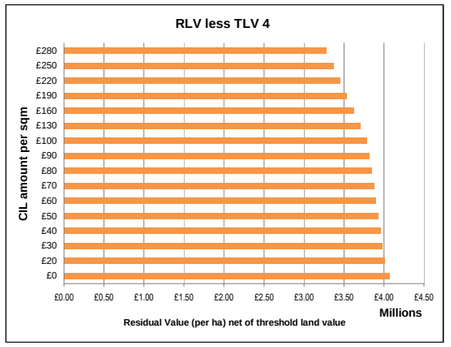
Site type 3 Description: **Area 2 £3496 psm Inner East** Site area: 0.28 ha

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



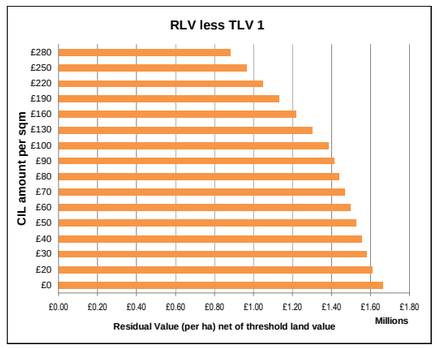


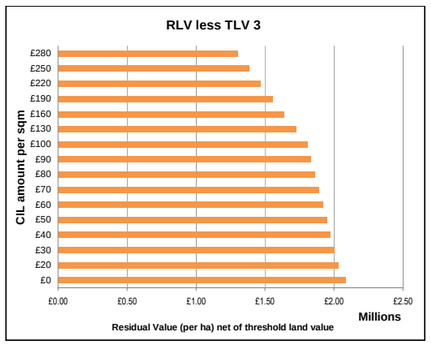


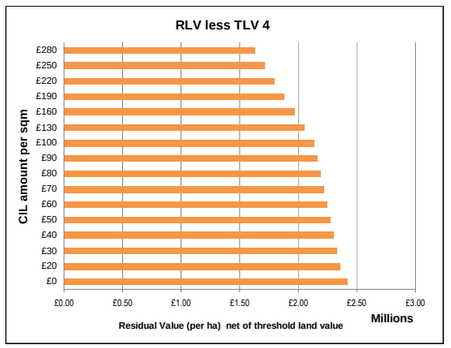


Site type 3 Description: **Area 3 £2960 psm South** Site area: 0.28 ha

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	2,414,021
20	1,038,220	3,707,928	1,607,928	- 683,072	2,028,928	2,357,928
30	1,030,367	3,679,882	1,579,882	- 711,118	2,000,882	2,329,882
40	1,022,514	3,651,835	1,551,835	- 739,165	1,972,835	2,301,835
50	1,014,661	3,623,789	1,523,789	- 767,211	1,944,789	2,273,789
60	1,006,808	3,595,743	1,495,743	- 795,257	1,916,743	2,245,743
70	998,955	3,567,696	1,467,696	- 823,304	1,888,696	2,217,696
80	991,102	3,539,650	1,439,650	- 851,350	1,860,650	2,189,650
90	983,249	3,511,603	1,411,603	- 879,397	1,832,603	2,161,603
100	975,396	3,483,557	1,383,557	- 907,443	1,804,557	2,133,557
130	951,837	3,399,417	1,299,417	- 991,583	1,720,417	2,049,417
160	928,278	3,315,278	1,215,278	- 1,075,722	1,636,278	1,965,278
190	904,719	3,231,139	1,131,139	- 1,159,861	1,552,139	1,881,139
220	881,160	3,146,999	1,046,999	- 1,244,001	1,467,999	1,796,999
250	857,601	3,062,860	962,860	- 1,328,140	1,383,860	1,712,860
280	834,042	2,978,721	878,721	- 1,412,279	1,299,721	1,628,721

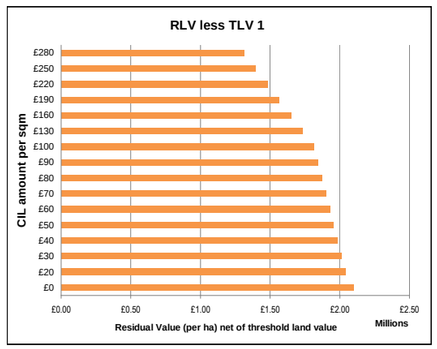


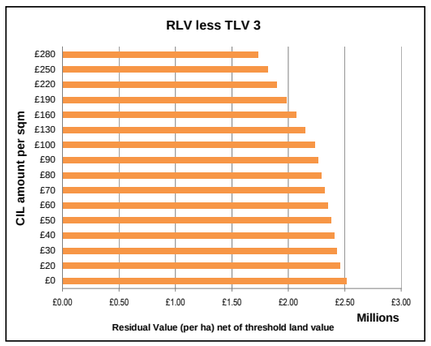


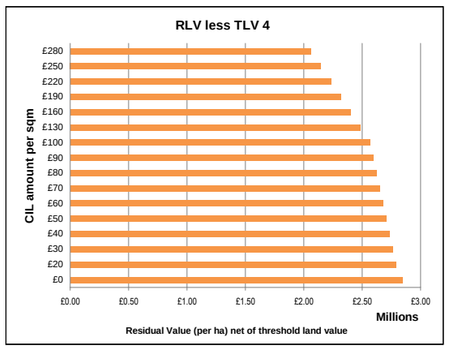


Site type 3	Description:	Area 4 £3100 psm North West	Site area:	0.28 ha

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

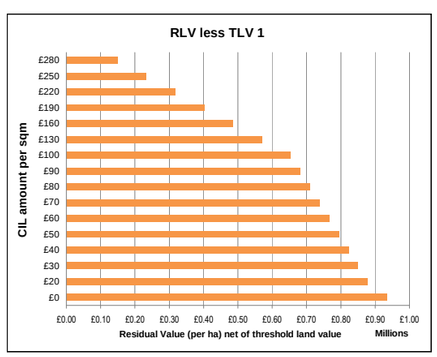


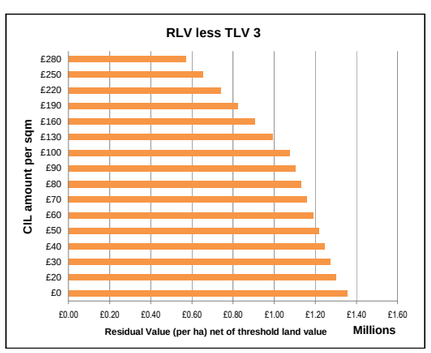


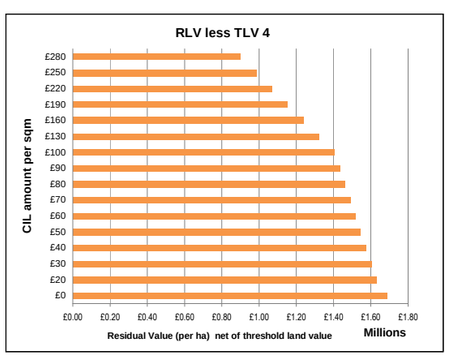


Site type 3	Description:	Area 5 £2723 psm North	Site area:	0.28 ha

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

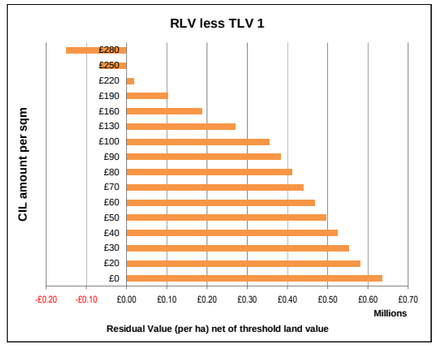


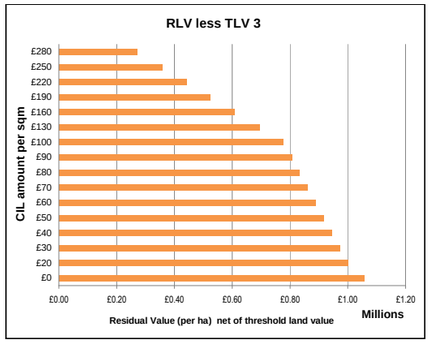


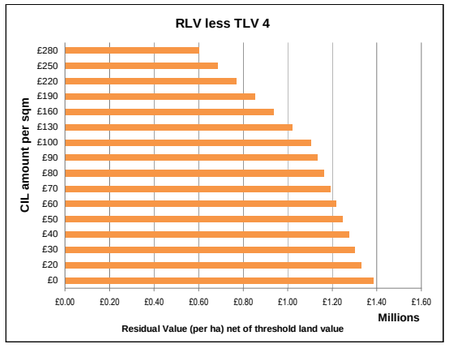


Site type 3	Description:	Area 6 £2626 psm East	Site area:	0.28 ha

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**

SITE TYPE **4**
50 UNITS
HOUSES
50 UPH

CSH level:	4
Aff Hsg:	30%

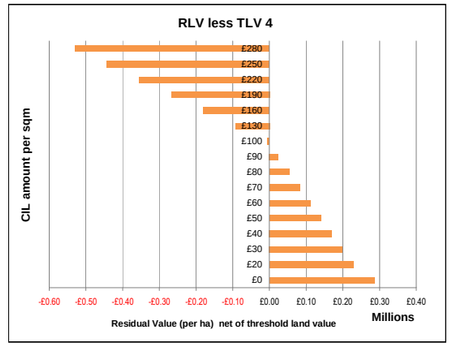
Threshold Land Values (per ha)

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

0%	Sales value inflation
0%	Build cost inflation

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	- 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

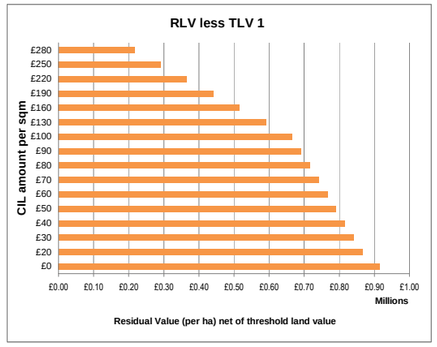
NB includes infrastructure @ £0.35m per ha

CSH level:	4
Aff Hsg:	40%

0%	Sales value inflation
0%	Build cost inflation

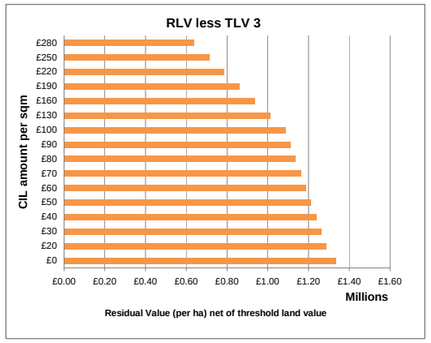
Site type 4 Description: **Area 1 £3993 psm Inner West** Site area: 1.00 ha

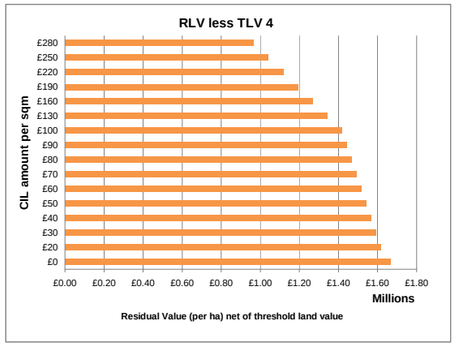
CIL amount	RLV	RLV per ha	RLV less TLV 1	RLV less TLV 2	RLV less TLV 3	RLV less TLV 4
0	3,015,263	3,015,263	915,263	- 1,375,737	1,336,263	1,665,263
20	2,965,291	2,965,291	865,291	- 1,425,709	1,286,291	1,615,291
30	2,940,306	2,940,306	840,306	- 1,450,694	1,261,306	1,590,306
40	2,915,320	2,915,320	815,320	- 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

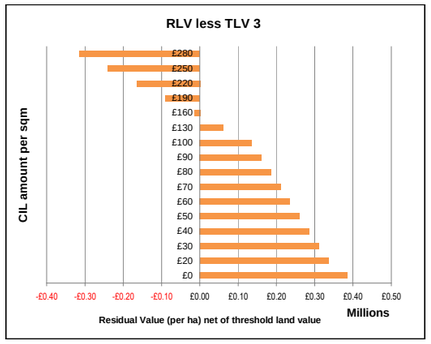


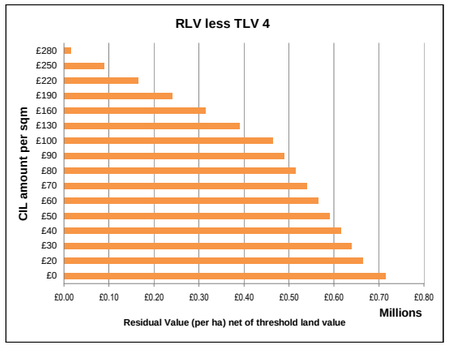
Site type 4 Description: **Area 2 £3496 psm Inner East** Site area: 1.00 ha

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









CIL Viability **Bristol City Council**

SITE TYPE **5**
50 UNITS
FLATS
120 UPH

CSH level:	4
Aff Hsg:	40%

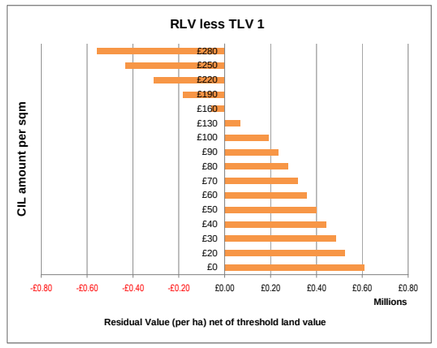
Threshold Land Values (per ha)

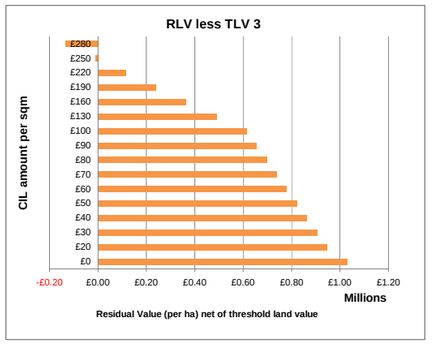
TLV1	TLV2	TLV3	TLV4	
Existing resi	Offices	Industrial	Urban Open Sp	
£2,100,000	£4,391,000	£1,679,000	£1,350,000	NB includes infrastructure @ £0.35m per ha

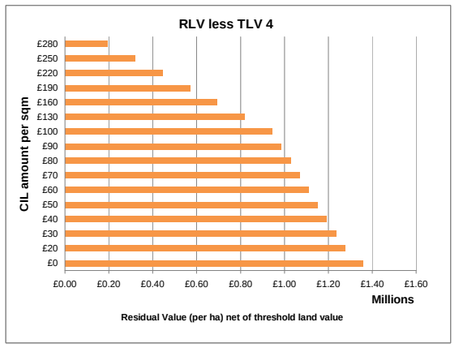
0%	Sales value inflation
0%	Build cost inflation

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







CIL Viability **Bristol City Council**

SITE TYPE **6**
100 UNITS
FLATS
150 UPH

CSH level:	4
Aff Hsg:	40%

Threshold Land Values (per ha)

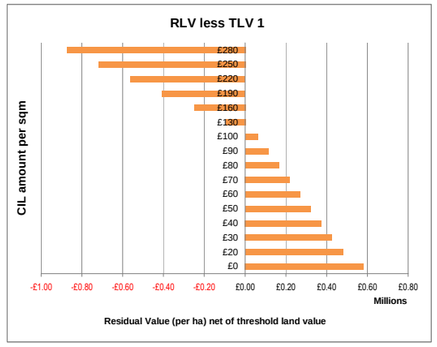
TLV1	TLV2	TLV3	TLV4
Existing resi	Offices	Industrial	Urban Open Sp
£2,100,000	£4,391,000	£1,679,000	£1,350,000

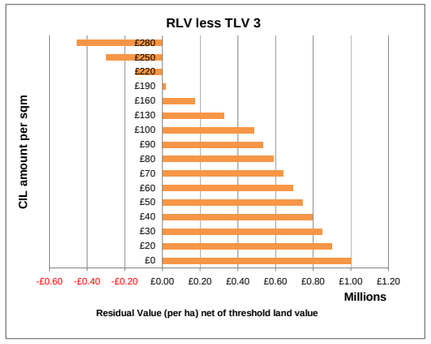
NB includes infrastructure @ £0.35m per ha

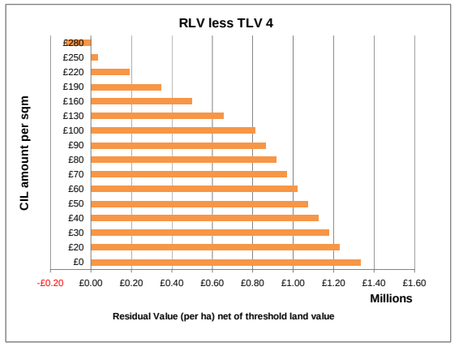
	Sales value inflation
	Build cost inflation

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	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







Appendix 3 Commercial appraisal results

DEVELOPMENT APPRAISAL

Commercial Development

Use class:	RETAIL

DEVELOPMENT VALUE

Rental Income	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
GROSS DEVELOPMENT VALUE			**9,705,462**

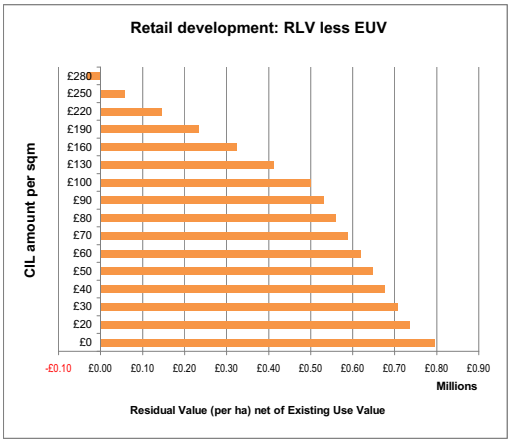
DEVELOPMENT COSTS

Development Costs				
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
Disposal Costs				
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
Interest on Finance				
Total development duration	18	months		
Loan arrangement fee			1.00%	49,886
Interest on Construction Costs	18	months	6.50%	243,196
Profit				
Developer's profit on Total Revenue			20.00%	1,941,092
TOTAL DEVELOPMENT COSTS				**7,460,164**

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)
RESIDUAL LAND VALUE				**1,909,864**

Existing use value			
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
Existing use value			**1,617,800**
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

DEVELOPMENT VALUE

Rental Income	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
GROSS DEVELOPMENT VALUE			**9,274,108**

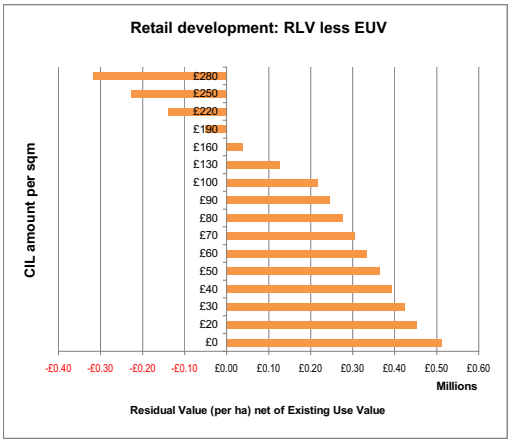
DEVELOPMENT COSTS

Development Costs				
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
Disposal Costs				
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
Interest on Finance				
Total development duration	18	months		
Loan arrangement fee			1.00%	49,886
Interest on Construction Costs	18	months	6.50%	243,196
Profit				
Developer's profit on Total Revenue			20.00%	1,854,822
TOTAL DEVELOPMENT COSTS				**7,363,344**

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)
RESIDUAL LAND VALUE				**1,625,307**

Existing use value			
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
Existing use value			**1,617,800**
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

DEVELOPMENT VALUE

Rental Income	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
GROSS DEVELOPMENT VALUE			**2,429,960**

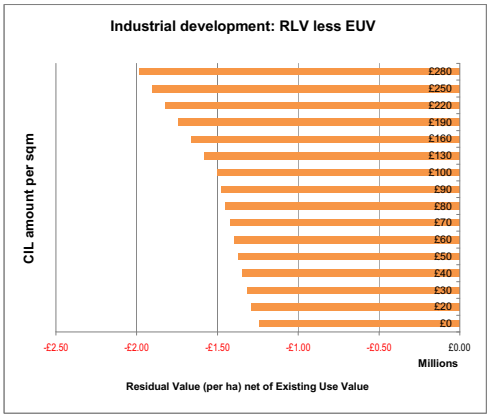
DEVELOPMENT COSTS

Development Costs				
Demolition costs	£5 psf	15,000 sqt		75,000
Building costs	£55 psf			1,636,009
Area	31,579			
External works				163,601
Professional fees			7.00%	131,223
Community Infrastructure Levy			16	821,452
Disposal Costs				
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
Interest on Finance				
Total development duration	12	months		
Loan arrangement fee			1.00%	28,273
Interest on Construction Costs	6	months	6.50%	45,943
Profit				
Developer's profit on Total Revenue			20.00%	485,992
TOTAL DEVELOPMENT COSTS				**3,449,517**

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
RESIDUAL LAND VALUE				**(898,472)**

Existing use value			
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
Existing use value			**901,592**
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

DEVELOPMENT VALUE

Rental Income	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
GROSS DEVELOPMENT VALUE			**9,869,376**

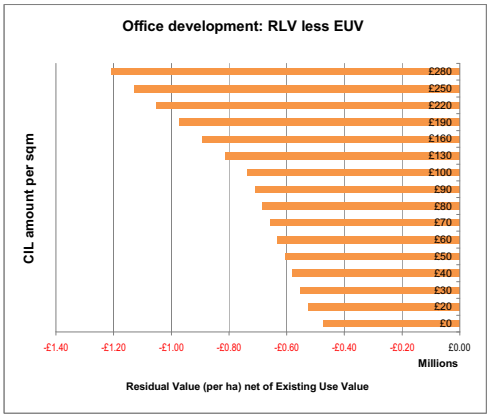
DEVELOPMENT COSTS

Development Costs				
Demolition costs	£5 psf	15,000 sqt		75,000
Building costs	£132 psf			3,968,785
Area	31,579			
External works				396,878
Professional fees			8.00%	355,253
Community Infrastructure Levy			16	821,452
Disposal Costs				
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
Interest on Finance				
Total development duration	18	months		
Loan arrangement fee			1.00%	56,174
Interest on Construction Costs	15	months	6.50%	228,206
Profit				
Developer's profit on Total Revenue			20.00%	1,973,875
TOTAL DEVELOPMENT COSTS				**8,114,337**

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)
RESIDUAL LAND VALUE			**1,492,848**

Existing use value			
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
Existing use value			**2,250,513**
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

DEVELOPMENT VALUE

Rental Income				
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**

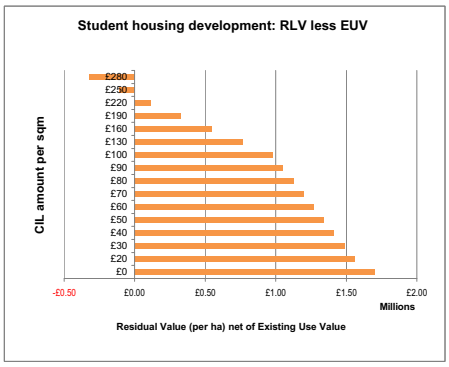
DEVELOPMENT COSTS

Development Costs				
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
Disposal Costs				
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
Interest on Finance				
Total development duration	24	months		
Loan arrangement fee			1.00%	151,941
Interest on Construction Costs	24	months	6.50%	987,617
Profit				
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**

Existing use value			
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

DEVELOPMENT VALUE

Rental Income				
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**

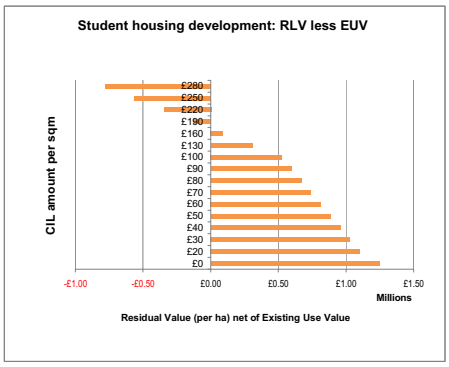
DEVELOPMENT COSTS

Development Costs				
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
Disposal Costs				
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
Interest on Finance				
Total development duration	24	months		
Loan arrangement fee			1.00%	151,941
Interest on Construction Costs	24	months	6.50%	987,617
Profit				
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**

Existing use value			
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

Capital value		Area		
		45,000		
Capital value per room	150	rooms	110,000.0	16,500,000
				-
Total capital value		45,000		16,500,000
GROSS DEVELOPMENT VALUE				**16,500,000**

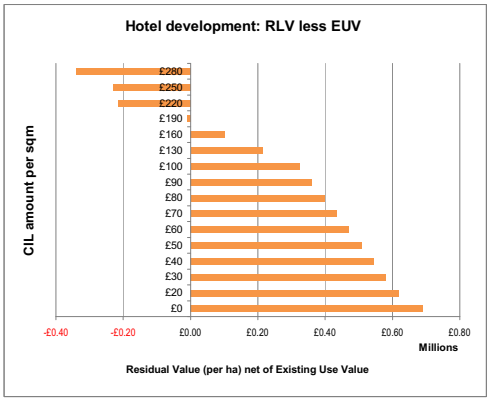
DEVELOPMENT COSTS

Development Costs				
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
Disposal Costs				
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
Interest on Finance				
Total development duration	20	months		
Loan arrangement fee			1.00%	111,856
Interest on Construction Costs	14	months	6.50%	424,120
Profit				
Developer's profit on Total Revenue			20.00%	3,300,000
TOTAL DEVELOPMENT COSTS				**15,310,307**

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)
RESIDUAL LAND VALUE			**999,813**

Existing use value				
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
Existing use value				**1,116,496**
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